



226 West Ojai Ave STE 101 #157

Ojai, CA 93023

805.633.9218

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January 31, 2025

Attn: Michael T. Conger, Senior Planner  
County of Ventura Resource Management Agency  
Michael.Conger@Ventura.org  
(805) 654-5038  
(via email)

Re: PL23-0009 Planning Commission Hearing – Appeal of Mircetic PD/CUP

Dear Mister Conger,

The following is a summary of Pax Environmental Inc's (Pax) review of the proposed site plan revision of PL23-0009 (Exhibit A, attached) and Initial Study Biological Assessment (ISBA; Pax, September 13, 2023) prepared for the Mircetic Property Mircetic Property at 11820 Topa Vista Road (APN: 0370080115). The applicant (Keely Mircetic) is proposing to relocate two equestrian shade structures in response to Planning Commission (PC) comments. The applicant proposes to relocate equestrian shade structures 4 and 5, which were constructed in 2021, from the southern portion of the property to the northern portion of the property adjacent to two other similar-sized shade structures, 1 and 2 (Exhibit A).

The proposed relocation and surrounding area were mapped as developed/disturbed in the ISBA because it was graded and developed prior to the Applicant purchasing the property and did not exhibit any quality habitat. It is also within 200 feet of the surface water feature buffer of the unnamed water feature on the northern side of the property. The relocation of the equestrian shade structures will not have significant impacts to wildlife connectivity because it does not introduce any impediments to wildlife movement and does not include artificial lighting. The ISBA determined that impacts on biological resources, species, and ecological communities were not significant and that impacts to habitat connectivity were less than significant. Based on the review of the proposed equestrian shade structure, it is my opinion that the findings of the ISBA are still valid and that any impacts will be less than significant.

If you have any questions or require additional information, you can reach me at andy@paxenviro.com or 805.395.0429.

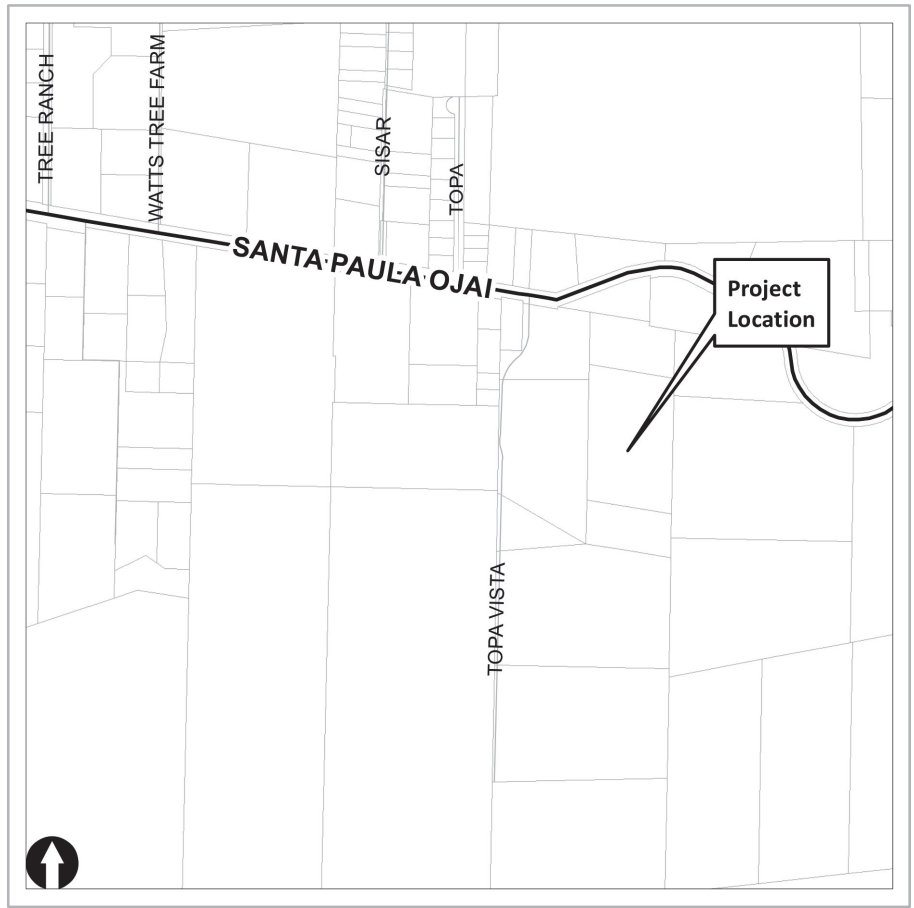
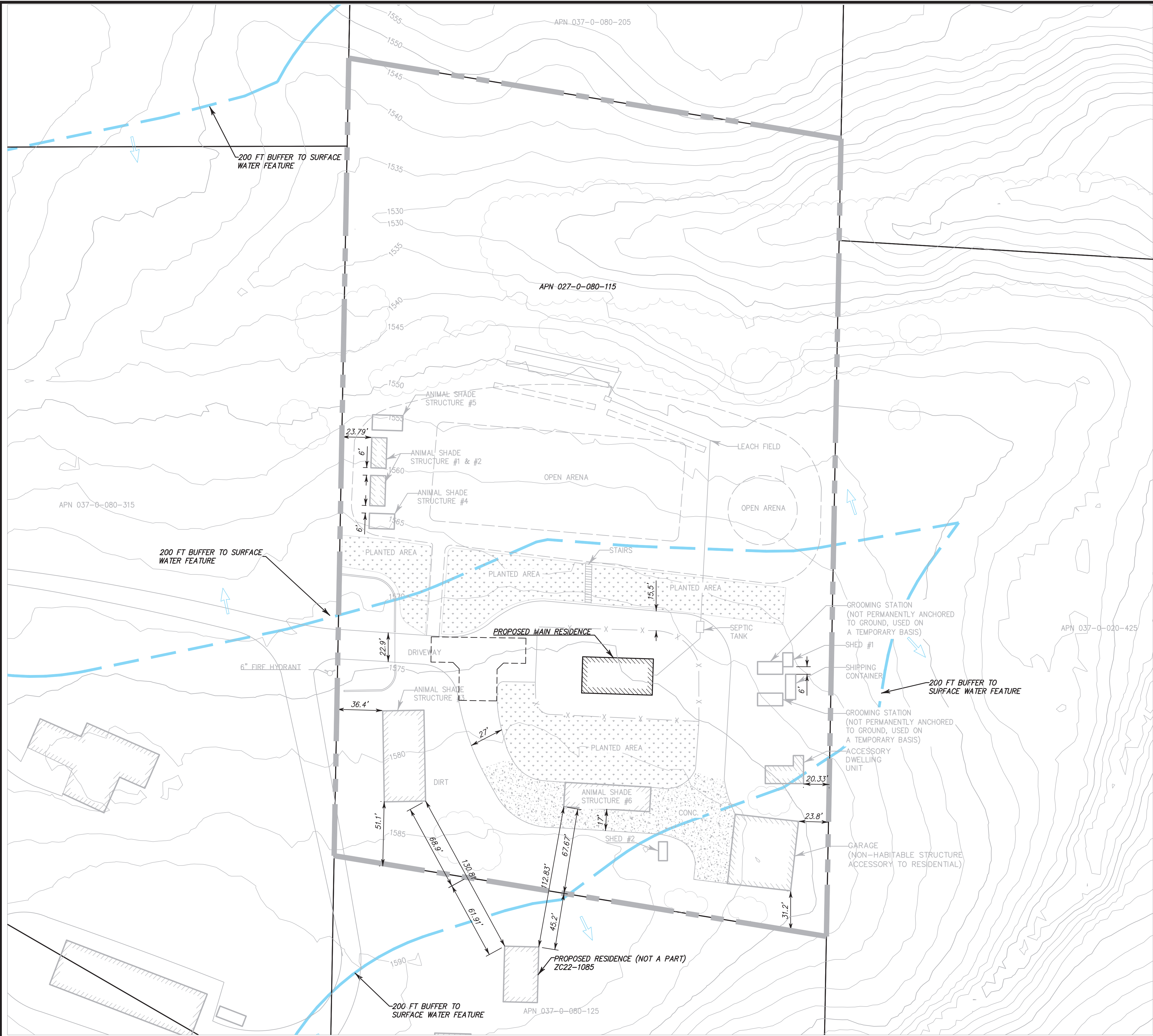
Sincerely,

A handwritten signature in black ink, appearing to read "Andy Fredell", written in a cursive style.

Andy Fredell, M.S. Senior Project Manager/ Senior Biologist/ Safety Officer

County of Ventura Planning Commission Hearing Case No. PL23-0009 Exhibit 12 - Letter from Pax Environmental
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VICINITY MAP  
NOT TO SCALE

LAND USE DATA

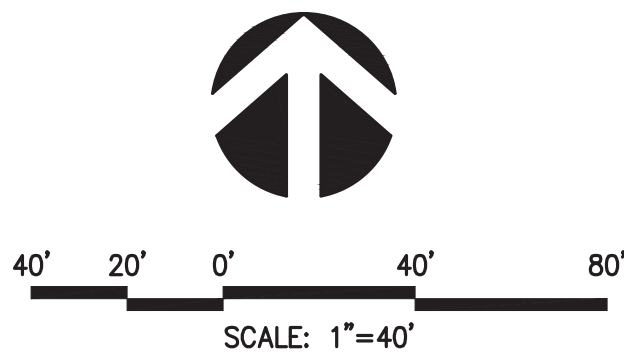
APN:	037-0-080-115
ADDRESS:	11820 TOPA VISTA ROAD OJAI, CA 93060
LOT SIZE:	5.66 ACRES (246,550 S.F.)
APPLICANT/OWNER:	KEELEY MIRCETIC
CONTACT:	ERIK NAGY JENSEN DESIGN & SURVEY (805) 654-6977
ZONING:	RE-5 AC/ HCWC
GENERAL PLAN DESIGNATION:	RURAL
<b>EXISTING STRUCTURES (NOT RELATED TO ANIMAL HUSBANDRY)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



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

SCALE: 1"=40'	J.N.: MIR26483
DATE: 1/9/2025	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