



**Yana Garcia**  
Secretary for  
Environmental Protection



**Department of Toxic Substances Control**

Katherine M. Butler, MPH, Director  
8800 Cal Center Drive  
Sacramento, California 95826-3200  
[dtsc.ca.gov](http://dtsc.ca.gov)



**Gavin Newsom**  
Governor

**SENT VIA ELECTRONIC MAIL**

June 23, 2025

Heidi Kunstal  
Director of Community Development  
Del Norte County Community Development Department  
981 H Street, Suite 110  
Crescent City, CA 95531  
[hkunstal@co.del-norte.ca.us](mailto:hkunstal@co.del-norte.ca.us)

RE: MITIGATED NEGATIVE DECLARATION FOR DAHAN USE PERMIT FOR AN RV PARK DATED JUNE 20, 2025, STATE CLEARINGHOUSE NUMBER [2025060978](#)

Dear Heidi Kunstal,

The Department of Toxic Substances Control (DTSC) reviewed the Mitigated Negative Declaration (MND) for Dahan Use Permit for an RV Park (Project). Daniel Dahan, owner of a 2.22-acre parcel located on the east side of U.S. Highway 101 near the Oregon state line, has applied for a Use Permit to establish a Recreational Vehicle (RV) park. The site is currently developed with a manager's quarters and three motel units contained within a single building. An additional structure located south of this main building is proposed to be demolished. Mr. Dahan proposes constructing a five-space RV park utilizing park model RVs to accommodate short-term visitors. Historically, the site was occupied by the Pelican Beach Motel, a multi-unit structure extending from the current manager's quarters to the northern boundary of the property.

DTSC recommends and requests consideration of the following comments:

1. If buildings or other structures are to be demolished on any Project sites included in the proposed Project, surveys should be conducted for the presence of lead-based paints or products, mercury, asbestos containing materials, and polychlorinated biphenyl caulk. Removal, demolition, and

disposal of any of the above-mentioned chemicals should be conducted in compliance with California environmental regulations and policies. In addition, sampling near current and/or former buildings should be conducted in accordance with [DTSC's Preliminary Endangerment Assessment \(PEA\) Guidance Manual](#).

2. All imported soil and fill material should be tested to assess any contaminants of concern meet screening levels as outlined in [DTSC's PEA Guidance Manual](#). Additionally, DTSC advises referencing the [DTSC Information Advisory Clean Imported Fill Material Fact Sheet](#) if importing fill is necessary. To minimize the possibility of introducing contaminated soil and/or fill material there should be documentation of the origins of the soil and/or fill material and, if applicable, sampling be conducted to ensure that the imported soil and fill material are suitable for the intended land use. The soil sampling should include analysis based on the source of the fill and knowledge of prior land use. Additional information can be found by visiting [DTSC's Human and Ecological Risk Office \(HERO\) webpage](#).

DTSC would like to thank you for the opportunity to comment on the MND for Dahan Use Permit for an RV Park. Thank you for your assistance in protecting California's people and environment from the harmful effects of toxic substances. If you have any questions or would like clarification on DTSC's comments, please respond to this letter or via our [CEQA Review email](#) for additional guidance.

Sincerely,



Dave Kereazis  
Associate Environmental Planner  
HWMP-Permitting Division – CEQA Unit  
Department of Toxic Substances Control  
[Dave.Kereazis@dtsc.ca.gov](mailto:Dave.Kereazis@dtsc.ca.gov)

Heidi Kunstal  
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cc: (via email)

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