



NOTICE OF EXEMPTION

CEQA – APPENDIX E

To: **Office of Land Use and Climate
Innovation (Planning and Research)**
P.O. Box 3044, Room 113
Sacramento, CA 95812-3044

From: **City of Crescent City**
377 J Street
Crescent City, CA 95531

County of Del Norte
County Clerk
981 H Street, Suite 160
Crescent City, CA 95531

Project Title: **A Site Plan & Architectural Design Review (Application AR26-02)
for Community System Solutions proposed 36-unit mixed-use
development, located at 962 & 964 3rd Street, Crescent City, CA
95531 (APN 118-120-025-000)**

Document/Project Description: **Community System Solutions submitted a Major
Site Plan & Architectural Design Review
(Application AR26-02) for a proposed 36-unit
mixed-use development within the C-1 Zoning
(Downtown Business District) located at 962 &
964 3rd Street, Crescent City, CA 95531 (APN
118-120-025-000).**

Name of Public Agency
Approving Project:

City of Crescent City

Name of Person or Agency
Carrying Out Project:

Mike Bahr (Community System Solutions)

CONTACTS:

Name:

PUBLIC/LEAD AGENCY:

Ethan Lawton

APPLICANT:

Mike Bahr

Organization:

City of Crescent City

Community Systems Solutions

Address:

**377 J Street
Crescent City, CA 95531**

**7806 Juarez Way
Fair Oaks, CA 95628**

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Regions: Citywide

Counties: Del Norte

Cities: Crescent City

Project Location-Specific: 962 & 964 3rd Street, Crescent City, CA 95531 (APN 118-120-025-000)

Exempt Status: Categorical Exemption

Type, Section Number, or Code Number: Class 32 § 15332

Reasons why the project is exempt:

Class 32 § 15332. In-Fill Development Projects, consists of the proposed project:

1. Is consistent with the applicable general plan designation, policies, and zoning designation and regulations:

The proposed project (with Site Plan & Architectural Design Review) is consistent with the Crescent City General Plan's Commercial Business-Professional (B-P) land use designation and is consistent with the Crescent City's Downtown Business District (C-1) Zoning Code;

2. Development occurs within city limits on a project site (<5 acres) substantially surrounded by urban uses:

The project site is located in the City of Crescent City, is approximately 0.51 acres, and is located adjacent to existing commercial uses;

3. Site has no value, as habitat for endangered, rare, or threatened species:

The project will be located on a site that has had past disturbances, is already developed and is surrounded by paved surfaces and contains no habitat for rare, threatened, or endangered species;

4. Approval would not result in any significant effects relating to traffic, noise, air quality, or water quality:

The project proposes residential-only use surrounded by developed commercial area that already services commercial uses and has a limited potential to result in significant traffic, noise, air quality, or water quality impacts;

5. Site can be adequately served by all required utilities and public services:

The site is surrounded by and is already adequately served by utilities and public services.

Ethan Lawton 03/20/2026 Contract City Planner
Signature by Lead Agency: Date: Title:

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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: _____