



State of California - Department of Fish and Wildlife  
**2024 ENVIRONMENTAL DOCUMENT FILING FEE**  
**CASH RECEIPT**  
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| LEAD AGENCY<br>County of Ventura                            | LEAD AGENCY EMAIL<br>A.J. Bernhardt@ventura.org | DATE<br>8/13/24 |
| COUNTY/STATE AGENCY OF FILING<br>Select County/State Agency | Ventura   | DOCUMENT NUMBER |

PROJECT TITLE  
 Case No. wildlife and Environmental Conservation, Inc. Minor Modification  
 PL 23-0108: of Conditional Use Permit PL14-0057 and Administrative Variance

|   |  |                                |
|---|--|--------------------------------|
| PROJECT APPLICANT NAME<br>Wildlife and Environmental Conservation, Inc. | PROJECT APPLICANT EMAIL<br>pattyperry1@aol.com | PHONE NUMBER<br>(805) 517-1074 |
| PROJECT APPLICANT ADDRESS<br>P.O. Box 2359                              | CITY<br>Moorpark                               | STATE<br>CA                    |
|   |  | ZIP CODE<br>93020              |

PROJECT APPLICANT (Check appropriate box)

Local Public Agency     School District     Other Special District     State Agency     Private Entity

CHECK APPLICABLE FEES:

- Environmental Impact Report (EIR) \$4,051.25 \$ 0.00
- Mitigated/Negative Declaration (MND)(ND) \$2,916.75 \$ 0.00
- Certified Regulatory Program (CRP) document - payment due directly to CDFW \$1,377.25 \$ 0.00
- Exempt from fee
  - Notice of Exemption (attach)
  - CDFW No Effect Determination (attach)
- Fee previously paid (attach previously issued cash receipt copy)
- Water Right Application or Petition Fee (State Water Resources Control Board only) \$850.00 \$ 0.00
- County documentary handling fee \$ 50.00
- Other \$

PAYMENT METHOD:

- Cash     Credit     Check     Other
- TOTAL RECEIVED \$ 50.00

SIGNATURE: *[Signature]* AGENCY OF FILING PRINTED NAME AND TITLE: A.J. Bernhardt, Case Planner, County of Ventura

FILED

DATE: AUG 13 2024

MICHELLE ASCENCION  
 Ventura County Clerk-Recorder

By: *[Signature]*, Deputy



MICHELLE ASCENCION  
 Ventura County Clerk and Recorder  
 By: \_\_\_\_\_, Deputy

Filed in County Clerk's Office  
 Michelle Ascencion  
 Ventura County Clerk-Recorder

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## NOTICE OF DETERMINATION

**TO:**  **County Clerk**  
County of Ventura  
800 South Victoria Ave., L#1260  
Ventura, CA 93009

**FROM:** **County of Ventura**  
Resource Management Agency  
(RMA), Planning Division  
800 South Victoria Ave., L#1740  
Ventura, CA 93009

**Office of Planning and Research**  
1440 Tenth Street, Room 121  
Sacramento, CA 95814

**SUBJECT:** Filing of a Notice of Determination in compliance with Section 21152 of the Public Resources Code.

**PROJECT TITLE AND CASE NO.:** Wildlife and Environmental Conservation, Inc. Minor Modification of Conditional Use Permit PL14-0057, and Administrative Variance, Case No. PL23-0108

**APPLICANT:** Wildlife and Environmental Conservation, Inc., C/O Patty Perry

**APPLICANT ADDRESS:** P.O. Box 2359 Moorpark, CA 93020

**STATE CLEARINGHOUSE NO.:** Not Applicable

**CONTACT PERSON:** AJ Bernhardt

**TELEPHONE NO.:** 805-654-3136

**PROJECT LOCATION:** The 11.78-acre project site is located at 11952 Broadway Road, near the City of Moorpark, in the unincorporated area of Ventura County. The Tax Assessor's parcel number for the parcel that constitutes the project site is 500-0-210-165.

### **PROJECT DESCRIPTION:**

The applicant requests a Minor Modification of CUP PL14-0057 for the expansion and continued operation of a wild animal rehabilitation and on-site educational facility for an additional 20-year period, and an Administrative Variance to exceed the 5% building coverage requirement (Case No. PL23-0108). The facility keeps wild animals, including those defined as "inherently dangerous" in the Ventura County Non-Coastal Zoning Ordinance (NCZO).

The applicant requests the following:

- Construction of a new 3,000 square-foot storage building. No water or sewer connections, plumbing fixtures, electrical improvements or service, lighting, or mechanical equipment would be part of, or included in, the building. The proposed storage building would be constructed of stainless steel, and painted a light grey color. The building would consist of one open area storing dry feed, tools, emergency animal crates, and event supplies.
- Legalization of an existing, unpermitted 4,800 square-foot inherently dangerous animal enclosure with 600 square-foot covered shelter area intended for “apex predators” as defined in the conditions of approval for the requested CUP (Exhibit 4, Condition No. 21, of the Planning Director Hearing Staff Report on July 25, 2024). The existing enclosure is constructed in accordance with the minimum facility and caging standards for wild animals set forth in Section 671, Title 14, of the California Code of Regulations and approved in the safety inspections conducted by the California Department of Fish and Wildlife on March 21, 2024 (Exhibit 9 of the Planning Director Hearing Staff Report on July 25, 2024).
- Legalization of an existing unpermitted shade structure (900 square feet).
- Demotion of existing storage containers and covered structures for non-wild animals (e.g., rabbits).
- An Administrative Variance to allow for building coverage of 5.55% which exceeds the 5% maximum allowed building coverage for land designated as Agricultural by the General Plan pursuant to NCZO Section 8106-1.4.1.3.

No additional changes are proposed to the facility. Details of the existing operations and services are described below.

Wildlife and Environmental Conservation, Inc. (WEC) is comprised of various animal enclosures and may hold a maximum of 53 animals onsite on a permanent or long-term basis. The facility would house many species of owls, hawks, eagles, falcons, exotic felines (including tigers) and other non-native, wild animals such as camels and zebras. Up to ten additional raptors (birds) above the 53-animal limit may be temporarily kept onsite for a maximum of 60 days in the following circumstances:

- The resident raptors reproduce, and the offspring receive maternal or WEC staff care.
- An injured raptor is brought to the site for veterinary treatment and rehabilitation.

The Planning Director can extend the temporary 60-day period to a maximum of 120 days for good cause shown. At the end of any temporary period, the population of wild animals on the site shall return to a maximum of 53. A list of current animals onsite, dated June 14, 2024, is provided in Exhibit 8 of the Planning Director Hearing Staff Report on July 25, 2024.

The CUP boundary totals 8.84 acres of the 11.48-acre subject lot. Table 1 below identifies the structures on the lot and includes those that are not part of the proposed project. Building coverage totals 27,770 square feet, or 5.55% of the subject lot. Pursuant to NCZO Section 8106-1.4.1.3, building coverage cannot exceed 5% for land designated by the General Plan as Agricultural. Therefore, the applicant is requesting an Administrative Variance to the building coverage requirements to allow for the addition of structures that exceeds 5% building coverage (see Section F of the Planning Director Hearing Staff Report on July 25, 2024).

**Table 1: Project Components**

| Component   | Quantity | Total Area         |
|---|----------|--------------------|
| (E) Primary Dwelling w/ covered patio                     | 1        | 3,232 square feet  |
| (E) Hoof Stock Shelter                                    | 1        | 2,638 square feet  |
| (E) Tiger Shelter   | 1        | 1,200 square feet  |
| (E) Climate Controlled Shelter                            | 1        | 176 square feet    |
| (E) Feline Shelters                                       | 1        | 2,825 square feet  |
| (E) Covered Animal Enclosures                             | Multiple | 11,570 square feet |
| (E) Animal Enclosures (uncovered)*                        | Multiple | 19,800 square feet |
| (E) Garage (outside CUP boundary )                        | 1        | 630 square feet    |
| (E) 2 <sup>nd</sup> Dwelling (outside CUP boundary )      | 1        | 999 square feet    |
| (P) Storage Building                                      | 1        | 3,000 square feet  |
| (L) Shade Structure                                       | 1        | 900 square feet    |
| (L) Feline Shelter  | 1        | 600 square feet    |
| (D) Rabbit enclosure and chicken coop*                    | 1        | 3,000 square feet  |
| Total square footage authorized by modified CUP PL23-0108 |          | 27,770 square feet |

E = Existing

P = Proposed

L = Existing, but unpermitted. To be legalized by modified CUP PL23-0108.

D = Demolish

N/A = Not Applicable

\*Square footage does not apply towards building coverage

Rehabilitation

WEC receives sick, injured, and orphaned wildlife from members of the community, law enforcement, animal rescues, veterinarians, etc. These animals are treated through the critical care process by licensed veterinarians that work together with WEC's staff and volunteers. Invasive surgery procedures are performed offsite at veterinary hospitals

with rehabilitation occurring at the WEC facility. The animals are ultimately transferred to other facilities, released to the wild, remain at WEC for further rehabilitation, or placed in zoos and other educational facilities. On average WEC expects to take in between five and ten animals (either felines or raptors) per year.

#### Conservation Education (Onsite)

WEC is not open to the public. The facility accepts visitors on weekdays between the hours of 10:00 AM and 3:30 PM by invitation or appointment only. WEC caters to small groups representing existing and future benefactors and other conservationists. These groups include up to ten people. There are approximately three to five visits per month of these small groups throughout the year.

WEC also accommodates visits by youth groups. The maximum number of children that WEC accommodates is between 15 and 30, depending on age and number of chaperones. These children come from local schools, boy scouts, girl scouts and other organized groups, primarily during the spring months of March through June. A maximum of three school classes or organized groups of children may visit per month.

All visitors park inside the property boundaries. The number of vehicles ranges generally from one to three cars, apart from school visits. In these cases, the parents usually transport the children in approximately five to six vehicles. In the rare case that a bus is used for transport, there is room for a bus to park inside of the property.

WEC is primarily a volunteer organization that includes approximately seven to twelve volunteers. These individuals contribute varying numbers of hours and days, depending on their availability, and are rotated according to the needs of WEC. There are five paid, independent contractors that are brought in on an "as needed" basis. Their services include bookkeeping, repairs and maintenance, and animal care and training.

The hours of operation are generally Monday through Friday from 7:00 AM to 3:30 PM. However, treatment, care and observation is provided 24 hours a day, seven days a week. In order to provide 24-hour care, the founder of the program lives in an existing residence on the site.

WEC includes animal enclosures that are constructed in accordance with Section 671, Title 14, of the California Code of Regulations. Additionally, WEC is enclosed by an 8-foot tall, privacy-screened chain-link fence topped by an angled 2-foot section of barbed wire. Security cameras are provided throughout WEC in accordance with specifications approved by the Ventura County Sheriff's Office (Exhibit 4, Condition No. 51, of the Planning Director Hearing Staff Report on July 25, 2024).

Food for carnivores is stored at a facility in Oxnard. It is picked up and brought to the center with a frequency of one trip per week. These food products are prepackaged in individual portions. Once on the property it is stored in a freezer in the caretaker's residence, thawed, prepared and distributed to the animals. Produce is donated by local markets and picked up twice a week.

Portable sanitation facilities are located on site for use by visitors and guests and are serviced at least once a week. A trash bin is located immediately outside of the perimeter fence which is serviced by a trash hauler on a weekly basis.

WEC is regulated, inspected, and permitted by the United States Fish and Wildlife Service (bird permits), the California Department of Fish and Wildlife (animal enclosure inspections and permits), and the United States Department of Agriculture (animal welfare certification) (Exhibit 9 of the Planning Director Hearing Staff Report on July 25, 2024).

Domestic wastewater service for the project site would continue to be provided by an existing on-site wastewater treatment system. Guests and visitors would continue utilizing portable toilets. Domestic water supply for the project would continue to be provided by an existing connection to Ventura County Public Works Water & Sanitation Department system (Waterworks District 1). Physical access to the project site is provided by means of a private road connected to Broadway Road / State Route 23.

This is to advise that on July 25, 2024, the County of Ventura, as the Lead Agency, approved the above-described project and has made the following determination regarding the project:

1. The project will not have a significant effect on the environment.
2. A Mitigated Negative Declaration was prepared and adopted for this project pursuant to the provisions of CEQA.
3. Mitigation Measures were made conditions of the approval of the project.
4. A Mitigation Monitoring and Reporting Plan/Program was adopted.

The Mitigated Negative Declaration and record of project approval may be examined at the County of Ventura, RMA, Planning Division, 800 South Victoria Avenue, L#1740, Ventura, CA 93009.

**DATE FILED:** August 13, 2024

**Prepared by:** AJ Bernhardt

**Approved by:** John Novi

  
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John Novi, Manager  
Commercial and Industrial Permits Section  
Ventura County Planning Division

