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Fire Marshal

January 29, 2026

To: Interested Agencies

The following application has been filed with the Sonoma County Permit and Resource Management Department.

**File Number:** ZPE26-0009  
**Applicant Name:** Suvas Vajracharya  
**Owner Name:** METASOPHIENT LLC  
**Site Address:** 19540 King Ridge Rd., Cazadero  
**APN:** 106-240-020  
**Zoning:** RRD B6 160, OAK RC50/50

**Project Description: Special Event Zoning Permit for the Teravana Confluence Retreat on April 22-24, 2026. Proposal includes amplified music, food, portable toilets, overnight guests, and an expected guest count of 150 guests on 5 parcels ranging from 47.94 acres to 298.66 acres.**

We are submitting the above application for your review and recommendation. Additional information is on file in this office.

Responses to referrals should include a combination of any or all of the following details:

- (1) Statement of any environmental concerns or uncertainties your agency may have with the project.
- (2) Comments you wish to make regarding the merits of the project.
- (3) Identification of any missing information or application submittals that will preclude you from providing conditions and mitigations for this project in the future.
- (4) Your proposed conditions of approval and/or mitigations for this project.

**After reviewing this application, please respond to the planner with your *marked* response below:**

- Conditions will be provided and no further information is necessary.
- Conditions will be provided and additional information is necessary.
- Comments and/or concerns.
- No comments or conditions.

Responsible agencies under CEQA are requested to indicate whether permits will be required for this project.

Your comments will be appreciated by February 13, 2026, and should be sent to the attention of:

ZPE26-0009, Katerina Mahdavi ([Katerina.Mahdavi@sonomacounty.gov](mailto:Katerina.Mahdavi@sonomacounty.gov)). The Project Planner can also be reached at (707) 565-1392. **If no response is received by February 13, 2026, it will be assumed that no comments or conditions will be provided.**

Please send a copy of your comments to the applicant(s) or their representatives as indicated on the attached Planning Application.

- Building Inspection
- Encroachment
- Fire Prevention – Periodic Special Events
- Health Specialist
- Management Group
- Well & Septic

- Dist. 5 Director and Commissioners
- Environmental Health
- Health Services: Tobacco Prevention
- Sheriff Community Service Officer
- Local Fire District – Sonoma County FPD
- CHP

# Planning Application

## PJR-001

**Application Type(s):**

- Admin Cert. Compliance  
 Ag. or Timber Preserve/Contract  
 Conditional Cert. of Compliance  
 Cert. of Modification  
 Coastal Permit  
 Zoning Permit for: \_\_\_\_\_

- Design Review Admin.  
 Design Review Full  
 General Plan Amendment  
 Lot Line Adjustment  
 Major Subdivision

File # \_\_\_\_\_

- Minor Subdivision  
 Voluntary Merger  
 Ordinance Interpretation  
 Second Unit Permit  
 Specific/Area Plan Amendment

- Use Permit  
 Variance  
 Zone Change  
 Other: \_\_\_\_\_  
 Special Event Permit

**By placing my contact information (name, address, phone number, email address, etc.) on this application form and submitting it to Sonoma County PRMD, I understand and authorize PRMD to post this application to the internet for public information purposes, including my contact information.**

PRINT CLEARLY					
<b>APPLICANT</b>			<b>OWNER (IF OTHER THAN APPLICANT)</b>		
Name <b>Suvas Vajracharya</b>			Name <b>Metasophient, LLC,</b>		
Mailing Address <b>19170 King Ridge Road</b>			Mailing Address <b>P.O. Box 126</b>		
City <b>Cazadero</b>	State <b>CA</b>	Zip <b>95421</b>	City <b>Cazadero</b>	State <b>CA</b>	Zip <b>95421</b>
Day Ph (650) <b>776-6290</b>	Email <b>suvasv@gmail.com</b>		Day Ph ( )	Email	
Signature		Date <b>12/08/2026</b>	Signature		Date
<b>Billing Responsible Party (At-Cost Only)</b> <input checked="" type="checkbox"/> Applicant <input type="checkbox"/> Owner <input type="checkbox"/> Other: _____					
OTHER PERSONS TO RECEIVE CORRESPONDENCE					
Name/Title <b>Frank Sergi / Operations Manager</b>			Name/Title <b>Dino Bonos (Consultant), Bonos Land Planning</b>		
Mailing Address <b>P.O. Box 126</b>			Mailing Address <b>3609 Hacienda Dr.</b>		
City <b>Cazadero</b>	State <b>CA</b>	Zip <b>95421</b>	City <b>Santa Rosa</b>	State <b>CA</b>	Zip <b>95405</b>
Day Ph (707) <b>654-3808</b>	Email <b>frank@teravana.org</b>		Day Ph (707) <b>479-3716 (c)</b>	Email <b>bonoslandplan@att.net</b>	
PROJECT INFORMATION					
Address(es) <b>19540 King Ridge Road</b>				City <b>Cazadero</b>	
Assessor's Parcel Number(s) <b>106-240-008, 018, 020, 021 &amp; 022</b>					
Project Description <b>Teravana is organizing a Confluence Retreat, a two-day gathering taking place April 22-24, 2026 within the Yoga Barn &amp; Grove glamping areas.</b>					
The event is designed to support the well-being and collaboration of those tending to land and food systems – farmers, ranchers, ecologists, retailers, and food producers. With space for 40 overnight guests and up to 150 participants during the day, Confluence will bring together a cross-section of our region's food and land leaders for thoughtful discussions, shared meals, and access to wellness offerings such as massage, yoga, and self-care tools. *					
* A project description, safety plan, General Plan compliance memos, and maps are also included as application attachments.					
Acreage <b>722.72</b>			Number of new lots proposed		
Site Served by Public Water? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			Site Served by Public Sewer? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
TO BE COMPLETED BY PRMD STAFF					
Planning Area		Supervisorial District		<input type="checkbox"/> Critical Habitat <input type="checkbox"/> Urban Service	
Current Zoning		<input type="checkbox"/> NPDES <input type="checkbox"/> Williamson Act		Groundwater <input type="checkbox"/> 1 / 2	
Specific/Area Plan				Availability <input type="checkbox"/> 3 / 4	
General Plan Land Use				Subject to <input type="checkbox"/> EX	
Parcel Specific Policy				CEQA <input type="checkbox"/> YES	
Application resolve planning violation? <input type="checkbox"/> Yes <input type="checkbox"/> No			Violation? <input type="checkbox"/> Yes <input type="checkbox"/> No		File No.
Previous Files			Penalty application? <input type="checkbox"/> Yes <input type="checkbox"/> No		
Application accepted by			Date		
Approved by			Date		

# Teravana Special Event Zoning Permit 2026

Date: April 22–24, 2026  
Site Location: 19170 & 19540 King Ridge Rd., Cazadero  
Applicant: Suvas Vajracharya, Teravana Foundation, (suvas@teravana.org)  
Consultant: Dino Bonos, Bonos Land Planning (bonoslandplan@att.net)  
Owner: Metasophient, LLC, P.O. Box 126, Cazadero, CA 95421.

## Event introduction

The Teravana Foundation proposes one two-day indoor and outdoor farmers retreat / event at the existing Yoga Barn (1800 sq. ft.) and Manor House (5,070 sf.). On April 22 - 24, 2026, the proposed *Farmers Confluence Retreat* will accommodate up to 150 total daily participants and 40 overnight guests. The retreat event is designed to support the well-being and collaboration of those tending to land and food systems—farmers, ranchers, ecologists, retailers, and food producers:

Guests will arrive and depart via shuttle buses from the event parking lot (Area 4) on Teravana's south end to event location (Area 1). Guests will not be allowed to drive their personal vehicles on-site.

Teravana has a parking area (150 vehicle capacity) for guests located near the property main entrance/exit off King Ridge Road. The event site existing improvements of: paved roads, turnarounds, two 20-thousand-gallon water tanks, an on-site gasoline fueling station, ham radio repeaters, and two helicopter landing zones can safely accommodate all guests.

To serve the number of anticipated guests, Teravana will have up to 12 employees on site during the special event. In addition to coordinating guest shuttle services, staff will assist guests with safety concerns and emergency response procedures. A minimum of one Fire Watch personnel will be on-site 24/7 with access to the 911 emergency services alert system. Fire extinguishers will be located at all event-sites.

## Farmers Confluence Retreat description

The Farmers Confluence Retreat event brings together a cross-section of Sonoma County's farmers, ranchers, and land stewards for a unique, locally rooted experience centered on rest, reconnection, and resilience. This gathering is designed specifically for those shaping the future of our region's food and land—people who know the soil, weather, and community of Sonoma County firsthand.

Over the course of the event at Teravana's unique restorative setting, attendees—primarily from Sonoma County—will engage in thoughtful conversations, shared meals featuring local ingredients, and wellness offerings such as massage, yoga, and self-care practices. More than a retreat, this is an investment in the people behind our local food system, recognizing the deep commitment and hard work it takes to farm and ranch regeneratively in our region.

## **Teravana Special Event Zoning Permit 2026**

Participants will leave with access to free mental health and wellness resources, family retreat vouchers, and inclusion in a growing Sonoma-based community of practice built for ongoing support and collaboration.

This retreat reflects Teravana's strong commitment to regenerative agriculture, local leadership, and rural resilience. By centering the voices and experiences of Sonoma County farmers and ranchers, we aim to strengthen our local networks—and inspire deeper care for the land and each other across the county and beyond

Confluence retreat guests will be encouraged to car pool and not permitted to drive their vehicles to event locations. All of guest pick-up and drop-offs will occur at the aforementioned event parking area (Area 4), where contracted shuttle buses will transport guests to the event locations. Only event organizers, caterers, support staff, and Teravana employees will be permitted to drive their vehicles to event locations. Most overnight guests will arrive on the start date at about 11:30 am or thereafter and depart on the end date throughout the morning by 12 noon from the special event parking lot as shown on attached overall property site map.

Guests will utilize on-site and off-site overnight accommodations in the vicinity before and after the retreat events. Confluence events will occur in or near the Yoga Barn (Area 1) located in the meadow near the Manor House and the shuttle drop-off.

All amplified music and PA sound will be confined to the Yoga Barn area. Outdoor amplified music and PA sound will be only permitted between 11:00 AM – 10:00 PM. After 10:00 PM, amplified sound will be confined to indoors. Restroom facilities will be located near Yoga Barn and/or at Manor House. Teravana staff will provide security and emergency response/coordination.

### **Food preparation, service and handling**

All food service will be catered and prepared off-site and plated/served from a food serving station near the Yoga Barn. Heating and grilling will occur onsite with a portable outdoor kitchen in a designated area and operated by licensed caterer. Alcohol will not be served.

### **Glamping**

Two glamping sites (Areas 2 and 3) and a tent camping area will accommodate up to 40 overnight guests. Glamping tents (aka Eco Pods) are within a five-minute walk east of the Yoga Barn with another glamping site (Area 3) with Eco Pods served by shuttle.

Each Eco Pod is a 8' X 13' (106 sq. ft.) tent with a queen bed, 11' vaulted ceiling and dimmable floor to ceiling light with some including a charging station. Solar powered downward-directed path lights will provide the glamping activity area lighting. All glamping sites will be served by at least one portable restroom.

# Teravana Special Event Zoning Permit 2026

## Site Plans

The following event uses and attached site plans / maps show the property and the locations of Areas 1 to 4.

- Permanent and temporary structures
- Access roads (paved and compacted gravel)
- Staff vehicle and shuttle bus parking areas
- Restrooms, portable toilets and garbage cans
- Overnight accommodations of retreat guests and event staff
- Food service, caterer area and dining
- Security and evacuation routes

**Property Zoning:** Special Event Permits are allowed by RRD zoning.

- Periodic special events / cultural events (4 per two-year period)
- Types of Special Events permitted include: Camping and private parties.

## Special event permit safety and emergency evacuation plan

CAS Safety Consulting, LLC (CAS) has prepared the attached *Teravana Special Event Emergency Plan* in order to provide a comprehensive emergency preparedness guidance for the proposed four (4) events at the Teravana property in 2025 and 2026. This plan is designed to enhance the safety of guests, employees, and visitors by detailing evacuation procedures, roles, responsibilities, and communication protocols. A prior application requested four (4) events but only three (3) were granted; thus, this application constitutes the fourth permitted event with a two-year period

CAS analyzed the Teravana event site for areas that may impact the evacuation of the property, and the ability for emergency responders to access the area to handle the emergency.

### Fire prevention / code considerations

- H & S Associates, fire and safety consultants, provided fire prevention considerations to the plan and has prepared Sonoma County Fire Prevention Division permit documentation for comment and approval.
- This project is not under the jurisdiction of CalFire. The County Fire Authority in their review is required to follow the State's requirements for State Responsibility Areas with regard to fire code requirements.

## Traffic Analysis Memo

The purpose of the attached Traffic Memorandum prepared by Fehr & Peers is to conduct traffic related assessments for the scheduled special events in 2025 and 2026 at the project site. The types of special events include retreats and camping, with guests ranging from 100 to 200. The

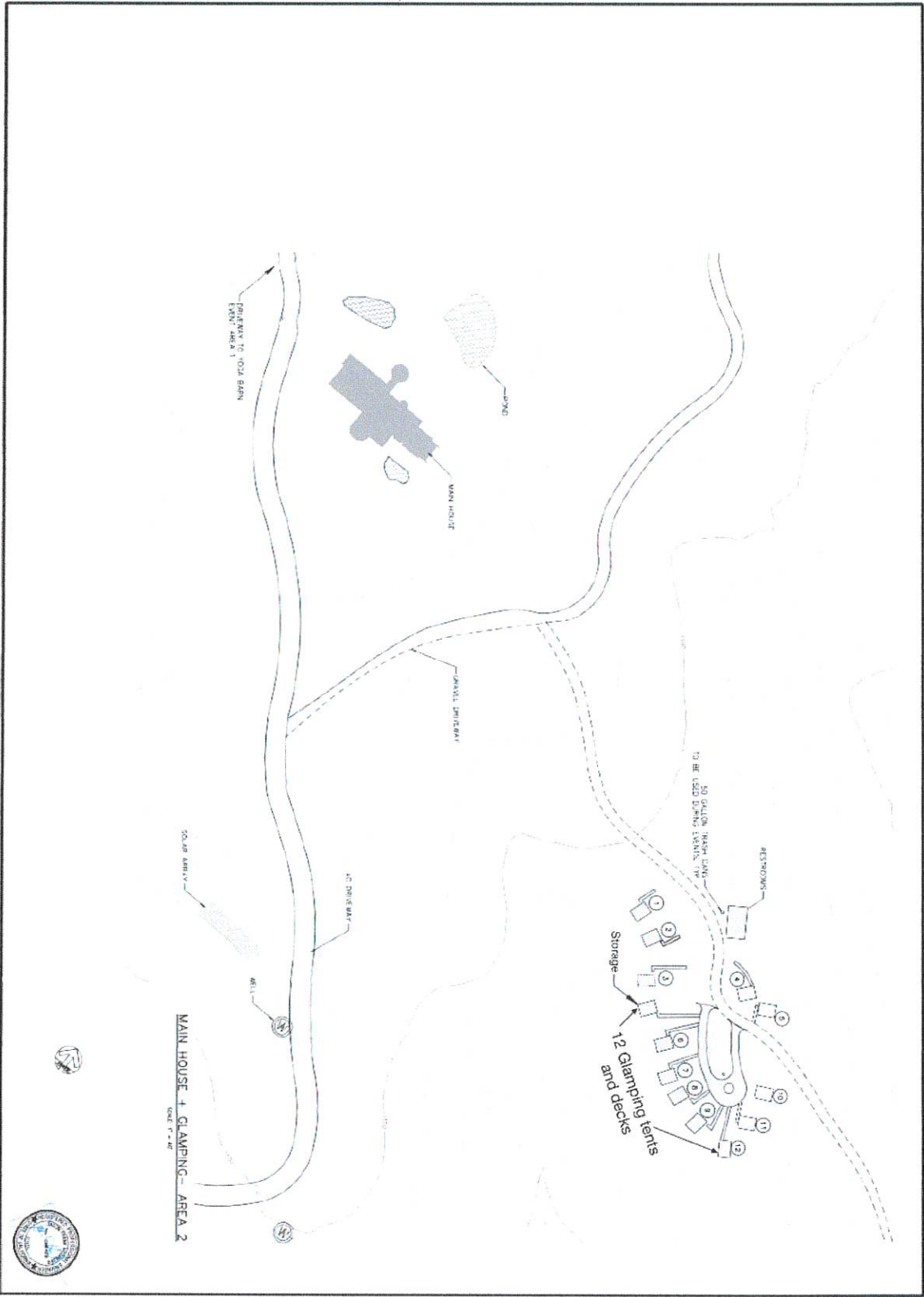
## **Teravana Special Event Zoning Permit 2026**

Teravana traffic memo includes the trip generation analysis, existing site plan review, and an initial evacuation evaluation for the proposed events.

### **Noise Analysis Memo**

Illingworth & Rodkin, Inc. (I & R) has prepared an attached memo summarizing their preliminary assessment of event noise resulting from the proposed Teravana Special Events Permit. I & R has reviewed the preliminary Teravana event information provided and completed calculations to assess noise levels against the Sonoma County Table NE-2 noise standards. Recommendations are made to tailor the project description to avoid noise exceedances.





# Teravana Glamping Tents (Eco Pods)

SHEET UP_4	SPECIAL EVENT USE PERMIT MAIN HOUSE + GLAMPING- AREA 2 19540 KING RIDGE RD. CAZADERO CA 95421 APN. 106-240-005, 018, 020	Prepared for <b>METASOPHIENT, LLC</b> 236 WEST PORTAL 4104 SAN FRANCISCO CA 94117 951.796.4290 Prepared on 2/28/2025	Almost Always Engineering Civil Engineering & Topographic Surveying (707) 440-0400 PO Box 1331 Santa Rosa, CA 95406 www.almostalways.com / email:aae@almostalways.com	<table border="1"> <thead> <tr> <th>REVISION</th> <th>DESCRIPTION</th> <th>BY</th> <th>DATE</th> </tr> </thead> <tbody> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> </tbody> </table>	REVISION	DESCRIPTION	BY	DATE																
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# Special Events/Cultural Events - Agency Approvals

PJR-025



<b>Metasophient, LLC</b> Applicant <b>Teravana Confluence Retreat Event 2026</b> Event Title or Type of Event <b>Confluence will bring together a cross-section of our region's food and land leaders for thoughtful discussions, shared meals, and access to wellness offerings.</b> Activities Included in Event <b>for thoughtful discussions, shared meals, and access to wellness offerings.</b>	File No _____ Event Dates and hours <b>April 22-24, 2026</b> Attendance at each event <b>40 overnight guests and up to 150 participants during the day.</b>
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Signatures from the following departments/agencies must be obtained prior to posting the ten day notice of a Special/Cultural Event by the Permit and Resource Management Department (PRMD). If the application is approved, PRMD will issue a Zoning Permit specifying all Conditions of Approval. The applicant must comply with all Conditions of Approval.

<b>PRMD Building Inspection</b> 2550 Ventura Avenue Santa Rosa, CA 95403 TEL (707) 565-1900 FAX (707) 565-1972	Conditions: _____ _____ Signature: _____ Date: _____
<b>PRMD Project Review Health Specialist (Porta-toilets, trash containers, noise)</b> 2550 Ventura Avenue Santa Rosa, CA 95403 TEL (707) 565-1683 FAX (707) 565-1103	Conditions: _____ _____ Signature: _____ Date: _____
<b>PRMD Encroachment Section (Public right-of-way)</b> 2550 Ventura Avenue Santa Rosa, CA 95403 TEL (707) 565-3626 or 565-3645 FAX (707) 565-3313	Conditions: _____ _____ Signature: _____ Date: _____
<b>Fire Services/Local Fire District (Emergency Services)</b> 2300 County Center Drive, Ste. B220 Santa Rosa, CA 95403 TEL (707) 565-1152 FAX (707) 565-1172	Conditions: _____ _____ Signature: _____ Date: _____
<b>Sonoma County Environmental Health (Food preparation, service, handling)</b> 625 5TH Street Santa Rosa, CA 95404 TEL (707) 565-6565 FAX (707) 565-6525	Conditions: _____ _____ Signature: _____ Date: _____
<b>Sonoma County Sheriff (Traffic, safety)</b> 2796 Ventura Avenue Santa Rosa, CA 95403 TEL (707) 565-2511 FAX (707) 526-0403	Conditions: _____ _____ Signature: _____ Date: _____
<b>California Highway Patrol</b> 6100 Labath Avenue Rohnert Park, CA 94928 TEL (707) 588-1400 FAX No FAX #	Conditions: _____ _____ Signature: _____ Date: _____

**Sonoma County Permit and Resource Management Department**  
 2550 Ventura Avenue Santa Rosa, CA 95403-2829 (707) 565-1900 Fax (707) 565-1103