

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 Recreational Vehicle Park UP2601C

Lead Agency: <u>Del Norte Planning Commission</u>	Contact Person: <u>Karina Timmer</u>
Mailing Address: <u>981 H St Suite 110</u>	Phone: <u>707-464-7254</u>
City: <u>Crescent City, CA</u> Zip: <u>95531</u>	County: <u>Del Norte County</u>

Project Location: County: Del Norte City/Nearest Community: Crescent City
 Cross Streets: Highway 101 and Ocean View Drive Zip Code: 95567

Longitude/Latitude (degrees, minutes and seconds): 41 ° 59 ' 28.4 " N / 124 ° 12 ' 30.5 " W Total Acres: 0.70

Assessor's Parcel No.: 101-070-022 Section: 32 Twp.: 19N Range: 1W Base: HB&M

Within 2 Miles: State Hwy #: 101 Waterways: Pacific Ocean, Winchuck River, Gilbert Creek

Airports: None Railways: None Schools: None

Document Type:

CEQA: <input type="checkbox"/> NOP	<input type="checkbox"/> Draft EIR	NEPA: <input type="checkbox"/> NOI	Other: <input type="checkbox"/> Joint Document
<input type="checkbox"/> Early Cons	<input type="checkbox"/> Supplement/Subsequent EIR	<input type="checkbox"/> EA	<input type="checkbox"/> Final Document
<input type="checkbox"/> Neg Dec	(Prior SCH No.) _____	<input type="checkbox"/> Draft EIS	<input type="checkbox"/> Other: _____
<input checked="" type="checkbox"/> Mit Neg Dec	Other: _____	<input type="checkbox"/> FONSI	_____

Local Action Type:

<input type="checkbox"/> General Plan Update	<input type="checkbox"/> Specific Plan	<input type="checkbox"/> Rezone	<input type="checkbox"/> Annexation
<input type="checkbox"/> General Plan Amendment	<input type="checkbox"/> Master Plan	<input type="checkbox"/> Prezone	<input type="checkbox"/> Redevelopment
<input type="checkbox"/> General Plan Element	<input type="checkbox"/> Planned Unit Development	<input checked="" type="checkbox"/> Use Permit	<input type="checkbox"/> Coastal Permit
<input type="checkbox"/> Community Plan	<input type="checkbox"/> Site Plan	<input type="checkbox"/> Land Division (Subdivision, etc.)	<input type="checkbox"/> Other: _____

Development Type:

<input type="checkbox"/> Residential: Units _____ Acres _____	<input type="checkbox"/> Transportation: Type _____
<input type="checkbox"/> Office: Sq.ft. _____ Acres _____ Employees _____	<input type="checkbox"/> Mining: Mineral _____
<input type="checkbox"/> Commercial: Sq.ft. _____ Acres _____ Employees _____	<input type="checkbox"/> Power: Type _____ MW _____
<input type="checkbox"/> Industrial: Sq.ft. _____ Acres _____ Employees _____	<input type="checkbox"/> Waste Treatment: Type _____ MGD _____
<input type="checkbox"/> Educational: _____	<input type="checkbox"/> Hazardous Waste: Type _____
<input checked="" type="checkbox"/> Recreational: <u>Four Space RV Park</u>	<input type="checkbox"/> Other: _____
<input type="checkbox"/> Water Facilities: Type _____ MGD _____	

Project Issues Discussed in Document:

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

Present Land Use/Zoning/General Plan Designation:

General Plan Land Use: Visitor Serving Commercial (VSC); Zoning: Commercial Recreation (CR) with Coastal Access and Hazard Combining Districts

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

Please see attached page for project description.

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 an "X".
If you have already sent your document to the agency please denote that with an "S".

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

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

Starting Date _____ Ending Date _____

Lead Agency (Complete if applicable):

Consulting Firm: <u>Del Norte Planning Commission</u>	Applicant: <u>Daniel H. Dahan</u>
Address: <u>981 H St Suite 110</u>	Address: <u>4255 Cedar Avenue</u>
City/State/Zip: <u>Crescent City, CA 95531</u>	City/State/Zip: <u>Long Beach, CA 90898</u>
Contact: <u>Karina Timmer</u>	Phone: <u>562-208-1792</u>
Phone: <u>707-464-7254</u>	

Signature of Lead Agency Representative: *K. Timmer* Date: 2/10/2026

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

Lee Tromble, on behalf of property owner Daniel Dahan, has submitted an application for a conditional use permit to allow development of a small recreational vehicle (RV) park consisting of four park model guest lodging units. The project site is located in the Smith River area of Del Norte County, just south of the Oregon border, west of U.S. Highway 101.

The parcel encompasses approximately 0.7 acres of primarily flat bluff-top land, as well as the coastal bluff face and sandy beach below. The project proposes four park model units to be utilized as short-term visitor-serving accommodations. The units would be located along the western edge of the bluff-top portion of the site. Each unit would include a deck, as well as a detached, stick-built structure intended to function as a bedroom and bathroom. All structures would be located at least 16 feet from the top of the bluff.

The site is located within the California Coastal Zone and is governed by the Del Norte County Local Coastal Program (LCP). The property carries a General Plan land use designation of Visitor-Serving Commercial and a zoning designation of Commercial Recreation. Recreational vehicle parks are permitted within the Commercial Recreation zone subject to approval of a conditional use permit.

The project site is bounded by U.S. Highway 101 to the east and the Pacific Ocean to the west. The northern boundary abuts Pelican State Beach, which includes a loop drive and a public access trail. White Rock Resort, an existing park model RV park under the same ownership, is located to the south. The parcel contains a beach access trail that is identified on a recorded parcel map for the use and benefit of both the resort parcel and the subject parcel. East of the site, across U.S. Highway 101, is another parcel owned by the applicant that contains an existing multi-unit building and has recently been approved for a five-unit RV park. Additional residential development is located further north and south along U.S. Highway 101, as well as the California Agricultural Inspection Station to the north.

The site is currently developed with a vacant restaurant building known as the former Nautical Inn, which has been unoccupied for several years and is in a state of disrepair. The project proposal includes demolition of the existing structure down to the foundation, as well as removal of surrounding hardscape associated with the former restaurant parking area. Demolition activities would be conducted from the east side of the structure to avoid impacts to the coastal bluff. Existing reinforced masonry walls defining the bluff edge would remain in place, and foundation elements near the bluff face would be retained. Excavated materials would be stockpiled on existing paved areas as far from the bluff as feasible and removed in a timely manner. Standard construction best management practices would be implemented to control dust, erosion, and runoff.

Vehicle access to the site is currently provided via White Rock Loop, which connects to U.S. Highway 101 and extends south through the adjacent White Rock Resort property. The project proposes a minor realignment of internal circulation to accommodate a proposed on-site wastewater disposal system, resulting in a counterclockwise loop road configuration around the system. Access would remain ungated, and the project would require an updated Caltrans encroachment permit for access to U.S. Highway 101.

Water service would be provided by the Smith River Community Services District, which has confirmed availability of an adequate service connection. Wastewater disposal would be provided by a proposed Wisconsin mound on-site sewage disposal system, consisting of two 1,500-gallon septic tanks with an effluent pumping system, designed for an estimated wastewater flow of approximately 800 gallons per day.

The project would provide four on-site parking spaces, one for each lodging unit, consistent with Del Norte County Code parking requirements for rooming and lodging uses.

Surrounding Land Uses and Settings:

The project site is bordered to the north by Pelican State Beach, which provides a public access trail to the sandy beach below. Both the General Plan land use designation and the zoning district for the beach is Public Facility. East of the project location, across Highway 101, is the former Pelican Beach Inn and a single-family residence. The former inn property is zoned Commercial Recreation, with an underlying land use designation of Visitor-Serving Commercial. It is currently developed with a manager's quarters and three motel units contained within a single building. It is under the same ownership as the subject parcel, and a Use Permit for a five-space RV park utilizing park model RVs was approved by the Del Norte County Planning Commission in August 2025. The single-family residence has a zoning designation of Rural Residential and Agriculture, three-acre minimum (RRA-3), and a General Plan land use designation of Rural Residential, allowing one dwelling unit per three acres (RR1/3). South of the parcel is White Rock Resort, an RV park developed with park model RVs and also owned by the applicant. The resort property is zoned CR and the General Plan land use designation is VSC. West of the subject property is the Pacific Ocean.