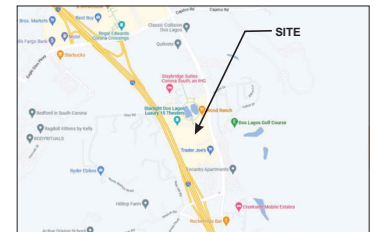




SHOPPES AT DOS LAGOS - PLOT PLAN

**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**

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

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



**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
- Interstate 15 Freeway Monument Sign
- Interstate 15 Freeway Monument Sign
- Temescal Cyn Rd Monument Sign
- Temescal Cyn Rd Monument Sign
- Temescal Cyn Rd Monument Sign
- Temescal Cyn Rd Monument Sign

**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

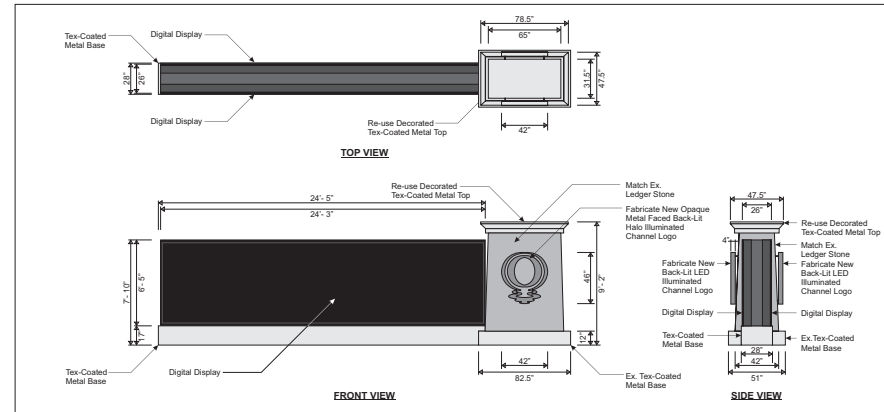
**SHEET 2 OF 9**



EXISTING DOUBLE FACE MONUMENT SIGN  
TEMESCAL CYN RD/ LAKESHORE DR



PROPOSED DOUBLE FACE MONUMENT SIGN  
TEMESCAL CYN RD/ LAKESHORE DR



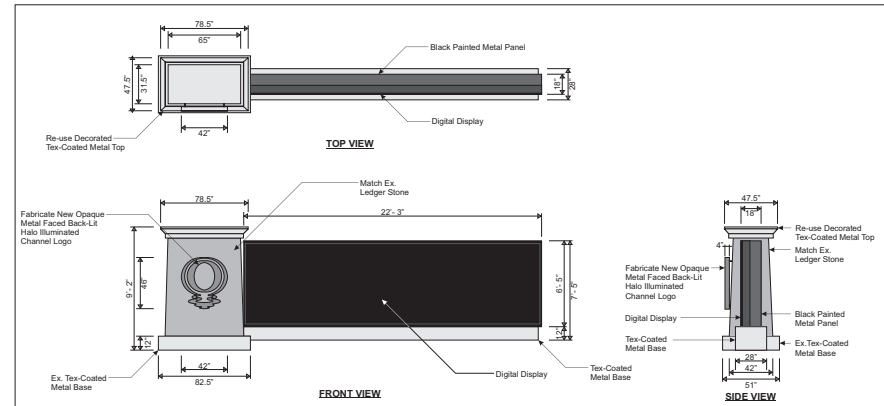
PROPOSED DOUBLE FACE MONUMENT SIGN  
TEMESCAL CYN RD/ LAKESHORE DR  
DETAILS



EXISTING SINGLE FACE MONUMENT SIGN  
TEMESCAL CYN RD/ CABOT DR NORTH



PROPOSED SINGLE FACE MONUMENT SIGN  
TEMESCAL CYN RD/ CABOT DR NORTH



PROPOSED SINGLE FACE MONUMENT SIGN  
TEMESCAL CYN RD/ CABOT DR NORTH  
DETAILS

**Existing Development Standards:**

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

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 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 feet.
  - d. Monument signs, including the architecture features and base, shall not exceed an overall area of 135 square feet.

**Proposed Development Standards:**

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

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 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 feet.
  - d. Monument signs, including the architecture features and base, shall not exceed an overall area of 135 square feet. The copy area can be static copy and/or electronic message centers.

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

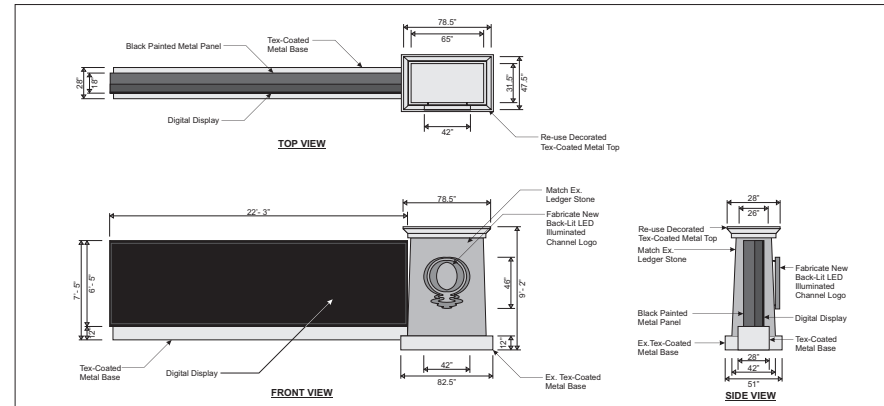
SHEET 3 OF 9



EXISTING SINGLE FACE MONUMENT SIGN  
TEMESCAL CYN RD/ CABOT DR SOUTH



PROPOSED SINGLE FACE MONUMENT SIGN  
TEMESCAL CYN RD/ CABOT DR SOUTH



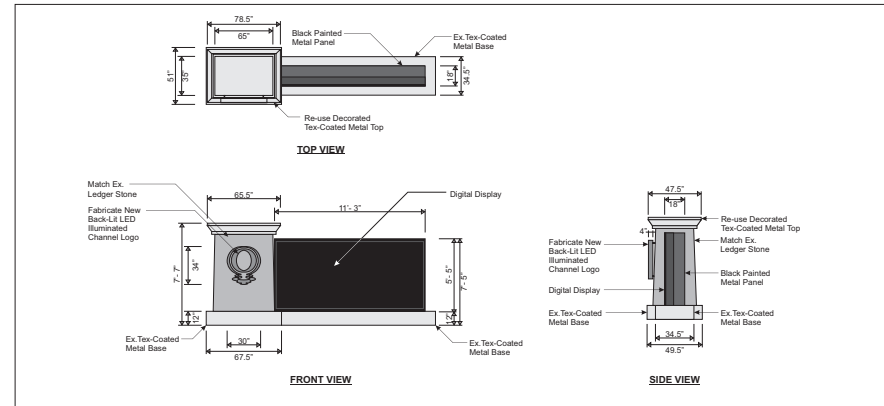
PROPOSED SINGLE FACE MONUMENT SIGN  
TEMESCAL CYN RD/ CABOT DR SOUTH  
DETAILS



EXISTING SINGLE FACE MONUMENT SIGN  
TEMESCAL CYN RD/ SOUTH ENTRANCE



PROPOSED SINGLE FACE MONUMENT SIGN  
TEMESCAL CYN RD/ SOUTH ENTRANCE



PROPOSED SINGLE FACE MONUMENT SIGN  
TEMESCAL CYN RD/ SOUTH ENTRANCE  
DETAILS

**Existing Development Standards:**

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

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 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 feet.
  - d. Monument signs, including the architecture features and base, shall not exceed an overall area of 135 square feet.

**Proposed Development Standards:**

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

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 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 10 feet.
  - d. Monument signs, including the architecture features and base, shall not exceed an overall area of 495-175 square feet. The copy area can be static copy and/or electronic message centers.

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 4 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  
DATE: 08/11/22  
REV DATE: 3/08/23

**SHEET 6 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  
DATE: 08/11/22  
REV DATE: 3/08/23

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.

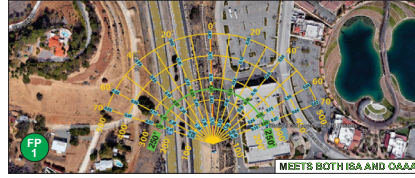
**Automatic Brightness Adjustment:** All Watchfire signs automatically adjust brightness levels using either a 100-stop hardware photocell, or what is referred to as a software photocell (hardware photocells are optional on OP Signs). Using the software photocell, the sign will automatically adjust brightness 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**

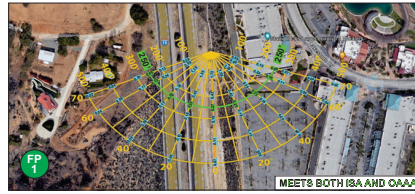
Foot-candles/Lux – Minolta Illuminance Meter FC-10  
Nits/candelas/m<sup>2</sup> – Minolta Luminance Meter LS-100  
Sign Calibration – Minolta CS-1000 Spectra radiometer

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.

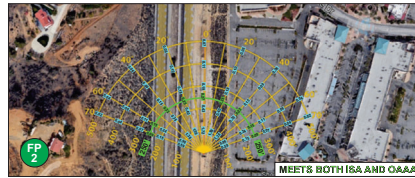
1 | watchfiresigns.com 800-637-2645



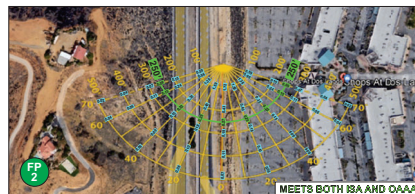
FREEWAY PYLON SIGN LIGHT STUDY - NORTH  
MEETS BOTH ISA AND OAAA



FREEWAY PYLON SIGN LIGHT STUDY - SOUTH  
MEETS BOTH ISA AND OAAA



FREEWAY PYLON SIGN LIGHT STUDY - NORTH  
MEETS BOTH ISA AND OAAA



FREEWAY PYLON SIGN LIGHT STUDY - SOUTH  
MEETS BOTH ISA AND OAAA

**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
300-385 square feet	200 feet
200-300 square feet	150 feet

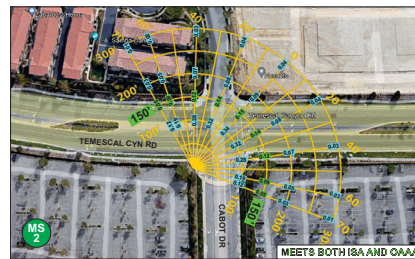
**LIGHT STUDY**



MONUMENT SIGN - TEMESCAL CYN RD/ LAKESHORE DR LIGHT STUDY - NORTH  
MEETS BOTH ISA AND OAAA



MONUMENT SIGN - TEMESCAL CYN RD/ LAKESHORE DR LIGHT STUDY - SOUTH  
MEETS BOTH ISA AND OAAA



MONUMENT SIGN - TEMESCAL CYN RD/ CABOT DR LIGHT STUDY - SOUTH  
MEETS BOTH ISA AND OAAA

**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.)

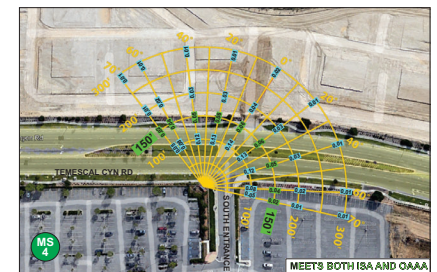
In the event it is found not to be practical to measure a digital billboard at the set distances prescribed above, a measurer may opt to measure the sign at any of the alternative measuring distances described in the applicable table set forth below. In the event the sign measurer chooses to measure 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  
MEETS BOTH ISA AND OAAA



MONUMENT SIGN - TEMESCAL CYN RD/ SOUTH ENTRANCE LIGHT STUDY - SOUTH  
MEETS BOTH ISA AND OAAA

**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

**CITY OF CORONA**

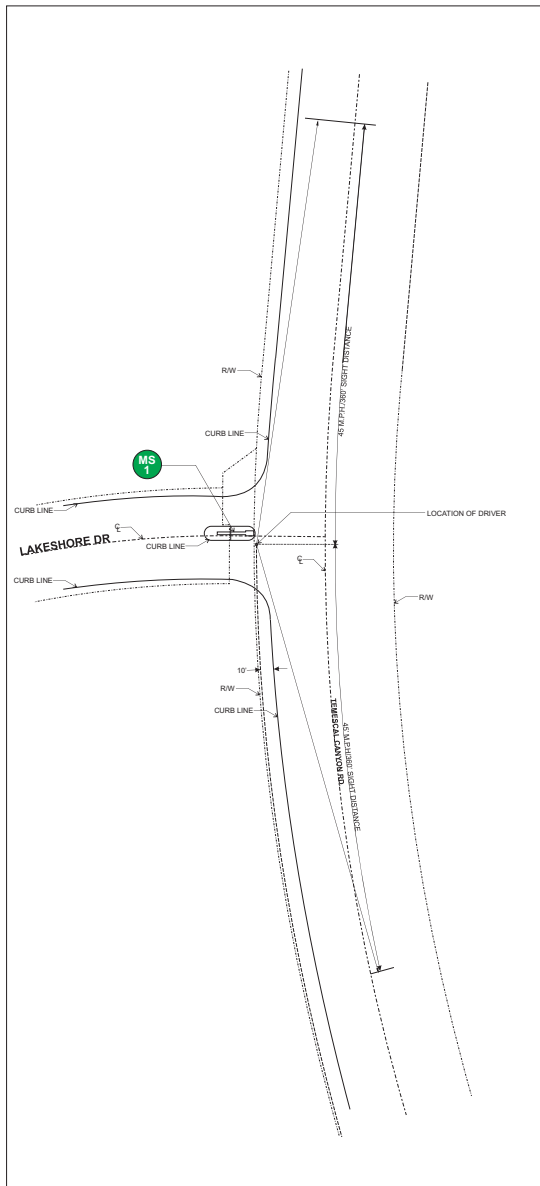
**SHOPS AT DOS LAGOS**  
2780 CABOT DRIVE, SUITE 140  
CORONA, CA 92883



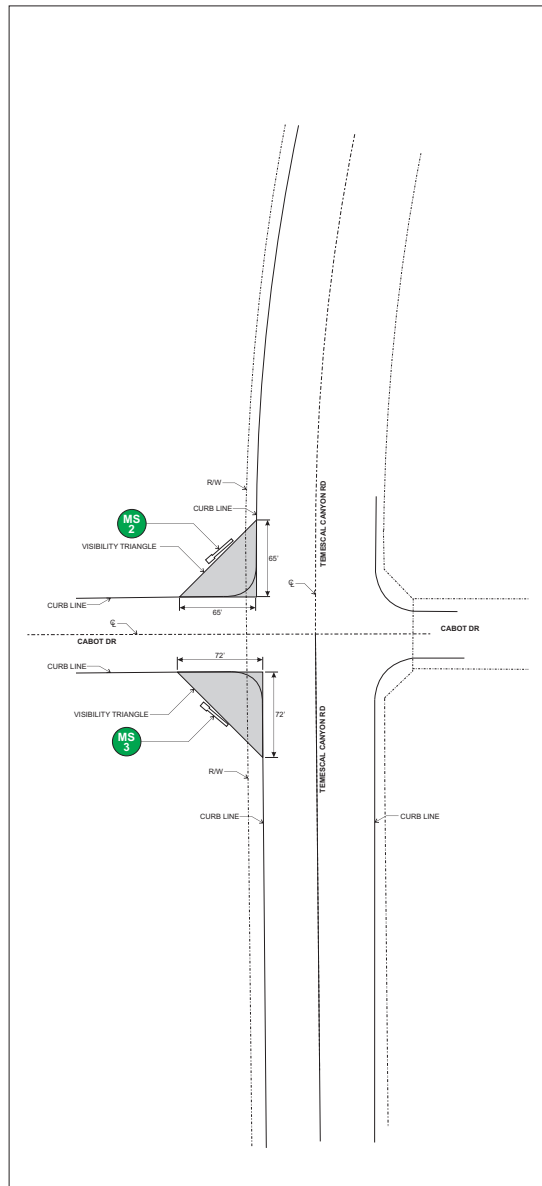
SCALE: AS DIMENSIONED  
DATE: 08/11/22  
REV DATE: 3/08/23

**SHEET 8 OF 9**

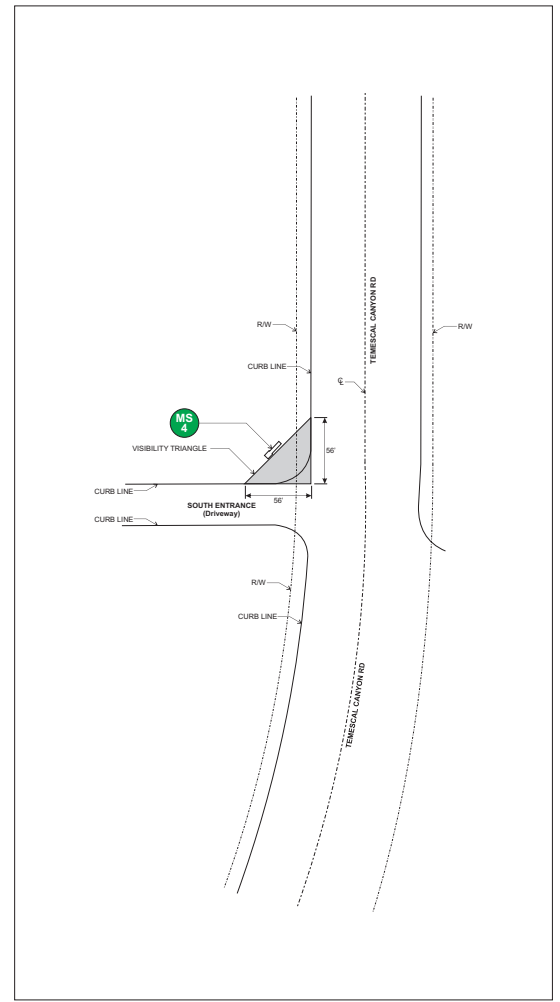




LAKESHORE DR AND TEMESCAL CANYON RD  
Scale 1" = 50'



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