

**Town of Truckee  
California**

**PLANNING COMMISSION RESOLUTION 2024-14  
A RESOLUTION OF THE TOWN OF TRUCKEE PLANNING COMMISSION  
APPROVING APPLICATION 2024-00000092/EXT  
(ROCKER MEMORIAL SKATE PARK TIME EXTENSION)**

**WHEREAS**, on June 21, 2022, the Town of Truckee Planning Commission adopted Resolution 2022-10, approving the Rocker Memorial Skate Park project (Application 2020-00000084) by taking the following actions: 1) Approved a Development Permit, Minor Use Permit and Zoning Clearance to construct a new 24,686 square foot outdoor skateboarding park and 28-space parking area at 10695 Brockway Road (APN 019-450-054-000) in the Truckee River Regional Park; and 2) Adopted a Mitigated Negative Declaration for the project (SCH #2022050334); and

**WHEREAS**, on June 27, 2024, the Town of Truckee received Application 2024-00000092, requesting approval of a two-year Time Extension for the previously approved Rocker Memorial Skate Park project; and

**WHEREAS**, the Truckee Development Code allows Time Extension approvals for a period or periods not exceeding a total of two years; and

**WHEREAS**, the Planning Commission is responsible for the review and consideration of Project Amendments for projects previously reviewed and approved by the Commission; and

**WHEREAS**, a 10-day public review period was provided to allow Federal, State, and local agencies, interested persons and organization, and other members of the public to review and comment on the project; and

**WHEREAS**, a public notice was published in the *Sierra Sun* and mailed to property owners within 500 feet of the project sites informing the public of the date, time, and location of the public hearing for the consideration of the approval or denial of the Rocker Memorial Skate Park Time Extension; and

**WHEREAS**, the Planning Commission held a public hearing on the matter at a special Planning Commission meeting beginning and ending on October 29, 2024, and considered all public comment, testimony, evidence, and information related thereto.

**THEREFORE BE IT RESOLVED**, the Planning Commission hereby takes the following actions on Application 2024-00000092/EXT (Rocker Memorial Skate Park Time Extension):

1. Determines the two-year Time Extension approval to be exempt from the California Environmental Quality Act pursuant to Section 15061(b)(3); and
2. Approves a Time Extension for a period of two additional years from the effective date of approval, subject to the conditions of approval set forth in Exhibit A (Conditions of

Approval), attached hereto and incorporated herein.

**BE IT FURTHER RESOLVED**, the Planning Commission adopts the findings set forth in Exhibit B (Findings), in support of approval of the Time Extension.

The foregoing Resolution was introduced by \_\_\_\_\_ and seconded by Commission Member \_\_\_\_\_ at a Special Meeting of the Truckee Planning Commission held on the 29<sup>th</sup> day of October 2024 and adopted by the following vote:

**AYES:**

**NOES:**

**ABSENT:**

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Mitch Clarin, Chair  
Town of Truckee Planning Commission

ATTEST:

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Kayley Metroka, Administrative Technician

Attachments:

Exhibit A – Conditions of Approval

Exhibit B – Findings

**RESOLUTION 2024-14  
EXHIBIT A**

**A RESOLUTION OF THE TOWN OF TRUCKEE PLANNING COMMISSION  
APPROVING APPLICATION 2024-00000092/EXT  
(ROCKER MEMORIAL SKATE PARK TIME EXTENSION)**

**CONDITIONS OF APPROVAL**

**General Conditions of Approval**

1. A Time Extension for a period of two additional years is approved for the Rocker Memorial Skate Park project to construct a new 24,686 square foot outdoor skateboarding park and 28-space parking area at 10695 Brockway Road (APN 019-450-054-000), as described in the Planning Commission staff report dated June 21, 2022, on file in the Community Development Department, except as modified by these conditions of approval. The applicant is responsible for complying with all conditions of approval and providing evidence to the Community Development Director of compliance with each condition. ***(Planning Division Recommendation)***
2. All applicable conditions of approval and mitigation measures in Planning Commission Resolution 2022-10, adopted on June 21, 2022, shall be incorporated into this Time Extension approval, with the following modifications:
  - A. Condition No. 5 shall be replaced to read: "The effective date of approval shall be November 9, 2024, unless the approval is appealed to the Town Council by 5:00 pm on November 8, 2024. In accordance with Section 18.84.050 of the Development Code, the Development Permit and Zoning Clearance shall be exercised within two (2) years of the effective date of approval, and the project shall be completed within four (4) years after the effective date of approval." ***(Planning Division Recommendation)***
  - B. Condition No. 6 shall be replaced to read: "The Minor Use Permit shall commence within two years from the effective date (by no later than November 9, 2026). If the use is not exercised within the identified timeframe, the project shall be deemed to be out of compliance with the approved conditions of approval, and the Town may begin the process to revoke the permit in accordance with Development Code Chapter 18.190 (Revocations and Modifications)." ***(Planning Division Recommendation)***
  - C. Condition No. 7 shall be modified to require compliance with the Development Code standards and provisions in effect on May 9, 2024, the Development Code in effect at the time the Rocker Memorial Skate Park Project Time Extension application was determined to be complete for processing. ***(Planning Division Recommendation)***
3. Any fees due to the Town of Truckee for processing this project shall be paid to the Town within thirty (30) calendar days of issuance of a final invoice. Failure to pay such outstanding fees within the time specified shall invalidate any approval or conditional approval granted by

this action. No permits, site work, or other actions authorized by this determination shall be permitted, authorized, or commenced until all outstanding fees are paid to the Town.  
***(Planning Division Recommendation)***

4. The applicant shall defend, indemnify, and hold harmless the Town and its agents, officers, and employees from any claim, action, or proceeding against the Town to attack, set aside, void, or annul the approval of the Town Council, which action is brought within the time period provided for by State law. ***(Planning Division, Town Attorney Recommendation)***

**RESOLUTION 2024-14  
EXHIBIT B**

**A RESOLUTION OF THE TOWN OF TRUCKEE PLANNING COMMISSION  
APPROVING APPLICATION 2024-00000092/EXT  
(ROCKER MEMORIAL SKATE PARK TIME EXTENSION)**

**FINDINGS**

**TIME EXTENSION**

- 1. The permittee has made a good faith effort to exercise the permit and has exercised due diligence in seeking to establish the permit.**

This finding is supported by the discussion section contained in the “Discussion/Analysis” section of the Planning Commission staff report dated October 29, 2024. The applicant submitted a grading permit application for the project on September 15, 2022.

- 2. The land use permit(s) and approved use are in compliance with this Development Code, the General Plan and any applicable Specific Plan and/or master plan.**

This finding is supported by the discussion section contained in the “Discussion/Analysis” section of the Planning Commission staff report dated October 29, 2024. All previous conditions of approval and mitigation measures for the project have been included in the Time Extension approval, ensuring the project’s ongoing consistency with the Development Code. The project is in compliance with the 2040 General Plan and the project is not located within a Specific Plan or Master Plan area.