

**PLANNING COMMISSION – July 26, 2023**  
**REQUIRED FINDINGS FOR:**

**200 Happy Acres Road**  
**Subdivision Application M-21-006**

**Requesting Approval for Modification to an Existing Subdivision Application (PRJ-97-117) on Property Zoned HR-2½. APN 537-24-030. Located at 200 Happy Acres Road. APN 537-24-030. Categorically Exempt Pursuant to CEQA Guidelines Section 15315: Minor Land Divisions and Section 15061(b)(3): Common Sense Exemption. Subdivision Application M-21-006.**

**PROPERTY OWNER: Fred and Fereshten Toofan**  
**APPLICANT: Noel Cross**  
**PROJECT PLANNER: Jocelyn Shoopman**

**FINDINGS**

**Required findings for CEQA:**

- The project is Categorically Exempt pursuant to the adopted Guidelines for the Implementation of the California Environmental Quality Act, Section 15315: Minor Land Divisions and Section 15061(b)(3): Common Sense Exemption.

**Required compliance with the Zoning Regulations:**

- The project meets the objective standards of Chapter 29 of the Town Code (Zoning Regulations).

**Required compliance with the Hillside Development Standards and Guidelines:**

- The project complies with the Hillside Development Standards and Guidelines.

**Required compliance with the Hillside Specific Plan:**

- As required, the project complies with the Hillside Specific Plan

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