

TRPA Legal Committee

April 26, 2023



TRPA Legal Committee
April 26, 2023

AGENDA ITEM 1

Approval of Agenda

TRPA Legal Committee
April 26, 2023

AGENDA ITEM 2

Approval of Minutes

Zanetell and Gray Violations
Agenda Items 3 and 4
1141 Fallen Leaf Road
El Dorado County, CA

Resolution of Enforcement
Actions

Legal Committee

April 26, 2023



PARCEL 2
A.P.N. 021-251-13

COVERAGE W/ 3:1 HEIGHT REDUCTION WHERE APPLICABLE

CATEGORY	SQUARE FEET
RESIDENCES	789
A/C DRIVEWAY	3457
COMPACTED DIRT DRIVEWAY	863
GRAVEL DRIVEWAY	1389
COMPACTED DIRT PATHS	1436
SHEDS/PUMP HOUSE/FIRE WOOD STORAGE/PROPANE TANK ENCLOSURE	349
CONCRETE PAD	6
WOOD DECK/STEPS	1595
TOTAL	9,804

COVERAGE USED BY OTHERS

CATEGORY	SQUARE FEET
A/C DRIVEWAY	6542
COMPACTED DIRT DRIVEWAY	7316

Total Verified
23,662 sq ft

52,325

Location of Unauthorized Watercraft Launching

- LEGEND
- A/C DRIVEWAY
 - CEILING
 - COMPACTED DIRT DRIVEWAY
 - FRONT PORCH
 - FLOWLINE
 - L/S LANDSCAPE/NATURAL GROUND
 - P PINE TREE
 - PP POWER POLE
 - SSCO SANITARY SEWER CLEANOUT
 - x77.7 SPOT ELEVATION
 - EDGE OF PAVEMENT
 - CONTROL POINT
 - COVERAGE USED BY OTHERS

CLIENT & MAILING ADDRESS

KATIE GRAY
160 FREMONT AVE
LOS ALTOS, CA 94022

GROSS FEE AREA

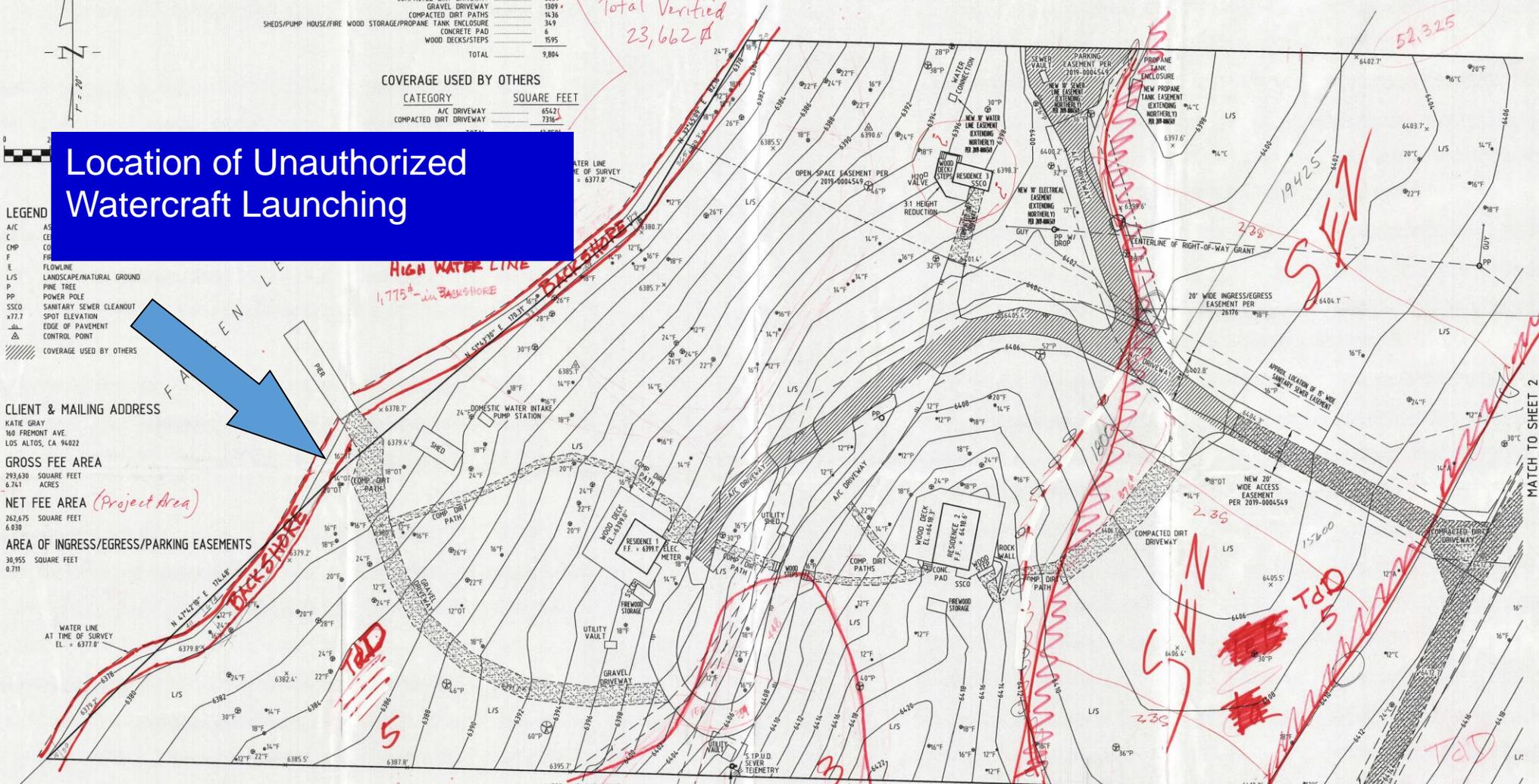
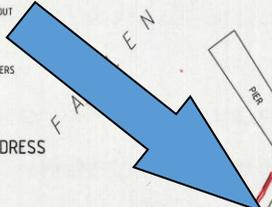
293,630 SQUARE FEET
6.741 ACRES

NET FEE AREA (Project Area)

262,675 SQUARE FEET
6.030 ACRES

AREA OF INGRESS/EGRESS/PARKING EASEMENTS

38,955 SQUARE FEET
0.711 ACRES



EXCEPTIONS PER PRELIMINARY TITLE REPORT

PER OLD REPUBLIC TITLE, ORDER NUMBER 21920124-CC
13. SHOWN HEREBY AS FALLEN LEAF RD.

Class 5 - 218,275
2.5% = 54,519 sq ft

APPROX. LOCATION OF S.T.P.U.D. EASEMENT



Location of Unauthorized Watercraft Launching



**TAHOE
REGIONAL
PLANNING
AGENCY**

Code Violations

The launching of watercraft without the required AIS inspection occurred in violation of:

- TRPA Code Section 63.4.1.C - Prohibiting the launching, or attempting to launch, of any motorized watercraft into the waters of Lake Tahoe without an AIS inspection by TRPA or its Designee.
- TRPA Code Section 82.3.1 - An activity which is not specifically exempt (pursuant to Section 82.4), qualified exempt (pursuant to Section 82.5), or a continuation of an existing use (pursuant to Section 81.6), is subject to TRPA review and approval.

Zanetell Violation

Agenda Item 3

Staff Recommendation

- Remit a \$4,000 penalty to TRPA.

TRPA Legal Committee

April 26, 2023

AGENDA ITEM 3

Committee Member Comments

TRPA Legal Committee

April 26, 2023

Agenda Item 3

PUBLIC COMMENT



RECOMMENDATION REGARDING RESOLUTION OF
ENFORCEMENT ACTION: MIKE ZANETELL; UNAUTHORIZED
WATERCRAFT LAUNCHING, 1141 FALLEN LEAF ROAD, EL
DORADO COUNTY, CA ASSESSOR'S PARCEL NUMBER 021-
251-014, TRPA FILE NO. CODE2023-0026

TRPA Legal Committee

April 26, 2023

Agenda Item 3

PUBLIC COMMENT



RECOMMENDATION REGARDING RESOLUTION OF
ENFORCEMENT ACTION: MIKE ZANETELL; UNAUTHORIZED
WATERCRAFT LAUNCHING, 1141 FALLEN LEAF ROAD, EL
DORADO COUNTY, CA ASSESSOR'S PARCEL NUMBER 021-
251-014, TRPA FILE NO. CODE2023-0026

TRPA Legal Committee

April 26, 2023

AGENDA ITEM 3

Motion to recommend approval of the Zanetell Settlement Agreement.

Gray Violation

Agenda Item No. 4

Staff Recommendation

- Remit a \$4,000 penalty to TRPA.
- Block off access to the unauthorized launch area.

TRPA Legal Committee

April 26, 2023

AGENDA ITEM 4

Committee Member Comments

TRPA Legal Committee

April 26, 2023

Agenda Item 4

PUBLIC COMMENT



RECOMMENDATION REGARDING RESOLUTION OF
ENFORCEMENT ACTION: ANDREW AND KATIE GRAY;
UNAUTHORIZED WATERCRAFT LAUNCHING, 1141 FALLEN
LEAF ROAD, EL DORADO COUNTY, CA ASSESSOR'S PARCEL
NUMBER 021-251-014, TRPA FILE NO. CODE2023-0027

TRPA Legal Committee

April 26, 2023

Agenda Item 4

PUBLIC COMMENT



RECOMMENDATION REGARDING RESOLUTION OF
ENFORCEMENT ACTION: ANDREW AND KATIE GRAY;
UNAUTHORIZED WATERCRAFT LAUNCHING, 1141 FALLEN
LEAF ROAD, EL DORADO COUNTY, CA ASSESSOR'S PARCEL
NUMBER 021-251-014, TRPA FILE NO. CODE2023-0027

TRPA Legal Committee

April 26, 2023

AGENDA ITEM 4

Motion to recommend
approval of the Gray
Settlement Agreement.

Buccini / Peabody Violation

Agenda Item No. 5

1540 Cherry Hills Circle,

El Dorado County, CA

Resolution of Enforcement Action

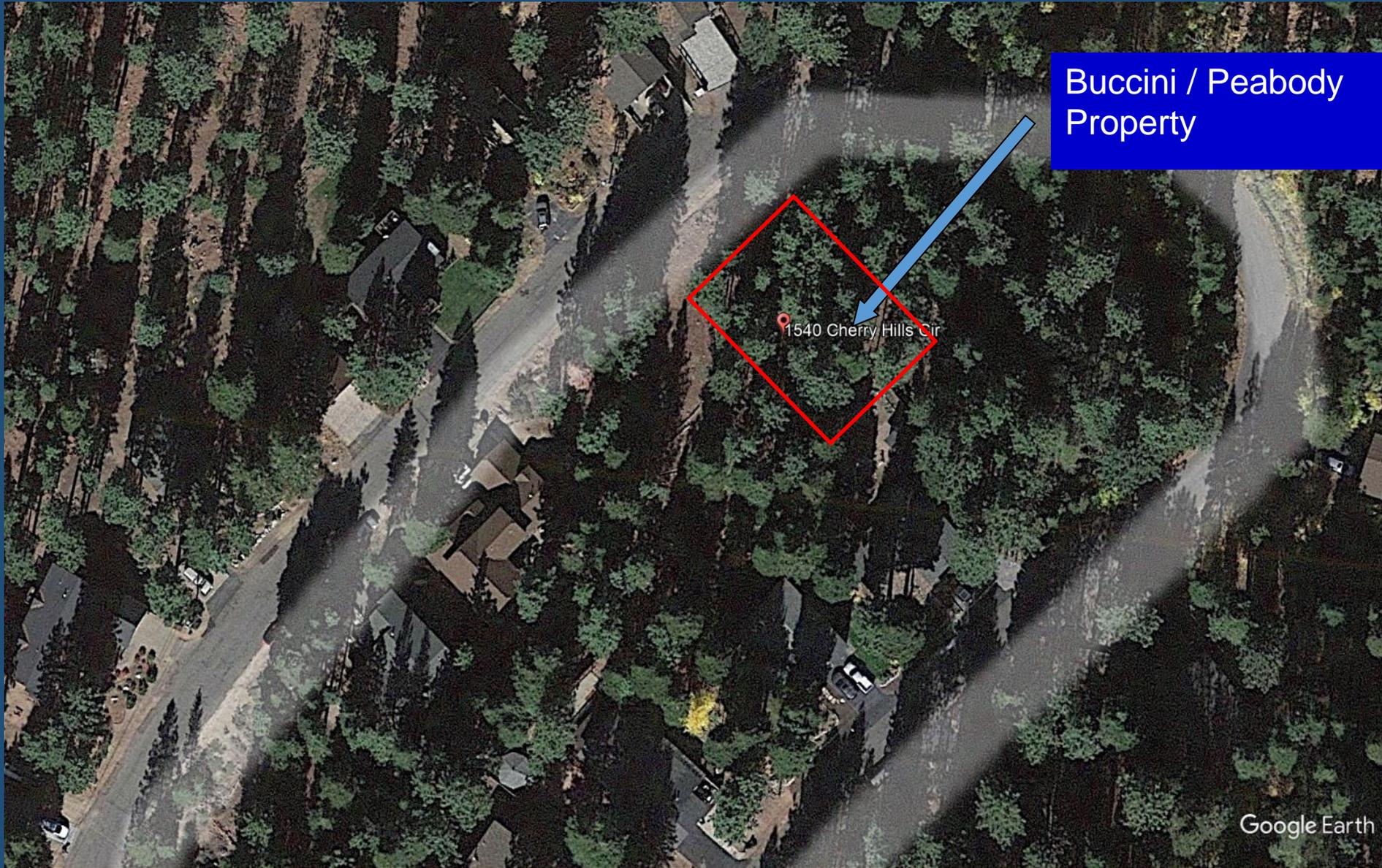
Legal Committee

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TAHOE
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Buccini / Peabody
Property

1540 Cherry Hills Cir

Google Earth



**TAHOE
REGIONAL
PLANNING
AGENCY**

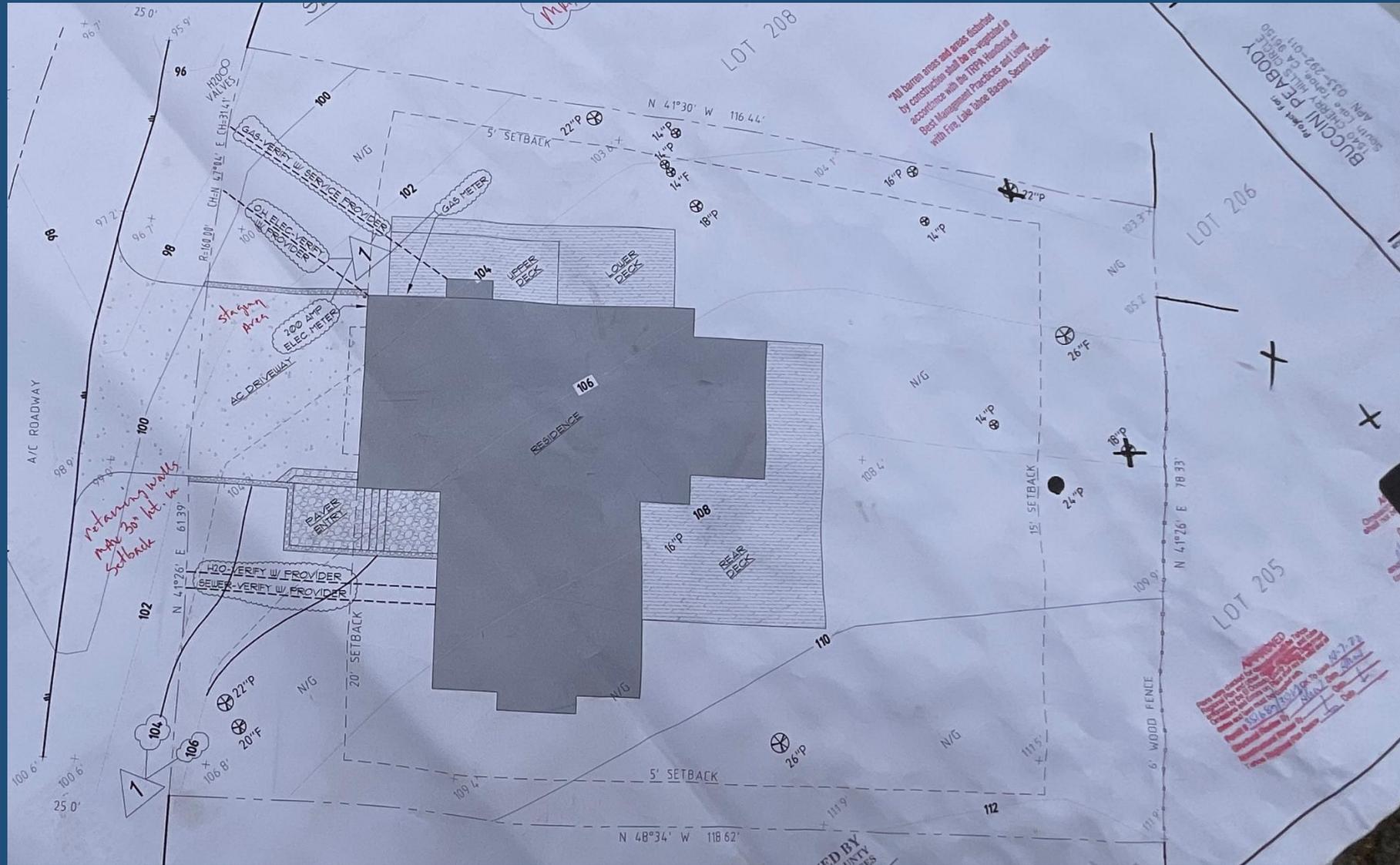
Area of Tree Removal



Area of Tree Removal



Site Plan



Code Violations

The removal of six trees without TRPA approval occurred in violation of:

- TRPA Code Section 61.1.5: Requiring TRPA approval for removal of all trees greater than 14 inches DBH; and
- TRPA Code Section 2.3.2.M: The tree removal is a non-exempt project and must be reviewed by TRPA.

Staff Recommendation

- Remit a \$24,000 penalty to TRPA; and
- Replacement of the six trees.

TRPA Legal Committee

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AGENDA ITEM 5

Committee Member Comments

TRPA Legal Committee

April 26, 2023

Agenda Item 5

PUBLIC COMMENT



RECOMMENDATION REGARDING RESOLUTION OF
ENFORCEMENT ACTION: NATALIE BUCCINI, THOMAS
PEABODY, AND JACOB BUCCINI; UNAUTHORIZED TREE
REMOVAL, 1540 CHERRY HILLS, EL DORADO COUNTY, CA
ASSESSOR'S PARCEL NUMBER 033-292-011, TRPA FILE NO.
CODE2022-0092

TRPA Legal Committee

April 26, 2023

Agenda Item 5

PUBLIC COMMENT



RECOMMENDATION REGARDING RESOLUTION OF
ENFORCEMENT ACTION: NATALIE BUCCINI, THOMAS
PEABODY, AND JACOB BUCCINI; UNAUTHORIZED TREE
REMOVAL, 1540 CHERRY HILLS, EL DORADO COUNTY, CA
ASSESSOR'S PARCEL NUMBER 033-292-011, TRPA FILE NO.
CODE2022-0092

TRPA Legal Committee

April 26, 2023

AGENDA ITEM 5

Motion to recommend approval
of the Buccini/Peabody
Settlement Agreement.



TRPA Legal Committee

April 26, 2023

Agenda Item 8

Committee Member Comments

TRPA Legal Committee

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Agenda Item 9



PUBLIC INTEREST COMMENTS

TRPA Legal Committee

April 26, 2023

Agenda Item 9



PUBLIC INTEREST COMMENTS



TRPA Legal Committee
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Motion to Adjourn