



3941 Park Drive, Suite 20-284
 El Dorado Hills, CA 95762
 916-933-9753

December 23, 2020

Project Number: PL20-0270

Project Name: INFILL PCL 191 - Paradise Laundry Expansion

Project Location: 105 ASCOT DR

Summary of Project

	2009 Acquired Laundromat	2011 Upgraded Laundromat	2021 Laundromat Expansion
Washers	33 (28 tops / 5 fronts)	23 (12 tops / 11 fronts)	29 (6 tops / 23 fronts)
Dryers	8 stacks / 16 pockets	11 stacks / 22 pockets	17 stacks / 34 pockets
Shampoo Bowls	2	2	0
Restrooms (laundry / salon)	0 in laundry / 2 salon	1 ADA laundry / 2 salon	2 ADA laundry / 0
Electrical (laundry / salon)	2 meters (200 amps / 100 amps)	3 meters (200 / 200 / 100 amps)	3 meters 200 / 200 / 100 amps
Plumbing	1 boiler	1 boiler	1 boiler + 80 gal storage tank
Lot Size	12,128	12,128	12,128
Building	2880 sq ft	2880 sq ft	2880 sq ft
Laundromat	1440 sq ft	1440 sq ft	2880 sq ft
Salon	1440 sq ft	1440 sq ft	0 sq ft
Laundry Staff	0	0	1
Hours	7am to midnight	6am to 10pm	6am to 10 pm
Signage	1	1	1
Landscaping	West facing planter w/ 1 shade tree	Same / no change	Same / no change

Description of Project

Parcel 014-440-061-000 at 105 Ascot Drive lots size is 12,128 with a developed area of 2,944. The building is 2,880 sq ft consisting of two suites each 1440 sq ft. Suite A was built out as the **existing laundromat back in September 1972**. The other suite was a hair salon which also included a massage station and esthetician station.

In **2009 Paradise Laundry Inc purchased the business**, lease hold, equipment, and goodwill. Deborah L Dower, CEO and James V Dower, COO are directors for Paradise Laundry Inc. At the time of purchase there were 33 washers and 16 dryer pockets. The laundromat only had 200 amps of single-phase power but was adequate for the existing equipment. Paradise Laundry operated the laundromat for a year while preparing for the upgrade which took place in 2011.

In **2011 Paradise Laundry pulled building permit BD-141728** to upgrade the equipment, electrical and plumbing. The upgrade included the need for more electrical, City Of Roseville Electric installed a new transformer and a third meter providing an additional 200 amp of three phase power. The upgrade included the replacement of old original boiler, 33 washers and 16 dryers with an energy efficient boiler and 23 state-of-the-art eco-friendly washers and 22 dryer pockets.

In **2019 JD2 Investment properties LLC acquire the building** from the original John & Diane Campbell. Deborah L Dower and James V Dower are the members of JD2 Investments properties LLC. The pandemic shutdown impacted the salon tenant, and they vacated the adjacent suite on September 1, 2020. The current economic environment and high vacancy of space along Ascot Drive led us to the decision to expand the laundromat.

The 2021 the expansion will primarily provide a better flow of laundry traffic between washers and dryers and reducing crowding. The plans will double the folding table space. We will also be adding a children's reading center and more adult seating. The plans also include a second ADA restroom. The equipment increase is minimal, only 6 new washers and 12 new dryers. The total number of washers will be 29, still less than the original 33. The existing electrical will be ample to support the new equipment. There will be an attendant on duty however the hours of operations will remain the same; 6 am to 10pm.

It you take the time to visit the two closest laundry competitors, Launderland on Douglas next Office Depot and Family Wash & Dry behind Roseville Square, you will see why Paradise Laundry is so busy and warrants this expansion.