

RESOLUTION NO. 2026-10

**A RESOLUTION OF THE CRESCENT CITY HARBOR DISTRICT
APPROVING A LEASE WITH BSD PROPERTY MANAGEMENT LLC
FOR THE PROPERTY COMMONLY KNOWN AS REDWOOD
HARBOR VILLAGE, AUTHORIZING THE CEO/HARBORMASTER TO
EXECUTE THE LEASE SUBJECT TO APPROVAL BY DISTRICT
COUNSEL, AND DIRECTING THE CEO/HARBORMASTER TO
PREPARE CORRESPONDING LEASES FOR THE AREAS
COMMONLY KNOWN AS BAYSIDE RV PARK AND THE OVERFLOW
LOT FOR FUTURE BOARD CONSIDERATION**

WHEREAS, the Crescent City Harbor District (“District”) is the owner or operator of certain real property and facilities within the Crescent City Harbor, including property commonly known as Redwood Harbor Village, together with nearby areas commonly known as Bayside RV Park and the “Overflow Lot”; and

WHEREAS, the District has determined that the redevelopment, improvement, and operation of District-owned visitor-serving commercial and recreational facilities is important to the District’s long-term financial stability, public service mission, harbor vitality, and economic development objectives; and

WHEREAS, in 2025, the District issued a Request for Proposals (“RFP”) concerning the potential lease, development, redevelopment, improvement, and/or operation of District property and facilities associated with the area commonly known as Redwood Harbor Village and related visitor-serving harbor properties; and

WHEREAS, following receipt and evaluation of proposals through a competitive process, the Board of Harbor Commissioners entered into exclusive negotiations with Crescent City Holdings LLC in or about December 2025; and

WHEREAS, after further consideration, and following the expiration of those exclusive negotiations, the District opened negotiations more broadly in or about January 2026; and

WHEREAS, in or about May 2026, following further public discussion, evaluation, and consideration of available proposals and negotiating options, the Board entered into exclusive negotiations with BSD Property Management LLC (“BSD”); and

WHEREAS, those negotiations have resulted in a proposed lease agreement between the District and BSD for the property commonly known as Redwood Harbor Village (“RHV”), in substantially the form attached to this Resolution as Exhibit “A” (“Lease”); and

WHEREAS, the Lease is intended to provide for the operation, management, improvement, and redevelopment of the RHV property in a manner that supports the District’s interests, including increasing and diversifying District revenue, improving District infrastructure and facilities, enhancing the appearance and function of the harbor area, supporting visitor-serving uses, and promoting the economic vitality of the Crescent City Harbor; and

WHEREAS, the Board desires to approve the Lease with BSD in substantially the form attached hereto as Exhibit “A,” subject to such non-substantive, conforming, clarifying, and legally advisable changes as may be approved by District Counsel; and

WHEREAS, the Board further desires to direct the CEO/Harbormaster to prepare proposed lease documents for the nearby areas commonly known as Bayside RV Park and the “Overflow Lot,” which leases shall be based substantially upon the form and material provisions of the attached RHV lease, with appropriate modifications to reflect the distinct premises, uses, operational circumstances, and business terms applicable to each area, including proportionate adjustments to minimum rent and other economic terms as appropriate, and which proposed leases shall be brought back to the Board of Harbor Commissioners for separate consideration and final approval before execution; and

WHEREAS, the Board finds that approval of the RHV Lease is in the best interests of the District and is consistent with the District’s public purposes, including the productive use of District property, improvement of harbor facilities, support for public access and visitor-serving uses, and enhancement of long-term District revenue.

WHEREAS, the Surplus Land Act, as amended by AB 1486 (2019) (Government Code § 54220 *et seq.*) (“SLA”), defines “surplus land” as “land owned in fee simple by any local agency for which the local agency’s governing body takes formal action in a regular public meeting declaring that the land is surplus and is not necessary for the agency’s use.” Gov’t C. § 54221(b)(1); and

WHEREAS, “agency’s use” is defined in the Surplus Land Act by non-exclusive lists of examples of what is and is not an “agency’s use.” See Gov’t C. §§ 54221(c)(1) and (c)(2)(A); and

WHEREAS, for non-transit-related districts, what is not considered an “agency’s use” by, e.g., cities and counties may constitute an “agency’s use” so long as “the agency’s governing body takes action in a public meeting declaring that the use of the site will ... [d]irectly further the express purpose of agency work or operations.” Gov’t C. § 54221(c)(2)(B); and

WHEREAS, pursuant to the California Environmental Quality Act (Public Resources Code, § 21000 *et seq.*), the State CEQA Guidelines (California Code of Regulations, Title 14, § 15000 *et seq.*), and the District’s local CEQA Guidelines (collectively, “CEQA”), the District is the lead agency for the development contemplated by the Lease (the “Project”); and

WHEREAS, in accordance with State CEQA Guidelines section 15061, the District evaluated the Project and considered existing conditions at the subject site and surrounding vicinity, to evaluate whether an exemption from CEQA applied; and

WHEREAS, in accordance with Del Norte County Code (“County Code”), Title 21, Chapter 50, Section 30(A)(2), the District determined that the Project does not require a coastal development permit because the proposed improvements do not (1) involve a risk of adverse environmental effect, (2) adversely affect public access, or (3) involve a change in use contrary to the County’s policy; and

WHEREAS, the Project and entry into the Ground Lease would support the four strategic goals, established in the District’s 10-Year Strategic Plan (2018-2028), including developing a new revenue stream, increasing income to the District, developing and improving District infrastructure,

and increasing awareness of the District as a tourism destination and enhancing the visitor experience; and

WHEREAS, the Board hereby finds that the Project is in the best interests of the District because it promotes public recreation by providing additional opportunities for the public to access and enjoy the harbor.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF HARBOR COMMISSIONERS OF THE CRESCENT CITY HARBOR DISTRICT THAT:

Section 1. The Recitals set forth above are true and correct and are incorporated into this Resolution by this reference.

Section 2. The Board finds that the land that is the subject of the Lease is not “surplus land,” as that term is defined in the Surplus Land Act (Government Code § 54220 et seq.) (“SLA”), because it is necessary for the District’s use, pursuant to section 54221(c)(2)(B). Specifically, the District’s entry into the Lease will directly further several express purposes of the District’s work and operations, as stated in the District’s 10-Year Strategic Plan (2018-2028), including (1) increasing net revenue to the District, (2) diversifying the District’s revenue streams, (3) developing new and improving existing infrastructure at the RV Park, which will serve to (4) increase awareness of the RV Park as a tourism destination and enhance the experience of visitors to the RV Park.

Section 3. The Board finds that the Project, including the approval of the Lease and improvements to the RV Park (e.g., landscaping, trenching, electrical and plumbing repairs and improvements, grading, fences, and installation of park model tiny homes), is categorically exempt from CEQA under the Class 1, Class 3, and Class 4 exemptions. An RV park currently operates at the Park, and the leasing of the Park and operation of the Project would involve only a negligible expansion of that existing use. (State CEQA Guidelines, § 15301 [Class 1 exemption applies to the operation, repair, maintenance, permitting, leasing, or minor alteration of existing structures, facilities, or topographical features where the project involves negligible or no expansion of existing or former use].) Additionally, the construction of accessory structures, including the construction of fences, patios, and ancillary facilities—all of which are part of the Project here—are exempt from CEQA. (State CEQA Guidelines, § 15303.) Moreover,

minor alterations in the condition of land is exempt from CEQA where, as here, such alterations would not involve removal of healthy, mature, and scenic trees. (State CEQA Guidelines, § 15304.) For all of the foregoing reasons, the Board finds that the Project is categorically exempt from CEQA.

Section 4. The Board hereby approves the Lease with BSD Property Management LLC for the property commonly known as Redwood Harbor Village, in substantially the form attached to this Resolution as Exhibit “A.”

Section 5. The CEO/Harbormaster is hereby authorized and directed to execute the Lease on behalf of the District, subject to final review and approval as to form by District Counsel, and subject to such non-substantive, conforming, clarifying, and legally advisable changes as may be approved by District Counsel.

Section 6. The CEO/Harbormaster is hereby authorized and directed to take any and all actions reasonably necessary or advisable to carry out the intent of this Resolution and to implement the Lease, including execution and delivery of related documents, notices, certificates, consents, and other instruments necessary or advisable to consummate the transaction contemplated by the Lease, provided that such actions remain consistent with the material terms approved by the Board.

Section 7. The CEO/Harbormaster is hereby directed to prepare corresponding proposed lease documents for the areas commonly known as Bayside RV Park and the “Overflow Lot,” and to return those proposed leases to the Board of Harbor Commissioners for future consideration and final approval for lease to BSD. Nothing in this Resolution authorizes the execution of a lease for Bayside RV Park or the Overflow Lot without further Board approval.

Section 8. If any provision of this Resolution or the application of any such provision to any person or circumstance is held invalid, such invalidity shall not affect other provisions or applications of this Resolution that can be given effect without the invalid provision or application and, to this end, the provisions of this Resolution are severable. The Board declares that the Board would have adopted this Resolution irrespective of the invalidity of any particular portion of this Resolution.

Section 9. This Resolution shall take effect immediately upon its adoption.

APPROVED, ADOPTED AND SIGNED this 24th day of June, 2026, by the following vote, to wit:

AYES:

NOES:

ABSENT:

ABSTAIN:

Rick Shepherd
Chair, Board of Harbor Commissioners
Crescent City Harbor District

ATTESTED:

Gerhard Weber,
Secretary and Commissioner, Board of Harbor Commissioners
Crescent City Harbor District