

## PLANNING COMMISSION STAFF REPORT

Meeting Date: March 15, 2022

To: Town of Truckee Planning Commission

From: Chantal Birnberg, Associate Planner

RE: Application 2021-000000112/VAR (The Rock Golf Net); Owner/Applicant: 267 Partners LP and Truckee Tahoe Airport District; Agent: Rebecca Thayer/MWA; 11249, 11177 Brockway Road and 10031 Reynold Way (APNs 019-450-018, 019-950-023, -029)

Approved by: Denyelle Nishimori, Community Development Director

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**Recommended Action:** That the Planning Commission adopt Resolution 2022-06, approving the Variance for a 35-foot high golf net, determining the project exempt from the California Environmental Quality Act (CEQA) per Section 15303 of the CEQA Guidelines.

**Project Summary:** The applicant is requesting **Variance** approval to construct 320 linear feet of 50-foot-high golf netting across three parcels (11249, 11177 Brockway Road and 10031 Reynold Way (APNs 019-450-018, 019-950-023, -029)). The variance requests modification of the Development Code standard for maximum fence height in the CG (General Commercial) and REC (Recreation) zone districts from a maximum of six feet to 50 feet. A Variance is required for modifications and adjustments to the standards of the Development Code when, because of special circumstances applicable to the property, the strict application of the Development Code deprives the property owner privileges enjoyed by other property owners in the vicinity and under identical zoning districts.

**Major Discussion Topics:** Staff has identified the following major discussion topics to help guide the Planning Commission's discussion:

- Does the variance, if authorized, constitute a grant of special privilege inconsistent with the limitations upon other properties in the vicinity and in the same zoning district?
- Is the requested variance the minimum departure from the requirements of this Development Code necessary to grant relief to the applicant?

In addition to being identified as major discussion topics, these questions are areas where the Planning Commission has discretion in its decision-making. Should the Commission wish to discuss any or all of these questions, the Commission has the discretion to modify, add or delete recommended conditions of approval as a way to make the required findings.

**Planning Commission's Role:** The review authority for Variances is the Zoning Administrator. However, Development Code subsection 18.82.030 allows the Zoning Administrator to refer a variance application to the Planning Commission for review and decision. The Commission may approve a Variance with or without conditions if all of the findings can be made.

**Location:** The golf net is proposed along the northern portion of the shared property line between The Rock commercial center and the Ponderosa Golf Course (see Figure 1). The Rock is located in the CG (General Commercial) zoning district and the Ponderosa Golf Course is located in the REC (Recreation) zone district. The applicant is proposing to locate the golf netting along The Rock's common area parcel, "Building F" parcel and the Ponderosa Golf Course parcel.

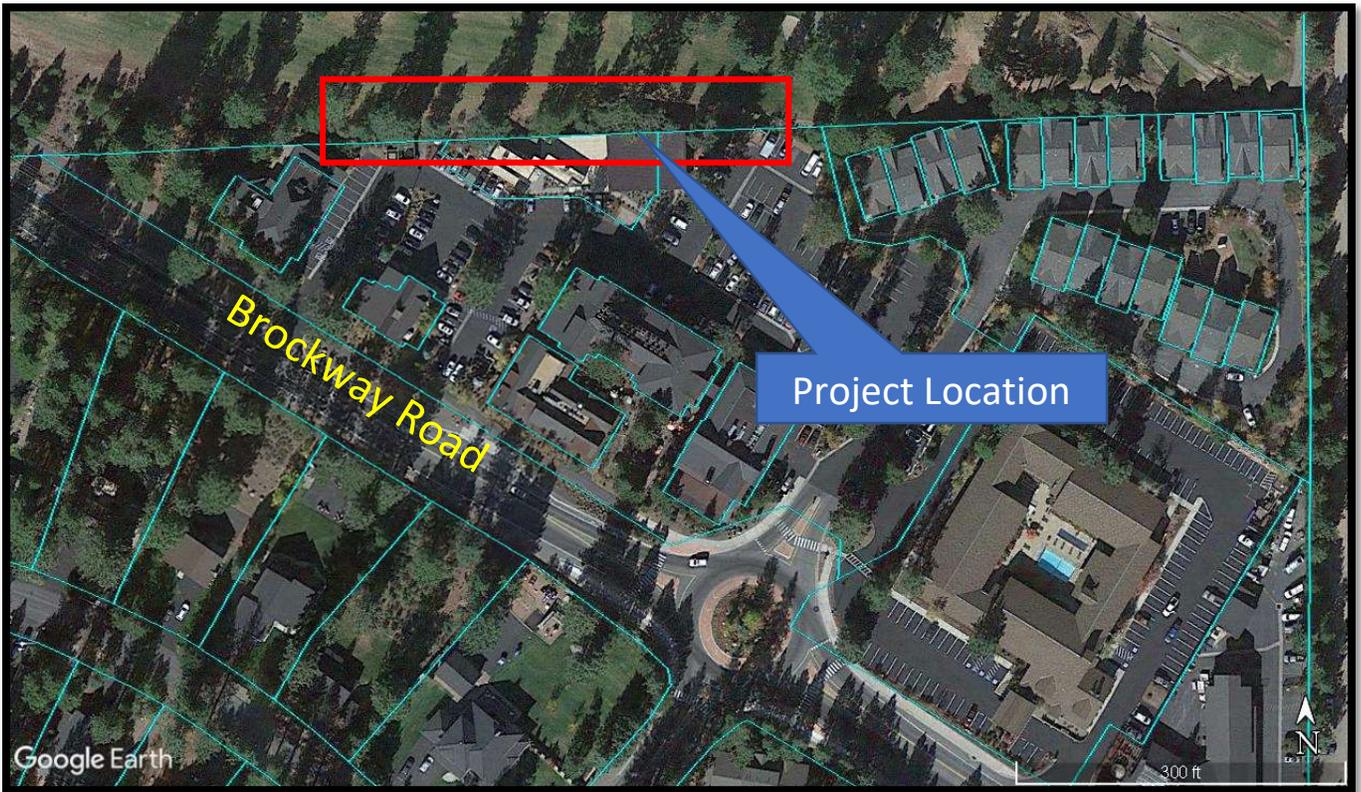


Figure 1: Project Location

**Project Site Information:**

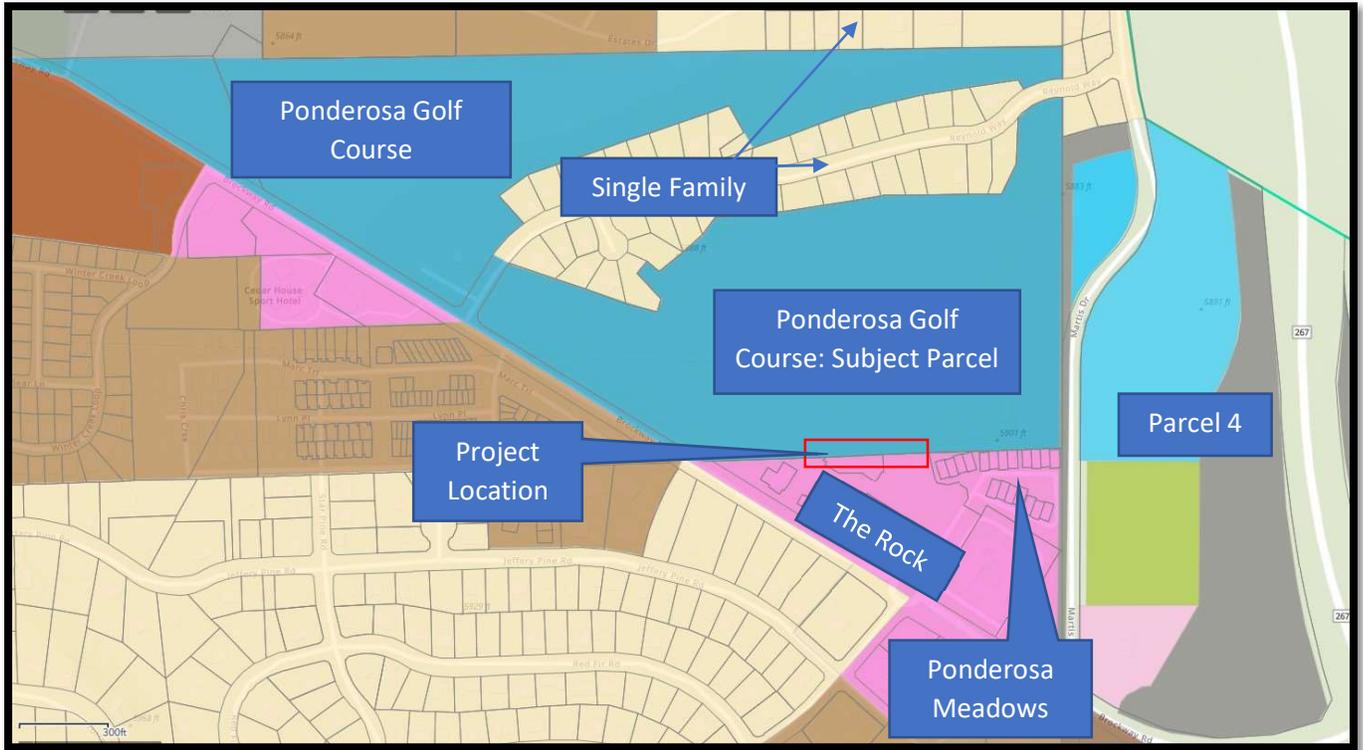
Zoning District: CG (General Commercial) and REC (Recreation)  
General Plan Designation: Commercial and Open Space Recreation

**Discussion/Analysis:**

***Background***

***Ponderosa Golf Course***

The Ponderosa Golf Course is a 9-hole golf course permitted by Nevada County in 1962 and in operation since 1966. The land is owned by the Truckee Tahoe Airport District and the golf course is operated by the Truckee Donner Recreation and Park District. The course spans two parcels, separated by single family residences on Reynold Way. Figure 2 shows the subject parcel (APN 019-450-018) surrounded by single family residences to the north and The Rock commercial development and Ponderosa Meadows townhomes to the south, Brockway Road to the west and Parcel 4 of the Joerger Ranch Specific Plan to the east. The golf course does not have protective netting installed on any part of the course boundary.



**Figure 2: Ponderosa Golf Course and Surrounding Development**

***The Rock***

The Rock commercial center, previously known as Ponderosa Village and the Greens at Ponderosa was approved by the Planning Commission in 2002 with four commercial buildings, two mixed-use buildings, and 22 townhomes (Planning Commission Resolution No. 2002-18). Four major project amendments were approved following the initial approval:

- Amendment #1:** Amendment to change the Greens at Ponderosa townhomes to single-family residences, to decrease the total from 22 to 19 homes, and to modify the Ponderosa Village/Greens at Ponderosa construction phasing plan and timeline in 2004 (Planning Commission Resolution No. 2004-06).
- Amendment #2:** Amendment to consolidate the 13 residential units approved within mixed-use buildings C and F, to Building F, and transfer 5,793 square feet of commercial floor area to Building C in 2007 (Planning Commission Resolution No. 2007-19).
- Amendment #3:** Amendment to modify Building F from an 26,750 square foot mixed-use building with 13 multi-family residential units and 8,865 square foot of commercial floor area to a 19,339 square foot brewery with ancillary office in 2012 (Planning Commission Resolution No. 2012-05).
- 2018-018/DP:** The Final Map recorded in 2006 created individual parcels for each building, common area, and the 19 small-lot Greens at Ponderosa single-family residences (currently called Ponderosa Meadows). Although Building F was approved as part of The Rock project and Project Amendments were approved in 2007 and 2012, construction of the 2012 amendment did not commence within the two-year timeframe as required by Resolution 2012-05. Due to this

delay, the rights granted under Resolution 2012-05 were no longer in effect and development of Lot 6 required new land use permits. Building F was approved in 2018 and is currently occupied by Sotheby's.

### Project Description

The applicant proposes the installation of nine 50-foot poles supporting 320 lineal feet of golf net fencing. The golf netting will span three parcels, APNs 019-450-018, 019-950-023, -029. Figure 3 (full-size plans are available in Attachment #2) displays the proposed site plan and netting and pole elevations.

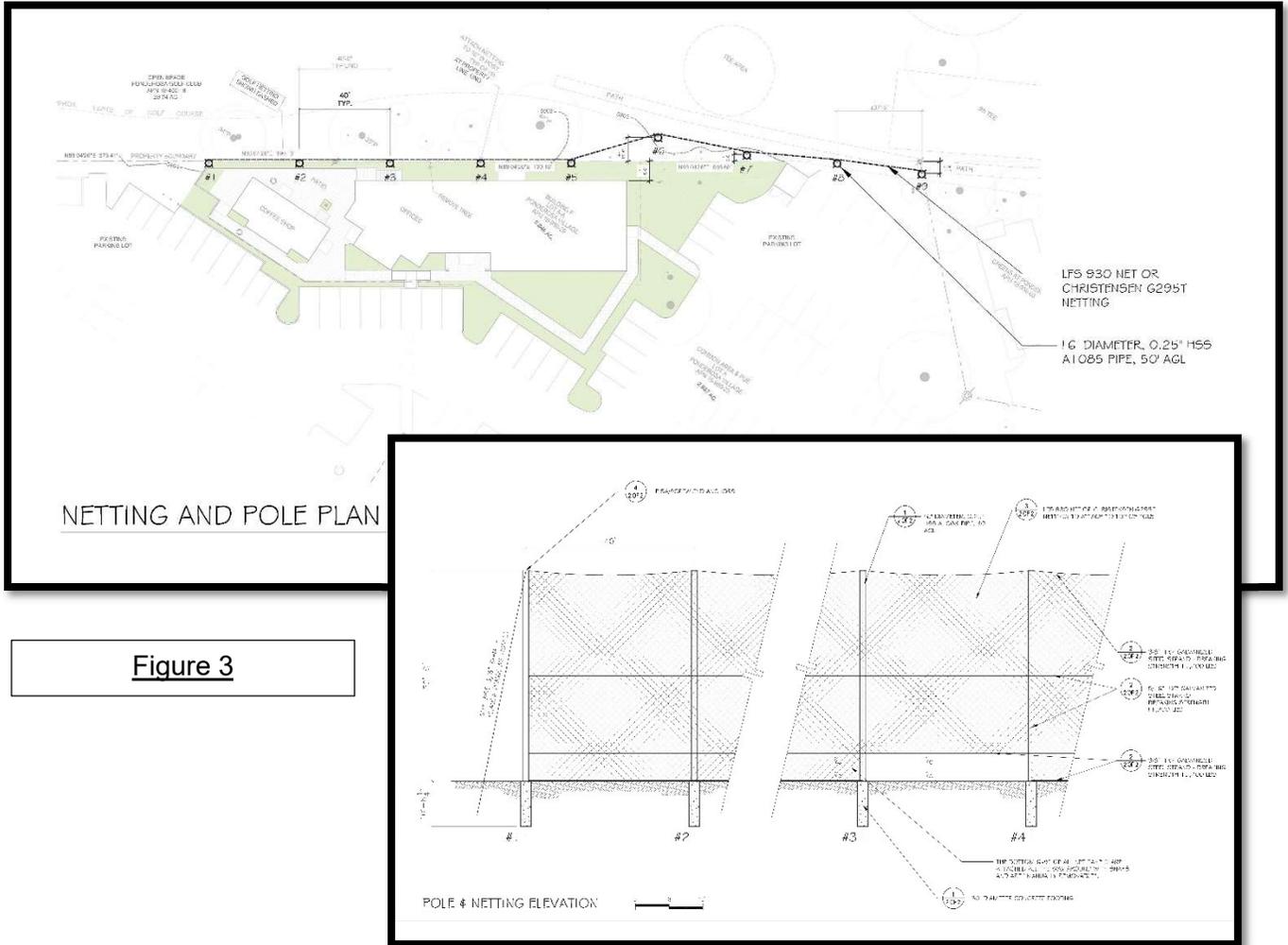


Figure 3

The project plans propose LFS 930 or Christensen G295T netting. Both netting products are black. The project submittal included a Golf Netting Study (Attachment #3). This study reflects "a worse case scenario" and models golf shots that are hit "straight and correct". The study states that a golf shot that is "mis-hit" or hit with less power/and or accuracy will not have a flight that is as straight or as far as shown. The study demonstrates one potential trajectory for each tee and proposes a golf net height that blocks that single trajectory. The study concludes a golf net with a maximum height of over 100 feet would prevent these golf shots from entering The Rock. The applicant does not wish to construct a 100-foot-high golf net fence, and believes that 50 feet would provide adequate protection. Though requested by staff, the applicant was not willing to provide data or a study regarding the protective ability of a 50-foot golf net.

### Land Use Approvals

The Oxford dictionary defines a fence as *a barrier, railing, or other upright structure, typically of wood or wire, enclosing an area of ground to mark a boundary, control access, or prevent escape.* Development Code Section

18.30.070 (Fences, Walls and Hedges) provides standards for fencing, including a maximum height for fences of six feet. A 50-foot golf net fence structure is not permitted under Development Code standards. However, this Chapter provides an exception for fencing surrounding tennis or other outdoor recreational courts with Minor Use Permit approval (Subsection 18.58.220.1). The Minor Use Permit can permit fencing up to a maximum of 20 feet in height. Prior to project submittal, staff proposed the Minor Use Permit as a potential permitting pathway for the applicant, with the Director agreeing to make a “similar use” finding, acknowledging that golf course netting functions similarly to tennis or other sport court fencing. The applicant did not believe 20 feet would be adequate for their needs. Given the applicant’s position, staff suggested a Variance as an alternate permitting pathway to request fencing heights greater than 20 feet.

Chapter 18.82 (Variances and Historic Variances) allows modifications and adjustments of the standards of this Development Code only when, because of special circumstances applicable to the property, including location, shape, size, surroundings, or topography, the strict application of this Development Code deprives the property owner privileges enjoyed by other property owners in the vicinity and under identical zoning districts.

The Zoning Administrator may refer a variance application to the Planning Commission for review and decision. The review authority may approve a Variance with or without conditions, only if all of the following findings can be made:

1. There are special circumstances applicable to the property (e.g., location, shape, size, surroundings, or topography), so that the strict application of this Development Code deprives the property owner privileges enjoyed by other property owners in the vicinity and under identical zoning districts;
2. The variance authorized does not constitute a grant of special privilege inconsistent with the limitations upon other properties in the vicinity and in the same zoning district;
3. The approval of the Variance is in compliance with the requirements of the California Environmental Quality Act (CEQA) and there would be no potential significant adverse effects upon environmental quality and natural resources that could not be properly mitigated and monitored, unless a Statement of Overriding Considerations is adopted;
4. Granting the Variance:
  - a. Does not allow a use or activity which is not otherwise expressly allowed in the applicable zoning district;
  - b. Would not be detrimental to the public health, safety, or welfare, or injurious to the property or improvements in the vicinity and zoning district in which the property is located; and
  - c. Is consistent with the General Plan and any applicable Specific Plan and/or Master Plan.
5. The variance is the minimum departure from the requirements of this Development Code necessary to grant relief to the applicant, consistent with Subsections 1. and 2., above.

The Variance findings are discussed in greater detail in the Development Code Consistency section of this staff report.

### ***Golf Course Netting***

Prior to this Variance application, the Town has not reviewed a request for golf course netting. The two golf courses approved in Truckee after the Town’s incorporation, Old Greenwood and Gray’s Crossing, did not request netting to protect golf course structures or adjacent residences. Without historic permits to rely on, staff conducted research on permitting and potential impacts of golf netting in other regions. Through this research, staff is giving additional consideration to the potential for wildlife entanglement and the responsibility of netting maintenance. Golf netting can pose a threat if wildlife becomes entangled in the

netting and not released in a timely manner. Staff suggests Condition of Approval (COA) #12 which requires the applicant to provide a contact person that is responsible for coordinating the release of any animal reported as entangled in the netting. Staff's second concern revolves around golf net maintenance. The lifespan of golf netting is 5-10 years, depending on materials and conditions where the netting is installed. Staff is recommending COA #13, ensuring the netting is maintained and not unsightly, and detailing who is responsible for maintenance.

### ***General Plan Consistency***

The project area is located in both the Commercial (C) and Open Space Recreation (OSR) land use designations of the Town's 2025 General Plan. The OSR land use designation is applied to areas where developed recreational uses would be compatible with the natural resources in the area. This designation is intended to minimize suburban and rural residential sprawl; to protect significant vistas, wildlife movement corridors, biological resource areas; and to accommodate recreational uses. The Commercial land use designation is applied to existing and planned areas of commercial uses. The Commercial designation is applied based on location of existing commercial uses and the suitability of areas for places for commercial uses in areas close to the Town core.

The project site is also located in the Brockway Road Neighborhood Area/Brockway Road Corridor. The following General Plan goal and policy relate to the proposed project:

***Goal CC-14: Enhance the character and qualities of the Brockway Road Corridor as a gateway to Truckee.***

***BR-P1: Preserve and improve the character of the Brockway Road Corridor, including preservation of the corridor's open qualities, which provide an important transition from the developed areas of the Town to the open space of the Martis Valley to the south. This could be accomplished through screening with vegetation, use of landscaped buffers or interspersing development nodes with green space and landscaped areas.***

Staff requested a visual simulation depicting the proposed (50 foot high) golf netting as viewed from the public way. The simulation would allow staff to analyze whether the granting of a variance for additional height would be consistent with preserving the Brockway Road Corridor's open qualities and/or significant vistas as directed in Policy BR-P1. The applicant felt that providing the simulation was not useful as the request for golf netting was due to the applicant's belief that the health and safety of The Rock's patrons and tenants is jeopardized by the project's proximity to the golf course

Lacking a visual simulation depicting a 320-foot long, 50-foot-tall golf net fence, staff believes there is inadequate information to make a determination of consistency with the 2025 General Plan goals and policies for the Brockway Road Neighborhood area. As a compromise, staff is recommending a 35-foot height limit for the proposed golf netting. The maximum allowable height for structures in the REC zone district is 35 feet so staff believes this can be supported though it is still a substantial departure from the standard six-foot height limit for similar structures. The REC zone district is part of the OSR General Plan Land Use Designation and staff feels reasonably comfortable that a height limit allowed in zone districts related to the Open Space Recreation land use designation would maintain consistency with the General Plan. Staff would need to evaluate visual simulations from the public realm to approve heights over 35 feet.

### ***Development Code Consistency***

As previously mentioned, the proposed golf net fencing is not consistent with Development Code standards for fence height. The height standards can be adjusted with Variance approval if the Commission can make all the required findings. The required findings are discussed in Attachment #1, however, those that staff believe require additional consideration are discussed below:

*There are special circumstances applicable to the property (e.g., location, shape, size, surroundings, or topography), so that the strict application of this Development Code deprives the property owner privileges enjoyed by other property owners in the vicinity and under identical zoning districts;*

Staff recognizes the unique challenges presented by developing property adjacent to an existing golf course. Other commercial properties on Brockway Road do not experience the potential property damage from stray golf balls, and as such would not require increased fencing heights to provide property protection. Staff acknowledges that not supporting additional height for golf netting deprives the applicant from the privileges (no errant golf balls) enjoyed by other property owners not adjacent to the golf course. However, the property owners of Ponderosa Meadows (residential units adjacent to The Rock) are adjacent to the golf course and in the same CG zone district. Similar to the applicant's property, these homeowners risk property damage from stray golf balls and are not protected by golf netting. Staff recommends that the Variance includes these properties. Ponderosa Meadows residents have not requested golf netting, but if requested in the future, staff suggests that the permit application not return to the Planning Commission or Zoning Administrator and is processed at the staff level.

*The variance authorized does not constitute a grant of special privilege inconsistent with the limitations upon other properties in the vicinity and in the same zoning district;*

With the exception of Ponderosa Meadows, approval of the variance would not constitute a grant of special privilege. As mentioned above, commercial zoned properties in the vicinity not adjacent to the golf course would not require a variance for golf netting. However, the property owners in Ponderosa Meadows would need variance approval to install golf net fencing over 20 feet in height. Granting this variance for the applicant could be construed as a special privilege not enjoyed by the adjacent property owners. Staff believes that this finding can be made if Ponderosa Meadows is included in the analysis. Ponderosa Meadows was originally entitled as part of the The Rock's original approval in 2002. Staff proposes that the Commission consider Ponderosa Meadows as part of the project area, though under different ownership. This allows the adjustment of height standards for golf netting to apply to Ponderosa Meadows in addition to The Rock.

*The variance is the minimum departure from the requirements of this Development Code necessary to grant relief to the applicant, consistent with Subsections 1. and 2., above.*

During project review, staff requested additional data on frequency of stray balls entering the property, frequency or extent of property or personal damage caused by errant balls and a comparison of the protective ability between a 100+ feet high golf net, a 50-foot-high golf net and the staff supported 35-foot-high golf net. The applicant declined to provide this information. While staff acknowledges that errant balls enter The Rock property, staff does not have adequate information to comprehend the scope of the problem and finds it difficult to determine if a 50-foot height limit is the minimum departure necessary from the requirements of the Development Code.

The Ponderosa Golf Course has been in operation since 1966. Staff assumes golf balls have entered The Rock property since its inception as a commercial center. However, the applicant has continued with development on site, and previously asked the Commission to remove a staff recommended condition of approval for the Building F Development Permit (Application# 2018-00000018) which required the use of golf ball resistant materials. Between the lack of data and the applicant's prior actions on Building F, staff is unsure as to the extent of the golf ball issue. In the absence of data on varying golf net heights and the frequency of errant golf balls and resulting damages, staff proposed a 35-foot height limit based on the maximum height allowed in the REC zone district and based on the required findings.

## ***Special Districts and Utilities***

All applicable special districts, utility companies, and Town departments with an interest in this application have been notified. No objections were filed and all conditions of approval have been incorporated. The project will be required to be in compliance with all utility and special agency requirements. Copies of all agency comment letters are included as Attachment #5.

**Environmental Review:** Staff recommends that the Planning Commission find the project exempt from the California Environmental Quality Act (CEQA) per Section 15303 of the CEQA Guidelines. This exemption applies to accessory (appurtenant) structures including garages, carports, patios, swimming pools and fences.

**Public Communication:** Notice of the public hearing was published in the *Sierra Sun* on March 7, 2022 and mailed to property owners within 500 feet of the project site, as listed on the current Nevada County Assessor Tax Roll. As of the date of publication of this staff report, no public comments have been received.

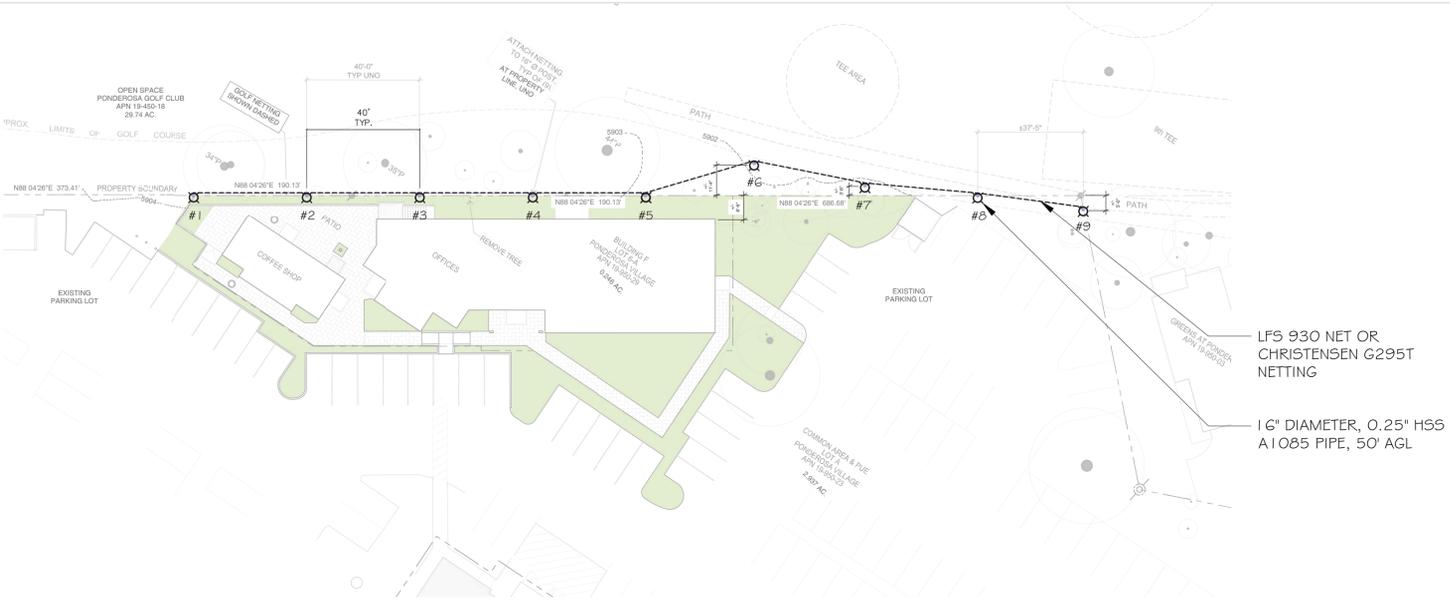
**Staff Summary and Recommendation:** Staff recommends the Planning Commission approve the Variance for a golf net with a maximum height of 35 feet and with the incorporation of the recommended conditions of approval. Staff acknowledges that golf balls have the potential to enter properties developed adjacent to golf courses but does not have adequate information to determine if heights beyond 35 feet qualify as the minimum departure necessary to grant relief from Development Code standards. As all existing golf courses are located in the REC zone district, staff feels comfortable recommending a maximum golf net fencing height identical to the maximum height allowed for structures in this zone district.

**Alternative Actions:** Other actions that the Planning Commission may take as an alternative to the recommended action include:

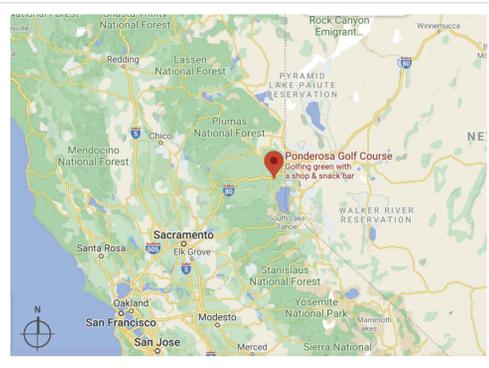
1. Continue the public hearing to a date and time certain. The Planning Commission may request additional information from the applicant and/or staff. (If new information is presented at the next meeting, the public portion of the hearing must be reopened on the new information submitted.)
2. Find that an exemption to CEQA is not suitable and require the preparation of an Initial Study in accordance with CEQA.
3. Land Use Permits
  - a. Approve the Variance, subject to adding, modifying, or eliminating any provision or condition of approval of the project.
  - b. Deny the Variance on the basis that one or more of the required findings cannot be made.

**Attachments:**

1. ~~Draft Planning Commission Resolution 2022-06~~ (See May 17, 2022 Staff Report Attachment #1)
2. Applicant-Provided Plans
3. Golf Net Study
4. Applicant-Provided Letter of Justification
5. Agency Comment Letters



NETTING AND POLE PLAN VIEW / SITE PLAN



VICINITY MAP

Attachment 2 - 2021-112- The Rock Golf Net Plans

PROJECT INFORMATION

APPLICABLE CODES AND EDITIONS (TOWN OF TRUCKEE MUNICIPAL CODE, 2019 CBC, 2019 CMC, 2019 CPC, 2019 CEC, 2019 CGBC # 2019 CA ENERGY CODE)

OCCUPANCY: NONE

CONSTRUCTION TYPE: N/A

FLOOR AREA: N/A

SCOPE OF WORK

INSTALL APPROXIMATELY 320 LINEAR FEET OF 50' HIGH STEEL POLES AND GOLF NETTING.

OWNER/APPLICANT

267 Partners LP  
220 Main St #201  
Los Altos, CA 94022

SAFETY REGULATIONS

ADMIN CODE, GENERAL SAFETY ORDERS (OSHA) IS APPLICABLE TO THE CONSTRUCTION OF THIS PROJECT AND THE PROVISIONS THEREOF MUST BE FOLLOVED. DESIGNER IS NOT RESPONSIBLE FOR THE MEANS AND METHOD OF CONSTRUCTION, NOR FOR SAFETY ON THE JOBSITE. THESE RESPONSIBILITIES ARE INTENDED TO BE AND REMAIN SOLELY THOSE OF THE BUILDER.

SHEET INDEX

- 1 of 2 COVER SHEET, PLAN AREA, ELEVATION
- 2 of 2 HARDWARE DETAILS

ALL DIMENSIONS

WHICH ARE DEPENDENT ON EXISTING CONDITIONS SHALL BE FIELD VERIFIED PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.

CABLE AND WIRE ROPE

SHALL BE 1 X 7 GALVANIZED STEEL STRAND 3/8" ON TOP, BOTTOM AND DOWN GUY CABLES 5/16" CABLE ON MID HORIZONTAL AND VERTICAL CABLES

NETTING

LFS 930 NET OR CHRISTENSEN G295T NETTING. NOT RESPONSIBLE FOR ONSITE INSPECTION TO ASSURE COMPLIANCE WITH MATERIALS AND/OR WORKMANSHIP SPECIFIED HEREIN. NOT RESPONSIBLE FOR ANY CHANGES IN THE PLANS OR SPECIFICATIONS UNLESS APPROVAL IS AUTHORIZED IN WRITING. WORKMANSHIP IS TO BE OF THE HIGHEST QUALITY AND IN ALL CASES TO FOLLOW ACCEPTED CONSTRUCTION PRACTICES AND CITY/COUNTY STANDARDS. PLEASE REVIEW ALL PLANS AND SPECS PRIOR TO CONSTRUCTION.

STRUCTURAL STEEL:

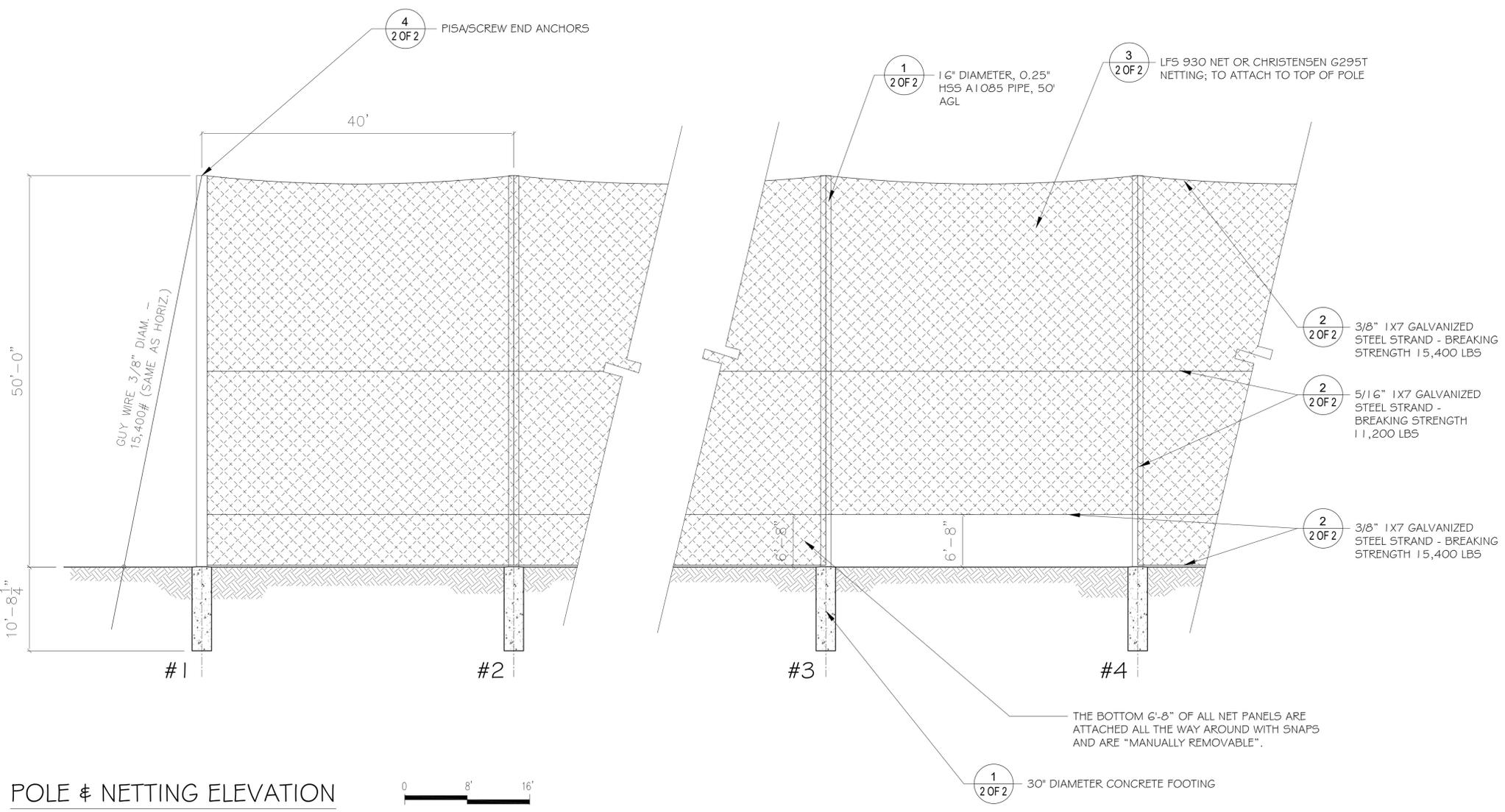
1 1/2" DIAMETER PIPE SHALL BE HSS A1085 (MIN. YIELD 50 KSI) OR ALTERNATE ASTM A252 GRADE B (MIN. YIELD STRENGTH 65 KSI).

GENERAL CONTRACTOR

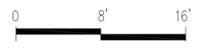
SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS AT THE JOBSITE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR BRACING, SHORING AND ALL EXCAVATIONS, TEMPORARY STRUCTURES AND PARTIALLY COMPLETED PORTIONS OF THE WORK.

NOTES

THE SNOW DOES NOT ADD SIGNIFICANT LOAD TO THE POLES/CABLE. THE BARRIER IS DESIGNED FOR THOSE LOADS WITHOUT REMOVING THE NET



POLE & NETTING ELEVATION



**BLH**  
 STRUCTURAL ENGINEERING  
 CONSTRUCTION CONSULTING  
 EXPERT TESTIMONY  
 BARRY LEE HOUSEAL (949) 715-3700  
 3251 Rimcrest Circle Laguna Beach, CA 92651 (949) 715-3800 fax

**PONDEROSA GOLF COURSE**  
 10040 Reynolds Way  
 Truckee, CA 96161  
**POLES & NETTING**



DATE OF THIS PLOT: 05/11/2021

REVISION:	DATE:

POLES & NETTING

SHEET NUMBER

4 PISA/SCREW END ANCHORS

**CHANCE**  
PISA® ANCHOR RODS, EYENUTS AND COUPLINGS

**EYENUT**

Rod Dia.	Thimbleye®		Twineye®		Tripleye®	
	Cat. No.	Std. Pkg./Pallet	Cat. No.	Std. Pkg./Pallet	Cat. No.	Std. Pkg./Pallet
For 3/4" Dia. Rods	12587*	30/2250	12589	30/975	12593	30/750
For 1" Dia. Rods	6512*	30/1200	6562	30/1200	12585	30/1200
For 1" Dia. H.S.	N/A	N/A	6562H	25/1000	12585H	25/1000

**ROD**

Rod Dia.	3/8" R. ROD		1" R. ROD		Ultimate Strength †
	Cat. No.	Std. Pkg./Pallet	Cat. No.	Std. Pkg./Pallet	
3/8" Dia.	12336P	5/50	12332P*	5/50	16,000 lbs.
3/4" Dia.	12634P	5/50	12632P*	5/50	23,000 lbs.
1" Dia.	12338P	5/50	12334P	2/50	36,000 lbs.
1" Dia. H.S.	C1021987	5/60	C1021986	2/50	50,000 lbs.

**COUPLING**

For Rod Dia.	Catalog Number	Std. Pkg./Pallet
For 3/4" Dia. Rods	12245P	60/1950
For 1" Dia. Rods	12247P	50/2400

**PISA® Rod & Eyenuit Combinations**

Catalog No.	Rod, Eyenuit
E1020031	3/4" x 3 1/2" Rod & Thimbleye Nut
E1020047	3/4" x 3 1/2" Rod & Tripleye Nut
E1020035	3/4" x 7" Rod & Thimbleye Nut
E1020043	3/4" x 7" Rod & Twineye Nut
E1020051	3/4" x 7" Rod & Tripleye Nut
E1020032	3/4" x 3 1/2" Rod & Thimbleye Nut
E1020040	3/4" x 3 1/2" Rod & Twineye Nut
E1020036	3/4" x 7" Rod & Thimbleye Nut
E1020044	3/4" x 7" Rod & Twineye Nut
E1020052	3/4" x 7" Rod & Tripleye Nut
E1020041	1" x 3 1/2" Rod & Twineye Nut
E1020049	1" x 3 1/2" Rod & Tripleye Nut
E1020037	1" x 7" Rod & Thimbleye Nut
E1020045	1" x 7" Rod & Twineye Nut
E1020053	1" x 7" Rod & Tripleye Nut

**Corrosion-Protected PISA® Rod**

**ORDERING INFORMATION**  
**PISA® 6 anchor**

Rod Dia.	8" Dia.		10" Dia.		12" Dia.		14" Dia.	
	Cat. No.	Std. Pkg./Pallet						
For 1 1/2" Dia. Rods	E1020816	8/240	E1020817	4/66				
For 1 1/2" & 1" Dia. Rods	E1020819	8/240	E1020820	4/66	E1020821	4/80	E1022142	2/32

**PISA® 7 anchor**

Rod Dia.	8" Dia.		10" Dia.		12" Dia.		14" Dia.	
	Cat. No.	Std. Pkg./Pallet						
For 1 1/2" Dia. Rods	E1021223	8/240	E1020250	4/95	E1022143	4/80	E1022319	2/32

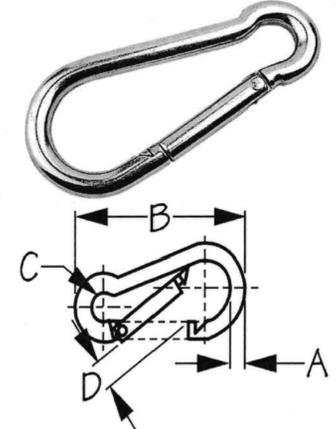
3 NETTING TO CABLE ATTACHMENT



**HOG RINGS**

Weight is approximate. Meets ASTM F 626

DESCRIPTION	PART NO.	QTY. PER LB.	CASE WEIGHT	PRICE/LB.
12-1/2 ga. Steel Class 3 .80 Zinc Coating	023601	224	25.00 lb.	
9 ga. Steel Class 3 .90 Zinc Coating	023602	88	25.00 lb.	
9 ga. Aluminum Zinc Coating	023621	264	10.00 lb.	

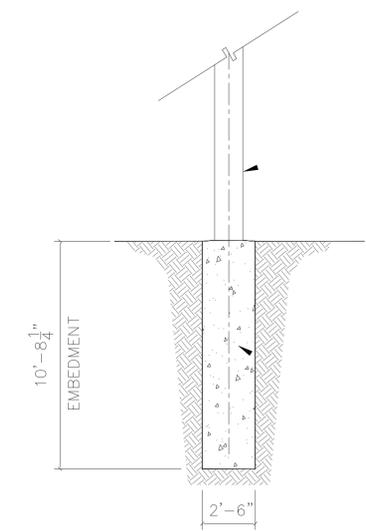


**SNAP HOOK**

Part No.	A	B	C	D	Breaking Strength	Weight
KIGW24507X70	9/32"	2 3/4"	1/2"	3/8"	1140-lbs	.11-lbs

1 HSS POLE FOUNDATION AND SCHEDULE

POLE SPACING	HSS POLE DIAMETER	HSS POLE GRADE	FOOTING DIAMETER	FOOTING EMBEDMENT
+/- 40'	16"	A1085	2.5'	10'-8 1/4"



16" DIAMETER, 0.25" HSS A1085 PIPE, 50' AGL (MIN. YIELD 50 STRENGTH K51) OR ALTERNATE ASTM A252 GRADE B (MIN. YIELD STRENGTH 65 K51).

CONCRETE FOOTING UNRESTRAINED @ GROUND LEVEL

2 GUY WIRE CABLE

**1x7 Galvanized Steel Strand**

Size Rope Dia.	Approx. Weight per 1000 Feet in Pounds	Breaking Strength in Pounds**
3/16"	73	3,900
1/4"	121	6,650
5/16"	205	11,300
3/8"	273	15,450
1/2"	517	28,900

According to ASTM A 475, class "A" coating, left lay regular lay, extra high strength

**3x15+7 Fiber Core Lashing Wire Rope**

Size Rope Dia.	Breaking Strength in Pounds*	Approx. Weight per Foot in Pounds
1/2"	12,500	.32
3/4"	19,100	.45
1"	27,600	.61

\* Listed for comparison only. Actual operating loads may vary, but should never exceed recommended design factor of 1/7 of catalog breaking strength.  
\*\* For comparison only. Actual Factors vary between 6:1 and 3:1 depending on application.

Read important warnings and information on the inside cover of this catalog titled Cautions.

**WARNING**

Wire Rope WILL FAIL if worn-out, overloaded, misused, damaged, improperly maintained or abused. Wire rope failure may cause serious injury or death! Protect yourself and others.

- ALWAYS INSPECT wire rope for WEAR, DAMAGE or ABUSE BEFORE USE.
- NEVER USE wire rope that is WORN-OUT, DAMAGED or ABUSED.
- NEVER OVERLOAD a wire rope.
- INFORM YOURSELF: Read and understand manufacturer's literature or "Wire Rope and Wire Rope Sling Safety Bulletin".
- REFER TO APPLICABLE CODES, STANDARDS and REGULATIONS for INSPECTION REQUIREMENTS and REMOVAL CRITERIA.
- For additional information or the BULLETIN, ask your employer or wire rope supplier.

© 1993, Wire Rope Technical Board Form No. 18

**BLH**

STRUCTURAL ENGINEERING  
CONSTRUCTION CONSULTING  
EXPERT TESTIMONY

BARRY LEE HOUSEAL  
3251 Rimcrest Circle  
Laguna Beach, CA 92651

(949) 715-3700  
(949) 715-3800 fax

PONDEROSA GOLF COURSE  
10040 Reynold Way  
Truckee, CA 96161  
POLES & NETTING



DATE OF THIS PLOT: 05/11/2021

REVISION: \_\_\_\_\_ DATE: \_\_\_\_\_

△  
△  
△  
△  
△

**HARDWARE DETAILS**

SHEET NUMBER

**SITE PLAN**

Attachment #3 - 2021-112 The Rock Golf Net  
Golf Study

**TANNER CONSULTING GROUP**  
603 Stanford Ct. Valley Springs, CA 95252  
Ph (209)772-2233 Fax (209)772-2230  
e-mail: tannerconsulting@tsg.com website: www.tannerconsulting.com

**SITE PLAN**

**THE ROCK  
PONDEROSA GOLF COURSE  
TRUCKEE, CALIFORNIA**

DRAWN  
DT  
CHECKED  
MAY 4, 2020  
SCALE  
1" = 60'  
JOB No.  
r-1  
SHEET NAME

**N-1**



SCALE 1"=60'  
60' 0 60' 120' 240'

SITE PLAN IS DIAGRAMATIC. ALL PROPERTY LINES, SET-BACKS, UTILITIES, ELEVATIONS MUST BE VERIFIED IN THE FIELD.

# BALL TRAJECTORY

FOR THE PURPOSE OF THIS STUDY, OUR ILLUSTRATIONS SHOW THE BALL HEIGHT AND DISTANCE HIT BY A SPECIFIC CLUB, BALL AND SWING SPEED. THESE ARE GOLF SHOTS THAT ARE HIT STRAIGHT AND CORRECT. THERE IS NO GUARANTY THAT A GOLFER WILL HIT AT THIS SAME SPEED OR ANGLE. IF A GOLF SHOT IS MIS-HIT IT WILL USUALLY NOT TRAVEL AS FAR OR STRAIGHT. FOR THIS REASON, OUR STUDY REFLECTS WHAT WE DETERMINE TO BE "A WORSE CASE SCENARIO." THE GOLF CLUB WAS SELECTED BY POPULARITY.

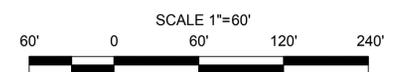
**DESIGN TRAJECTORY**

The USGA tests golf equipment to determine if it conforms to certain specifications relating to the speed with which golf ball leaves the face of a driver. Their testing equipment uses a clubhead speed of 109 MPH. While it is possible for a person to swing with faster speeds (Tiger Woods driver swing speed has been measured 130 - 140 MPH). We selected 2 swing speeds for the driver. One was in an effort to model a swing by a male golfer to achieve a 262 yard carry using a Titleist PRO V1 Ball from the back of the tee. Additionally, we have included a second drive equal to 282 yards using the same golf ball from the front of the tee.

For the purpose of this study, this illustration prepared by Tanner Consulting Group depicts the path of a Titleist PRO V1 Ball hit with a 10.5 degree lofted driver. Additionally, the study assumes the ball was struck in the middle of the club-face that was square to a correct alignment at impact. There is no guarantee that a golfer will be proficient enough to mimic the exact swing conditions to generate this ideal result. Furthermore, if a golf ball is struck with any less power and/or accuracy than modeled above, then the flight will not be nearly as straight or as far as shown.

**Legend**

Golf Club Driver: CALLAWAY EPIC FLASH 10.5 DEGREES  
STANDARD LENGTH SHAFTS REGULAR FLEX  
Golf Ball: TITLEIST PRO V1 BALL



SITE PLAN IS DIAGRAMATIC. ALL PROPERTY LINES, SET-BACKS, UTILITIES, ELEVATIONS MUST BE VERIFIED IN THE FIELD.

**TANNER CONSULTING GROUP**  
603 Stanford Ct.  
Ph (209)772-2233 Fax (209)772-2230  
e-mail: tannerconsulting@tsg.com  
Valley Springs, CA 95252  
website: www.tannerconsulting.com

**BALL TRAJECTORY**

**THE ROCK PONDEROSA GOLF COURSE**  
**TRUCKEE, CALIFORNIA**

DRAWN DT  
CHECKED  
MAY 4, 2020  
SCALE 1" = 60'  
JOB No.  
SHEET NAME  
**N-2**

# NETTING PLAN

FOR THE PURPOSE OF THIS STUDY, OUR ILLUSTRATIONS SHOW THE BALL HEIGHT AND DISTANCE HIT BY A SPECIFIC CLUB, BALL AND SWING SPEED. THESE ARE GOLF SHOTS THAT ARE HIT STRAIGHT AND CORRECT. THERE IS NO GUARANTY THAT A GOLFER WILL HIT AT THIS SAME SPEED OR ANGLE. IF A GOLF SHOT IS MIS-HIT IT WILL USUALLY NOT TRAVEL AS FAR OR STRAIGHT. FOR THIS REASON, OUR STUDY REFLECTS WHAT WE DETERMINE TO BE "A WORSE CASE SCENARIO." THE GOLF CLUB WAS SELECTED BY POPULARITY.

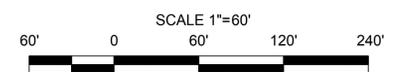
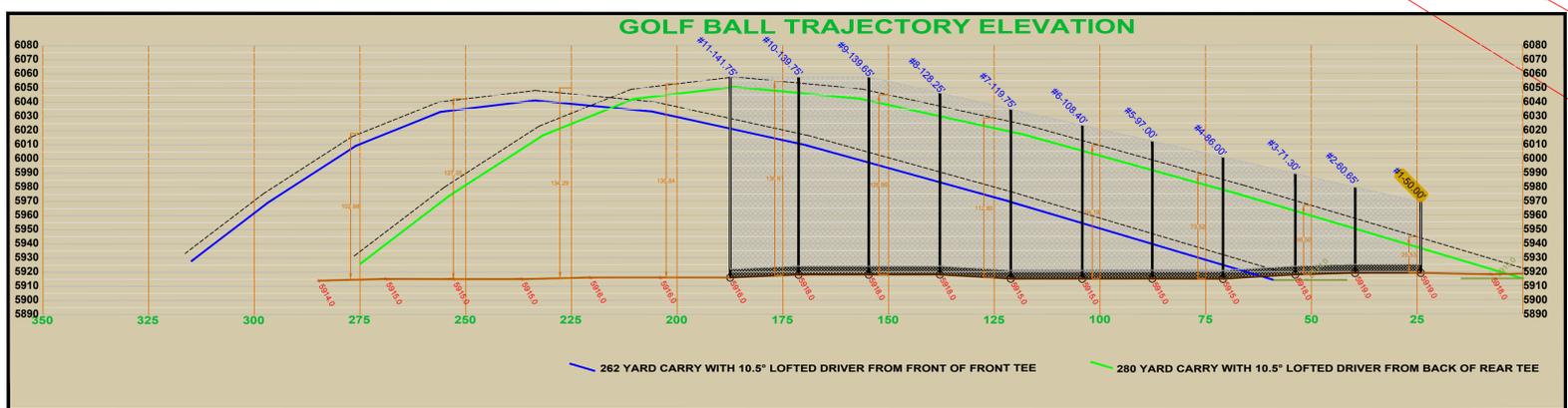
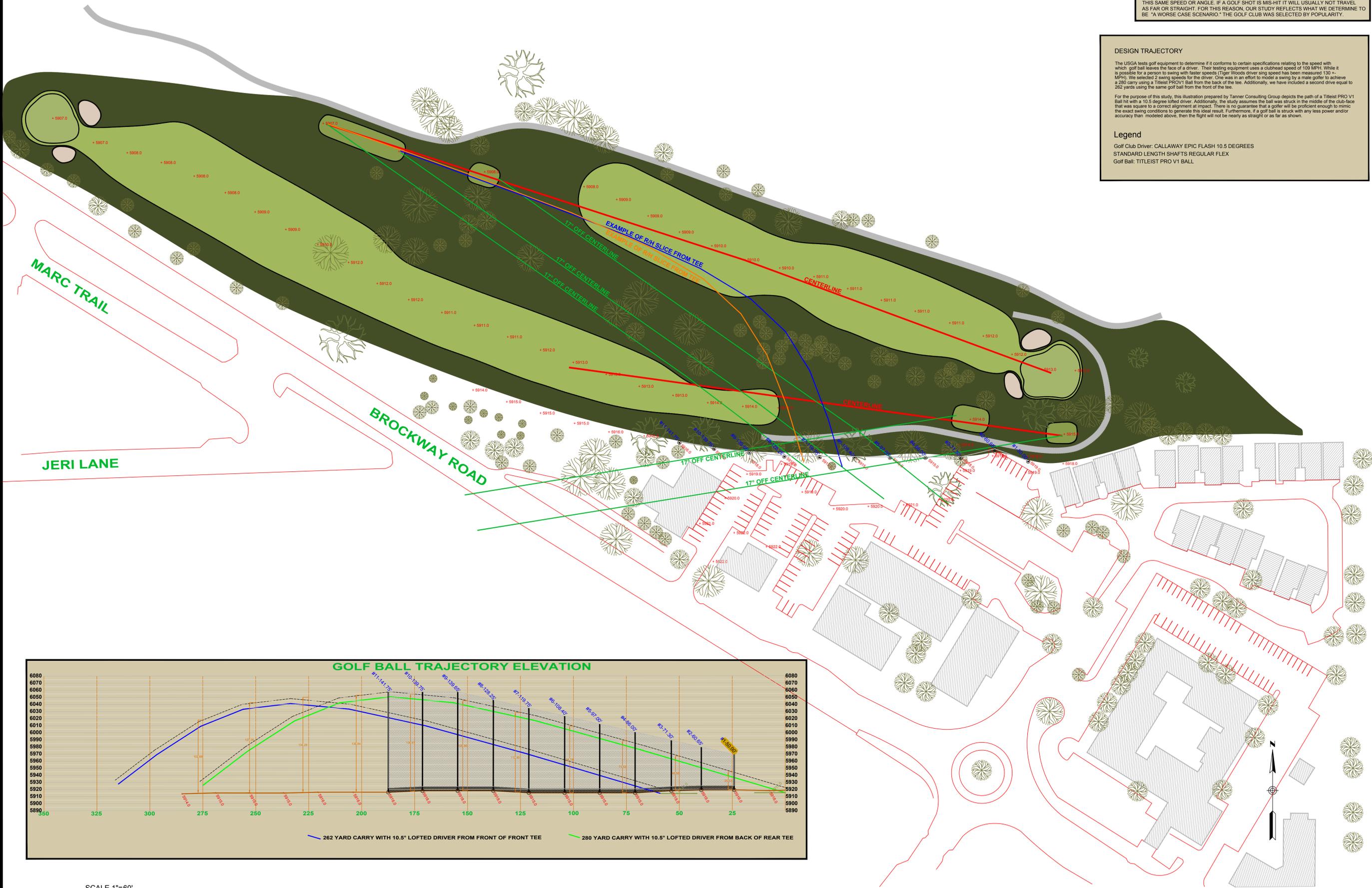
**DESIGN TRAJECTORY**

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**Legend**

Golf Club Driver: CALLAWAY EPIC FLASH 10.5 DEGREES  
STANDARD LENGTH SHAFTS REGULAR FLEX  
Golf Ball: TITLEIST PRO V1 BALL



SITE PLAN IS DIAGRAMATIC. ALL PROPERTY LINES, SET-BACKS, UTILITIES, ELEVATIONS MUST BE VERIFIED IN THE FIELD.

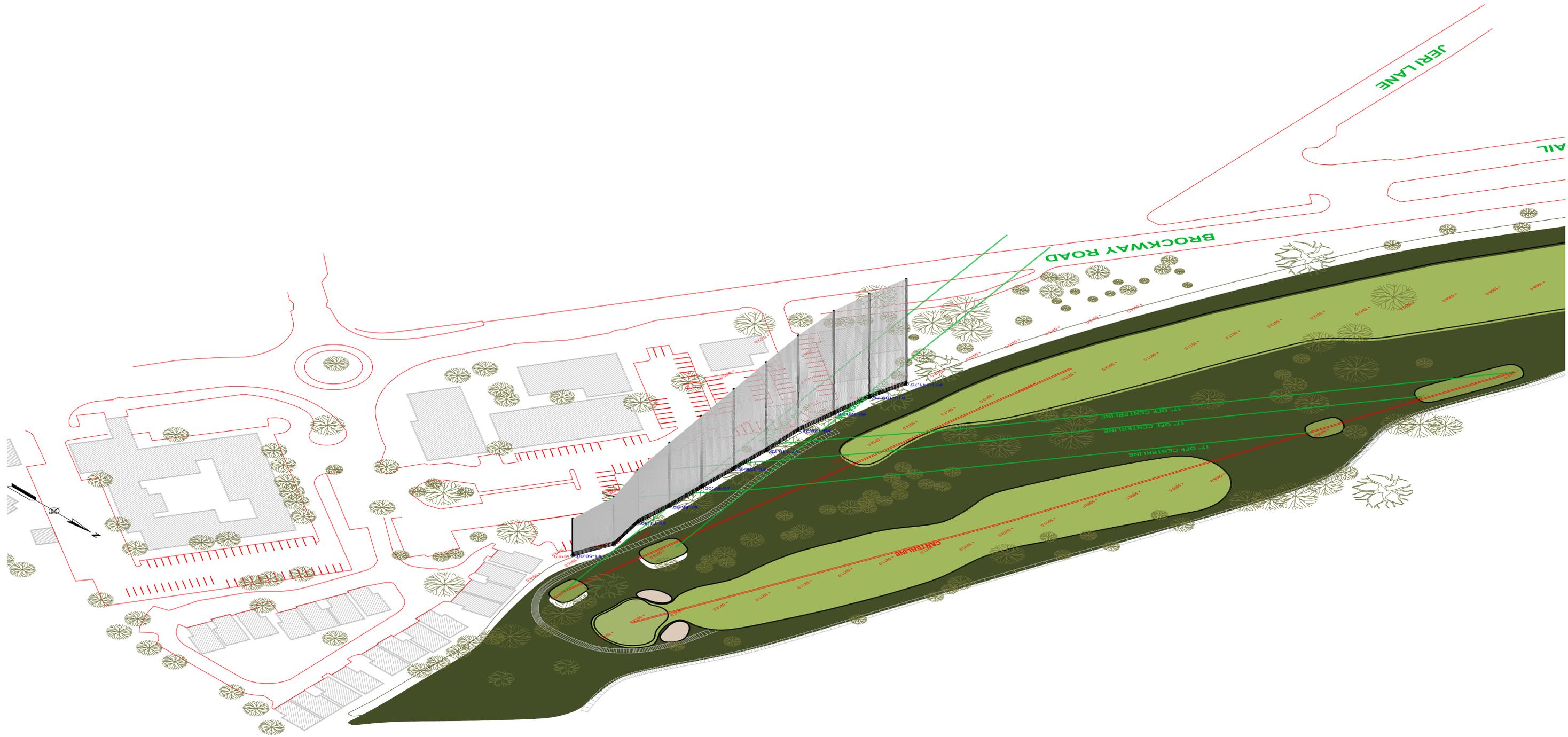
**TANNER CONSULTING GROUP**  
603 Stanford Ct. Valley Springs, CA 95252  
Ph (209)772-2233 Fax (209)772-2230  
e-mail: tannerconsulting@tannerconsulting.com

NETTING PLAN

THE ROCK  
PONDEROSA GOLF COURSE  
TRUCKEE, CALIFORNIA

DRAWN DT  
CHECKED  
MAY 4, 2020  
SCALE 1" = 60'  
JOB No.  
SHEET NAME  
**N-3**

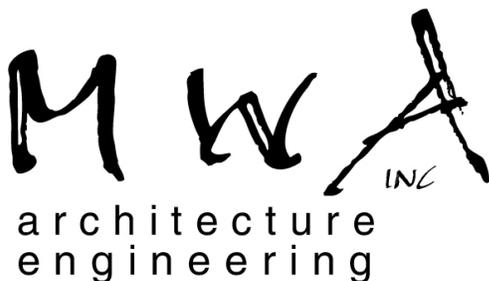




**NETTING PLAN**

September 8, 2021

Page 1



Truckee Community Development - Planning Division  
10183 Truckee Airport Road  
Truckee, CA 96161

Re: Variance – Letter of Justification  
Ponderosa Golf Course – Poles and Netting  
10040 Reynold Way, Truckee, CA 96161  
APN: 19-450-18, 19-950-23, & 19-950-29

Dear Planning Commission,

We are proposing construction of a new golf netting structure between the Ponderosa Golf Course and the Rock Center at Ponderosa Village. This Letter of Justification is being provided as a part of the required Variance Application.

The Variance Application Submittal Checklist item 4.a. asks that we discuss the required and requested development standards per the applicable section of the Development Code. However, there are no specific standards in the Development Code for our requested development.

The proposed project is for 320 lineal ft. of golf netting attached to 50 ft. high steel poles. The purpose for this netting is to provide much needed protection from the existing hazards of stray golf balls that have been known to often enter the Rock Center. Vehicles parked in the Rock parking lot, and buildings at the Rock, have already been damaged by golf balls. Windows have been broken and it is only a matter of time until a pedestrian might be struck. We would like to mitigate the danger of golf balls striking buildings, people, property and vehicles by erecting a **protective netting structure** of adequate height between the Ponderosa Golf Course and the Rock.

The most relevant portions of the Development Code that we have found are the following:

Section 18.01.020 – Purposes of Development Code. This section explains that the purpose of the Development Code is “to promote the public health, safety, comfort...and general welfare of residents and businesses.”

Section 18.12.080 – Commercial and Manufacturing District Performance Standards. This section states that “all land uses proposed in the Commercial and Manufacturing zoning districts shall be operated and maintained so as not to be injurious to public health, safety, or welfare.”

In an email dated June 17<sup>th</sup>, 2021, from the Town Planning Department (copy attached), we were advised that the golf netting *may* fall under section 18.30.070 – Fences, Walls, and Hedges. However, we do not feel that this protective netting falls under the definition of a “fence.” Fences are typically designed to keep people or animals from freely flowing from one area to the next. Not only is a portion of it lifted off the ground to allow such free-flow, but this netting is to be used as a **safety feature** to prevent damage and injury from stray golf balls. If this section is determined by the Town to be applicable, part C. Fence, height limitations, Table 3-1, Note (4) states that a maximum height of 20 feet may be allowed for outdoor recreational courts.

An in-depth review of the Development Code reveals that the Town has not addressed this type of development in the past. There are no historic permits on record for golf netting, nor is there any section in the Development Code that addresses this type of protective feature specifically. We feel that the golf netting is directly related to the previously indicated section 18.01.020 because it promotes “public health, safety, comfort...and general welfare of residents and businesses.” In addition, not providing this safety feature could be considered as a violation of section 18.12.080, because without it we are allowing potential injury to public health, safety, and welfare. In summary, this proposal directly addresses the fundamental purpose for the Development Code itself to protect the public. We humbly and simply request that the Town allow this safety measure as a cohesive response to the Development Code in its most basic form.

A discussion of each of the required findings per the submittal checklist is listed below in the order in which it appears in the checklist, with a detailed description following each. We are also including a copy of a Golf Ball Trajectory and Golf Netting Study that was completed by Tanner Consulting Group. Please refer to this Study to help explain the following findings.

### Findings

1) There are special circumstances applicable to the property (e.g., location, shape, size, surroundings, topography), so that the strict application of this Development Code deprives the property owner privileges enjoyed by other property owners in the vicinity and under identical zoning districts;

The properties on either side of the proposed golf netting structure should be considered as having special circumstances due to the different uses of each property – recreation and commercial. There is a known danger on the commercial side from stray golf balls. Business owners and patrons alike should not be worried about their personal safety or the safety of their property (vehicles, buildings, etc.). Similar types of commercial centers that are not adjacent to a golf course do not typically have to be concerned about these dangers and damages. Not providing a safety feature to mitigate this type of concern can lessen the enjoyment and use of the businesses at the Rock – just ask anyone who has already experienced damages to their personal property from a stray golf ball. It is purely irresponsible to provide a commercial center for public use that is unprotected from such hazards.

2) The variance authorized does not constitute a grant of special privilege inconsistent with the limitations upon other properties in the vicinity and in the same zoning district;

This proposal would not grant any special privilege beyond what would normally be expected for a commercial center like this or a golf course.

3) The approval of the Variance is in compliance with the requirements of the California Environmental Quality Act (CEQA) and there would be no potential significant adverse effects upon environmental quality and natural resources that could not be properly mitigated and monitored, unless a Statement of Overriding Considerations is adopted;

This project should have no potential adverse effects upon environmental quality and natural resources.

4) Granting the Variance:

A) Does not allow a use or activity which is not otherwise expressly allowed in the applicable zoning district;

The lots bordering the proposed golf netting are zoned Open Space Recreation (REC) to the north and Commercial (CG) to the south. We are not proposing any changes to the existing uses of any lots. The addition of protective golf netting will help ensure that these sites remain suitable for the existing developments. The layout of the proposed netting does not interfere with any existing improvements on any of the adjacent lots.

B) Would not be detrimental to the public health, safety or welfare, or injurious to the property or improvements in the vicinity and zoning district in which the property is located; and

The proposed golf netting is essential to the public health, safety and welfare of the Town, as it will help prevent potential injuries to property, improvements, and patrons.

C) Is consistent with the Town of Truckee General Plan and any applicable Specific Plan and/or Master Plan.

This project is consistent with Town of Truckee General Plans. The 2025 General Plan identifies concepts for the Town's overall vision. One of these concepts is to provide "protection and enhancement of natural resources and open spaces." We feel that the proposed golf netting will protect neighboring properties from the golf course, which is an open space. Doing so will, in turn, allow this open space to continue to be used as the recreational space it is intended to be without the obvious danger of being hit by a stray golf ball. We wish to prevent this worst-case scenario from happening by proactively providing the needed protective measures.

The new 2040 General Plan states that we must keep in mind the growth of the future. It is important that we protect our recreational and open spaces as well as commercial developments, in order to adequately serve the community. As the community continues to grow, there will likely be more patrons of both the golf course and the businesses at the Rock, which will increase the chances of harm from stray golf balls if we do not act now.

5) The variance is the minimum departure from the requirements of the Truckee Development Code necessary to grant relief to the applicant.

As previously stated, this proposal is not a departure from the Town Development Code requirement "to promote the public health, safety, comfort...and general welfare of residents and businesses." If it is deemed by the Town that the safety netting is to be considered a "fence," we feel that an increase from the currently allowed 20 ft. height to the expert-recommended 50 ft. (per the attached Study) is the minimum departure that should be considered.

### Additional Information

This is an issue of life safety and protection of property. We have been advised by legal counsel to take action. In addition, tenants have reached out and also

Kurt M. Reinkens, Kristin E. Thompson, Architects  
11165 Brockway Rd, Truckee, CA 96161  
phone: 530.587.6257  
fax: 530.587.0761  
www.mwa-truckee.com

demanded action. The attached study completed by Tanner Consulting Group shows that even a slight off-center hit on a golf ball (only 17 degrees) can easily put the ball's trajectory right into the Rock center, and all the way through and past Brockway Road. In fact, according to this study, a "typical" golf ball can go as far as 280 yards. I have personally had a golf ball fly within inches of me while standing in the parking lot and bounce right into the middle of Brockway Road – proving the validity of the Ball Trajectory Model shown on sheet N-2 of the study. This study shows how golf balls can reach heights in excess of 136 ft. For this reason, sheet N-3 shows the recommended golf netting height near the closest tee at 50 ft. with a gradual rise to a height of almost 142 ft. The 50 ft. that we are proposing is a compromise.

We thank the Town for allowing us the opportunity to present these findings, and urge you to consider these justifications during your review of this project. Once you have had a chance to review all of the information presented with this submittal, we hope that you will understand the importance and urgency of the golf netting as a life safety and property protection feature. Please let us know if you have any questions or need additional information about the project. We look forward to your comments.

Sincerely,



Rebecca Thayer  
MWA Inc.

Attachments: Golf Ball Trajectory and Golf Netting Study  
2021-06-17 eMail from Planning Dept.

Cc: Client  
File

Kurt M. Reinkens, Kristin E. Thompson, Architects  
11165 Brockway Rd, Truckee, CA 96161  
phone: 530.587.6257  
fax: 530.587.0761  
[www.mwa-truckee.com](http://www.mwa-truckee.com)



**Interim General Manager**

Brian C. Wright

**Executive Leadership Team**

Joe Horvath, Electric Utility Director/ AGM

Shanna Kuhlemier, District Clerk

Steven Poncelet, PIO & Strategic Affairs Director

Michael Salmon, Chief Financial Officer

**Board of Directors**

Joseph Aguera

Jeff Bender

Christa Finn

Tony Laliotis

Kim Harris

Attachment 5 -  
2021-112 The Rock  
Golf Net  
Routing Comments

December 9, 2021

Chantal Birnberg  
Assistant Planner  
Town of Truckee  
10183 Truckee Airport Road  
Truckee, California 96161

**Subject:** The Rock Golf Net Variance - Town of Truckee #2021-000000121 - The Rock/Ponderosa Golf Course - 11249, 11177 Brockway Road and 10031 Reynold Way (APNs 019-450-018, 019-950-023, -029)

Dear Ms. Birnberg:

Truckee Donner Public Utility District (District) has reviewed the Project Routing Request for the subject project. The District's Water & Electric Departments have the following comments:

The District's Electric Department has the following comments:

The electric department's only comment is that the proposed golf netting installation shall not interfere with any existing electric facilities located within the project scope. Proper working clearances to all electric facilities must be maintained; 3' on three sides and 10' in front of doors on all UG electric enclosures must remain clear.

The District's Water Department has the following comments:

The Water Department has no comment on the Rock Golf Net Variance.

If you have any questions, or require further information, please contact me at 530-582-3913 or [reginacooley@tdpud.org](mailto:reginacooley@tdpud.org).

Sincerely,

Regina Cooley  
Contract Administrator



**BOARD OF DIRECTORS**

Dennis E. Anderson  
Jerry Gilmore  
Brian Kent Smart  
Ron Sweet  
Nelson Van Gundy

**BLAKE R. TRESAN, P.E.**

General Manager  
Chief Engineer



12304 Joerger Dr. • Truckee, California 96161-3312  
Telephone (530) 587-3804 • Fax (530) 587-1340

November 29, 2021

Town of Truckee Planning Division  
Chantal Birnberg, Associate Planner  
10183 Truckee Airport Road  
Truckee, CA 96161

RE: Application: 2021-00000112/VAR  
The Rock Golf Netting Variance  
APN: 019-450-018, 019-950-023, 019-950-029

The Truckee Sanitary District (District) has reviewed the Project Routing Request for the above referenced project, and has no objection to the Variance.

Sincerely,

A handwritten signature in blue ink, appearing to read "Raymond Brown", is written over the word "Sincerely,".

Raymond Brown, P.E.  
Assistant General Manager/District Engineer

**From:** [Jessica Sheer](#)  
**To:** [Chantal Birnberg](#)  
**Subject:** Re: Project Routing - The Rock Golf Net Variance - Town of Truckee #2021-00000121 - The Rock/Ponderosa Golf Course - 11249, 11177 Brockway Road and 10031 Reynold Way (APNs 019-450-018, 019-950-023, -029)  
**Date:** Monday, January 10, 2022 11:07:47 AM

---

Hi Chantal -

The HOA expects the netting to not be terribly unsightly or not well maintained. The Board is also wondering how residents were notified of this project to be able to weigh in.

Kind regards,  
Jessica Sheer  
Association Manager  
Sierra Mountain Management  
(530) 587-8647  
[jessica@sierramntmgt.com](mailto:jessica@sierramntmgt.com)  
Monday - Friday 8AM - 4PM



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On Jan 7, 2022, at 11:27 AM, Chantal Birnberg <[CBirnberg@townoftruckee.com](mailto:CBirnberg@townoftruckee.com)> wrote:

Hi Jessica: I wanted to double check that the HOA has no comment on the fencing at the Rock?

Best regards,

**Chantal Birnberg**  
Associate Planner  
530.582.2927

\*I am out of the office every other Friday

<Outlook-kszh1zlg.png>

---

**From:** Chantal Birnberg  
**Sent:** Monday, November 29, 2021 11:27 AM  
**To:** Blake Tresan <[btresan@truckeesan.org](mailto:btresan@truckeesan.org)>; [gary@waste101.com](mailto:gary@waste101.com) <[gary@waste101.com](mailto:gary@waste101.com)>; M Wasley <[mwasley@truckeesan.org](mailto:mwasley@truckeesan.org)>; Steve Randall <[steve@tdrpd.org](mailto:steve@tdrpd.org)>; Vanessa Vindel <[vvindel@truckeesan.org](mailto:vvindel@truckeesan.org)>; [Amanda.Marcucci@swgas.com](mailto:Amanda.Marcucci@swgas.com) <[Amanda.Marcucci@swgas.com](mailto:Amanda.Marcucci@swgas.com)>; [contracts@tdpud.org](mailto:contracts@tdpud.org) <[contracts@tdpud.org](mailto:contracts@tdpud.org)>; [customerservice@ttsa.net](mailto:customerservice@ttsa.net) <[customerservice@ttsa.net](mailto:customerservice@ttsa.net)>; [eric.huff@fire.ca.gov](mailto:eric.huff@fire.ca.gov) <[eric.huff@fire.ca.gov](mailto:eric.huff@fire.ca.gov)>; Erica Mertens <[EMertens@townoftruckee.com](mailto:EMertens@townoftruckee.com)>; [jamie.sammuto@fire.ca.gov](mailto:jamie.sammuto@fire.ca.gov) <[jamie.sammuto@fire.ca.gov](mailto:jamie.sammuto@fire.ca.gov)>; [jo.paden@co.nevada.ca.us](mailto:jo.paden@co.nevada.ca.us) <[jo.paden@co.nevada.ca.us](mailto:jo.paden@co.nevada.ca.us)>; [joshcampbell@tdpud.org](mailto:joshcampbell@tdpud.org) <[joshcampbell@tdpud.org](mailto:joshcampbell@tdpud.org)>; [keithrenshaw@tdpud.org](mailto:keithrenshaw@tdpud.org) <[keithrenshaw@tdpud.org](mailto:keithrenshaw@tdpud.org)>; [ln1985@att.com](mailto:ln1985@att.com) <[ln1985@att.com](mailto:ln1985@att.com)>; [lsmall@truckeesan.org](mailto:lsmall@truckeesan.org) <[lsmall@truckeesan.org](mailto:lsmall@truckeesan.org)>; [marksullivan@nvenergy.com](mailto:marksullivan@nvenergy.com) <[marksullivan@nvenergy.com](mailto:marksullivan@nvenergy.com)>; Melanie Conti <[MConti@townoftruckee.com](mailto:MConti@townoftruckee.com)>; [neilkaufman@tdpud.org](mailto:neilkaufman@tdpud.org) <[neilkaufman@tdpud.org](mailto:neilkaufman@tdpud.org)>; [office@waste101.com](mailto:office@waste101.com) <[office@waste101.com](mailto:office@waste101.com)>; [rbrown@truckeesan.org](mailto:rbrown@truckeesan.org) <[rbrown@truckeesan.org](mailto:rbrown@truckeesan.org)>; Scott Mathot <[SMathot@townoftruckee.com](mailto:SMathot@townoftruckee.com)>; [Trinity.proctor@co.nevada.ca.us](mailto:Trinity.proctor@co.nevada.ca.us) <[Trinity.proctor@co.nevada.ca.us](mailto:Trinity.proctor@co.nevada.ca.us)>; Alex Stone - CalFire <[alex.stone@fire.ca.gov](mailto:alex.stone@fire.ca.gov)>; [dfaris@tdrpd.org](mailto:dfaris@tdrpd.org) <[dfaris@tdrpd.org](mailto:dfaris@tdrpd.org)>; [eddie.rodriquez@libertyutilities.com](mailto:eddie.rodriquez@libertyutilities.com) <[eddie.rodriquez@libertyutilities.com](mailto:eddie.rodriquez@libertyutilities.com)>; Truckee Tahoe Airport District (KTRK) <[hardy.bullock@truckeetahoairport.com](mailto:hardy.bullock@truckeetahoairport.com)>; Kevin McKechnie <[kevinmckechnie@truckeefire.org](mailto:kevinmckechnie@truckeefire.org)>; Marco Guerrero ([Marco.Guerrero@libertyutilities.com](mailto:Marco.Guerrero@libertyutilities.com)) <[Marco.Guerrero@libertyutilities.com](mailto:Marco.Guerrero@libertyutilities.com)>; [randy.meyer@libertyutilities.com](mailto:randy.meyer@libertyutilities.com) <[randy.meyer@libertyutilities.com](mailto:randy.meyer@libertyutilities.com)>; [reginacooley@tdpud.org](mailto:reginacooley@tdpud.org) <[reginacooley@tdpud.org](mailto:reginacooley@tdpud.org)>; [shon.nelson@swgas.com](mailto:shon.nelson@swgas.com) <[shon.nelson@swgas.com](mailto:shon.nelson@swgas.com)>; Steve Kessman ([stevekessmann@truckeefire.org](mailto:stevekessmann@truckeefire.org)) <[stevekessmann@truckeefire.org](mailto:stevekessmann@truckeefire.org)>; [Steve.Lathrop@libertyutilities.com](mailto:Steve.Lathrop@libertyutilities.com) <[Steve.Lathrop@libertyutilities.com](mailto:Steve.Lathrop@libertyutilities.com)>; Steve Randall <[steve@tdrpd.org](mailto:steve@tdrpd.org)>; [pam@sierramntmgt.com](mailto:pam@sierramntmgt.com) <[pam@sierramntmgt.com](mailto:pam@sierramntmgt.com)>; [jessica@sierramntmgt.com](mailto:jessica@sierramntmgt.com) <[jessica@sierramntmgt.com](mailto:jessica@sierramntmgt.com)>  
**Subject:** Project Routing - The Rock Golf Net Variance - Town of Truckee #2021-00000121 - The Rock/Ponderosa Golf Course - 11249, 11177 Brockway Road and 10031 Reynold Way (APNs 019-450-018, 019-950-023, -029)

Good morning:

Please find attached the Project Routing for The Rock Golf Net Variance request for the construction of 320 lineal feet of 50-foot-high golf netting across three parcels (two parcels located at The Rock commercial development and one parcel located on the Ponderosa Golf Course.

If you would like to submit comments on this application, [please email them to me by December 13, 2021](#).

Project information is located here:

<https://www.dropbox.com/sh/7jyfuglnu0z8mqn/AAA5EJSCmZmZxxzcgkN4osAna?dl=0>

Best regards,

**Chantal Birnberg**

Associate Planner  
530.582.2927

\*I am out of the office every other Friday

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<Project Routing 11-29-21.pdf>