

ATTACHMENT #1
APPLICATION #2022-00000096/MM
11743 LOCKWOOD DRIVE MAP MODIFICATION
FINDINGS

Amendment to Recorded Map Findings:

- 1. The proposed modification is consistent with the intent of the original recorded map conditions of approval and/or recorded restrictions regarding specific site constraints (e.g., development envelope size, identification of non-disturbance areas, etc.).**
The proposed modification to the building envelope is consistent with the original map as the building envelope will only increase by 0.01 acre and the expansion will not have any additional impacts to the property. It will also maintain the original intent of the building envelope, which was clustering development within the site and preserving open space.
- 2. The modification does not impose any additional burden on the present fee owner(s) of the property.**
The proposed modification would have no effect on the present fee owner(s) of the property.
- 3. The modification does not alter any right, interest or title reflected by the recorded Parcel or Final Map.**
The building envelope modification would not alter any right, interest or title reflected by the recorded Parcel Map. The only modification would be where the owners of the subject parcel could build on their lot.
- 4. The modified Parcel or Final Map will not contain any of the grounds for denying a map listed in Government Code Section 66474.**
The proposal is consistent with the Town of Truckee's General Plan, the site is suitable for residential development, the modifications would not result in environmental damage or cause harm to the public and will not conflict with easements.
- 5. The recorded Parcel or Final Map as modified is consistent with the applicable provisions of this Development Code and the Subdivision Map Act.**
The proposed modifications to the recorded map are in conformance with the current Development Code, and the Subdivision Map Act, Section 66472.1 (Amending of final maps) allows for modifications to be made to recorded maps as long as the modifications do not alter any right, title or interest in the real property reflected on the recorded map and that the modified map conforms with Government Code Section 66474 as stated above.
- 6. The property for which the modification is sought is in compliance with all laws, rules and regulations pertaining to zoning uses, subdivisions, height and setbacks, and any other provisions applicable to the property, and code enforcement fines imposed against the property have been paid.**
The project parcel is currently in compliance with all laws, rules and regulations. The property currently has a primary residence under construction that meets all required development standards and no code enforcement fines have been levied against the property.

- 7. The recorded Parcel or Final Map as modified does not result in an increased number of dwelling units or a greater density than the recorded Parcel or Final Map.**

The density for the parcel being modified as well as the other parcels included in the Parcel Map will remain unchanged.

- 8. The proposed modification is consistent with all previous CEQA documents approved or certified in connection with the property and does not create any new environmental impacts or increase any adverse environmental impacts.**

The original Parcel Map was found to be exempt from California Environmental Quality Act analysis under Section 15315, Minor Land Divisions. The proposed modification to the building envelope is not anticipated to have any further environmental impact on the property.