



## Public Notice Placerville Planning Commission Public Hearing

The Placerville Planning Commission will conduct a public hearing on the following agenda item:

**FILE:** Site Plan Review (SPR) 23-09

**REQUEST:** Consideration of a Site Plan Review application within the Highway Commercial (HWC) Zone to: (1) Remodel the existing "Apple Farm Place" retail shopping center (formerly Carriage Trade Center); (2) Modification of building elevations for the entire center; (3) Approve a Master Sign Plan for the entire center, including two (2) pole signs; (4) Revise parking configuration, landscaping, and exterior lighting; and (5) Find the project categorically exempt from environmental review pursuant to California Environmental Quality Act (CEQA) Guidelines Section 15301.

**ENVIRONMENTAL DETERMINATION:** California Environmental Quality Act Categorical Exemption Class 1, Section 15301.

**LOCATION:** 1426-1448 Broadway, Placerville, CA. / APN: 004-201-030 & 004-201-028.

**APPLICANT/ PROPERTY OWNER:** Leonard Grado, Apple Farm Place, LLC  
Agent: Bobbie Lebeck P.E.

**DATE/TIME/PLACE  
OF HEARING:** July 18, 2023, 6:00 p.m., Town Hall, 549 Main Street, Placerville

For further information regarding this application, you may review the files for this request at the Development Services Department during regular business hours, Monday through Friday between 8:00 a.m. and 5:00 p.m. prior to the public hearing; alternatively, the public may view filed documents via the Planning Division's, Current Development Projects webpage:

<https://www.cityofplacerville.org/current-development-projects>.

The Planning Commission may propose modifications or other conditions deemed to be appropriate. Any persons interested in this matter are invited to attend and present testimony either for or against the proposed application. If you challenge the action taken on this matter in court, the challenge may be limited to raising only those issues raised at the public hearing described in this notice, or in written correspondence to the Development Services Department at, or prior to, the public hearing.

Written comments on this project may be submitted at the hearing or prior to the hearing, by mailing, delivering them to the Development Services Department, Planning Division, 3101 Center Street, 2<sup>nd</sup> Floor, Placerville, CA 95667, or by email to [pv.planning@gmail.com](mailto:pv.planning@gmail.com). For inclusion in the agenda packet, written comments of interested parties should be submitted to the Development Services Department prior to Wednesday, July 12, 2023 at 5:00 p.m.

Any person with a disability who requires a modification or accommodation in order to participate in a meeting should direct such request to the City Clerk (530) 642-5531 at least 72 hours prior to the meeting, if possible.

Development Services Department, City of Placerville  
3101 Center Street, Placerville, CA (530) 642-5252

Figure 1. Project Location

