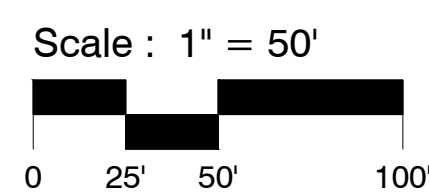


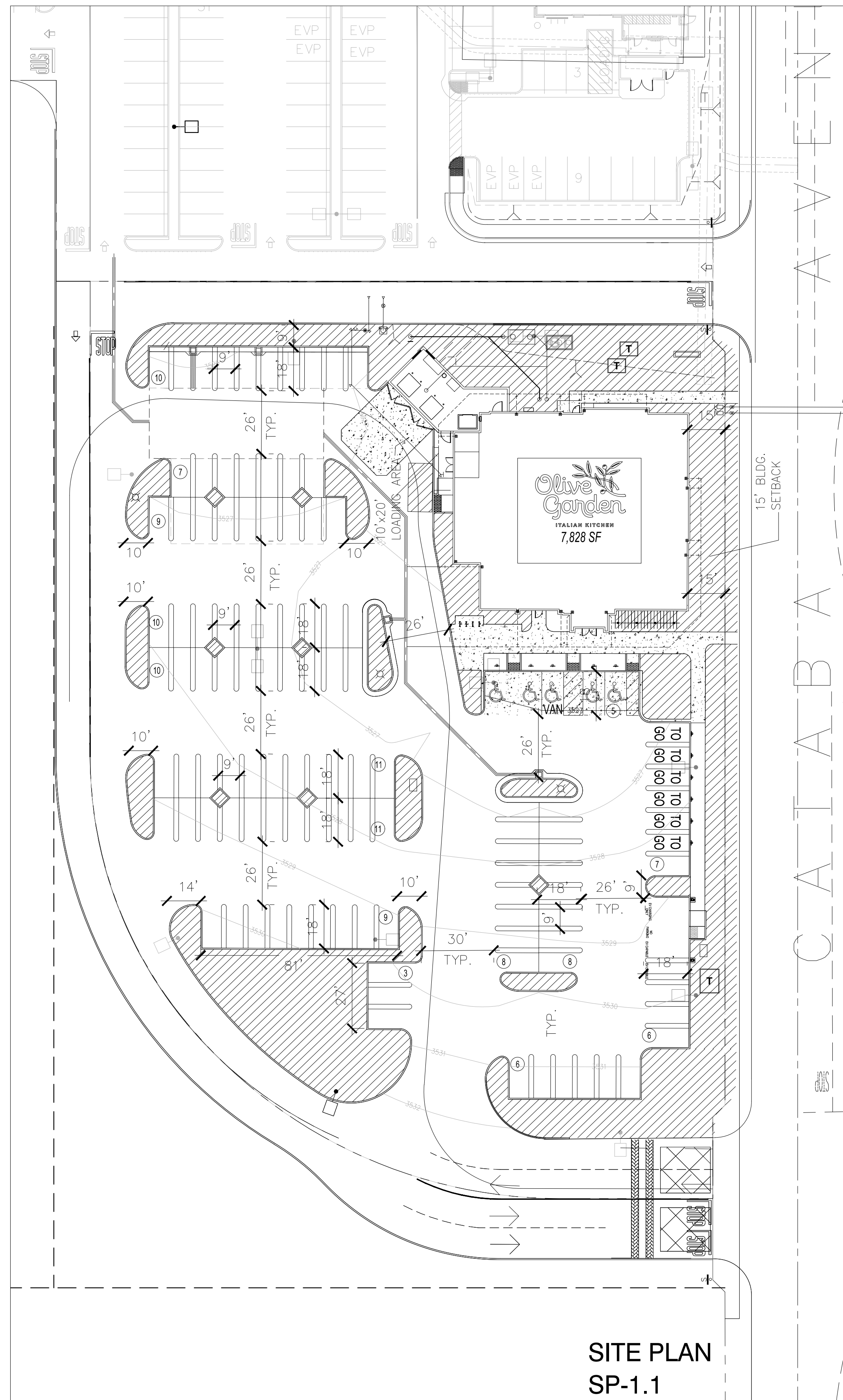
SITE PLAN  
SP-1



DATE: 01.08.2026  
MCG JOB #: 25.634.01

DATE	REVISIONS
02.02.2026	SP-1
05.13.2026	RE-SUBMITTAL #3 SP-1

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NOTE: This information is conceptual in nature and is subject to adjustments pending further verification and Client, Tenant, and Governmental Agency approvals. No warranties or guarantees of any kind are given or implied by the Architect.



SITE PLAN  
SP-1.1



# HIGH DESERT GATEWAY WEST HESPERIA, CALIFORNIA

## LEWIS RETAIL CENTERS



### LOCATION MAP NOT TO SCALE

APN:  
3064-601-019

AREA:  
GROSS: 91,151 SF (2.09 AC)  
NET\*: 91,151 SF (2.09 AC)  
DISTURBED AREA: 91,151 SF (2.09 AC)  
\*NET ACREAGE IS GROSS AREA AFTER DEDICATION

ZONING:  
GENERAL PLAN: GENERAL COMMERCIAL  
EXISTING ZONING: RC  
PROPOSED ZONING: RC  
PROPERTY USE: RESTAURANT

SHEET INDEX:  
SP-1 SITE PLAN  
SP-2 SITE DETAILS  
SP-3 TRASH ENCL. & ROOF DETAILS  
FP-1 FLOOR PLAN  
RP-1 ROOF PLAN  
ELEV1 COLORED ELEVATIONS  
ELEV2 COLORED ELEVATIONS  
ELEV3 DIMENSIONED ELEVATIONS  
ELEV4 DIMENSIONED ELEVATIONS  
SEC1 BUILDING SECT  
SEC2 BUILDING SECT  
CMB-1 COLOR & MATERIAL BOARD  
CGP-1 CONCEPTUAL GRADING PLAN  
CUP-1 CONCEPTUAL UTILITY PLAN

SITE ADDRESS:  
S OF MAIN ST. AT CATABA RD.  
HESPERIA, CA 92345

LEGAL DESCRIPTION:  
IN THE CITY OF HESPERIA, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, BEING PARCEL 6 OF PARCEL MAP NO. 19555 FILED IN BOOK 248, PAGES 6 THROUGH 8, INCLUSIVE, OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

OWNER/DEVELOPER:  
LGC HESPERIA  
1156 N. MOUNTAIN AVE.  
UPLAND, CA 91786  
PHONE: 909-581-2609  
EMAIL: TIMOTHY.REEVES@LWISMC.COM



### Site Summary -

TOTAL SITE AREA	2.10 Ac	91,149 Sf
TOTAL BUILDING AREA		7,828 Sf
LAND TO BUILDING RATIO		10.64 /1
BUILDING COVERAGE: (Max. 20%)		8.59 %
OVERALL PARKING STALLS:		120 Stalls
PARKING RATIO:		15.33 /1,000Sf

### PARKING REQUIRED

USE	REQ.	AREA (SF)	STALLS
Sit-Down Restaurant	1/100 SF	7,825	79
<b>Total:</b>			<b>79</b>

### LOADING REQUIRED

GROSS FLOOR AREA	Number of Loading Areas	PROPOSED
6,000-15,000 SF	1	1
<b>Total:</b>		<b>1</b>

### EV PARKING PROVIDED (CALGREEN - 2022):

EV PARKING	2 Stalls
EV ACCESSIBLE (5-25) (Number of bays)	0 Stalls
EV VAN ACCESSIBLE (5-25) (number of bays)	1 Stalls

### EV PARKING REQUIRED (CALGREEN - 2022):

EV PARKING Fast Charging (DCFC) Tier III	2 DCFC Stalls
EV ACCESSIBLE (5-25) (number of bays)	0 Stalls
EV VAN ACCESSIBLE (5-25) (number of bays)	1 Stalls
EV AMBULATORY (5-25)	0 Stalls

CLEVELAND  
DENVER  
GLENORA  
IRVINE  
ORLANDO  
PHOENIX  
SAN FRANCISCO

