

Project Directory

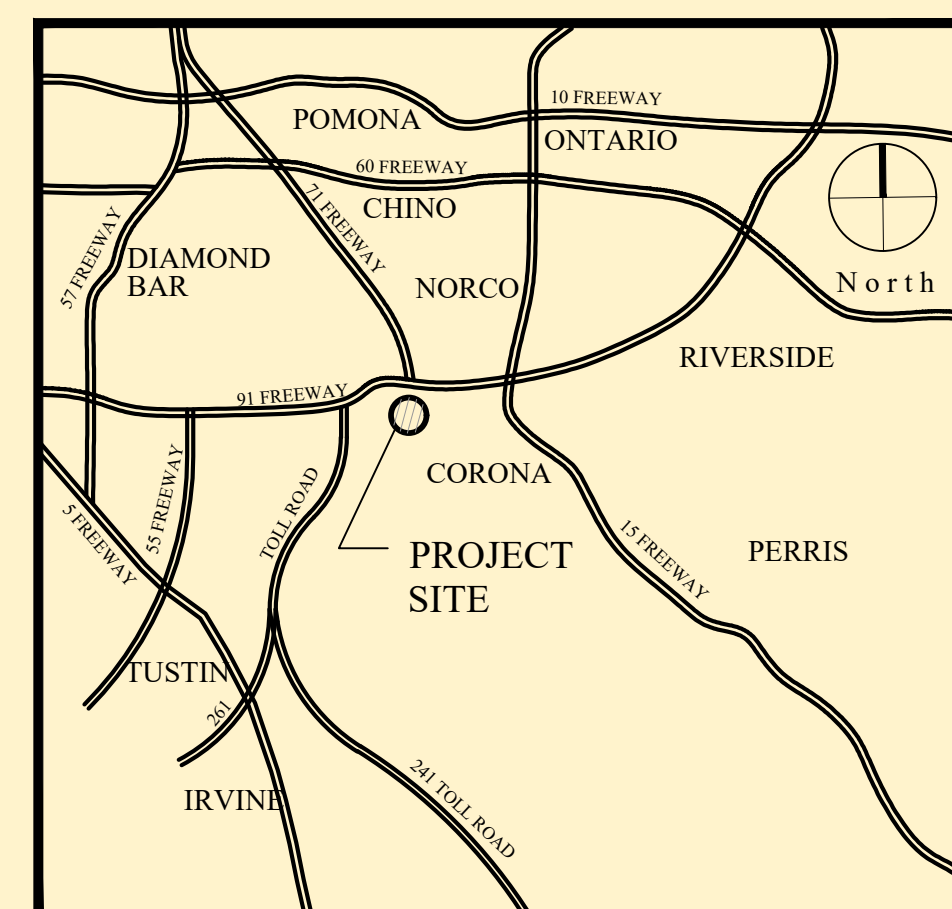
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 mviscetto@bastienarchitects.com

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 mike.taing@KWCengineers.com

LANDSCAPE:
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 305 N. Harbor Blvd., Suite 222
 Fullerton, CA 92832
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 eric@emeraldldesign.com

Vicinity Map (N.T.S.)



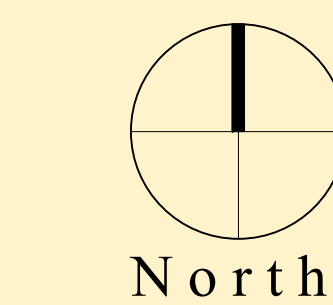
Legend

- Property Boundary Line
 - Building Setback Line
 - Lot / Easement Line
 - Extent of Mfr. Slope
 - Potential Interior Wall Location
 - Decorative Fencing
 - Wildlife Fencing at Open Space
-
- Solid Dark Hatch Represents Landscape Area
 - Diagonal Hatch Represents Painted Striping
 - Solid Light Hatch Represents On-Site Hardscape
 - Dark Hatch Represents Enhanced Hardscape
 - Solid Hatch Represents Hillside Revegetation
 - Solid Hatch Represents OFF-SITE OPEN SPACE
 - Solid Hatch Represents Residential Lot

Planning Information

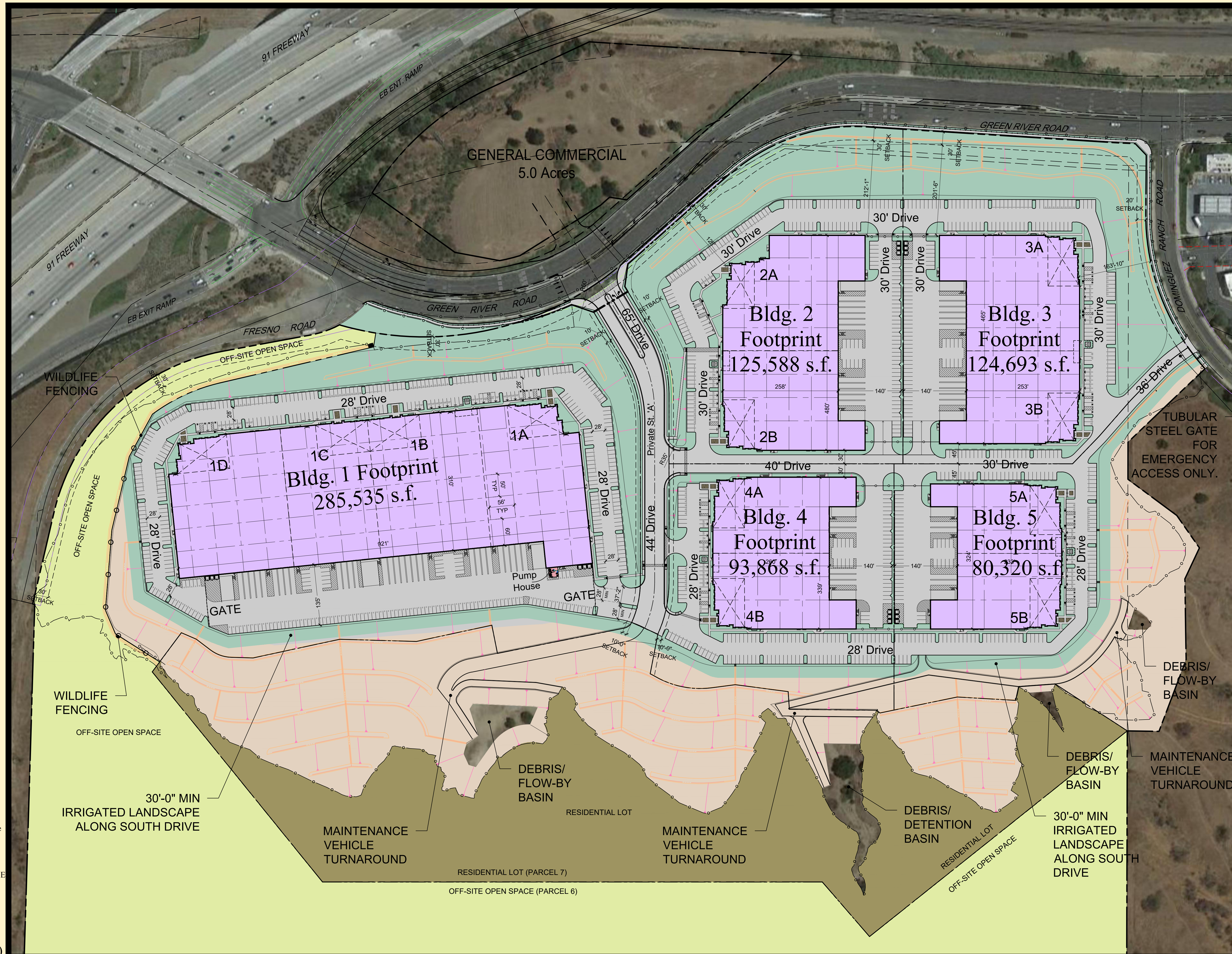
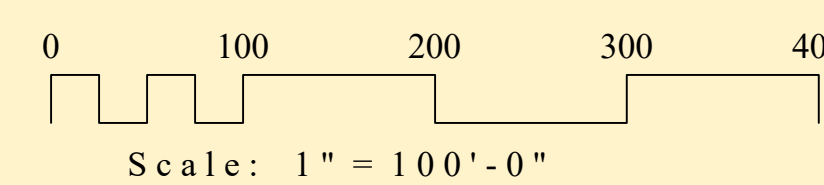
(Refer to Civil for additional information)

Specific Plan: Green River Ranch Specific Plan SP00-001
 Specific Plan Zone: Business Park Industrial
 Bldg. Setbacks:
 Front Building Setback
 Green River Road: 30 ft
 Other Public Streets (Dominguez Ranch Rd & Fresno Rd): 20 ft
 Private Streets (Street A): 10 ft
 Rear Building Setback: No minimum
 Interior Building Setback: No minimum
 Street Side Building Setback: 15 ft



PA-5 NOTE:
 Prior to proceeding forward with a Precise Plan for development in Planning Area 5 (PA-5), address two points of access to PA-5 and submit a revised fuel modification plan addressing PA-5.

CONCEPTUAL SITE PLAN



Site Plan Summary

Gross Site Area	(+/-) 49.31 Acres	+/- 2,148,077.48 s.f.
Excludes Parcels 6 & 7 (Refer to Civil Plans)		
Total Building Area		746,167 s.f.
Ground Floor	710,004 s.f.	
Total Mezzanine Total	36,163 s.f.	
F.A.R. (Based on Gross Site Area)		34.73%
Landscape Area	+/- 647,754 s.f.	
Native Buffer / Fuel Mod Area	+/- 604,665 s.f.	

BUILDING SUMMARY

BUILDING 1 (Parcel 1)	F.A.R. = .39	(Gross Parcel Area = 17.16 Acres = 747,525.57 s.f.)
Building Area		296,737 s.f.
Building Footprint	285,535 s.f.	
Mezzanine	11,202 s.f.	
(ESFR Pump House, (456 s.f.), not included in s.f.)		
BUILDING 2 (Parcel 2)	F.A.R. = .34	(Gross Parcel Area = 8.69 Acres = 378,285.77 s.f.)
Building Area		131,695 s.f.
Building Footprint	125,588 s.f.	
Mezzanine	6,107 s.f.	
BUILDING 3 (Parcel 3)	F.A.R. = .33	(Gross Parcel Area = 9.04 Acres = 393,929.35 s.f.)
Building Area		130,980 s.f.
Building Footprint	124,693 s.f.	
Mezzanine	6,287 s.f.	
BUILDING 4 (Parcel 4)	F.A.R. = .37	(Gross Parcel Area = 6.13 Acres = 267,132.84 s.f.)
Building Area		100,155 s.f.
Building Footprint	93,868 s.f.	
Mezzanine	6,287 s.f.	
BUILDING 5 (Parcel 5)	F.A.R. = .24	(Gross Parcel Area = 8.29 Acres = 361,203.95 s.f.)
Building Area		86,600 s.f.
Building Footprint	80,320 s.f.	
Mezzanine	6,280 s.f.	

Parking Summary

BUILDING 1	(296,737 s.f.)			
Parking Provided				461 Stalls
Parking Required				460 Stalls
Office	(11%)	30,000 s.f. 1/250		120 Stalls
Manufacturing	(24%)	73,000 s.f. 1/500		146 Stalls
Warehouse	(65%)	193,737 s.f. 1/1,000		194 Stalls
BUILDING 2	(131,695 s.f.)			
Parking Provided				195 Stalls
Parking Required				195 Stalls
Office	(9%)	12,000 s.f. 1/250		48 Stalls
Manufacturing	(21%)	27,000 s.f. 1/500		54 Stalls
Warehouse	(70%)	92,695 s.f. 1/1,000		93 Stalls
BUILDING 3	(130,980 s.f.)			
Parking Provided				220 Stalls
Parking Required				219 Stalls
Office	(9%)	12,000 s.f. 1/250		48 Stalls
Manufacturing	(40%)	52,180 s.f. 1/500		104 Stalls
Warehouse	(51%)	66,800 s.f. 1/1,000		67 Stalls
BUILDING 4	(100,155 s.f.)			
Parking Provided				174 Stalls
Parking Required				174 Stalls
Office	(12%)	12,000 s.f. 1/250		48 Stalls
Manufacturing	(37%)	37,000 s.f. 1/500		74 Stalls
Warehouse	(51%)	51,155 s.f. 1/1,000		52 Stalls
BUILDING 5	(86,600 s.f.)			
Parking Provided				160 Stalls
Parking Required				153 Stalls
Office	(14%)	12,000 s.f. 1/250		48 Stalls
Manufacturing	(34%)	30,000 s.f. 1/500		60 Stalls
Warehouse	(52%)	44,600 s.f. 1/1,000		45 Stalls

Scope of Work

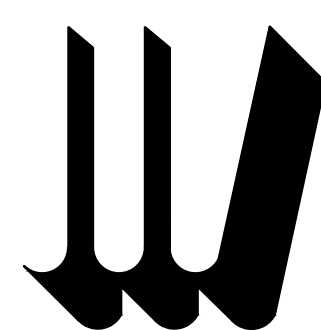
- Five New Concrete Tilt Industrial Buildings.
- All new Drives Shall be Concrete Paving.
- All new Walks Shall be Concrete with Medium Broom Finish.
- Public Improvements as directed by City Staff.
- All new Landscaping Per City Requirements.

General Notes

1. Site Plan Shall Meet All Engineering and NPDES Requirements.
2. All Lighting Shall Conform with the Municipal Standards and Green River Ranch Specific Plan.
3. All Signage Shall Conform with the Municipal Standards and Green River Ranch Specific Plan.
4. All Hardscape Shown on Plan will be Installed as Concrete Paving.
5. All Parking Spaces are shown as Standard Size Stalls - No Compact Spaces are Anticipated.
6. All Mechanical Equipment and Screening Shall Conform with the Municipal Standards and Green River Ranch Specific Plan.
7. All Public Improvements Shall Conform with the Municipal Standards.

Assessor Parcel Numbers (APN)

101-180-014-8, 101-180-037-9, 101-180-038-0, 101-180-015-9



WESTERN REALCO

Drawings, specifications and other documents, including those in electronic form, prepared by the Architect and the Architect's consultants are Instruments of Service for use solely with respect to this Project. The Architect and the Architect's consultants shall be deemed the authors and owners of their respective Instruments of Service and shall retain all common law, statutory and other reserved rights, including copyrights.

PLOT DATE: March 9, 2023 4:57 PM N:\18028-WR_GREEN RIVER\CORONA\Design\Arch\01\A0.13-14_Master Site Plan & Fence Plan.dwg

GREEN RIVER RANCH BUSINESS PARK

4602 Green River RD. Corona, California

BASTIEN AND ASSOCIATES, INC.
 ARCHITECTURE AND PLANNING

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MARCH, 09, 2023

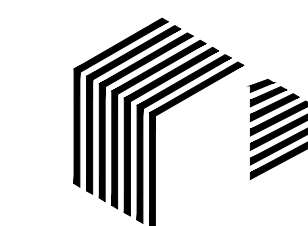


EXHIBIT 2