

## 1.1 Purpose and Scope

The Newport Banning Ranch (NBR) Planned Community (PC) Development Plan has three substantive Chapters:

Chapter 2, Development Plan, which sets forth the Newport Banning Ranch Development Plan and Table in terms of defining and illustrating the boundaries of Land Use Districts and their related gross acres, maximum and planned number of dwelling units, commercial square footage, and overnight accommodations.

Chapter 3, Land Uses and Development Standards, which sets forth the permitted land uses and development standards for each of the Land Use Districts, as well as community-wide regulations including parking requirements, sign regulations, and fire and life safety requirements.

Chapter 4 Implementation and Administration Requirements, which sets forth the steps, application requirements, and processing procedures to implement the PC Development Plan in term of subsequent and more detailed site plans, development permits, tract maps, and other entitlements both from the City of Newport Beach and the California Coastal Commission.

## 1.2 Organization

This Master Site Plan has been prepared to be consistent with the PC Development Plan and Statistical Table, and to comprehensively satisfy the application and processing requirements for a Master Site Plan as set forth in PC Development Plan Section 4.3, in particular Subsection 4.3.2, Application for Master Site Plan Review, and Subsection 4.3.3, Master Site Plan Processing Procedures.

The purpose of this Consistency Analysis is to demonstrate consistency of this Master Site Plan with the above chapters of the PC Development Plan.

Chapter III.2 demonstrates consistency with PC Development Plan Chapter 2;

Chapter III.3 demonstrates consistency with PC Development Plan Chapter3;

Chapter III.4 demonstrates consistency with PC Development Plan Chapter 4 Application Requirements; and

Chapter III.5 demonstrates consistency with PC Development Plan Chapter 4 Processing Requirements.