

# Proposed Development Map



**Zones**

- Fishing (Commercial)**
- Fishing (Recreation)**
- Commercial/Recreational Businesses**
- Industrial Processors and businesses**
- Undeveloped**

## **Review of Proposed Projects**

Each section of the property review starts with a closeup of the proposed development map for that area of the Harbor District, followed by a page report for each of the proposed developments in that area. Each of the proposed project pages in this section are formatted the same was as follows:

**Potential new uses:**

**Current Use:**

**Issue with current use:**

**Current Revenue:**

**Opportunity:**

**Constraint:**

**Revenue Potential:**

**Harbor Cost Budget:**

**Timeline:**

**Potential new use conforms with current LUP:** Yes

**Meets Strategic Plan Goal:**

**Contained in previous harbor planning documents:** Yes

**Next Steps:**

**Example of type of development:**

For the “Revenue Potential” we have used three categories for comparison purposes only: Low, Medium, and High. Projects rated with high revenue potential would create more revenue for the Harbor than projects rated low. For instance, High is for projects that would pay rent and sell high priced items, or many medium-priced items, which would create a larger revenue share for the harbor, than projects that did not sell items.

For the “Harbor Cost Budget” the range is as follows:

- Low: under \$100,000
- Mid: \$100,000 - \$500,000
- High: \$500,000 and up

For the “Timeline” the term is for when the project is complete. The time range is as follows:

- Short-term: Within 1 year
- Medium-term: 1 year to 5 years
- Long-term: 5 years or more



## Proposed Project Development Chart

New Use	Current Use	Rev Potential	Budget	Timeline	LUP	Strategic Plan Goal
Hotel and Convention Center	Dredge Ponds	High	High	Long	HDMC	Increase Tourism
Fish Market	Empty building	Low	Low	Short	HDMC	Planned Development
Harbor Office w/ visitor center	Parking	Low	High	Medium	HDMC	Infrastructure
Cold Storage / Processing Facility	Harbor Office	Med - High	High	Medium	HDMC	Planned Development
Commercial Hoists	Fenced Off	Low	Low	Medium	HDMC	Infrastructure
New Citizens' Dock	Citizens' Dock	High	Mid	Medium	HDMC	Infrastructure
Offices	CCHD Maintenance Yard	Medium	Low	Medium	HDMC	Planned Development
CCHD Maintenance Yard	CCHD Maintenance Yard	None	Low	Short	HDMC	Infrastructure
Retail Space & Wind Energy Offices	Former Boat Yard Building	Med - High	Mid	Medium	HDMC	Planned Development
Boat Yard	Former Boat Yard	Med - High	Mid	Medium	HDMC	Planned Development
Public Hoist	Dock and private hoist	Low	Mid	Medium	HDMC	Infrastructure
Convenience Store w/ amenities	Closed Car Wash	Med - High	Mid	Medium	HVSC	Increase Tourism
EV Chargers	Empty building	Low	Low	Medium	HVSC	Increase Tourism
Fishing Village Style Vacation Rentals	RV Park	Med - High	Low	Medium	HVSC	Increase Tourism
RV Park	RV Park	Low - Med	Low	Short	HVSC	Increase Tourism
Port o' Pints outdoor food area	Unused	Low - Med	Low	Short	HVSC	Increase Tourism
Professional Offices w/ parking	Boat Storage	Medium	Low	Medium	HVSC	Planned Development
Vacation Rentals	Vacant (Redwood RV)	Med - High	Mid	Medium	HVSC	Increase Tourism
Restaurants & Shops	Vacant (Redwood RV)	Medium	Mid	Medium	HVSC	Increase Tourism
Parking	Vacant	Low	Low	Medium	HVSC	Infrastructure
Boutique Hotel	Vacant	High	Low	Long	HVSC	Increase Tourism
Boardwalk with Shops	Parking	Medium	Mid	Medium	HVSC	Increase Tourism
Raised Walkway for Fishing Access	Walkway	None	Mid	Medium	HDR	Infrastructure
Transient Boat Docks	None	Low - Med	Mid	Medium	HDR	Infrastructure
Boat Ramp Expansion	Parking	Low	Mid	Medium	HDR	Infrastructure
Dredge Material site	Beach	None	Low	Medium	HDR	Infrastructure
Snack Shack / Kayak rentals	Parking	Low	Low	Short	HDR	Increase Tourism
Natural Amphitheater Event area	Parking	Med - High	Low	Short	HDR	Increase Tourism
Boating Co-Op Clubhouse / Offices	Temp Offices	Low - Med	Mid	Medium	HDMC	Planned Development
Visitor and Work Vessels Moorage	Dock	Low - Med	Low	Short	HDMC	Infrastructure
Aquaculture	None	Low	Low	Short	HDMC	Planned Development



Hotel &  
Convention  
Center

Fish  
Market

Coastal  
Trail

**Map Area: Northeast Harbor**  
**Current Designated Land Use:**  
**- Harbor Dependent Marine Commercial**



## Potential new uses: Hotel and Convention Center

**Current Use:** Dredge Ponds

**Issue with current use:** Large area that creates no revenue for the harbor. Dredge spoils held for years.

**Current Revenue:** \$0

**Opportunity:** Add visitor amenities to increase the time visitors stay in the Harbor to increase revenue opportunities at the site and additional revenue to other Harbor visitor serving businesses.

**Constraint:** If sited on current dredge ponds, will need to find alternative dredge spoil site. LUP designation for property will need to be changed.

**Revenue Potential:** High

**Harbor Cost Budget:** High

**Timeline:** Long-term

**Potential new use conforms with current LUP:** No

**Meets Strategic Plan Goal:** Increase Tourism

**Contained in previous harbor planning documents:** Yes

**Next Steps:** Find alternative dredge spoil site. Work on LUP amendment.

**Example of type of development:**







**Map Area: Commercial Boat Basin**  
**Current Designated Land Use of Area:**  
**Harbor Dependent Marine Commercial**



## Potential new uses: Cold Storage / Processing Facility

**Current Use:** Harbor Office

**Issue with current use:** Harbor Office building is old and in need of repairs.

**Current Revenue:** \$0

**Opportunity:** A value add for commercial fishing fleet: a small cold storage and processing facility with retail area to prepare and sell direct to the public or wholesale.

**Constraint:** If facility is to be used by multiple entities, it will need to have single entity owner/lease holder. May not fit into the current model of local fishing fleet.

**Revenue Potential:** Medium to High

**Harbor Cost Budget:** Low

**Timeline:** Medium-term

**Potential new use conforms with current LUP:** Yes

**Meets Strategic Plan Goal:** Planned Development

**Contained in previous harbor planning documents:** Yes

**Next Steps:** Determine if there is a local demand for such a facility.

**Example of type of development:**



## Potential new uses: Citizen's Dock with expanded footprint

### Current Use: Citizen's Dock

**Issue with current use:** Dock needs to be replaced

**Current Revenue:** High

**Opportunity:** Added services to commercial fishing industry; added services to other future port users.

**Constraint:** Grant funding needs to be secured for Dock replacement

**Revenue Potential:** High

**Harbor Cost Budget:** High

**Timeline:** Medium-term

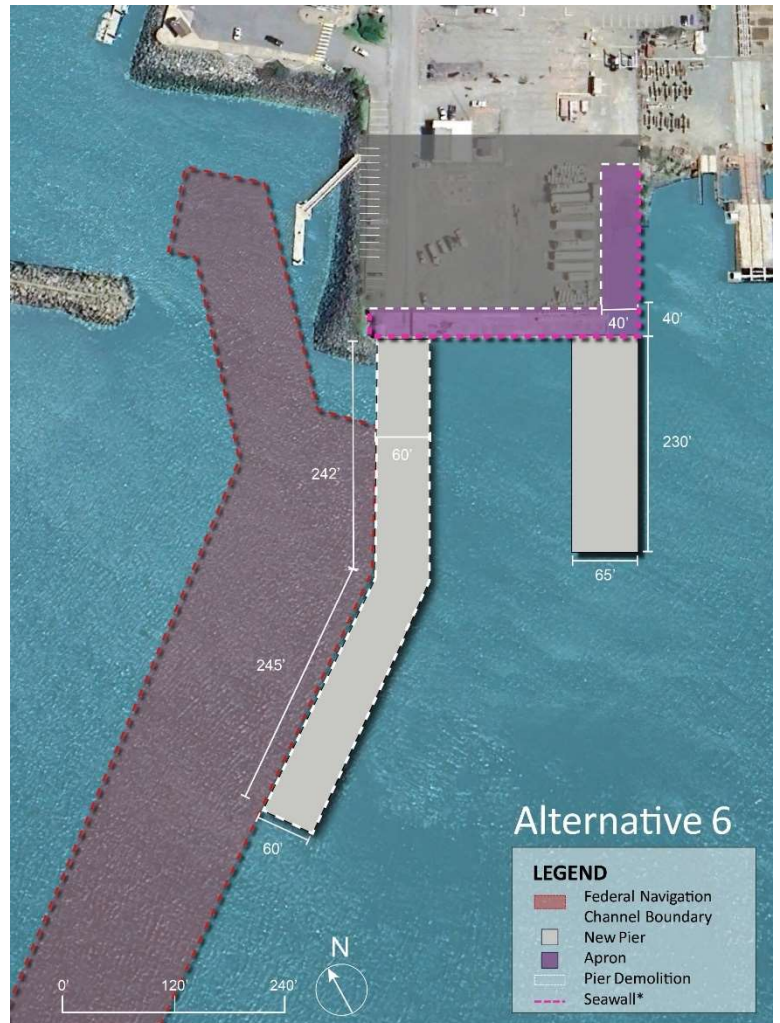
**Potential new use conforms with current LUP:** Yes

**Meets Strategic Plan Goal:** Infrastructure

**Contained in previous harbor planning documents:** Yes

**Next Steps:** Complete NEPA/CEQA and permitting. Apply for more grants.

### Example of type of development







Offices

Retail Space  
& Wind  
Energy  
Offices

CCHD  
Maintenance

Boatyard

Processing

Public  
Hoists

**Area: Starfish Way Industrial Zone**  
**Current Designated Land Use of Area:**  
**Harbor Dependent Marine Commercial**



## Potential new uses: Parcel 1: Retail Space and Wind Energy Offices

**Current Use:** Vacant (Former Boat Yard Building)

**Issue with current use:** Property and buildings need to be revitalized. Need to ensure no contaminants on property from former long-term lease holder.

**Current Revenue:** \$0

**Opportunity:** The Harbor District is a good match for becoming an O&M Port. An O&M company will need warehouses/offices, spare part storage, and a marine facility to support Operation & Maintenance vessels for crew transfer.

**Constraint:** Current building needs to be rebuilt or new building must be built.

**Revenue Potential:** Medium to High

**Harbor Cost Budget:** Mid - Getting property ready for tenant to build on will require studies and property improvements.

**Timeline:** Medium-term

**Potential new use conforms with current LUP:** Yes

**Meets Strategic Plan Goal:** Planned Development

**Contained in previous Harbor planning documents:** Yes

**Next Steps:** Release RFP to have 3<sup>rd</sup> party conduct Level-1 and possibly Level-2 environmental study of the property.

**Example of type of development:**





## Potential new uses: Parcel 2: Boat Yard – Refit and Repair Facility

**Issue with current use:** Property and buildings need to be revitalized. Need to ensure no contaminants on property from former long-term lease holder.

**Current Revenue:** \$0

**Opportunity:** The Harbor District is a good match for becoming an O&M Port. An O&M company will need warehouses/offices, spare part storage, and a marine facility to support Operation & Maintenance vessels for crew transfer.

**Constraint:** Current building needs to be rebuilt or new building must be built.

**Revenue Potential:** Medium to High

**Harbor Cost Budget:** Mid - Getting property ready for tenant to build on will require studies and property improvements.

**Timeline:** Medium-term

**Potential new use conforms with current LUP:** Yes

**Meets Strategic Plan Goal:** Planned Development

**Contained in previous Harbor planning documents:** Yes

**Next Steps:** Release RFP to have 3<sup>rd</sup> party conduct Level-1 and possibly Level-2 environmental study of the property.

**Example of type of development:**







**Map Area: Commercial Business Area**  
**Current Designated Land Use of Area:**  
**Harbor Visitor Serving Commercial**



## Potential new uses: Parcel 1: Fishing Village Style Vacation Rentals

**Current Use:** RV Park

**Issue with current use:** Large area that creates no revenue for the harbor.

**Current Revenue:** \$0

**Opportunity:** Add visitor amenities to increase the time visitors stay in the Harbor to increase revenue opportunities at the site and additional revenue to other Harbor visitor serving businesses.

**Constraint:** Will need owner operator to invest in and own cabins.

**Revenue Potential:** Medium to High

**Harbor Cost Budget:** Low

**Timeline:** Medium-term

**Potential new use conforms with current LUP:** Yes

**Meets Strategic Plan Goal:** Increase Tourism

**Contained in previous harbor planning documents:** Yes

**Next Steps:** Contact cabin rental companies to have them look at CCHD site.

**Example of type of development:**



## **Potential new uses: Professional Offices and Parking**

**Current Use:** Boat Storage

**Issue with current use:** Eyesore, maintenance problems; safety hazard.

**Current Revenue:** Low

**Opportunity:** To provide water view offices in the Harbor District.

**Constraint:** Will need to find a owner, master lease holder who will finance the construction of the building.

**Revenue Potential:** Medium

**Harbor Cost Budget:** Low

**Timeline:** Medium-term

**Potential new use conforms with current LUP:** Yes

**Meets Strategic Plan Goal:** Planned Development

**Contained in previous harbor planning documents:** Yes

**Next Steps:** Advertise the availability of the parcel for development.

**Example of type of development:**





## Potential new uses: Restaurants and Shops

**Current Use:** Vacant - Redwood RV Park

**Issue with current use:** Large area that creates no revenue for the harbor.

**Current Revenue:** \$0

**Opportunity:** To add more visitor services and revenue opportunities for the harbor.

**Constraint:** Utility services need to be improved. Will need to recruit businesses to the site.

**Revenue Potential:** Medium

**Harbor Cost Budget:** Mid

**Timeline:** Medium-term

**Potential new use conforms with current LUP:** Yes

**Meets Strategic Plan Goal:** Increase Tourism

**Contained in previous harbor planning documents:** Yes

**Next Steps:** Start identifying businesses that would want to be at the site.

**Example of type of development:**



**Potential new use: Boardwalk with Shops**

**Current Use:** Parking

**Issue with current use:** Large area that creates no revenue for the harbor.

**Current Revenue:** TBD

**Opportunity:** Add visitor services with revenue opportunities

**Constraint:** Existing area will need to be repaired, including riprap and under existing parking area. The parking area for the Chart Room will need to be designated behind the restaurant. Traffic directional signage with lanes will need to be added for safety

**Revenue Potential:** Medium

**Harbor Cost Budget:** Mid

**Timeline:** Medium-term

**Potential new use conforms with current LUP:** Yes

**Meets Strategic Plan Goal:** Increase Tourism

**Contained in previous harbor planning documents:** No

**Next Steps:** Start identifying businesses that would want to be at the site.

**Example of type of development:**







Public Hoist

Boardwalk with Shops

Raised Walkway  
for Fishing  
Access

Boat Dock  
Boat Dock  
Boat Dock

Dredge  
Material

Boat Ramp  
Expansion

Moorage &  
Boating Co-op

Visitor &  
Work Vessels

Aquaculture

Snack Shack/  
Rental

Boating  
Co-op  
Clubhouse

Natural  
Amphitheater

**Map Area: Anchor Way (Boating Services Zone)**  
**Current Designated Land Use of Area:**  
**Harbor Dependent Recreational &**  
**Harbor Dependent Marine Commercial**



## Potential new uses: Natural Amphitheater Event area

**Current Use:** Parking

**Issue with current use:** Large area that creates no revenue for the harbor.

**Current Revenue:** \$0

**Opportunity:** Re-design of Whaler Island parking area can provide an opportunity for creating an event area.

**Constraint:** Harbor District supports active recreational boating. There has to be a balance between events and not disrupting the boating activities. May need some electrical infrastructure and safety improvements to area.

**Revenue Potential:** Medium-High; seasonal dependent.

**Harbor Cost Budget:** Low

**Timeline:** Short-term

**Potential new use conforms with current LUP:** Yes

**Meets Strategic Plan Goal:** Increase Tourism

**Contained in previous harbor planning documents:** Yes

**Example of type of development:**





## Potential new uses: Aquaculture

**Current Use:** none

**Issue with current use:** Large area that creates no revenue for the harbor.

**Current Revenue:** \$0

**Opportunity:** The proposed aquaculture area may be suitable for culture of species such as Manila clams, Kumamoto oysters and Pacific oysters. Moffatt & Nichol's staff permitted similar sites for the Humboldt Bay Harbor District and the sites are currently leased to private and non-profit organizations for shellfish and seaweed culture.

**Constraint:** Water quality testing and further site evaluation would be required to determine specific aquaculture opportunities. Permits would be required from the State Department of Health, CA Department of Fish and Wildlife, California Coastal Commission, US Army Corps of Engineers and Regional Water Quality Control Board.

**Revenue Potential:**

**Harbor Cost Budget:** Low

**Timeline:** Short-term

**Potential new use conforms with current LUP:** Yes

**Meets Strategic Plan Goal:** Planned Development

**Contained in previous harbor planning documents:** Yes

**Next Steps:** Develop a brief feasibility study for aquaculture operations within the proposed aquaculture area. This would involve correspondence with existing aquafarmers to assess site potential, further review of site conditions and assessment of any existing water quality data for the site.

**Example of type of development:**



## **ADDITIONAL DEVELOPMENT OPPORTUNITIES**

### **GATEWAY TO REVITALIZED WATERFRONT**

**Opportunity:** Crescent City is revitalizing Beachfront Park. There is an opportunity to create a pedestrian corridor and connect South Beach with the revitalized waterfront.

**Constraint:** Recreational pathway crosses through industrial areas. Minimal disruption to commercial activities should be incorporated in redevelopment plans.

**Next Steps:** Create a design to connect pedestrian corridors.

**Budget –**

**Timeline:** Medium-term

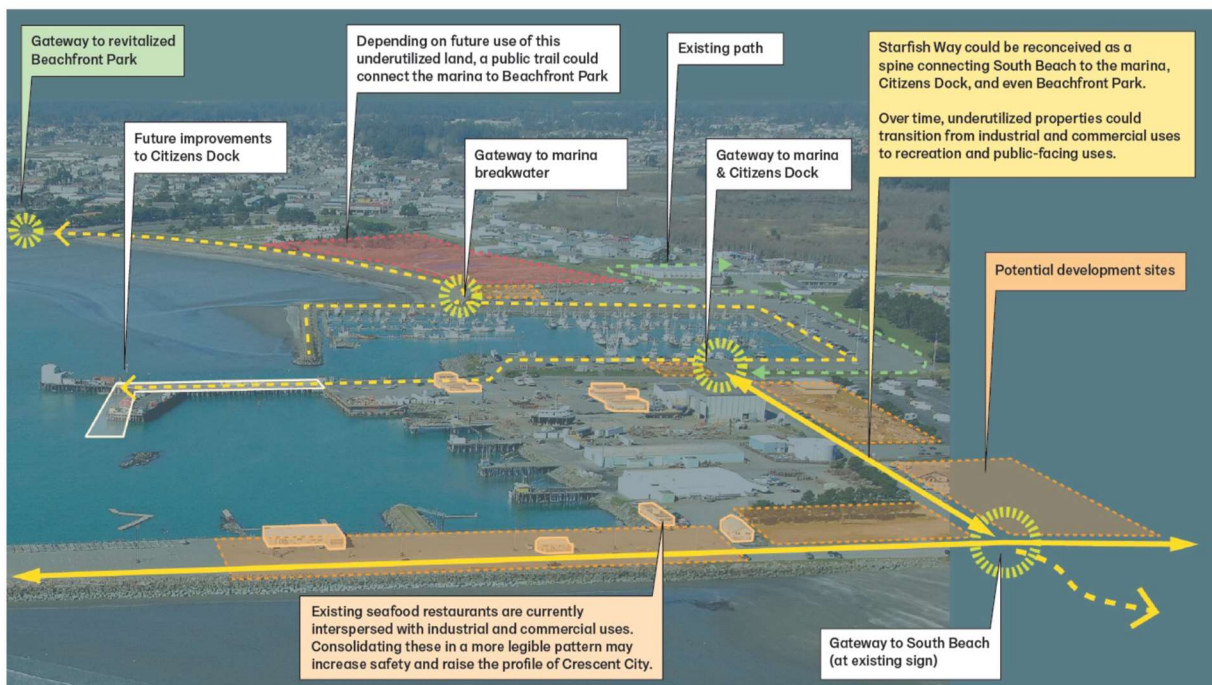
Conforms with current LUP: Yes

**Meets Strategic Plan Goal:**

**Contained in previous harbor planning documents:** Yes

**Example of type of development:**

### **Crescent City Harbor District**





## MARINA MASTER PLAN

**Opportunity:** There is an industry-wide trend towards higher demands for larger boats/larger slips. Re-configuration of the marina/addition of slips could accommodate a higher number of larger boats.

**Constraint:** Creating slips in the outer basin will increase the demand for maintenance dredge activities.

**Next Steps:** Develop a master plan for the marina.

**Budget:** Low

**Timeline:** Medium-term

**Conforms with current LUP:** Yes

**Meets Strategic Plan Goal:**

**Contained in previous harbor planning documents:** Yes

**Example of type of development:**

