



COUNTY OF LAKE  
COMMUNITY DEVELOPMENT DEPARTMENT  
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Item 6a  
9:05 AM  
October 22, 2026

**TO:** Planning Commission

**FROM:** Susan Parker, Community Development Department Interim Director

Trish Turner, Associate Planner

**DATE:** October 22, 2026

**SUBJECT:** Consideration of proposed Major Use Permit, Kugelman Commercial Shop and Mitigated Negative Declaration (PL-25-271), for the approval of a 3,000-sf minor vehicle restoration and auto repair shop located at 15880 Kugelman Street, Lower Lake (APN 012-025-33).

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## **EXECUTIVE SUMMARY**

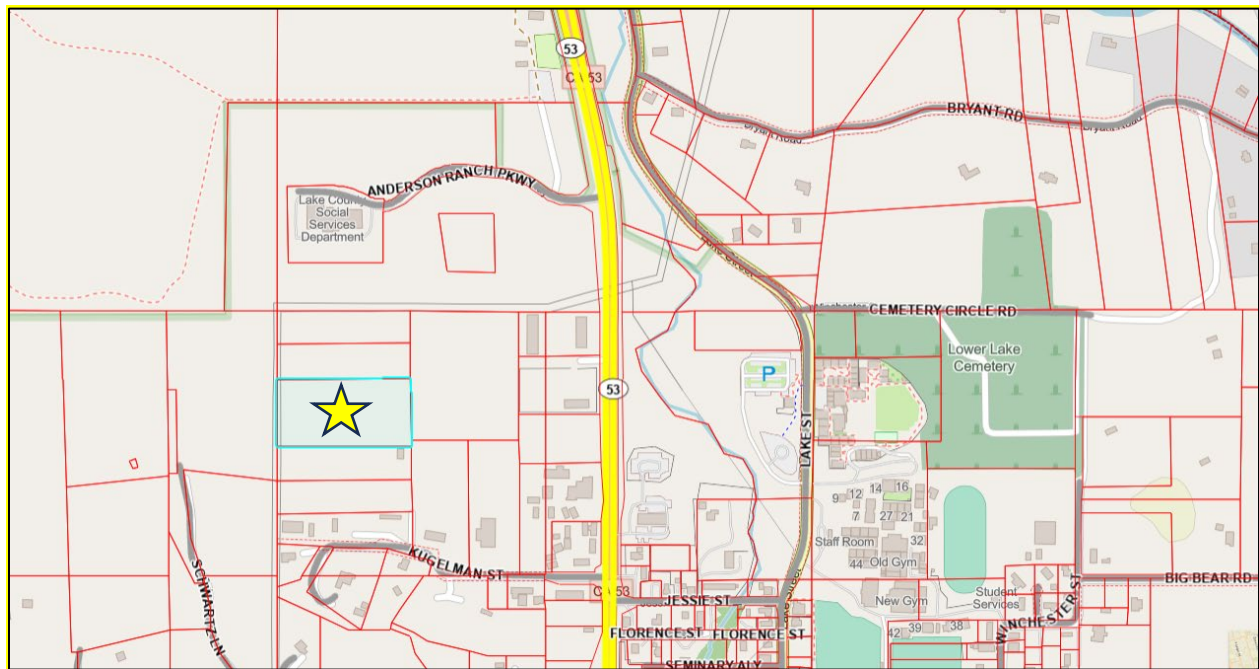
### **Action Requested:**

The Planning Commission will consider adopting a Mitigated Negative Declaration (MND) and approving a Major Use Permit (PL-25-271) for a 3,000-sf minor vehicle restoration and auto repair shop located at 15880 Kugelman Street, Lower Lake (APN 012-025-33).

### **Project Overview**

The proposed project is for a 3,000 square foot (sf) single story shop building. The proposed building would be utilized for vehicle restoration and to provide auto repair services to the public. Services would include minor and major repairs, minor body work, and light fabrication, including some light sanding and welding; temporary storage of no more than ten vehicles; and the installation of auto parts and accessories. There would be no vehicle painting or oil changes performed at the facility. Business operations would take place within the enclosed building and/or within a screened area on the lot.

**Figure 1 – Vicinity Map**



Source: Lake County ArcGIS 2026

## PROJECT SUMMARY

### Operations:

Hours of operation would be Monday through Saturday from 8:00 AM to 6:00 PM. The total number of employees is estimated between one and two people daily. The commercial building space would generate two to five vehicle trips per day. Customer parking, including an accessible van - ADA space, is proposed on the east side of the building (Project Description – Attachment 1). The accessible path of travel is shown directly adjacent to the front of the proposed office, as noted on the site plan (Attachment 2). Three standard parking spaces with 24 feet of backup area would be provided on the north side of the building as depicted on the site plan.

### Construction Details:

Construction activities would occur 5-6 days per week, Monday through Saturday from 7:00 AM to 6:00 PM. Due to flat and level condition of the existing site, there would be minimal grading required. Soil stripping, excavation, and recompacting of the building slab area would be required based on the results of the soil engineering report (Attachment 3 - Brunsing Associates Geotechnical Investigation Report). Temporary outdoor lighting would be installed over the future parking area. Downlit and shielded wall mounted lighting for security would be provided on the building.

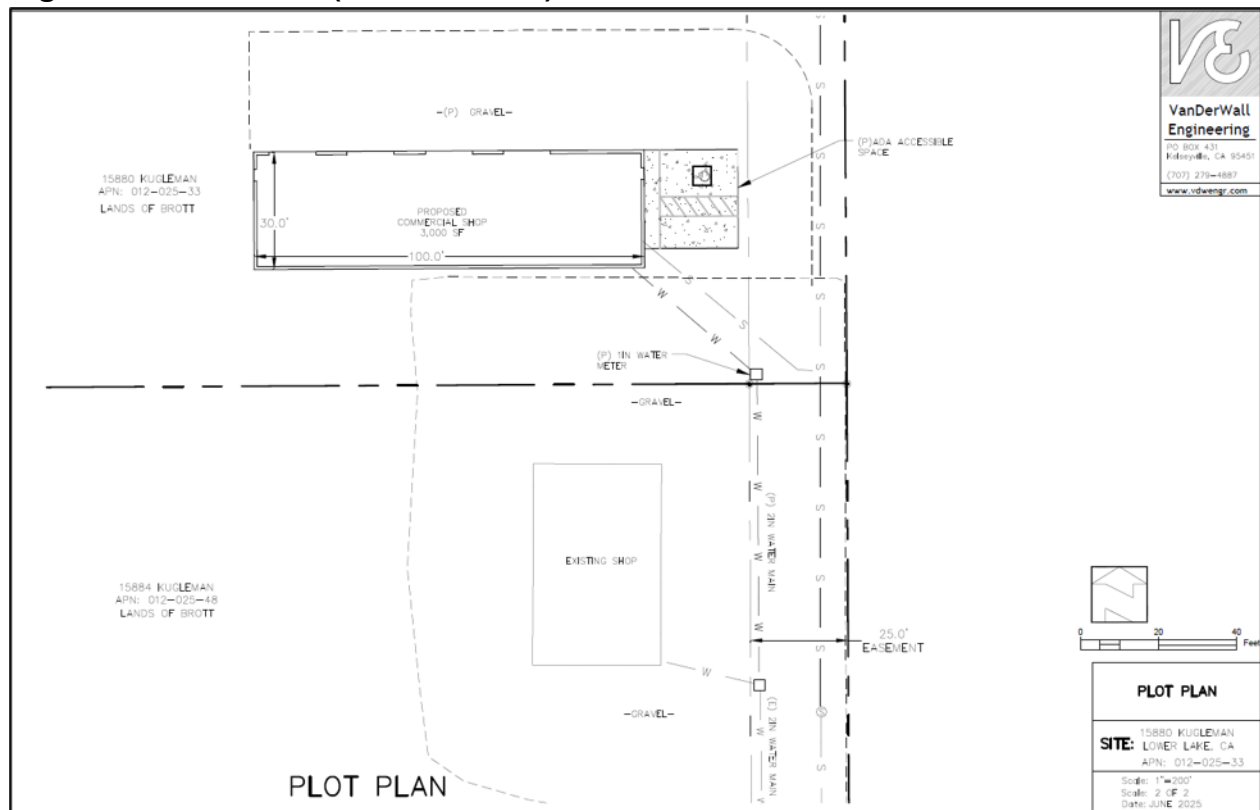
During the construction phases it is estimated that the total number of construction-related personnel would vary from one to three people. Construction-related traffic would last approximately three months and would be directly related to construction personnel and the delivery of construction and building materials. Delivery vehicle trips to and from the site would also vary depending on the construction phase and activity, but would average one to two trips per day.

Dust would be controlled through the use of a handheld hose using on site water. Water would be sprayed on work travel areas as necessary to keep the dust down. The construction staging area would be to the north of the proposed building. A portable toilet would be placed near the staging area and would be available for use by construction personnel. Prior to construction the applicant shall get a permit to operate from the Lake County Air Quality Management District.

The following equipment is expected to be used to construct the project facilities:

- Backhoe or dozer
- Dump truck
- Compactor
- Cement Truck

**Figure 2 – Site Plans (Attachment 2)**



Source: VanDerWall Engineering Inc, Site Plans, 2025

## SITE CONTEXT

|                      |                                                                                  |
|----------------------|----------------------------------------------------------------------------------|
| Location:            | 15880 Kugelman Street, Lower Lake (APN: 012-025-33)                              |
| General Plan:        | Cc – Community Commercial                                                        |
| Project Zoning:      | “PDC- Planned Commercial Development                                             |
| Access:              | Kugelman Street, Lower Lake                                                      |
| Flood Zone:          | “X”, Areas determined to be outside the 0.2% annual chance (500-year) floodplain |
| Hazard Zone:         | Local Responsibility Area – High Fire Severity Zone                              |
| Fire District:       | Lake County Fire Protection District                                             |
| Supervisor District: | 1                                                                                |

The proposed project is located at Kugelman Street. Access to the project site is provided by an existing private drive off of Kugelman Street. The project site is mostly undeveloped with a former impound yard located on the southern portion and a security gate. The property has a seasonal drainage feature that runs from west to east across the property, classifying it as a drainage wetland. The parcel is located within the Lower Lake Community Growth Boundary and in the Lower Lake Area Plan, approximately 938 feet east of CA State Highway 53.

The surrounding parcels consists of lands zoned for Planned Development Commercial, Service Commercial, and Community Commercial. Existing development in the area is comprised of combination of vacant lands, commercial uses, and industrial uses.

**Figure 3 – Site Photo**



Source: Staff Site Visit, August 2026

**Figure 4 – Site Photo**



*Source: Staff Site Visit, August 2026*

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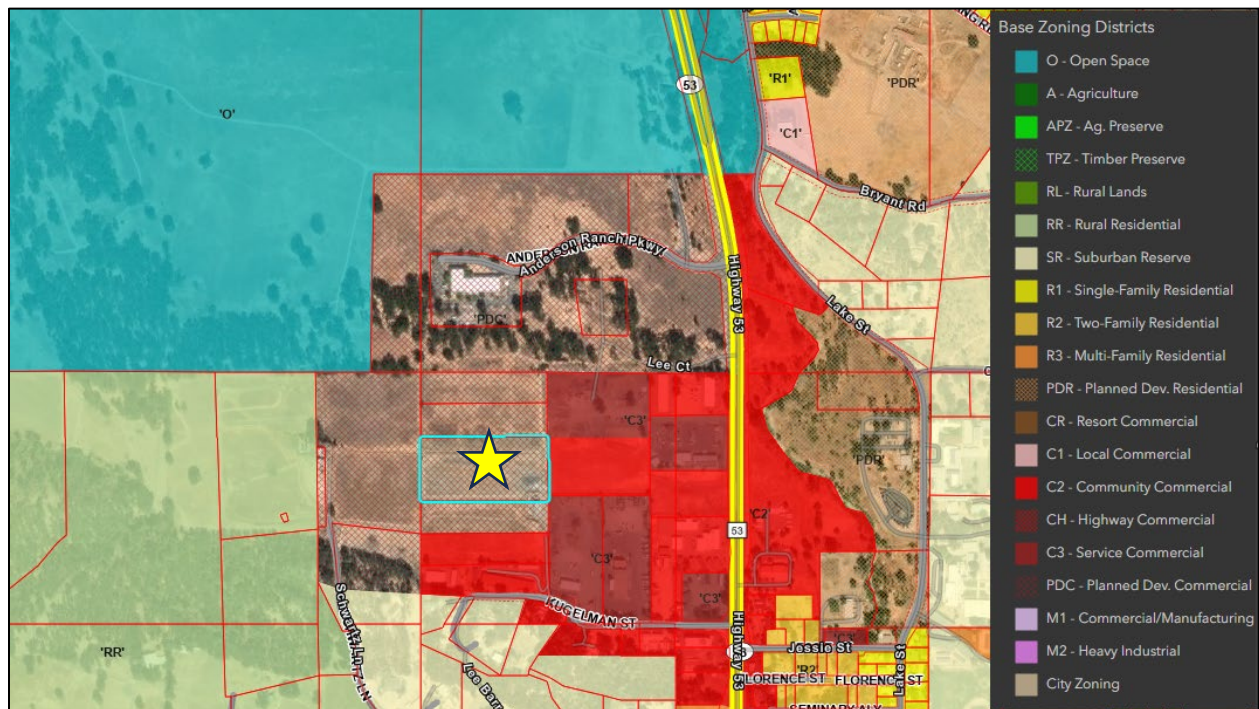
## **GENERAL PLAN & ZONING CONSISTENCY**

The project is an allowed commercial use that meets all property setbacks, fire safety rules, and environmental standards under the General Plan, Lower Lake Area Plan, and Zoning Ordinance. Staff has written these requirements directly into the draft Conditions of Approval.

| <b>Policy Area</b>                         | <b>Conclusion</b>                                                                                                                                                                                                                |
|--------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>General Plan – Community Commercial</b> | Consistent with Chapter 3 Land Use; Chapter 7 Health and Safety; Chapter 8 Noise; Chapter 11 Water Resources                                                                                                                     |
| <b>Lower Lake Area Plan</b>                | The project fits in with surrounding uses, complies with fire safety recommendations from local fire authorities, and protects Lower Lake’s historical and cultural resources through targeted preservation mitigation measures. |

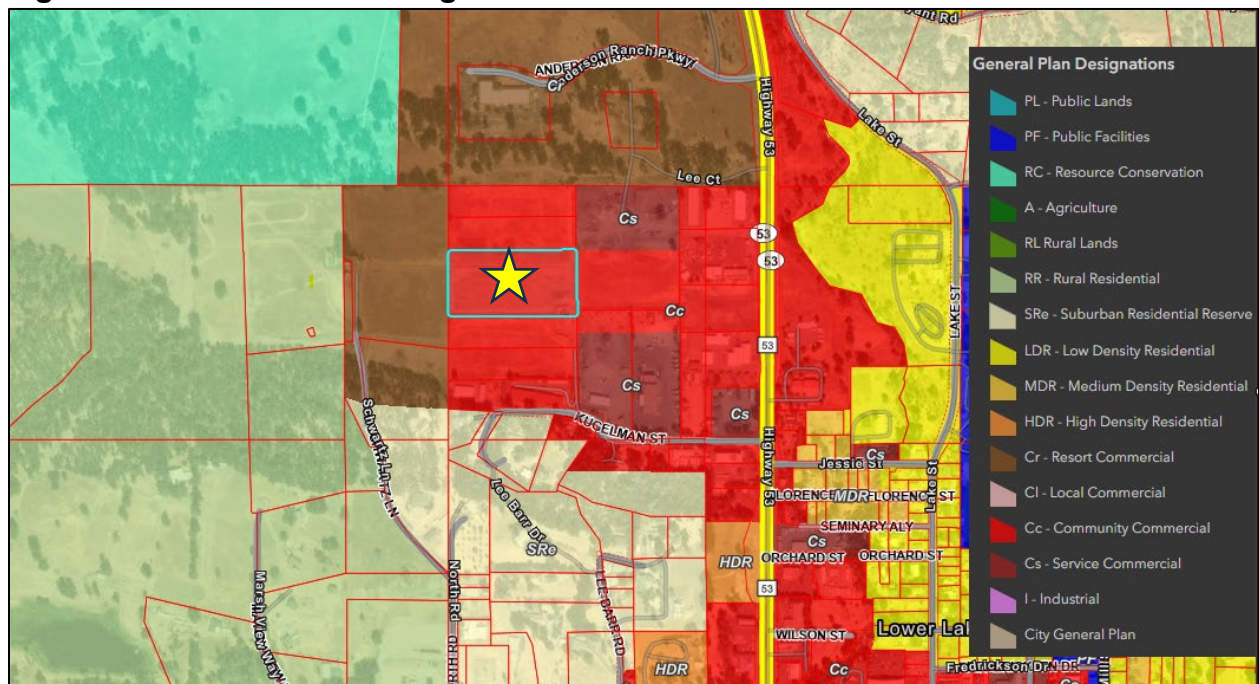
| <b>Policy Area</b>                                                                               | <b>Conclusion</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
|--------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                                                                                                  | <p>Objective 3.9 – Cultural Resources – To protect and preserve the Lower Lake area’s wealth of archaeological and historical resources for long-term benefit of the area’s residents, tourism, scientific research and for future generations.</p> <p>Policy 4.11 – Fire Hazards - Implementation of recommendations by the California Department of Forestry (CDF) and either the Lower Lake or South Lake County Fire Protection Districts shall be carefully considered when evaluating development proposals in the Lower Lake planning area.</p> <p>Policy 5.1a-1 – Land Use - The Lower Lake land use plan should recognize existing development patterns and logically provide for future development in the area</p> |
| <b>Zoning:</b><br><br><b>Article 15 – “PDC”</b><br><br><b>Article 41 – Performance Standards</b> | <p>Permitted under Article 15 – with a Major Use Permit</p> <p>The project complies with the performance standards in Article 41 of the Lake County Zoning Ordinance, which regulate air quality, dust, shielded lighting, landscaping buffers, and waste disposal. All operational activities will follow these rules to prevent off-site impacts, and staff has built these standards into the Conditions of Approval.</p>                                                                                                                                                                                                                                                                                                  |
| <b>Setbacks</b>                                                                                  | <p>Front Yard: 20 from the front property line</p> <p>Rear Yard: 20 from the rear property line</p> <p>Side Yard: 10 from side lot lines</p> <p>The building as proposed meets the setbacks</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
| <b>Lake County Municipal Code Consistency</b>                                                    | There are no violations of Chapter 5, 17, 21, 23, or 26                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |

**Figure 5 - Zoning Map**



Source: Lake County ArcGIS, 2026

**Figure 6 – General Plan Designation**



Source: Lake County ArcGIS 2026

## **AGENCY COMMENTS**

Agency comments (Attachment 7) were received from California Department of Fish and Wildlife (CDFW), Lake County Fire Protection District, Lake County Public Works (Surveyor), Lake County Environmental Health, and PG&E. All comments have been addressed through Conditions of Approval (Attachment 4).

## **ENVIRONMENTAL REVIEW (CEQA)**

Pursuant to Section 15063 of the California Environmental Quality Act (CEQA) Guidelines, an Initial Study (SCH #2024101029) was prepared and circulated for public review from July 27, 2026, through August 27, 2026. No adverse comments were received during the public review period.

In accordance with Assembly Bill 52 (AB 52), eleven local Tribes with aboriginal territories located in and around Lake County were notified of this proposal on October 6, 2025, and provided an opportunity to request formal Tribal consultation. Requests for AB 52 Tribal Consultation were received from Middletown Rancheria of Pomo Indians (requested October 8, 2025) and the Koi Nation of Northern California (requested October 16, 2025). The County disclosed to both parties that multiple consultation requests had been received, noting that the County, as the Lead Agency, does not possess the authority to arbitrate or make determinations regarding overlapping tribal territorial boundaries. Middletown Rancheria indicated they would contact the Koi Nation directly to discuss the project, citing prior collaboration between the two Tribes on previous projects.

The County initiated and conducted consultations to discuss the project scope, potential environmental impacts, and the determination of significance regarding tribal cultural resources as follows:

Middletown Rancheria: Consultation was initiated on October 21, 2025, and successfully concluded on May 4, 2026.

Koi Nation: Consultation was initiated on October 28, 2025, and successfully concluded on March 16, 2026.

Through the consultation process, agreed-upon conditions of approval and mitigation measures were established, including formal Tribal monitoring requirements during ground-disturbing activities. Both consultations were successfully closed upon finalization of these monitoring requirements.

The Initial Study determined that the project could result in potentially significant impacts in the following areas:

- Aesthetics
- Air Quality
- Biological Resources

- Cultural Resources
- Geology & Soils
- Hazards & Hazardous Materials
- Tribal Cultural Resources
- Wildfire

Mitigation measures are identified in the IS/MND and will be enforced through the Mitigation Monitoring and Reporting Plan (Attachment 5) and Conditions of Approval (Attachment 4). All impacts would be reduced to a less-than-significant level through incorporation of mitigation measures and compliance with existing regulations.

No significant and unavoidable impacts were identified. Therefore, preparation of an Environmental Impact Report is not required pursuant to CEQA Guideline §15070.

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#### **REQUIRED FINDINGS (Article 51.4 – Major Use Permit)**

Based on the record, including the Initial Study/Mitigated Negative Declaration and supporting technical reports, staff finds the Project:

1. That the establishment, maintenance, or operation of the use applied for will not under the circumstances of the particular case, be detrimental to the health, safety, morals, comfort and general welfare of the persons residing or working in the neighborhood of such proposed use, or be detrimental to property and improvements in the neighborhood or the general welfare of the County.
2. That the site for the project is adequate in size, shape, location, and physical characteristics to accommodate the type of use and level of development proposed.
3. That the streets, highways and pedestrian facilities are reasonably adequate to safely accommodate the specific proposed use.
4. There are adequate public or private services, including but not limited to fire protection, water supply, sewage disposal, and police protection to serve the project. Is consistent with the General Plan, Area Plan, and Zoning Ordinance
5. That the project is in conformance with the applicable provisions and policies of this Code, the General Plan and any approved zoning or land use plan. Meets all cannabis development standards
6. That no violation of Chapters 5, 17, 21, 23 or 26 of the Lake County Code currently exists on the property, unless the purpose of the permit is to correct the violation,

or the permit relates to a portion of the property which is sufficiently separate and apart from the portion of the property in violation so as not to be affected by the violation from a public health, safety or general welfare basis.

7. Applicant is qualified to apply for the Use Permit.
8. The Project was adequately analyzed under CEQA, and all impacts associated with the project can be mitigated to a less than significant level. No additional CEQA analysis is required.

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## **RECOMMENDATIONS AND SAMPLE MOTIONS**

Based on the analysis provided herein and, in the IS/MND, Staff finds the project consistent with all applicable codes and requirements. As such, Staff recommends approval of the IS/MND and project. Sample motions are provided below.

**A.** I move that the Planning Commission find that potential impacts associated with this project applied for by John Lucchesi can be mitigated to ‘less than significant’ through the implementation of the Mitigated Negative Declaration for the property located at 15880 Kugelman Street, Lower Lake (APN 012-025-33) will not have a significant effect on the environment, and that the Planning Commission adopt the Mitigated Negative Declaration prepared for the project, with the findings listed in the Staff Report dated October 8, 2026.

**B.** I move that the Planning Commission find that the Major Use Permit PL-25-271 applied for by John Lucchesi for the property located at 15880 Kugelman Street, Lower Lake (APN 012-025-33) does, meet the requirements of the Lake County Zoning Ordinance and Article 51.4 and that the Major Use Permit be granted based on the findings listed in the Staff Report and subject to Conditions of Approval dated October 8, 2026

*NOTE: The applicant or any interested person is reminded that the Zoning Ordinance provides for a seven (7) calendar day appeal period. If there is a disagreement with the Planning Commission, an appeal to the Board of Supervisors may be filed. The appropriate forms and applicable fee must be submitted prior to 5:00 p.m. on or before the seventh day following the Planning Commission’s decision on this matter.*

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## **ATTACHMENTS (BY REFERENCE)**

1. Project Description
2. Site Plans
3. Brunsing Associates Geotechnical Investigation Report

4. Conditions of Approval
5. Mitigation Monitoring and Reporting Plan
6. Initial Study / Mitigated Negative Declaration
7. Biological Assessments
8. Agency Comments
9. Tribal Comments
10. Public Comments