



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 AR25-02) for Elk Creek Builder's proposed 14-unit residential-only development, located at 708 J Street (APN 118-240-029)**

Document/Project Description: **Elk Creek Builder's LLC (Sam Schauerman) has submitted a Site Plan & Architectural Design Review (Application AR25-02) for a proposed 14-unit residential-only development on a vacant residential 0.66-acre parcel within the R-3 Zone (High-Density Residential District), located at 708 J Street (APN 118-240-029).**

Name of Public Agency
Approving Project:

City of Crescent City

Name of Person or Agency
Carrying Out Project:

Elk Creek Builder's LLC

CONTACTS:

Name:

PUBLIC/LEAD AGENCY:

Ethan Lawton

APPLICANT:

Sam Schauerman

Organization:

City of Crescent City

Elk Creek Builder's LLC

Address:

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

**P.O. Box 1103
Crescent City, CA 95531**

Phone:

707-464-7483

707-951-0791

Email: elawton@shn-engr.com elkcreekbuilder@gmail.com

Regions: Citywide

Counties: Del Norte

Cities: Crescent City

Project Location-Specific: 708 J Street (APN 118-240-029)

Exempt Status: Categorical Exemption

Type, Section Number, or
Code Number: Class 32 § 15332 (In-Fill Development Projects)

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 is consistent with the Crescent City General Plan's Multi-Family Residential 15-30-du per acre (MF 15-30) land use designation and is consistent with the Crescent City's High-Density Residential District (R-3) 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 0.66 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 commercial use in a developed commercial area that already services commercial use 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
Signature by Lead Agency:

March 20, 2026
Date:

Contract City Planner
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: _____