Legislation Text

File #: 2026-0646, **Version:** 1

To: Sonoma County Board of Supervisors
Department or Agency Name(s): Sonoma County Regional Parks
Staff Name and Phone Number: Bert Whitaker, David Robinson; 707-565-2041
Vote Requirement: 4/5th
Supervisorial District(s): District Five

Title:
Grant Agreements for the Spud Point Marina Icehouse Replacement Project

Recommended Action:

A) Adopt a Resolution authorizing the Director of Sonoma County Regional Parks to accept and execute a grant agreement with the California State Coastal Conservancy for up to $1,500,000 for the Bodega Bay Icehouse Replacement and authorize execution of associated documents necessary to administer and carry out the grant.
B) Delegate authority to the Director of Sonoma County Regional Parks to accept funding of $1,200,000 in federal Housing and Urban Development Economic Development Initiative community project funding awarded on April 28, 2026, through Congressman Jared Huffman, and to execute related documents, in a form approved by counsel.
C) Approve the acceptance of $75,000 through the Facility Refrigerant Incentive Program grant administered by the North American Sustainable Refrigeration Council for the California Air Resources Board.
D) Adopt a Resolution authorizing a budget amendment to increase Regional Parks' fiscal year 2026-2027 Marina Icehouse Replacement Capital Project budget by $2,775,000. (4/5th Vote)

Executive Summary:
The Spud Point Marina Icehouse serves as critical infrastructure supporting Bodega Bay's commercial fishing fleet and working waterfront. The ice production system has exceeded its lifespan and modernization is necessary to maintain long-term operational reliability and the large-scale ice production that is essential to sustain the local commercial fishing economy. Regional Parks has secured and is seeking acceptance by the Board 3 grants totaling $2,775,000 to replace and modernize the ice production system.

The California State Coastal Conservancy approved grant funding of up to $1,500,000 supporting project development, design, engineering, construction planning, and implementation of a replacement ice production infrastructure. Additionally, the county received a $1,200,000 award from the federal Department of Housing and Urban Development to advance projects that stimulate job creation and economic development, and $75,000 in grant funds to modernize the refrigerants through the California Air Resources Board F-Gas Reduction Incentive Program.

Discussion:

Spud Point Marina is a County-owned working waterfront facility that supports commercial fishing, seafood landings, and related marina operations in Bodega Bay. Reliable ice production remains essential to maintaining fish-handling operations, vessel support, and continuity of waterfront activity. The current Spud Point Marina Icehouse infrastructure is aging and requires modernization to improve reliability, efficiency, and long-term service capacity. The proposed project includes development of final design, engineering specifications, construction specifications, and project management elements necessary to move the project toward competitive bid.

The California State Coastal Conservancy approved $1.5 million towards the Spud Point Icehouse Modernization Project on February 19, 2026. Acceptance of this grant will support project development, design, engineering, construction planning, and implementation of a replacement ice production infrastructure. Sonoma County also secured $1.2 million in federal Community Project Funding through the U.S. Department of Housing and Urban Development for the Spud Point Marina Icehouse Modernization Project. District 5 Supervisor Lynda Hopkins, the commercial fishing community, and Congressman Jared Huffman's office helped advance the project and identified it as a federal funding priority for Sonoma County. This item would delegate authority to the Director of Sonoma County Regional Parks after the County receives the funding details and County Counsel completes its review. Additionally, Sonoma County Regional Parks successfully applied for and was awarded $75,000 through the Facility Refrigerant Incentive Program (FRIP), administered by the North American Sustainable Refrigeration Council, and funded by the California Air Resources Board. The current refrigerant utilized to produce ice is no longer available for commercial uses and more environmentally friendly refrigerants are desirable. This grant supports refrigeration system modernization and the transition to climate-friendly refrigerants as part of the overall Icehouse modernization project.

Staff is currently preparing design, engineering, construction, and project management specifications with the goal of releasing the project for competitive bid during fall 2026. Staff anticipates returning to the Board in fall of 2026 seeking approval of bids and commencement of the project.

Strategic Plan:
This item directly supports the County's Five-year Strategic Plan and is aligned with the following pillar, goal, and objective.

> **Pillar:** Organizational Excellence
> **Goal:** Goal 1: Strengthen operational effectiveness, fiscal reliability, and accountability
> **Objective:** Objective 1: Align the Board of Supervisor's strategic priorities, policy, and operational goals with funding and resources.

Racial Equity:

Was this item identified as an opportunity to apply the Racial Equity Toolkit?
No

Prior Board Actions:
None

FISCAL SUMMARY

Expenditures	**FY25-26 Adopted**	**FY26-27 Projected**	**FY27-28 Projected**
Budgeted Expenses			
Additional Appropriation Requested		$2,775,000	
Total Expenditures		**$2,775,000**	
Funding Sources			
General Fund/WA GF			
State/Federal		$2,775,000	
Fees/Other			
Use of Fund Balance			
General Fund Contingencies			
Total Sources		**$2,775,000**	

Narrative Explanation of Fiscal Impacts:
Regional Parks added a new Marina Icehouse Replacement capital improvement project to track project revenues and expenditures. The attached budget resolution will add revenue and expenditure appropriations to the FY 2026-27 adopted budget, reflecting grants from the North American Sustainable Refrigeration Council ($75,000), State Coastal Conservancy ($1,500,000), and U.S. Department of Housing and Urban Development ($1,200,000).

CEQA Compliance: The current action includes approval of funding agreements for replacement of existing facilities only, and does not commit to a specific design with sufficient specificity to review in detail. With respect to the broadly-defined project of the replacement of existing ice facilities at the Spud Point Marina with a modernized ice facility at the same location, the proposed Project is exempt from CEQA under 14 C.F.R. § 15302 as the replacement or reconstruction of existing structures and facilities where the new structure will be located on the same site as the structure replaced and will have substantially the same purpose and capacity as the structure replaced. Upon completion of planning and permit requirement review in the design planning phase, further analysis of the final proposal, including any impacts related to implementation, will be completed.

Narrative Explanation of Staffing Impacts (If Required):
None

Attachments:
Resolution
Budget Resolution
North American Sustainable Refrigeration Council Grant Agreement
State Coastal Conservancy Grant Agreement
Community Project Funding Award Letter

Related Items "On File" with the Clerk of the Board:
None