Exhibit 3-A — Fire Safety and Evacuation Violations Summary Box

Poverty Flats Ranch UP 23-09 / IS 23-20 (PL 25-198)

Chapter 3 — Fire Safety

(Sorted by jurisdictional severity — Federal → State → County/Local)

Federal / Cross-Jurisdictional Violations

Citation Brief Description

14 U.S.C. § 1856 / PRC § 4290 (federal— Federal wildfire-coordination statutes rely state alignment) on adoption and enforcement of State

on adoption and enforcement of State
Minimum Fire Safe Regulations (SMFSR);

non-enforcement by the County undermines national fire-response

protocols.

18 U.S.C. § 371 (Conspiracy) Knowingly approving a project that violates

federal-state wildfire-access coordination standards may constitute conspiracy to defraud lawful enforcement functions.

Federal Interagency Wildfire Policy (2017

rev.)

Requires local jurisdictions to maintain ridge-top fuel-break corridors and access routes for mutual-aid response; Poverty Flats development compromises that

objective.

State Law / CEQA / Fire-Safe Standards

Citation Brief Description

Pub. Res. Code § 4290 / 14 CCR §§ 1270.00

et seq.

Establishes mandatory statewide

minimum fire-safe standards for roads (20 ft width, ≤ 16% grade, ≥ 50 ft curve, 40,000 lb load capacity); High Valley Road and on-

site access fail each requirement.

14 CCR § 1270.01(i),(y) "Driveway" limited to \leq 4 residential units;

any commercial/industrial access =

	"Road." The IS/MND's "commercial driveway" category is unlawful.
14 CCR § 1273.03 – 1273.06	Defines grade, turning radius, surface and turnout criteria; project exceeds maximum grade and fails width and curve radius requirements.
14 CCR § 1273.07	Prohibits roads on undeveloped strategic ridgelines without findings of necessity; none were made for Poverty Flats (High Valley Ridge).
14 CCR § 1273.08(a)	Dead-end roads serving commercial uses must not exceed 1 mile; High Valley Road functions as a 6-mile dead end during USFS closures.
CEQA Guidelines §§ 15126.2(a), 15064(f), 15130(a)	Requires evaluation of wildfire, evacuation, and cumulative hazards; IS/MND omitted all route-specific analysis.
CEQA Guidelines Appendix G (Wildfire)	Triggers analysis of exacerbation of wildfire risk, impairment of evacuation plans, and inadequate emergency access; none conducted.
CEQA Guidelines § 15126.4(a)(2)	Prohibits deferral of fire-safety mitigation to future study; County relied on later compliance assurances via Mitigation Measure WDF-1.
Golden Door Properties v. County of San Diego (2020)	Mitigation must be enforceable and verified before approval; fire-safety deferral via WDF-1 is invalid.
League to Save Lake Tahoe v. County of Placer (2022)	CEQA requires route-specific evacuation modeling for wildfire impacts; none was performed.
Friends of B Street v. City of Hayward (1980)	Misstatements or omissions in CEQA documents are prejudicial; invalidates MND findings.

County / Local Violations

Citation Brief Description

Lake County Code Ch. 13 (Fire and Project approved without verifying § 4290

Construction Safety) compliance for either on-site or off-site

segments of High Valley Road.

Lake County Code Ch. 21 (Zoning – Use

Permits)

Major Use Permit issued on the basis of an

inaccurate "commercial driveway" classification and without fire-safety

findings.

County Administrative Practice Pattern of limiting § 4290 review to project

parcels only, ignoring whole-route hazards,

contrary to state law and fire agency

practice.

CDD / IS-MND Record Misstatement Declared "no impact" for wildfire

evacuation without route-specific analysis and substituted VMT screen for fire-safety

study.

Gov. Code § 6200 / Pen. Code § 118 Concealment or falsification of public

records (material omission of 4290

deficiencies) constitutes felony offense.

Summary Note: This exhibit summarizes the fire-safety and evacuation deficiencies documented in Chapter 3. The record shows High Valley Road and the Poverty Flats access fail state fire-safe requirements for width, grade, curve, and surface; function as a prohibited dead-end during closures; and lie on a strategic fuel-break ridgeline vital to community defense. The County's reliance on a "commercial driveway" fiction and a VMT screen in place of a § 4290-aligned evacuation analysis constitutes a prejudicial abuse of discretion under CEQA. An EIR is required to evaluate and mitigate these hazards before project approval.