

4.1 Requirements

The application requirements for the Master Site Plan are set forth in Section 4.3.2, Application for Master Site Plan, of the NBR PC Development Plan document.

The section provides that

The Application for a Master Site Plan be filed in a manner consistent with the requirements contain in Chapter 20.90, Application Filing and Fees, of the City of Newport Beach Municipal Code.

The section then goes on to define in detail the plans, programs, and diagrams that should be submitted to the City for approval as part of the Master Site Plan.

4.2 Consistency

The following Exhibit III-4-1, Master Site Plan Application Requirements Matrix, describes the Master Site Plan application al requirements and how they are satisfied by this Master Site Plan document and related submittal.

Exhibit III-4-1

MASTER SITE PLAN APPLICATION REQUIREMENTS MATRIX
Newport Banning Ranch Master Site Plan

APPLICATION COMPONENTS	REQUIREMENTS	COMPLIANCE
1. Site Planning Area Development	a. Habitat Restoration Plan (HRP), including Wetland/Riparian and Lowland Raptor Foraging, Upland Raptor Foraging and Scrub Types, implementation, maintenance during monitoring, and Monitoring Plan;	Appendix A, Habitat Restoration Plan
	b. Fire and Life Safety Program, including Fuel Modification/Management Plans and Maintenance Standards, and Construction Requirements for Special Fire Protection Areas	Appendix B, Fire and Life Safety Program
	c. Local Parks Implementation Plan (LPIP)	The Local Parks Implementation Plan will be submitted in conjunction with the Pre-Annexation Development Agreement anticipated between the City and the Landowner/Master Developer
	d. Watershed Assessment Report (including Hydrology Assessment, Water Budget Analysis, and Water Quality Assessment)	Appendix C, Watershed Assessment Report
	e. Sewer and Water Facilities Plan	Appendix D, Sewer and Water Facilities Plan
	f. Any Incidental Landform and Remedial Grading and Improvements within Site Planning Areas	Not applicable. No Incidental Landform and Remedial Grading and Improvements within Site Planning Areas are proposed beyond that described in Chapter II.3, Master Terraforming Plan, and elsewhere in this Master Site Plan submittal.
	g. Revisions to Exhibit 2-1, Planned Community Development Plan and/or Exhibit 2-2, Planned Community Development Table, including refinements to Land Use District boundaries, acreages, and/or planned dwelling units, or accommodations; if applicable. In the case of proposed refinements to Land Use Districts that adjoin Upland or Lowland Open Space/Public Trails and Facilities Land Use Districts, include maps, calculations, and related documentation demonstrating no net loss of Open Space Area acreage.	Not applicable. No revisions to the PC Development Plan or Table are proposed by this Master Site Plan.
2. Vesting Tentative Tract Map	A copy of the Vesting Tentative Tract Map (TTM) corresponding to the Master Site Plan must be included with the Master Site Plan for reference, but approval of the Master Site Plan shall not be construed as approval of the TTM, which is separately subject to the California Subdivision Map Act and Title 19, Subdivisions, of the Newport Beach Municipal Code.	Chapter II.2, Vesting Tentative Tract Map, and Appendix E, Vesting Tentative Tract Map No. 178308

APPLICATION COMPONENTS	REQUIREMENTS	COMPLIANCE
3. Master Terraforming Plan	a. Proposed contours and grades at one-foot contour intervals and reflective of the Vesting TTM	Chapter II.3, Master Terraforming Plan (Exhibit II.3-1, Master Grading Plan)
	b. Cut and fill quantities reflective of the Vesting TTM including remedial grading to implement geotechnical recommendations as well as any off-site import or export, if proposed	Chapter II.3, Master Terraforming Plan (Exhibit II.3-3, Cut and Fill Map)
	c. Temporary stockpiling areas, if applicable	Chapter II.3, Master Terraforming Plan (Exhibit II.3-4, Remediated Soil Disposition Map)
4. Master Roadway Improvements	a. Roadway layout and dimensions for backbone arterials and collectors reflective of the Vesting TTM	Chapter II.4, Master Roadway Improvements (Exhibit II.4-1, Public Access and Circulation Plan Key Map)
	b. Roadway cross-sections and dimensions reflective of the Vesting TTM	Chapter II.4, Master Roadway Improvements (Exhibits II.4-2 to II.4-9)
	c. Roadway Phasing Plan	Section II.1.2, Master Phasing Plan (Exhibits II.1-6 and II.1-7, Master Phasing Plan and Master Phasing Table, respectively).
5. Master Infrastructure and Utilities	a. Water transmission plan and description corresponding to the Vesting TTM layout	Chapter II.5 Master Infrastructure and Utilities (Exhibit II.5-1, Master Water Plan)
	b. Wastewater collection system plan and description corresponding to the Vesting TTM layout	Chapter II.5 Master Infrastructure and Utilities (Exhibit II.5-2, Master Wastewater Plan)
	c. Wastewater treatment system plan and description corresponding to the Vesting TTM layout	Chapter II.5 Master Infrastructure and Utilities (Exhibit II.5-2, Master Wastewater Plan)
	d. Utility systems plan and description corresponding to the Vesting TTM layout	Chapter II.5 Master Infrastructure and Utilities
	e. Dry utility and joint trench plans subject to agency and service provider requirements and corresponding to the Vesting TTM layout	Chapter II.5 Master Infrastructure and Utilities
6. Master Drainage/Flood Control Improvements	a. Flood control/drainage system plan and description corresponding to the Vesting TTM layout	Chapter II.6, Master Watershed Plan (Exhibit II.6-1, Master Drainage Plan)
	b. Water Quality Management Plan corresponding to the Vesting TTM layout	Chapter II.6, Master Watershed Plan (Exhibit II.6-2, Water Quality Management Plan)
7. Master Landscape Plan	a. Community-wide landscape zones and corresponding detailed plant palettes	Chapter II.8, Master Landscape Plan (Exhibit II.8-1, Community Landscape Zones Map)
	b. Streetscape cross-sections, including medians and parkways	Chapter II.8, Master Landscape Plan (Exhibit II.8-2, Streetscape Cross-Sections Key Map and Cross-Section Exhibits II.8-3 to II.8-13)
	c. Master street lighting standards	Chapter II.8, Master Landscape Plan (Exhibit II.8-14, Master Street Lighting Illustrative)

APPLICATION COMPONENTS	REQUIREMENTS	COMPLIANCE
8. Community Transition and Interface Plan	a. Plans and cross-sections that illustrate the landscape edges, transitions, and interfaces between Newport Banning Ranch and existing adjacent residential neighborhoods in Newport Beach and Costa Mesa	Chapter II.10, Community Transition and Interface Plan (Exhibit II.11-1, Key Map for Community Transitions/Interface Sections, and Exhibits II.11-2 to II.11-9)
	b. Plans and cross-sections that illustrate the landscape edges, transitions, and interfaces between Newport Banning Ranch and existing Newport Beach City Yard, and Newport Mesa Unified School District properties	Chapter II.10, Community Transition and Interface Plan (Exhibit II.11-1, Key Map for Community Transitions/Interface Sections, and Exhibits II.11-2 to II.11-9)
9. Master Architectural Character and Scale	a. Architectural footprints and character elevations with the Low Density, Low-Medium Density, and Medium Density Residential Districts	Chapter II.11, Architectural Design (Exhibits II.11-2 to II.11-7)
	b. Architectural footprints and massing within the higher density Mixed-use/Residential District	Chapter II.11, Architectural Design (Exhibits II.11-8 to II.11-9)
	c. Architectural footprints and massing within the Visitor-Serving Resort/Residential District	Chapter II.11, Architectural Design (Exhibits II.11-10 to II.11-12)
	d. The architectural color palette for the community, including accent colors	Chapter II.11, Architectural Design (Exhibit II.11-13, Master Color Palette)
10. Master Phasing Plan	a. Phasing of Backbone Roadways and Infrastructure, both on-site and off-site	Section II.1.2, Master Phasing Plan (Exhibits II.1-6 and II.1-7, Master Phasing Plan and Master Phasing Table, respectively).
	b. Phasing of Site Planning Areas for Upland and Lowland Open Space, Trails, and Public Facilities	Section II.1.2, Master Phasing Plan (Exhibits II.1-6 and II.1-7, Master Phasing Plan and Master Phasing Table, respectively).
	c. Phasing of Site Planning Areas for Public Parks and Recreation	Section II.1.2, Master Phasing Plan (Exhibits II.1-6 and II.1-7, Master Phasing Plan and Master Phasing Table, respectively).
	d. Phasing of Site Planning Areas for Residential, Mixed-Use Residential and Visitor-Serving Resort/Residential Development	Section II.1.2, Master Phasing Plan (Exhibits II.1-6 and II.1-7, Master Phasing Plan and Master Phasing Table, respectively).
11. Permits and Procedures Program for Minor Improvements After Initial Development	a. Categorical Exclusion Order (CEO) application	Chapter 12, Minor Improvements After Initial Development
	b. CEO Zone Map for the Site	Chapter II.12, Permits and Procedures Program for Minor Improvements After Initial Development (Exhibit II.12-1, CEO Zone Map)
	c. List of lots, by TTM number, to be included in the CEO Zone	Chapter 12, Minor Improvements After Initial Development
	d. List of criteria defining minor improvements for lots within the CEO Zone	Chapter 12, Minor Improvements After Initial Development
12. Financing and Conveyance Tentative Tract Map (Optional)	The Landowner/Master Developer may submit a Financing and Conveyance Tentative Tract Map, separate from the Vesting Tentative Tract Map, for the purposes related to facilitating the consolidation of oil operations, oil abandonment and remediation, open space dedications, and/or restoration, and/or other purposes that advance the PC Development Plan, Master Site Plan, Pre-Annexation Development Agreement, or related plans and programs at the local, State, or Federal level.	This application component is optional and not included with this Master Site Plan submittal.

APPLICATION COMPONENTS	REQUIREMENTS	COMPLIANCE
13. Sign Program(s) (Optional)	a. Signage Program for the Lowland and Upland Open Space/Public Trails and Facilities Districts	This application component is optional and not included with this current Master Site Plan submittal.
	b. Signage Program for the Public Parks/ Recreation District	This application component is optional and not included with this current Master Site Plan submittal.
	c. Signage Program for the Visitor-Serving Resort/Residential District	
	d. Signage Program for Residential and/or Mixed Use/Residential Districts	
14. Compliance with Planned Community Development Plan	A statement, list, and/or matrix demonstrating conformance of the Master Site Plan with the requirements and procedures set forth in the Newport Banning Ranch PC Development Plan	This matrix satisfies this required application component.