



Staff Report

File #: 23-0237

PLANNING AND HOUSING COMMISSION STAFF REPORT

DATE: 3/20/23

TO: Honorable Chair and Commissioners

FROM: Planning & Development Department

APPLICATION REQUEST:

SPA2022-0008: Specific Plan Amendment to the Dos Lagos Specific Plan to amend sign regulations under Section 4.3.6 of the Dos Lagos Specific Plan for existing freeway-oriented pylon signs and monument signs for commercial centers 20 acres in size or larger. (Applicant: Bravo Whiskey Properties, LLC & Dos Lagos Squared, LLC)

RECOMMENDED ACTION:

That the Planning and Housing Commission find the project exempted from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15301, and recommend approval of SPA2022-0008 to the City Council, based on the findings contained in the staff report and conditions of approval.

BACKGROUND

Specific Plan Amendment (SPA) 2022-0008 is a proposal to amend the sign regulations for the Commercial (C) and Entertainment Commercial (EC) Districts within the Dos Lagos Specific Plan (SP-99-03). The Dos Lagos retail center is located on the west side of Temescal Canyon Road, and north of Dos Lagos Drive, and has frontage along Interstate 15 (I-15) freeway. The owner of the Dos Lagos center, Bravo Whiskey Properties, is proposing the amendment to accommodate modifications to existing signs along the freeway and Temescal Canyon Road.

The proposed amendments and subsequent sign improvements will replace existing static sign panels with digital displays, which is intended to provide more flexibility and visibility to Dos Lagos tenants. The applicant believes the change is needed to provide more exposure to tenants that cannot be seen from Temescal Canyon Road or the Freeway. The lack of visibility from Temescal Canyon Road is simply due to the size and design of the shopping center; and the lack of visibility from the freeway is caused by the fact that the center is significantly lower than the grade of the freeway. The proposed amendment is intended to allow the applicant to provide tenants more exposure without significantly increasing the number or size of signs as currently allowed. Attached

as Exhibit 4 is a letter from the applicant requesting approval of the amendment.

The proposed Specific Plan Amendment was initially reviewed by staff as DPR2022-0032 on October 27, 2022. The applicant formally submitted the SPA application to the City on December 8, 2022, which was then reviewed by the Project and Environmental Review Committee (PRC) on January 12, 2023. The project was deemed complete by the PRC on February 16, 2023, and subsequently scheduled for the March 20, 2023 Planning and Housing Commission meeting.

Existing Signage

The center extends over two commercial zones within the Dos Lagos Specific Plan. The northern half of the center is zoned Entertainment Commercial (EC), and the southern half is zone Commercial (C). Signage for both zones is regulated by Section 4.3.6 of the Dos Lagos Specific Plan.

Currently, the center has the following types of parcel identification signs:

- Two (2) Pylon signs along I-15 Freeway.
- Seven (7) Monument signs along I-15 Freeway.
- Four (4) Monument signs along Temescal Canyon Road.

The pylon and monument signs constructed along I-15 have static sign panels that advertise the name of the center and some of the tenants. In addition to the static panels, the north pylon sign also includes a 300-square-foot electronic message center (EMC), which is the maximum size allowed.

The north pylon sign has an overall sign area of 712 square feet, including the EMC. The south pylon sign has a sign area of 652 square feet. Both signs are approximately 55 feet tall. These signs comply with the Specific Plan's sign regulations, which allow up to 750 square feet in area, and a maximum height of 60 feet.

The seven freeway monument signs have a sign area of approximately 130 square feet each, and a height of approximately 17 feet. These signs comply with the Specific Plan's regulations, which allow up to 175 square feet of area and a maximum height of 17 feet.

The monument signs that are constructed along Temescal Canyon Road currently advertise only the name of the center, as per the sign regulations. One sign is located at the intersection of Temescal Canyon Road and Lakeshore Drive. It is 62 square feet in area, and approximately 4.5 feet tall. Two identical signs are located on opposite corners at the intersection of Temescal Canyon Road and Cabot Drive. They each have 74.38 square feet in area and are 4 feet tall. A fourth sign is located at the Dos Lago's south entrance, and has approximately 46 square feet in sign area, and is 4 feet tall. The existing signs are summarized in a table in Exhibit 7.

Prior Sign Regulation Amendments

The commercial signage regulations in the specific plan have been amended twice with the first

occurring in 2006, and the second in 2011. Consistent with these two prior revisions, the applicant is proposing the current amendment in an effort to remain competitive and keep up with competing venues in the surrounding area. Additionally, the new signage is an improvement to the aging signage on the property and correlates with the other on-site improvements that have been done to the center by the owner.

CODE REQUIREMENTS

The authority for amending a specific plan is embodied in Section 65453 of the California Government Code, Corona Municipal Code Chapter 17.53, and the Dos Lagos Specific Plan Section 6.5.1.

Section 6.5.1 (Specific Plan Amendment Procedures) of the Dos Lagos Specific Plan reads in part:

“It is anticipated that amendments to the Dos Lagos Specific Plan may be necessary to maintain the validity of this document and in keeping with changes in market conditions and public objectives. This Specific Plan may be amended at any time in the same manner and by the same process by which the plan was originally adopted as described in section 17.53 of the Corona Municipal Code. The City's standard environmental review procedures shall also apply.”

Essentially, this means that an amendment to the Dos Lagos Specific Plan may be accomplished by ordinance of the City Council, based upon the criteria outlined in Chapter 17.53 of the Corona Municipal Code. The Planning & Housing Commission is required by California law to review the specific plan amendment, and to make a recommendation to the City Council. To recommend approval, the Commission must have an affirmative vote by no less than three (3) of its members.

California law requires that specific plans include specific components, such a land use plan, infrastructure plan, development standards, implementation programs, etc. The existing Dos Lagos Specific Plan contains all of the mandated components, and staff has confirmed that the proposed amendment retains, or in some cases, enhances these components.

PROPOSED SPECIFIC PLAN AMENDMENT

SPA2022-0008 will amend Section 4.3.6, Signage Standards (C) and (EC), of the Dos Lagos Specific Plan. The amended sections are shown below. Deleted text is shown in red with a **strikethrough**; and added text shown in blue and **underlined**. The amendment is also shown in Exhibit 5 and summarized in a table in Exhibit 8.

The applicant is proposing the following code amendments:

"Section 4.3.6 Signage Standards (C) and (EC)

A. Major Commercial Center Identification Signs (For centers 20 acres in size or larger):

1. Freeway Oriented Signs: Freeway oriented signs for commercial centers are allowed in the following manner.

- a. Centers located adjacent to the freeway are allowed to have up to three freeway oriented pylon signs. The pylons signs shall not exceed a height of 60 feet, and a maximum copy face area of 750 square feet. The pylon signs shall be limited to a maximum ~~seven (7)~~ eleven (11) static copy tenant spaces on each sign. An electronic sign display is allowed on any of the freeway oriented pylons signs provided that the electronic display area shall not exceed ~~300~~ 672 square feet in digital copy face area and in no case shall the entire sign exceed 750 square feet in copy face area.
- b. Centers located adjacent to the freeway are allowed to have up to eight (8) freeway oriented monument signs. The monument signs shall be limited to ~~three~~ four (4) tenant spaces. The total copy sign area shall not exceed ~~175~~ 225 square feet and shall not exceed a height of 17 feet.
- c. All freeway signs shall be of high quality having attractive architecture.

2. Monument Signs: Monument signs for commercial centers are allowed in the following manner.

- a. Project identification monument signs are allowed at every driveway opening to the commercial center. These signs ~~shall not~~ may advertise tenants and ~~shall only advertise~~ the name of the center. The ultimate locations of the monument signs shall be approved through the project's sign program.
- b. All monument signs shall be located outside of the visibility triangle for driveways and streets. Monument signs located along Temescal Canyon Road shall have a minimum unobstructed visibility triangle of not less than 20 feet on each side.
- c. Monument signs shall not exceed an overall height of ~~6.6~~ 10 feet.
- d. Monument signs, not including the architecture features and base, shall not exceed an overall copy area of ~~135~~ 175 square feet. The copy area can be static copy and/or electronic message centers."

Proposed Sign Program

The applicant has prepared a sign program depicting the existing and proposed signs along Interstate 15 and Temescal Canyon Road. The sign program is intended to give the Planning and Housing Commission a visual of the replacement signs. However, the Commission should be aware that the "proposed" signs depicted in the program have slightly smaller sign areas than the sign limits proposed by this Specific Plan Amendment.

For example, the sign plans show a 660-square-foot EMC for the freeway pylon signs, which is less than the proposed sign area limit of 672 square feet for EMC signs. Also, the freeway monument signs are proposed with a sign area of 172 square feet, which is less than the proposed sign area

limit of 225 square feet. For the signs along Temescal Canyon Road, new EMC monument signs are proposed at the driveway openings. These signs have sign areas ranging from approximately 74 to 155 square feet, which are all less than the proposed sign area limit of 175 square feet.

The sign program is attached as Exhibit 6. A comparison table showing the existing and proposed sign program signs is attached as Exhibit 7.

DEPARTMENTAL, AGENCY AND PUBLIC COMMENTS

Staff circulated this application to internal Departments and Departmental Divisions, as well as external agencies such as Caltrans, allowing each entity the opportunity to review the application and determine any impacts of the proposed application relative to their services. Staff received recommended conditions from Development Services, which are included within the recommended Conditions of Approval provided as Exhibit 3.

ENVIRONMENTAL ANALYSIS:

The applicant provided a lighting study to assess the lighting impacts of the proposed EMC signs for the pylon and monuments signs located along the I-15 freeway and Temescal Canyon Road. The study was prepared by Watchfire Signs, which manufactures EMC signs. The study determined that the proposed Watchfire Signs are compliant with the national lighting requirements of both the International Sign Association (ISA) and the Outdoor Advertising Association of America (OAAA). The study further determined that the project did not exceed the lighting threshold set by both associations, which is a light level not more than 0.3 foot-candles above the existing ambient light levels as measured from a distance of 250 feet from the signs, using a sign face area ranging from 385 to 680 square feet. The proposed amendment does not exceed 680 square feet; and as identified within the light study the 0.3 foot-candle threshold is minimal at the 250-foot range. The sign will also be appropriately dimmed or brightened based around daily sunrise and sunset. The lighting study is attached as Exhibit 9.

The project qualifies as a Class 1 categorical exemption under Section 15301 (Existing Facilities) of the California Environmental Quality Act (CEQA) and Section 3.27 of the City of Corona adopted Local Guidelines for Implementing CEQA. The project is a text amendment to the Dos Lagos Specific Plan to allow for minor alterations in the development standards for signage, which will accommodate technological upgrades (digital copy) to existing on-premise monument and pylon signs for commercial centers 20 acres in size or larger. The proposed changes will involve negligible expansion of use from that already authorized by the Dos Lagos Specific Plan, and therefore, there is no possibility that the proposed changes to the sign standards will have a significant effect on the environment. The Notice of Exemption is attached as Exhibit 10.

FISCAL IMPACT

The applicant has paid the applicable application processing fees for the project.

PUBLIC NOTICE AND COMMENTS

A 10-day public notice was mailed to all property owners within a 500-foot radius of the project site, as well as advertised in the Sentinel Weekly News and posted at the project site. As of the

preparation of this report, the Planning and Development Department has not received any response from the public regarding the proposed amendment.

STAFF ANALYSIS:

The proposed amendment is intended to modify the existing on-site signage to increase exposure to The Shops at Dos Lagos and its tenants. The site has a very unique topography. From Interstate 15, the visibility to tenant spaces is hampered by a 55-foot grade elevation between the freeway and the tenant pads; and visibility of tenants from Temescal Canyon Road is limited by the size and design of the retail center. The amendment is proposed to keep the retail center competitive with other regional shopping centers in proximity to the project site, and to help keep tenant vacancy low. The amendment will allow increasing opportunity for the advertisement of the center’s tenants and community amenities, such as the amphitheater and special events.

Approval of SPA2022-0008 contributes to promoting local businesses and economic development within the City per General Plan Goal ED-4.5, which states:

"Promote reinvestment in declining shopping centers and districts, with an emphasis on new retail uses that serve adjacent neighborhoods and contribute to the overall vitality of the centers."

The Planning and Development Department recommends approval of SPA2022-0008 subject to the findings below and the recommended Conditions of Approval in Exhibit 3.

FINDINGS OF APPROVAL FOR SPA2022-0008

1. A preliminary exemption assessment has been conducted by the City of Corona and it has shown that this project does not require further environmental assessment because the project qualifies as an Class 1 categorical exemption under the California Environmental Quality Act (CEQA) review per Section 15301 (Existing Facilities) of the State Guidelines and Section 3.27 of the City of Corona adopted Local Guidelines for Implementing CEQA. The project is a text amendment to the Dos Lagos Specific Plan to allow for minor alterations in the development standards for signage, which will accommodate technological upgrades (digital copy) to existing on-premise monument and pylon signs for commercial centers 20 acres in size or larger. The proposed changes will involve negligible expansion of use from that already authorized by the Dos Lagos Specific Plan, and therefore, there is no possibility that the proposed changes to the sign standards will have a significant effect on the environment.
2. SPA2022-0008 systematically implements and is consistent with the General Plan for the following reasons:
 - a. *The amendment is consistent with General Plan Policy LU-5.9 which requires adherence and implementation of specific plans, specifically as stipulated in the Commercial and Entertainment Commercial districts as detailed within the Dos Lagos Specific Plan.*
 - b. *The amendment is consistent with General Plan ED-4.5 because it promotes the*

reinvestment in The Shops at Dos Lagos retail center by providing signage that is necessary for the retail center. The visibility is vital in order to attract customers to support and help to sustain the center and new retail uses to serve adjacent neighborhoods and contribute to the overall vitality of the center.”

3. SPA2022-0008 provides for the development of a comprehensively planned project that is superior to development otherwise allowed under the conventional zoning classifications for the following reason:
 - a. *The amendment involves development criteria for commercial center signage to ensure compatibility with development and/or structures that occupy the property.*

4. The Plan provides for the construction, improvement, or extension of transportation facilities, public utilities and public services required by the long-term needs of the project and/or other area residents, and complements the orderly development of the City beyond the project's boundaries for the following reason:
 - a. *SPA2022-0008 specifically involves an amendment to existing sign standards within the Dos Lagos Specific Plan for commercial center signage and does not affect the infrastructure that has been planned, constructed or required as part of the Dos Lagos Specific Plan.*

5. The Plan provides for the appropriate orientation and relationship between land use within and adjacent to the project for the following reason:
 - a. *SPA2022-0008 provides commercial center signage for regional centers in a manner that is compatible in scale to other regional commercial centers having visibility and frontage along the City's freeway corridors.*

PREPARED BY: ROCIO LOPEZ, CONSULTING ASSOCIATE PLANNER

REVIEWED BY: SANDRA YANG, SENIOR PLANNER

REVIEWED BY: JAY EASTMAN, PLANNING MANAGER

SUBMITTED BY: JOANNE COLETTA, PLANNING & DEVELOPMENT DIRECTOR

EXHIBITS

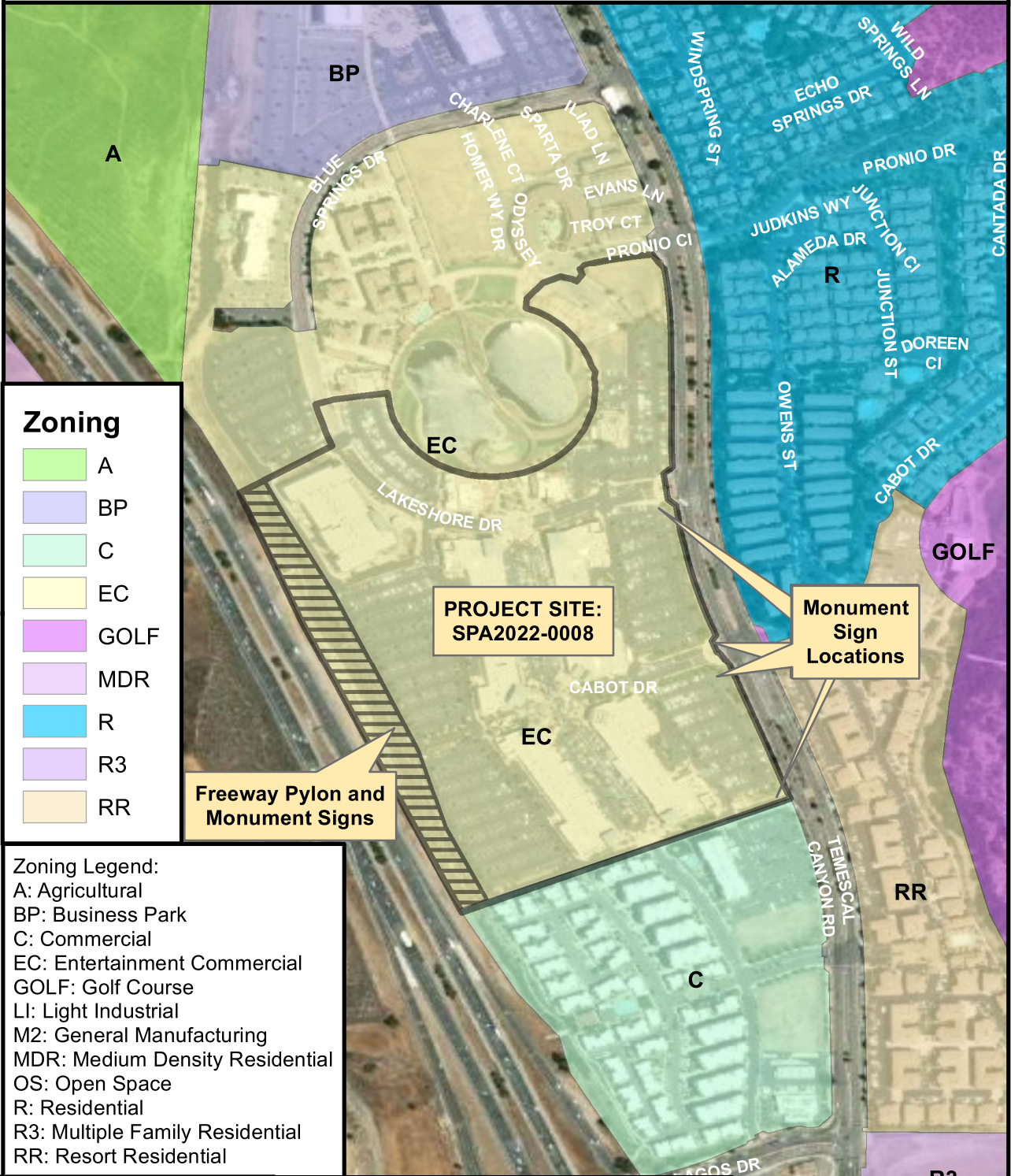
1. Locational and Zoning Map
2. Dos Lagos Specific Plan Land Use Plan
3. Conditions of Approval
4. Applicant's letter (dated 12/8/22, explaining Specific Plan amendment request)
5. Proposed Amendment
6. Proposed Sign Program
7. Existing Signs and Proposed Signs Per Sign Program

File #: 23-0237

8. Existing Sign Regulations Versus Proposed Sign Regulations
9. Light Study (dated 12/6/22)
10. Environmental Documentation

Case Planner: Rocio Lopez (951) 736-2293

LOCATIONAL & ZONING MAP



SPA2022-0008
Dos Lagos Shops
2780 Cabot Drive

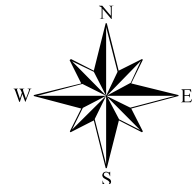
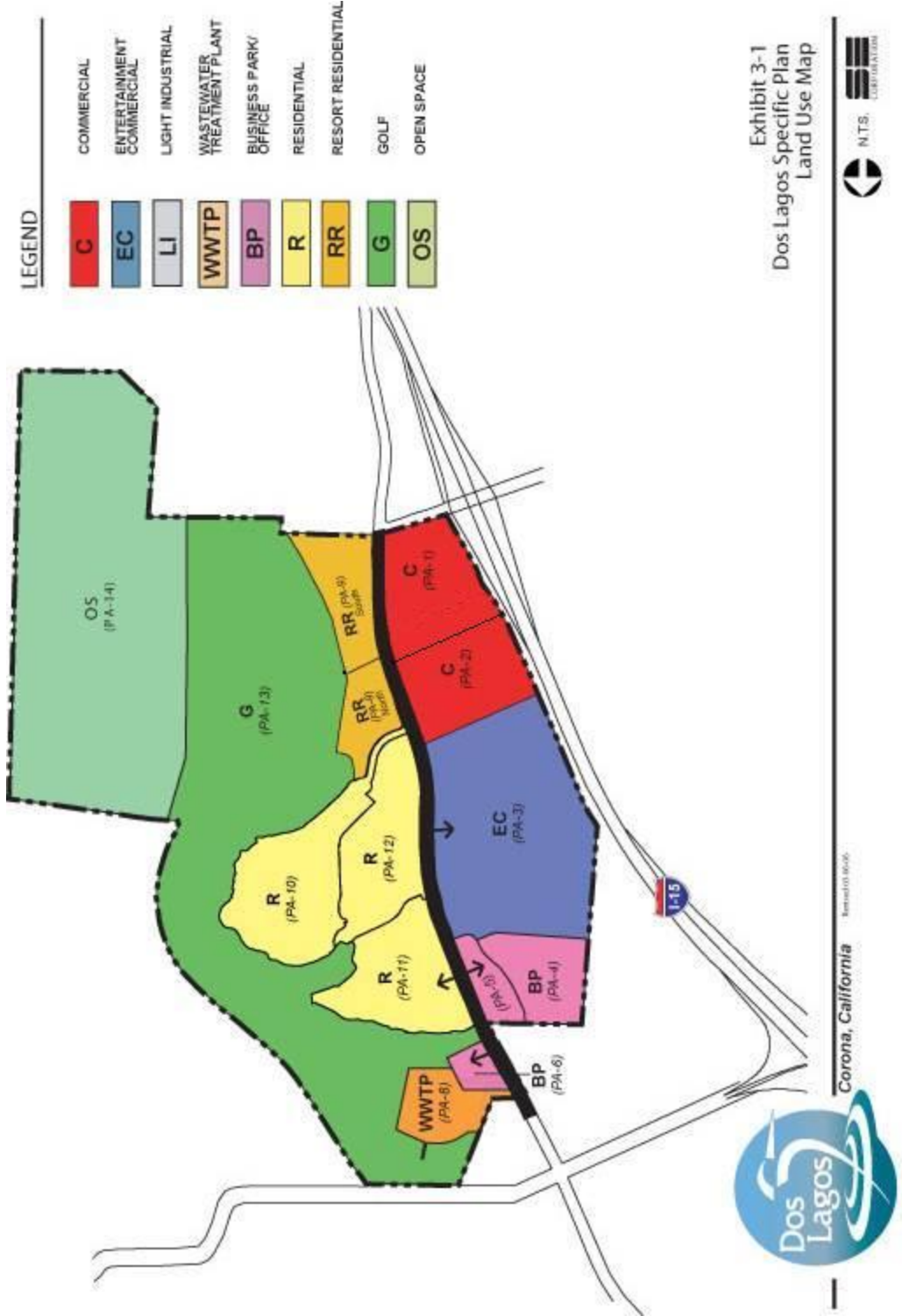


EXHIBIT 1





Project Conditions

City of Corona

Project Number: SPA2022-0008

Description: Amend Dos Lagos SP for larger EMC freeway & monument signs.

Applied: **9/28/2022**

Approved:

Site Address: **2780 CABOT DR 140 CORONA, CA**

Closed:

Expired:

Status: **RECEIVED**

Applicant: **Bravo Whiskey Properties LLC & Dos Lagos Squared LLC
2780 Cabot Drive 140 Corona CA,**

Parent Project: **DPR2022-0032**

Details:

LIST OF CONDITIONS	
DEPARTMENT	CONTACT
BUILDING	
1. Obtain building permits prior to construction or alteration of any sign as applicable.	
PLANNING	Rocio Lopez
1. The project shall comply with all applicable requirements of the Corona Municipal Code (CMC), ordinances and the Dos Lagos Specific Plan (SP-99-03), including the payment of all required fees. 2. To the fullest extent permitted by law, the applicant shall defend, indemnify and hold the City of Corona and its directors, officials, officers, employees, volunteers and agents free and harmless from any and all claims, demands, causes of action, proceedings, costs, expenses, liabilities, losses, damages or injuries of any kind, in law or equity, in any manner arising out of, pertaining to, or incident to any attack against or attempt to challenge, set aside, void or annul any approval, decision or other action of the City of Corona, whether such approval, decision or other action was by its City Council, Planning and Housing Commission or other board, director, official, officer, employee, volunteer or agent. To the extent that Government Code Section 66474.9 applies, the City will promptly notify the applicant of any claim, action or proceeding made known to the City to which Government Code Section 66474.9 applies and the City will fully cooperate in the defense. The Applicant's obligations hereunder shall include, without limitation, the payment of any and all damages, consultant and expert fees, and attorney's fees and other related costs and expenses. The City shall have the right to retain such legal counsel as the City deems necessary and appropriate. 3. Nothing herein shall be construed to require City to defend any attack against or attempt to challenge, set aside, void or annul any such City approval, decision or other action. If at any time Applicant chooses not to defend (or continue to defend) any attack against or attempt to challenge, set aside, void or annul any such City approval, decision or other action, the City may choose, in its sole discretion, to defend or not defend any such action. In the event that the City decides not to defend or continue the defense, Applicant shall be obligated to reimburse City for any and all costs, fees, penalties or damages associated with dismissing the action or proceeding. If at any time both the Applicant and the City choose not to defend (or continue to defend) any action noted herein, all subject City approvals, decisions or other actions shall be null and void. The Applicant shall be required to enter into any reimbursement agreement deemed necessary by the City to effectuate the terms of this condition. 4. Applicant shall obtain Planning approval and building permit prior to the construction of any signs. 5. The EMC signs along Interstate 15 and Temescal Canyon Road shall be automatically dimmed during the nighttime hours. In addition, the EMC monument signs along Temescal Canyon Road shall have a label or plaque with property management contact information for the public to contact regarding EMC glare complaints. [Added by the Planning and Housing Commission on March 20, 2023.]	



Project Conditions

City of Corona

PUBLIC WORKS	Jennifer Tran
<ol style="list-style-type: none">1. The Shops at Dos Lagos is serviced by the City of Corona's electrical grid. Additional load on the grid will require coordination with the City's Utilities Department. Contact the Development Services Division for communication with the Utilities Department. Electrical plans will be required at plan check and will be routed to electrical consultant.2. The existing sign "MS1" appears to be partially constructed within the city's public right-of-way and will require some additional research to confirm its location. Ultimately, the replacement sign at this location will need to be constructed all on-site. Any encroachment within the public right-of-way will require the Planning & Development and Public Works Departments' review and approval.	

Electra-Vision Advertising Corp.

12/08/22

City of Corona
400 S. Vicentia Avenue
Corona, CA 92882

RE: Specific Plan SP99-03 minor plan amendment

On behalf of Bravo Whiskey Properties LLC and Dos Lago Squared LLC, Electra-Vision Advertising Corp proposes a minor amendment to the existing Dos Lagos Specific Plan SP99-03. The amendment consists of amending the freeway and frontage sign(s) for the Commercial (C) and Entertainment Commercial (EC) signage criteria.

The Dos Lagos Specific Plan area consists of 1127.25 acres situated near the southern boundary of the City of Corona. Since the approval of Dos Lagos Specific Plan back in June 2000 there have been 18 amendments. Specifically, two that revised the signage criteria for Commercial (C) and Entertainment Commercial (EC) districts. The first back in 2006 and the second back in 2011. Both of these past amendments addressed ever changing signage needs of a prosperous commercial and entertainment development. More than 11 years later, we are now looking to keep up with competing venues in the surrounding area.

The Dos Lagos site has a very unique topography. Along Interstate 15, visibility to their front door market is extremely hampered by the fact that their grade elevation between the freeway and their site is over 55 feet. It is highly likely that anyone traveling along Interstate 15 would never know that Dos Lagos businesses are there. Signage is a major factor in the ongoing success of the site.

In regard to Dos Lagos's secondary front door market Temescal Canyon Road, there are similar challenges to overcome. Most of the businesses are not visible to Temescal Canyon Road and the ones that are have a setback that is so far that landscaping and distance make it difficult to notice. We have many businesses that can't be represented without signage along both Interstate 15 and Temescal Canyon Road.

In order for these businesses to thrive, we are proposing to make some minor changes to our signage criteria. Along Interstate 15 we are proposing to modify the pylon sign(s) to allow an increase in electronic sign area from 300 square feet to 672 square feet. This would be done without increasing the overall approved 750 square feet by reducing the allowable tenant brand panel areas. The Interstate 15 monument signs would increase their overall sign area from 175 square feet to 225 square feet and the tenant brand spaces from three (3) to four (4). Along Temescal Canyon Road we are proposing to change the monument signs to include the names of the businesses as well as the center. This change would require a height increase from 6.6 feet to 10 feet, a sign square footage from 135 square feet to 175 square feet and the allowance of the use of electronic message signs.

EXHIBIT 4

The proposed changes to our sign criteria will only benefit the community. The ongoing success of the Dos Lagos project hinges on their ability to improve advertising awareness in a way that is creative and expected in a very competitive market. These minor changes will allow the ongoing success of the individual businesses as well as the Dos Lagos center in general.

Thank you for your consideration of our proposed minor specific plan amendment.

Sincerely,

A handwritten signature in black ink, appearing to read "George Saelzler". The signature is fluid and cursive, with a large initial "G" and "S".

George Saelzler
President

731 West 11th Street, Claremont, CA 91711
Tel 909-626-0705 EVASIGNS.COM
State Lic. #747955

DOS LAGOS SPECIFIC PLAN (SP-99-03)

Submitted To:

CITY OF CORONA

Prepared and Submitted By:

SE Corporation

9050 Pulsar Court, Suite A

Corona, CA 92883

(951) 667-6200

Prepared For:

Temescal Canyon Properties-8, LLC

Prepared by: Bonnie Montoya-May

Contact: SE Corporation

Approved by the Corona City Council: June 21, 2000

Last Amended April 19, 2023

EXHIBIT 5

Listing of Amendments to Dos Lagos SP 99-03

Action/ Amendment No.	Action	Hearings and Approvals	Adopting Ordinance / Resolution
SPA07-004	Dos Lagos Specific Plan amendment to allow non-age restricted and unrestricted housing in Planning Area 3, to allow residential rental units in Planning Area 9, and to revise the signage criteria for Business Park Designation.	Plng. Com May 21, 2007 City Council June 20, 2007	Ord. 2896
SPA11-002	Dos Lagos Specific Plan amendment to amend the signage criteria to allow electronic message signs, pylon and monument style signs with tenant identification within the EC and C (Entertainment Commercial and Commercial) Designations.	Plng. Com June 20, 2011 City Council July 20, 2011	Ord. 3096
SPA12-004	Dos Lagos Specific Plan Amendment to amend 22.4 acres (14 acres, Planning Area 1 and 8.4 acres Planning Area 2) Commercial (C), and increase the number of allowed residential dwelling units by 45 to accommodate apartment homes in the Entertainment Commercial (EC) designation (Planning Area 3) and 450 multi-family units in the Commercial (C) designation (Planning Area 1) and amend Section 4.3.7 (Permitted Uses) to expand the permitted and conditionally permitted uses within the Commercial (C) and Entertainment Commercial (EC) designations of the Dos Lagos Specific Plan (SP99-03), located generally east and west of Temescal Canyon Road, north of Dos Lagos Drive and south of Blue Springs Drive.	Plng. Com November 26, 2012 City Council December 19, 2012	Ord. 3129
<u>SPA 2022-008</u>	<u>Dos Lagos Specific Plan Admendment to amend the signage criteria to increase electronic message center sign area and modify existing monument and pylon signs within EC abd C (Entertainment Commercial and Commercial) designations.</u>	<u>Plng. Com March 20, 2023 City Council April 19, 2023</u>	<u>Ord. TBD</u>

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APPENDICES

- 1. **GPA-98-03** – Resolution No. 1868
- 2. **SP99-003** – Ordinance No. 2461
- 3. **Mitigation Monitoring Plan, Corona Annexation No. 94 & Dos Lagos Specific Plan Program EIR**
- 4. **GPA00-02** – Resolution No. 2000-64
- 5. **SPA02-002** – Ordinance No. 2587
- 6. **GPA02-005** – Resolution No. 2002-68 and Resolution No. 1991
- 7. **SPA03-004** – Ordinance No.2659
- 8. **SPA03-006** –Ordinance No. 2669
- 9. **SPA03-009** – Ordinance No. 2684
- 10. **SPA04-009** – Ordinance No. 2814
- 11. **SPA04-012** – Ordinance No.2744
- 12. **SPA04-014** – Ordinance No. 2760
- 13. **GPA05-005** – Resolution No. 2005-104
- 14. **SPA05-009** – Ordinance No. 2788
- 15. **GPA06-002** – Resolution No. 2212 and 2006-080
- 16. **SPA06-002** – Ordinance No. 2835
- 17. **SPA07-004** – Ordinance No. 2896
- 18. **SPA11-002** – Ordinance No. 3096
- 19. **SPA12-004** – Ordinance No. 3129
- 20. **SPA2022-0008 - Ordinance No. TBD**

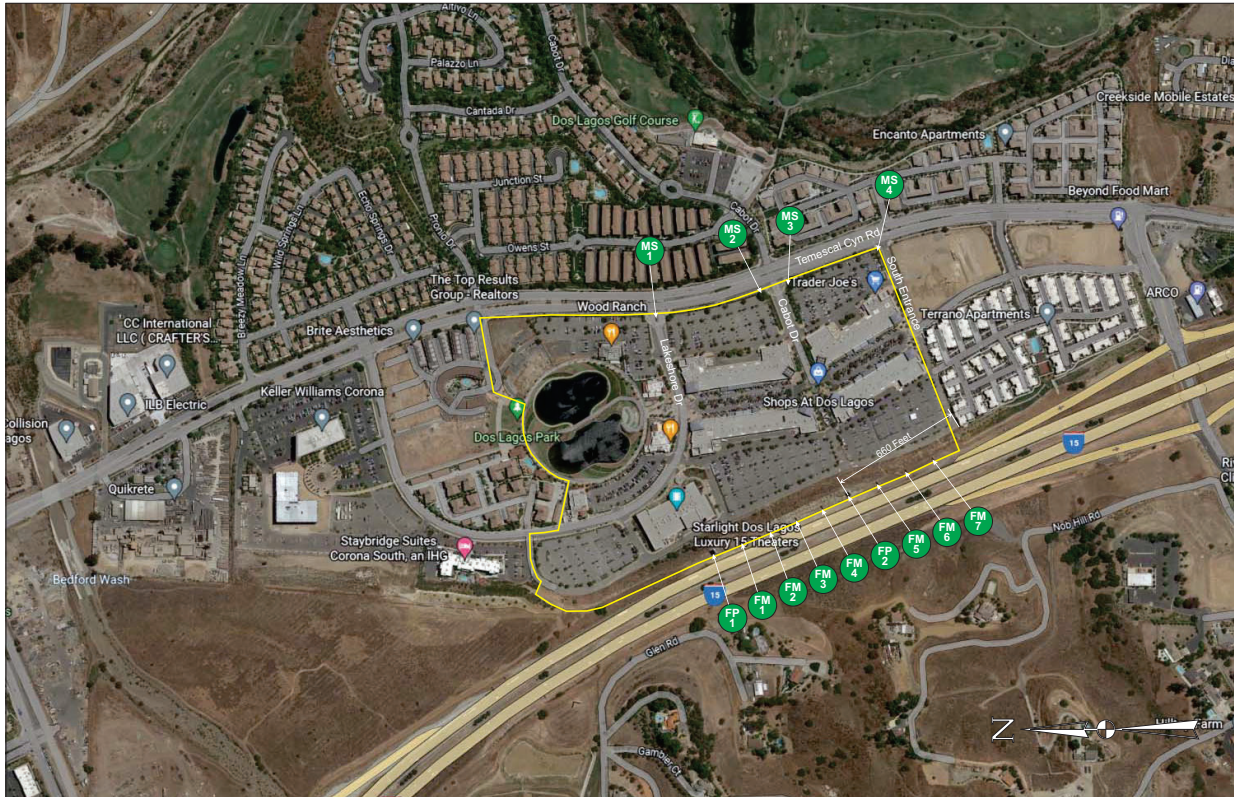
4.3.6 Signage Standards (C) and (EC)

Commercial (C) and Entertainment Commercial (EC) signs are intended to establish a lively, contemporary pedestrian oriented atmosphere. The mounting height of these signs may be lower than in typical retail centers to contribute to the activity at the pedestrian level. The signs may be engaging and multi-layered, but tasteful in character. Signs should incorporate vibrant colors that create a dynamic sense of excitement. The use of exposed neon in reverse channel and open channel letters, as well as dimensional shapes and logos may be used within the EC district.

The following signage standards shall apply to the Commercial (C) and Entertainment Commercial (EC) zones within the Dos Lagos Specific Plan area. Signage standards set forth in **Section 4.2, General Provisions: D. Signage – Project Wide**, shall also apply.

A. Major Commercial Center Identification Signs (For centers 20 acres in size or larger):

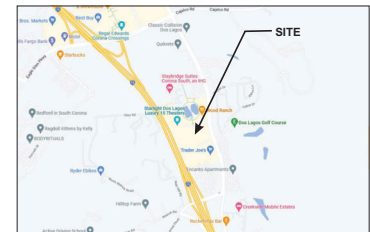
1. **Freeway Oriented Signs:** Freeway oriented signs for commercial centers are allowed in the following manner.
 - a. Centers located adjacent to the freeway are allowed to have up to three freeway oriented pylon signs. The pylons signs shall not exceed a height of 60 feet, and a maximum copy face area of 750 square feet. The pylon signs shall be limited to a maximum ~~seven (7)~~ **eleven (11) static copy** tenant spaces on each sign. An electronic sign display is allowed on any of the freeway oriented pylons signs provided that the electronic display area shall not exceed ~~300~~ **672** square feet in **digital copy face** area and in no case shall the entire sign exceed 750 square feet in **copy face** area.
 - b. Centers located adjacent to the freeway are allowed to have up to eight (8) freeway oriented monument signs. The monument signs shall be limited to ~~three~~ **four (4)** tenant spaces. The total **copy** sign area shall not exceed ~~175~~ **225** square feet and shall not exceed a height of 17 feet.
 - c. All freeway signs shall be of high quality having attractive architecture.
2. **Monument Signs:** Monument signs for commercial centers are allowed in the following manner.
 - a. Project identification monument signs are allowed at every driveway opening to the commercial center. These signs ~~shall not~~ **may** advertise tenants and ~~shall only advertise~~ the name of the center. The ultimate locations of the monument signs shall be approved through the project's sign program.
 - b. All monument signs shall be located outside of the visibility triangle for driveways and streets. Monument signs located along Temescal Canyon Road shall have a minimum unobstructed visibility triangle of not less than 20 feet on each side.
 - c. Monument signs shall not exceed an overall height of ~~6.6~~ **10** feet.
 - d. Monument signs, **not** including the architecture features and base, shall not exceed an overall **copy** area of ~~135~~ **175** square feet. **The copy area can be static copy and/or electronic message centers.**



SHOPPES AT DOS LAGOS - PLOT PLAN

LEGEND

- FP 1 — Interstate 15 Freeway Pylon Sign (See Sheet 2, 6, 7)
- FP 2 — Interstate 15 Freeway Pylon Sign (See Sheet 2, 7, 8)
- FM 1 — Interstate 15 Freeway Monument Sign (See Sheet 2, 5)
- FM 2 — Interstate 15 Freeway Monument Sign (See Sheet 2)
- FM 3 — Interstate 15 Freeway Monument Sign (See Sheet 2)
- FM 4 — Interstate 15 Freeway Monument Sign (See Sheet 2)
- FM 5 — Interstate 15 Freeway Monument Sign (See Sheet 2)
- FM 6 — Interstate 15 Freeway Monument Sign (See Sheet 2)
- FM 7 — Interstate 15 Freeway Monument Sign (See Sheet 2)
- MS 1 — Temescal Cyn Rd Monument Sign (See Sheet 2, 3, 8, 9)
- MS 2 — Temescal Cyn Rd Monument Sign (See Sheet 2, 3, 8, 9)
- MS 3 — Temescal Cyn Rd Monument Sign (See Sheet 2, 4, 8, 9)
- MS 4 — Temescal Cyn Rd Monument Sign (See Sheet 2, 4, 8, 9)



VICINITY MAP

CITY OF CORONA

SHOPPES AT DOS LAGOS
2780 CABOT DRIVE, SUITE 140
CORONA, CA 92883

Applicant: Bravo Whiskey Properties & Dos Lagos Squared LLC 2780 Cabot Drive, Suite 140 Corona, CA 92883 714-515-2057	Owner: Bravo Whiskey Properties & Dos Lagos Squared LLC 2780 Cabot Drive, Suite 140 Corona, CA 92883 714-515-2057	Exhibit Preparer: Electra-Vision Advertising Corp. 731 W. 11th Street Claremont, CA 91711 909-626-0705	Legal Description: APN 279-450-020 APN 279-450-025 APN 279-450-028 APN 279-460-033 APN 279-460-039 APN 279-460-048	General Plan: C	Freeway Frontage: 3,163 Feet
			Total Acreage: 39.10	Specific Plan: SP-99-03	Street Frontage: 3,275 Feet
				Zoning: C & EC	

SCALE: AS DIMENSIONED
 DATE: 08/11/22
 REV DATE: 3/08/23

SHEET 1 OF 9

EXHIBIT 6



LEGEND

- Intersate 15 Freeway Pylon Sign
- Interstate 15 Freeway Pylon Sign
- Interstate 15 Freeway Monument Sign
- Interstate 15 Freeway Monument Sign
- Interstate 15 Freeway Monument Sign
- Interstate 15 Freeway Monument Sign
- Interstate 15 Freeway Monument Sign
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CITY OF CORONA

SHOPS AT DOS LAGOS
2780 CABOT DRIVE, SUITE 140
CORONA, CA 92883

SCALE: AS DIMENSIONED
 DATE: 08/11/22
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SHEET 2 OF 9



EXISTING FREEWAY MONUMENT SIGN
TYPICAL



PROPOSED FREEWAY MONUMENT SIGN
TYPICAL

Existing Development Standards:

A. Major Commercial Center Identification Signs (For centers 20 Acres in size or larger):

1. **Freeway Oriented Signs:** Freeway oriented signs for commercial centers are allowed in the following manner.
 - a. Centers located adjacent to the freeway are allowed to have up to eight (8) freeway oriented monument signs. The monument signs shall be limited to three tenant spaces. The total sign area shall not exceed 175 square feet and shall not exceed a height of 17 feet.

Proposed Development Standards:

A. Major Commercial Center Identification Signs (For centers 20 Acres in size or larger):

1. **Freeway Oriented Signs:** Freeway oriented signs for commercial centers are allowed in the following manner.
 - a. Centers located adjacent to the freeway are allowed to have up to eight (8) freeway oriented monument signs. The monument signs shall be limited to ~~three~~ four (4) tenant spaces. The total sign area shall not exceed ~~175~~ 225 square feet and shall not exceed a height of 17 feet.

CITY OF CORONA

SHOPS AT DOS LAGOS
2780 CABOT DRIVE, SUITE 140
CORONA, CA 92883

SCALE: AS DIMENSIONED
DATE: 08/11/22
REV DATE: 3/08/23

SHEET 5 OF 9



EXISTING FREEWAY MONUMENT SIGN

Existing Development Standards:

A. Major Commercial Center Identification Signs (For centers 20 Acres in size or larger):

1. **Freeway Oriented Signs:** Freeway oriented signs for commercial centers are allowed in the following manner.
 - a. Centers located adjacent to the freeway are allowed to have up to three freeway oriented pylon signs. The pylon signs shall not exceed a height of 60 feet, and a maximum copy face area of 750 square feet. The pylon signs shall be limited to a maximum seven (7) tenant spaces on each sign. An electronic sign display area shall not exceed 300 square feet in area and in no case shall the entire sign exceed 750 square feet in area.



PROPOSED FREEWAY MONUMENT SIGN

Proposed Development Standards:

A. Major Commercial Center Identification Signs (For centers 20 Acres in size or larger):

1. **Freeway Oriented Signs:** Freeway oriented signs for commercial centers are allowed in the following manner.
 - a. Centers located adjacent to the freeway are allowed to have up to three freeway oriented pylon signs. The pylon signs shall not exceed a height of 60 feet, and a maximum copy face area of 750 square feet. The pylon signs shall be limited to a maximum seven (7) tenant spaces on each sign. An electronic sign display area shall not exceed 300 square feet in area and in no case shall the entire sign exceed 750 square feet in copy face area.

CITY OF CORONA

**SHOPS AT DOS LAGOS
2780 CABOT DRIVE, SUITE 140
CORONA, CA 92883**

SCALE: AS DIMENSIONED
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SHEET 6 OF 9



EXISTING FREEWAY MONUMENT SIGN

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CITY OF CORONA

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SHEET 7 OF 9

12/8/2022

Watchfire Signs is Compliant with National Lighting Requirements

Watchfire Signs has adapted brightness standards endorsed by both the International Sign Association (ISA) and Outdoor Advertising Association of America (OAAA). Watchfire Signs' products meet the requirements set forth by both associations of no more than 0.3 foot-candles above existing ambient light levels. Total foot-candles are dependent on size and distance and can be adjusted as needed.

LIGHTING STUDY

Watchfire Signs has been manufacturing outdoor electric signs since 1932 and LED signs since 1996. Currently, we have more than 80,000 LED signs in operation worldwide.

History of Optical Measurements and Calculations

Outdoor signs using incandescent light bulbs commonly measured illuminance using meters that report brightness in foot-candles. This unit is the standard measurement partly because a light bulb is a source of light that illuminates equally in all directions. LED signs are measured with the same meter even though its light does not illuminate equally in all directions. LED signs are designed to be highly directional, which is an advantage. LEDs allow light to be directed toward an intended audience, rather than dispersed in a wider arc out from the face of the sign.

In the LED industry luminance, or the intensity of visible light, is measured by nits, where one candela per square meter is equal to one nit. However, luminance meters are expensive, difficult to use in the field, and are not ideal for lighting studies commonly used for meeting local permitting requirements. As a result, LED signs are often evaluated using foot-candle measurements.

A foot-candle is the amount of light produced by a single candle when measured from one foot away. For reference, a 100-watt light bulb produces 137 foot-candles from 1 foot away, 0.548 foot-candles from 50 feet away, and 0.137 foot-candles from 100 feet away.

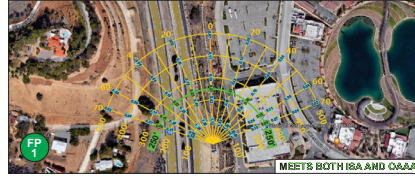
Automatic Brightness Adjustment: All Watchfire signs automatically adjust brightness levels using either a 100-stop hardware photocell, or what is referred to as a software photocell (hardware photocells are optional on OP Signs). Using the software photocell, the sign will automatically adjust brightness based on the longitude and latitude location of the sign. The sign is appropriately dimmed or brightened based around daily sunrise and sunset. A hardware photocell will automatically adjust a sign's brightness relative to changes in ambient light levels. For both options, a sign operator can manually decrease the brightness from standard settings, but for safety reasons and in conformance to industry codes, Watchfire cannot allow signs to operate brighter than standard settings.

Equipment used by Watchfire Signs to Measure Luminance

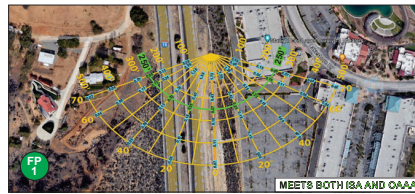
Foot-candles/Lux – Minolta Illuminance Meter FC-10
Nits/candelas/m – Minolta Luminance Meter LS-100
Sign Calibration – Minolta CS-1000 Spectra radiometer

The preceding study uses actual lab measurements made on modules using an illuminance meter. These measurements and extrapolations were then scaled up to the size of the sign and distance corrections were made using the inverse square law.

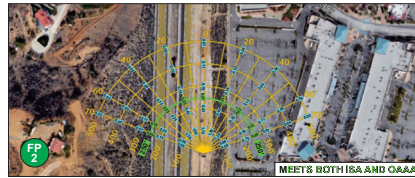
1 | watchfiresigns.com 800-637-2645



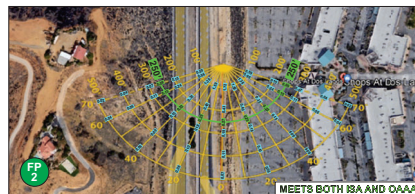
FREEWAY PYLON SIGN
LIGHT STUDY - NORTH



FREEWAY PYLON SIGN
LIGHT STUDY - SOUTH



FREEWAY PYLON SIGN
LIGHT STUDY - NORTH



FREEWAY PYLON SIGN
LIGHT STUDY - SOUTH

Criteria #2 - Alternate Regulatory Criteria

The brightness of light emitted from a changeable message sign should not exceed 0.3 foot candles over ambient light levels measured at a distance of one hundred fifty feet (150') feet for those sign faces less than or equal to three hundred square feet (300 sq. ft.), measured at a distance of two hundred feet (200 ft.) for those sign faces greater than three hundred square feet (300 sq. ft.) but less than or equal to three hundred eighty-five square feet (385 sq. ft.), measured at a distance of two hundred fifty feet (250 ft.) for those sign faces greater than three hundred eighty-five square feet (385 sq. ft.) and less than or equal to six hundred eighty square feet (680 sq. ft.), measured at a distance of three hundred fifty feet (350 ft.) for those sign faces greater than six hundred eighty square feet (680 sq. ft.)

Or use Alternate Table:

Sign Face Size	Distance of Measurement
681-1200 square feet	350 feet
385-680 square feet	250 feet
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200-300 square feet	150 feet

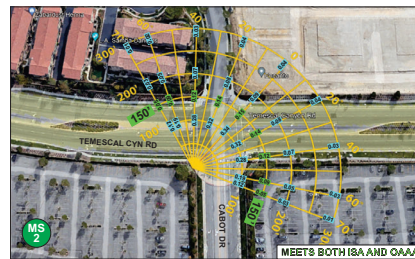
LIGHT STUDY



MONUMENT SIGN - TEMESCAL CYN RD/ LAKESHORE DR
LIGHT STUDY - NORTH



MONUMENT SIGN - TEMESCAL CYN RD/ LAKESHORE DR
LIGHT STUDY - SOUTH



MONUMENT SIGN - TEMESCAL CYN RD/ CABOT DR
LIGHT STUDY - SOUTH

Criteria #3 - Optional Regulatory Addendum - (If standardized distances cannot be achieved in compliance with MUTCD roadside work, or if the site conditions will not allow measurements from the previous distances.)

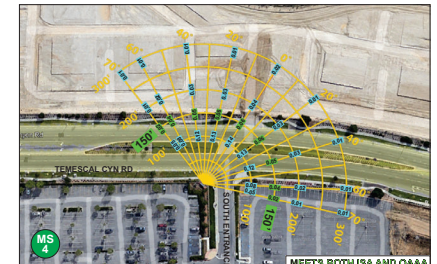
In the event it is found not to be practical to measure a digital billboard at the set distances prescribed above, a measurer may opt to measure the sign at any of the alternative measuring distances described in the applicable table set forth below. In the event the sign measurer chooses to measure the sign using an alternative measuring distance, the prescribed footcandle level above ambient light shall not exceed the prescribed level, to be determined based on the alternative measuring distances set forth in the following tables (A), (B), (C), and (D), as applicable:

(A) For changeable message signs less than or equal to 300 square feet:

Alternative Measuring Distance	Prescribed Foot Candle Level
100	0.68
125	0.43
150	0.3



MONUMENT SIGN - TEMESCAL CYN RD/ CABOT DR
LIGHT STUDY - NORTH



MONUMENT SIGN - TEMESCAL CYN RD/ SOUTH ENTRANCE
LIGHT STUDY - SOUTH

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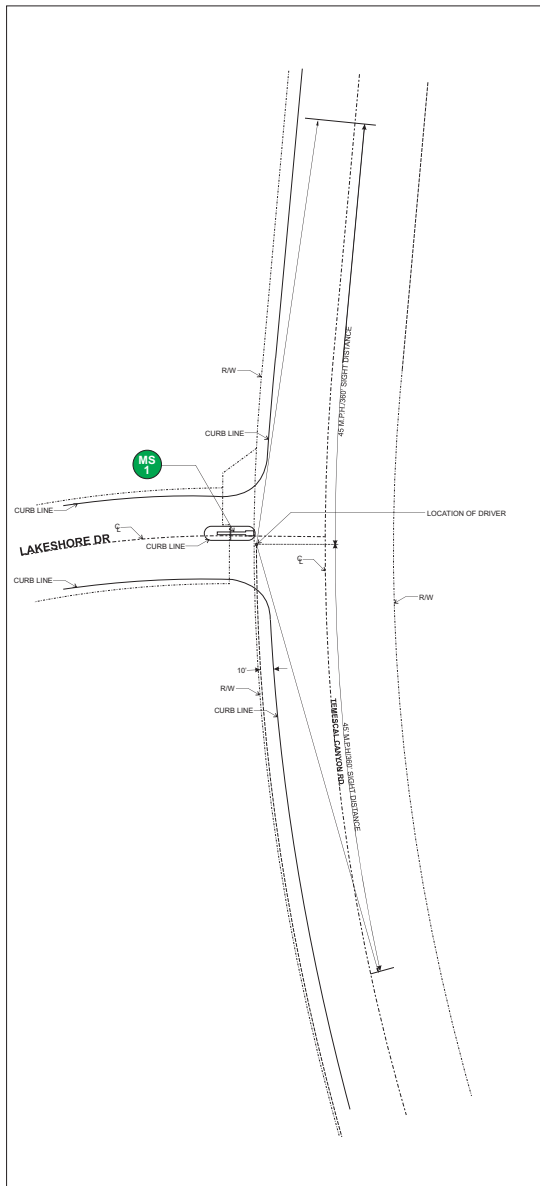
CITY OF CORONA

SHOPS AT DOS LAGOS
2780 CABOT DRIVE, SUITE 140
CORONA, CA 92883

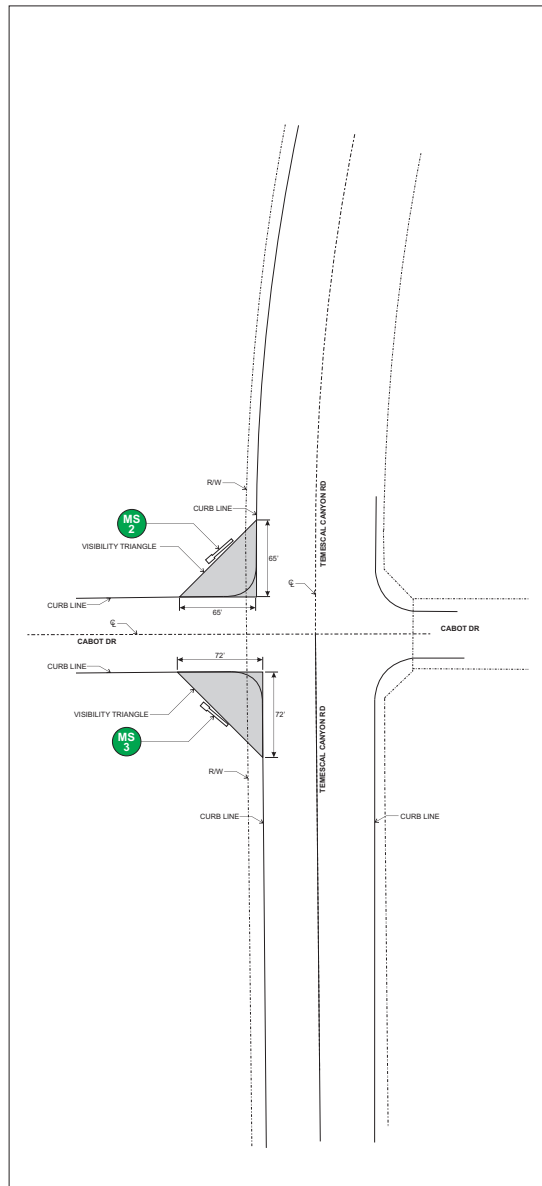


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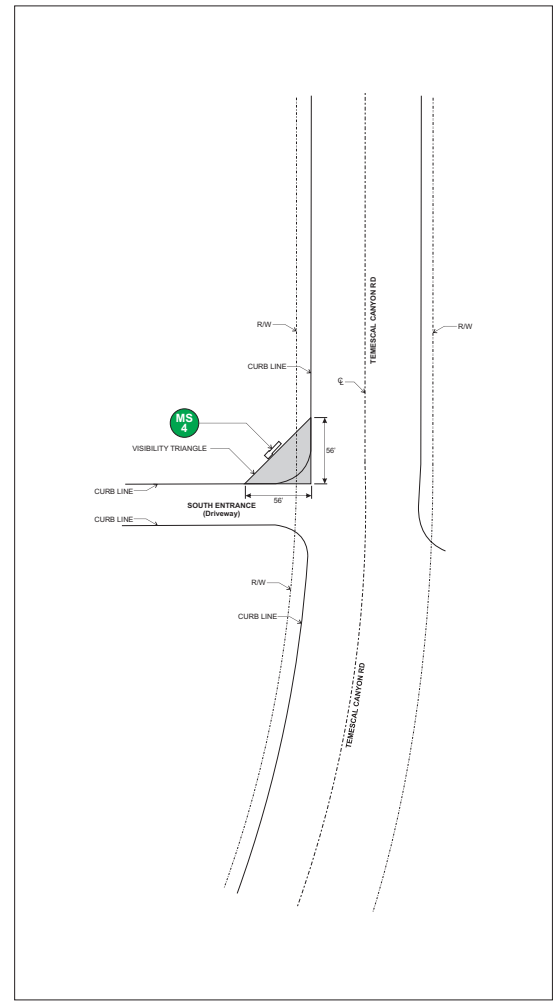
SHEET 8 OF 9



LAKESHORE DR AND TEMESCAL CANYON RD
Scale 1" = 50'



CABOT DR AND TEMESCAL CANYON RD
Scale 1" = 50'



SOUTH ENTRANCE AND TEMESCAL CANYON RD
Scale 1" = 50'

VISIBILITY STUDY

CITY OF CORONA

SHOPS AT DOS LAGOS
2780 CABOT DRIVE, SUITE 140
CORONA, CA 92883

SCALE: AS DIMENSIONED
DATE: 08/11/22
REV DATE: 3/08/23

SHEET 9 OF 9

Existing Signs & Proposed Signs Per Sign Program

SIGN	QUANTITY (EXISTING)	LOCATION	EXISTING SIGN		PROPOSED SIGNS PER APPLICANT'S SIGN PROGRAM ²	
			SIZE	SIGN HEIGHT ¹	SIZE	SIGN HEIGHT ¹
Pylon (Double sided)	1	Interstate 15	Static Sign Area: 412 s.f. EMC: 300 s.f. Total Sign Area: 712 s.f.	54 ft. and 5 in.	EMC: 660 s.f. Total Sign Area: 718 s.f.	54 ft. and 5 in.
Pylon (Double sided)	1	Interstate 15	Static Sign Area: 652 s.f. Total Sign Area: 652 s.f.	54 ft. and 5 in.	EMC: 660 s.f.	54 ft. and 5 in.
Monument (Double sided)	7	Interstate 15	Static Sign Area: 129.7 s.f.	16 ft. and 8 in.	Static Sign Area: 172 s.f.	16 ft. and 8 in.
Monument (double sided)	1	Temescal Canyon Rd. & Lakeshore Dr.	Static Sign Area: 62 s.f. (center name sign)	4.5 ft.	EMC: 155.4 s.f.	9 ft.
Monument (Single sided)	2	Temescal Canyon Rd. & Cabot Dr.	Static Sign Area: 56.8 s.f. (center name sign)	4 ft.	EMC: 74.38 s.f.	9 ft.
Monument (Single sided)	1	Temescal Canyon Rd. at South Entrance		4 ft.	EMC: 74.38 s.f.	7 ft. and 7 in.

Notes:

1. The height is measured to the top of the post/pillar.
2. Proposed Sign Program is attached as Exhibit 6 of the SPA2022-0003 staff report.

EXHIBIT 7

Existing Sign Regulations Versus Proposed Sign Regulations

SIGN TYPE	EXISTING CODE ALLOWANCE				PROPOSED CODE AMENDMENT PER SPA2022-0008			
	QUANTITY	SIGN AREA	TENANT SPACES	SIGN HEIGHT	QUANTITY	SIGN AREA	TENANT SPACES	SIGN HEIGHT
Pylon (Freeway Oriented)	7	Total Sign Area: 750 s.f. maximum overall. May include an EMC not to exceed 300 s.f.	7	60 ft.	7	Total Sign Area: 750 s.f. maximum overall. May include an EMC not to exceed 672 s.f.	11	60 ft.
Monument (Freeway Oriented)	8	175 s.f.	3	17 ft.	8	225 s.f.	4	17 ft.
Monument (At Driveways of Shopping Center)	At project driveways only	135 s.f., including architectural features and base of sign. Shall advertise name of the center only.	N/A	6.6 ft.	At project driveways	175 s.f. <i>not</i> including architectural features and base of sign. Sign may be static and/or be an EMC. Shall advertise name of the center and tenants.	No limit.	10 ft.

Notes:

1. Highlighted sections indicate a change in the sign standard.

EXHIBIT 8

12/6/2022

Watchfire Signs is Compliant with National Lighting Requirements

Watchfire Signs has adopted brightness standards endorsed by both the International Sign Association (ISA) and Outdoor Advertising Association of America (OAAA). Watchfire Signs' products meet the requirements set forth by both associations of no more than 0.3 foot-candles above existing ambient light levels. Total foot-candles are dependent on size and distance and can be adjusted as needed.

LIGHTING STUDY

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History of Optical Measurements and Calculations

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A foot-candle is the amount of light produced by a single candle when measured from one foot away. For reference, a 100-watt light bulb produces 137 foot-candles from 1 foot away, .0548 foot-candles from 50 feet away, and .0137 foot-candles from 100 feet away.

Automatic Brightness Adjustment: All Watchfire signs automatically adjust brightness levels using either a 100-step hardware photocell, or what is referred to as a software photocell (hardware photocells are optional on OP Signs). Using the software photocell, the sign will automatically adjust brightness based on the longitude and latitude location of the sign. The sign is appropriately dimmed or brightened based around daily sunrise and sunset. A hardware photocell will automatically adjust a sign's brightness relative to changes in ambient light levels. For both options, a sign operator can manually decrease the brightness from standard settings, but for safety reasons and in conformance to industry codes, Watchfire cannot allow signs to operate brighter than standard settings.

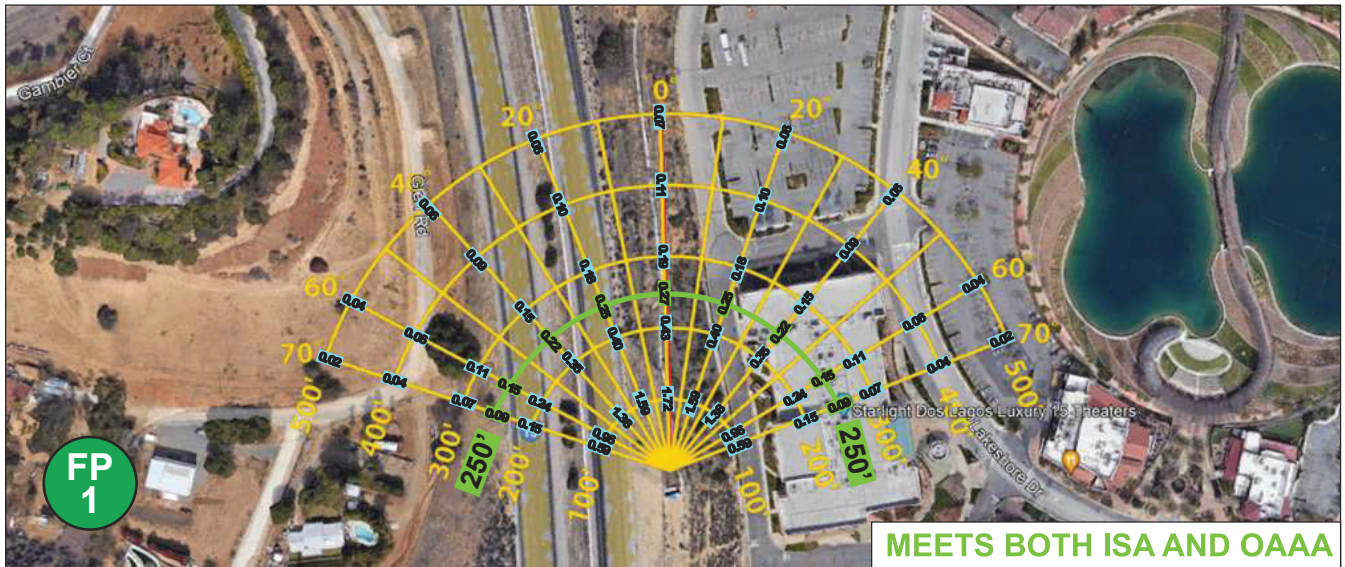
Equipment used by Watchfire Signs to Measure Luminance

Foot-candles/Lux - Minolta Illuminance Meter T-10

Nits/candela/sq. m – Minolta Luminance Meter LS-100

Sign Calibration – Minolta CS-1000 Spectra radiometer

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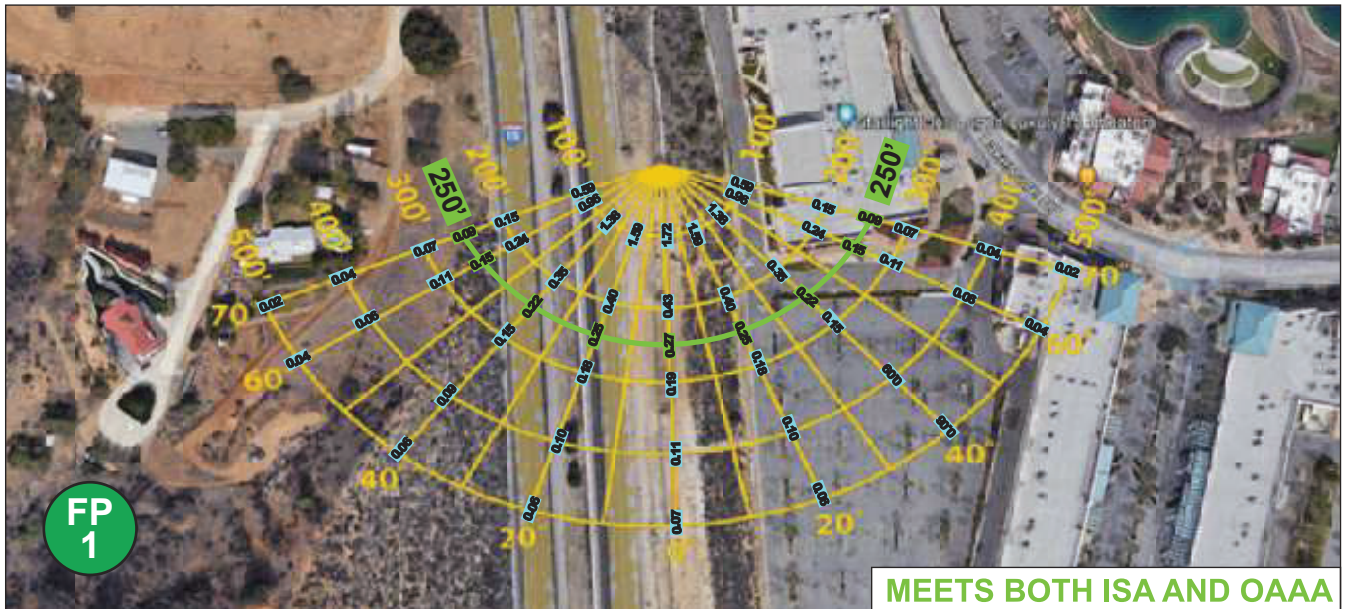
**FREWAY PYLON SIGN
LIGHT STUDY - NORTH**

Criteria #2 - Alternate Regulatory Criteria

The brightness of light emitted from a changeable message sign should not exceed 0.3 foot candles over ambient light levels measured at a distance of one hundred fifty feet (150') feet for those sign faces less than or equal to three hundred square feet (300 sq. ft.), measured at a distance of two hundred feet (200 ft.), for those sign faces greater than three hundred square feet (300 sq. ft.) but less than or equal to three hundred eighty-five square feet (385 sq. ft.), measured at a distance of two hundred fifty feet (250 ft.), for those sign faces greater than three hundred eighty-five square feet (385 sq. ft.) and less than or equal to six hundred eighty square feet (680 sq. ft.), measured at a distance of three hundred fifty feet (350 ft.) for those sign faces greater than six hundred eighty square feet (680 sq. ft.)

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681-1200 square feet	350 feet
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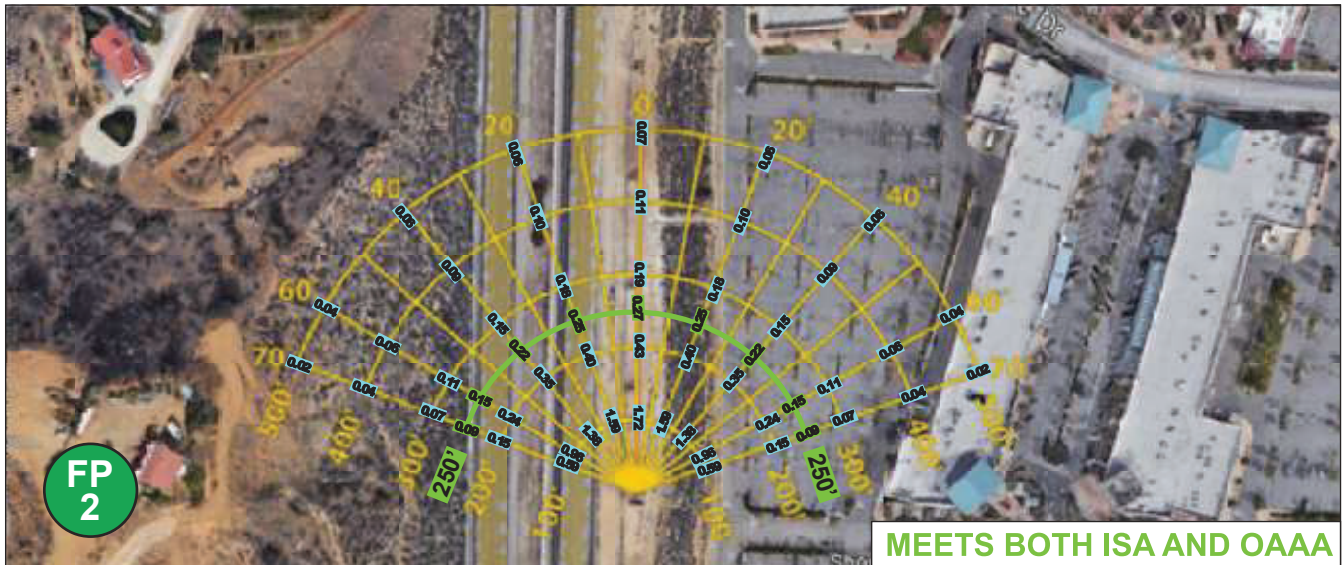
**FREEWAY PYLON SIGN
LIGHT STUDY - SOUTH**

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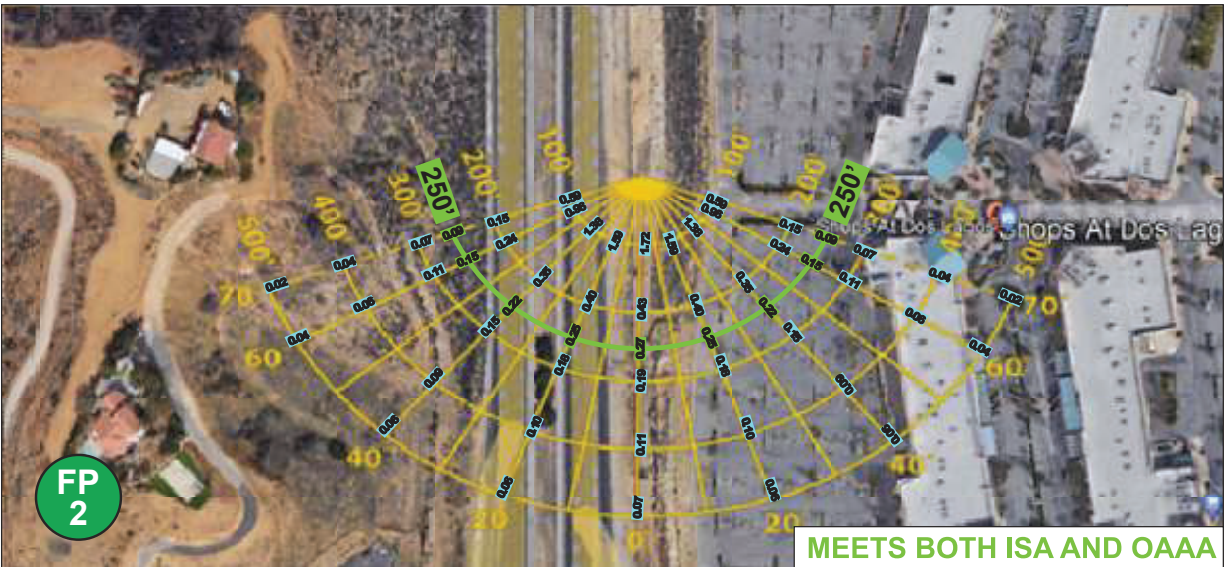
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LIGHT STUDY - SOUTH**

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**MONUMENT SIGN - TEMESCAL CYN RD/ LAKESHORE DR
LIGHT STUDY - NORTH**

Criteria #3 - Optional Regulatory Addendum - (If standardized distances cannot be achieved in compliance with MUTCD roadside work, or if the site conditions will not allow measurements from the previous distances.)

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**MONUMENT SIGN - TEMESCAL CYN RD/ LAKESHORE DR
LIGHT STUDY - SOUTH**

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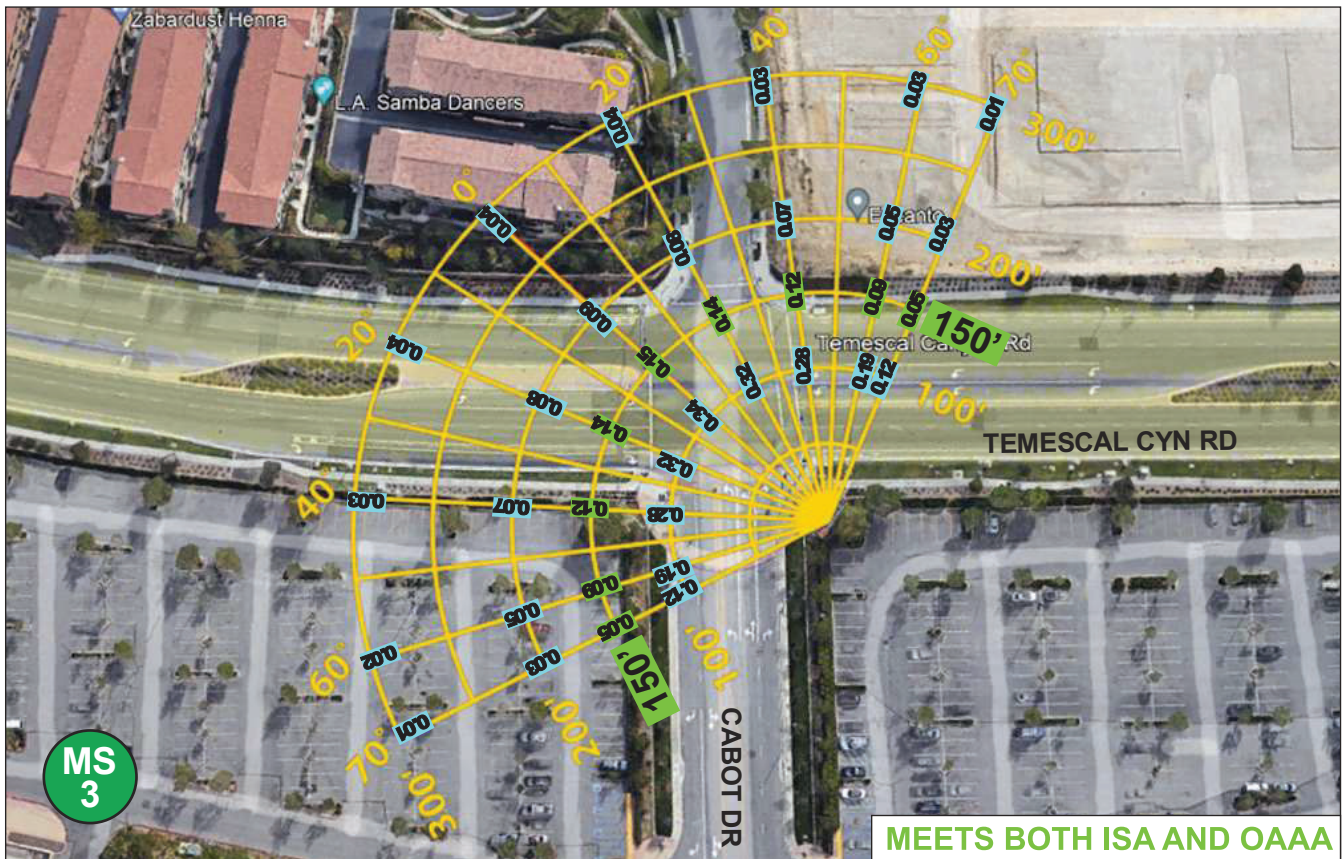
**MONUMENT SIGN - TEMESCAL CYN RD/ CABOT DR
LIGHT STUDY - SOUTH**

Criteria #3 - Optional Regulatory Addendum - (If standardized distances cannot be achieved in compliance with MUTCD roadside work, or if the site conditions will not allow measurements from the previous distances.)

In the event it is found not to be practical to measure a digital billboard at the set distances prescribed above, a measurer may opt to measure the sign at any of the alternative measuring distances described in the applicable table set forth below. In the event the sign measurer chooses to measure the sign using an alternative measuring distance, the prescribed footcandle level above ambient light shall not exceed the prescribed level, to be determined based on the alternative measuring distances set forth in the following tables (A), (B), (C), and (D), as applicable:

(A) For changeable message signs less than or equal to 300 square feet:

Alternative Measuring Distance	Prescribed Foot Candle Level
100	0.68
125	0.43
150	0.3



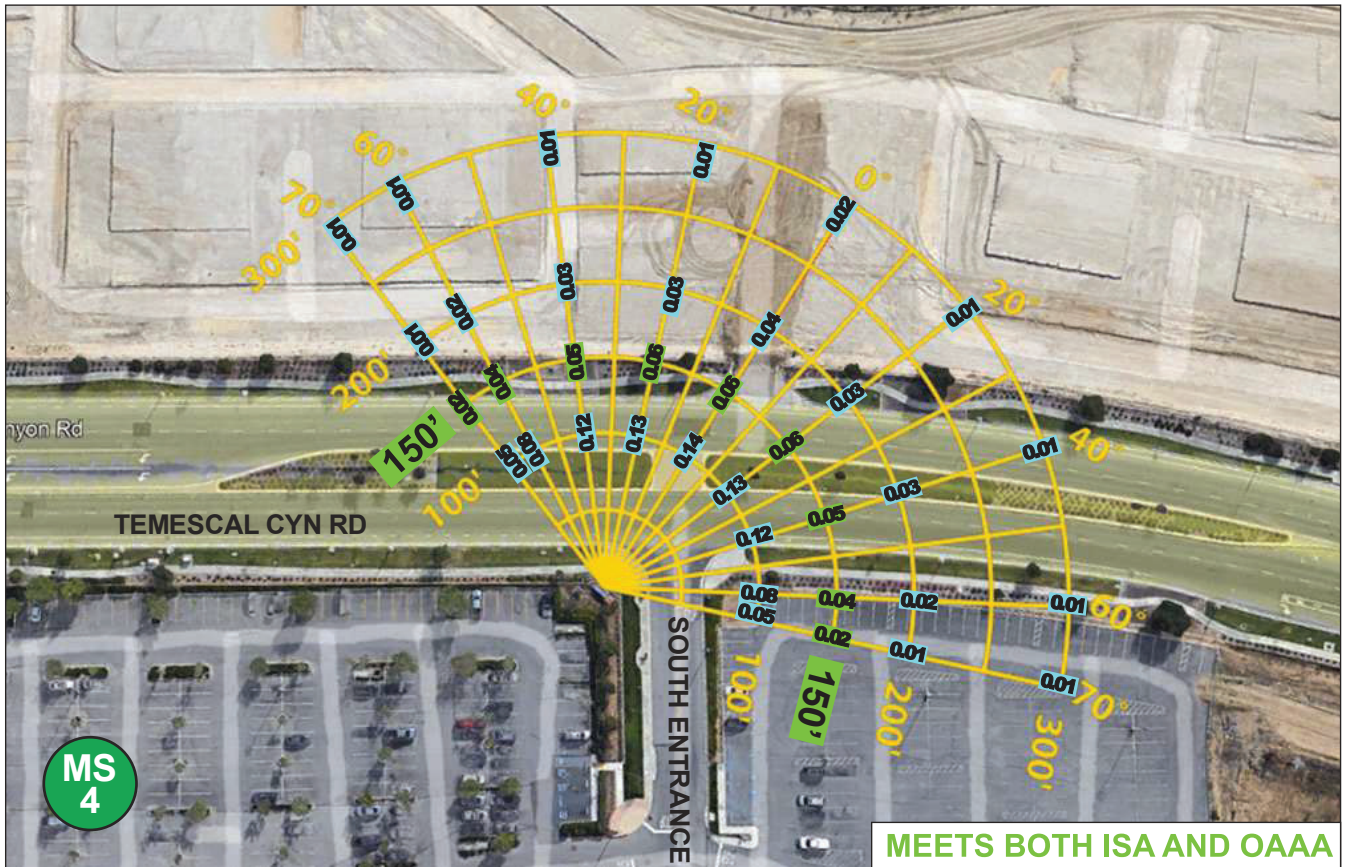
**MONUMENT SIGN - TEMESCAL CYN RD/ CABOT DR
LIGHT STUDY - NORTH**

Criteria #3 - Optional Regulatory Addendum - (If standardized distances cannot be achieved in compliance with MUTCD roadside work, or if the site conditions will not allow measurements from the previous distances.)

In the event it is found not to be practical to measure a digital billboard at the set distances prescribed above, a measurer may opt to measure the sign at any of the alternative measuring distances described in the applicable table set forth below. In the event the sign measurer chooses to measure the sign using an alternative measuring distance, the prescribed footcandle level above ambient light shall not exceed the prescribed level, to be determined based on the alternative measuring distances set forth in the following tables (A), (B), (C), and (D), as applicable:

(A) For changeable message signs less than or equal to 300 square feet:

Alternative Measuring Distance	Prescribed Foot Candle Level
100	0.68
125	0.43
150	0.3



**MONUMENT SIGN - TEMESCAL CYN RD/ SOUTH ENTRANCE
LIGHT STUDY - SOUTH**

Criteria #3 - Optional Regulatory Addendum - (If standardized distances cannot be achieved in compliance with MUTCD roadside work, or if the site conditions will not allow measurements from the previous distances.)

In the event it is found not to be practical to measure a digital billboard at the set distances prescribed above, a measurer may opt to measure the sign at any of the alternative measuring distances described in the applicable table set forth below. In the event the sign measurer chooses to measure the sign using an alternative measuring distance, the prescribed footcandle level above ambient light shall not exceed the prescribed level, to be determined based on the alternative measuring distances set forth in the following tables (A), (B), (C), and (D), as applicable:

(A) For changeable message signs less than or equal to 300 square feet:

Alternative Measuring Distance	Prescribed Foot Candle Level
100	0.68
125	0.43
150	0.3



NOTICE OF EXEMPTION

<p>TO:</p> <p><input type="checkbox"/> Office of Planning and Research P. O. Box 3044, Room 113 Sacramento, CA 95812-3044</p>	<p>FROM: Name: City of Corona Planning and Development Department</p> <p>Address: 400 S. Vicentia Avenue</p> <p>Telephone: (951) 736-2262</p>
<p><input checked="" type="checkbox"/> Clerk of the Board of Supervisors or County Clerk (Include County name)</p> <p>Address: 2724 Gateway Drive Riverside, CA 92507</p>	

1. Project Title:	Specific Plan Amendment - SPA2022-0008
2. Project Applicant:	Bravo Whiskey Properties, LLC & Dos Lagos Squared, LLC - 2780 Cabot Drive, Suite 140, Corona, CA 92883
3. Project Location – Identify street address and cross streets or attach a map showing project site (preferably a USGS 15’ or 7 1/2’ topographical map identified by quadrangle name):	2780 Cabot Drive, Suite 140, Corona, CA 92883 (APNs: 279-450-020, 025, 028 / 279-460-003, 039, & 048) –North of Weirick Rd. and west of Temescal Canyon Rd.
4. (a) Project Location – City: Corona	(b) Project Location – County: Riverside
5. Description of nature, purpose, and beneficiaries of Project:	Specific Plan Amendment application to amend the sign regulations under Section 4.3.6 of the Dos Lagos Specific Plan (SP-99-03) for freeway-oriented pylon signs and monument signs for commercial centers 20 acres in size or larger.
6. Name of Public Agency approving project:	City of Corona
7. Name of Person or Agency undertaking the project, including any person undertaking an activity that receives financial assistance from the Public Agency as part of the activity or the person receiving a lease, permit, license, certificate, or other entitlement of use from the Public Agency as part of the activity:	Bravo Whiskey Properties, LLC & Dos Lagos Squared, LLC - 2780 Cabot Drive, Suite 140, Corona, CA 92883
8. Exempt status: (check one)	
(a) <input type="checkbox"/> Ministerial project.	(Pub. Resources Code § 21080(b)(1); State CEQA Guidelines § 15268)
(b) <input type="checkbox"/> Not a project.	
(c) <input type="checkbox"/> Emergency Project.	(Pub. Resources Code § 21080(b)(4); State CEQA Guidelines § 15269(b),(c))

(d) <input checked="" type="checkbox"/> Categorical Exemption. State type and section number:	Class 1 categorical exemption under Section 15301 (Existing Facilities) of the State Guidelines for the California Environmental Quality Act (CEQA) and Section 3.27 (Class 1: Existing Facilities) of the City of Corona adopted Local Guidelines for Implementing CEQA.
(e) <input type="checkbox"/> Declared Emergency.	(Pub. Resources Code § 21080(b)(3); State CEQA Guidelines § 15269(a))
(f) <input type="checkbox"/> Statutory Exemption. State Code section number:	
(g) <input type="checkbox"/> Other. Explanation:	
9. Reason why project was exempt:	The project is a text amendment to the Dos Lagos Specific Plan to allow for minor alterations in the development standards for signage, which will accommodate technological upgrades (digital copy) to existing on-premise monument and pylon signs for commercial centers 20 acres in size or larger. The proposed changes will involve negligible expansion of use from that already authorized by the Dos Lagos Specific Plan, and therefore, there is no possibility that the proposed changes to the sign standards will have a significant effect on the environment.

10. Lead Agency Contact Person: Telephone:	Rocio Lopez, Consulting Planner (951) 736-2293
11. If filed by applicant: Attach Preliminary Exemption Assessment (Form "A") before filing.	
12. Has a Notice of Exemption been filed by the public agency approving the project? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	
13. Was a public hearing held by the Lead Agency to consider the exemption? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> If yes, the date of the public hearing was: March 20, 2023	

Signature

Date:

Rocio Lopez
Name

Title: Planning Consultant

Signed by Lead Agency

Signed by Applicant

Date Received for Filing: [Click to enter date](#)

(Clerk Stamp Here)

Authority cited: Sections 21083 and 21110, Public Resources Code.
Reference: Sections 21108, 21152, and 21152.1, Public Resources Code.