



January 16, 2024

To: Crescent City Harbor District

From: Mike Bahr, CEO, CSS

Agenda Item: Workshop /Tour of Harbor on January 22, 2025

The workshop / tour of the harbor facilities, will include a discussion of current use of each site, planning/development status and potential opportunities.

Presenters:

CCHD Management Team

Moffat and Nichol:

- Younes Nouri, Project Manager & Coastal Engineer
- Adam Wagschal, Project Manager
- Ayla Sage, Coastal Associate II

CREDE:

- Steve Opp, Project Lead; Partner, Managing Director

Community System Solutions:

- Mike Bahr, CEO, Project Lead
- Mika McKenzie – Local Project team

The goals of the workshop are:

- 1) Give the Board of Commissioners and the public a complete overview of the current planned construction projects and uses of current grant funds; and
- 2) Assist in helping identify the Board priority uses for the HMGP grant funds.

HMGP funds can be used to develop mitigation strategies (environmental and financial) and obtain data to prioritize, select, and develop mitigation projects and complete grant applications for construction funding. HMGP funds can be used for studies, designs and environmental processes. The funds cannot be used for construction

Discussion Topics for Each Stop on the Tour

At each stop, the Discussion will include the following items, plus any additional specific items listed for each stop on the discussion tour.

- Current property use and current zoning
- Planned projects,(if applicable)
 - Review elements of the project
 - Timeline to complete remaining items
 - Timeline for major project elements
 - Budget and sources of funding

- Current and potential future issues (repairs, maintenance, lease conditions, etc.)
- Potential future projects
 - Revenue opportunities
 - Planning and permitting needed for future projects
 - Financing options, including current awarded grants
 - Documents needed to apply for financing

Proposed tour stops.

- 1) Seawall - replacement project – (PIDP Grant 2022)
- 2) Citizens' Dock - replacement project – (PIDP Grant 2024)
- 3) Commercial Boat Basin
- 4) Boat yard
 - Environmental Review Level 1 and 2 (HMGP grant)
 - Boat Haul out
 - Dock condition
 - Infrastructure issues
 - Building condition
- 5) Starfish Way
 - Discussion of roadway
 - Discussion of buildings
- 6) Bayside RV Park
- 7) Car Wash / 101 Property
- 8) Redwood RV Village
- 9) South Beach Bathroom
- 10) RV Overflow Lot
- 11) Former Restaurant Area
- 12) Leased Docks
- 13) Rip Rap - throughout boat basin
- 14) Anchor Way Road
- 15) Dredge Material site
- 16) Whaler Island Groin
- 17) Sport Boat area

- Proposed area to be expanded in exchange for seawall work
- Former Dock area
- Parking area
- Boat Ramp

18) Whaler Island buildings

AGENDA ITEM ATTACHMENTS

The Attached items are documents related to current or past projects. Some will be referenced during the tour.

- Land Use Map
- Del Norte County Parcel Map
- Crescent City Harbor District Parcel Map - Del Norte County Parcel View
- Del Norte County Parcel Maps of Harbor Properties
- Army Corps of Engineers Operations and Maintenance Map
- Adaptation and Mitigation Measures map (from the Sea Level Rise Assessment)
- Status Update of Seawall and Citizens' Dock projects
- M&N Active Ongoing projects with Status update
- Seawall and Citizens Dock Environmental Review timeline and Scope of Work – M&N
- Coastal Conservancy Grant award for Design and Environmental Work
- Design and EIS for Seawall and Citizens Dock - Moffatt and Nichol RFP response and Contact (excerpts) – scope of work and budget
- Schedule Revision to the Design and EA/EIS for Seawall and Citizen's Dock Project
- 'Exhibit C' – Activity Schedule
- Proposal for Geotechnical Field Investigation and Additional Design for Seawall
- PIDP 2022 Award Letter for Seawall Construction
- Seawall Construction Project Schedule
- Seawall Construction Project Grant Award Budget
- Seawall Condition Assessment Report (excerpt)– Moffatt & Nichol
- Cover Sheet - SHEET PILE BULKHEAD INVESTIGATION 1997 – M&N
- PIDP 2024 Award letter – Citizens' Dock construction project
- Citizens dock images from Grant Application
- Citizens' Dock Construction Project Schedule
- Citizens' Dock Construction Project Budget
- Citizens' Dock Preferred Alternative - adopted by CCHD Board
- Functional Criteria for Rebuilding Citizens Dock & Seawall
- Selection Criteria for Alternative Analysis
- FEMA and CalOES HMGP award letter
- RFP for phase one environmental site assessment of Boat Yard (excerpts)
- Map of proposed soil & water samples if Level II is required
- SHN response for environmental site assessment of Boat Yard

- Crescent City Harbor district boat haul out pier structural evaluation.
- CCHD Land Development RFP (excerpt)
- CREDE response to RFP (except)
- South Beach grant award – Coastal Conservancy
- South beach Bathroom RFP (excepts)
- Public Restroom Company RFP response for Building
- M&N Construction Permit scope of work
- CCHD Vertical Breakwater Design RFP
- Vertical Breakwater Design RFP Response – M&N
- Explanation of Damage caused by the 12/27/22 – 1/31/23 storms
- Site Inspection Report – FEMA
- Whaler Island Groin Repair Estimate
- Anchor Way Rock Revetment Repair Estimate
- Anchor Way Road Repair Estimate