



# COUNTY OF HUMBOLDT

## Legislation Details (With Text)

**File #:** 10629      **Version:** 1      **Name:**  
**Type:** Zoning Item      **Status:** Passed  
**File created:** 6/26/2017      **In control:** Planning Commission  
**On agenda:** 7/13/2017      **Final action:** 7/13/2017  
**Title:** Fawn Meadows (JLF Construction) Final Map Subdivision and Street Name Assignment Extension  
Case Number FMS-03-012XX  
Assessor's Parcel Number (APN) 509-240-037  
1717 Tasi Lane, McKinleyville area

JLF Construction is seeking a 3 year extension of a Final Map Subdivision and Planned Unit Development originally approved in 2005. No changes from the original project are proposed. The project utilizes the planned unit development regulations to allow for 25 lots on the 5.95 acre lot. The subdivision is a Planned Unit Development that utilizes Lot Size Modification to result in lot sizes from approximately 6,000 to 13,290 square feet with the average lot size of 8,800 square feet. The subdivision requires an Exception Request to lot frontage requirements and road width standards to allow for flag lot configuration. The subdivision proposes to contain storm water runoff within a central detention basin on Lot 25 and three smaller detention facilities. The subdivision will be accessed from Tasi Lane, Dogwood Street and Challis Court. The project proposes neighborhood connections via the extension of Tasi Lane and improvements on Dogwood Street. A Lot Line Adjustment with APN 509-240-41 to provide access to the proposed interior road. A Street Name Assignment of "Challis Court" for the interior access road.

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. FMS 03-12XX Staff Report

Date	Ver.	Action By	Action	Result
7/13/2017	1	Planning Commission	approved	Pass

**Fawn Meadows (JLF Construction) Final Map Subdivision and Street Name Assignment Extension**

Case Number FMS-03-012XX  
Assessor's Parcel Number (APN) 509-240-037  
1717 Tasi Lane, McKinleyville area

JLF Construction is seeking a 3 year extension of a Final Map Subdivision and Planned Unit Development originally approved in 2005. No changes from the original project are proposed. The project utilizes the planned unit development regulations to allow for 25 lots on the 5.95 acre lot. The subdivision is a Planned Unit Development that utilizes Lot Size Modification to result in lot sizes from approximately 6,000 to 13,290 square feet with the average lot size of 8,800 square feet. The subdivision requires an Exception Request to lot frontage requirements and road width standards to allow for flag lot configuration. The subdivision proposes to contain storm water runoff within a central detention basin on Lot 25 and three smaller detention facilities. The subdivision will be accessed from Tasi Lane, Dogwood Street and Challis Court. The project proposes neighborhood connections via the extension of Tasi Lane and improvements on Dogwood Street. A Lot Line Adjustment with APN 509-240-41 to provide access to the proposed interior road. A Street Name Assignment of "Challis Court" for the interior access road.

Move to make all of the required findings, based on evidence in the staff report, and approve the project on the Consent Agenda subject to the recommended conditions of approval.