

COMMUNITY WORKSHOP

Monday, March 17, 2025

The attached documents have been submitted by the applicant for the following item:

- 1. PROJECT NAME: Pantoja Trucking; PLANNING AND ZONING PERMIT NO. 24-500-05 (Special Use Permit); South Winds and Cypress Neighborhoods**

A request to construct a 0.77 acre truck parking area, perimeter fencing with landscaping, drainage improvements, and restore a portion of the westernmost lot to vacant undeveloped land on a 4.76 acre developed site located at 320 East Hueneme Road (APN: 231-0-092, -270, and -280) within the Light Manufacturing, Planned Development (M-1-PD) zone. Existing development includes three industrial buildings for a total of 24,313 square feet, accessory structures, and truck parking areas. Planning staff is preparing a draft environmental document pursuant to Section 15063 (Initial Study), of the California Environmental Quality Act (CEQA) Guidelines.

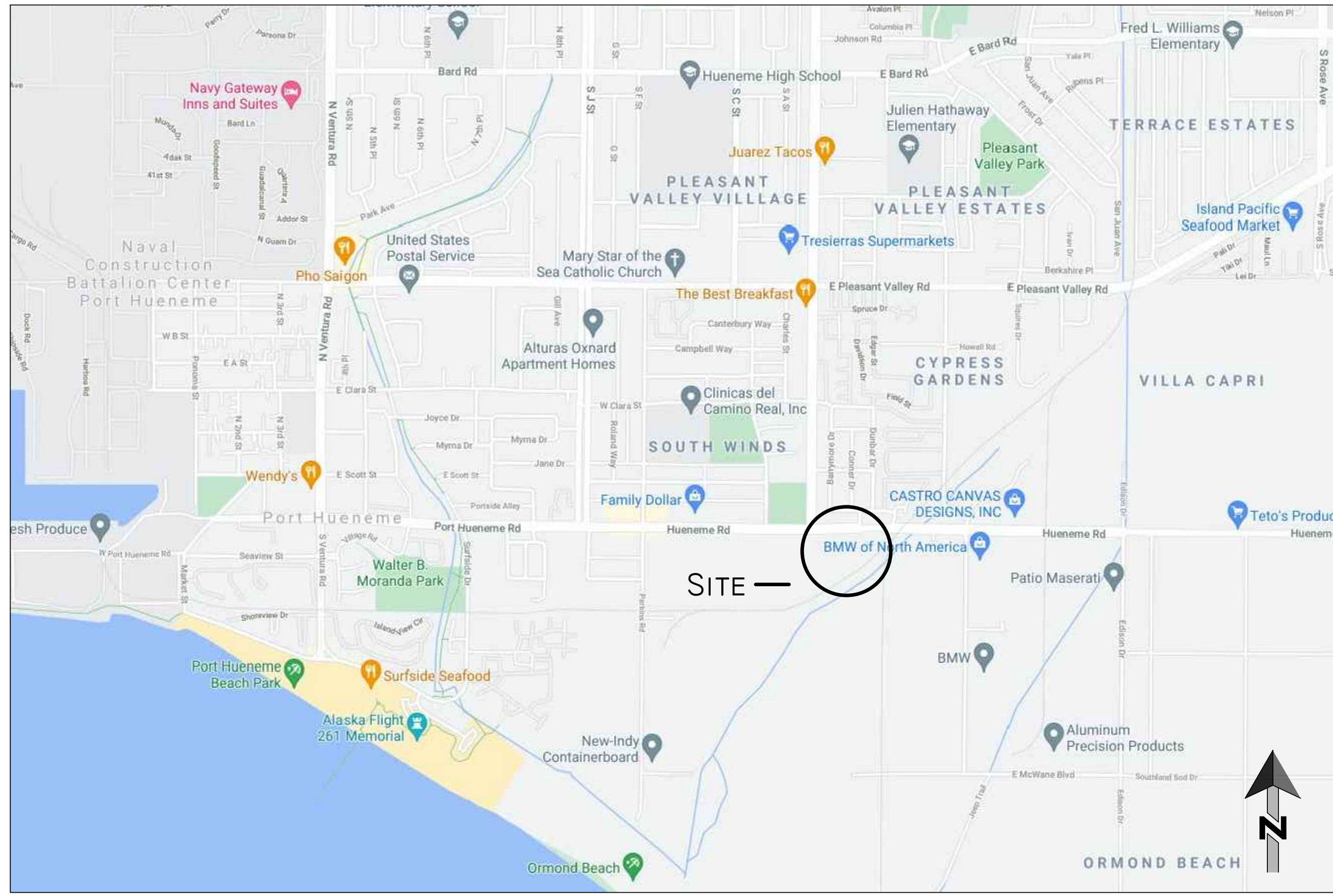
Applicant: Wade Lewis
City Contact: Jay Dobrowalski, Case Planner

Phone: (805) 525-6400
Phone: (805) 385-3948

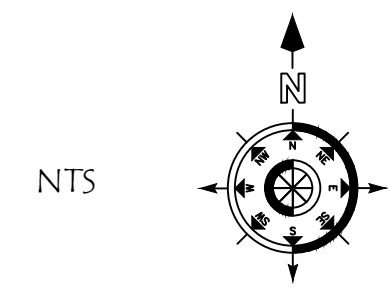
For additional project information, please direct your inquiry to the listed contacts, or call the Planning Division at (805) 385-7858

Para información en español, favor de llamar al (805) 385-7858

TITLE SHEET



VICINITY MAP



PROJECT DESCRIPTION

PROJECT NAME: PANTOJA TRUCKLINE, TRANSPORTATION, FREIGHT AND STORAGE DEVELOPMENT
DESIGN REVIEW PERMIT

THE APPLICANT PROPOSES TO UTILIZE THE EXISTING 4.76-ACRE SITE LOCATED WITHIN THE LIGHT MANUFACTURING (M-1) ZONE FOR TRANSPORTATION FREIGHT AND STORAGE USES PURSUANT TO CHAPTER 6, SECTION 6-2, (G) OF THE OXNARD CITY CODE. THE PROPOSED DEVELOPMENT WILL INCLUDE THE THREE EXISTING INDUSTRIAL BUILDINGS, TOTALING 24,300 SQUARE-FOOT, AND ACCESSORY STRUCTURES WITH VEHICLE AND TRUCK PARKING AREAS ON THE EXISTING PAVED AREA. AN ADDITIONAL 0.77-ACRES OF PAVED AREA WILL BE ADDED ON THE CURRENTLY UNDEVELOPED WESTERLY 2.81 ACRES. THE NEW PAVED AREA WILL BE USED FOR TRUCK STORAGE. THE SITE WILL HAVE PERIMETER SECURITY FENCING WITH SECURITY LIGHTING AND LANDSCAPE SCREENING ALONG HUENEHEME ROAD AND THE WESTERLY PROPERTY LINE WITH A 30 FOOT LANDSCAPE BUFFER FRONTING HUENEHEME ROAD.
THE PROPERTY IS LOCATED AT 210 EAST HUENEHEME ROAD AND 320 EAST HUENEHEME ROAD (APN: 231-0-092-260, 2310-0-092-270, AND 231-0-092-280)

SCOPE OF WORK

1) CONSTRUCT ADDITIONAL TRUCK PARKING ON THE WESTERLY PARCEL WITH SECURITY FENCING, LIGHTING AND LANDSCAPING.

CODE COMPLIANCE

THIS PROJECT SHALL COMPLY WITH TITLE 24 AND 2019 CALIFORNIA BUILDING CODE (CBC), CALIFORNIA MECHANICAL CODE (CMC), CALIFORNIA PLUMBING CODE (CPC), CALIFORNIA ELECTRICAL CODE (CEC), CALIFORNIA ENERGY CODE, AND ALL LOCAL CODES AND ORDINANCES.

CONSULTANTS

CIVIL ENGINEER

ROBERT WILLIAM COMPANY, LLC
917 RAILROAD AVE.
SANTA PAULA, CA 93060
WADE LEWIS
(805) 525-6400
WADEL.RWC@GMAIL.COM

SOILS ENGINEER

MARK WORKMAN
3639 HARBOR BLVD.
VENTURA, CA 93001
(805) 302-9381

SURVEYER

ACCURATE SURVEYING & ENGINEERING
119 KATHERINE DRIVE,
VENTURA, CA 93001
(805) 207-5181

LANDSCAPE ARCHITECT

MIKE GILBERT LANDSCAPE CONSULTANT
7849 EL DORADO STREET
VENTURA, CA 93004
(805) 276-5341

FIRE DEPARTMENT NOTES

- ADDRESS:
1. (A) THE ADDRESS SHALL BE VISIBLE AND LEGIBLE FROM THE STREET OR FRONTAGE ROAD.
 - (B) THE ADDRESS NUMBERS SHALL BE OF MINIMUM FOUR INCHES (4") IN HEIGHT.
 - (C) THE ADDRESS NUMBERS SHALL BE CONTRASTING COLORS TO THEIR BACKGROUND. BRASS OR GOLD NUMBERS SHALL NOT BE POSTED (ADDRESS NUMBERS ON CURBS ARE NOT ACCEPTABLE).
 - (D) PERMANENT ADDRESS NUMBERS SHALL BE PROVIDED ON THE MAILBOX OR ON A PERMANENT SIGN OR POST ADJACENT TO THE DRIVEWAY ENTRANCE OF A FLAG LOT.
 2. NO PERSON MAY TAP INTO ANY FIRE HYDRANT FOR ANY PURPOSE OTHER THAN FIRE SUPPRESSION OR EMERGENCY AID WITH OUT FIRST OBTAINING WRITTEN APPROVAL FROM THE WATER PURVEYOR SUPPLYING WATER TO THE HYDRANT & FROM THE CITY/COUNTY HEALTH DEPARTMENT. ORD 3522, SECTION 6(L).

SHEET INDEX

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PROJECT DATA

OWNER: PANTOJA TRUCKLINE INC.
320 E. HUENEHEME ROAD
OXNARD, CA 930330
CONTACT: REBECCA PANTOJA
(805) 525-8503
RPANTOJA@PANTOJATRUCKLINE.COM

DESIGNER: ROBERT WILLIAM COMPANY, LLC
917 RAILROAD AVE.
SANTA PAULA, CA 93060
CONTACT: WADE LEWIS
(805) 525-6400
WADEL.RWC@GMAIL.COM

PROJECT ADDRESS: 320 EAST HUENEHEME RD.
OXNARD, CA 93033

APN: 231-0-092-260
231-0-092-270
231-0-092-280

LOT SIZE: 2.81 ACRES
1.73 ACRES
0.22 ACRES
TOTAL 4.76 ACRES (4.45)

ZONE: M-1
FLOODZONE: X
OCCUPANCY GROUP: MIXED: B / S-1 / S-2 (SEE BELOW)
HIGH FIRE SEVERITY ZONE: NO
SPRINKLERS: NO (EXISTING CONDITIONS)
BUILDING HEIGHT: 15'-0" - 21'-0"(EXISTING BUILDINGS)

OCCUPANCY CALCULATIONS EXISTING BUILDINGS:				
BUILDING	CLASS	AREA	OCC. LOAD	OCCUPANTS
OFFICE (B)	B	1,850 SF.	150	13
STORAGE (A)	S-1	3,650 SF.	300	12
STORAGE (B)	S-1	13,250 SF.	300	44
STORAGE (C)	S-1	5,550 SF.	300	18
TOTAL		24,300 SF.		87

COVERAGE (NET AREAS AFTER PROPOSED HUENEHEME ROAD DEDICATION)	
TOTAL AREA:	207,346 SF. (193,842)
EXISTING	
TOTAL BUILDING COVERAGE:	24,300 SF.
TOTAL PERVIOUS AREA:	125,895 SF. (119,765)
TOTAL IMPERVIOUS AREA:	81,451 SF. (78,067)
PROPOSED	
TOTAL BUILDING COVERAGE:	24,300 SF. NO CHANGE
TOTAL PERVIOUS AREA:	93,315 SF. (82,043)
TOTAL IMPERVIOUS AREA:	114,031 SF. (111,799) 43% INCREASE
LANDSCAPE AREA:	
REQUIRED:	5.00% (9,692 SF.)
PROVIDED:	14.80% (28,742 SF.)

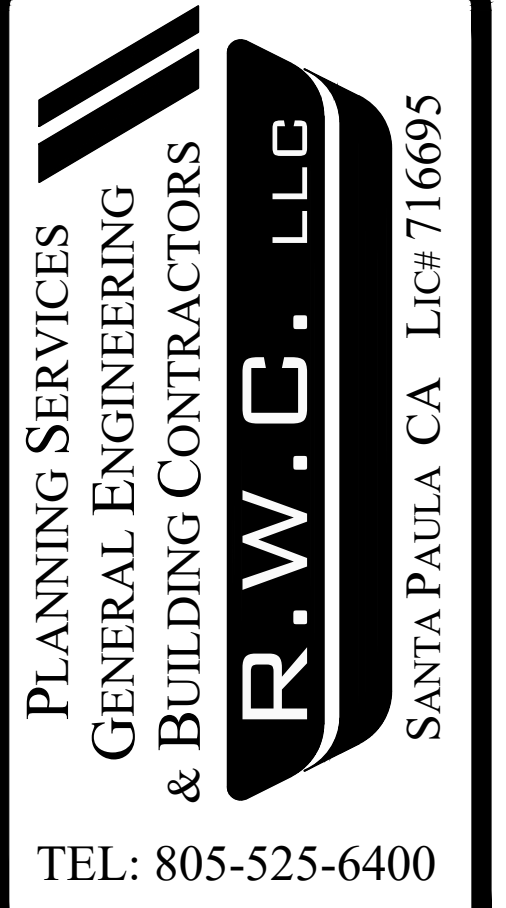
GENERAL OPERATION NOTES:

DURING GENERAL OPERATION, AT ANY GIVEN TIME, BETWEEN 1-20 TRUCKS WILL BE LOADING / UNLOADING OR TRANSFERRING A TRAILER TO ANOTHER TRUCK

TRUCKING OPERATION HOURS TO BE FROM 6 A.M. TO MIDNIGHT. MOST TRUCK ACTIVITY WILL BE AT SOUTH HALF OF SITE / SCREENED BY THE EXISTING BUILDINGS FROM THE RESIDENTIAL DEVELOPMENT TO NORTH OF EAST HUENEHEME ROAD. TRUCKS TYPICALLY ARE NOT IDLING.

SIGNAGE UNDER SEPARATE PERMIT

FIRE SPRINKLERS AND ALARMS UNDER SEPARATE PERMIT

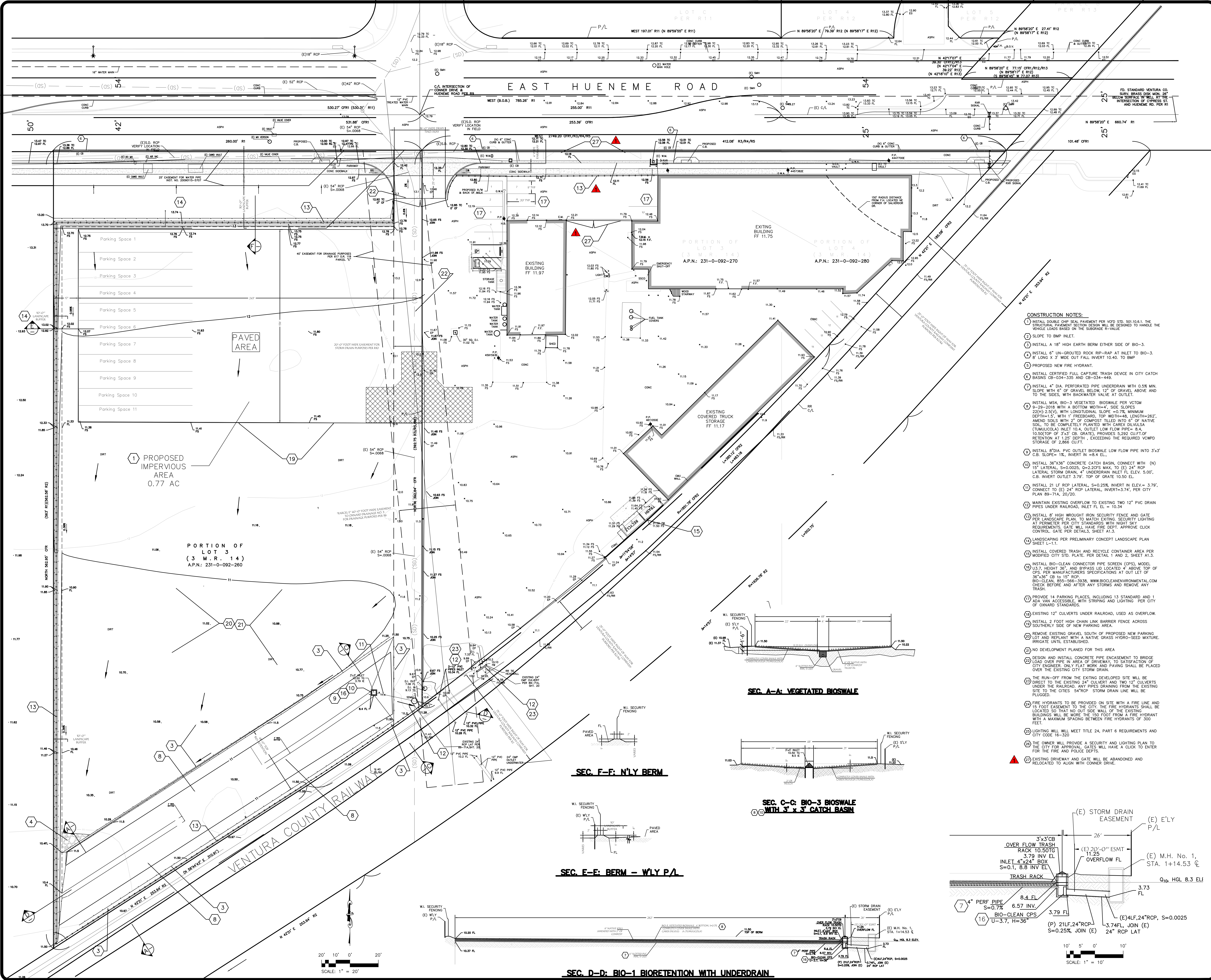


REVISIONS	BY

PANTOJA
320 EAST HUENEHEME ROAD
OXNARD, CA 93033

TITLE SHEET

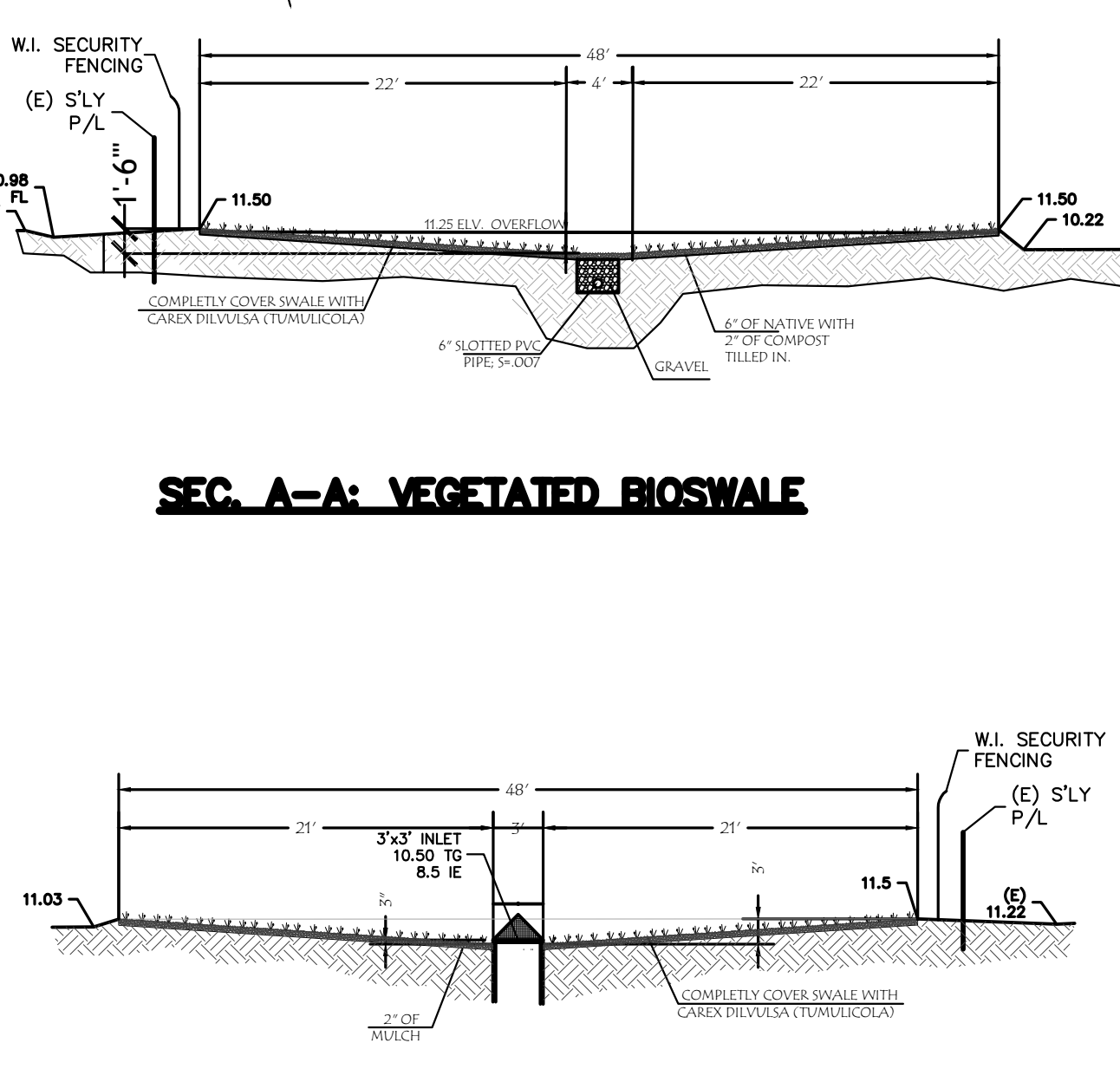
DRAWN W. LEWIS
CHECKED
DATE APRIL 22, 2024
SCALE AS NOTED
SHEET A0.0



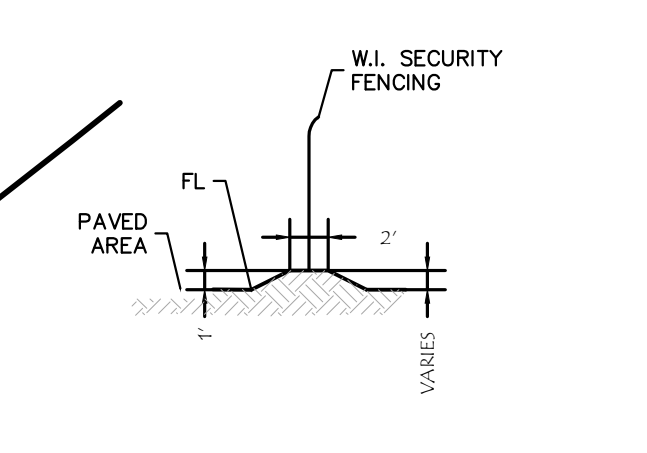
CONSTRUCTION NOTES:

1. INSTALL DOUBLE CHIP SEAL PAVEMENT PER VCD STD. 501.10.6.1. THE STRUCTURAL PAVEMENT SECTION DESIGN WILL BE DESIGNED TO HANDLE THE VEHICLE LOADS BASED ON THE SUBGRADE R-VALUE.
2. SLOPE TO BMP INLET.
3. INSTALL A 18" HIGH EARTH BERM EITHER SIDE OF BIO-3.
4. INSTALL 6" UN-GROUTED ROCK RIP-RAP AT INLET TO BMP-3. 8' LONG X 3' WIDE OUT FALL INVERT 10.40. TO BMP.
5. PROPOSED NEW FIRE HYDRANT.
6. INSTALL CERTIFIED FULL CAPTURE TRASH DEVICE IN CITY CATCH BASINS CB-034-335 AND CB-034-449.
7. INSTALL 4" DIA. PERFORATED PIPE UNDERDRAIN WITH 0.5% MIN. SLOPE WITH 6" OF GRAVEL BELOW 12" OF GRAVEL ABOVE AND TO THE SIDES, WITH BACKWATER VALVE AT OUTLET.
8. INSTALL MS4, BIO-3 VEGETATED BIOSWALE PER VICTOR 8-29-2016 WITH A BOTTOM WIDTH=4". SIDE SLOPES 22(4):2(5.0), WITH LONGITUDINAL SLOPE =0.7%. MINIMUM DEPTH=1.5'. WITH 1" FREEBOARD, TOP WIDTH=48". LENGTH=262". AMEND SOILS WITH 2" OF COMPOST TILED INTO 6" OF NATIVE SOIL. TO BE COMPLETELY PLANTED WITH CAREX DUVALLA (TUMULOSA) INLET 10.4. OUTLET LOW FLOW PIPE 8.4. 10.50(TOP OF 3"x3" CB GRATE), PROVIDES 5.292 CU.FT. OF RETENTION AT 1.25% DEPTH, EXCEEDING THE REQUIRED VCMPO STORAGE OF 2.966 CU.FT.
9. INSTALL 8" DIA. PVC OUTLET BIOSWALE LOW FLOW PIPE INTO 3"x3" C.B. SLOPE= 1%, INVERT IN =8.4 EL.
10. INSTALL 36"x36" CONCRETE CATCH BASIN, CONNECT WITH (N) 15" LATERAL, S=0.0025, 0=2.20FS MAX. TO (E) 24" RCP LATERAL STORM DRAIN, 4" UNDERDRAIN INLET FL ELEV. 5.00". C.B. INVERT OUTLET 3.79. TOP OF GRATE 10.50 EL.
11. INSTALL 21 LF RCP LATERAL, S=0.25%, INVERT IN ELEV= 3.79". CONNECT TO (E) 24" RCP LATERAL, INVERT=3.74". PER CITY PLAN 89-71A, 20/20.
12. MAINTAIN EXISTING OVERFLOW TO EXISTING TWO 12" PVC DRAIN PIPES UNDER RAILROAD, INLET FL EL = 10.34
13. INSTALL 8" HIGH WOODRUM IRON SECURITY FENCE AND GATE PER LANDSCAPE PLAN, TO MATCH EXISTING SECURITY LIGHTING AT PERIMETER PER CITY STANDARDS WITH NIGHT SKY REQUIREMENTS. GATE WILL HAVE FIRE DEPT. APPROVE CLICK CONTROL GATE PER DETAILS, SHEET A1.3.
14. LANDSCAPING PER PRELIMINARY CONCEPT LANDSCAPE PLAN SHEET C-1.1.
15. INSTALL COVERED TRASH AND RECYCLE CONTAINER AREA PER MODIFIED CITY STD. PLATE, PER DETAIL 1 AND 2, SHEET A1.3.
16. INSTALL BIO-CLEAN CONNECTOR PIPE SCREEN (CPS), MODEL U.S.7, HEIGHT 36", AND BYPASS LID LOCATED 4" ABOVE TOP OF CPS PER MANUFACTURERS SPECIFICATIONS AT OUT LET OF 36"x36" CB TO 15" RCP BIO-CLEAN, 855-586-3938, WWW.BIOCLEANENVIRONMENTAL.COM CHECK BEFORE AND AFTER ANY STORMS AND REMOVE ANY TRASH.
17. PROVIDE 14 PARKING PLACES, INCLUDING 13 STANDARD AND 1 ADA VAN ACCESSIBLE, WITH STRIPING AND LIGHTING PER CITY OF OXNARD STANDARDS.
18. EXISTING 12" CULVERTS UNDER RAILROAD, USED AS OVERFLOW.
19. INSTALL 2 FOOT HIGH CHAIN LINK BARRIER FENCE ACROSS SOUTHERLY SIDE OF NEW PARKING AREA.
20. REMOVE EXISTING GRAVEL SOUTH OF PROPOSED NEW PARKING LOT AND REPLANT WITH A NATIVE GRASS HYDRO-SEED MIXTURE. IRRIGATE UNTIL ESTABLISHED.
21. NO DEVELOPMENT PLANNED FOR THIS AREA.
22. DESIGN AND INSTALL CONCRETE PIPE ENCASEMENT TO BRIDGE LOAD OVER PIPE IN AREA OF DRIVEWAY, TO SATISFACTION OF CITY ENGINEER. ONLY FLAT WORK AND PAVING SHALL BE PLACED OVER THE EXISTING CITY STORM DRAIN.
23. THE RUN-OFF FROM THE EXISTING DEVELOPED SITE WILL BE DIRECT TO THE EXISTING 24" CULVERT AND TWO 12" CULVERTS UNDER THE RAILROAD. ANY PIPES DRAINING FROM THE EXISTING SITE TO THE CITIES 54"RCP STORM DRAIN LINE WILL BE PLUGGED.
24. FIRE HYDRANTS TO BE PROVIDED ON SITE WITH A FIRE LINE AND 15 FOOT EASEMENT TO THE CITY. THE FIRE HYDRANTS SHALL BE LOCATED SO THAT NO OUT SIDE WALL OF THE EXISTING BUILDINGS WILL BE MORE THE 150 FOOT FROM A FIRE HYDRANT WITH A MAXIMUM SPACING BETWEEN FIRE HYDRANTS OF 300 FEET.
25. LIGHTING WILL MEET TITLE 24, PART 6 REQUIREMENTS AND CITY CODE 18-320
26. THE OWNER WILL PROVIDE A SECURITY AND LIGHTING PLAN TO THE CITY FOR APPROVAL. GATES WILL HAVE A CLICK TO ENTER FOR THE FIRE AND POLICE DEPTS.
27. EXISTING DRIVEWAY AND GATE WILL BE ABANDONED AND RELOCATED TO ALIGN WITH CORNER DRIVE.

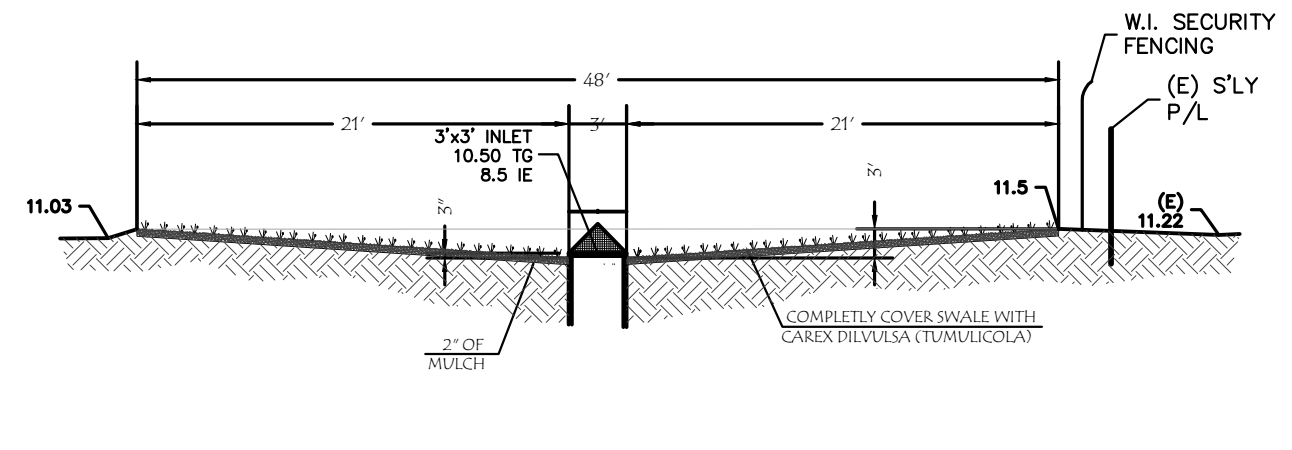
SEC. A-A: VEGETATED BIOSWALE



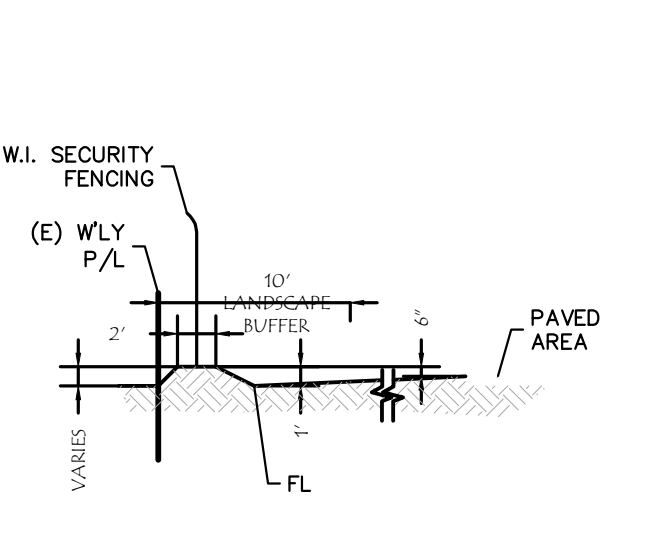
SEC. F-F: N'LY BERM



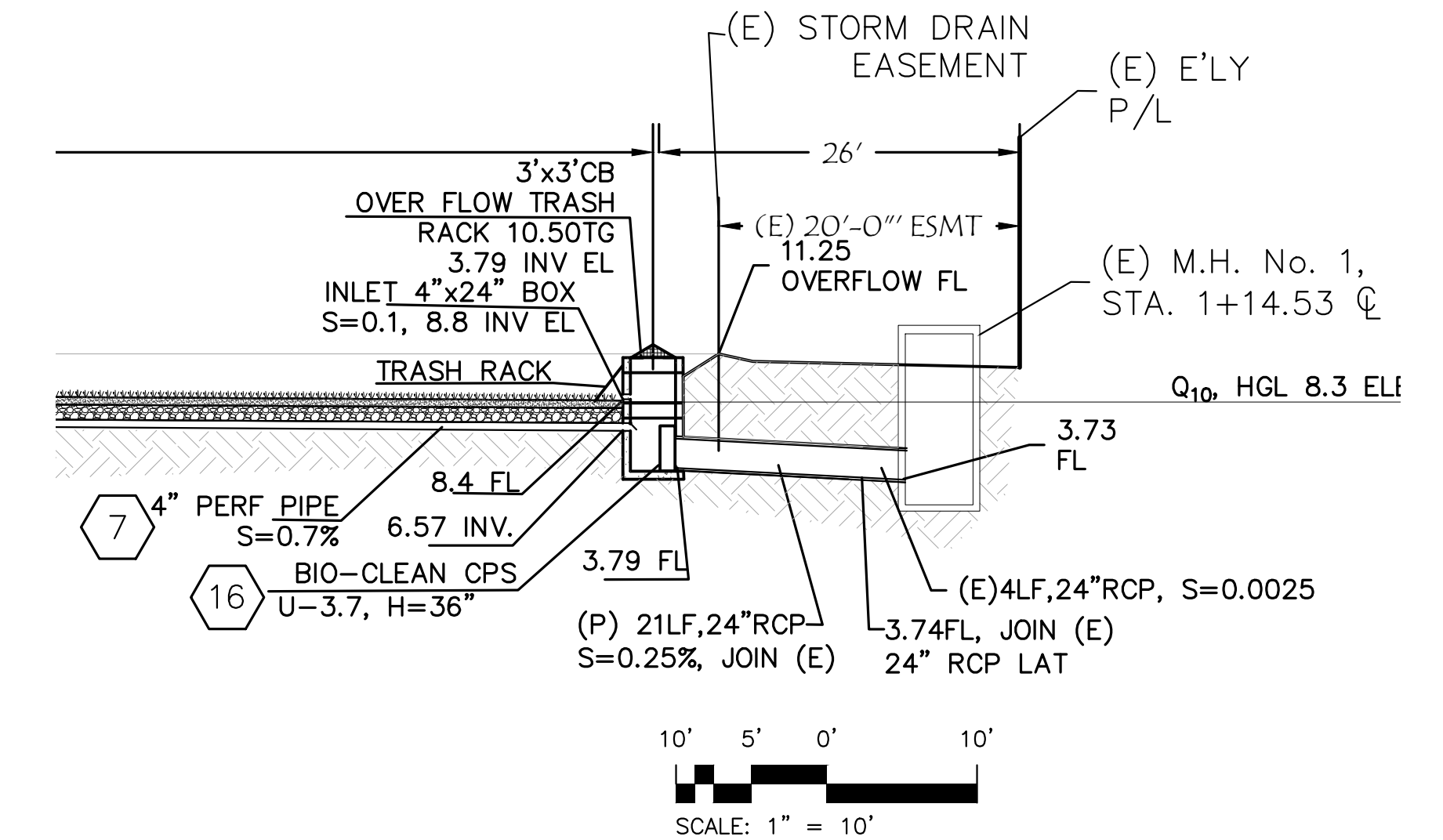
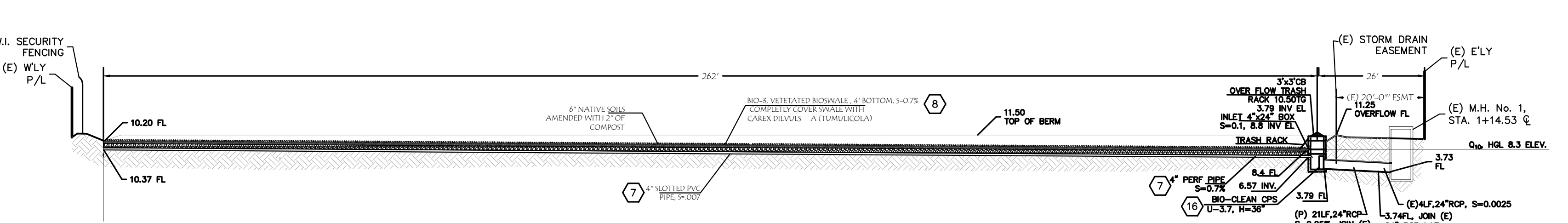
SEC. C-C: BIO-3 BIOSWALE WITH 3' x 3' CATCH BASIN



SEC. E-E: BERM - W/LY P/L



SEC. D-D: BIO-1 BIORETENTION WITH UNDERDRAIN

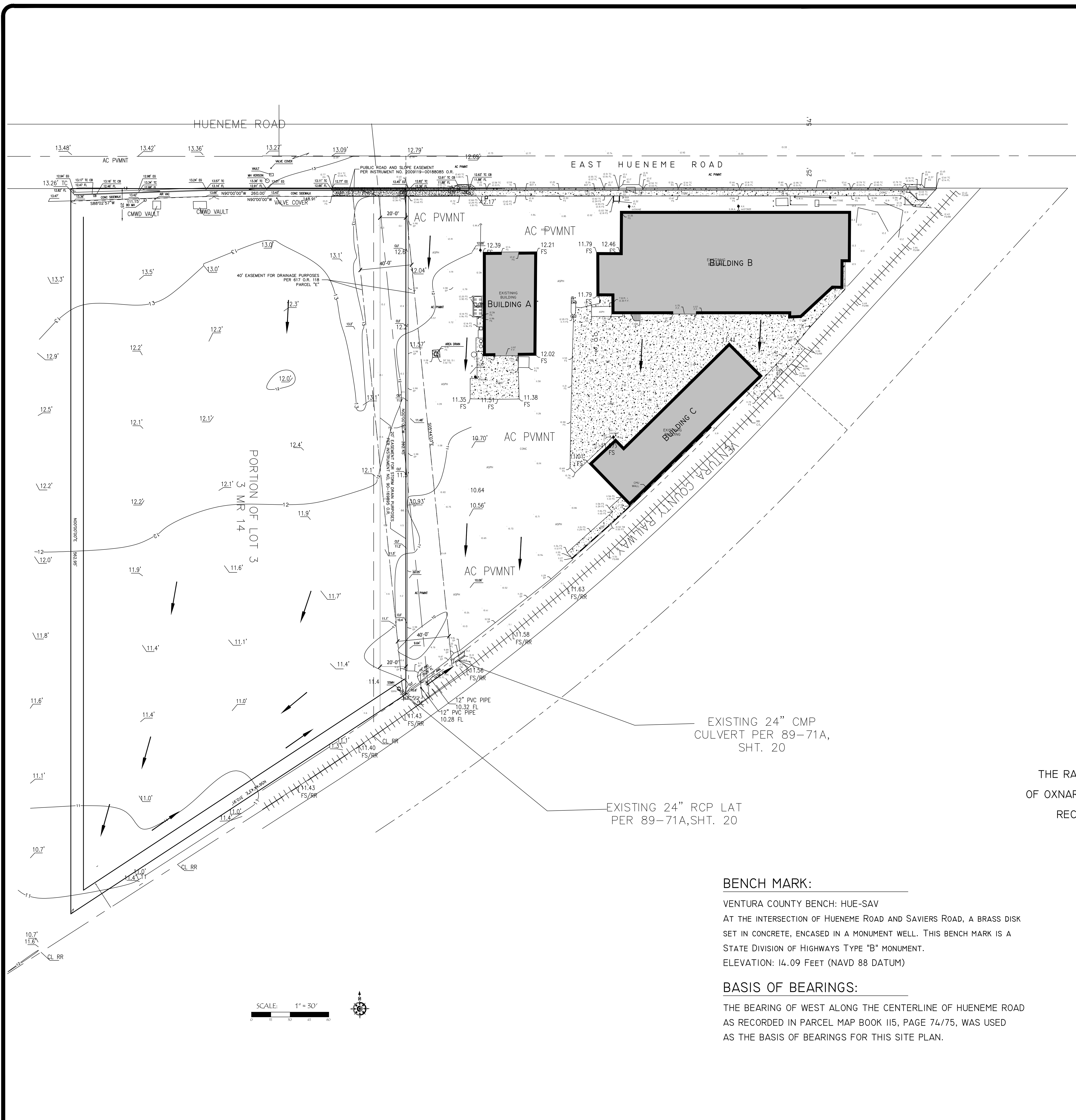


REVISIONS	BY
RELOCATE (E) DWY 24-0422	WL

PANTOJA
320 EAST HUENEME ROAD
OXNARD, CA 93033

SITE PLAN

DRAWN W.LEWIS
CHECKED
DATE MARCH 22, 2023
SCALE 1" = 20'
SHEET A1.0



LEGEND:

- CENTERLINE
 - CMU WALL
 - EASEMENT LINE
 - PRODUCED LINE
 - PROPERTY LINE
 - TRACT BOUNDARY LIN
 - W.I. FENCE
 - WOOD FENCE
-
- EXISTING BUILDING
-
- DENOTES FD. MON. AS NOTED
 - RECORD
 - R1
 - R2
 - R3
 - R4
 - R5
 - R6
 - R7
 - R8
 - R8
 - ASPHALT
 - ASSESSORS PARCEL NUMBER
 - BASIS OF BEARINGS
 - BLOW-OFF VALVE
 - CABLE BOX
 - CALCULATED FROM
 - CENTER LINE
 - CONCRETE
 - CONCRETE MASONRY UNIT
 - DEEDS
 - DRAIN INLET
 - DRIVEWAY
 - EDGE OF PAVEMENT
 - FIRE HYFRANT
 - FOUND
 - GALLON
 - GUY WIRE ANCHOR
 - INSTRUMENT
 - IRRIGATION CONTROL VALVE
 - MONUMENT
 - NUMBER
 - OFFICAL RECORDS
 - POWER POLE
 - PULL BOX
 - RAILROAD
 - RECORD OF SURVEY
 - SANITARY SEWER CLEAN OUT
 - SQUARE
 - TOP OF CURB
 - TOP OF GRATE
 - TOP OF WALL
 - WATER METER
-
- R
 - 52 R.S. 84/89
 - 20 R.S. 14/15
 - PRELIMINARY TITLE REPORT NO. 132010762KJ
 - 105 DDS. 106
 - 105 DDS. 186
 - 617 O.R. 118
 - 86-25510 O.R.
 - 86-25511 O.R.
 - INST. NO. 20100219-00022984 O.R.
 - ASPH
 - A.P.N.
 - B.O.B.
 - B.O.V.
 - C.B.
 - CF
 - C/L
 - CONC
 - CMU
 - DDS
 - D.I.
 - DRWY
 - EP
 - F.H.
 - FD.
 - GAL.
 - G.W.A.
 - INST.
 - I.C.V.
 - MON.
 - NO.
 - O.R.
 - P.P.
 - P.B.
 - RR
 - R.S.
 - SSCO
 - SG.
 - TC
 - TG
 - TW
 - W.M.

SITE SURVEY

OF
 A PORTION OF LOTS 3 AND 4 OF SUBDIVISION 84 OF
 THE RANCHO EL RIO DE SANTA CLARA O'LA COLONIA, IN THE CITY
 OF OXNARD, COUNTY OF VENTURA, STATE OF CALIFORNIA, AS PER MAP
 RECORDED IN BOOK 3, PAGE 14 OF MAPS, IN THE OFFICE OF
 THE COUNTY RECORDER OF SAID COUNTY,

SITE ADDRESS:

320 EAST HUENEME ROAD
 OXNARD, CA 93033
 A.P.N.: 231-0-092-260, 270, 280 (VENTURA COUNTY)

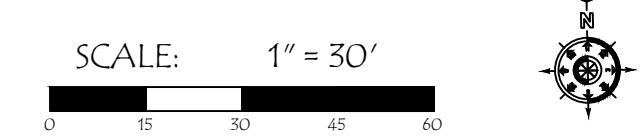
ACCURATE SURVEYING & ENGINEERING
 119 KATHERINE DRIVE
 SAN BUENAVENTURA
 CALIFORNIA 93001
 PH: (805) 207-5181
 MARCH 2, 2021

BENCH MARK:

VENTURA COUNTY BENCH: HUE-SAV
 AT THE INTERSECTION OF HUENEME ROAD AND SAVIERS ROAD, A BRASS DISK
 SET IN CONCRETE, ENCASED IN A MONUMENT WELL. THIS BENCH MARK IS A
 STATE DIVISION OF HIGHWAYS TYPE "B" MONUMENT.
 ELEVATION: 14.09 FEET (NAVD 88 DATUM)

BASIS OF BEARINGS:

THE BEARING OF WEST ALONG THE CENTERLINE OF HUENEME ROAD
 AS RECORDED IN PARCEL MAP BOOK 115, PAGE 74/75, WAS USED
 AS THE BASIS OF BEARINGS FOR THIS SITE PLAN.



PLANNING SERVICES
 GENERAL ENGINEERING
 & BUILDING CONTRACTORS
R.W.C. LLC
 SANTA PAULA CA Lic# 716695
 TEL: 805-525-6400

REVISIONS	BY

PANTOJA
320 EAST HUENEME ROAD
OXNARD, CA 93033

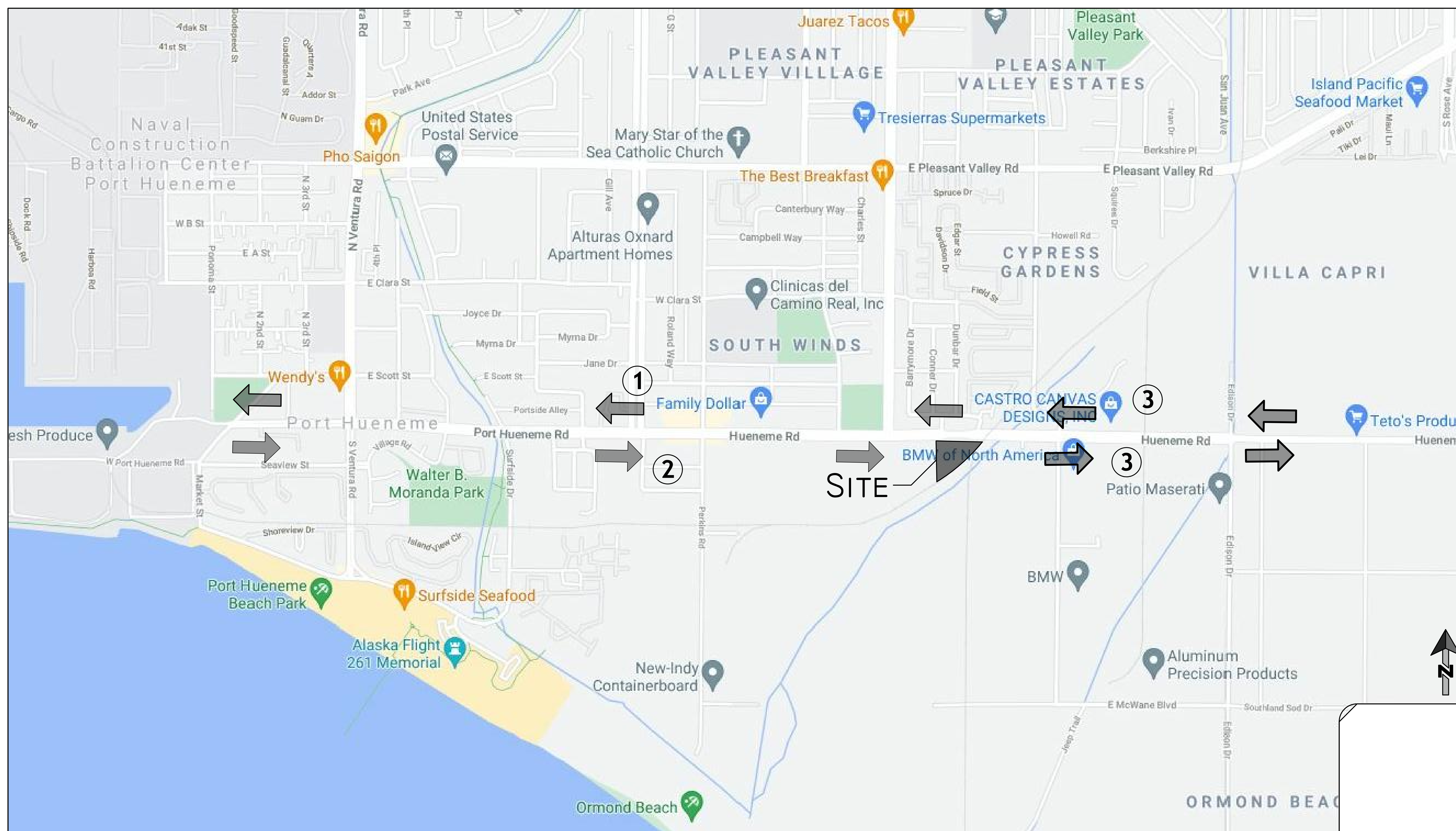
SITE SURVEY

DRAWN
CHECKED
DATE NOV. 9TH 2021
SCALE AS NOTED
SHEET A1.1

MASTER STREET CIRCULATION PLAN

TRIP ROUTING AND MILEAGE CALCULATIONS

ROUTE #	ROUTE DESCRIPTION	MILEAGE
1	TO PORT FROM SITE	1.34 MI.
2	FROM PORT TO SITE	1.34 MI.
3	TO AND FROM SITE FROM THE EAST	N/A



PLANNING SERVICES
GENERAL ENGINEERING
& BUILDING CONTRACTORS
R.W.C. L.L.C.
SANTA PAULA CA Lic# 716695
TEL: 805-525-6400

REVISIONS	BY

PANTOJA
320 EAST HUENEME ROAD
OXNARD, CA 93033

MASTER STREET CIRCULATION PLAN

DRAWN
W. LEWIS
CHECKED
DATE
JULY 26TH 2022
SCALE
AS NOTED
SHEET
A1.2

REVISIONS	BY

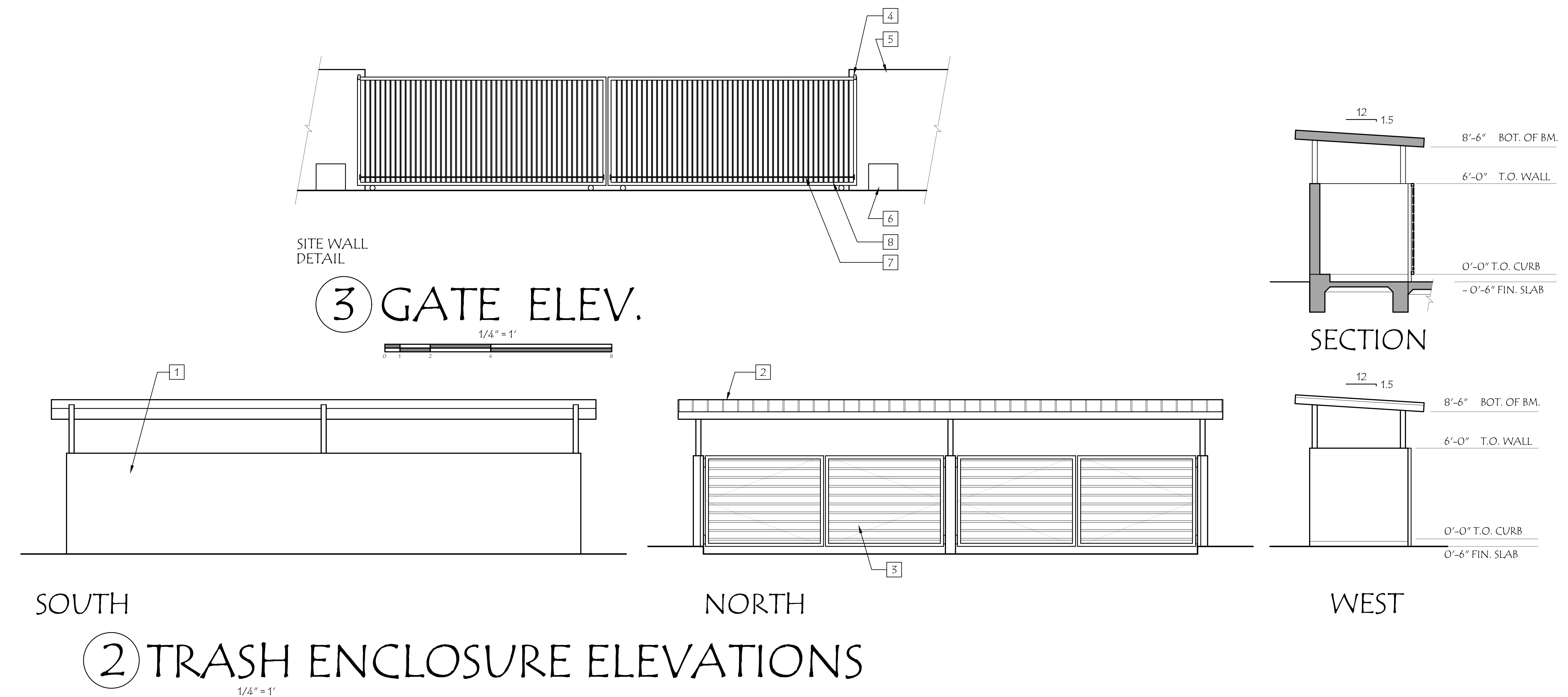
PANTOJA
320 EAST HUENEME ROAD
OXNARD, CA 93033

**TRASH ENCLOSURE
 AND NEW GATE
 ELEVATION**

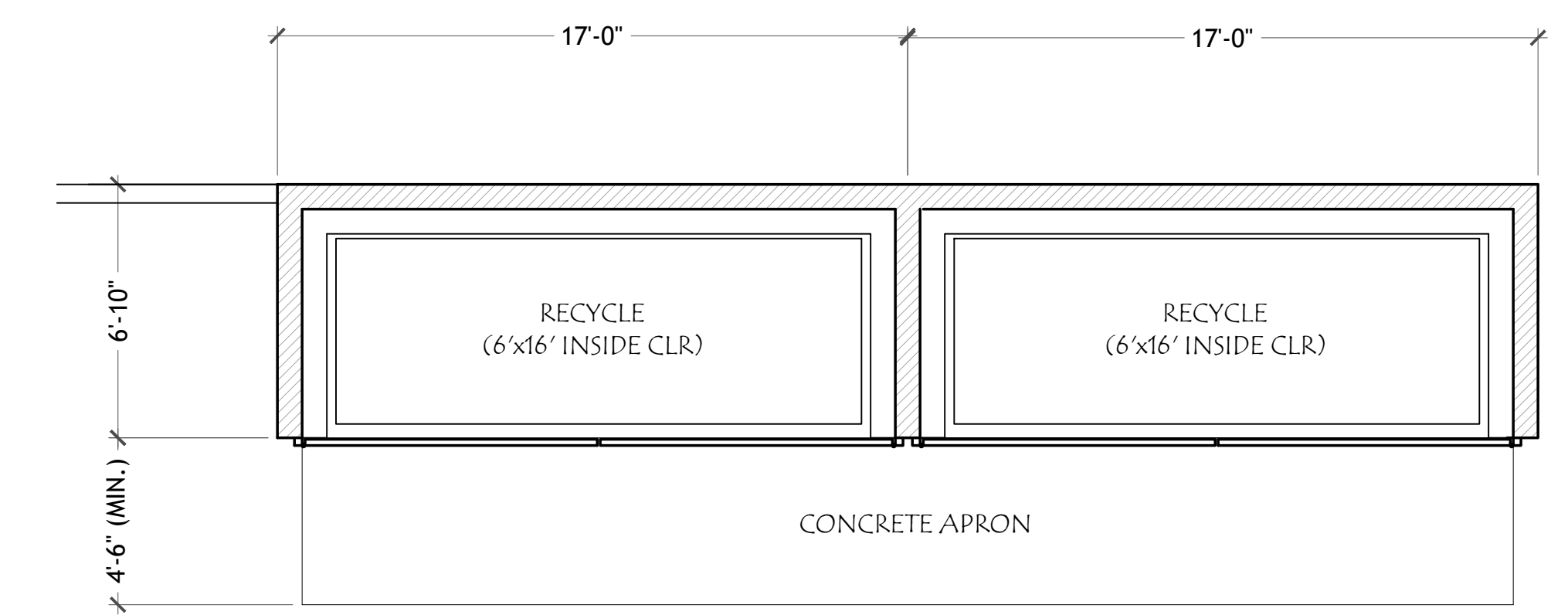
DRAWN W.LEWIS
CHECKED
DATE MARCH 20, 2023
SCALE 1" = 20'
SHEET A1.3

KEY NOTES

- 1 EXISTING 6" X 8" X 16" C.M.U. WALL
- 2 STANDING SEAM METAL ROOF O/ 2X SUBSTRATE O/ STEEL FRAMED ROOF SYSTEM PER STRUCT. DWG AND EXT. FINISH SCHEDULE
- 3 STEEL 2X2 TUBE FRAME DOORS W/ SPACED (1/2") HORIZ. HARDI-PLANK INFILL
- 4 UPPER GATE GUIDE
- 5 8" WROUGHT IRON FENCE TO MATCH EXISTING
- 6 ELECTRIC GATE OPERATOR WITH FIRE AND POLICE DEPARTMENT CLICK TO OPEN CONTROLS. SECURITY MONITORED BY SECURITY CAMERAS AND COMPANY
- 7 CHAIN
- 8 METAL ROLLING GATE



2 TRASH ENCLOSURE ELEVATIONS



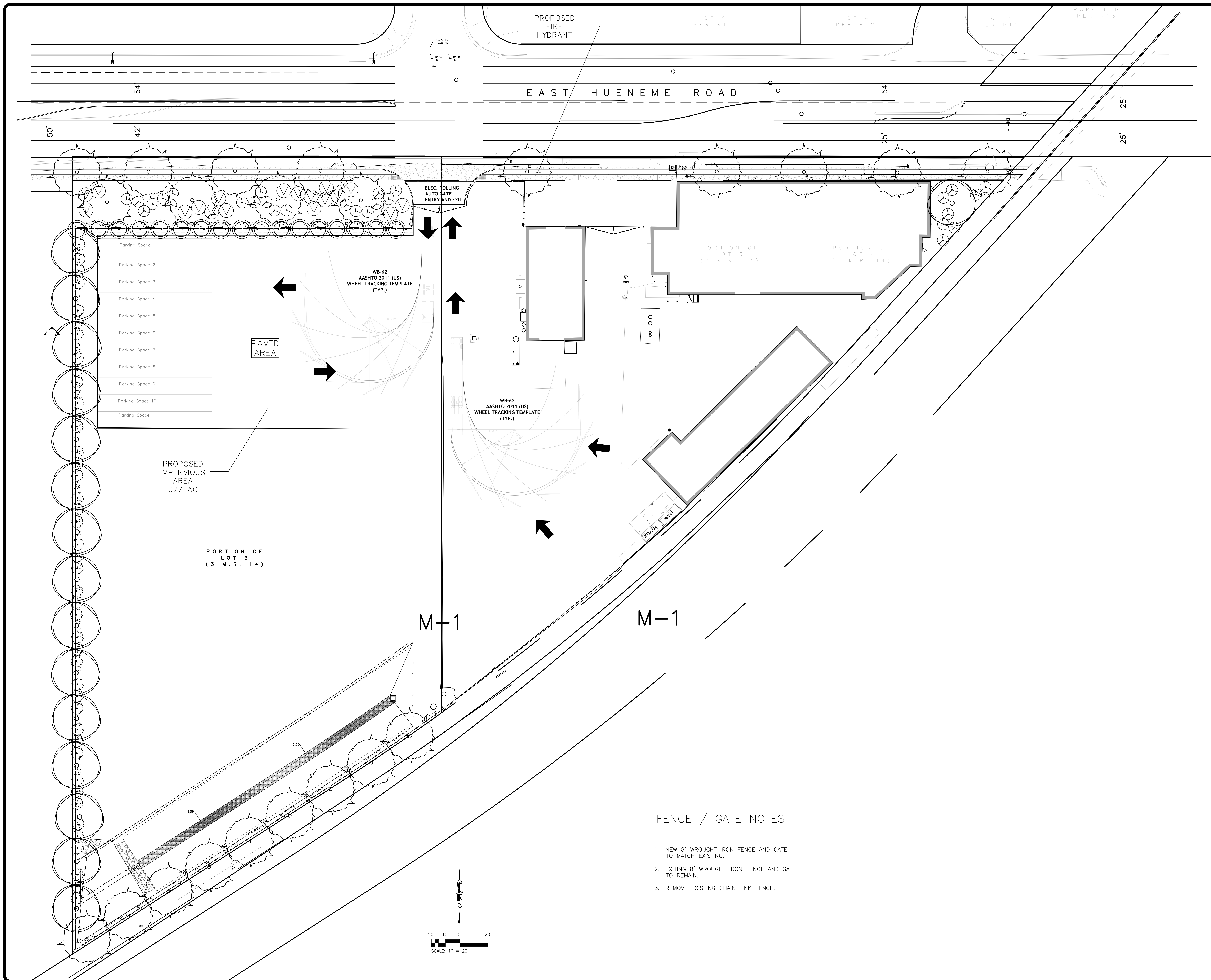
1 TRASH ENCLOSURE FLOOR PLAN

REVISIONS	BY
▲ RELOCATE (E) DWY 24-0422	WL

PANTOJA
320 EAST HUENEME ROAD
OXNARD, CA 93033

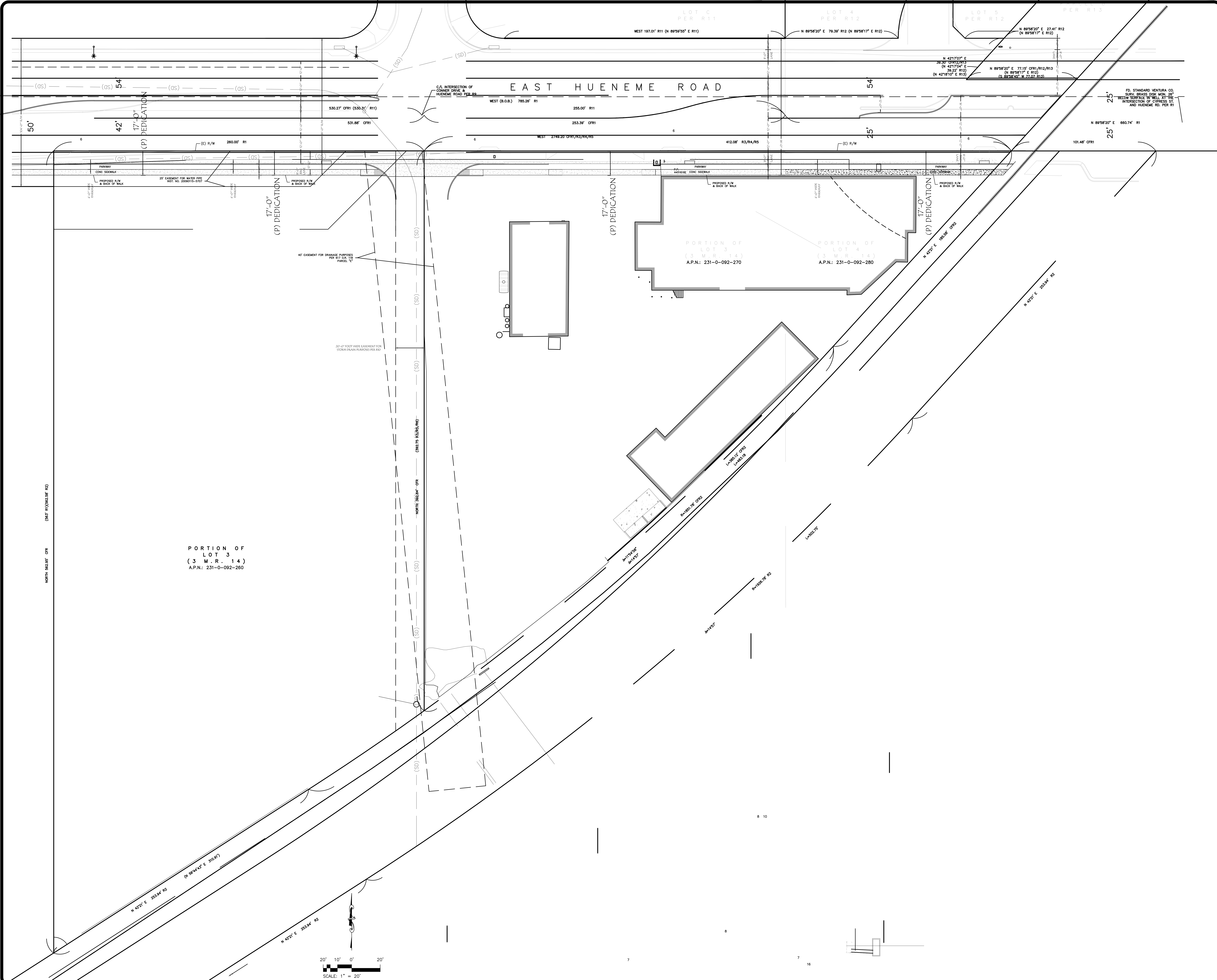
CIRCULATION PLAN

DRAWN
M.G.
CHECKED
DATE
07/05/2022
SCALE
1" = 20'
SHEET
A1.4



FENCE / GATE NOTES

1. NEW 8' WROUGHT IRON FENCE AND GATE TO MATCH EXISTING.
2. EXISTING 8' WROUGHT IRON FENCE AND GATE TO REMAIN.
3. REMOVE EXISTING CHAIN LINK FENCE.



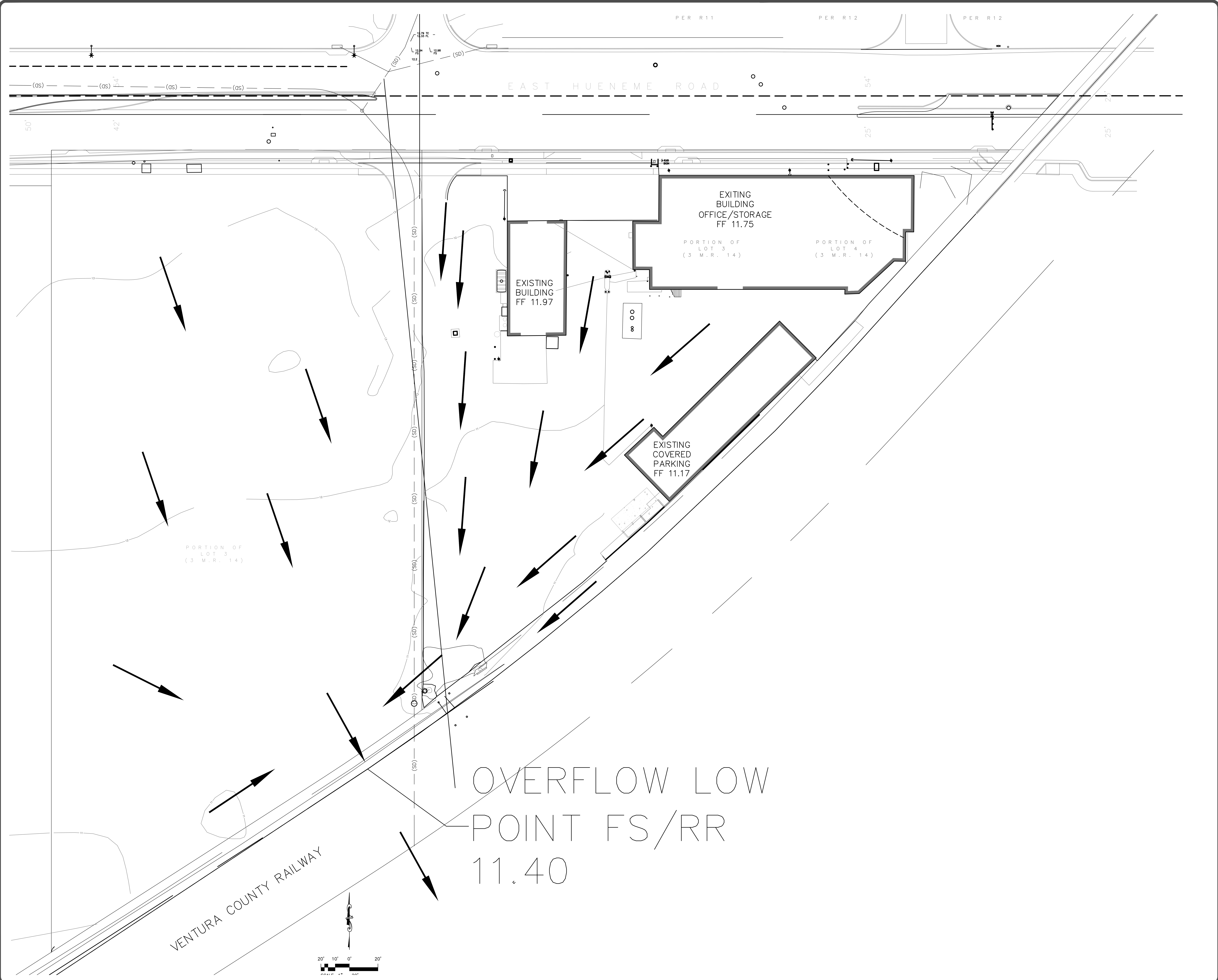
PLANNING SERVICES
 GENERAL ENGINEERING
 & BUILDING CONTRACTORS
R.W.G. LLC
 SANTA PAULA CA Lic# 710695
 TEL: 805-525-6400

REVISIONS	BY

PANTOJA
320 EAST HUENEME ROAD
OXNARD, CA 93033

PROPOSED
RIGHT OF WAY
DEDICATION

DRAWN
 W.LEWIS
 CHECKED
 DATE
 MARCH 20, 2023
 SCALE
 1" = 20'
 SHEET
A1.6



PLANNING SERVICES
 GENERAL ENGINEERING
 & BUILDING CONTRACTORS
R.W.G. L.L.C.
 SANTA PAULA CA Lic# 716695
 TEL: 805-525-6400

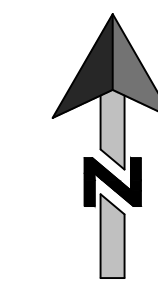
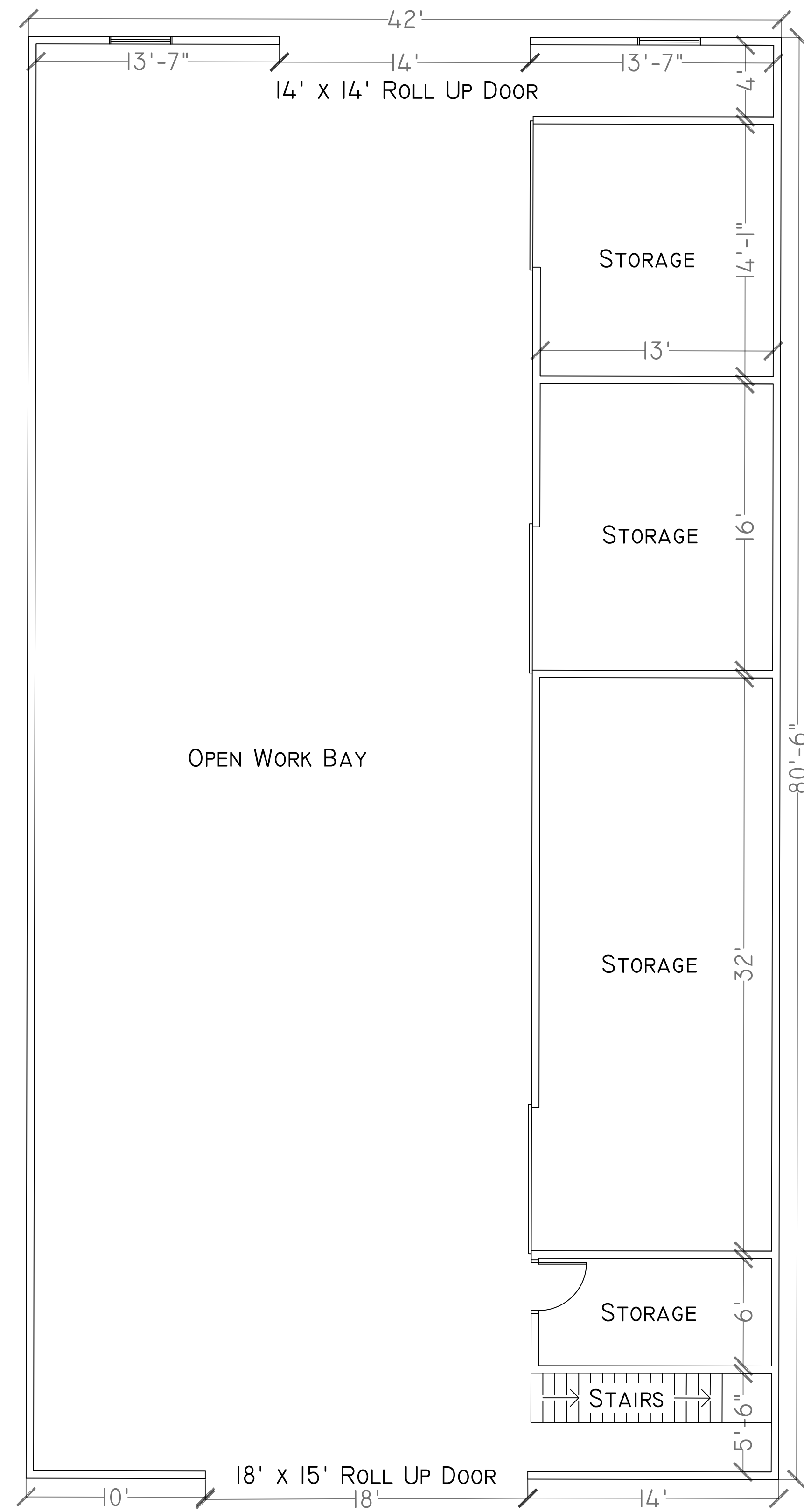
REVISIONS	BY

PANTOJA
320 EAST HUENEME ROAD
OXNARD, CA 93033

STORM OVERFLOW PATH
LOW POINT OF R.R.
S. D. SYS. FAILS

DRAWN
 W.LEWIS
 CHECKED
 DATE
 MARCH 20, 2023
 SCALE
 1" = 20'
 SHEET
A1.7

BUILDING A FLOOR PLAN



SCALE: 1" = 5'

PLANNING SERVICES
GENERAL ENGINEERING
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TEL: 805-525-6400

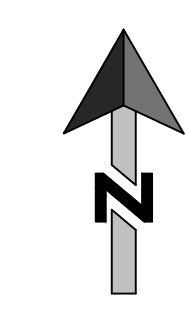
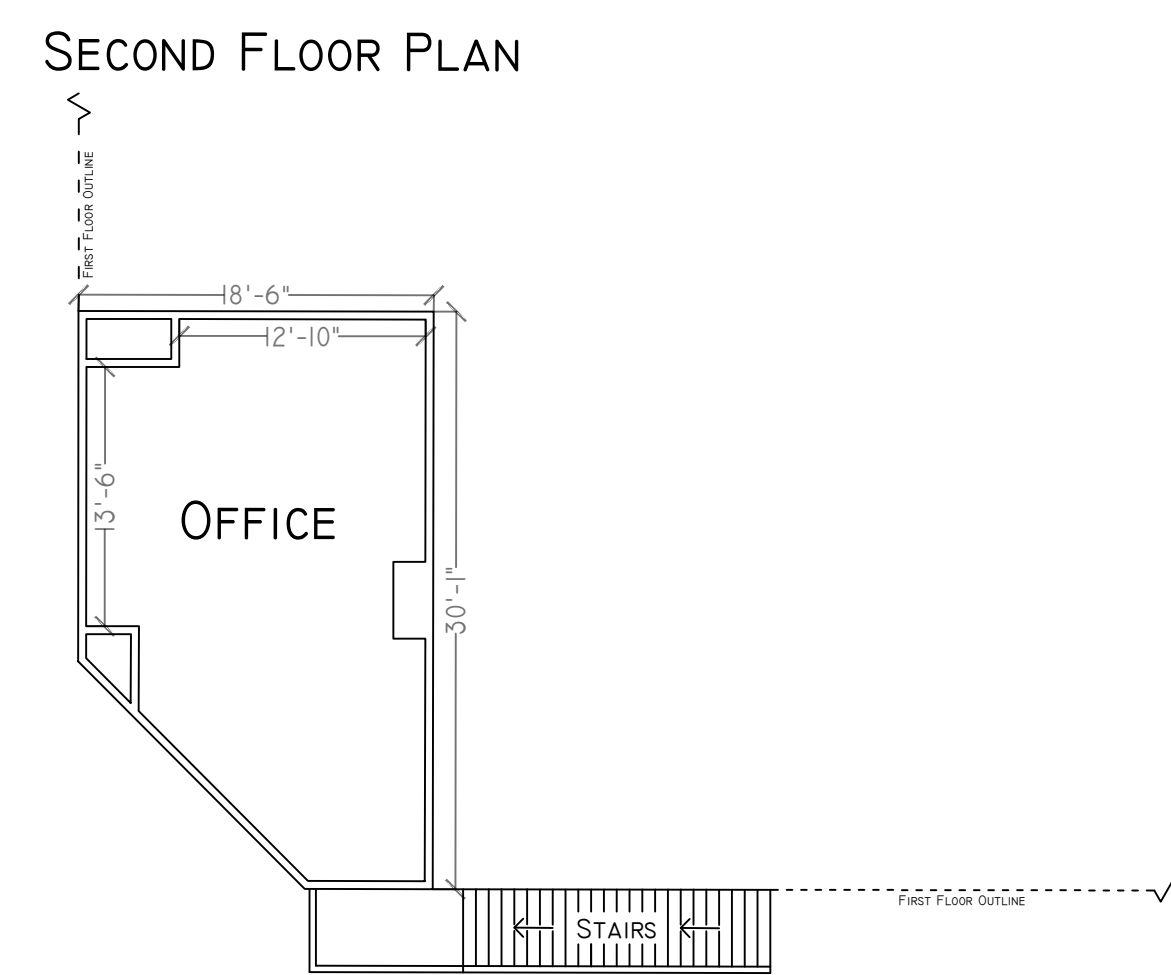
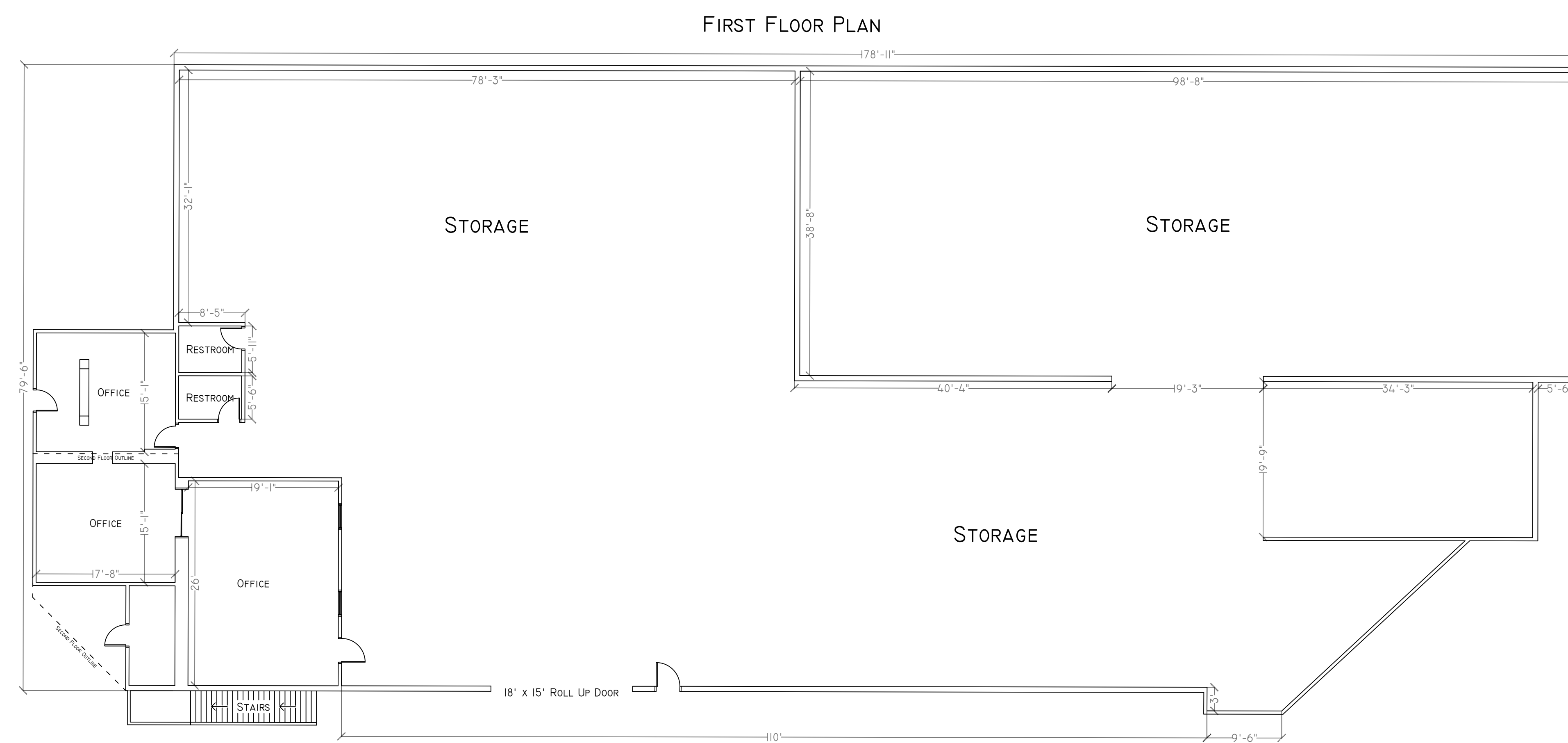
REVISIONS	BY

PANTOJA
320 EAST HUENEME ROAD
OXNARD, CA 93033

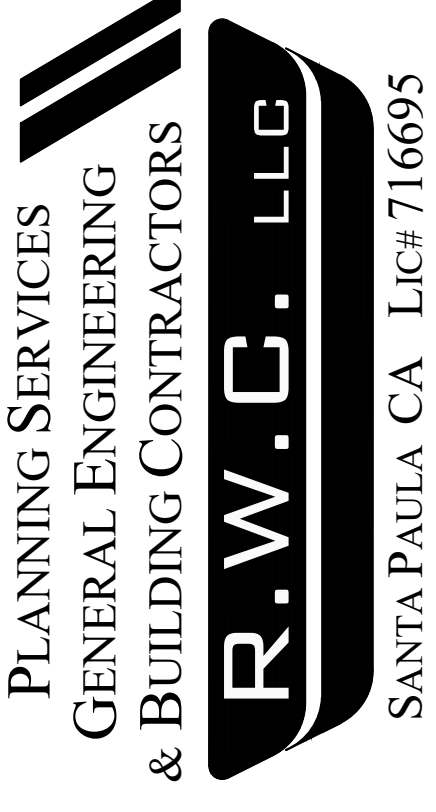
BUILDING A
FLOOR PLAN

DRAWN RYAN L.
CHECKED
DATE NOV.9TH 2021
SCALE AS NOTED
SHEET
A2.0

BUILDING B FLOOR PLAN



SCALE: 1" = 10'


 PLANNING SERVICES
 GENERAL ENGINEERING
 & BUILDING CONTRACTORS
R.W.G. LLC
 SANTA PAULA, CA LIC# 716695
 TEL: 805-525-6400

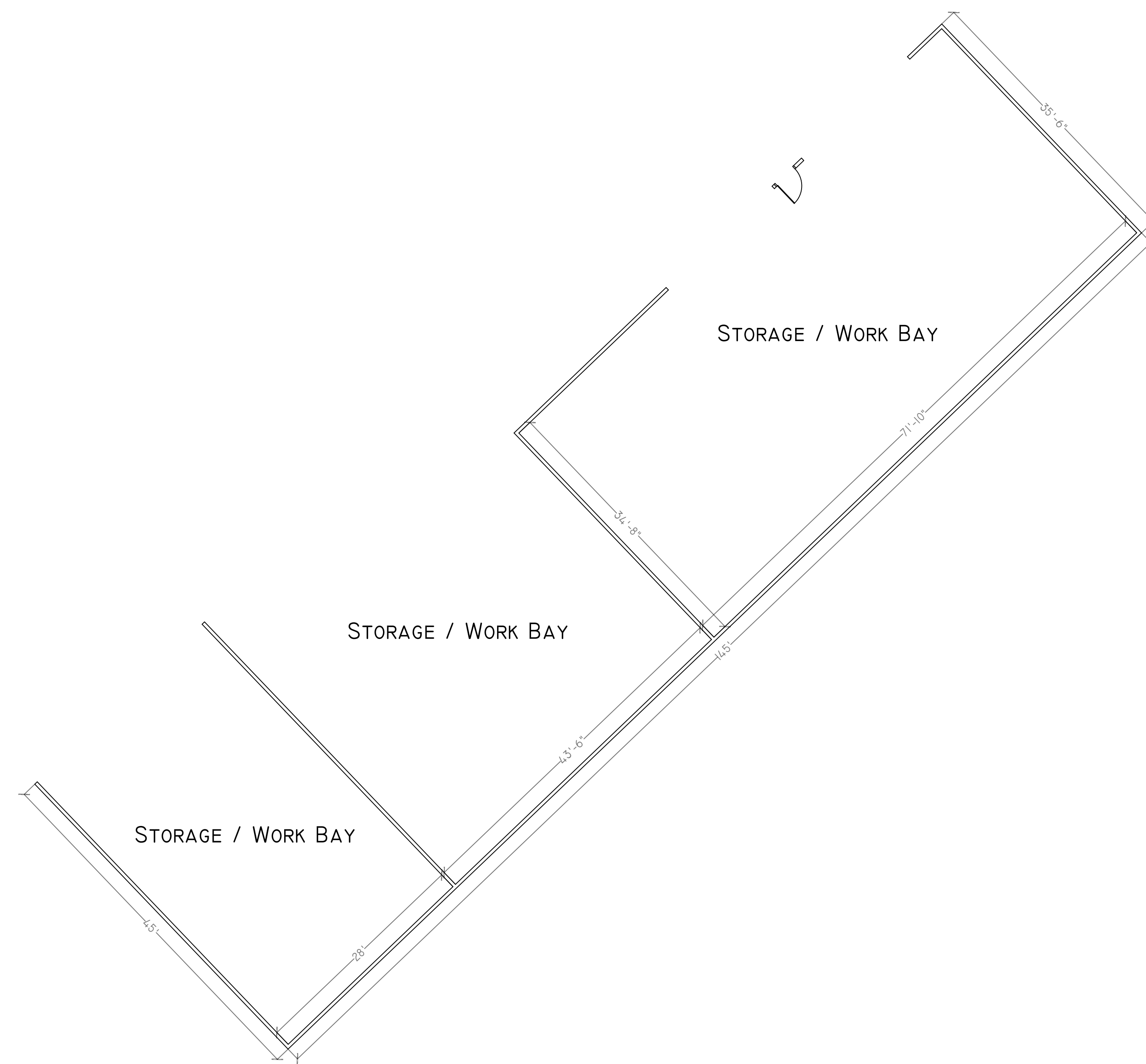
REVISIONS	BY

PANTOJA
320 EAST HUENEME ROAD
OXNARD, CA 93033

BUILDING B
FLOOR PLAN

DRAWN RYAN L. CHECKED
DATE NOV. 9TH 2021
SCALE AS NOTED
SHEET A2.1

BUILDING C FLOOR PLAN



SCALE: 1" = 10'

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PANTOJA
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OXNARD, CA 93033

BUILDING C
FLOOR PLAN

DRAWN RYAN L.
CHECKED
DATE NOV. 9TH 2021
SCALE AS NOTED
SHEET

A2.2

BUILDING A ELEVATIONS

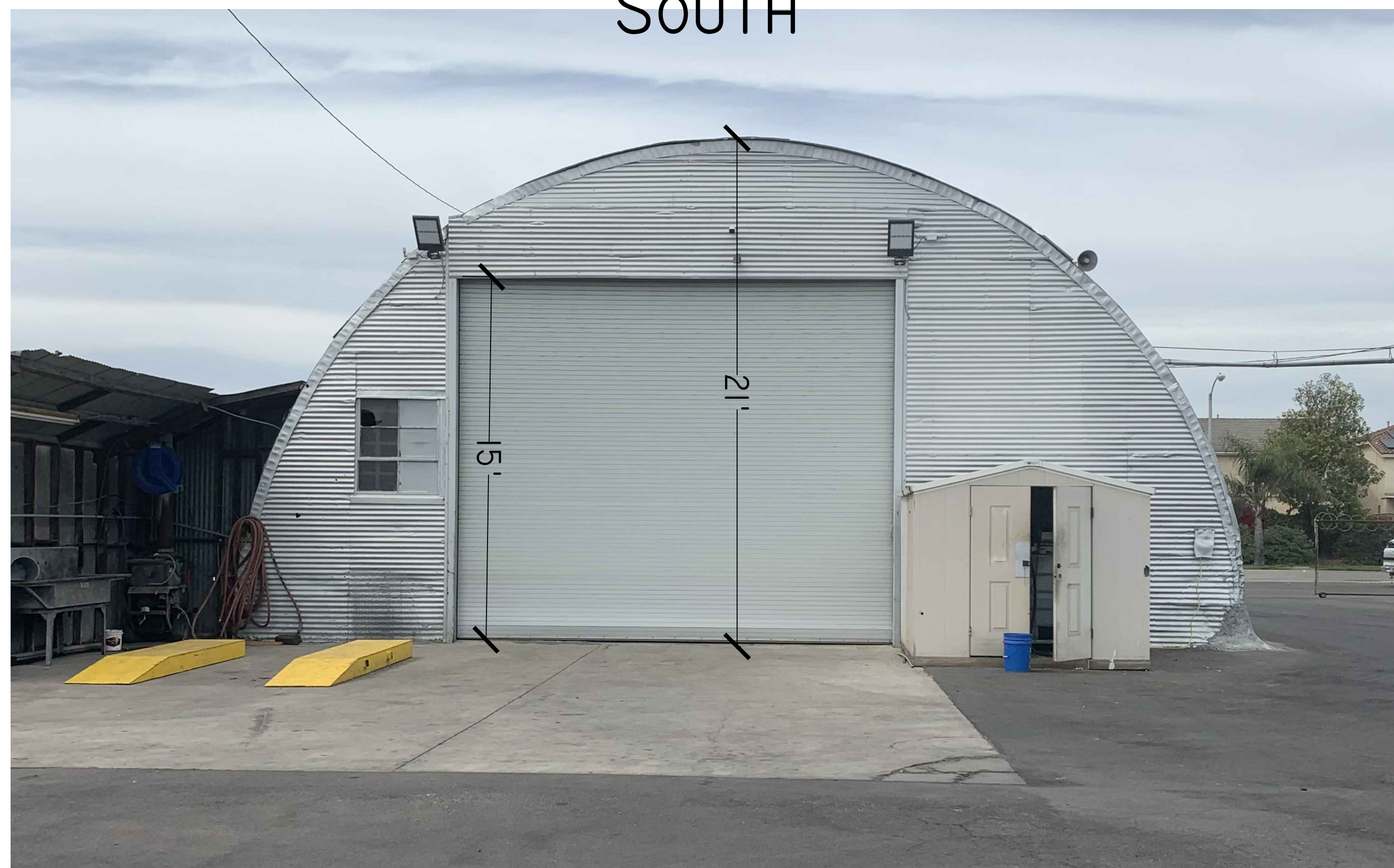
NORTH



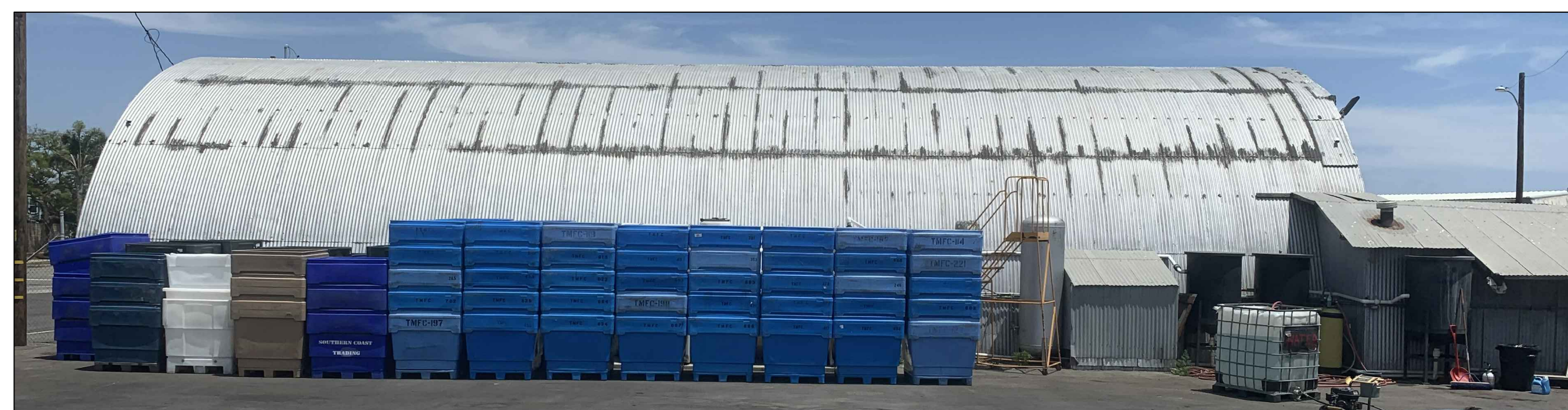
EAST



SOUTH



WEST



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& BUILDING CONTRACTORS
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TEL: 805-525-6400

REVISIONS	BY

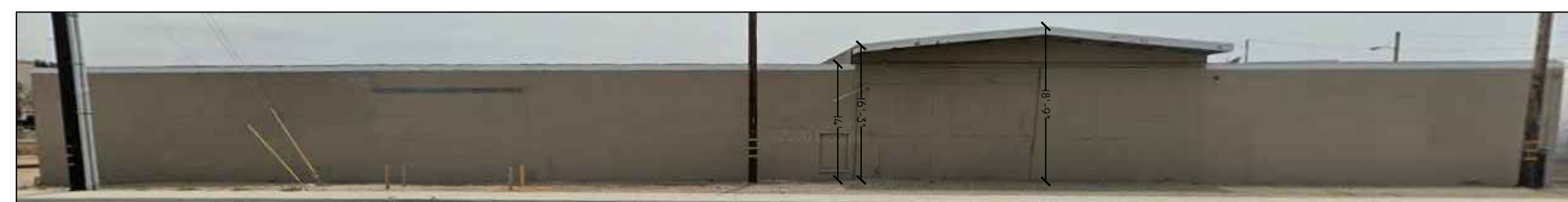
PANTOJA
320 EAST HUENEME ROAD
OXNARD, CA 93033

BUILDING A
ELEVATION
PLAN

DRAWN
RYAN L.
CHECKED
DATE
NOV.9TH 2021
SCALE
AS NOTED
SHEET
A3.0

BUILDING B ELEVATIONS

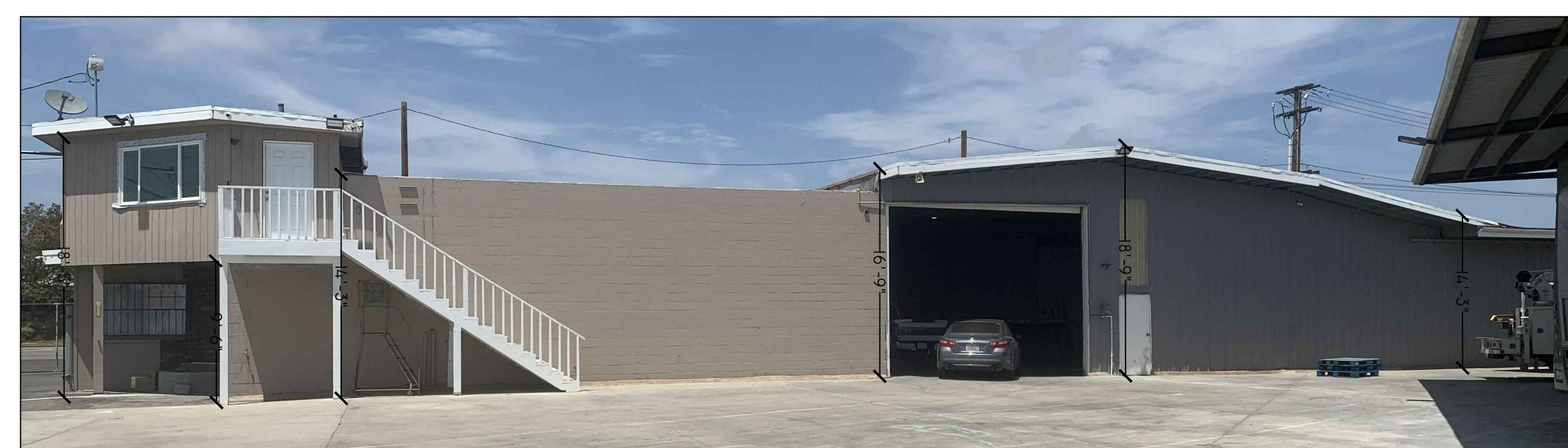
NORTH



EAST



SOUTH



WEST



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TEL: 805-525-6400

REVISIONS	BY

PANTOJA
320 EAST HUENEME ROAD
OXNARD, CA 93033

BUILDING B
ELEVATION
PLAN

DRAWN
RYAN L.
CHECKED
DATE
NOV. 9TH 2021
SCALE
AS NOTED
SHEET

A3.1

BUILDING C ELEVATIONS

NORTH



EAST



SOUTH



WEST



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REVISIONS	BY

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320 EAST HUENEME ROAD
OXNARD, CA 93033

BUILDING C
ELEVATION
PLAN

DRAWN
RYAN L.
CHECKED
DATE
NOV. 9TH 2021
SCALE
AS NOTED
SHEET

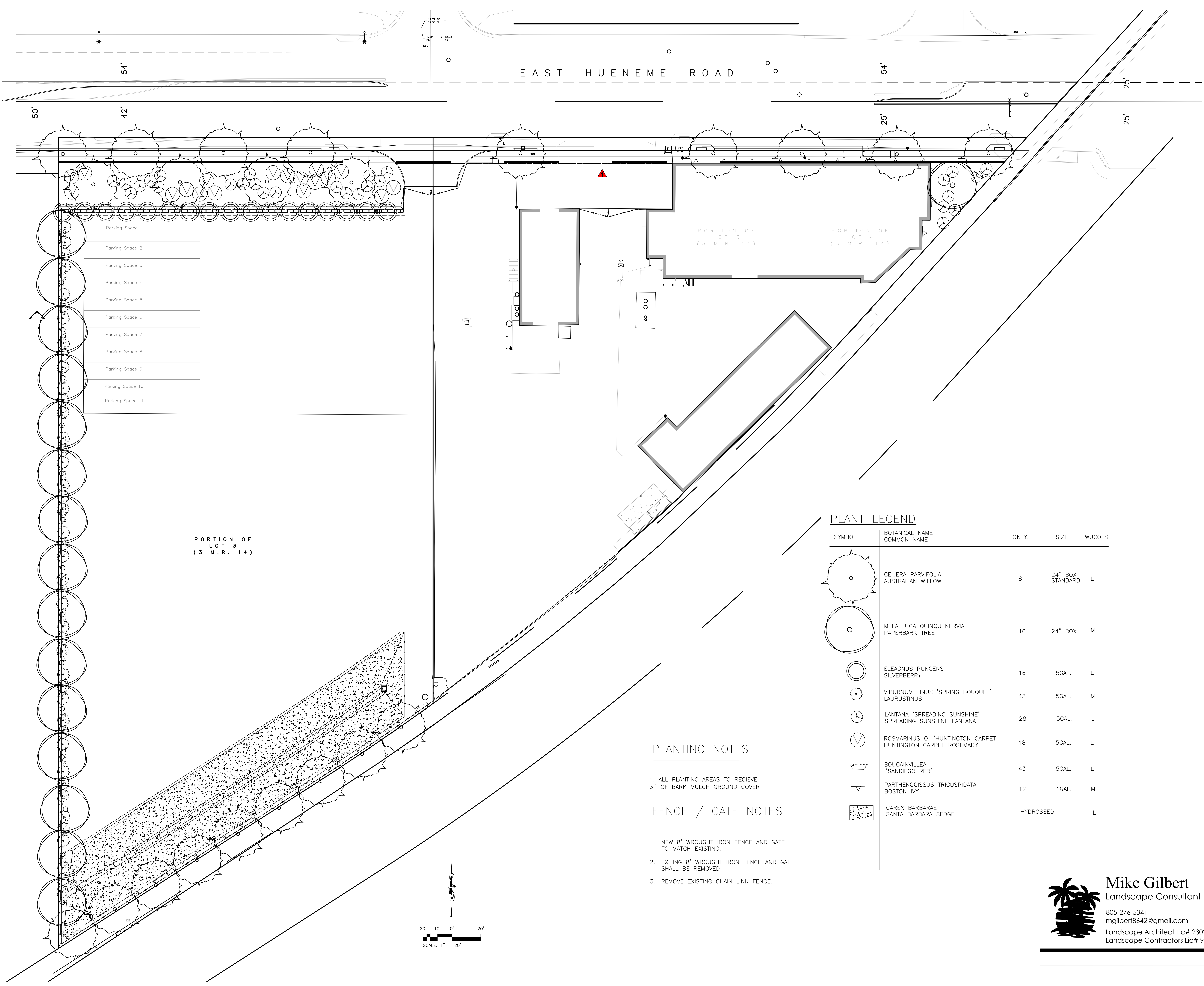
A3.2

REVISIONS	BY
▲ RELOCATE (E) DWY 24-0422	WL

PANTOJA
320 EAST HUENEME ROAD
OXNARD, CA 93033

PRELIMINARY
PLANTING PLAN

DRAWN M.G.
CHECKED
DATE MARCH 20, 2023
SCALE 1" = 20'
SHEET 1.1



- Parking Space 1
- Parking Space 2
- Parking Space 3
- Parking Space 4
- Parking Space 5
- Parking Space 6
- Parking Space 7
- Parking Space 8
- Parking Space 9
- Parking Space 10
- Parking Space 11

PORTION OF
LOT 3
(3 M.R. 14)

PORTION OF
LOT 3
(3 M.R. 14)

PLANT LEGEND

SYMBOL	BOTANICAL NAME COMMON NAME	QNTY.	SIZE	WUCOLS
	GEIJERA PARVIFOLIA AUSTRALIAN WILLOW	8	24" BOX STANDARD	L
	MELALEUCA QUINQUENERVIA PAPERBARK TREE	10	24" BOX	M
	ELEAGNUS PUNGENS SILVERBERRY	16	5GAL.	L
	VIBURNUM TINUS 'SPRING BOUQUET' LAURUSTINUS	43	5GAL.	M
	LANTANA 'SPREADING SUNSHINE' SPREADING SUNSHINE LANTANA	28	5GAL.	L
	ROSMARINUS O. 'HUNTINGTON CARPET' HUNTINGTON CARPET ROSEMARY	18	5GAL.	L
	BOUGAINVILLEA 'SANDIEGO RED'	43	5GAL.	L
	PARTHENOCISSUS TRICUSPIDATA BOSTON IVY	12	1GAL.	M
	CAREX BARBARAE SANTA BARBARA SEDGE	HYDROSEED		L

PLANTING NOTES

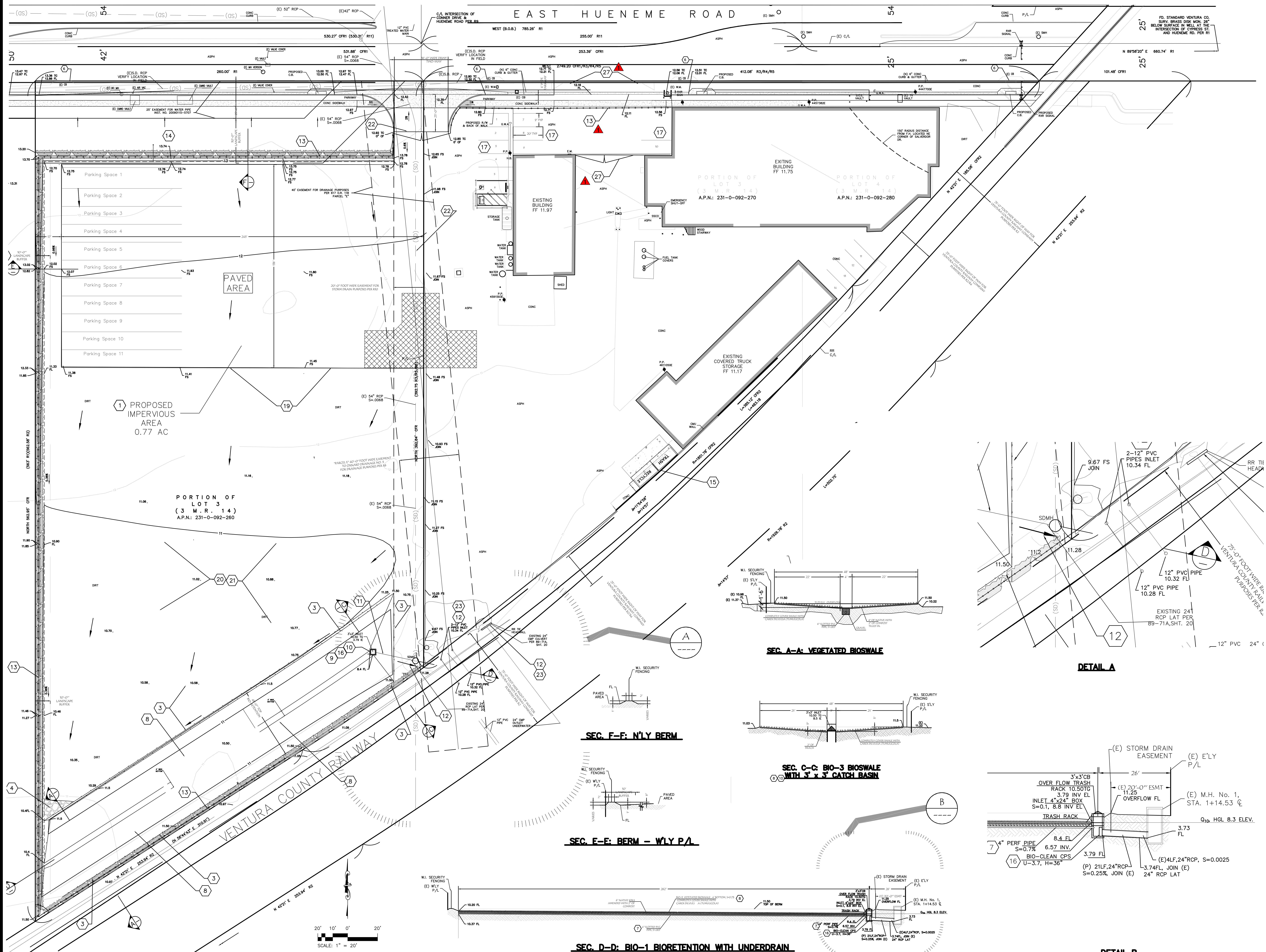
- ALL PLANTING AREAS TO RECEIVE 3" OF BARK MULCH GROUND COVER

FENCE / GATE NOTES

- NEW 8' WROUGHT IRON FENCE AND GATE TO MATCH EXISTING.
- EXISTING 8' WROUGHT IRON FENCE AND GATE SHALL BE REMOVED
- REMOVE EXISTING CHAIN LINK FENCE.

Mike Gilbert
Landscape Consultant
805-276-5341
mgilbert8642@gmail.com
Landscape Architect Lic# 2302
Landscape Contractors Lic# 93

PLATE 3 (P) BMP BIO-1 RETENTION / INFILTRATION



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GENERAL ENGINEERING
& BUILDING CONTRACTORS
R.W.G. LLC
SANTA PAULA, CA Lic# 716695
TEL: 805-525-6400

REVISIONS	BY
RELOCATE (E) DWY 24-0422	WL

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320 EAST HUENEME ROAD
OXNARD, CA 93033

BMP SITE PLAN

DRAWN
W. LEWIS
CHECKED
DATE
MARCH 20, 2023
SCALE
1" = 20'
SHEET
BMP

REVISIONS	BY
RELOCATE (E) DWY 24-5422	WL

PANTOJA
PANTOJA
320 EAST HUENEME ROAD
OXNARD, CA 93033

SITE LIGHTING AND PHOTOMETRIC PLAN

DRAWN RCA
CHECKED
DATE APRIL 22, 2024
SCALE 1" = 20'
SHEET E1.0

Concept Electrical Solutions, Inc.
14127 Elmont Lane Poway, California 92064
cell: 858-445-5732 fax: 858-679-0611
e: rraaisie@conceptelectricalsolutions.com 1141-002

PANTOJA
LIGHTING PHOTOMETRIC AND LAYOUT
320 HUENEME RD
OXNARD, CA 93033

APPROVALS

SHEET TITLE: **SITE LIGHTING AND PHOTOMETRIC PLAN**

Drawn By: RCA
Checked By: MN
Approved By: MN
Issue

SCALE: AS NOTED

SHEET NUMBER: **E1.0**

GENERAL NOTES

- HOMERUN ALL EXTERIOR LIGHTING VIA ASTRONOMICAL TIME CLOCK CONFER WITH OWNER FOR EXACT LOCATION.
- ALL EXTERIOR LIGHTING INSTALLATIONS AND LAMP TYPE SHALL COMPLY WITH LOCAL CITY ADOPTED OUTDOOR LIGHTING REGULATIONS.
- PER 190.2 (C)(2) ALL INSTALLED OUTDOOR LIGHTING SHALL BE CIRCUITED AND INDEPENDENTLY CONTROLLED FROM OTHER ELECTRICAL LOADS BY AN AUTOMATIC SCHEDULING CONTROL.
- ALL BUILDING LIGHTING BRANCH CIRCUITRY SHALL BE #10 AWG MINIMUM WIRE SIZE IN 3/4" CONDUIT.
- PLANNING DEPARTMENT APPROVAL OF EXTERIOR LIGHTING SUPERCEDURE BUILDING DEPARTMENT.
- ALL POLE LIGHTS ARE NOT TO EXCEED 20' IN HEIGHT.

KEY NOTES

- REPLACE LIGHT FIXTURE WITH NEW LED, MOUNT IN SAME LOCATION AS PREVIOUS FIXTURE.

Statistics

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
SITE LIGHTING	+	4.0 fc	30.1 fc	0.0 fc	N/A	N/A

PROPOSED LUMINAIRE SCHEDULE

TYPE	MTG	LAMP(S) QTY	CODE	LUMINAIRE DESCRIPTION	MANUFACTURER & CATALOG NUMBER	INPUT WATTS VOLTS	REFERENCE NOTES
A	POLE 20' AFG	---	LED 41,871LM 4000K	EVERLAST ENCOUNTER SERIES 140LPW, 300W, 120-277V, 4000K, TYPE IV DISTRIBUTION, 1-10V DIMMING	EVERLAST LIGHTING EL-ENC-300-UL-40-IV	300W 120V	OR APPROVED EQUAL
B	AT REPLACE MENT HEIGHT	---	LED 14,627LM 4000K	EVERLAST ENCOUNTER SERIES 140LPW, 100W, 120-277V, 4000K, TYPE IV DISTRIBUTION, 1-10V DIMMING	EVERLAST LIGHTING EL-ENC-100-UL-40-IV	100W 120V	OR APPROVED EQUAL

Encounter Series LED AREA LIGHTS

The Encounter Series LED area light offers users an industry leading premium powder coated die cast aluminum housing, dusk-to-dawn and control options, along with several mounting solutions. The Encounter Series design focuses on matching existing site lighting aesthetics with its traditional form factor, ease of installation, and energy reduction in an economically priced package making it ideal for quick turn-around projects.



Backed by EverLast's 10 year limited warranty
Optional 5yr warranty available

LUMINAIRE OUTPUT:
150W: 14,700 Lumens @5000k
185W: 22,300 Lumens @5000k
185W: 24,400 Lumens @5000k
300W: 44,200 Lumens @5000k
600W: 53,000 Lumens @5000k
500W: 63,800 Lumens @5000k

Dimming: 1-10V Continuous
Lumen Maintenance: L70, L80 @20,000 hrs @ 77°F
Color Rendering Index: 70 CRI
Listings: DLC Premium™ (Type III) - UL1598
Ingress Protection: IP66 Rated
Operating Temperature: -40 to 122°F
Materials: Diecast Aluminum Housing with bronze powdercoat finish.

TOTAL CURRENT (amps) / FIXTURE

Wattage	300V AC	240V AC	277V AC	480V AC
150w	1.39	1.41	1.36	0.56
185w	1.25	1.25	1.24	0.51
300w	1.54	1.57	1.54	0.66
600w	1.99	1.95	1.96	0.83
900w	3.03	3.44	3.44	1.29
500w	4.14	2.68	1.80	1.04

ORDERING INFORMATION

EL-ENR14	S	185	UL	850	III
FIXTURE	WATTAGE	VOLTAGE	COLOR TEMP	DISTRIBUTION TYPE	
EL-ENR14	150	UL 120-277V AC	840 4000K	III TYPE III	
	185	300	UL 249-528V AC	850 5000K	IV TYPE IV
	400	500			V TYPE V

WWW.EVERLASTLIGHT.COM T (800)-303-7978 F (805)-366-4029

ENCOUNTER SERIES LED AREA LIGHT OPTICAL & TECHNICAL SPECIFICATIONS

TECHNICAL SPECS

Unit	EPA RATING
100w	0.23 ft ²
150w	0.23 ft ²
185w	0.23 ft ²
300w	0.23 ft ²
500w	0.23 ft ²

DISTRIBUTION TYPES

TYPE III, TYPE IV, TYPE V

ENCOUNTER SERIES LED AREA LIGHT MOUNTING OPTIONS / ACCESSORIES

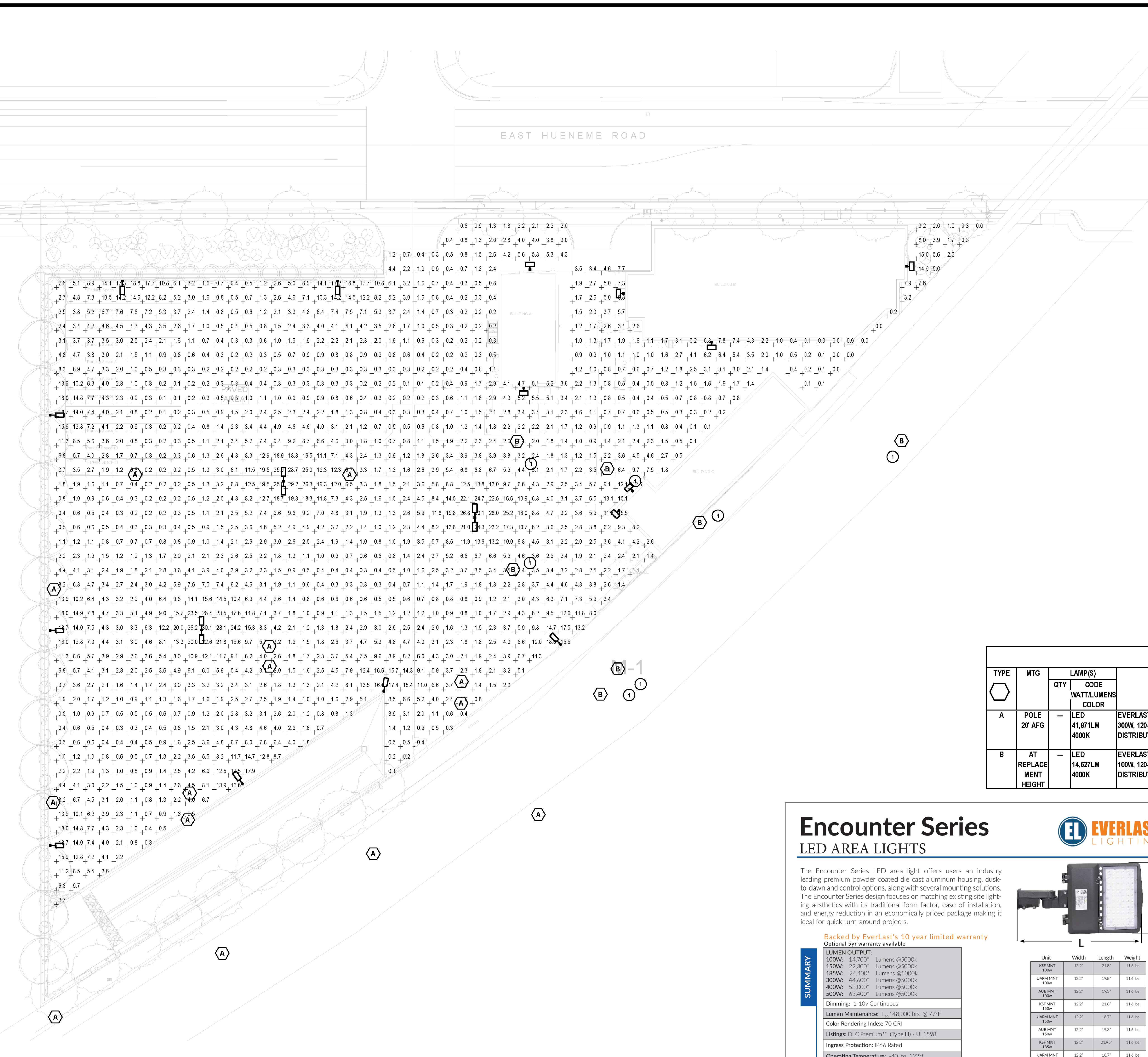
MOUNTING OPTIONS

- ENR KSF: Knuckle Slip Fitter. Fits 2.5" pole diameter 180° of rotation.
- ENR UARM: Universal Mounting Arm. Wiring & Mounting hardware access doors. One person installation.
- ENR AUB: Adjustable U-Bracket. Designed for use on flat surfaces while still offering angled positioning.

ACCESSORIES

- PC: Includes Standard Item
- PC480V: NEMA Photocell. Provides dusk to dawn automated controls for dusk box lights.
- BLPC: Blank NEMA Photocell. Shorting cap ensures light is on whenever power is supplied.
- 7 PIN: 7 pin ANSI C136-43 photocell receptacle for use with lighting controls system.
- MULTIPLE OCCUPANCY SENSOR OPTIONS: LRD-509P: On/Off B-Level/Dwight Harvesting sensor option. HRD-605P: 480V On/Off B-Level/Dwight Harvesting sensor option.
- SP10 / SP10-480: 10KV Surge Protector. Offers protection against voltage spikes to reduce the chances of future damage.
- SP20 / SP20-480: 20KV Surge Protector. Offers protection against voltage spikes to reduce the chances of future damage.

FAX 800-366-4029 WWW.EVERLASTLIGHT.COM CALL 800-303-7978



SITE LIGHTING AND PHOTOMETRIC PLAN

1/32" = 1'

