

Exhibit 10-A — Solar / Electrical System Violations

Summary Box

Poverty Flats Ranch UP 23-09 / IS 23-20 (Project No. PL 25-198)
Chapter 10 — Undefined Solar / Electrical Component Deficiencies
(Sorted by jurisdictional severity — Federal → State → County/Local)

State Law / CEQA / Professional Compliance

Citation	Brief Description
CEQA Guidelines § 15124(c)	Project description fails to disclose solar system size, capacity, interconnection, and generator specifications.
CEQA Guidelines §§ 15126.2(a), 15130	Omission of foreseeable impacts from generator emissions, solar siting, and cumulative fire-hazard risks.
CEQA Guidelines § 15086	Failure to consult with Cal Fire and Lake County Air Quality Management District on fire and emissions risks.
CEQA Guidelines § 15125(a)	Incomplete baseline description for energy infrastructure and electrical load requirements.
Bus. & Prof. Code § 6735	Electrical and solar design plans lacked required professional engineer stamp and signature.
Pub. Res. Code § 4290 / 14 CCR § 1273.01	Electrical infrastructure and generator placement not demonstrated to comply with fire-safe setbacks.
Pub. Res. Code § 4291	No vegetation-clearance or defensible-space plan for solar arrays or electrical equipment areas.

County / Local Violations

Citation	Brief Description
Lake County Code Ch. 21 (Zoning – Use Permits)	Major Use Permit approved without defined solar or generator system design in project record.
Lake County Code Ch. 13 (Fire Safety Standards)	Generator and solar equipment not reviewed for ignition or fuel-storage hazards in VHFHSZ.
Lake County Code § 30-6	Trenching and conduit installation for electrical lines performed without grading authorization.
Lake County Code Ch. 30 (Grading Ordinance)	Electrical infrastructure omitted from grading and erosion-control plans.
County Conditions of Approval (2025)	Required agency consultations and equipment specifications not provided before permit issuance.

Summary Note: This exhibit summarizes all deficiencies in the solar and electrical system documentation for Poverty Flats Ranch. The record shows no verified design for solar capacity or generator operation, no fire-safety review for equipment placement, and no CEQA-compliant impact analysis. Collectively, these omissions invalidate the environmental document under CEQA Guidelines §§ 15124 and 15126.2 and demonstrate failure to establish a stable project description for Appeal No. PL 25-198.