

**“Apple Farm Place”
Project Description**

June 28th, 2023

PROJECT ADDRESS 1426-1498 Broadway Placerville

The Apple Farm Place Commercial Center is the renovation of the original Carriage Shopping Center at the east end of Broadway in Placerville. The remodel and renovation will include a new tenant, “Harbor Freight Tool” that will occupy 3 suites totaling just over 17,000 square feet of retail space in the center of the line up between Dollar Tree and Grocery Outlet.

Along with the new anchor space occupied by HFT the entire façade of the center will be remodeled to provide a multilevel elevation street side with the appearance of several buildings side by side. Grocery Outlet along with the Dollar Tree will both have gables constructed over their entries to give height to the buildings as well as giving the center a more rural farm style/craftsman look. Other architectural exterior finishes will include metal roofing, corrugated metal siding, board and batt siding, stonework columns, and dimensional composition roofing material on mansards.

The low roof retail/office building 1488-1492 on the east end of the site will get a new parapet wall above the front facing storefronts as well as modification of brickwork and installation of board and batt siding. There is a future pad for a fast-food use in front of the low roof retail/office building. No specific tenant has been secured as of the date of this transmittal.

4 suites east of the Grocery Outlet, a patio area is planned to accommodate restaurants in close proximity to it. The rear of the project will see some minor modifications to the slope behind the shop spaces in order to accommodate fire department vehicles, as well as delivery trucks to the various tenants. This will enable large semis to circulate around the center, deliver to the site without having to back in from Broadway, and then exit. The entire customer parking area will have new paving overlay and new landscape designed into the parking areas as well as a new striping scheme to make access and parking more user friendly. Cart corals will be logistically located in the parking areas as well as a new coral planned for the front sidewalk at Grocery Outlet.

Other site improvements will be, the installation of 5 trash enclosures constructed of Block where viable from Broadway and Chain link fence and slats at the backside of the project. Also cardboard and pallet enclosures will be constructed for Grocery Outlet and Dollar Tree. Wall pack lighting installed on the rear of the buildings to provide adequate light for store employees and service personnel, all lighting will be on motion sensors. Grocery Outlet will have and maintain a single 40-foot storage container located at the Southwest Corner of the site, used for display materials, seasonal items, and product inventory that needs protection from vagrancy on site. This container will be painted to match the Grocery Outlet Building exterior.

A new pylon sign to replace the existing sign is proposed with the new logo and a new 17-foot sign will be constructed near the east drive entry of the center. All new tenant signs will be individual letter and lit for evening shopping.

Last but certainly not least is the commissioning of 3-32 foot long murals that will be displayed on the long front wall of the Grocery Outlet. The mural was commissioned with Warren Dayton, a local artist, and it will showcase El Dorado County from Lake Tahoe to the Sacramento County line.

The Carriage retail Center in its heyday was the primary retail shopping center here in the Placerville area. Our intention is to bring its prominence back to the east end of Placerville.

Sincerely

Leonard Grado
Palos Verdes Properties/
Aka; Apple Farm Place LLC