

PROJECT DESCRIPTION

100% demolition of 640sf existing, abandoned structure at 375 Hollow Way in Nevada City. Existing site is easy access off the Gold Flat exit on the East side of highway 49/20. It sits between the Gold Flat Express Lube & (drive-thru) Car Wash and Jacobson Chiropractic.

Existing septic to be filled and abandoned and new connection to city sewer necessary. Known utilities currently existing on site are N.I.D. and PG&E.

Proposed new development of 1627sf cafe and 360sf patio with indoor and outdoor seating and drive up window on the East side of building. Pave 80% of the .95 acre lot to create large enough parking lot for 8 regular parking spaces, 1 ADA parking space and a one-way drive around lane to access drive up window. One-way maneuvering space will be wide enough for two lanes to allow for passing if need be.

Proposed new landscaping totals 419sf with 2 strips of 72sf within the parking lot, a 40' long roadside strip as well as cleanup and additions to the existing 2803sf of landscape. New landscape exceeds the new development requirements by almost double.

The development will be aesthetically pleasing as viewed from the highway 49/20 Scenic Corridor.

New building to be constructed of (fire safe) fiber cement Horizontal Lap Siding in a stained brown color (Jacobean) with a light greenish (Sagebrush) trim (see color chips). Windows to be double pane off-white vinyl with grids.

Cafe will focus mainly on quick service with order at counter concept, offering hot grab and go items such as breakfast burritos & sandwiches as well as fresh baked pastries and other kitchen specialties. Cafe will also offer a small made to order food menu with breakfast and lunch items. Proposed drive-thru concept will offer made to order drinks but only allow food sales to be pre-made, grab and go items only so as to promote a steady flow of traffic and avoid any vehicle "stacking" during busy business hours. Business hours will be Monday - Saturday 6AM - 6PM and employ about 15 employees. Employees working at one time will be 3-5 persons.

Aside from creating a place for people to get a quick cup of coffee or bite to eat on the go, this project has the potential to immensely clean up an area in our Scenic Corridor that has been an abandoned eyesore for years. Due to the historic, hazardous nature of this site, land use is limited and this project has already been preliminarily approved by the Central Valley Regional Water Quality Control Board. (See included letter.)

UTILITIES:

Existing utility box located at the corner of Hollow Way & Hallwood Lane.

Power lines currently run overhead but have been disconnected.

Proposal is to run all new power lines underground to necessary places.

Existing natural gas located on lot between Hallwood Lane and existing building.

Existing water meter (NID) located on the southeast corner of the lot.

SEWER:

Existing septic system to be filled and abandoned.

Proposal plan to connect to city sewer either at Hallwood Lane or Hollow Way.