

Exhibit 4-A — Grading Noncompliance Violations

Summary Box

Poverty Flats Ranch UP 23-09 / IS 23-20 (Project No. PL 25-198)
Chapter 4 — Grading and Site Development Noncompliance
(Sorted by jurisdictional severity — Federal → State → County/Local)

State Law / CEQA / Professional Compliance

Citation	Brief Description
CEQA Guidelines § 15125(a)	Grading plans and slope maps omitted baseline environmental setting information required for impact analysis.
CEQA Guidelines § 15073.5	Substantial changes to grading volumes and plans between ISMND versions required recirculation before approval.
CEQA Guidelines § 15088(b)	Public and agency comments on grading and erosion not addressed in responses to comments prior to adoption.
Bus. & Prof. Code § 5536	Grading plans issued without licensed architect or engineer stamp and signature.
Bus. & Prof. Code § 6735	Civil engineering plans submitted to the County not signed and sealed by responsible licensee.
PRC § 4290 / 14 CCR § 1273.01	Access roads and grading widths fail to meet fire-safe design standards for emergency vehicles.
PRC § 4291	Vegetation and defensible-space requirements not implemented in graded areas.

County / Local Grading Violations

Citation	Brief Description
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Lake County Code Ch. 30 (Grading Ordinance)	Complex grading permit required for > 50 cu. yds.; project exceeded 7,000 cu. yds. under voided permits (GR22-12/GR25-01).
Lake County Code § 30-6	Failure to obtain valid Complex Grading Permit prior to earthwork activity.
Lake County Code § 30-9	No grading inspection reports on file as required by permit conditions.
Lake County Code Ch. 13 (Fire Safety Standards)	Road width and turnout grading not verified for emergency vehicle compliance.
County Engineering Policy Manual § E-2.3	Slope and survey data incomplete; no certified topographic survey accompanying grading application.
Lake County Code Ch. 21 (Zoning – Use Permits)	Grading and site alteration commenced prior to Major Use Permit approval.

Summary Note: This exhibit consolidates grading-related violations demonstrating that site alteration occurred without required permits, professional stamping, or fire-safe verification. The evidence shows non-compliance under federal, state, and county law — forming the technical basis for Appellant’s Claim of Grading Noncompliance within Appeal No. PL 25-198.