



AGENDA

**MEETING OF THE
DEL NORTE COUNTY BOARD OF SUPERVISORS
AND
CRESCENT CITY HARBOR DISTRICT**

2X2 MEETING

**FLYNN CENTER
MULTI PURPOSE ROOM
981 H STREET, SUITE 130
CRESCENT CITY, CA 95531**

TUESDAY

JULY 07, 2026

3:30 PM

Discussion of items of mutual concern between the Crescent City Harbor District and the County of Del Norte, including but not limited to:

- Harbor Facilities Plan.

Closing Comments/Adjournment.

DATE POSTED: JULY 02, 2026



CRESCENT CITY HARBOR DISTRICT

HARBOR FACILITIES PLAN (HFP)

Revised: May, 2026

I. Purpose and Authority

This Harbor Facilities Plan (HFP) is adopted pursuant to Del Norte County Ballot Measure C (2018) and Agreement #2020-025 (*“Agreement Regarding the Use of Transient Occupancy Tax Imposed Pursuant to County Ballot Measure C of 2018”*). Measure C authorizes revenues derived from the Transient Occupancy Tax (TOT) increase to be used first to meet the Crescent City Harbor District’s obligations under the USDA loan used to reconstruct Harbor infrastructure following tsunami damage, and thereafter to support needed repair, rehabilitation, and maintenance of Harbor facilities.

Section 5 of Agreement #2020-025 requires that Measure C funds used for Harbor repairs and maintenance must be expended “pursuant to a publicly-approved Harbor Facilities Plan.” This HFP fulfills that requirement.

II. Overview of Harbor Conditions and Operational Need

The Crescent City Harbor is a working commercial and recreational harbor, supporting commercial fishing, maritime commerce, coastal tourism, public access, and visitor-serving businesses. The Harbor’s infrastructure (docks, seawalls, piles, hoists, utility distribution systems, electrical systems, buildings, parking areas, breakwaters, navigational accessways, and public facilities) requires ongoing maintenance to ensure operational safety, regulatory compliance, resilience to ocean forces, and economic continuity for the community.

Many Harbor assets are aging and were damaged or stressed during prior tsunami events. Incremental deterioration continues due to saltwater corrosion, vessel impact loading, biofouling, tidal cycles, and heavy commercial use. The Harbor must

proactively maintain, repair, and replace infrastructure to avoid systemic failures, prevent hazard conditions, and support a stable marine economy.

This HFP establishes a structured approach to recurring maintenance, mid-life rehabilitation, and long-term capital repair and replacement projects.

III. Funding and Financial Implementation

Under Agreement #2020-025, Measure C funds are used as follows:

1. Annual payment to USDA for loan servicing following the 2011 tsunami recovery effort.
2. Remaining funds, after the annual USDA obligation is satisfied, may be used to reimburse the Harbor for repair and maintenance expenses consistent with this HFP.
3. Measure C funds may be used as local match for grants or debt service on loans that finance Harbor improvement projects.

IV. Categories of Facilities Work

This Harbor Facilities Plan organizes projects and maintenance responsibilities into the following categories:

1. Waterfront Structures (docks, piers, pilings, fendering systems, seawalls, floats, hoists)
2. Utilities and Core Operations Infrastructure (potable water, fire suppression water, sewer, electrical, storm drainage, high mast lighting, lift stations)
3. Buildings and Public Facilities (restrooms, harbor office, fish market building, boatyard facilities, work bays, shower and laundry facilities)
4. Public Access, Circulation, and Visitor Experience (sidewalks, trails, parking areas, signage, landscaping, memorial features)
5. Equipment, Tools, and Operational Capacity (travel-lift, maintenance vessels, cranes, vehicles, workshops)
6. Recurring Preventative Maintenance and Emergency Response Readiness

V. Planned Capital Repairs and Rehabilitation Projects

The following projects are included in the scope of this HFP. Implementation may occur in phases depending on funding availability, permitting, design, and construction sequencing. Where possible, projects will be coordinated to reduce mobilization and material costs. The numbering below is for ease of reference and does not indicate priority ranking.

Waterfront Structures and Seawalls:

1. Repair and replacement of concrete and steel seawalls at multiple locations, including the steel sheet pile seawall at the foot of Citizens Dock and the adjacent shoreline wrapping toward the former launch ramp near the Main Harbor Office.
2. Replacement of Citizens Dock.
3. Repair and replacement of fender and support pilings throughout the Harbor, including along Citizens Dock and in the inner boat basin, and replacement of failed and failing fender piles at the Safe Coast, Pacific Seafood, and Long Fisheries/Dandy Fish Company docks.
4. Reconstruction and replacement of shoreline riprap and related bank protection from the boatyard to the public boat launch area.
5. Repair and replacement of fenders and support pilings around the public boat launch.
6. Replacement or rehabilitation of docks near the public boat launch facility.
7. Removal, dismantling, and reconstruction of docks and floats serving the Coast Guard facility.
8. Repair and replacement of metal safety railings along waterfront loading and pedestrian access areas, including at the Safe Coast truck loading area.
9. Rehabilitation and placement back into service of the public hoist located within the inner harbor area.
10. Travel-lift and launch ramp replacement or restoration.

Utility and Core Operations Infrastructure:

11. Repair and replacement of potable and fire suppression water distribution lines throughout the Harbor, including service lines to docks and facilities.
12. Repair and replacement of sewer and wastewater conveyance systems, including lift stations and force mains.
13. Repair and replacement of storm drainage and outfall structures.
14. Repair and replacement of electrical conduit systems, including underground distribution and dock power pedestals.
15. Repair and replacement of electrical meters, transformers, and switching gear.
16. Repair and replacement of light fixtures in Inner Boat Basin, along Anchor Way, and the California Coastal Trail.

Buildings and Operational Facilities:

17. Exterior rehabilitation of the Main Harbor Office, including siding repair, repainting, and weatherproofing.
18. Rehabilitation and modernization of the boatyard building to support marine repair and commercial tenant operations.
19. Rehabilitation of the old Crescent Fish Market building for improved commercial and public-serving use.

20. Rehabilitation of the building formerly occupied by the Sheriff's Department, including structural, utility, and interior improvements.
21. Replacement of fuel bay and tool bay structures at the Maintenance Shop.
22. Repair and replacement of roll-up doors and service entry systems at operational buildings, including the Coast Guard building and the former Abalone processing building.
23. Remodeling and rehabilitation of the B Dock restrooms.
24. Install new railing around truck loading area at Safe Coast building.
25. Demolition and removal of the Harbor file building, including related site cleanup and restoration.
26. Rehabilitation and modernization of bathroom, shower, laundry, and fish-cleaning/filet station facilities.

Transportation Corridors and Visitor Facilities:

27. Repair and resurfacing of sidewalks along Anchor Way and other pedestrian corridors within the Harbor.
28. Construction of a continuous pedestrian sidewalk connecting the US Highway 101 crossing to the California Coastal Trail along the inner basin.
29. Seal coating, patching, and general rehabilitation of Harbor asphalt roadways and parking areas.
30. Repainting of parking lot striping and replacement of directional, regulatory, and interpretive signage.
31. Installation of a new flagpole at the Fishermen's Memorial.
32. Repair and replacement of Wi-Fi network infrastructure and security camera systems.
33. Maintenance dredging of transportation channels of the inner and outer harbor basins, including berthing areas, entrance channels, turning basins, and fairways, to maintain safe navigational depths for commercial and recreational vessels.

VI. Recurring Preventative Maintenance Program

The Harbor shall maintain a comprehensive preventative maintenance and operational stewardship program necessary to safely preserve Harbor infrastructure, ensure regulatory compliance, protect natural resources, and maintain uninterrupted commercial and recreational access. The following tasks represent ongoing, recurring maintenance responsibilities. The numbering is solely for reference and does not suggest priority.

A. Waterfront, Dock, and Berth System Maintenance:

1. Conduct scheduled dock walks to inspect floats, piling connections, camels, bumpers, cleats, deck surfaces, ladders, gangways, and berthing hardware.

2. Clean floats and dock surfaces to remove algae, barnacles, salt accumulation, and tripping hazards.
3. Replace worn, corroded, or damaged cleats, ladders, safety throw rings, rub rails, and corner cushions.
4. Inspect and adjust float alignment to maintain safe deck elevations relative to tidal and vessel loading conditions.
5. Inspect and maintain gangway hinge connections, rollers, attachment plates, and welds.
6. Inspect, repair, and replace fendering systems along piers, bulkheads, and loading areas.
7. Inspect, maintain, lubricate, and repair hoisting equipment, including cables, pulleys, davits, and controls.
8. Remove marine growth on submerged and partially submerged structures to reduce corrosion and maintain structural capacity.
9. Inspect piles for structural integrity, including abrasion, corrosion, and marine borer activity, and install protective sleeves where appropriate.
10. Conduct localized floatation bladder replacement and float re-ballasting as needed to correct deck elevation.

B. *Water, Sewer, Fuel, and Utility Systems:*

11. Maintain and repair potable water lines serving docks, buildings, and public areas, including leak detection and valve replacement.
12. Flush, inspect, and repair sewer and wastewater conveyance lines, pumps, and lift station systems.
13. Inspect and maintain storm drainage systems, catch basins, swales, and outfalls to ensure proper flow and prevent erosion.
14. Service, repair, and replace electrical conduit, wiring, and dock pedestal power supplies.
15. Inspect and test electrical metering, switching equipment, transformers, lighting control equipment, and high mast fixtures.
16. Maintain, service, and perform spill-prevention checks at fuel storage, fuel dispensing, and related containment systems.
17. Inspect and maintain fire suppression and emergency rinse stations, including hydrants, fire hoses, cabinets, and extinguishers.

C. *Buildings, Facilities, and Grounds:*

18. Perform routine building maintenance including carpentry, siding repair, insulation, window replacement, door adjustment, and weatherproofing.
19. Conduct interior maintenance including drywall patching, paint, lighting replacement, flooring repair, and ventilation upkeep.
20. Repair plumbing fixtures, water heaters, water pumps, utility sinks, and drain traps in public and operational buildings.
21. Maintain roofing and flashing systems, including patching, gutter and downspout clearing, and replacement of worn materials.

22. Perform regular restroom and laundry facility cleaning, supply stocking, vandalism repair, and fixture replacement.
23. Maintain landscaping, mow grassed areas, trim trees and hedges, remove invasive vegetation, and control plant growth around infrastructure.
24. Conduct routine pavement repair, pothole filling, crack sealing, and patching of asphalt and concrete surfaces.
25. Repaint parking lot striping, curbs, regulatory signage, vehicle stalls, fire lanes, and pedestrian zones.
26. Maintain exterior lighting and pathway illumination systems, including fixture cleaning and bulb replacement.

D. Vehicles, Heavy Equipment, Tools, and Support Vessels:

27. Maintain and repair work vehicles, including tires, brakes, fluids, electrical systems, and safety equipment, with vehicle replacement at end of life.
28. Service and repair forklifts, cranes, backhoes, skid steers, tractors, and related heavy equipment.
29. Maintain and repair the travel lift, including hydraulic systems, wheels, belts, inspectors' checks, and annual certification tasks.
30. Maintain Harbor skiffs, work boats, and support vessels, including engine servicing, hull cleaning, safety gear, and bilge systems.
31. Maintain and replace hand tools, power tools, shop fixtures, compressors, welders, metalworking tools, and woodworking equipment.

E. Custodial, Public Safety, and Environmental Protection:

32. Conduct routine trash collection and disposal from docks, piers, roadways, parking areas, and public spaces.
33. Remove marine and storm debris from waterways, shoreline areas, and berthing locations.
34. Maintain oil spill containment kits, booms, pads, and deployment equipment; conduct periodic training and readiness checks.
35. Conduct erosion control installation and maintenance, including placement of gravel, riprap, fabric, and sediment barriers.
36. Perform storm preparation, including securing equipment, clearing drains, stabilizing docks, and positioning emergency response materials.
37. Conduct tsunami and severe weather recovery, including debris removal, temporary structural repair, and restoration of navigational access.
38. Maintain compliance documentation, inspections, and logs required by state and federal regulatory agencies related to environmental discharge, spill prevention, public access, safety, and utility operation.

VII. Implementation and Reporting

Project prioritization will be based on safety, operational necessity, regulatory compliance, economic benefit, and funding availability. The Harbor shall maintain records of expenditures and submit documentation to the County Auditor for Measure C reimbursement in accordance with Agreement #2020-025. Periodic status updates will be provided to the Harbor Commission and to the public.

An attached exhibit identifies current project descriptions, planning-level cost estimates, and anticipated implementation horizons. Such exhibit is incorporated by reference as a supplemental implementation schedule. Estimated costs and projected time frames are non-binding planning estimates and may be revised from time to time based on funding, permitting, engineering, procurement, emergency conditions, and operational need, without requiring amendment of this HFP, provided the work remains within the scope and purposes described herein.

VIII. Conclusion

This HFP provides the Crescent City Harbor District with a structured, accountable, and forward-looking approach to safeguarding Harbor infrastructure and public access. This plan will allow the Harbor District to responsibly apply Measure C funds, leverage additional grant funding, and maintain a resilient and productive working waterfront for commercial fishermen, tourism-serving businesses, recreational boaters, and the public.

EXHIBIT

FOR CRESCENT CITY HARBOR DISTRICT

Harbor Facilities Plan

Cost Estimates and Time Frames for Section V.

Last Revised : 5/23/26

Waterfront Structures And Seawalls

Description	Estimated Projected Cost	Time Frame
1.) Replacement of concrete and the steel sheet pile seawall at the foot of Citizens Dock and the adjacent shoreline wrapping toward the former launch ramp near the Main Harbor Office.	\$9,208,207	Immediately - 2 year MARAD PIDP 2022 grant funded project
2.) Replacement of Citizens Dock.	\$10,000,000	Immediately - 2 year MARAD PIDP 2024 grant funded project
3.) Replace approximately 60 failed and failing fender piles at the Safe Coast, Pacific Seafood, and Long Fisheries/Dandy Fish Company docks.	\$1,200,000	As soon as possible
4.) Rebuild and replace riprap from boat yard to boat launch.	\$3,000,000	within 5 years
5.) Repair and replacement of fenders and support pilings around public boat launch.	\$300,000	withn 1 year
6.) Replacement or rehabilitation of docks near the public boat launch facility.	\$35,000	Within 1 year
7.) Removal, dismantling, and reconstruction of docks and floats serving the Coast Guard facility.	\$10,000	Within 1 year
8.) Repair and replacement of metal safety railings along waterfront loading and pedestrian access areas	\$35,000	Within 2 years
9.) Rehabilitation and placement back into service of the public hoist located within the inner harbor area.	\$175,000	Immediately
10.) Travel-lift and launch ramp replacement or restoration.	\$1,150,000	As soon as possible

Utility And Core Operations Infrastructure

Description	Estimated Projected Cost	Time Frame
11.) Repair and replacement of potable and fire suppression water distribution lines throughout the Harbor, including service lines to docks and facilities.	\$850,000	As soon as possible
12.) Repair and replacement of sewer and wastewater conveyance systems, including lift stations and force mains.	\$100,000	Within 4 years

Description	Estimated Projected Cost	Time Frame
13.) Repair and replacement of storm drainage and outfall structures.	\$1,000,000	Within 4 years
14.) Repair and replacement of electrical conduit systems, including underground distribution and dock power pedestals.	\$600,000	Within 4 years
15.) Repair and replacement of electrical meters, transformers, and switching gear.	\$500,000	Within 4 years
16.) Repair and replacement of light fixtures in Inner Boat Basin, along Anchor Way and the California Coastal Trail.	\$150,000	As soon as possible

Buildings And Operational Facilities

Description	Estimated Projected Cost	Time Frame
17.) Exterior rehabilitation of the Main Harbor Office, including siding repair, repainting, and weatherproofing	\$30,000	Within 2 years
18.) Rehabilitation and modernization of the boatyard building to support marine repair and commercial tenant operations	\$1,000,000	Within 1 years
19.) Rehabilitation of the old Crescent Fish market building for improved commercial and public-serving use.	\$10,000	Immediately
20.) Rehabilitation of the building formerly occupied by the Sheriff's Department, including structural, utility, and interior improvements.	\$20,000	Immediately
21.) Replacement of fuel bay and tool bay structures at the Maintenance Shop.	\$500,000	Within 4 years
22.) Repair and replacement of roll-up doors and service entry systems at operational buildings, including the Coast Guard building and the former Abalone processing building.	\$15,000	Immediately
23.) Remodel B Dock restrooms	\$75,000	As soon as possible
24.) Install new railing around truck loading area at Safe Coast building.	\$7,500	Within 2 years
25.) Demolish Harbor file building.	\$50,000	Within 2 years
26.) Rehabilitate bathroom, shower, laundry and file station facilities.	\$75,000	Within 2 years

Transportation Corridors And Visitor Facilities

Description	Estimated Projected Cost	Time Frame
27.) Repair and resurfacing of sidewalks along Anchor Way and other pedestrian corridors within the Harbor.	\$500,000	Within 4 years
28.) Construction of a continuous pedestrian sidewalk connecting the US Highway 101 crossing to the California Coastal Trail along the inner basin.	\$20,000	Within 2 years
29.) Seal coating, patching, and general rehabilitation of Harbor asphalt roadways and parking areas.	\$1,500,000	Ongoing
30.) Repainting of parking lot striping and replacement of directional, regulatory, and interpretive signage.	\$20,000	Within 2 years
31.) Installation of a new flagpole at the Fishermen's Memorial.	\$5,000	Within 1 years
32.) Repair and replacement of Wi-Fi network infrastructure and security camera systems.	\$20,000	Within 2 years
33.) Maintenance dredging of transportation channels of the inner and outer harbor basins, including berthing areas, entrance channels, turning basins, and fairways, to maintain safe navigational depths for commercial and recreational vessels.	\$2,000,000	As soon as possible

Total Capital Repairs and Improvement Cost

(Staff Estimated)	\$34,160,707
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