



**County of Orange**

# MEMO

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PA01-0075

FILE:

CP02-0024

**DATE:** May 23, 2002  
**TO:** RECORD/FILE/APPLICANT  
**FROM:** Chad G. Brown, Chief, CPSD/Site Planning Section  
**SUBJECT:** Changed Plan CP02-0024 For Project No. PA01-0075  
Planning Area 12, Newport Ridge PC and TT 16266

**APPLICANT:** Greystone Homes

The subject Changed Plan has been reviewed by Bill Melton of the Current Planning Services Division and the determination has been made, as authorized by the Conditions of Approval, that the proposed changes are in substantial compliance with the original approval action by the Planning Commission.

The proposed changes are as follows:

1. The pedestrian walkways between the residential area to the commercial area revised from three to two access points. This change corresponds to the elimination of a portion of sidewalk on the retail center located between the retail center and the residential area.
2. Addition of an internal walkway adjacent to the retail boundary wall to provide residential access to the retail center.
3. Addition of recreation center is with the model complex.
4. The 1000 foot landfill gas migration line has been adjusted. Only units 6 through 29 are now required to have foundation shielding. The actual location of this line on the subject site was confirmed and approved by LEA on May 22, 2002.
5. Units 40 through 47 revised to reflect final approved sight distance lines.
6. Parking spaces along Via Amanti adjusted at Units 42, 43 and 47.
7. Minor location adjustment for unit 16.
8. The number of recorded lots (numbered) reduced from 4 to 2.

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Chad G. Brown

**NOTES:**

This approval applies to discretionary actions related to the Orange County Zoning Code.

Approval of this changed plan does not include other approvals required to comply with County procedure.

