

Exhibit 12-A — Project Well Violations Summary Box

Poverty Flats Ranch UP 23-09 / IS 23-20 (PL 25-198)
Chapter 12 — Project Well
(Sorted by jurisdictional severity — Federal → State → County/Local)

Federal / Cross-Jurisdictional Violations

Citation	Brief Description
Safe Drinking Water Act (42 U.S.C. § 300f et seq.)	Federal standard for potable water sources; project well used in processing without demonstrated potability or industrial classification violates minimum sanitary requirements.
Clean Water Act § 301 / 33 U.S.C. § 1311 & § 402 (NPDES)	Potential discharge or migration of contaminants from an unsealed well into waters of the U.S. constitutes a violation of federal clean-water protection requirements.

State Law / CEQA / Water Code Compliance

Citation	Brief Description
California Water Code §§ 13750–13755 / § 13801	Requires permit and witnessed annular seal for well construction; project seal not verified by Lake County Environmental Health as required.
California Department of Water Resources (DWR) Bulletin 74-81/90 (Parts II §§ 9 & 11)	Mandates 50-ft minimum industrial seal depth and disinfection during construction; project well sealed only to 21 ft and lacked required chlorination or gravel disinfection.
CEQA Guidelines § 15125(a)	Environmental setting omits well classification and public-health risk from non-industrial water use in processing activities.
CEQA Guidelines § 15126.2(a)	Failure to evaluate significant impacts of

	improperly classified well on groundwater quality and public health.
Health & Safety Code § 116275 et seq. (Safe Drinking Water Act)	Water used in product rinsing, cleaning, or processing must meet potable standards; project uses non-potable irrigation well.
Business & Professions Code § 6735 / § 7835	Requires hydrogeologist's report for industrial well conversion; none submitted.
California Building Code (2022) § 2902.1	Industrial structures require approved water and sanitary facilities; project processing area relies on unclassified irrigation well.
CEQA Case Law – Sundstrom v. Mendocino (1988)	Prohibits deferral of hydrogeologic or water-quality studies until post-approval; project relied on incomplete well information.

County / Local Violations

Citation	Brief Description
Lake County Ordinance 1823 / Well Construction Standards (DWR Bulletin 74)	Requires industrial classification and depth/sealing standards for processing wells; project well classified as 'irrigation' only.
Lake County Code Ch. 9 Art. VIII § 68.1	No annular seal shall be installed except in presence and approval of the Health Officer; project seal installed without witness.
Lake County Environmental Health (Well Completion Report 2022)	Lacks verification of seal depth, gravel composition, and disinfectant use required under local LAMP and DWR Bulletin 74 standards.
Lake County Code Ch. 21 (Zoning – Use Permits)	Major Use Permit approved without industrial water-source verification for processing area.
Public Health Risk – Unsealed Well	Open seal constitutes potential public

health hazard and liability under Water Code § 13801 and County Ordinance 1823.

Gov. Code § 6200 / Pen. Code § 118

Concealment or misrepresentation of well construction records constitutes felony offense.

Summary Note: This exhibit consolidates well-construction, classification, and permitting violations documented in Chapter 12 – Project Well. The project well is classified only for irrigation, lacks proper industrial designation, and was sealed without a County witness in violation of Lake County Code § 9-68.1 and California Water Code § 13801. It fails to meet DWR Bulletin 74 sealing and disinfection standards, lacks a licensed hydrogeologist’s certification, and was not elevated above the 100-year floodplain as required. Use of this well for cannabis processing or worker sanitation violates state drinking-water, public-health, and CEQA baseline-disclosure requirements, necessitating reclassification, re-permitting, and Environmental Impact Report recirculation.