

VICINITY MAP  
NOT TO SCALE

LAND USE DATA

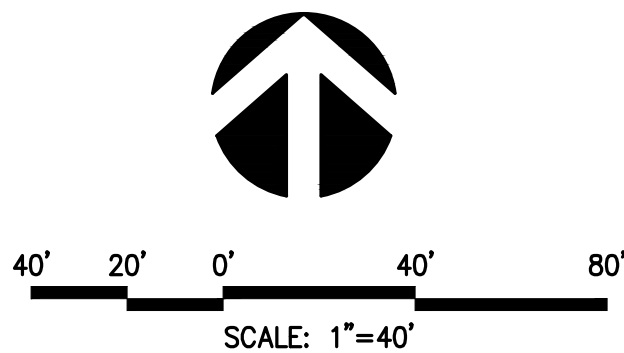
APN:	037-0-080-115
ADDRESS:	11820 TOPA VISTA ROAD OJAI, CA 93060
LOT SIZE:	5.66 ACRES (246,550 S.F.)
APPLICANT/OWNER:	KEELEY MIRCETIC
CONTACT:	ERIK NAGY JENSEN DESIGN & SURVEY (805) 654-6977
ZONING:	RE-5 AC/ HCWC
GENERAL PLAN DESIGNATION:	RURAL
<b>EXISTING STRUCTURES (NOT RELATED TO ANIMAL HUSBANDRY)</b>	
1. GARAGE	2,780 S.F.
2. SHED #1	88 S.F.
3. SHED #2	105 S.F.
4. ACCESSORY DWELLING UNIT	490 S.F.
5. SHIPPING CONTAINER	160 S.F.
SUBTOTAL:	3,623 S.F.
<b>EXISTING STRUCTURES (RELATED TO ANIMAL HUSBANDRY)</b>	
1. ANIMAL SHADE STRUCTURE #1, #2, #5	288 S.F. (EA)
2. ANIMAL SHADE STRUCTURE #3	2,352 S.F.
3. ANIMAL SHADE STRUCTURE #4	240 S.F.
4. ANIMAL SHADE STRUCTURE #6	1,320 S.F.
SUBTOTAL:	4,776 S.F.
<b>PROPOSED STRUCTURES</b>	
1. MAIN RESIDENCE	1,493 S.F.
TOTAL LOT COVERAGE:	9,892 S.F. (4.0%)

LEGEND

	PROPERTY BOUNDARY
	SURFACE WATER FEATURE BOUNDARY
	FENCE
	DIRT ROAD
	LANDSCAPE AREA
	CONCRETE

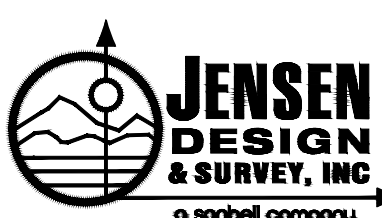
SHEET INDEX

S1.0	PD/ CUP SITE PLAN
S1.2	GARAGE FLOOR/ ROOF PLANS
S1.3	ANIMAL SHADE STRUCTURE PLANS/ ELEVATIONS
S2.1	GARAGE ELEVATIONS
A2.0	ANIMAL SHADE STRUCTURE #3 FLOOR/ ROOF PLANS
A2.1	ANIMAL SHADE STRUCTURE #3 ELEVATIONS
A2.2	ANIMAL SHADE STRUCTURE #1, 2, 4, & 5 PLANS/ ELEVATIONS
A3.0	ACCESSORY DWELLING UNIT FLOOR/ ROOF PLANS
A3.1	ACCESSORY DWELLING UNIT ELEVATIONS
A3.2	SHED #1 & 2 PLANS/ ELEVATIONS
A4.0	MAIN RESIDENCE FLOOR/ ROOF PLANS
A4.1	MAIN RESIDENCE ELEVATIONS



**NOTE:**  
INFORMATION SHOWN HEREON, SUCH AS ASSESSOR'S PARCEL LINES & NUMBERS ARE PROVIDED BY THE COUNTY OF VENTURA GEOGRAPHIC INFORMATION SYSTEMS AND IS NOT BASED ON A FIELD SURVEY. ADDITIONAL EASEMENTS OF RECORD NOT SHOWN ON THIS MAP MAY EXIST AS A TITLE REPORT WAS NOT PROVIDED FOR THIS PROJECT. THIS DATA IS FOR CONCEPTUAL AND VISUAL PURPOSES ONLY AND IS NOT TO BE USED FOR MAPPING AND/OR FINAL DESIGN.

County of Ventura  
Board of Supervisors Hearing  
Case No. PL23-0009  
Exhibit 1.6 - Revised Site Plan



1672 DONLON STREET  
VENTURA, CALIF. 93003  
PHONE 805/654-6977  
WEB WWW.JDCIVIL.COM

SCALE: 1"=40'  
DATE: 1/9/2025

J.N.: MIR26483  
DWG. NAME: 6483 SITE PLAN.dwg

PD / CUP SITE PLAN  
FOR  
KEELEY MIRCETIC

11820 TOPA VISTA ROAD  
OJAI

COUNTY OF VENTURA STATE OF CALIFORNIA

SHEET  
1.0  
OF 1