

**EXHIBIT 6 - NEGATIVE DECLARATION (ND) ADDENDUM FOR LOCKWOOD ANIMAL RESCUE CENTER MINOR MODIFICATION OF CONDITIONAL USE PERMIT PL12-0141, AS ADJUSTED BY PL14-0149, PL14-0171, AND PL18-0133, CASE NO. PL23-0117**

**A. BACKGROUND INFORMATION AND PROJECT DESCRIPTION:**

1. **Entitlement:** Minor Modification of Conditional Use Permit (CUP) PL12-0141, as adjusted by PL14-0149, PL14-0171, and PL18-0133 for the modification and continued operation of the Lockwood Animal Rescue Center (LARC) for a 20-year period. LARC is a rescue facility that keeps inherently dangerous animals (Case No. PL23-0117).
2. **Applicant/Property Owner:** Lorin Lindner, 15660 Curtis Trail, Frazier Park, CA 93225
3. **Location:** 15660 Curtis Trail, near Frazier Park
4. **Tax Assessor’s Parcel Number:** 003-0-250-200
5. **Lot Size:** 20 acres
6. **General Plan Land Use Designation:** Open Space
7. **Zoning Designation:** AE-40 ac (Agricultural Exclusive, 40-acre minimum lot size)
8. **Project Description:**

The applicant requests a Minor Modification of CUP PL12-0141, as adjusted by PL14-0149, PL14-0171, and PL18-0133, for the modification and continued operation of the Lockwood Animal Rescue Center (LARC) for a 20-year period. The proposed CUP boundary is 471,886 sf, a 6% reduction (30,950 sf) to the CUP boundary authorized under Permit Adjustment (PAJ) Case No. PL18-0133, and includes the following components:

**Table 1: Project Components**

Component	Quantity	Total Area (sf)
(E) Animal shade structures (animal shade structures (x3), dog shelters (x2))	5	1,172
(E) Accessory agricultural structures (barn, agriculture storage, storage container)	3	2,310
(E) Solar array*	1	1,000
(E) Equipment enclosures (power house, well house, water filter enclosure)	3	348
(E) Animal pens for inherently dangerous animals (uncovered)*	8	167,017
(E) Animal pens for non-inherently dangerous animals (uncovered)*	2	29,406
(E) Horse corrals (uncovered)*	4	75,000

(P) Animal pen for inherently dangerous animals (uncovered)*	1	53, 865
(U) Animal shade structures	2	564
E = Existing P = Proposed U = Existing, but unpermitted. Structures to be legalized by the proposed project. * Square footage does not apply towards building coverage		

Animal pens for inherently dangerous animals are constructed, or proposed to be constructed, in accordance with the safety standards set forth in Section 671, Title 14 of the California Code of Regulations which includes standards for fence type, size, and security (Exhibit 4, Condition No. 29 of the Planning Director Hearing Staff Report on August 22, 2024). Additionally, an 8-foot-tall perimeter fence is installed around the entirety of the project site that is equipped with code-access secure entry points that provides additional safeguards against an animal escape or unauthorized access to the LARC (Exhibit 3 of the Planning Director Hearing Staff Report on August 22, 2024). Finally, the LARC maintains a permit with the California Department of Fish and Wildlife (CDFW) and all existing enclosures for inherently dangerous animals were approved in the latest CDFW inspections conducted on November 11, 2023 (Exhibit 10 of the Planning Director Hearing Staff Report on August 22, 2024).

The LARC is permitted to hold a maximum of 115 animals (a reduction of 17 animals authorized under CUP PL12-0141) as detailed below:

- 40 Canidae. Canidae include wild domestic, non-domestic, cross breed (wolf-dog crosses), wolves, and coyotes. No big cats, genus Panthera, are authorized onsite (a reduction of 10 Canidae authorized under CUP PL12-0141).
- 10 horses (same as CUP PL12-0141)
- 12 domestic dogs (same as CUP PL12-0141)
- 45 parrots (a reduction of 5 parrots authorized under CUP PL12-0141)
- 20 miscellaneous animals, including, but not limited to, pigs, skunks, raccoons, foxes, and other birds (added for modified CUP PL23-0117).

Since the LARC receives and rehabilitates animals from local, state, and national facilities, this revised animal keeping limit allows the LARC flexibility to provide rehabilitation services to a broader range of animals. Furthermore, the LARC will continue to be subject to County, State, and Federal permitting requirements (Exhibit 4, Condition No. 16 of the Planning Director Hearing Staff Report on August 22, 2024). Finally, no breeding is allowed at the LARC. The facility operates 24 hours a day, seven days a week, employs five staff/volunteers, and is not open to the public. The site is accessible via an unpaved dirt driveway from

Curtis Trail. Eight parking spaces are provided within the CUP boundary for staff/volunteers. Five parking spaces are provided outside of the CUP boundary for inspectors, veterinarians, and other authorized personnel who are prohibited from entering the project site due to contamination concerns. An onsite well provides water and a septic system provides sewage disposal. Portable restrooms are also available to staff/volunteers and serviced regularly in accordance with standards set forth by the Ventura County Environmental Health Division (Exhibit 4, Condition No. 31 of the Planning Director Hearing Staff Report on August 22, 2024). Animal waste is processed in accordance with a Manure Management Plan (Exhibit 4, Condition No. 34 of the Planning Director Hearing Staff Report on August 22, 2024).

## **B. STATEMENT OF ENVIRONMENTAL FINDINGS:**

On November 14, 2013, the Planning Commission adopted a Negative Declaration (ND) for CUP PL12-0141 that evaluated the environmental impacts of the project which included the construction and use of a facility for the keeping of inherently dangerous animals. This ND is attached as Exhibit 7. On October 21, 2014, the Planning Director adopted a ND Addendum for PAJ Case No. PL14-0149 that authorized a modification of access road widths to allow for a reduction in the minimum width of driveway and roads for on- and off-site access to the LARC. This ND Addendum is attached as Exhibit 8. On November 26, 2014, the Planning Director adopted a ND Addendum for PAJ Case No. PL14-0171 that authorized a modification of Condition No. 2 of PL12-0141 (Visitors and Events Prohibited) to clarify the types of visitors allowed at the LARC. This ND Addendum is attached as Exhibit 9. On February 4, 2021, the Planning Director approved PAJ Case No. PL18-0133 and found the project to be exempt from CEQA pursuant to Section 15301 (Existing Facilities) of the Guidelines for the Implementation of CEQA. PAJ Case No. PL18-0133 included an expansion of the CUP boundary and the construction of accessory structures and fencing.

Section 15164(b) of the CEQA Guidelines (Title 14, California Code of Regulations, Chapter 3) states that the decision-making body may adopt an addendum to an adopted ND if (1) only minor technical changes or additions are necessary and (2) none of the conditions described in Section 15162 of the CEQA Guidelines calling for the preparation of a subsequent Environmental Impact Report (EIR) or ND have occurred.

The conditions described in Section 15162 of the CEQA Guidelines which require the preparation of an EIR or subsequent ND, are provided below, along with a discussion as to why an EIR or subsequent ND is not required:

- 1. Substantial changes are proposed in the project which will require major revisions of the previous ND due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects [§ 15162(a)(1)].**

The proposed project, modified CUP Case No. PL23-0117, allows for the modification and continued operation of the LARC, a rescue facility keeping inherently dangerous animals. The modification is limited to the legalization of existing animal shade structures, the construction of one uncovered inherently dangerous animal pen, and a reduction to the previously approved animal keeping limits. Additionally, the CUP boundary will be reduced by 6% (30,950 sf) from the CUP boundary approved by PAJ Case No. PL18-0133. All proposed development is sited on disturbed areas of the project site and within the fenced confines of the existing facility. Thus, the proposed project will not involve new significant environmental effects or a substantial increase in the severity of previously identified significant effects.

- 2. Substantial changes occur with respect to the circumstances under which the project is undertaken which will require major revisions of the previous ND due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects [§ 15162(a)(2)].**

The environmental conditions that constituted the baseline for the analysis of environmental impacts have not changed substantially since the ND was adopted in 2013 with CUP PL12-0141. The proposed changes include the development accessory structures sited on disturbed areas of the project site and within the fenced confines of the existing facility. Thus, the proposed project will not result in new significant environmental effects or a substantial increase in the severity of previously identified significant effects.

- 3. New information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the Planning Director adopted the previous ND, shows any of the following:**
  - a. The project will have one or more significant effects not discussed in the previous ND [§ 15162(a)(3)(A)].**

The proposed project was distributed to Ventura County Agencies for review and no new significant impacts were identified.

Therefore, the project will not have one or more significant effects not discussed in the previous ND.

**b. Significant effects previously examined will be substantially more severe than shown in the previous ND [§ 15162(a)(3)(B)].**

No significant effects were identified in the previously adopted ND.

**c. Mitigation measures or alternatives previously found not to be feasible would in fact be feasible and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measure or alternative [§ 15162(a)(3)(C)].**

No mitigation measures or alternatives were identified in the previous ND.

**d. Mitigation measures or alternatives which are considerably different from those analyzed in the previous ND would substantially reduce one or more significant effects on the environment, but the project proponents decline to adopt the mitigation measure or alternative [§15162(a)(3)(D)].**

No mitigation measures or alternatives were identified in the previous ND.

Therefore, based on the information provided above, there is no substantial evidence to warrant the preparation of an EIR or subsequent ND. The decision-making body shall consider this addendum to the adopted ND prior to deciding on the project.

**C. PUBLIC REVIEW:**

Pursuant to the CEQA Guidelines [Section 15164(c)], this addendum to the ND does not need to be circulated for public review, and shall be included in, or attached to, the adopted ND.

Prepared by:



---

AJ Bernhardt, Case Planner  
Commercial & Industrial Permits Section  
Ventura County Planning Division

Reviewed by:



---

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