Notice of Completion & Environmental Document Transmittal

Mail to: State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613
For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

SCH #

Project Title: Dahan Use Permit for an RV Park

Lead Agency: Del Norte County | Contact Person: Heidi Kunstal
Mailing Address: 981 H Street, Suite 110 | Phone: 707-464-7254
City: Crescent City | Zip: 95531 | County: Del Norte

Project Location: County: Del Norte | City/Nearest Community: Smith River
Cross Streets: Ocean View Drive (north end) and U.S. Highway 101 | Zip Code: 95567
Longitude/Latitude (degrees, minutes and seconds): 124 ° 12 ′ 26.23 ″ N / 41 ° 59 ′ 30.06 ″ W | Total Acres: 2.22
Assessor's Parcel No.: 101-070-018 | Section: 32 | Twp.: 19N | Range: 1W | Base: HB & M
Within 2 Miles: State Hwy #: 101 | Waterways: Pacific Ocean, Winchuck River, Gilbert Creek
Airports: N/A | Railways: N/A | Schools: N/A

Document Type:

CEQA: ☐ NOP ☐ Draft EIR | NEPA: ☐ NOI | Other: ☐ Joint Document
☐ Early Cons ☐ Supplement/Subsequent EIR | ☐ EA | ☐ Final Document
☐ Neg Dec (Prior SCH No.) _____ | ☐ Draft EIS | ☐ Other: _____
☒ Mit Neg Dec Other: _____ | ☐ FONSI

Local Action Type:

☐ General Plan Update ☐ Specific Plan ☐ Rezone ☐ Annexation
☐ General Plan Amendment ☐ Master Plan ☐ Prezone ☐ Redevelopment
☐ General Plan Element ☐ Planned Unit Development ☒ Use Permit ☐ Coastal Permit
☐ Community Plan ☐ Site Plan ☐ Land Division (Subdivision, etc.) ☐ Other: _____

Development Type:

☐ Residential: Units _____ Acres _____
☐ Office: Sq.ft. _____ Acres _____ Employees _____
☐ Commercial: Sq.ft. _____ Acres _____ Employees _____
☐ Industrial: Sq.ft. _____ Acres _____ Employees _____
☐ Educational: _____
☒ Recreational: Five Space RV Park
☐ Water Facilities: Type _____ MGD _____
☐ Transportation: Type _____
☐ Mining: Mineral _____
☐ Power: Type _____ MW _____
☐ Waste Treatment: Type _____ MGD _____
☐ Hazardous Waste: Type _____
☐ Other: _____

Project Issues Discussed in Document:

☐ Aesthetic/Visual ☐ Fiscal ☐ Recreation/Parks ☐ Vegetation
☐ Agricultural Land ☐ Flood Plain/Flooding ☐ Schools/Universities ☐ Water Quality
☐ Air Quality ☐ Forest Land/Fire Hazard ☐ Septic Systems ☐ Water Supply/Groundwater
☐ Archeological/Historical ☐ Geologic/Seismic ☐ Sewer Capacity ☐ Wetland/Riparian
☒ Biological Resources ☐ Minerals ☐ Soil Erosion/Compaction/Grading ☐ Growth Inducement
☒ Coastal Zone ☐ Noise ☐ Solid Waste ☐ Land Use
☐ Drainage/Absorption ☐ Population/Housing Balance ☐ Toxic/Hazardous ☐ Cumulative Effects
☐ Economic/Jobs ☐ Public Services/Facilities ☐ Traffic/Circulation ☐ Other: _____

Present Land Use/Zoning/General Plan Designation:

General Plan Land Use designation of Visitor Serving Commercial (VSC) and a zoning designation of Commercial Recreational (CR)

Project Description: *(please use a separate page if necessary)*

See attached page.

Note: The State Clearinghouse will assign identification numbers for all new projects. If a SCH number already exists for a project (e.g. Notice of Preparation or previous draft document) please fill in.

Reviewing Agencies Checklist

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with and "**X**".
If you have already sent your document to the agency please denote that with an "**S**".

_____	Air Resources Board	_____	Office of Historic Preservation
_____	Boating & Waterways, Department of	_____	Office of Public School Construction
_____	California Emergency Management Agency	_____	Parks & Recreation, Department of
_____	California Highway Patrol	_____	Pesticide Regulation, Department of
X	Caltrans District # 1	_____	Public Utilities Commission
_____	Caltrans Division of Aeronautics	X	Regional WQCB # 1
_____	Caltrans Planning	_____	Resources Agency
_____	Central Valley Flood Protection Board	_____	Resources Recycling and Recovery, Department of
_____	Coachella Valley Mtns. Conservancy	_____	S.F. Bay Conservation & Development Comm.
X	Coastal Commission	_____	San Gabriel & Lower L.A. Rivers & Mtns. Conservancy
_____	Colorado River Board	_____	San Joaquin River Conservancy
_____	Conservation, Department of	_____	Santa Monica Mtns. Conservancy
_____	Corrections, Department of	_____	State Lands Commission
_____	Delta Protection Commission	_____	SWRCB: Clean Water Grants
_____	Education, Department of	_____	SWRCB: Water Quality
_____	Energy Commission	_____	SWRCB: Water Rights
X	Fish & Game Region # 1	_____	Tahoe Regional Planning Agency
_____	Food & Agriculture, Department of	_____	Toxic Substances Control, Department of
X	Forestry and Fire Protection, Department of	_____	Water Resources, Department of
_____	General Services, Department of		
_____	Health Services, Department of	_____	Other: _____
X	Housing & Community Development	_____	Other: _____
X	Native American Heritage Commission		

Local Public Review Period (to be filled in by lead agency)

Starting Date 6/20/2025 Ending Date 7/19/2025

Lead Agency (Complete if applicable):

Consulting Firm: _____	Applicant: _____
Address: _____	Address: _____
City/State/Zip: _____	City/State/Zip: _____
Contact: _____	Phone: _____
Phone: _____	

Signature of Lead Agency Representative: Heidi Kunstal Digitally signed by Heidi Kunstal Date: 2025.06.19 15:46:56 -07'00' **Date:** _____

Authority cited: Section 21083, Public Resources Code. Reference: Section 21161, Public Resources Code.

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.

The parcel lies within the California Coastal Zone and is governed by the County's Local Coastal Program. It carries a General Plan Land Use designation of Visitor Serving Commercial (VSC) and a zoning designation of Commercial Recreational (CR).

Mr. Dahan proposes to construct a five-space RV park utilizing park model RVs to be rented as short-term visitor accommodations. 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. Aerial imagery from CaliforniaCoastline.org suggests the motel was demolished sometime between October 2002 and September 2005. In July 2004, a prior owner received Use Permit UP0414C for a manager's residence, art gallery, gift store, and pastry bar. The manager's quarters were subsequently remodeled, but additional improvements were limited to the demolition of the existing motel and installation of a new on-site sewage disposal system.

Concerns had been raised at the time regarding the condition of the wastewater system. An evaluation concluded the site was suitable for a conventional septic tank/leach field system. A new system was installed between the highway and the proposed RV park location based on that assessment. According to Lee Tromble, a registered civil engineer who designed the system, it has sufficient capacity to serve both the existing uses and the proposed RV park. A new septic tank will be added to the existing system. The reserve area has been delineated in the improvement plans submitted with the Use Permit application. Water will be supplied by the Smith River Community Services District, which has confirmed adequate service availability for the proposed use.

Site access will be provided via an existing encroachment on U.S. Highway 101. The combined existing and proposed uses are expected to generate approximately 15 to 25 average daily vehicle trips, with traffic volumes anticipated to be evenly distributed between northbound and southbound directions. A continuous center turn lane exists along the property's highway frontage. Given the low projected traffic volumes and the presence of this turn lane, no roadway improvements are recommended.

As part of Use Permit UP0414C in 2004, Caltrans submitted comments indicating that commercial access must meet Caltrans standards and that any work within the U.S. Highway 101 right-of-way would require an encroachment permit. Review of historic aerial imagery does not show evidence of any subsequent modifications to the highway access. Caltrans will be notified of this project through the State Clearinghouse and will have the opportunity to comment during public review.

A biological assessment for the project was prepared by Galea Biological Consulting (GBC) following unpermitted grading activity on the site. County staff were concerned that sensitive biological resources may have been disturbed or that an existing drainage feature had been altered.

GBC's report identified a small drainage ditch along the eastern edge of the property, at the base of a hillslope. The ditch is lined with young red alder (*Alnus rubra*) and includes areas overgrown with invasive species, including English ivy (*Hedera helix*) and Himalayan blackberry (*Rubus armeniacus*). Historically, the ditch flowed northward and discharged onto the neighboring property. To prevent

flooding, the flow was rerouted via a rocked surface water intercept drain to direct water southwest through the subject parcel.

GBC recommended a 50-foot non-development buffer on the west side of the drainage channel at the base of the hillslope. This buffer has been incorporated into the project design and is shown on Figure 3 of the GBC report, which is attached to this Initial Study.

In addition, GBC conducted a biological records search and a field survey to determine the presence of any special-status species, migratory birds, or sensitive plant species. No suitable habitat was found for any of the species identified in the records search. GBC recommended that any construction within 200 feet of the hillslope occur outside the nesting season for migratory birds (February 1 to August 15), or alternatively, that a nesting bird survey be completed immediately before construction. If active nests are found, a no-disturbance buffer of 200 feet should be maintained until nesting concludes. Both mitigation measures have been included in this study.