

Attachment 8

From: [Bryant, Claire@Wildlife](mailto:Bryant.Claire@Wildlife)
To: [Trish Turner](#)
Cc: [Stanfield, Melissa@Wildlife](mailto:Stanfield.Melissa@Wildlife); [Sheya, Tanya@Wildlife](mailto:Sheya.Tanya@Wildlife); [Kilgour, Morgan@Wildlife](mailto:Kilgour.Morgan@Wildlife); [Wildlife R2 CEQA](#)
Subject: [EXTERNAL] CDFW Comments on the Request for Review for the Kugelman Automotive Restoration Facility
Date: Tuesday, October 21, 2025 3:47:08 PM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image005.png](#)

Dear Trish Turner:

The California Department of Fish and Wildlife (CDFW) received and reviewed Request for Comments from Lake County Community Development Department for the Kugelman Commercial Shop Building (Project) pursuant the California Environmental Quality Act (CEQA) statute and guidelines.^[1]

Thank you for the opportunity to provide comments and recommendations regarding those activities involved in the Project that may affect California fish, wildlife, native plants, and their habitat. Likewise, we appreciate the opportunity to provide comments regarding those aspects of the Project that CDFW, by law, may need to exercise its own regulatory authority under the Fish and Game Code.

CDFW ROLE

CDFW is California's Trustee Agency for fish and wildlife resources and holds those resources in trust by statute for all the people of the State (Fish & G. Code, §§ 711.7, subd. (a) & 1802; Pub. Resources Code, § 21070; CEQA Guidelines § 15386, subd. (a).) CDFW, in its trustee capacity, has jurisdiction over the conservation, protection, and management of fish, wildlife, native plants, and habitat necessary for biologically sustainable populations of those species. (Fish & G. Code, § 1802.) Similarly for purposes of CEQA, CDFW provides, as available, biological expertise during public agency environmental review efforts, focusing specifically on projects and related activities that have the potential to adversely affect fish and wildlife resources.

PROJECT DESCRIPTION SUMMARY

The Project site is located at 15880 Kugelman Street in Lower Lake, Assessor Parcel Number 012-025-33. The Project is south of the City of Clearlake and situated north of Highway 29 about a quarter mile west of Highway 53.

The Project consists of constructing a 3,000 square foot Commercial Shop Building and approximately 3,500 square foot parking area on a currently vacant lot. Road Access

already exists and no tree removal will occur.

COMMENTS AND RECOMMENDATIONS

CDFW offers the comments and recommendations below to assist Lake County Community Development Department in adequately identifying and, where appropriate, mitigating the Project's significant, or potentially significant, direct and indirect impacts on fish and wildlife (biological) resources.

CDFW is primarily concerned with the project impacts to:

COMMENT 1: Nesting Birds, Project Description, page 6

Issue: The provided documents state that the Project Area contains suitable nesting habitat for bird species. The Biological Report recommends mitigating impacts through a pre-ground clearing survey for active bird nests, and consultation with CDFW if active nests are present. CEQA Guidelines §15126.4 (a)(1)(B) states that formulation of mitigation measures should not be deferred until some future time. This mitigation measure for biological resources relies on future consultation as a means to bring identified significant environmental effects to below a level of significance. Because there is no guarantee that these approvals or cooperation with all of the involved entities will ultimately occur, the mitigation measures are unenforceable and do not reduce the impacts to biological resources to a less-than-significant level.

CDFW recommends including the following measure to reduce the impacts to nesting birds to less-than-significant.

“If project-related activities are scheduled between February 1 to August 31 a focused survey for nests shall be conducted by a qualified biologist within three calendar days prior to the beginning of project-related activities. The qualified biologist shall survey a minimum radius of 500-feet for migratory birds and 1/2-mile for raptors around the project area that can be accessed by the project proponent. The results of the survey shall be made available to regulating agencies upon request. If no active nests are found, project activities may proceed as scheduled.

If an active nest is found, active nests shall be avoided, and a no disturbance or destruction buffer shall be determined and established by the qualified biologist. The buffer shall be kept in place until the qualified biologist confirms the young have fledged, are foraging independently, and are no longer relying on the nest. The extent of these buffers shall be determined by the qualified biologist and will depend on the species present, the level of noise or construction disturbance, line of sight between the nest

and the disturbance, ambient levels of noise and other disturbances, and other topographical or artificial barriers. If a lapse in project-related work of fourteen calendar days or longer occurs, the qualified biologist shall complete another focused survey before project work can be reinitiated. It is the project proponent's responsibility to comply with Fish and Game Code Sections 3503, 3503.5, and 3513, regardless of the time of year."

Comment 2: CDFW recommends including bird enhancement and mortality reduction strategies in Project design and implementation.

The proposed Project footprint will ultimately border existing open space areas. These open space areas provide suitable habitat for nesting birds. Placement of buildings adjacent to suitable nesting bird habitat may adversely affect bird populations by introducing sources of common bird mortalities such as reflective windows that birds may collide with. Given declines in segments of the overall bird population and ecological benefits of healthy bird activity, CDFW recommends consideration of bird enhancement and mortality reduction strategies in Project design and implementation. Incorporation of these strategies can reduce anthropogenic effects on birds and promote sustainable development in California.

Collisions with clear and reflective sheet glass and plastic is also a leading cause in human-related bird mortalities. Many types of windows, sheet glass, and clear plastics are invisible to birds resulting in casualties or injuries from head trauma after an unexpected collision. Birds may collide with windows as little as one meter away in an attempt to reach habitat seen through, or reflected in, clear and tinted panes, so even taking small measures to increase visibility of windows to birds can make a substantial difference in minimizing long-term impacts of urban development near natural environments.

CDFW recommends the applicant incorporate bird and wildlife friendly strategies:

- Install screens, window patterns, or new types of glass such as acid-etched, fritted, frosted, ultraviolet patterned, or channel. Additional information can be found at <https://www.fws.gov/birds/bird-enthusiasts/threats-to-birds/collisions/buildings-and-glass.php>.

Incorporation of bird and wildlife strategies not only promotes environmental stewardship but also facilitates compliance with State and federal protections aimed at preserving bird populations.

ENVIRONMENTAL DATA

CEQA requires that information developed in environmental impact reports and negative declarations be incorporated into a database which may be used to make subsequent or supplemental environmental determinations (Pub. Resources Code, § 21003, subd. (e).) Accordingly, please report any special-status species and natural communities detected during Project surveys to the California Natural Diversity Database (CNDDDB). The CNDDDB field survey form can be found at the following link: <https://www.wildlife.ca.gov/Data/CNDDDB/Submitting-Data>. The completed form can be submitted online or mailed electronically to CNDDDB at the following email address: CNDDDB@wildlife.ca.gov.

FILING FEES

The Project, as proposed, would have an impact on fish and/or wildlife, and assessment of filing fees is necessary. Fees are payable upon filing of the Notice of Determination by the Lead Agency and serve to help defray the cost of environmental review by CDFW. Payment of the fee is required in order for the underlying project approval to be operative, vested, and final. (Cal. Code Regs, tit. 14, § 753.5; Fish & G. Code, § 711.4; Pub. Resources Code, § 21089.)

CONCLUSION

Pursuant to Public Resources Code § 21092 and § 21092.2, CDFW requests written notification of proposed actions and pending decisions regarding the proposed project. Written notifications shall be directed to: California Department of Fish and Wildlife North Central Region, 1701 Nimbus Road, Rancho Cordova, CA 95670 or emailed to R2CEQA@wildlife.ca.gov.

CDFW appreciates the opportunity to comment on the request for review for the Kugelman Commercial Shop Building to assist Lake County Community Development Department in identifying and mitigating Project impacts on biological resources. CDFW personnel are available for consultation regarding biological resources and strategies to minimize and/or mitigate impacts. Questions regarding this letter or further coordination should be directed to Claire Bryant, Environmental Scientist, at (530)-333-7748 or claire.bryant@wildlife.ca.gov.

Sincerely,

Claire Bryant
Environmental Scientist
CDFW Region 2

(530) 333-7748

From: Trish Turner <Trish.Turner@lakecountyca.gov>

Sent: Monday, October 6, 2025 10:37 AM

To: Bryant, Claire@Wildlife <Claire.Bryant@Wildlife.ca.gov>; Wood, Dylan@Wildlife <Dylan.Wood@wildlife.ca.gov>; alancaster@lakecountyfire.com; Douglas Gearhart <dougga@lcaqmd.net>; Elizabeth Knight <elizabethk@lcaqmd.net>; Ryan Lewelling <Ryan.Lewelling@lakecountyca.gov>; Jack Smalley <Jack.Smalley@lakecountyca.gov>; Katie Carpenter <Katie.Carpenter@lakecountyca.gov>; Craig Wetherbee <Craig.Wetherbee@lakecountyca.gov>; David Bingham <David.Bingham@lakecountyca.gov>; Lake County Community Development - Resource Planning <mbx.CDD_ResourcePlanning@lakecountyca.gov>; Benjamin Moore <Benjamin.Moore@lakecountyca.gov>; Lori Baca <Lori.Baca@lakecountyca.gov>; Vance Ricks <Vance.Ricks@lakecountyca.gov>; bruce.mccracken@wasteconnections.com; info@lowerlakecommunityactiongroup.com; PGE Plan Review <pgeplanreview@pge.com>; roberta.lyons@att.net; elioth@sscra.org; wshock@mchsi.com; debsal14@gmail.com; Torin Stein <Torin.Stein@lakecountyca.gov>; Northwest Information Center <nwic@sonoma.edu>; Wink, Mike@CALFIRE <Mike.Wink@fire.ca.gov>

Subject: RFR for a Major Use Permit for an Automotive Restoration Facility

WARNING: This message is from an external source. Verify the sender and exercise caution when clicking links or opening attachments.

Please find attached to this email the request for review for a Major Use Permit located at 15880 Kugelman Street, Lower Lake. The proposed project is for an Automotive Restoration Facility.

Attached is the project description, site plans, building plans, and Biological Analysis.

If you have access to Open Gov, please provide comments in that program, with record number PL-25-271.

Please provide comments no later than October 21, 2025.

All the best,



Trish Turner

Associate Planner

Department of Community Development

255 N. Forbes St.

Lakeport, CA 95453

Phone: (707) 263-2221 x 38112

Fax: (707) 263-2225

Email: trish.turner@lakecountyca.gov

STAY CONNECTED:



CONFIDENTIALITY NOTICE: The contents of this email message and any attachments are intended solely for the addressee(s) and may contain confidential and/or privileged information and may be legally protected from disclosure. If you are not the intended recipient of this message or their agent, or if this message has been addressed to you in error, please immediately alert the sender by reply email and then delete this message and any attachments. If you are not the intended recipient, you are hereby notified that any use, dissemination, copying, or storage of this message or its attachments is strictly prohibited.

Secure Message Info

Message ID	mYeFA5Em5v71mI5ez0y9nq
Message Expires	Monday, 13 October
Message URL	https://filetransfer.co.lake.ca.us/message/mYeFA5Em5v71mI5ez0y9nq
Permission	If you forward this email with the secure random download link, whomever you forward this to can download the files attached to this message.

Files attached to this message

Filename	Size
Project Description.pdf	958 KB
Bio Report.pdf	8.04 MB
Site Plan.pdf	817 KB
Building Plans.pdf	5.72 MB
RFR.docx	1.84 MB

[Download Attached Files](#)

[Reply to this Secure Message](#)

If you need assistance accessing or using this Secure Message System, please contact support at

fileTransferService@co.lake.ca.us.

^[1] CEQA is codified in the California Public Resources Code in section 21000 et seq. The “CEQA Guidelines” are found in Title 14 of the California Code of Regulations, commencing with section 15000.



COUNTY OF LAKE
Health Services Department
Environmental Health Division
922 Bevins Court
Lakeport, California 95453-9739
Telephone 707/263-1090
FAX 707/263-4395

Anthony Arton
Health Services Director

Craig Wetherbee
Environmental Health Director

Promoting an Optimal State of Wellness in Lake County

Memorandum

DATE: May 12, 2025
TO: Mary Claybon, Senior Planner
FROM: Pheakdey Preciado, Senior EHS/Christina Gearhart, Senior EHS
RE: Pre-Application Meeting (PL-25-119)/SR0017251
APN: 012-025-33

The Environmental Health Division: Land Program does not have any concerns with the commercial building/shop if building plumbing is going to be connected to public sewer and water. If there is no public sewer or water connection, the applicant must apply and pay for a site evaluation to determine if a septic system is suitable for this property's development. The applicant must also demonstrate portable water prior to septic system permit issuance and scaled plans sign off.

Lake County Environmental Health (LCEH) does not have any records of wells on this property. However, if any wells do exist (or are proposed) on this property, they shall be located with an adequate horizontal distance from potential sources of contamination and pollution. The storage of hazardous materials shall be located a safe distance from any water well to prevent contamination. The site should also be designed to prevent runoff of hazardous materials into what appears to be a creek/drainage path crossing this property east to west-observable on GIS maps.

The submitted information shows the building is intended to be used as a service station for vehicle restoration. If the applicant stores hazardous materials equal to or greater than 55 gallons of a liquid, 500 pounds of a solid or 200 cubic feet of compressed gas, the applicant will be required to submit a Hazardous Materials Inventory Disclosure Statement/ Business Plan to the Environmental Health Division via the California Electronic Reporting System (CERS) and it shall be renewed and updated annually or if quantities increase. Fees and inspections as part of the California Unified Program Agency (CUPA) program will also be required. Note that additional CUPA program requirements may apply depending on the amounts of hazardous materials stored onsite.



From: [Trish Turner](#)
To: [Michelle Irace](#); [Autumn Lancaster](#)
Subject: RE: PL-25-271
Date: Wednesday, August 12, 2026 8:46:46 AM
Attachments: [image007.png](#)
[image008.png](#)
[image009.png](#)
[image011.png](#)
[image012.png](#)
[image013.png](#)

Good Morning Autumn,

I see that you did add comments in this record in October 2025. I will also add these additional comments to be implemented into the record and the Conditions.

All the best,



Trish Turner

Associate Planner

Community Development Department
255 N. Forbes St.

Lakeport, CA 95453

Phone: (707) 263-2221 x 38112

Fax: (707) 263-2225

Email: trish.turner@lakecountyca.gov

STAY CONNECTED:



CONFIDENTIALITY NOTICE: The contents of this email message and any attachments are intended solely for the addressee(s) and may contain confidential and/or privileged information and may be legally protected from disclosure. If you are not the intended recipient of this message or their agent, or if this message has been addressed to you in error, please immediately alert the sender by reply email and then delete this message and any attachments. If you are not the intended recipient, you are hereby notified that any use, dissemination, copying, or storage of this message or its attachments is strictly prohibited.

From: Michelle Irace <Michelle.Irace@lakecountyca.gov>
Sent: Tuesday, August 11, 2026 3:20 PM
To: Autumn Lancaster <ALancaster@lakecountyfire.com>
Cc: Trish Turner <Trish.Turner@lakecountyca.gov>
Subject: RE: PL-25-271

Hello,

Thank you for letting us know. I have Ccd Trish since she is the planner on this one.

Thanks again,



Michelle Irace

Senior Planner, Community Development Department
255 N. Forbes St. Lakeport, CA 95453
Phone: (707) 263-2221 x 38121
Email: michelle.irace@lakecountyca.gov

STAY CONNECTED:



From: Autumn Lancaster <ALancaster@lakecountyfire.com>

Sent: Friday, August 7, 2026 12:27 PM

To: Michelle Irace <Michelle.Irace@lakecountyca.gov>

Subject: [EXTERNAL] Fw: PL-25-271

Hi,

Lower Lake Water Works reached out to me about this project they wanted to know if it would need sprinklers or water information just a FYI this was my response.

I saw you were on **PL-25-271 as the assigned planner.**

Respectfully,

Autumn Lancaster

Fire Marshal/FF Paramedic
Lake County Fire Protection District
707-350-4140 Fax 707-994-4861



The information contained in this transmission may contain privileged and confidential information, including patient information protected by federal and state privacy laws. It is intended only for the use of the person(s) named above. If you are not the intended recipient, you are hereby notified that any review, dissemination, distribution, or duplication of this communication is strictly prohibited. If you are not the intended recipient, please contact the sender by reply email and destroy all copies of the original message.

From: Autumn Lancaster

Sent: Friday, August 7, 2026 12:25 PM

To: James Kingland <james.kingland@llc wd.com>

Subject: PL-25-271

Good Afternoon,

I am following up on the voicemail you left me in regard to PL-25-271 15880 Kugelman St, Lower Lake, Ca. The preliminary plans show a B or F-1 Occupancy at 3,000 sq ft so would not at this time trigger sprinklers. My comments do address that we will need water supply information at the time of official building permit application. There will need to be a hydrant within 400 ft of the building that supplies a minimum of 1,500 GPM at 20 PSI. If this is not attainable, they will need a NFPA 22 tank with gallonage based off NFPA 1142 for emergency water supply. This is based off the planning information changes to use or building size could change requirements.

Respectfully,

Autumn Lancaster

Fire Marshal/FF Paramedic
Lake County Fire Protection District
707-350-4140 Fax 707-994-4861



The information contained in this transmission may contain privileged and confidential information, including patient information protected by federal and state privacy laws. It is intended only for the use of the person(s) named above. If you are not the intended recipient, you are hereby notified that any review, dissemination, distribution, or duplication of this communication is strictly prohibited. If you are not the intended recipient, please contact the sender by reply email and destroy all copies of the original message.

CALIFORNIA
HISTORICAL
RESOURCES
INFORMATION
SYSTEM



ALAMEDA
COLUSA
CONTRA COSTA
DEL NORTE

HUMBOLDT
LAKE
MARIN
MENDOCINO
MONTEREY
NAPA
SAN BENITO

SAN FRANCISCO
SAN MATEO
SANTA CLARA
SANTA CRUZ
SOLANO
SONOMA
YOLO

Northwest Information Center
Sonoma State University
1400 Valley House Drive, Suite 210
Rohnert Park, California 94928-3609
Tel: 707.588.8455
nwic@sonoma.edu
<https://nwic.sonoma.edu>

October 20, 2025

File No.: 25-0574

Trish Turner, Project Planner
Lake County
Community Development Department
255 N. Forbes Street
Lakeport, CA. 95453

re: PL-25-271 / APN 012-025-33 at 15880 Kugelman Street, Lower Lake / Gene Brott and John Luchessi

Dear Trish Turner,

Records at this office were reviewed to determine if this project could adversely affect cultural resources.

Please note that use of the term cultural resources includes both archaeological sites and historical buildings and/or structures. The review for possible historic-era building/structures, however, was limited to references currently in our office and should not be considered comprehensive.

Project Description:

The use of the building will be for automobiles, truck, and vehicle service providing minor and major repairs, minor body work and light fabrication, including some light sanding and welding; temporary storage of not more than ten (10) cars, and installation of auto parts and accessories. There will be no vehicle painting or oil changes performed at the facility. Business operations will take place within the enclosed building or within a screened area on the lot.

Previous Studies:

XX Study #6899 (Douglas 1984), covering a portion of the proposed project area, identified no cultural resources (see recommendation below).

Archaeological and Native American Resources Recommendations:

XX The proposed project area is located within the Anderson Marsh Archaeological District (P-17-002627; OTIS ID: 626738). This district has a status code of 1S meaning it is individually listed in the National Register and the California Register (see recommendation below).

XX The proposed project area has the possibility of containing unrecorded archaeological sites. Due to the archaeological sensitivity of the area coupled with the incomplete survey coverage, passage of time and changes in archaeological theory and methods since Study #6899, we recommend a qualified professional archaeologist conduct further archival and field study for the entire project area to identify any unrecorded archaeological resources.

XX We recommend the lead agency contact the local Native American tribe(s) regarding traditional, cultural, and religious heritage values. For a complete listing of tribes in the vicinity of the project, please contact the Native American Heritage Commission at 916/373-3710.

Built Environment Recommendations:

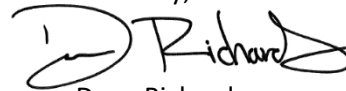
XX Since the Office of Historic Preservation has determined that any building or structure 45 years or older may be of historical value, if the project area contains such properties, it is recommended that prior to commencement of project activities, a qualified professional familiar with the architecture and history of Lake County conduct a formal CEQA evaluation.

Due to processing delays and other factors, not all of the historical resource reports and resource records that have been submitted to the Office of Historic Preservation are available via this records search. Additional information may be available through the federal, state, and local agencies that produced or paid for historical resource management work in the search area. Additionally, Native American tribes have historical resource information not in the California Historical Resources Information System (CHRIS) Inventory, and you should contact the California Native American Heritage Commission for information on local/regional tribal contacts.

The California Office of Historic Preservation (OHP) contracts with the California Historical Resources Information System's (CHRIS) regional Information Centers (ICs) to maintain information in the CHRIS inventory and make it available to local, state, and federal agencies, cultural resource professionals, Native American tribes, researchers, and the public. Recommendations made by IC coordinators or their staff regarding the interpretation and application of this information are advisory only. Such recommendations do not necessarily represent the evaluation or opinion of the State Historic Preservation Officer in carrying out the OHP's regulatory authority under federal and state law.

For your reference, a list of qualified professionals in California that meet the Secretary of the Interior's Standards can be found at <http://www.chrisinfo.org>. If archaeological resources are encountered during the project, work in the immediate vicinity of the finds should be halted until a qualified archaeologist has evaluated the situation. If you have any questions please give us a call (707) 588-8455.

Sincerely,

A handwritten signature in black ink, appearing to read 'D Richards', with a stylized flourish at the end.

Dana Richards
Researcher

October 16, 2025

Trish Turner
County of Lake
Community Development Department
Planning Division

Re: PL-25-271 MUP
15880 Kugelman Street, Lower Lake, CA 95457; APN 012-025-33

Dear Trish,

Thank you for providing PG&E the opportunity to review your proposed plans for PL-25-271 dated June 2025 and received on October 6, 2025. Our review indicates the proposed work and/or improvements do not appear to directly interfere with any of PG&E's existing facilities or land rights.

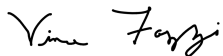
Please note, this is our preliminary review and PG&E may provide additional comments in the future as the project progresses or if additional information is provided. If there are subsequent modifications made to the design, we ask that the plans be resubmitted for review to the email address listed below.

If PG&E gas and/or electric service are needed, please submit an application through PG&E's Your Project Portal: [Sign In \(yourprojects-pge.com\)](https://yourprojects-pge.com).

As a reminder, before any digging or excavation occurs, please contact Underground Service Alert (USA) by dialing 811 a minimum of two (2) working days prior to commencing any work. This free and independent service will ensure that all existing underground utilities are identified and marked on-site.

If you have any questions regarding this response, please contact me at (916) 217-1057 or Vincent.Fazzi@pge.com.

Sincerely,



Vince Fazzi
Land Management

From: [Vance Ricks](#)
To: [Trish Turner](#); [Bryant, Claire@Wildlife](#); [Wood, Dylan@Wildlife](#); [alancaster@lakecountyfire.com](#); [Douglas Gearhart](#); [Elizabeth Knight](#); [Ryan Lewelling](#); [Jack Smalley](#); [Katie Carpenter](#); [Craig Wetherbee](#); [David Bingham](#); [Lake County Community Development - Resource Planning](#); [Benjamin Moore](#); [Lori Baca](#); [bruce.mccracken@wasteconnections.com](#); [info@lowerlakecommunityactiongroup.com](#); [PGE Plan Review](#); [roberta.lyons@att.net](#); [eliath@sscra.org](#); [wshock@mchsi.com](#); [debsal14@gmail.com](#); [Torin Stein](#); [Northwest Information Center](#); [Wink, Mike@CALFIRE](#)
Subject: RE: RFR for a Major Use Permit for an Automotive Restoration Facility Surveyor Office
Date: Tuesday, October 7, 2025 3:03:22 PM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image005.png](#)

Easement type as shown on site plan shall be described i.e. Non-exclusive ingress/ egress or roadway purposes, refer to current vesting deed.

All Corner Monuments shall be protected in place during construction.

Vance

From: Trish Turner <Trish.Turner@lakecountycalifornia.gov>
Sent: Monday, October 6, 2025 10:37 AM
To: Bryant, Claire@Wildlife <claire.bryant@wildlife.ca.gov>; Wood, Dylan@Wildlife <dylan.wood@wildlife.ca.gov>; alancaster@lakecountyfire.com; Douglas Gearhart <doug@lcaqmd.net>; Elizabeth Knight <elizabethk@lcaqmd.net>; Ryan Lewelling <Ryan.Lewelling@lakecountycalifornia.gov>; Jack Smalley <Jack.Smalley@lakecountycalifornia.gov>; Katie Carpenter <Katie.Carpenter@lakecountycalifornia.gov>; Craig Wetherbee <Craig.Wetherbee@lakecountycalifornia.gov>; David Bingham <David.Bingham@lakecountycalifornia.gov>; Lake County Community Development - Resource Planning <mbx.CDD_ResourcePlanning@lakecountycalifornia.gov>; Benjamin Moore <Benjamin.Moore@lakecountycalifornia.gov>; Lori Baca <Lori.Baca@lakecountycalifornia.gov>; Vance Ricks <Vance.Ricks@lakecountycalifornia.gov>; bruce.mccracken@wasteconnections.com; info@lowerlakecommunityactiongroup.com; PGE Plan Review <pgeplanreview@pge.com>; roberta.lyons@att.net; eliath@sscra.org; wshock@mchsi.com; debsal14@gmail.com; Torin Stein <Torin.Stein@lakecountycalifornia.gov>; Northwest Information Center <nwic@sonoma.edu>; Wink, Mike@CALFIRE <mike.wink@fire.ca.gov>
Subject: RFR for a Major Use Permit for an Automotive Restoration Facility

Please find attached to this email the request for review for a Major Use Permit located at 15880 Kugelman Street, Lower Lake. The proposed project is for an Automotive Restoration Facility.

Attached is the project description, site plans, building plans, and Biological Analysis.

If you have access to Open Gov, please provide comments in that program, with record number PL-

25-271.

Please provide comments no later than October 21, 2025.

All the best,



Trish Turner

Associate Planner

Department of Community Development

255 N. Forbes St.

Lakeport, CA 95453

Phone: (707) 263-2221 x 38112

Fax: (707) 263-2225

Email: trish.turner@lakecountyca.gov

STAY CONNECTED:



CONFIDENTIALITY NOTICE: The contents of this email message and any attachments are intended solely for the addressee(s) and may contain confidential and/or privileged information and may be legally protected from disclosure. If you are not the intended recipient of this message or their agent, or if this message has been addressed to you in error, please immediately alert the sender by reply email and then delete this message and any attachments. If you are not the intended recipient, you are hereby notified that any use, dissemination, copying, or storage of this message or its attachments is strictly prohibited.

Secure Message Info

Message ID	mYeFA5Em5v71mI5ez0y9nq
Message Expires	Monday, 13 October
Message URL	https://filetransfer.co.lake.ca.us/message/mYeFA5Em5v71mI5ez0y9nq
Permission	If you forward this email with the secure random download link, whomever you forward this to can download the files attached to this message.

Files attached to this message

Filename	Size
Project Description.pdf	958 KB
Bio Report.pdf	8.04 MB
Site Plan.pdf	817 KB
Building Plans.pdf	5.72 MB
RFR.docx	1.84 MB

[Download Attached Files](#)

[Reply to this Secure Message](#)

If you need assistance accessing or using this Secure Message System, please contact support at

fileTransferService@co.lake.ca.us.