

- ☒ County Clerk  
☒ Interested Parties

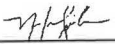
**FILED**

July 24, 2026

JENAVIVE HERRINGTON

COUNTY CLERK  
LAKE COUNTY

**COUNTY OF LAKE  
NOTICE OF INTENT  
TO ADOPT A MITIGATED NEGATIVE DECLARATION**

By   
Deputy clerk

**Project Title:** Kugelman Commercial Building Shop (PL-25-271)

**Project Location:** 15880 Kugelman Street, Lower Lake, CA. 95457

**APN:**012-025-33

**Project Description:** The Applicant, John Lucchesi, is requesting discretionary approval from the County of Lake for a Major Use Permit, PL-25-271 for the development of 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.

**The public review period for the respective proposed Mitigated Negative Declaration based on Initial Study PL-25-271 will begin on July 27, 2026, and end on August 27, 2026.** You are encouraged to submit written comments regarding the proposed Mitigated Negative Declaration. You may do so by submitting written comments to the Planning Division prior to the end of the review period. Copies of the application, environmental documents, and all reference documents associated with the project are available for review through the **Community Development Department, Planning Division; telephone (707) 263-2221**. Written comments may be submitted to the Planning Division or via email at [Trish.Turner@lakecountyca.gov](mailto:Trish.Turner@lakecountyca.gov)