



State of California - Department of Fish and Wildlife
2025 ENVIRONMENTAL DOCUMENT FILING FEE
CASH RECEIPT
 DFW 753.5a (REV. 01/01/25) Previously DFG 753.5a

RECEIPT NUMBER: 49-10072025-395
STATE CLEARINGHOUSE NUMBER (If applicable)

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY SONOMA COUNTY REGIONAL PARKS	LEAD AGENCY EMAIL	DATE 10/07/2025
COUNTY/STATE AGENCY OF FILING SONOMA	DOCUMENT NUMBER 25-1007-01	

PROJECT TITLE
REPLACE BODEGA BAY ICEHOUSE

PROJECT APPLICANT NAME SONOMA COUNTY REGIONAL PARKS	PROJECT APPLICANT EMAIL	PHONE NUMBER (707)565-2041
PROJECT APPLICANT ADDRESS 400 AVIATION BLVD., SUITE 100	CITY SANTA ROSA	STATE CA
		ZIP CODE 95403

PROJECT APPLICANT (Check appropriate box)

Local Public Agency School District Other Special District State Agency Private Entity

CHECK APPLICABLE FEES:

<input type="checkbox"/> Environmental Impact Report (EIR)	\$4,123.50	\$ _____
<input type="checkbox"/> Mitigated/Negative Declaration (MND)(ND)	\$2,968.75	\$ _____
<input type="checkbox"/> Certified Regulatory Program (CRP) document - payment due directly to CDFW	\$1,401.75	\$ _____
<input checked="" type="checkbox"/> Exempt from fee		
<input checked="" type="checkbox"/> Notice of Exemption (attach)		
<input type="checkbox"/> CDFW No Effect Determination (attach)		
<input type="checkbox"/> Fee previously paid (attach previously issued cash receipt copy)		

<input type="checkbox"/> Water Right Application or Petition Fee (State Water Resources Control Board only)	\$850.00	\$ _____
<input checked="" type="checkbox"/> County documentary handling fee		\$ _____ \$50.00
<input type="checkbox"/> Other		\$ _____

PAYMENT METHOD:

Cash Credit Check Other

TOTAL RECEIVED \$ _____ \$50.00

SIGNATURE 	AGENCY OF FILING PRINTED NAME AND TITLE Carrie Anderson, Deputy County Clerk-Recorder
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This notice was posted on 10/07/2025
and will remain posted for a period of thirty days
through 11/07/2025

Doc No.49-10072025-395

Deva Marie Proto, County Clerk

BY: *Carrie Anderson*
Carrie Anderson, Deputy Clerk



NOTICE OF EXEMPTION

To:

Sonoma County Clerk-Recorder
585 Fiscal Dr., Room 103
Santa Rosa, CA 95403

Office of Planning and Research
P.O. Box 3044, Room 113
Sacramento, CA 95812-3044

From:

Sonoma County Regional Parks
Lead Agency/ Project Applicant
400 Aviation Blvd., Suite 100
Santa Rosa, CA 95403

The Sonoma County Regional Parks Department, pursuant to Section 23A-11 of the Sonoma County Code, determines that the following project is exempt from the requirements of the California Environmental Quality Act:

Project Title: Replace Bodega Bay Icehouse

Project Location:

Address: 1818 Westshore Rd Bodega Bay, CA

APN(s): Project site is adjacent to Bodega Harbor and has no APN. It is part of the State Lands Commission grant of Bodega Harbor to County of Sonoma (Stats. 1959, ch.1064, Section 1).

Cross streets: Westshore Road south of Whaleship Road

Latitude/Longitude: 38.330439928898286, -123.05880594976706

County: Sonoma

City: Bodega Bay

Description of Nature, Purpose, and Beneficiaries of Project:

The project involves the replacement and upgrade of the existing, obsolete Spud Point Marina Icehouse facility. The icehouse is the only bulk ice facility between San Francisco and Fort Bragg, and it plays a critical role in supporting ~250 active commercial vessels, charter fleets, and recreational fishers. The project will occur within the footprint of the existing facility on County-owned land.

The project includes:

- Decommissioning and safe removal of the aging building systems, including equipment using phased-out R-22 refrigerant.
- Structural improvements to the existing shell, including new siding, TPO roofing over the mechanical room, reinforced concrete pads for new equipment, and upgraded access doors.
- Installation of a modern, efficient ammonia refrigeration system, new 125 HP compressor, ice flaker, condenser, blower, hoist/delivery system, and upgraded touchscreen controls.
- Installation of stainless steel piping, a new water treatment system, and safety equipment (eyewash station).

The purpose of the project is to replace failing, decades-old equipment with modern systems to ensure continuous, reliable ice production for the local fishing economy, improve energy efficiency, eliminate the use of R-22 refrigerant, and increase climate resiliency.

Public Agency Approving Project:

Sonoma County Regional Parks

Person or Agency Carrying Out Project:

Sonoma County Regional Parks

Exempt Status: (Please selection one or more)

- Ministerial [§21080(b)(1); §15268; §15266(b)(c)]
- Declared Emergency [§21080(b)(3); §15269(a)]
- Emergency Project [§21080(b)(4)]
- Statutory Click or tap here to enter text.
- General Rule] [§15061(b)(3)
- Categorical §15301(b)

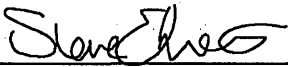
Reasons Why Project is Exempt:

The proposed project is exempt from CEQA pursuant to Title 14, California Code of Regulations), Section 15301, subdivision (b) which specifically exempts: "Replacement or reconstruction of existing utility systems and/or facilities involving negligible or no expansion of capacity," because:

- The project is solely for the replacement and upgrade of an existing, deteriorating utility system (bulk ice production and delivery) that is beyond its service life.
- The work will be carried out at the existing Spud Point Marina Icehouse, located at 1818 Westshore Rd. The facility's essential function remains unchanged: providing bulk ice to the commercial fishing fleet.
- The project does not involve any significant expansion of the physical capacity of the facility or the capacity of the ice production beyond what the existing facility was intended to produce. The structural improvements (siding, roofing, concrete pads) will occur within the footprint of the existing icehouse and do not constitute an expansion.

Date: 10/6/2025

Lead Agency Contact Person:



Steve Ehret (Oct 7, 2025 11:13:36 PDT)

Name: Steve Ehret

Title: Park Planning Manager

Sonoma County Regional Parks

(707) 565-2041

NOE Icehouse

Final Audit Report

2025-10-07

Created:	2025-10-07
By:	Laura Saunders (Laura.Saunders@sonomacounty.gov)
Status:	Signed
Transaction ID:	CBJCHBCAABAAGy2j2AyCIJqCUEYtmMVP9K87HhcgTDG5

"NOE Icehouse" History

Document created by Laura Saunders (Laura.Saunders@sonomacounty.gov)

2025-10-07 - 0:17:18 AM GMT- IP address: 209.77.204.154

Document emailed to Steve Ehret (Steve.Ehret@sonomacounty.gov) for signature

2025-10-07 - 0:19:26 AM GMT

Email viewed by Steve Ehret (Steve.Ehret@sonomacounty.gov)

2025-10-07 - 6:13:16 PM GMT- IP address: 104.47.64.254

 Document e-signed by Steve Ehret (Steve.Ehret@sonomacounty.gov)

Signature Date: 2025-10-07 - 6:13:36 PM GMT - Time Source: server- IP address: 209.77.204.154

 Agreement completed.

2025-10-07 - 6:13:36 PM GMT