

Notice of Determination

Appendix D

To:
[] Office of Planning and Research
[] County Clerk
County of: Lake
Address: 255 North Forbes Street
Lakeport, CA 95453

From:
Public Agency: Community Development Dept.
Address: 255 North Forbes Street
Lakeport, CA 95453 2026-022
Contact: Trish Turner, Associate Planner
Phone: 707-263-2221 ext. 38112
Lead Agency (if different from above): JENAVIVE HERRINGTON
Address: COUNTY CLERK LAKE COUNTY
Contact: By KA
Phone: Deputy clerk

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): 2024101029
Project Title: Clearpath Canyon LLC
Project Applicant: Brian Pensack and Garrett Burdick
Project Location (include county): 2050 and 2122 Ogulin Canyon Road, Clearlake, County of Lake

Project Description:
Fifteen (15) A - Type-3 "Outdoor" Cultivation Licenses for a total of 653,400 sf of outdoor canopy area. The proposed project will cultivate in full-sun or will use light deprivation within temporary agriculture exempt hoop structures. One (1) Type 13 Self-Distribution, transport only License. The cannabis cultivation in five gardens identified as "A," "B," "C," "D," and "E". The development of facilities appurtenant to outdoor cannabis cultivation, including facilities for drying and curing of harvested cannabis, ancillary nursery, storage sheds, and irrigation infrastructure are listed within the existing and proposed facilities section below. Irrigation water for the cultivation system will be provided by up to five (5) existing groundwater wells. Water will be pumped and/or gravity fed to water storage tanks where it will be pumped to each site using small horsepower pumps powered by a solar pump or existing PG&E service.

This is to advise that the Lake County Planning Commission has approved the above
[] Lead Agency or [] Responsible Agency
described project on 04/09/2026 and has made the following determinations regarding the above
(date)
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 Dept., Third Floor, 255 North Forbes Street, Lakeport, CA 95453

Signature (Public Agency): [Signature] Title: Associate Planner
Date: April 13, 2026 Date Received for filing at OPR:

