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

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.