

Project Description
Kugelman Commercial Shop Building
15880 Kugelman Street, Lower Lake, CA.
APN 012-025-330
September 19, 2025

- 1. Project Title:** Kugelman Commercial Shop Building
- 2. Permit Numbers:** Major Use Permit
CEQA Initial Study
- 3. Lead Agency:** Lake County Community Development Department
Lake County Courthouse
255 North Forbes Street
Lakeport, CA 95453
- 4. Contact Information:** Trish Turner, Associate Planner - (707) 263-2221
- 5. Location:** 15880 Kugelman St, Lower Lake, CA. APN 012-025-33
- 6. Project Applicant/Address:** Gene Brott and John Lucchesi
Email Address: eagle_eyes_inspection@yahoo.com
941 Pepperwood Lane.
Petaluma, CA. 94952
(707) 484-8096
- 7. General Plan Designation:** Community Commercial
- 8. Zoning:** PDC – Planned Development Commercial

9. Proposed Project and Existing Conditions:

A proposed 30' x 100' - 3,000 square foot Commercial Shop Building project is to be constructed on the lot located at 15880 Kugelman Street in Lower Lake. The vacant lot is south of the City of Clearlake and is situated north of Highway 29 about 1/4 mile west of Highway 53. The site address is 15880 Kugelman Street, Lower Lake, CA and the APN 12-025-33.

The subject site is a vacant, undeveloped, rectangular-shaped five (5) acre parcel (660' x 330').

Property access is from a gravel roadway easement north of Kugelman Street through an existing gate. A County Record of Survey (RS 15/29) indicates that there is a 25' Road Easement extending from Kugelman Street along the east line of the adjoining parcels and the subject site.

The subject site is currently vacant, flat pastureland and has never been developed with buildings.

The ground surface elevation is about 1,380 feet above mean sea level. The parcel slopes slightly to the north with a shallow drainage ditch in the center of the site, running in an east /west direction. The vegetation on the land is native and introduced pasture grasses. There are no trees on the site.

Land uses surrounding the project site are primarily vacant lands, service commercial, light industrial, farmland, and open space. There is a small shop building located just to the south of the subject site. More intensive land uses including the Lake County Corporation Yard exist east of the site and along Kugelman Street and Hwy 53.



The project applicant is seeking approval from the Lake County Planning Commission for a Major Use Permit for the development of a 3,000 square foot single story shop building.

The owner/developer of the proposed building is a car enthusiast and the intent is to work on personal vehicles (vehicle restoration) and provide auto repair services to the public. The use of the building will be for automobile, 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.

The general hours of operation of the facility will be Monday through Saturday from 8 am to 6 pm.

The total number of employees is estimated at between 1 and 2 people.

The commercial building space will generate 2-5 vehicle trips per day. Customer parking, including a van accessible - ADA space is proposed for the east side, adjacent to the building. The accessible path of travel is shown directly adjacent to the front of the proposed office as noted on the site plan submittal.

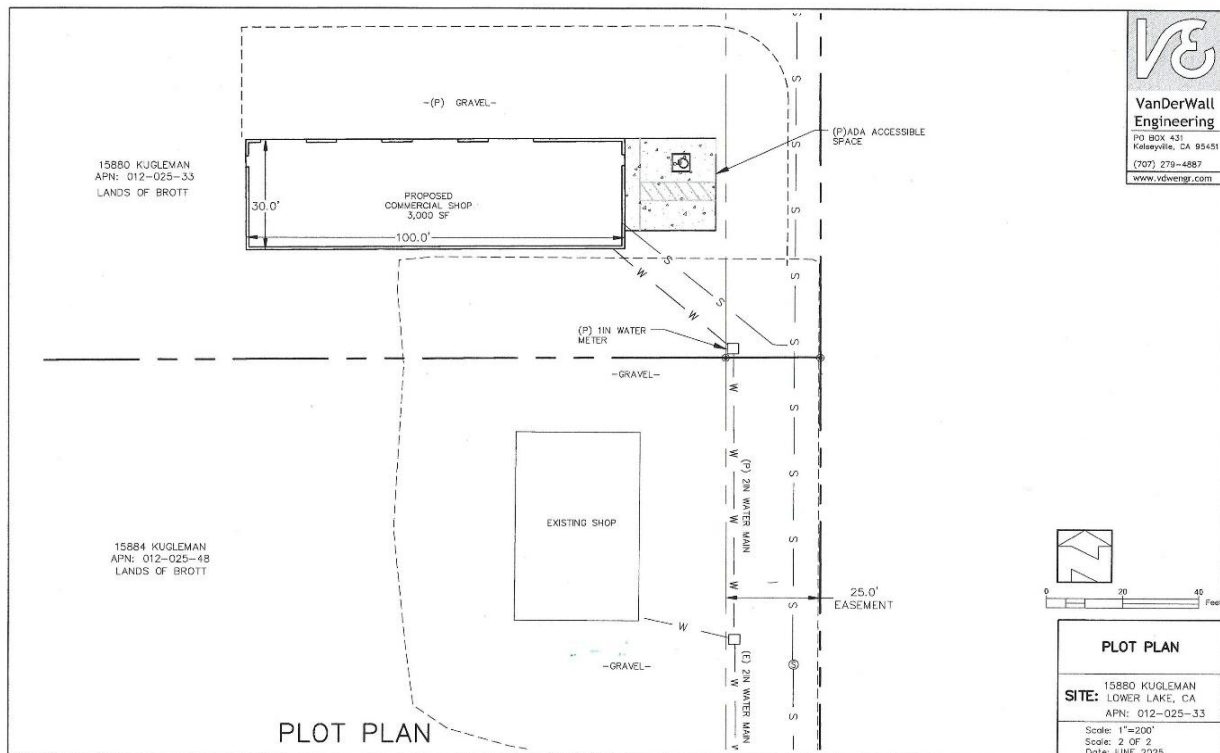
Three standard parking spaces with 24' of backup area will be provided on the north side of the building as depicted on the site plan submittal.

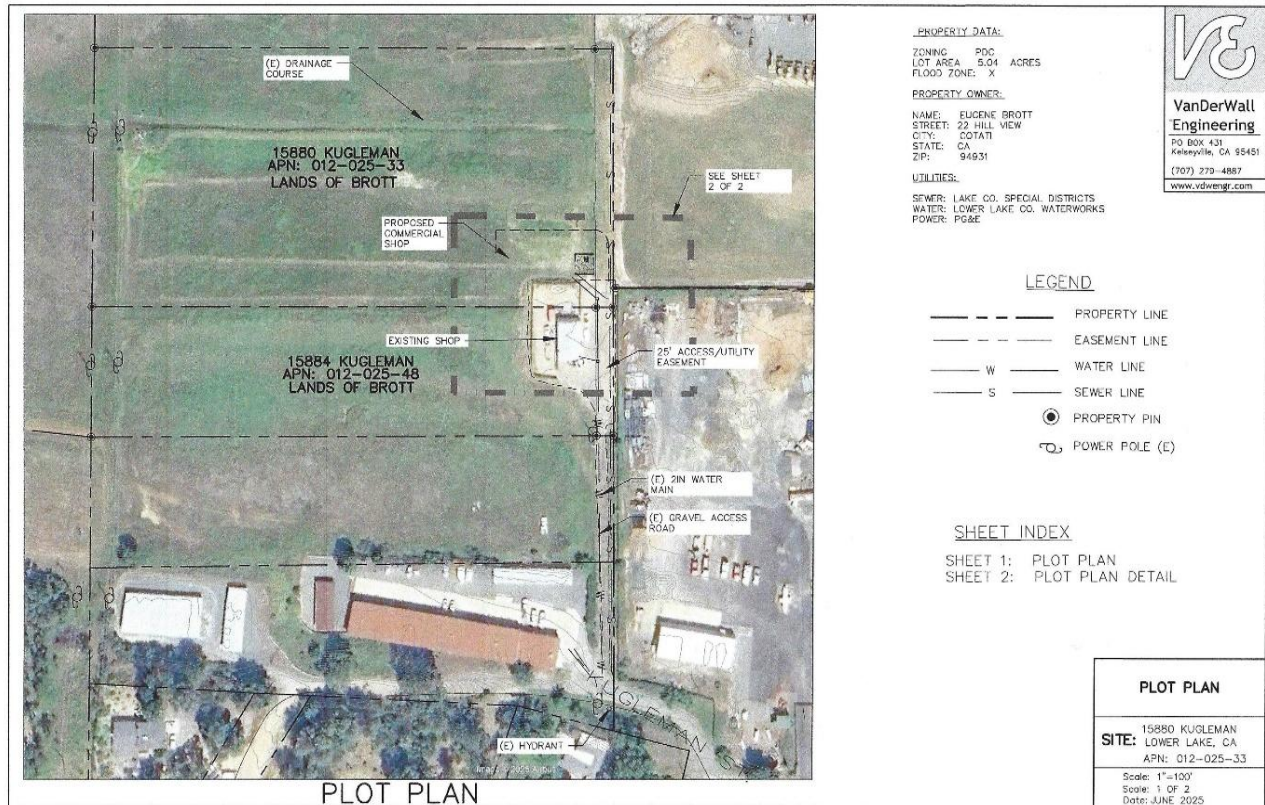
Two-way on-site traffic flow on Kugelman Street and within the parking area will be provided as noted on the site plans.

Water service will be provided to the building via a 2" line from the existing meter. A new septic system in accordance with County Environmental health requirements will be provided to the north of the building.

The proposed 30' wide x 100' long metal building is to be located in the southeastern area of the lot as depicted on plans dated June 2025 prepared by Van Der Wall Engineering. The building will be constructed in an east west configuration with parking area located on the north side.

Site Plans





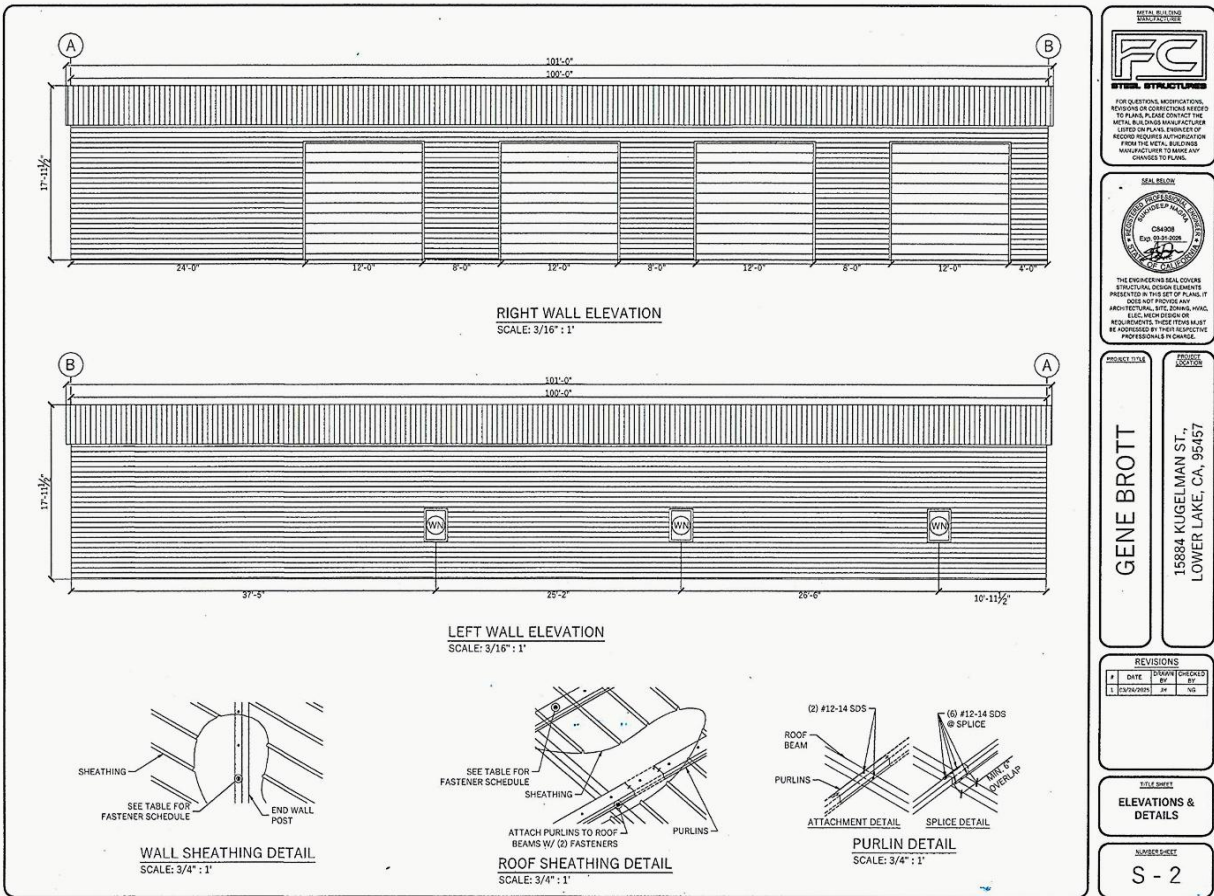
The proposed single story metal building will be constructed on a concrete slab and will be slightly under 18 ' tall. The building plans depict a peaked metal roof design with a 12/13 slope. The entire structure will be painted steel prefab construction, built in accordance with the California Building Code.

A 5' wide concrete walkway on the east side of the building will provide access to an office and bathroom through 3' walk in door. A small window will be provided on the east side.

Three (3) windows will be installed on the south elevation and four (4) 12' roll up doors will be developed on the north side providing access to inside work/storage bays.

The floor plan for the building will include 4 work/service bays, a small office, and an accessible restroom.

Building Elevations



Cultural Report information redacted.

A Biological Survey and Report prepared by Graening and Associates (2025) was submitted to the Lake County Community Development Department, with the following conclusions –

“The Project Area is located in habitats that are ruderal, developed, and pasture, which will be impacted by project implementation. Special-status plants have a very low potential to occur in these habitats. There is a moderate potential for special-status species to occur in the ditch, but the project is 100 feet

away from the ditch. No special-status animals were observed within the Project Area. No direct impacts to special-status animals are expected from implementation of the proposed project.

The Project Area contains suitable nesting habitat for various bird species because of the presence of shrubs and tall grass. These areas must be inspected for the presence of active bird nests before ground clearing. If active nests are present in the project area during construction of the project, CDFW should be consulted to develop measures to avoid “take” of active nests prior to the initiation of any construction activities. Avoidance measures may include establishment of a buffer zone using construction fencing or the postponement of vegetation removal until after the nesting season, or until after a qualified biologist has determined the young have fledged and are independent of the nest site.

The Project Area is not within any designated listed species’ critical habitat. The Project Area does not contain special-status habitats. The surrounding Study Area contains one special-status habitat: wetlands in the agricultural ditch, but the project is 100 feet away from the ditch. There is no indication that project implementation will impact any special-status habitats.

Potential direct impacts to water resources could occur during construction by modification or destruction of stream banks or riparian vegetation or the filling of wetlands or channels. However, the Project Area does not contain any water resources. The surrounding Study Area contains one resource: wetlands in the agricultural ditch, but the project is 100 feet away from the ditch. Because of this setback, no direct impacts to water resources are expected.

Potential indirect impacts to water resources could occur during construction. Surface water quality has the potential to be degraded from storm water transport of sediment from disturbed soils or by accidental release of hazardous materials or petroleum products from sources such as heavy equipment servicing or refueling. This has a potentially significant impact. However, for projects 1 acre in size or larger, the landowner must enroll under the State Water Quality Control Board’s Construction General Permit prior to the initiation of construction. In conjunction with enrollment under this Permit, a Storm Water Pollution Prevention Plan, Erosion Control Plan, and a Hazardous Materials Management/Spill Response Plan must be created and implemented during construction to avoid or minimize the potential for erosion, sedimentation, or accidental release of hazardous materials. Implementation of these measures mandated by law would reduce potential construction-related impacts to water quality to a less-than significant level.

Although no mapped wildlife corridors (such as the California Essential Habitat Connectivity Area layer in CNDDDB) exist within or near the Project Area, the open space in the Study Area allows for animal movement; perimeter fences hinder some movement. Implementation of the proposed project would necessitate erection of security fences around the project. The Project would not have a significant impact on this movement because it would not block movement and the majority of the open space in the Study Area would still be available. Thus, implementation of the proposed project has a less than significant impact upon wildlife movement. Implementation of the project will not interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors or impede the use of native wildlife nursery sites.

Implementation of the proposed project will not require the removal of mature trees. The project does not conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or another approved governmental habitat conservation plan. The Project Area is not within the coverage area of any adopted Habitat Conservation Plan or Natural Community Conservation Plan.”

Construction Information

Construction of the project will occur within a one-year time frame after County Use Permit and building permit approval. There is very little site preparation or grading required as the site is level and clear. Utilities will be extended to the site in accordance with County and Utility Companies requirements.

A slab on grade will be engineered/constructed to conform with the California Building Code.

During the construction phases it is estimated that the total number of construction-related personnel will vary from 1 to 3 people. Delivery vehicle trips to and from the site will also vary depending on the construction phase and activity and will average 1-2 trips per day. Construction-related traffic will be short term and will be directly related to construction personnel and the delivery of construction and building materials.

The method of dust control during site construction will be through the use of a handheld hose using on site water. Water will be sprayed on work travel areas as necessary to keep the dust down. The construction staging area will be to the north of the proposed building.

A portable toilet will be placed near the staging area and will be available for use by construction personnel.

Construction activities will occur 5-6 days per week, Monday through Friday/Saturday from 7 am to 6 pm. Due to flat and level condition of the existing site there will be minimal grading required. Soil over excavation and recompact of the building slab area may be required depending on the results of the soil engineering report – to be determined.

Class 2 aggregate road base will be imported and compacted over the majority of the site. A temporary outdoor light will be installed over the future parking area. Downlit and shielded wall mounted lighting for security will be provided.

Lake County General Plan and Zoning – The Lake County General Plan Designation of the site is Community Commercial.

The purpose of this land use category is to provide commercial retail and service commercial uses serving multiple neighborhoods or the entire community. These districts should include or enable a variety of convenience and shopping opportunities. Typical uses that would be permitted include gasoline service stations, hardware stores, eating and drinking establishments, food and beverage sales, public buildings, general merchandise stores, professional offices, and finance offices.

Multifamily residential uses are permitted as secondary uses on upper floors of multistory buildings. This designation is located primarily within Community Growth Boundaries and may be allowed outside of the boundaries for purposes of expanding existing commercial developments that are already located outside of said boundaries.

Lake County Zoning Designation of the Site is PDC - Planned Development Commercial –

Article 15 of the Zoning Ordinance provides the regulations for the PDC zone. The intent and purposes of the “PDC” district are to provide a means for encouraging creative and innovative commercial or industrial developments that are environmentally pleasing through the application of imaginative land planning techniques not permitted within other zones with fixed standards; To provide for an orderly and cohesive growth and physical development pattern and the efficient delivery of County or community service; To assure conformance of the project with the Lake County General Plan with respect to use, intensity, circulation, public facilities, and the preservation of natural features; To encourage the design of commercial planned developments for compatibility with both existing and potential land uses, including a proper functional relationship with such adjacent areas; To assess the development’s impacts on public and private services through cost benefit analyses and on other commercial trade areas through market analyses; To promote equitable distribution of public facilities by encouraging developers to provide recreational facilities, community centers, streets, water and wastewater, fire protection and other public services in order to avoid the overcrowding of existing facilities used by established residents and provide for a balance of community services.

Applicant’s Suggested Major Use Permit Findings – Article 51, Section 51.4 (a) 1 – 6 of the Lake County Zoning Ordinance:

(a) The Review Authority (Lake County Planning Commission) may only approve or conditionally approve a major use permit if all the following findings are made:

- 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.***

Applicant’s Response and Suggested Findings:

- The development and operation of the proposed commercial building will not under the circumstances be detrimental to the health, safety, morals, comfort, and general welfare of people residing or working in the neighborhood of the proposed use. Nor will the project be detrimental to property and improvements in the neighborhood or to the general welfare of the County.
- There is a demand for commercial/light industrial style rental buildings in the Clearlake and Lower Lake areas.

- The construction of the facility at the subject site will add capacity for work and commercial rental space in closer proximity to the community center areas.
- The Lake County General Plan encourages the development of facilities on parcels designated as Community Commercial. This project is, therefore, consistent with the Lake County General Plan.
- The Lake County general Plan stresses the need for quality development sites for commercial activities. Sites should be characterized by level land, good access, adequate water supply, and an adequate method of wastewater disposal. This project fulfills all of the needs as expressed for commercial activities and is therefore consistent with the Lower Lake Area Plan.
- The Lake County Zoning Ordinance permits the development of commercial shop buildings on parcels that are zoned "PDC". This project is consistent with the Lake County Zoning Ordinance including all those uses permitted in the "CR", "C2", "C3", "M1", and "M2" districts.
- This project, as conditioned, will not degrade the quality of the environment, substantially reduce the habitat of a fish and wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory.
- This project will not achieve short-term goals to the disadvantage of long-term environmental goals.
- This project does not have impacts that are individually limited, or a cumulatively considerable.
- This project will not have environmental effects that will cause substantial adverse effects on human beings, either directly or indirectly.
- This project will not be injurious or detrimental to the surrounding property and uses, or the general welfare of the County of Lake.
- This project is consistent with other land uses in the vicinity.
- This project will not result in any significant adverse environmental impacts and a mitigated negative declaration is recommended.
- There are no known records of any complaints about the health, safety, and general welfare related to problems or issues associated with the site.
- The project will result in a safe and healthy facility that will limit any notable adverse impacts to persons residing or working in the neighborhood, and to on-site workers and customers.
- The relatively low residential population in the surrounding area reduces the potential for detrimental health, safety, and general welfare impacts associated with the operation and maintenance of the proposed project.

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.*

Applicant's Response and Suggested Findings:

- The site of the proposed project is adequate in size, shape, location, and physical characteristics to accommodate the type of use and level of development proposed.
- The 5-acre parcel size is large and sufficient to accommodate the proposed building, provide for adequate on-site vehicle/truck circulation and maneuvering, and all related activities.
- The native soils found on the parcel have shrink-swell potential. The site will be sufficiently compacted to minimize negative effects.
- The shape of the subject site is sufficiently wide to accommodate on-site activities such as customer traffic, employee and customer parking, material storage and loading, access, and provides a sufficient physical and visual buffer between project and property lines/adjoining neighbors.
- The location of the subject site is within an area designated as Community Commercial by the Lake County General Plan.
- Noise issues associated with the location and physical characteristics of the subject site are minimized given that there are few residences nearby and because the business will operate primarily during daylight hours.
- On-site parking for employees and customers will be provided in a convenient area as is depicted on the submitted site plan.

3. *That the streets, highways and pedestrian facilities are reasonably adequate to safely accommodate the specific proposed use.*

Applicant's Response and Suggested Findings:

- The surrounding streets, pedestrian facilities and nearby Highway 53 are adequate to safely accommodate the proposed commercial building project and related storage uses.
- The total number of employees for the project is not fully established at this time, however depending on the main building rental scenario, it is estimated that there will be between 1 and 3 people working on the site.
- The total estimated daily vehicle trips for the project is 5 ADT. This volume of traffic will not significantly impact the surrounding streets.
- The highway is adequate and has the capacity to handle the anticipated traffic. Highway 53 located just east of the subject site is a state of California maintained Highway built to state standards which currently operates with significant traffic capacity.
- Highway 53 center turn/refuge lane improvements are constructed to Caltrans specifications and are adequate to accommodate both the existing traffic volumes and the traffic produced by the project.

4. ***That 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.***

Applicant's Response and Suggested Findings:

- Public and private services including, but not limited to, fire protection, water supply, sewage disposal, and police protection are adequate to serve the project.
 - Fire protection: the subject site is within the Lake County Fire Protection District #1 based in lower Lake.
 - The site's water supply is provided by the Lower Lake County Waterworks District No. 1.
 - Wastewater disposal is to be provided by the County of Lake Special Districts Southeast Regional Sewer System.
 - Police protection is provided by the Lake County Sheriff's Department which provides adequate coverage and response times in the Lower Lake area.
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.***

Applicant's Response and Suggested Findings:

- The proposal to establish the proposed commercial building is in conformance with the applicable provisions and policies of the Lake County Zoning Ordinance and the Lake County General Plan.
- As indicated in the Lake County Zoning Ordinance, the purpose of the PDC Zone is to allow commercial uses which do not specialize in pedestrian traffic and are more appropriately located away from the central business district. The proposed project complies with these Zoning Ordinance objectives including an allowance of those uses permitted in the "CR", "C2", "C3", "M1", and "M2" districts.
- The project proponent has submitted a Major Use Permit Application in accordance with the guidelines of Lake County Community Development Department and the Lake County Zoning Ordinance
- The proposed land uses comply with the County Zoning standards including those for minimum lot size, minimum average lot width, maximum length to width ratio, maximum lot coverage, minimum yards (property line setbacks), maximum building height, parking, and signage requirements.
- The project site is in compliance with the Lake County General Plan including the floor area ratio and density/intensity provisions.
- The project complies with General Plan **Goal LU-5** To designate adequate land for, and promote development of uses to meet the present and future needs of Lake County residents for jobs and to maintain economic vitality.

- The project complies with General Plan **Policy LU -5.1**. The County shall encourage a wide range of commercial development activities in appropriate locations to promote economic development, employment opportunities, and provide a sound tax base.
 - The project complies with General Plan **Policy LU-5.4 Compatibility with Surrounding Land Use**. The County shall ensure that appropriate industrial/heavy commercial sites will not result in significant harmful impacts to adjacent land uses. In addition, sites should be designed to prevent the intrusion of incompatible land uses into industrial areas. Infilling existing commercial areas is highly desirable where feasible.
 - The project complies with General Plan **Policy LU-5.5 Access**. The County shall locate service commercial development where there is access from collector or arterial roads, and where commercial traffic is not routed through residential or other areas with uses not compatible with such traffic. The subject property features convenient and well-designed access to/from Highway 53 to Kugelman Street.
 - The project complies with General Plan **Policy LU-5.6 Land Suitability**. The County shall require that land be physically suited to commercial activities, with average slopes not exceeding 20 percent. Preferably, new heavy commercial sites will be located within or near designated community areas. All commercial uses of five acres or more shall be permitted under a planned development process. The subject property is essentially flat, does not contain any significant topographic features, and exceeds the minimum lot size requirement.
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.*

Applicant's Response and Suggested Findings:

- The proposed project is not affected by any existing known violations of Chapters 5, 17, 21, 23, or 26 of the Lake County Code.

Conclusion

The applicant has prepared and presented comprehensive application materials, documentation, plans, and suggested findings in support of the proposed commercial building and respectfully requests that the Lake County Planning Commission approve the application for the Major Use Permit.

Approval of the Use Permit on the 5-acre site is consistent with the Lake County Zoning Ordinance and with other previously approved Major Use Permits for similar uses in the vicinity. The proposed project and site improvements are consistent and compatible with surrounding land uses, current zoning, and prior operations.

There are considerable suggested findings set forth in this project description which support approval of the project.

Thank you for your consideration and approval.