

**File No. S09-0001-R  
Location Map**

**EXHIBIT A**

**POR. NW1/4 SEC. 30, T.10N., R.11E., M.D.M.  
DIAMOND SPRINGS TOWNSITE  
POR. BLOCKS 2 & 3**

54:34



Adjacent Map Pages Shown in Gray Text  
Assessor's Parcel Numbers Shown in Circles

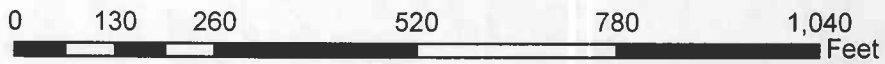
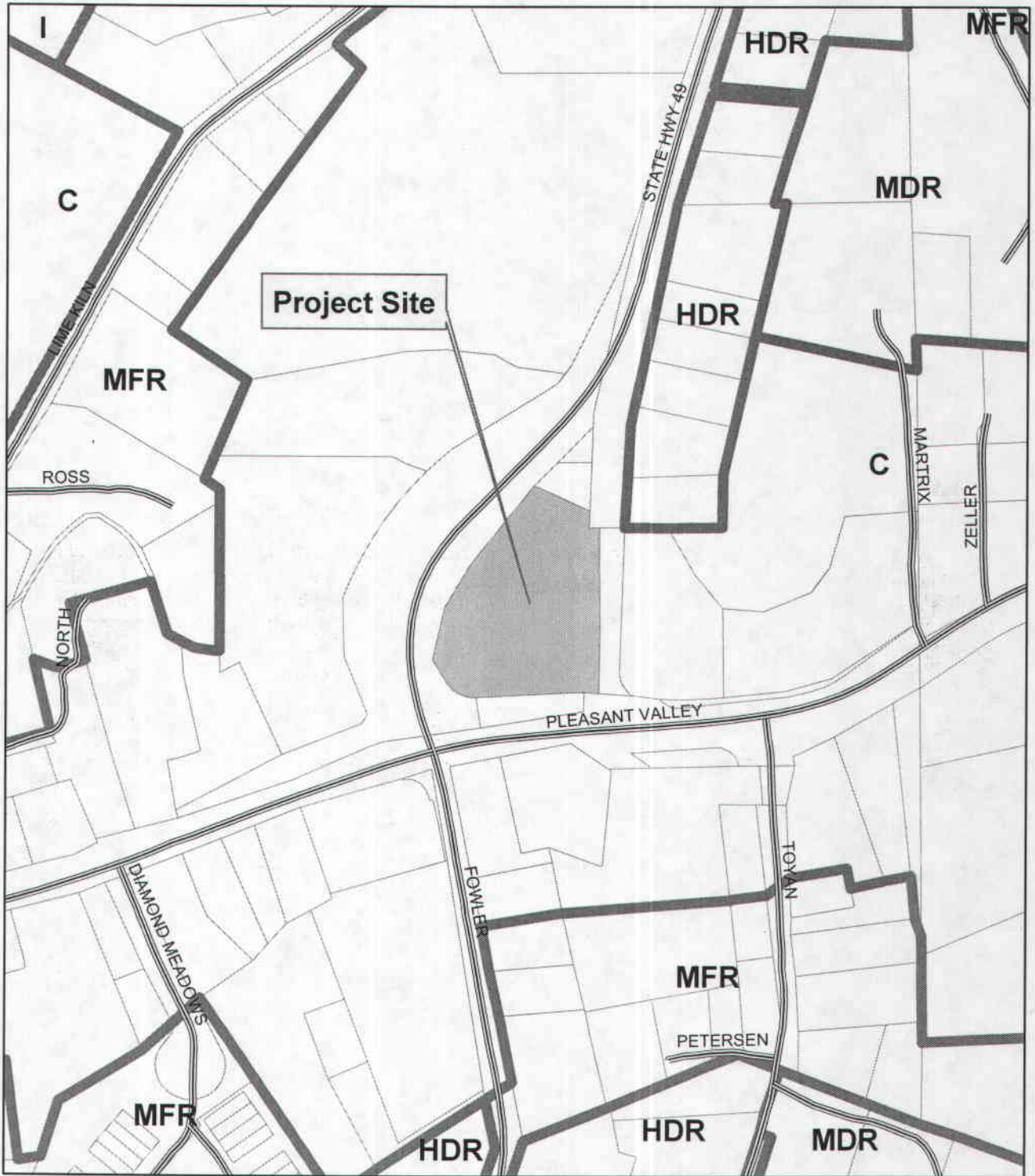
THIS MAP IS NOT A SURVEY. It is prepared by the El Dorado CA Assessor's Office for assessment purposes only. Area calculations and measurements are not guaranteed. Users should verify items with an appropriate and reliable source.

**Acreages Are Estimates**

Rev2, Sept 5, 2008

Assessor's Map Bk 054 Pg 34  
County of El Dorado CA

**EXHIBIT B**

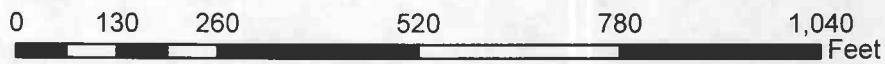
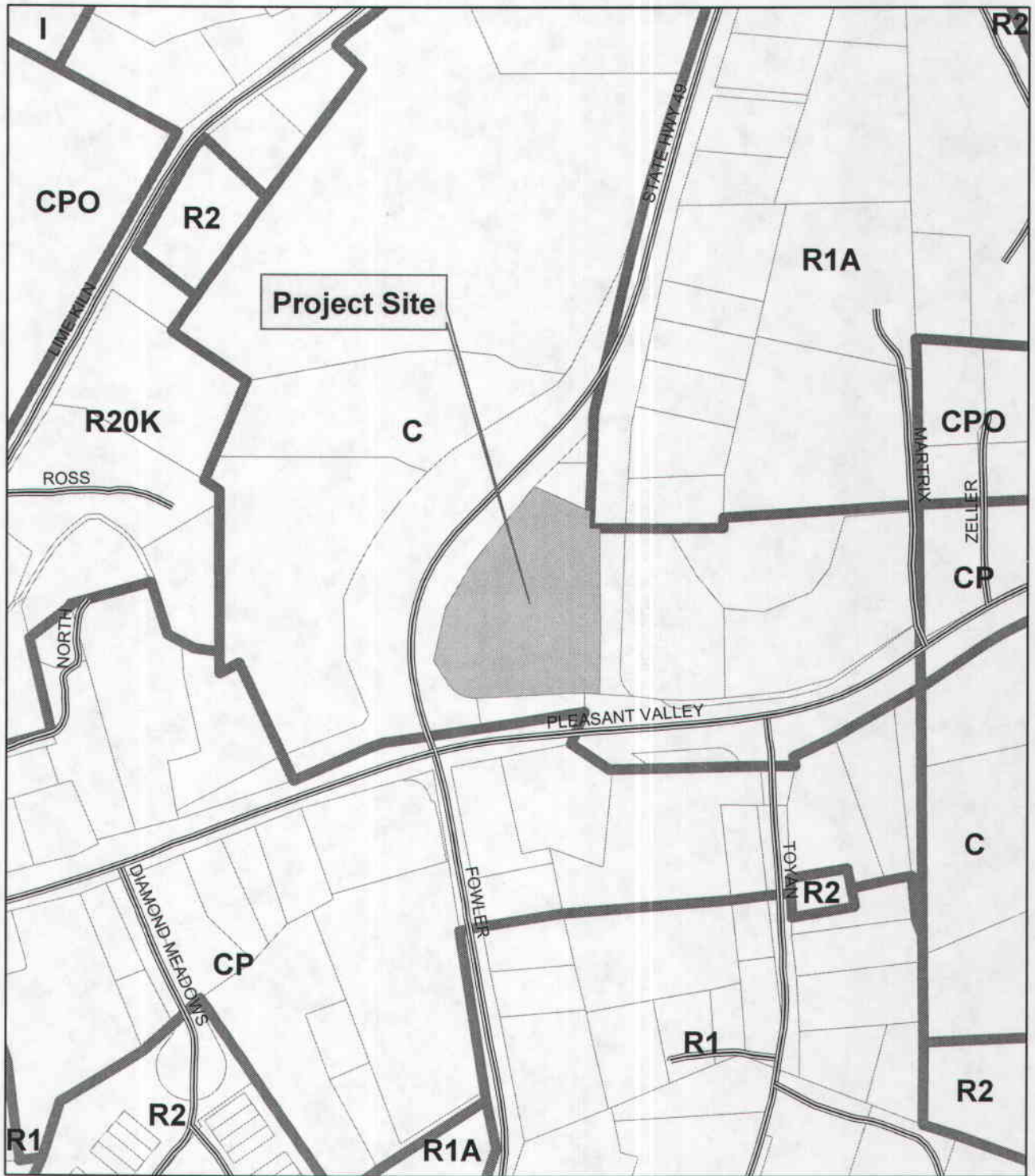


N



File No. S09-0001-R  
 General Plan Land Use Map

**EXHIBIT C**



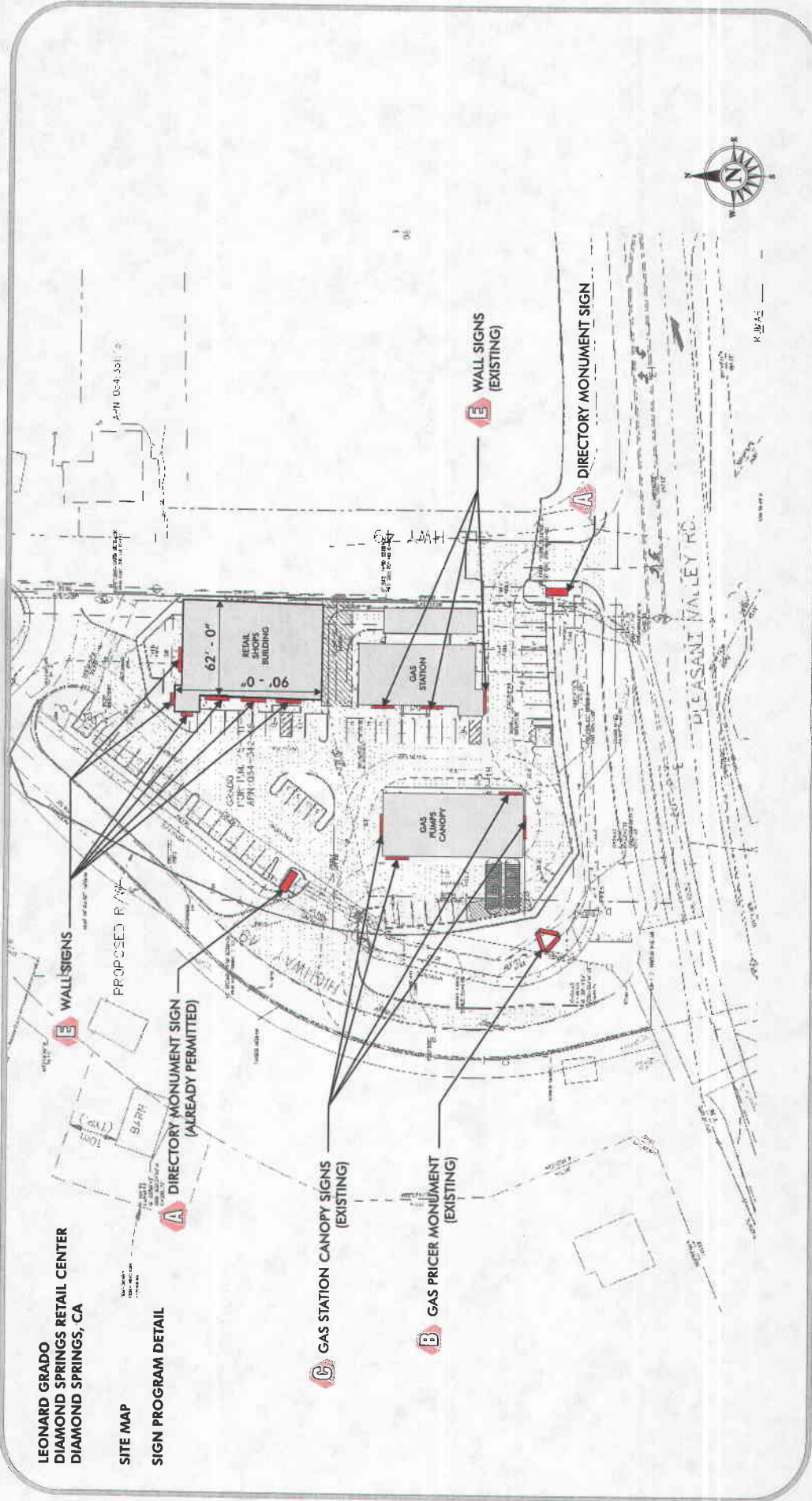
N



File No. S09-0001-R  
Zoning Map

EXHIBIT D

# EXHIBIT E



LEONARD GRADO  
DIAMOND SPRINGS RETAIL CENTER  
DIAMOND SPRINGS, CA

SITE MAP

SIGN PROGRAM DETAIL

WALL SIGNS

PROPOSED R/W

DIRECTORY MONUMENT SIGN  
(ALREADY PERMITTED)

GAS STATION CANOPY SIGNS  
(EXISTING)

GAS PRICER MONUMENT  
(EXISTING)

WALL SIGNS  
(EXISTING)

DIRECTORY MONUMENT SIGN



6221 Enterprise Drive Diamond Springs, CA 95619  
Phone 916 933-3765 • 530 622-1420 • Fax 530 622-9367

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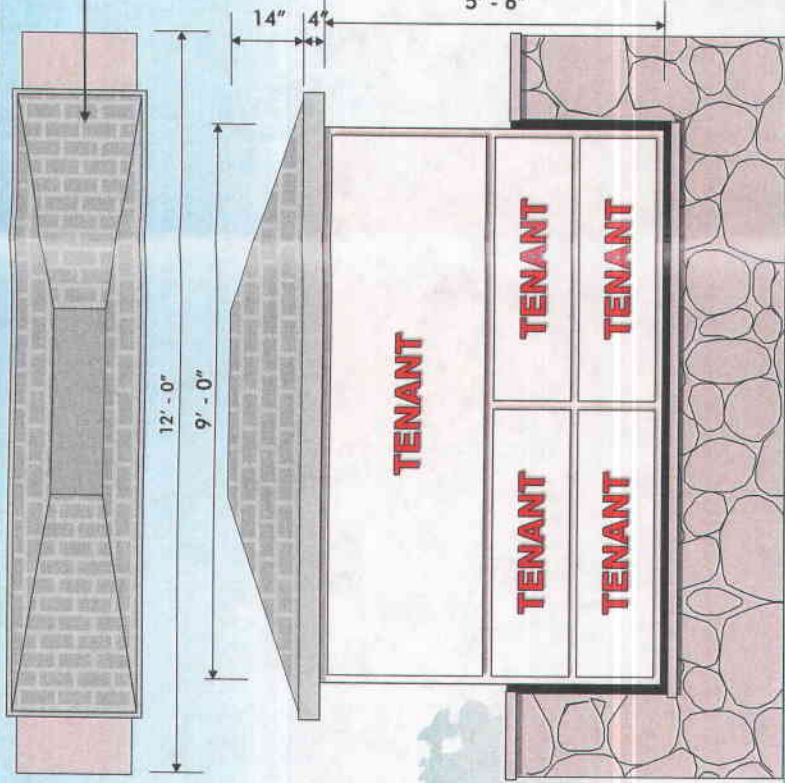
SALESPERSON Keith Weber  
Perry Weber  
DIAMOND SPRINGS, CA  
LOCATION 022408  
DATE 10/14/08  
REVISED 11/04/08

CUSTOMER APPROVAL \_\_\_\_\_ DATE \_\_\_\_\_  
LANDLORD APPROVAL \_\_\_\_\_ DATE \_\_\_\_\_  
COLORS ON THIS PRINTOUT MAY VARY SLIGHTLY FROM FINAL MATERIALS COLORS. APPROVAL OF THIS ILLUSTRATION INCLUDES APPROVAL OF THE FINAL MATERIALS COLORS AS DESCRIBED IN THE WRITTEN CALLOUT. WRITTEN DIMENSIONS ON THIS ILLUSTRATION HAVE PRECEDENCE OVER SCALED DIMENSIONS.  
SALESPERSON SIGNOFF \_\_\_\_\_ DATE \_\_\_\_\_



# EXHIBIT F

LEONARD GRADO  
DIAMOND SPRINGS RETAIL CENTER  
DIAMOND SPRINGS, CA  
DIRECTORY MONUMENT SIGN



SCALE 1/2" = 1'  
50sf

NOV 23 PM 1:36  
RECEIVED  
PLANNING DEPARTMENT

DUE TO HEAVIER ROOF,  
VENTILATE TO ALLOW HEAT  
TO ESCAPE, SCREEN VENTS  
TO KEEP OUT INSECTS, BIRDS  
& ANIMALS

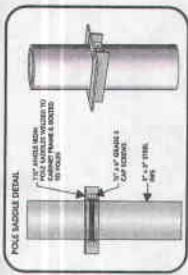
TEX COAT CABINET

4' - 6"  
STONE VENEER (TBO)  
ON CONCRETE BOARD

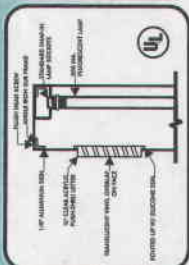
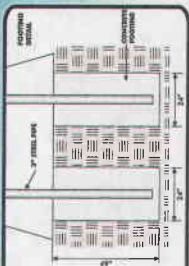
9' - 0"

5' - 6"

COMPOSITE ROOF TILES  
TO MATCH BUILDINGS (BY CUSTOMER'S ROOFER)  
SIGN AS DELIVERED TO HAVE 3/4" CREZON ROOF



48" x 24" CONCRETE FOOTING  
MOMENT AT GROUND = 31,132.4 in.-lbs.  
MINIMUM 5# = 1,0643 -  
BASED ON WIND SPEED OF 80MPH  
AND EXPOSURE B FOOTING BASED  
ON A LATERAL SOIL ALLOWABLE OF  
100psf



**MANUFACTURE & INSTALL TWO D/F ILLUMINATED MONUMENT SIGNS**  
CONSTRUCTION:  
● .080 ALUMINUM CABINET; ROOF STRUCTURE  
● TENANT PANEL LETTERS ROUTED; ACRYLIC PUSH-THRU LETTERS  
● STUCCO COATED; PAINTED TO MATCH BUILDING  
● STONE BASE TO MATCH BUILDING  
● 800MA FLUORESCENT ILLUMINATION  
● DEDICATED 20AMP 120VOLT CIRCUIT REQUIRED WITHIN 6' OF SIGN (BY OTHERS)



CUSTOMER APPROVAL \_\_\_\_\_ DATE \_\_\_\_\_  
LANDLORD APPROVAL \_\_\_\_\_ DATE \_\_\_\_\_  
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SALESPERSON SIGNOFF \_\_\_\_\_ DATE \_\_\_\_\_

SALESPERSON: Keith Walls  
DESIGN: Keith Walls  
LOCATION: Diamond Springs, CA  
DATE: 02/26/09  
REVISED: 10/1/09, 1/16/09

6221 Enterprise Drive Diamond Springs, CA 95619  
Phone 916 833-3765 - 530 622-1420 - Fax 530 622-8987



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# EXHIBIT G

DIAMOND SPRINGS  
RETAIL CENTER  
DIAMOND SPRINGS, CA



6221 Enterprise Drive Diamond Springs, CA 95619  
Phone 916 933-3765 • 530 622-1420 • Fax 530 622-9367

SALESPERSON  
DESIGN  
LOCATION  
REVISED  
Keith Wills  
Perry Wilson  
Diamond Springs, CA  
02/24/06  
02/28/06  
10/14/06  
11/04/06

CUSTOMER APPROVAL \_\_\_\_\_ DATE \_\_\_\_\_  
LANDSCAPE APPROVAL \_\_\_\_\_ DATE \_\_\_\_\_  
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SALESPERSON SIGNOFF \_\_\_\_\_ DATE \_\_\_\_\_



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## EXHIBIT H

**DIAMOND SPRINGS AND EL DORADO  
COMMUNITY ADVISORY COMMITTEE**

January 26, 2010

Mr. Roger Trout  
El Dorado County Development Services  
2850 Fair Lane Court  
Placerville, Ca 95667

**RE: S 90-0001-R -- Diamond Springs Retail Sign**

Mr. Trout

The Diamond Springs – El Dorado Community Advisory Committee met on January 21, 2010. During the course of this meeting, application # S90-0001R was considered under Agenda Item #X. In examining this application, the Committee reviewed the following:

- Project consistency with design guidelines for the Missouri Flat Area.
- Specific project safety issues including traffic sight line and set back.
- Continuity and consistency with the existing and adjacent development.
- Comment and dialogue from the public.

Public comment on this project was limited and focused on the issues of the type and level of proposed lighting. The applicant addressed these issues to the satisfaction of the public.

The Committee voted to forward this application to the Planning Commission without further recommendations.

Sincerely,

A handwritten signature in black ink, appearing to read "Todd Cunningham", is written over a horizontal line.

Todd Cunningham  
Secretary