

# Notice of Exemption

## Appendix E

**To:** Office of Planning and Research  
P.O. Box 3044, Room 113  
Sacramento, CA 95812-3044

County Clerk

County of: Orange

Public Services Division

Santa Ana CA 92702

**From:** (Public Agency): City of Newport Beach  
100 Civic Center Drive P.O. Box 1768  
Newport Beach, CA 92658-8915

(Address)

Project Title: Temporary Fire Station No. 1 (PA2025-0031)

Project Applicant: Public Works Department, City of Newport Beach

Project Location - Specific:

711 East Ocean Front, Newport Beach CA 92661

Project Location - City: Newport Beach Project Location - County: Orange

### Description of Nature, Purpose and Beneficiaries of Project:

Limited term permit (more than 90 days) in order to allow the installation of a 1,440 square foot modular building to be used as a temporary fire station in a public parking lot during the reconstruction of Fire Station No. 1, which is located at 100 East Balboa Boulevard. The project is located on a parcel that includes East Ocean Front Lot and Balboa Pier Lot which is approximately 6 acres and carries 614 parking spaces. The temporary fire station will utilize the southern portion of the East Ocean Front Lot and temporarily occupy 42 non-ADA parking spaces and will be fenced off from the public. The temporary fire station is anticipated to operate for approximately 18 months from September 2025 to March 2027. The station will continue to provide emergency services to the surrounding residents and visitors on Balboa Peninsula.

Name of Public Agency Approving Project: City of Newport Beach

Name of Person or Agency Carrying Out Project: Public Works Department, City of Newport Beach

### Exempt Status: (check one):

- Ministerial (Sec. 21080(b)(1); 15268);
- Declared Emergency (Sec. 21080(b)(3); 15269(a));
- Emergency Project (Sec. 21080(b)(4); 15269(b)(c));
- Categorical Exemption. State type and section number: Class 3 (Section 15303), Class 4 (Section 15304), Class 11 (Section 15311)
- Statutory Exemptions. State code number: \_\_\_\_\_

### Reasons why project is exempt:

Class 3 exemption allows the construction of a commercial structure in urbanized areas not exceeding 10,000 square feet in floor area and not involving the use of significant amounts of hazardous substances. In this case, project involves a 1,440 sq. ft. modular building.

Class 4 consists of minor public alterations in the condition of land, which do not involve the removal of healthy, mature, scenic trees. This project is not removing any trees and is not altering the developed public parking lot.


Class 11 consists of construction, or replacement of minor structures accessory to (appurtenant to) existing commercial, industrial, or institutional facilities, including but not limited to on-premise signs, small parking lots, placement of seasonal or temporary use items such as lifeguard towers, mobile food units, portable restrooms or similar items in generally the same locations from time to time in publicly owned parks, stadiums, or other facilities designed for public use. The temporary fire station is a 1,440 single story modular building being placed within a developed public parking lot and will be removed once the reconstruction of Fire Station No.1 is complete.

### Lead Agency

Contact Person: Laura Rodriguez, Assistant Planner Area Code/Telephone/Extension: 949-644-3216

### If filed by applicant:

1. Attach certified document of exemption finding.
2. Has a Notice of Exemption been filed by the public agency approving the project? Yes No

Signature:  Date: 5/16/25 Title: Assistant Planner

▪ Signed by Lead Agency      Signed by Applicant

Authority cited: Sections 21083 and 21110, Public Resources Code.  
Reference: Sections 21108, 21152, and 21152.1, Public Resources Code.

Date Received for filing at OPR: \_\_\_\_\_