

5.1 Requirements

Section 4.3.3, Master Site Plan Processing Procedures, of the NBR PC Development Plan sets forth the requirements for processing a Master Site Plan through the City of Newport Beach.

1. *Master Site Plans shall be processed in compliance with Chapter 20.92, Site Plan Review, of the City of Newport Beach Municipal Code and the provisions of this Chapter.*
2. *Applications for Master Site Plans may be processed concurrently with one or more Tentative Tract Map(s), potentially including a Vesting "A-level" map for financing and conveyance, including master and backbone roadways and infrastructure.*
3. *Master Site Plans shall be approved by the City Council or Planning Commission, pursuant to the Site Plan Review Process set forth in Chapter 20.92 of the City of Newport Beach Municipal Code. Upon approval by the City of Newport Beach, the Master Site Plan may be submitted to the California Coastal Commission for approval and issuance of the corresponding Coastal Development Permit.*
4. *Proposed Amendments to approved Master Site Plans shall be subject to Section 20.92.080, Amendments and New Applications, of the City of Newport Beach Municipal Code, and may require an amendment to the Master Coastal Development Permit by the Coastal Commission.*

5.2 Consistency

This Master Plan has been submitted for processing through the City of Newport Beach consistent with the requirements set forth in Section 5.1.

The intent of this Master Site Plan is that it be processed concurrently with Vesting Tentative Tract Map No. 17308, pursuant to NBR PC Development Plan Section 4.3.3 (2)

If and when approved by the City, it will be submitted for processing by the California Coastal Commission present to NBR PC Development Plan Section 4.3.3 (3).