

RECEIVED

OCT 12 2023



CITY OF PLACERVILLE
DEVELOPMENT SERVICES DEPT
PLANNING APPLICATION

Date: 10/12/2023
Zoning: C GP: C
File No: CUP 23-03 & SPR 23-17
Filing Fee (PZ): \$1050.00
Filing Fee (EN):
Receipt No: 7520

REQUEST FOR:

- Annexation Boundary Line Adjustment Certificate of Compliance Conditional Use Permit
Environmental Assessment Environmental Impact Report Final Subdivision Map General Plan Amendment
General Plan Consistency Historic District Review Landscape Plan Review Map Amendment Merger
Minor Deviation Planned Development Preliminary Plan Review Sign Package Review/ Amendment
Site Plan Review Temporary Commercial Coach Temporary Use Permit Tentative Parcel Map
Tentative Subdivision Map Variance Zone Change Master Sign Plan

DESCRIPTION:
Consideration of request within commercial zone for establishment of automotive service business and Master sign plan for existing and proposed business.

ITEMS ABOVE THIS LINE FOR OFFICE USE ONLY

City Ordinance #1577 established a Fee & Service Charge System. In some cases, project review will require the services of specialists under contract to do work that City Staff cannot perform. In these cases, the applicant shall pay the direct cost of these services plus fifteen percent (15%) for City Administration.

PROJECT APPLICANT

NAME: Gordon Seguine Aaron Willson
MAILING ADDRESS: 5100 Clarion ct
Placerville, Ca 95667
PHONE: 916-417-43-76
EMAIL: GSeguine@gmail.com

APPLICANT'S REPRESENTATIVE (if different)

NAME:
MAILING ADDRESS:
PHONE:
EMAIL:

PROPERTY OWNER(S)

NAME: Janet Evgenikos PHONE: 916-402-1547
MAILING ADDRESS: 3360 Stagecoach rd Placerville, Ca 95667
EMAIL: janevgen@sbcglobal.net

SURVEYOR, ENGINEER, ARCHITECT, OR OWNER'S REPRESENTATIVE (if applicable)

NAME: PHONE:
MAILING ADDRESS:
EMAIL:

DESCRIPTION OF PROPERTY (Attach legal deed description) X

STREET ADDRESS: 615 Placerville dr #B Placerville, Ca 95667
ASSESSOR'S PARCEL NO.(S): 323-480-191

Above described property was acquired by owner on Month 3 Day 14 Year 2022

List or attach any Covenants, Conditions or Restrictions (CC&Rs), concerning use and restrictions placed on a property; as well as yard setbacks or other development requirements that were placed on the property by an approved planned development or subdivision. Give date said restrictions expire.

I hereby certify that the statements and information contained in this application, including the attached drawings and the required findings of fact, are in all respects true and correct. I understand that all property lines must be shown on the drawings and be visible upon site inspection. In the event that the lines and monuments are not shown or their location found to be incorrect, the owner assumes full responsibility.

I understand that pursuant to Government Code §65105, planning agency personnel may enter upon any land and make examinations and surveys as related to my project. These entries, examinations, and surveys shall not interfere with use of the land by those persons lawfully entitled to the possession thereof.

I further understand that if this request is subsequently contested, the burden will be on me to establish: that I produced sufficient factual evidence at the hearing to support this request; that the evidence adequately justifies the granting of the request; that the findings of fact furnished by me are adequate, and further that all structures or improvements are properly located on the ground. Failure in this regard may result in the request being set aside, and structures being built in reliance thereon being required to be removed at my expense.

PROPERTY OWNER agrees to and shall hold the CITY, its officers, agents, employees and representatives harmless from liability for damage or claims for damage for personal injury, including death, and claims for property damage which may arise from the direct or indirect operations of the PROPERTY OWNER or those of his contractor, subcontractor, agent, employee or other person acting on his behalf which relate to this project. PROPERTY OWNER agrees to and shall defend the CITY and its officers, agents, employees and representatives from actions for damages caused or alleged to have been caused by reason of the PROPERTY OWNER'S activities in connection with the project. This hold harmless agreement applies to all damages and claims for damages suffered or alleged to have been suffered by reason of the operations referred to in this paragraph, regardless of whether or not the CITY prepared, supplies or approved plans or specifications or both for the project.

PROPERTY OWNER further agrees to indemnify, hold harmless, pay all costs and provide a defense for CITY in any action challenging the validity of PROPERTY OWNER'S project.

Aaron Willson Gordon Seguire      Aaron Willson Gordon Seguire      10/07/2023  
Applicant's Signature      Printed Name of Applicant(s)      Date

As owner of the property involved in this request, I have read and understood the complete application and its consequences to me as a property owner.

Deborah Jan Eugenikos      Deborah Jan Eugenikos      10/9/23  
Signature of Property Owner      Printed Name of Property Owner      Date

\_\_\_\_\_  
Signature of Property Owner      Printed Name of Property Owner      Date

NOTICE: Section 10-3-9 of the Placerville Municipal Code prohibits the occupancy of a building or a release of utilities prior to the issuance of a Certificate of Occupancy by the Building Division AND the completion of all zoning requirements and conditions imposed by the Planning Commission or City Council UNLESS a satisfactory performance bond or other acceptable security has been posted to insure completion. VIOLATIONS may result in prosecution and/or disconnection of utilities.

\*\*\*\*\*  
A Notice of Public Hearing and Staff Report will be prepared for applications requiring public hearing(s). Staff Report will be sent to the Applicant and Owner. Notices and Staff Reports will be sent via email if addresses have been provided; if not, the documents will be sent to the mailing addresses provided on this form. Please list below any alternate or additional recipients, along with their contact information, or any alternate instructions for sending these materials to the Applicant or Owner.

File Number: \_\_\_\_\_

Date Filed: \_\_\_\_\_

CITY OF PLACERVILLE

ENVIRONMENTAL INFORMATION FORM

(To Be Completed By Applicant)

This form is required to be completed, returned and accepted as complete by the City prior to the application for the project is determined complete.

A. GENERAL INFORMATION

Project Title

Name: Smog Ace LLC

City: Placerville

Name of Owner: Gordon Seguire Aaron Willson Telephone: 9164174376

Address: 5100 Clarion ct Placerville, Ca 95667

Name of Architect, Engineer or Designer: \_\_\_\_\_

Address: \_\_\_\_\_ Telephone: \_\_\_\_\_

Project Location: 615 Placerville dr Placerville, Ca 95667

Assessor's Parcel Number(s): 323-480-191

General Plan Designation: \_\_\_\_\_

Zoning: Commercial

Property size

Gross (sq. ft./acre): 4900 sqft

Net (sq. ft./acre) (total minus areas of public streets and proposed dedications) : 1005sqft

\*\*\*\*\*

Please answer all of the following questions as completely as possible.

B. PROJECT DESCRIPTION

1. Type of project and description: Automotive Emissions Certifications Office

2. What is the number of units/parcels proposed? 1

3. What is the gross number of units per acre? 2

4. Site Size: 4900sqft

5. Square footage of each use: A= 1050 sqft B=1005 sqft

6. Number of floors of construction: 1

7. Amount of off-street parking provided: 8

8. Attach plans showing streets, utilities, existing and proposed contours (grading), drainage, all existing large trees (24" in circumference), existing and proposed buildings surrounding uses and/or buildings, landscape areas, parking areas, driveways, pedestrian walkways, exterior lighting, trash collection area, sign locations.

9. Proposed scheduling: 8-5 Monday-Saturday, 9-4 Sunday

10. If residential, include the number of units, schedule of unit sizes, range of sale prices or rents, and type of household size expected: \_\_\_\_\_

11. If commercial, indicate the type, whether neighborhood, city or regionally oriented, square footage of sales area, and loading facilities: City, 528 sqft sales 477sqft service

12. If industrial, indicate type, estimated employment per shift, and loading facilities

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13. If institutional, indicate the major function, estimated employment per shift, estimated occupancy, loading facilities, and community benefits to be derived from the project: 1 Employee

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14. If the project involves a variance, conditional use or rezoning application, state this and indicate clearly why the application is required: Occupancy "B" Commercial

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15. Provide an analysis of traffic generated by the project and how it will impact existing traffic.      Very Low Impact

16. If the project is in a location of known mining activity, a complete geological analysis shall be submitted.

Are the following items applicable to the project or its effects? Discuss below all items checked yes (attach additional sheets as necessary).

	YES	NO
17. Change in existing features of any hills or substantial alteration of ground contours.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
18. Change in scenic views or vistas from existing residential areas or public lands or roads.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
19. Change in pattern, scale or character of general area of project.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
20. Significant amounts of solid waste or litter.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
21. Change in dust, ash, smoke, fumes or odors in vicinity.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
22. Change lake, stream or ground water quality or quantity, or alteration of existing drainage patters.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
23. Substantial change in existing noise or vibration levels in the vicinity.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
24. Site on filled land or on slope of 10 percent or more.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
25. Use of disposal of potentially hazardous materials, such as toxic substances, flammables or explosives.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
26. Substantial change in demand for municipal services (police, fire, water, sewage, etc.).	<input type="checkbox"/>	<input checked="" type="checkbox"/>
27. Substantially increase fossil fuel consumption (oil, natural gas, etc.)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
28. Is this project part of a larger project or series of projects.	<input type="checkbox"/>	<input checked="" type="checkbox"/>

## ENVIRONMENTAL SETTING

29. Describe the project site as it exists before the project, including information on topography, soil stability, plants and animals, and any cultural, historical or scenic aspects. Describe any existing structures on the site, and the use of the structures. Attach photographs of the site. Snapshots or Polaroid photos will be accepted. Preexisting Metal Building with paved parking lot. One current business existing in front unit A( Nerdy Dave's Computer Repair) Which holds a Commercial B occupancy.

30. Describe the surrounding properties, including information on plants and animals and any cultural, historical or scenic aspects. Indicate the type of land use (residential, commercial, etc.), intensity of land use (one-family, apartment houses, shops, department stores, etc.), and scale of development (height, frontage, setback, rear yard, etc.). Attach photographs of the vicinity. Snapshots or Polaroid photos will be accepted. Commercial Buildings on each side. Industrial Shops, Offices, and Department Stores

## GEOLOGY AND SOILS

31. Identify the percentage of land in the following slope categories: (The applicant may wish to submit a map showing slopes.)

X 0 to 10%       11 to 15%       16 to 20%       21 to 29%       30 to 35%       Over 35

32. Have you observed any building or soil settlement, landslides, rock falls mining or avalanches on this property or in the nearby surrounding area? No

If yes, please explain: \_\_\_\_\_

33. Describe the amount of cut and fill necessary for the project: 0

## DRAINAGE AND HYDROLOGY

34. Is the project located within a flood plain? If so, describe and show area subject to flooding on a map. No

35. What is the distance to the nearest body of water, stream or year round drainage channel? Name of the water body: Street gutter on Placerville dr. No drainage channels near by

36. Will the project result in the direct or indirect discharge of silt or any other particles in noticeable amounts into any streams? No

37. Will the project result in the physical alteration of a natural body of water or drainage way? If so, in what way?

38. Does the project area contain any wet meadows, marshes or other perennially wet areas? No      **If so, delineate this area on Site Plan.**

## VEGETATION AND WILDLIFE

39. What is the predominant vegetative cover on the site (trees, brush, grass, etc.)? Estimate percentage of each: Maybe 2% grass and bushes

40. How many trees of 7.5-inch diameter or 20 feet high will be removed when this project is implemented? 0

**FIRE PROTECTION**

- 41. What is the nearest emergency source of water for fire protection purposes? (Hydrant, pond, etc.):  
Hydrant located in Home Depot parking lot directly across the street in from of location. 150ft
- 42. What is the distance to the nearest fire station? 1.3 miles
- 43. Will the project create any dead-end roads greater than 300 feet in length? No
- 44. Will the project involve the burning of any material, including brush, trees and construction materials? No

**NOISE**

- 45. Is the project near a heavy commercial area, industrial area, freeway or major highway? If so, how far? normal commercial area approximately .5 miles from hwy
- 46. What types of noise would be created by the establishment of this land use, both during and after construction? Standard operations of starting and stopping vehichles.

**AIR QUALITY**

- 47. Would any noticeable amounts of air pollution, such as smoke, dust or odors be produced by this project? No

**WATER QUALITY**

- 48. What is the proposed water source:  EID  City of Placerville  Well  Other
- 49. What is the water use? (residential, agricultural, industrial or commercial): \_\_\_\_\_

**HAZARDS**

- 50. Is the site listed on California Environmental Protection Agency's Hazardous Site List? No  
If yes, what is the regulatory identification number: \_\_\_\_\_  
Date of list: \_\_\_\_\_

**AESTHETICS**

- 51. Will the project obstruct scenic views from existing residential areas, public lands, public bodies of water or roads? No

**ARCHAEOLOGY/HISTORY**

- 52. Do you know of any archaeological or historical areas within the boundaries or adjacent to the project? (example: Indian burial grounds, gold mines, etc.): No

**SEWAGE**

- 53. What is the proposed method of sewage disposal? N/A  
 Septic System  City Sewer  Other: \_\_\_\_\_
- 54. Would the project require a change in sewage disposal methods from those currently used in the vicinity? No

**TRANSPORTATION**

- 55. Will the project create any traffic problems or change any existing roads, highways, or existing traffic patterns? No
- 56. Will the project reduce or restrict access to public lands, parks or any public facilities? No
- 57. Will the project change the L.O.S. on any existing roads? No

**GROWTH INDUCING IMPACTS**

- 58. Will the project result in the introduction of activities not currently found within the community? No
- 59. Could the project serve to encourage development of presently undeveloped areas, or increases in development intensity of already developed areas (examples: include the introduction of new or expanded public utilities, new industry, commercial facilities or recreation activities)? No
- 60. Will the project require the extension of existing public utility lines? NO If So, identify and give distances: \_\_\_\_\_

**GENERAL**

- 61. Will the project involve the application, use or disposal of potentially hazardous materials, including pesticides, herbicides, other toxic substances or radioactive material? No
- 62. Will the proposed project result in the removal of a natural resource for commercial purposes (including rock, sand, gravel, trees, minerals or top soil)? No
- 63. Could the project create new, or aggravate existing health problems (including, but not limited to flies, mosquitoes, rodents and other disease vectors)? No
- 64. Will the project displace any community residents? No

Discuss any yes answers to the previous questions, use additional sheets if necessary.

**MITIGATION MEASURES**

Proposed mitigation measures for any of the above questions where there will be an adverse impact, use additional sheets if necessary: \_\_\_\_\_

**CERTIFICATION**

I hereby certify that the statements furnished above and in the attached exhibits present the data and information required for this initial evaluation to the best of my ability, and that the facts, statements, and information presented are true and correct to the best of my knowledge and belief.

10-7-2023  
Date

Gordon Sequins Aaron Willson  
Signature

CD-021-P  
3/15

For Smog Ace



**City of Placerville  
Development Services  
Department**

**CONDITIONAL USE PERMIT  
APPLICATION CHECKLIST**

**FILING INSTRUCTIONS:** Complete application must be received by the Planning Division well in advance of a scheduled Planning Commission meeting to allow staff to review application for completeness, to prepare, publish and post public hearing notifications, and to prepare staff's report to the Planning Commission. An appointment is required to submit the application.

**PROCESSING PROCEDURE:** Use Permit applications are reviewed during a public hearing by the Planning Commission in accordance with the Development Code, Title 16, Chapter 16.76, and unless otherwise advised by the Planning Division, applicants or their authorized representatives are required to attend the meeting to present their project to the commission. A copy of the agenda and staff report will be mailed no later than seventy-two (72) hours prior to the commission meeting.

**1) POSTING REQUIREMENTS:** See attached, *City of Placerville Policy For Posting Properties For Development Projects*

**2) APPLICATION SUBMISSION CHECKLIST REQUIREMENTS (Include this checklist with your submission):** Unless otherwise determined by the Planning Division, an application for a Conditional Use Permit must include the following:

**Applications and Fees**

- Completion of the Planning Application Form
- Conditional Use Permit Application fee
  - Major: Should project require a California Environmental Quality Act (CEQA) Initial Study / Negative Declaration/ Environmental Impact Report be required;
  - X Minor: Should project be CEQA categorically or statutorily exempt.
- Environmental Information Form
- Environmental Assessment / Initial Study fee (if Major Conditional Use Permit)

**Plans and Exhibits**

- Site Plan**, accurately drawn to scale. Include the following:
  - General location/vicinity map of proposed site in relation to major streets and adjacent properties.
  - Scale, north arrow and date.
  - Name and phone number of person preparing plan. A licensed architect, landscape architect and/or civil engineer should wet stamp and sign off final plans as appropriate.
  - All property lines with distances, including existing and proposed easements.
  - All existing features on the site including topography, any structures, street frontage improvements (i.e. curbs, gutters, sidewalks, edge of paving), utilities, power poles, easements, parking areas, trees, creeks, etc. and name of adjoining streets, or right-of-way easements and nearest cross street.
  - Identify any structures, utilities or trees (location and species) to be removed.

- Locations and dimensions of proposed uses, including all buildings, accessory structures, driveways, parking spaces, service or loading areas, trash enclosures, outdoor storage, seating or use areas, fencing, landscape areas, mechanical equipment/control panels.
- Include distance from all structures to property lines.

**Floor Plan**, accurately drawn to scale:

- Proposed interior use of building.
- Include total square footage of any areas proposed for different uses (i.e. retail, customer service, storage, office, manufacturing, etc.).

**Existing and Proposed Elevations**, accurately drawn to scale, if exterior building modifications are proposed.

**Submission requirements:**

- Ten (10) copies of the following at no larger than 24" x 36" (unless otherwise directed by Department staff):
  - Site Plan
  - Floor Plan
  - Existing and Proposed Elevations
- One (1) reduced copy of the required plans and exhibits to accompany full-size plans
- PDF of Exhibits: High quality PDF files of all exhibits are required. Files may be submitted on disc with the planning application or may be emailed to the Department.
- Environmental Information Form (complete)
- Additional studies (traffic, sewer, water, etc.) as required by Department staff.
- Completion of the following as to how your request conforms to the following questionnaire. Use additional pages as necessary:

**3) CONDITIONAL USE PERMIT QUESTIONNAIRE:** On separate page(s) as necessary, provide responses to the following:

1. Describe how and why the intended conditional use is necessary or desirable for the development of the community; is in harmony with the various elements or objectives of the City's General Plan, City Code, and is not detrimental to existing uses or uses specifically permitted in the zone in which the proposed use is to be located.
2. Describe how and why the site for the intended conditional use is adequate in size and shape to accommodate such use and all the yards, setbacks, walls or fences, landscaping, and other features required in order to adjust such use to those existing or permitted future uses on land in the neighborhood.
3. Describe how and why the proposed conditional use on the subject property will not increase traffic in the area beyond the capacity of existing streets and highways.
4. Describe how and why the proposed conditional use will not be materially detrimental to the public health, safety and general welfare, or injurious to the property or improvements in such vicinity and zone in which the property is located.

I, Gordon Seguine Aaron Willson, hereby acknowledge that the above information is true and correct.

*Gordon Seguine Aaron Willson* 10-7-23  
Applicant Signature Date

Gordon Seguine Aaron Willson  
Applicant Printed Name

**APPEAL PROCEDURE:** Any applicant or person claiming to be directly and adversely affected by any action of the Planning Commission may, within ten (10) days after said action, file a written appeal along with the appropriate fee, with the City Clerk for transmittal to the City Council. Said appeal shall stay the issuance of any permits in connection with the action, pending the decision of the City Council. Upon the receipt of an appeal, the City Council shall, after receiving a report from the Planning Commission, and after at least one (1) Public Hearing, render a decision sustaining, amending, or overruling the Planning Commission action.

Date: 10-7-2023  
From: Smog Ace LLC  
615 Placerville dr #B Placerville, Ca 95667

To: City of Placerville Development Services Department  
Re: Smog Ace LLC and a reclassification for an Occupancy B

CONDITIONAL USE PERMIT QUESTIONNAIRE / RESPONSE:

1. Describe how and why the intended conditional use is necessary or desirable for the development of the community; is in harmony with the various elements or objectives of the City's General Plan, City Code, and is not detrimental to existing uses or uses specifically permitted in the zone in which the proposed use is to be located.

*The intended emissions certifications office will allow for resident's of Placerville and El Dorado County to have a conveniently located, reasonably priced, no hassle, professional "Star" certified center. Which will cause no additional negative environmental, noise, or traffic impact to this area.*

2. Describe how and why the site for the intended conditional use is adequate in size and shape to accommodate such use and all the yards, walls or fences, landscaping, and other features required in order to adjust such use to those existing or permitted future uses on land in the neighborhood.

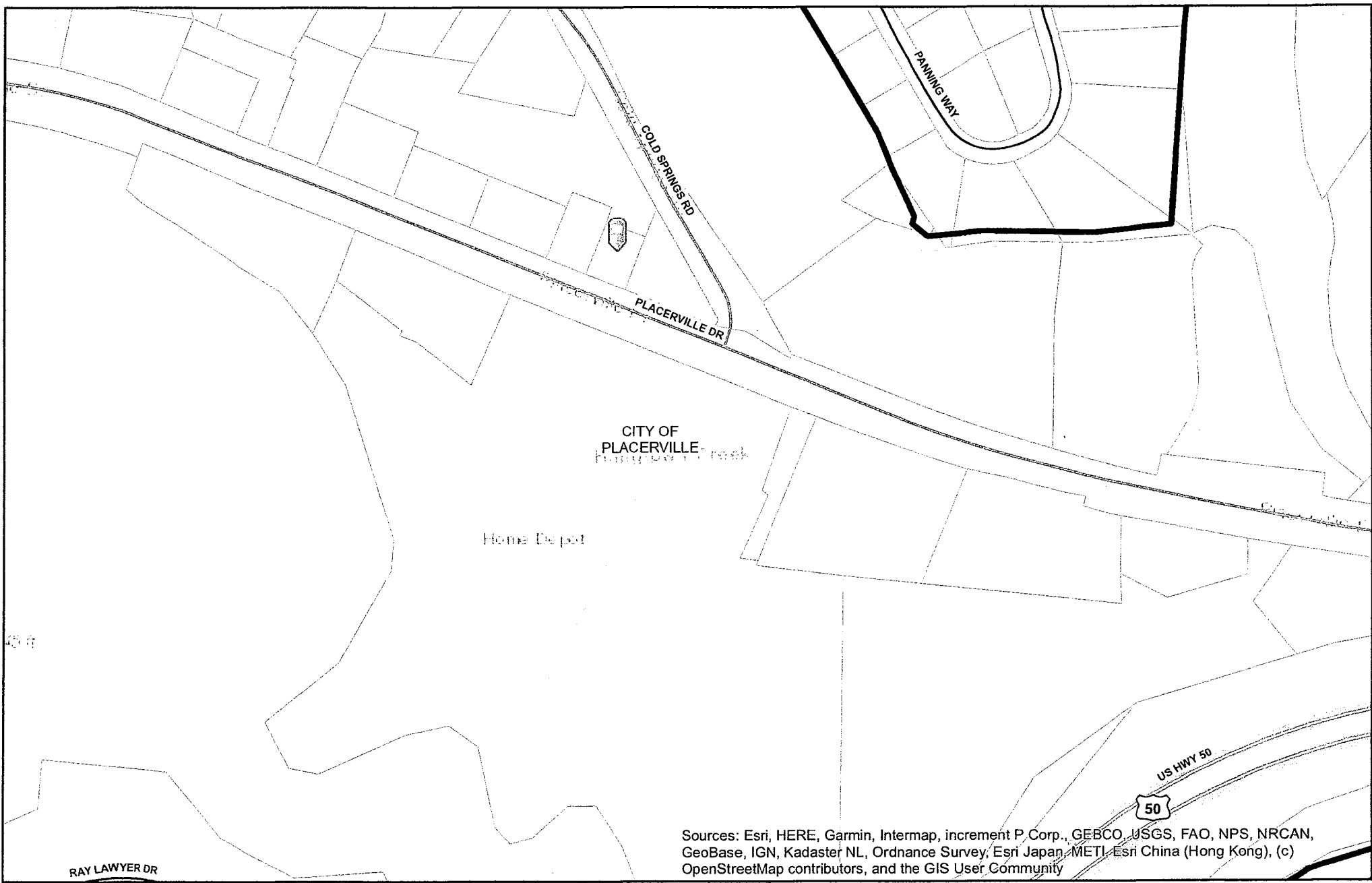
*The proposed building for the business is already equipped with a customer service area and also has a garage style bay that will accommodate most all vehicles.*

3. Describe how and why the proposed conditional use on the subject property will not increase traffic in the area beyond the capacity of the existing streets and highways.

*The proposed business will simply allow for the existing resident's of Placerville and El Dorado County to have an extremely efficient certification center, which will offer an average of only 12-15 minutes per customer, which intern will not affect the normal everyday traffic, nor impact the nearby neighboring businesses in anyway.*

4. Describe how and why the proposed conditional use will not be materially detrimental to the public health, safety and general welfare, or injurious to the property or improvements in such vicinity and zone in which the property is located.

*The new business does not require any use of, or the handling of, any type of hazardous chemicals or materials. The existing building has the full accommodations for the services to be performed, and will require no additional modifications to the current structure or the surrounding property.*



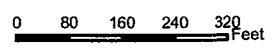
Sources: Esri, HERE, Garmin, Intermap, increment P, Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), (c) OpenStreetMap contributors, and the GIS User Community

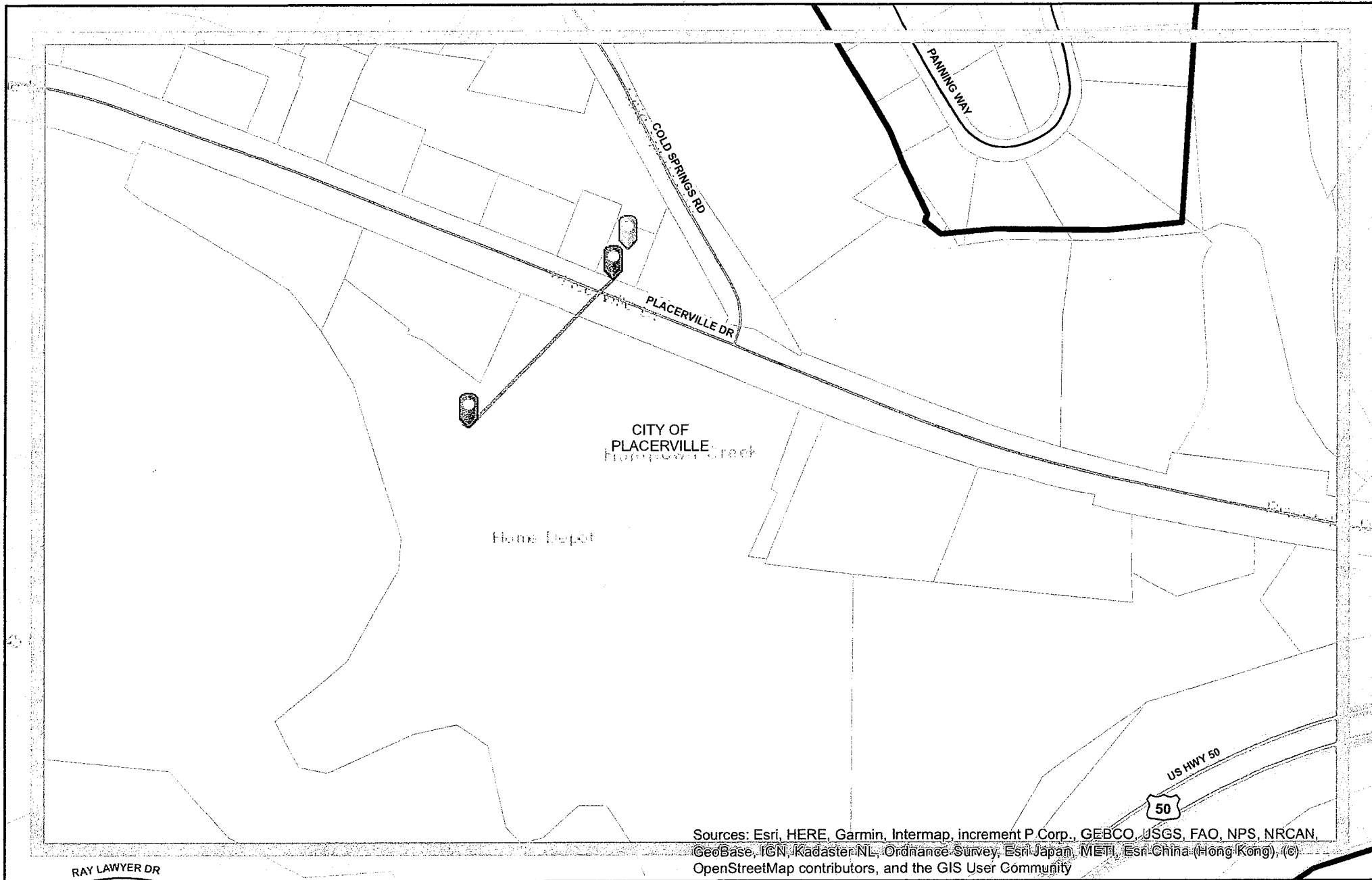
October 7, 2023

Gordon Seguine & Aaron Willson 916-417-4376

- County Outline
- Highway Labels
- Highways
- Major Roads
  - Major Roads
  - Minor Roads
- Cities
- Parcels

Disclaimer: Parcel boundaries in this map are illustrative only and not considered the legal boundary.





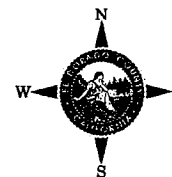
October 7, 2023

distance to hangtown creek 380ft

- County Outline
- Highway Labels
- Highways
- Major Roads**
- Major Roads
- Minor Roads
- Cities**

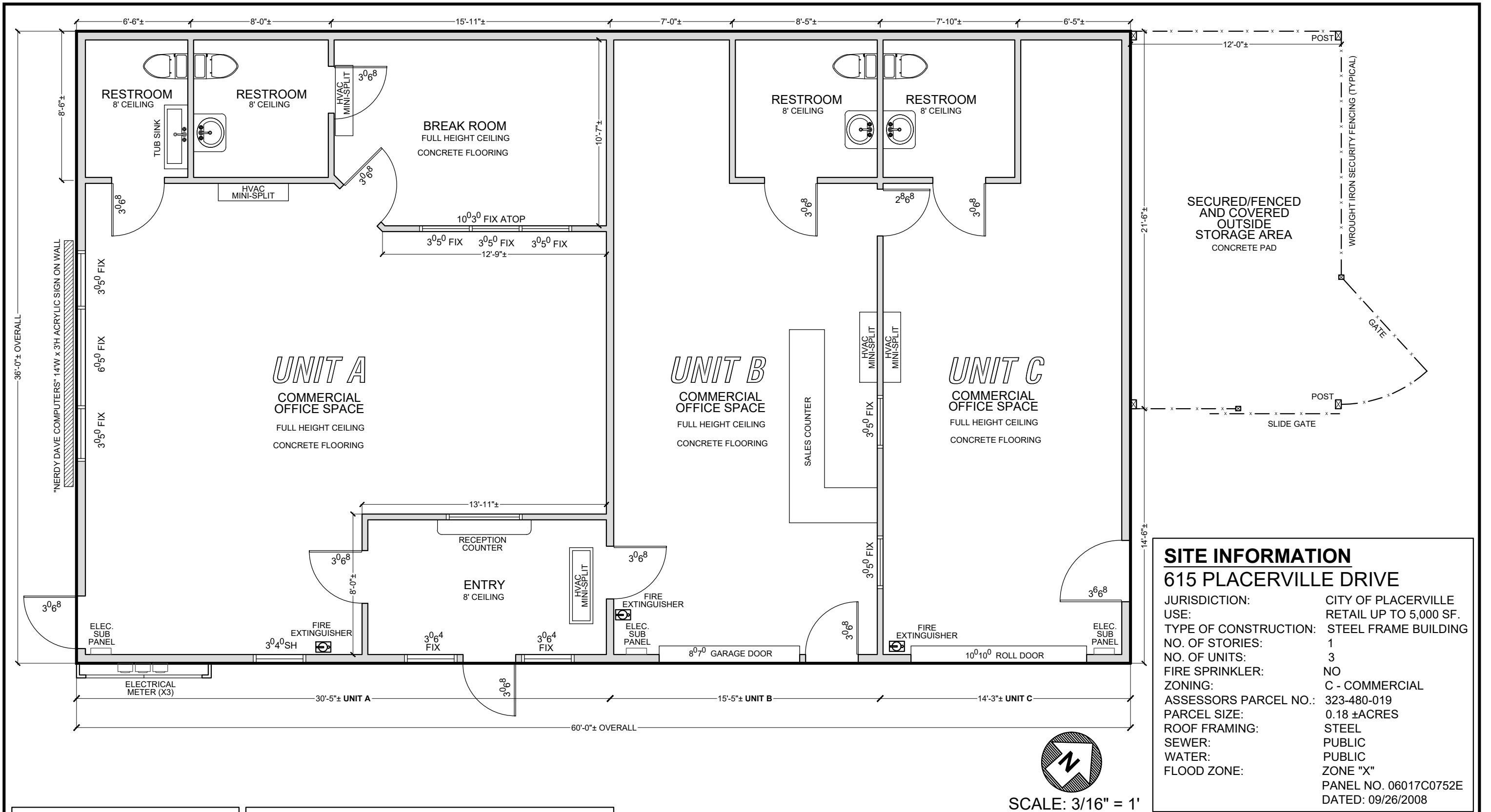
Parcels

Disclaimer: Parcel boundaries in this map are illustrative only and not considered the legal boundary.



0 80 160 240 320 Feet





SITE INFORMATION	
<b>615 PLACERVILLE DRIVE</b>	
JURISDICTION:	CITY OF PLACERVILLE
USE:	RETAIL UP TO 5,000 SF.
TYPE OF CONSTRUCTION:	STEEL FRAME BUILDING
NO. OF STORIES:	1
NO. OF UNITS:	3
FIRE SPRINKLER:	NO
ZONING:	C - COMMERCIAL
ASSESSORS PARCEL NO.:	323-480-019
PARCEL SIZE:	0.18 ±ACRES
ROOF FRAMING:	STEEL
SEWER:	PUBLIC
WATER:	PUBLIC
FLOOD ZONE:	ZONE "X"
	PANEL NO. 06017C0752E
	DATED: 09/26/2008

FOOTAGE (AS-BUILT)	
OVERALL BUILDING:	2,160 SF
UNIT A:	1,094 SF
UNIT B:	554 SF
UNIT C:	513 SF
OUTSIDE STORAGE:	258 SF

- FLOOR PLAN NOTES**
- REFERENCE IS MADE TO SITE PLAN DATED MAY, 2022 FOR CURRENT EXTERIOR SITE CONDITIONS.
  - FLOOR PLAN MEASUREMENTS WERE OBTAINED OCTOBER 10, 2023 SHOWING AS-BUILT CONDITIONS.

OWNERS  
 PETER & DEBORAH JAN EVGENIKOS  
 PH: (916) 402-1547  
 EMAIL: janevgen@sbcglobal.net

PROJECT  
 615 PLACERVILLE DR.  
 PLACERVILLE, CA 95667  
 APN: 323-480-019

SHEET  
**EXISTING FLOOR PLAN**

SCALE:  
 3/16" = 1'  
 DATE:  
 OCT. 12 2023  
 SHEET  
**A1** OF 1

# Signage Proposal

Gordon Seguine & Aaron Willson

Smog Ace LLC  
615 Placerville dr unit B  
Placerville, Ca 95667

## Figure A:

Street facing front sign.

Southern side wall of building along Placerville dr.

Upper right hand corner.

Approximately 2' 2"W x 8'L in size, affixed to building 8' 9" from the ground and 2' 3" in from right edge of building.

Constructed with illuminated plastic signage and metal framing. Including company name lettering in a standard like font and a company Logo.

Consisting of red, gray, black and white in color.



## Figure B:

Parking lot facing sign.

Eastern side wall of building.

Upper left hand corner.

Approximately 3'W x 5'L in size, affixed to building 7' 10" from the ground and 1' 4" in from upper left edge of building.

Constructed of wood with paint/adhesive lettering of the company name, in a standard like font, having an arrow pointing inward to parking lot toward the business.

Consisting of red, gray, black and white in color.



## Figure C:

Storefront front sign facing parking lot.

Eastern side wall of building.

Centered sign over top of the office doors of Unit B.

Approximately 2' 2"W x 8'-10'L in size, affixed to building 8' 9" from the ground and centered above the two existing front office doors of company.

Constructed with possible illuminated plastic signage with metal framing, or a wooden sign with painted/adhesive lettering in a standard like font and a company Logo.

Consisting of red, gray, black and white in color.



## Figure D:

California State required Smog Check Test Only sign facing parking lot.

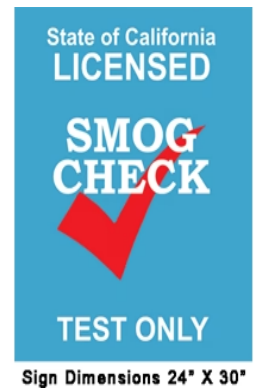
Eastern side wall of building.

Right hand side of roll door. 2'W x 2'6"L in size, affixed to building approximately 5' 6" from the ground, between right edge of the roll door and right edge of building.

Constructed of thin metal with painted lettering.

Consisting of red, white and blue in color.

Sample shown below.



Lettering type style for figures A,B,C



Logo sample for figures A&C



## Figure E:

Store front sign facing parking lot.

Eastern side wall of building.

Centered sign over top of the office doors of Unit A

Approximately 2' 2"W x 11'L in size, affixed to building 8' 9" from the ground. Constructed with plastic signage and metal framing. Including company name lettering in a standard like font of company name and some service listings.

Consisting of red, black and white in color.



Exact lettering style for figure E



Complete signage proposal A-E



Southern side wall facing Placerville Dr.



Eastern side wall facing parking lot.