Print Form

Notice of Determination

Appendix D

To:

☐ Office of Planning and Research

U.S. Mail: P.O. Box 3044, Sacramento, CA 95812-3044

Street Address: 1400 Tenth St., Rm 113, Sacramento, CA 95814

☒ County Clerk
County of: Lake
Address: 255 N. Forbes St
Lakeport, CA 95453

From:
Public Agency: Community Development Dept
Address: 255 N. Forbes Street
Lakeport, CA 95453
Contact: Trish Turner, Associate Planner
Phone: 707-263-2221 ext 38112

2026-082

FILED
October 28, 2026
JENAVIVE HERRINGTON
COUNTY CLERK
LAKE COUNTY
By _____ Deputy clerk

Lead Agency (if different from above): _____
Address: _____
Contact: _____
Phone: _____

SUBJECT: Filing of Notice of Determination in compliance with Section 21108 or 21152 of the Public Resources Code.

State Clearinghouse Number (if submitted to State Clearinghouse): 2026071029

Project Title: Kugelman Commercial Shop

Project Applicant: John Lucchesi

Project Location (include county): 15880 Kugelman St., Lower Lake, CA 95457 County of Lake

Project Description:

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.

This is to advise that the Lake County Planning Commission (☒ Lead Agency or ☐ Responsible Agency) has approved the above described project on 10/22/2026 (date) and has made the following determinations regarding the above described project.

1. The project [☐ will ☒ will not] have a significant effect on the environment.
2. ☐ An Environmental Impact Report was prepared for this project pursuant to the provisions of CEQA.
   ☒ A Negative Declaration was prepared for this project pursuant to the provisions of CEQA.
3. Mitigation measures [☒ were ☐ were not] made a condition of the approval of the project.
4. A mitigation reporting or monitoring plan [☒ was ☐ was not] adopted for this project.
5. A statement of Overriding Considerations [☐ was ☒ was not] adopted for this project.
6. Findings [☒ were ☐ were not] made pursuant to the provisions of CEQA.

This is to certify that the final EIR with comments and responses and record of project approval, or the negative Declaration, is available to the General Public at:
Community Development Department, 255 N. Forbes St., Lakeport, CA 95453

Signature (Public Agency): _____ Title: Associate Planner

Date: 10/28/2026 Date Received for filing at OPR: _____

Authority cited: Sections 21083, Public Resources Code.
Reference Section 21000-21174, Public Resources Code.

Revised 2011

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Authority cited: Sections 21083, Public Resources Code.
Reference Section 21000-21174, Public Resources Code.

Revised 2011

State of California - Department of Fish and Wildlife

2026 ENVIRONMENTAL DOCUMENT FILING FEE CASH RECEIPT

DFW 753.5a (REV. 01/01/26) Previously DFG 753.5a

Print | StartOver | Save

RECEIPT NUMBER: 17-10/28/2026-066

STATE CLEARINGHOUSE NUMBER *(If applicable)*: 2026071029

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY	LEAD AGENCY EMAIL	DATE
LAKE COUNTY COMMUNITY DEVELOPMENT		10/28/2026

COUNTY/STATE AGENCY OF FILING	DOCUMENT NUMBER
LAKE COUNTY	2026-082

PROJECT TITLE

KUGELMAN COMMERCIAL SHOP

PROJECT APPLICANT NAME	PROJECT APPLICANT EMAIL	PHONE NUMBER
JOHN LUCCHESI		(707) 263-2221

PROJECT APPLICANT ADDRESS	CITY	STATE	ZIP CODE
15880 KUGELMAN ST.	LOWER LAKE	CA	95457

PROJECT APPLICANT *(Check appropriate box)*

☒ Local Public Agency ☐ School District ☐ Other Special District ☐ State Agency ☐ Private Entity

CHECK APPLICABLE FEES:

☐ Environmental Impact Report (EIR)	$ 4,227.50	$
☒ Mitigated/Negative Declaration (MND)(ND)	$ 3,043.75	$ 3,043.75
☐ Certified Regulatory Program (CRP) document - payment due directly to CDFW	$ 1,437.25	$

☐ Exempt from fee

- ☐ Notice of Exemption (attach)
- ☐ CDFW No Effect Determination (attach)

☐ Fee previously paid (attach previously issued cash receipt copy)

☐ Water Right Application or Petition Fee (State Water Resources Control Board only)	$ 850.00	$
☒ County documentary handling fee	$ 50.00	$ 50.00
☐ Other		$

PAYMENT METHOD:

☐ Cash ☐ Credit ☒ Check ☐ Other 135

TOTAL RECEIVED $ 3,093.75

SIGNATURE	AGENCY OF FILING PRINTED NAME AND TITLE
X	Jaime Chavez — Deputy County Clerk

ORIGINAL - PROJECT APPLICANT | COPY - CDFW/ASB | COPY - LEAD AGENCY | COPY - COUNTY CLERK | DFW 753.5a (Rev. 01012026)