



226 West Ojai Ave STE 101 #157

Ojai, CA 93023

805.633.9218

[www.paxenviro.com](http://www.paxenviro.com)

January 31, 2025

Attn: Michael T. Conger, Senior Planner  
County of Ventura Resource Management Agency  
[Michael.Conger@Ventura.org](mailto: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](mailto:andy@paxenviro.com) or 805.395.0429.

Sincerely,

A handwritten signature in black ink, appearing to read "Andy Fredell", with a stylized, cursive script.

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

County of Ventura  
Board of Supervisors Hearing  
Case No. PL23-0009  
Exhibit 1.8 - Biologist's Letter