

VICINITY MAP
NOT TO SCALE

LAND USE DATA

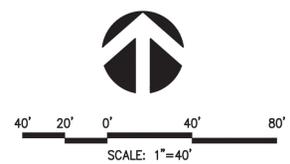
APN:	037-0-080-115
ADDRESS:	11820 TOPA VISTA ROAD OJAI, CA 93060
LOT SIZE:	5.66 ACRES (246,550 S.F.)
APPLICANT/OWNER:	KEELEY MIRCETIC
CONTACT:	ERIK NAGY JENSEN DESIGN & SURVEY (805) 654-6977
ZONING:	RE-5 AC/ HCWC
GENERAL PLAN DESIGNATION:	RURAL
EXISTING STRUCTURES (NOT RELATED TO ANIMAL HUSBANDRY)	
1. 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.
EXISTING STRUCTURES (RELATED TO ANIMAL HUSBANDRY)	
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.
PROPOSED STRUCTURES	
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



County of Ventura
Planning Commission Hearing
Case No. PL23-0009
Exhibit 8 - Revised Site Plan

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.

JENSEN DESIGN & SURVEY, INC.
a scorbil company

1872 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

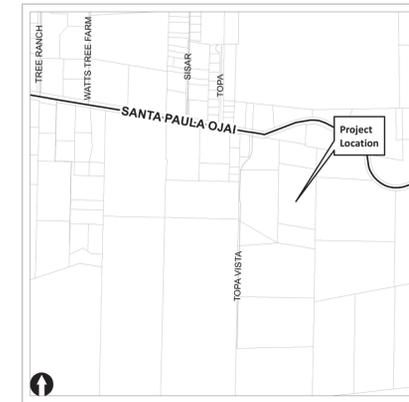
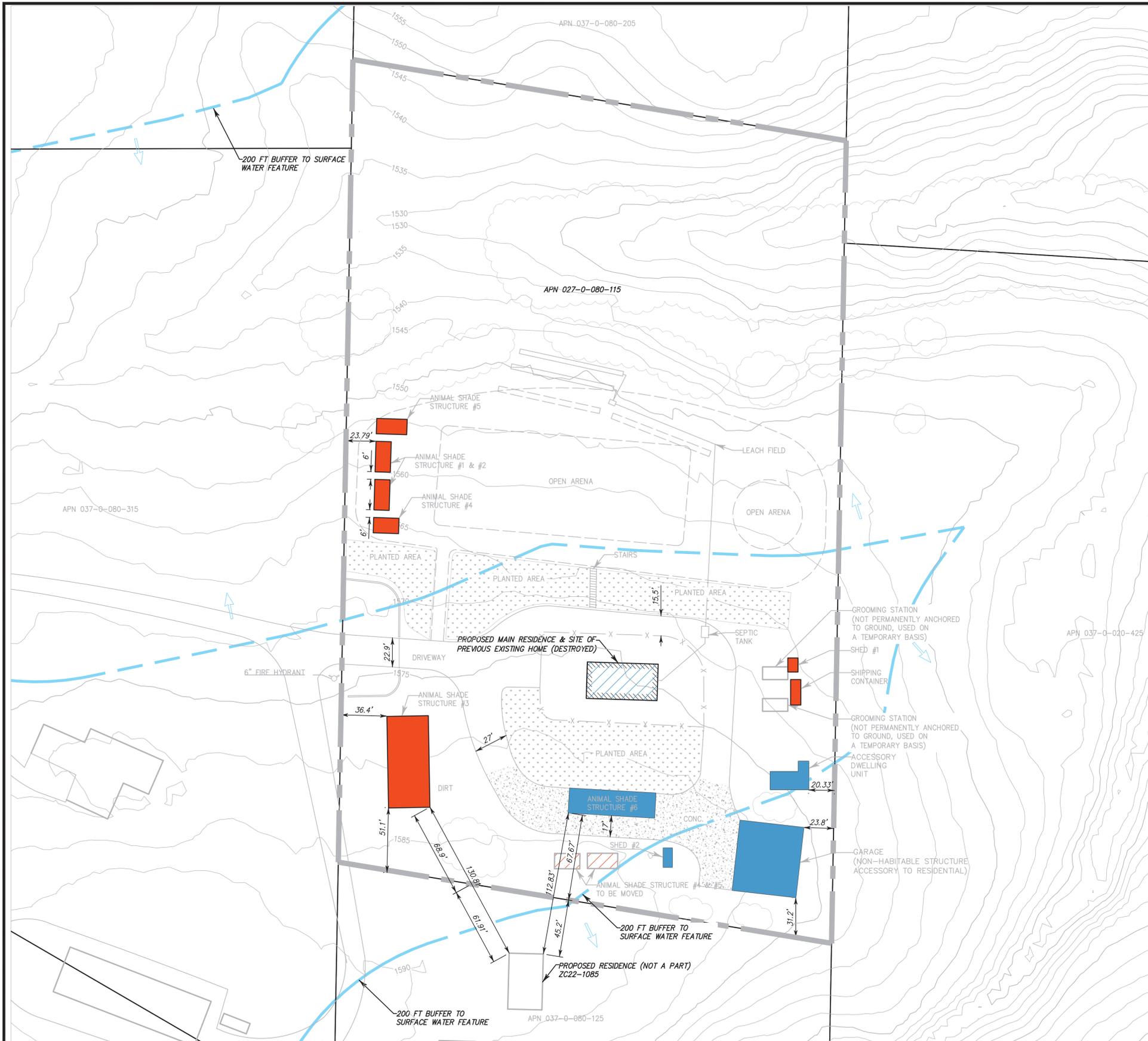
PD / CUP SITE PLAN
FOR
KEELEY MIRCETIC

11820 TOPA VISTA ROAD
OJAI

COUNTY OF VENTURA STATE OF CALIFORNIA

SHEET
1.0
OF 1

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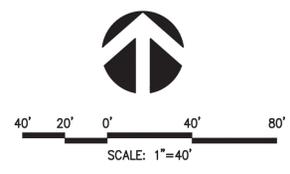
VICINITY MAP
NOT TO SCALE

STRUCTURE DATA

STRUCTURES BUILT PRIOR TO MIRCETIC OWNERSHIP	
1. GARAGE	2,780 S.F.
2. ANIMAL SHADE STRUCTURE #6	1,320 S.F.
3. SHED #2	105 S.F.
4. ACCESSORY DWELLING UNIT	490 S.F.
SUBTOTAL:	4,695 S.F.
STRUCTURES BUILT DURING MIRCETIC OWNERSHIP	
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. SHED #1	88 S.F.
5. SHIPPING CONTAINER	160 S.F.
SUBTOTAL:	3,128 S.F.
PROPOSED STRUCTURES	
1. MAIN RESIDENCE	1,493 S.F.
TOTAL LOT COVERAGE:	9,892 S.F. (4.0%)

LEGEND

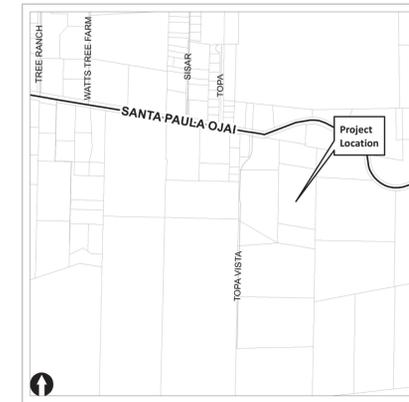
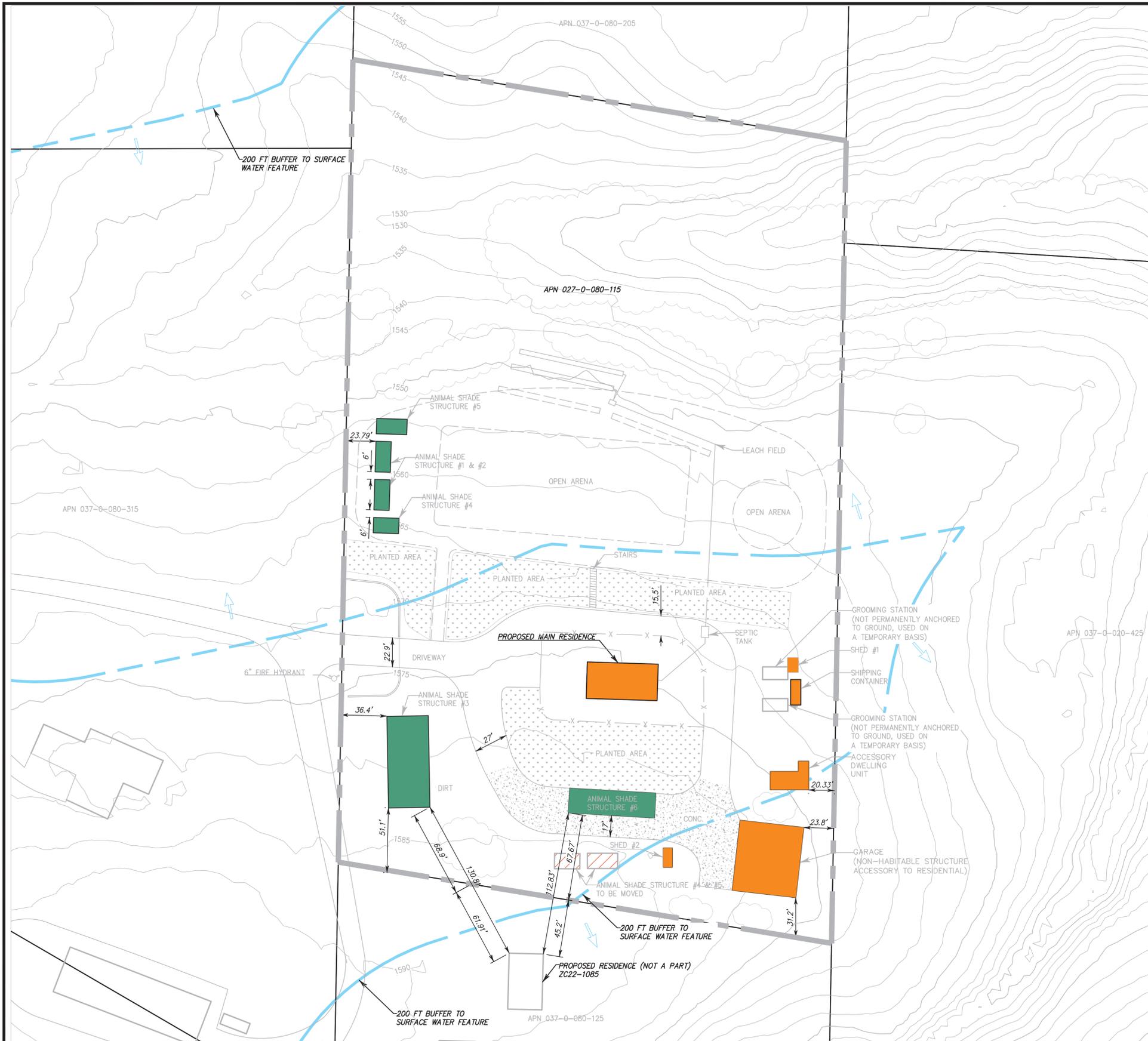
	STRUCTURE BUILT PRIOR TO MIRCETIC OWNERSHIP
	STRUCTURE BUILT DURING MIRCETIC OWNERSHIP
	PROPERTY BOUNDARY
	SURFACE WATER FEATURE BOUNDARY
	FENCE
	DIRT ROAD
	LANDSCAPE AREA
	CONCRETE



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 JENSEN DESIGN & SURVEY, INC. <small>a scorbak company</small>	1872 DONLON STREET VENTURA, CALIF. 93003 PHONE 805/654-6977 WEB WWW.JDCIVIL.COM	STRUCTURE DATA FOR KEELEY MIRCETIC		SHEET 1.0 OF 1
	SCALE: 1"=40' DATE: 1/13/2025	J.N.: MIR26483 DWG. NAME: 6483 SITE PLAN - Site History.dwg	11820 TOPA VISTA ROAD OJAI COUNTY OF VENTURA STATE OF CALIFORNIA	

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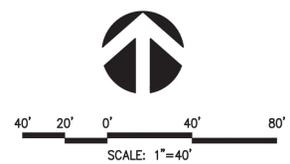
VICINITY MAP
NOT TO SCALE

STRUCTURE DATA

RESIDENTIAL STRUCTURES	
1. MAIN RESIDENCE (PROPOSED)	1,493 S.F.
2. GARAGE	2,780 S.F.
3. ACCESSORY DWELLING UNIT	490 S.F.
4. SHED #1	88 S.F.
5. SHED #2	105 S.F.
6. SHIPPING CONTAINER	160 S.F.
SUBTOTAL:	5,116 S.F.
STRUCTURES RELATED TO ANIMAL HUSBANDRY	
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.
TOTAL LOT COVERAGE:	9,892 S.F. (4.0%)

LEGEND

	RESIDENTIAL/ACCESSORY STRUCTURES
	ANIMAL HUSBANDRY STRUCTURES
	PROPERTY BOUNDARY
	SURFACE WATER FEATURE BOUNDARY
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1872 DONLON STREET
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PHONE 805/654-6977
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SCALE: 1"=40'
DATE: 1/14/2025

J.N.: MIR26483
DWG. NAME: 6483 SITE PLAN - Structure Use

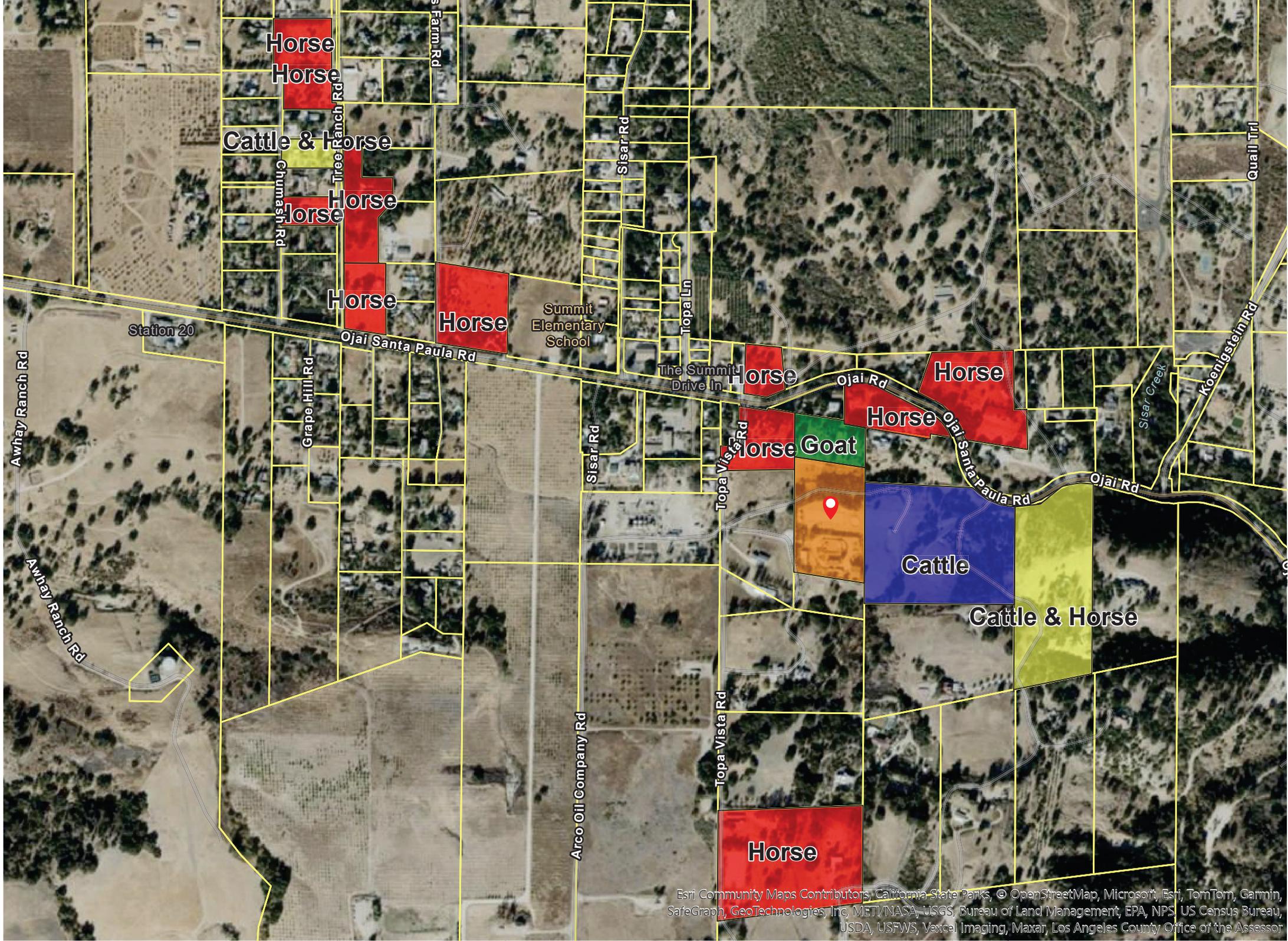
STRUCTURE USE FOR KEELEY MIRCETIC

11820 TOPA VISTA ROAD
OJAI

COUNTY OF VENTURA STATE OF CALIFORNIA

SHEET 1.0 OF 1

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JENSEN Research & Development



1/14/2025

Water Wells

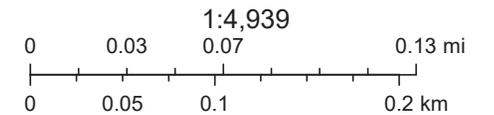
- Active
 - Destroyed
 - Can't Locate
 - Can't_Locate_Indeterminable
 - Red: Band_1
 - Green: Band_2
 - Blue: Band_3
- VTA County 2022

- World Imagery
- Low Resolution 15m Imagery
- High Resolution 60cm Imagery

High Resolution 30cm Imagery

Citations

1.2m Resolution Metadata



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