



2550 Ventura Avenue
Santa Rosa, CA 95403

p: (707) 565-1900
f: (707) 565-1017

Scott Orr
Director

Michelle Arellano
Administration

Nathan Quarles
Engineering and Construction

Cecily Condon
Planning

Steve Mosiurchak
Fire Marshal

March 25, 2026

To: Interested Agencies

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

File Number: ZPE26-0017
Applicant Name: Erica Gorden
Owner Name(s): ATALLAH ADEL; DONALD L TR & BERRY CHARLOTTE J TR; EPPERSON ELLEN A RICHARDSON TR; MDL LLC; SOUSA DENNIS J TR & ANTOINETTE L TR ET AL; UNITED STATE OF AMERICA
Site Address(es): 26900 Asti Rd., Cloverdale; 11551, 11556, 13005, 12352, & 11770 Rockpile Rd., Geyserville; 3400 & 3101 Hot Springs Rd., Cloverdale; 6600, 3288, 4200, 3333, 3345, 3246, 3347, 4004, & 4010 Stewarts Point Skaggs Springs Rd., Geyserville; 100 Marina Dr., Geyserville; 11100 Geysers Rd., Healdsburg; 6152 Cazadero Hwy., Cazadero
APN(s): 106-090-011, 109-540-007, 118-010-073, 139-230-009, 141-060-002
Zoning: LC, SR

Project Description: Special Events Zoning Permit request for five rest stops for Levi's GranFondo, which will be held on April 25, 2026, from approximately 6:15am-6:00pm. Bike event begins and ends in Town of Windsor. Approximately 1,350 riders along 6 different routes: Family Fondo, Piccolo, Medio, Geysers, Gran and The Growler. Routes include various roadways around Windsor, Healdsburg, Cloverdale, Geyserville, Cazadero, and Guerneville.

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 April 8, 2026, and should be sent to the attention of:

ZPE26-0017, Katerina Mahdavi (Katerina.Mahdavi@sonomacounty.gov). The Project Planner can also be reached at (707) 565-1392. **If no response is received by April 8, 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.

- | | |
|---|--|
| <input checked="" type="checkbox"/> Encroachment | <input checked="" type="checkbox"/> Local Fire District – Cazadero CSD |
| <input checked="" type="checkbox"/> Fire Prevention – Periodic Special Events | <input checked="" type="checkbox"/> Local Fire District – Gold Ridge FPD |
| <input checked="" type="checkbox"/> Health Specialist | <input checked="" type="checkbox"/> Local Fire District – Cloverdale FPD |
| <input checked="" type="checkbox"/> Dist. 4 & 5 Director and Commissioners | <input checked="" type="checkbox"/> Local Fire District – Northern Sonoma County FPD |
| <input checked="" type="checkbox"/> Environmental Health | <input checked="" type="checkbox"/> CHP |
| <input checked="" type="checkbox"/> Health Services: Tobacco Prevention | |
| <input checked="" type="checkbox"/> Sheriff Community Service Officer | |

Planning Application

PJR-001

Application Type(s):

- | | | | |
|--|---|---|---------------------------------------|
| <input type="checkbox"/> Admin Cert. Compliance | <input type="checkbox"/> Design Review Admin. | <input type="checkbox"/> Minor Subdivision | <input type="checkbox"/> Use Permit |
| <input type="checkbox"/> Ag. or Timber Preserve/Contract | <input type="checkbox"/> Design Review Full | <input type="checkbox"/> Voluntary Merger | <input type="checkbox"/> Variance |
| <input type="checkbox"/> Conditional Cert. of Compliance | <input type="checkbox"/> General Plan Amendment | <input type="checkbox"/> Ordinance Interpretation | <input type="checkbox"/> Zone Change |
| <input type="checkbox"/> Cert. of Modification | <input type="checkbox"/> Lot Line Adjustment | <input type="checkbox"/> Second Unit Permit | <input type="checkbox"/> Other: _____ |
| <input type="checkbox"/> Coastal Permit | <input type="checkbox"/> Major Subdivision | <input type="checkbox"/> Specific/Area Plan Amendment | |
- Zoning Permit for: Special Event - Bicycle ride/race: Levi's GranFondo

File # _____

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							
APPLICANT				OWNER (IF OTHER THAN APPLICANT)			
Name <u>Bike Monkey, Inc. , Erica Gorden</u>				Name <u>ROSANNE PARK</u>			
Mailing Address <u>PO Box 5318</u>				Mailing Address <u>331 DRY CREEK RD</u>			
City <u>Santa Rosa</u>	State <u>CA</u>	Zip <u>95402</u>	City <u>HEALDSBURG</u>	State <u>CA</u>	Zip <u>95448</u>		
Day Ph <u>702 523-1296</u>	Email <u>info@bikemonkey.net</u>			Day Ph <u>707 644-9099</u>	Email <u>sewifull@gmail.com</u>		
Signature <u>[Signature]</u>			Date <u>11/20/2025</u>	Signature <u>Rosanne Park</u>			Date <u>11/23/25</u>
Billing Responsible Party (At-Cost Only) <input checked="" type="checkbox"/> Applicant <input type="checkbox"/> Owner <input type="checkbox"/> Other: _____							
OTHER PERSONS TO RECEIVE CORRESPONDENCE							
Name/Title				Name/Title			
Mailing Address				Mailing Address			
City	State	Zip	City	State	Zip		
Day Ph ()	Email			Day Ph ()	Email		
PROJECT INFORMATION							
Address(es) <u>12855 Geysers Rd</u>					City <u>Geyserville</u>		
Assessor's Parcel Number(s) <u>141-060-002</u>							
Project Description <u>Temporary aid station during single day bike ride</u>							
Acreage <u>1</u>				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	Groundwater	<input type="checkbox"/> 1 / 2
Current Zoning				<input type="checkbox"/> NPDES	<input type="checkbox"/> Williamson Act	Availability	<input type="checkbox"/> 3 / 4
General Plan Land Use				Specific/Area Plan		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			

Planning Application

PJR-001

Application Type(s):

- | | | | |
|--|---|---|---------------------------------------|
| <input type="checkbox"/> Admin Cert. Compliance | <input type="checkbox"/> Design Review Admin. | <input type="checkbox"/> Minor Subdivision | <input type="checkbox"/> Use Permit |
| <input type="checkbox"/> Ag. or Timber Preserve/Contract | <input type="checkbox"/> Design Review Full | <input type="checkbox"/> Voluntary Merger | <input type="checkbox"/> Variance |
| <input type="checkbox"/> Conditional Cert. of Compliance | <input type="checkbox"/> General Plan Amendment | <input type="checkbox"/> Ordinance Interpretation | <input type="checkbox"/> Zone Change |
| <input type="checkbox"/> Cert. of Modification | <input type="checkbox"/> Lot Line Adjustment | <input type="checkbox"/> Second Unit Permit | <input type="checkbox"/> Other: _____ |
| <input type="checkbox"/> Coastal Permit | <input type="checkbox"/> Major Subdivision | <input type="checkbox"/> Specific/Area Plan Amendment | _____ |
- Zoning Permit for: Special Event - Bicycle ride/race: Levi's GranFondo

File # _____

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							
APPLICANT				OWNER (IF OTHER THAN APPLICANT)			
Name <u>Bike Monkey, Inc. , Erica Gorden</u>				Name <u>Charity Epperson</u>			
Mailing Address <u>PO Box 5318</u>				Mailing Address <u>33515 Tin Barn Road</u>			
City <u>Santa Rosa</u>		State <u>CA</u>	Zip <u>95402</u>	City <u>Cazadero</u>		State <u>Califor</u>	Zip <u>95421</u>
Day Ph <u>(707) 523-1296</u>		Email <u>info@bikemonkey.net</u>		Day Ph <u>(707) 321 0571</u>		Email <u>sapanddirt@gmail.com</u>	
Signature			Date <u>11/20/2025</u>	Signature			Date <u>12/1/25</u>
Billing Responsible Party (At-Cost Only) <input type="checkbox"/> Applicant <input type="checkbox"/> Owner <input type="checkbox"/> Other: _____							
OTHER PERSONS TO RECEIVE CORRESPONDENCE							
Name/Title				Name/Title			
Mailing Address				Mailing Address			
City		State	Zip	City		State	Zip
Day Ph ()		Email		Day Ph ()		Email	
PROJECT INFORMATION							
Address(es)						City	
Assessor's Parcel Number(s)							
Project Description <u>Temporary aid station during single day bike ride</u>							
Acreage				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 type="checkbox"/> No			
TO BE COMPLETED BY PRMD STAFF							
Planning Area		Supervisory District		<input type="checkbox"/> Critical Habitat <input type="checkbox"/> Urban Service		Groundwater <input type="checkbox"/> 1 / 2	
Current Zoning		<input type="checkbox"/> NPDES <input type="checkbox"/> Williamson Act		Specific/Area Plan		Availability <input type="checkbox"/> 3 / 4	
General Plan Land Use				Parcel Specific Policy		Subject to <input type="checkbox"/> EX	
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			

Special Events/Cultural Events - Agency Approvals

PJR-025



Bike Monkey, Inc <hr/> Applicant Levi's GranFondo <hr/> Event Title or Type of Event Race/ride <hr/> Activities included in Event <hr/>	ZPE26-0017 <hr/> File No April 25, 2026 6 am - 6 pm <hr/> Event Dates and hours 2500 <hr/> Attendance at each event <hr/>
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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.

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

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

Aid Stations for Levi's GranFondo

April 25, 2026

Rest stops:

1. **King Ridge**
2. **Westside Rd**
3. **Asti Road**
4. **Lake Sonoma**
5. **Mercuryville**
6. **Alexander Valley School**
7. **Cazadero (water stop only)**

1. **King Ridge** Rest Stop at 33515 Tin Barn Rd. Cazadero, CA 95421 will accommodate 475 riders between the hours of 10:15 am and 11:45 am. The rest stop will include food and water for the riders, along with a bike rack area and 3 portable toilets and 1 hand wash station. There will not be any permanent structure, live music, alcohol or security. There will be volunteers assisting in keeping the roadway clear and assisting the riders. The road will be open to traffic.
2. **Westside Rd** Rest Stop is located at 13839 Old Redwood Hwy, Healdsburg, CA 9544. It will accommodate approximately 70 riders between 9:00 am and noon. The rest stop will include food and water for the riders, along with a bike rack area and 1 portable toilet and 1 hand wash station. There will not be any permanent structure, live music, alcohol or security. There will be volunteers assisting in keeping the roadway clear and assisting the riders. The road will be open to traffic.
3. **Asti Rd.** Rest Stop at 26900 Asti Road, Cloverdale, 95425 will accommodate 1,350 riders between the hours of 9:30 am and 3:30 pm. The rest stop will include food and water for the riders, along with a bike rack area and 12 portable toilets and 2 hand wash stations. There will not be any permanent structure, live music, alcohol or security. There will be volunteers assisting in keeping the roadway clear and assisting the riders. The road will be open to traffic.
4. **Lake Sonoma** 3227 Stewarts Point-Skaggs Springs Rd, Geyserville, CA 95441 it will accommodate about 200 riders between the hours of 11:00 am

and 1:00 pm. There are 4 existing restroom stalls on site. The rest stop will have only water and minimal nutrition in the form of packaged gels or bars. Existing restrooms on site. There will not be any permanent structure, live music, alcohol or security. There will be volunteers assisting in keeping the roadway clear and assisting the riders. The road will be open to traffic.

5. **Mercuryville** Rest Stop at 12855 Geysers Rd, Geyserville, CA 95441 will accommodate 600 riders between the hours of 10:30 am and 5:00 pm. The rest stop will include food and water for the riders, along with a bike rack area and 3 portable toilets and 1 hand wash station. There will not be any permanent structure, live music, alcohol or security. There will be volunteers assisting in keeping the roadway clear and assisting the riders. The road will be open to traffic.
6. **Alexander Valley School** Rest Stop at 8511 Hwy 128, Healdsburg, CA 95448 will accommodate 1,350 riders but on average serves about 600 riders between the hours of 10:30 am and 6:15 pm. The rest stop will include food and water for the riders, along with a bike rack area and 7 portable toilets and 2 hand wash stations. There will not be any permanent structure, live music, alcohol or security. There will be volunteers assisting in keeping the roadway clear and assisting the riders. The road will be open to traffic.
7. **Cazadero Water Stop** Water stop is located at 6152 Cazadero Hwy, Cazadero, CA 95421. It will accommodate up to 300 riders between 9:30 am and 10:45 am. The rest stop will provide water and minimal nutrition in the form of packaged gels or bars. 2 Portable toilets and 1 handwash station. There will be no permanent structure, live music, alcohol or security. Volunteers will assist with keeping the roadway clear and assisting riders. The road will be open to traffic.



December 22, 2025

File No.: 360.19405.16000.25A-307

County of Sonoma, Permit & Resource Management Department
2550 Ventura Avenue
Santa Rosa, CA 95403

Attention: Special Event Permit Coordinator

Subject: Letter of Support, Levi's Gran Fondo Bicycle Event

The California Highway Patrol (CHP), Santa Rosa Area has received notification from Levi's Gran Fondo, scheduled for April 25, 2026, and would like to express our support for this event.

The CHP will be providing traffic control services for this event. The event location, routes, and scheduled time frames have been reviewed and they appear satisfactory. Our patrol officers and supervisors will be notified of these events and their scheduled dates as well.

Should you have any inquiries, please feel free to contact Lieutenant David Thomas at (707) 806-5600 Monday through Friday from 8 am to 5 pm.

Sincerely,

C. E. MULLINS, Lieutenant
Acting Commander
Santa Rosa Area



December 22, 2025

File No.: 360.19405.16000.25A-307a

California Department of Transportation – District Four
111 Grand Avenue, 6th Floor MS 5E
PO BOX 23660
Oakland, CA 94623-0660

Attention: Encroachment Permit Coordinator

Subject: Letter of Support, Levi's Gran Fondo Bicycle Event

The California Highway Patrol (CHP), Santa Rosa Area has received notification from Levi's Gran Fondo, scheduled for April 25, 2026, and would like to express our support for this event.

The CHP will be providing traffic control services for this event. The event location, routes, and scheduled time frames have been reviewed and they appear satisfactory. Our patrol officers and supervisors will be notified of these events and their scheduled dates as well.

Should you have any inquiries, please feel free to contact Lieutenant David Thomas at (707) 806-5600 Monday through Friday from 8 am to 5 pm.

Sincerely,

C. E. MULLINS, Lieutenant
Acting Commander
Santa Rosa Area

Mercuryville Aid Station - Detail

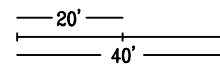
BUSINESS NAME BIKE MONKEY - LEVI'S GRAN FONDO 2022

DATE APRIL 23, 2022

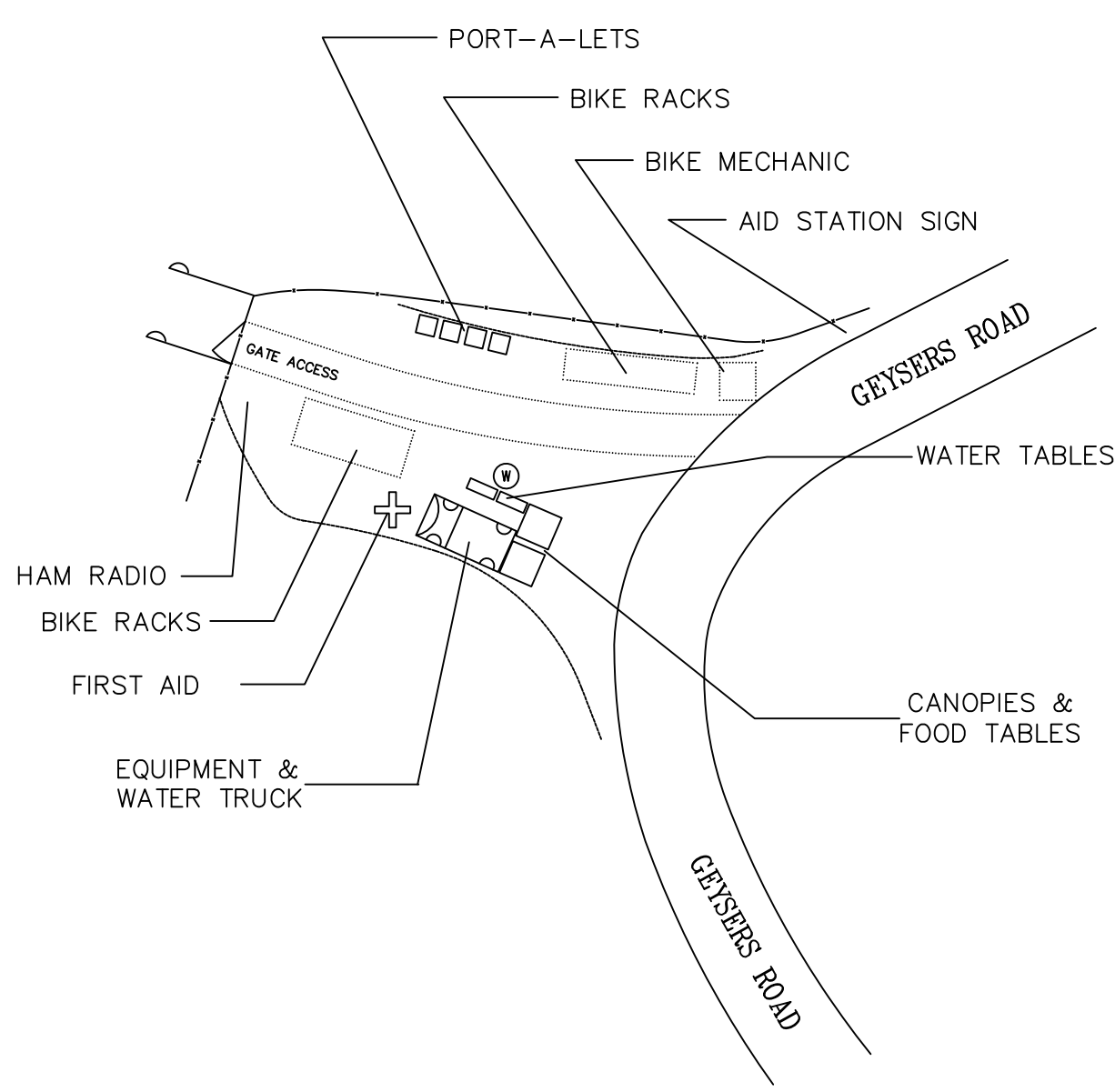
BUSINESS ADDRESS 121 5TH STREET, SANTA ROSA, CA 95401

ZIP CODE 95401

DRAWING SCALE



1
2
3
4
5
6
7
8
9








NORTH



SITE LOCATION

GPS COORDS:
38.7760, -122.8224

SYMBOL LEGEND

-  EQUIPMENT TRAILER
-  FIRE EXTINGUISHER
-  MEDICAL TENT
-  FENCE LINE
-  WATER STATION

A B C D E F G H I J K L M

rev. 12:30 pm

MAP# 2

King's Ridge Aid Station-SITE MAP

Prepared By: Lockert Designs
1145 Tomales Rd
Petaluma, CA 94932

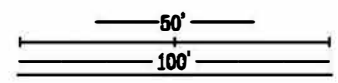
BUSINESS NAME BIKE MONKEY - LEVI'S GRAN FONDO

DATE APRIL

BUSINESS ADDRESS 121 5TH STREET, SANTA ROSA

ZIP CODE 95401







DRAWING SCALE



SITE LOCATION
38598 TIN BARN ROAD
CAZADERO, CA
GPS COORDS:
38.6106, -123.2808

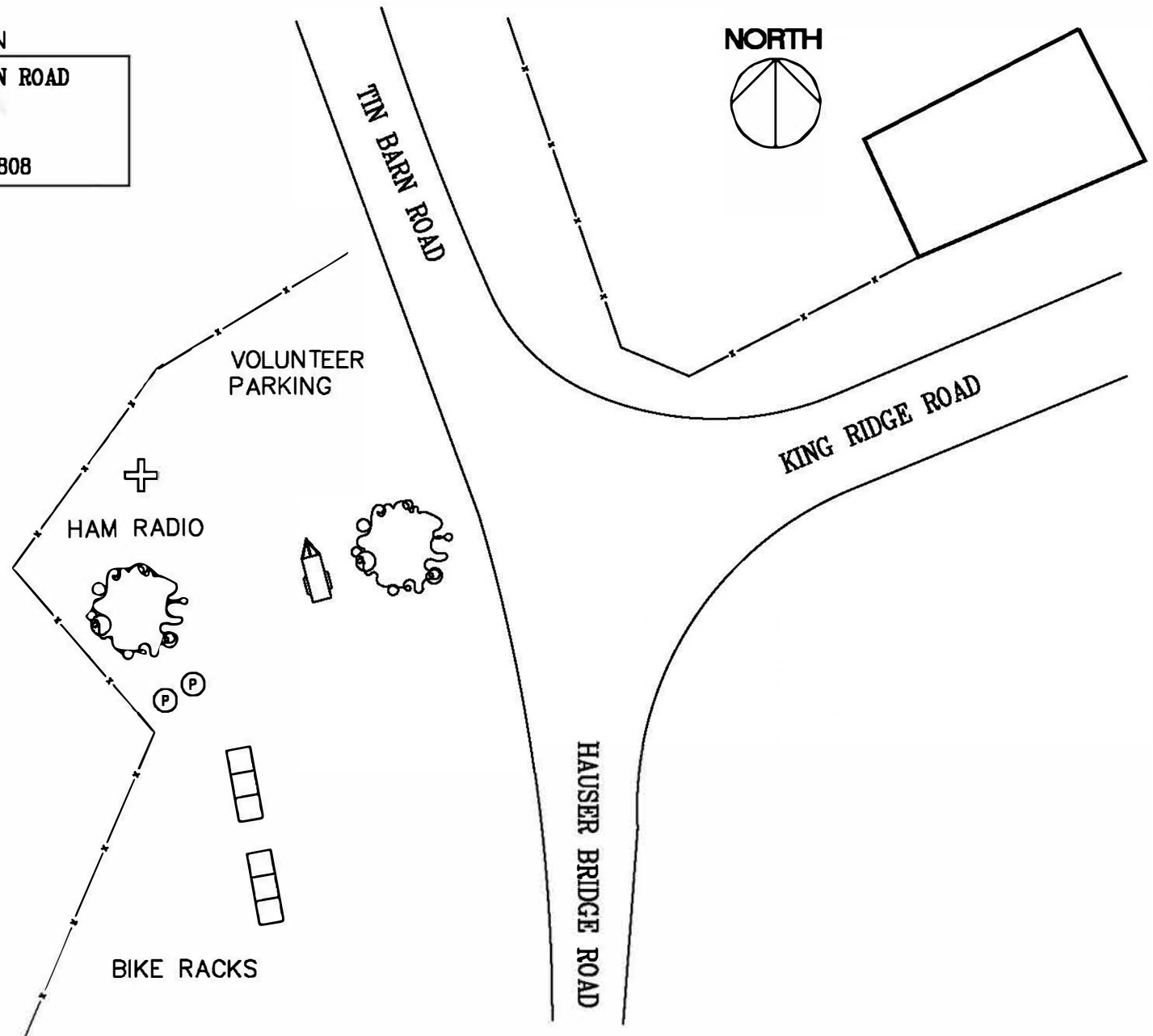


SYMBOL LEGEND

-  EQUIPMENT TRAILER
-  FIRE EXTINGUISHER
-  MEDICAL TENT
-  FENCE LINE
-  WATER STATION
-  PORT-A-LETS

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9

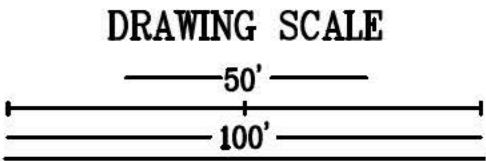
A B C D E F G H I J K L M



Chrome Iron Aid Station-SITE MAP

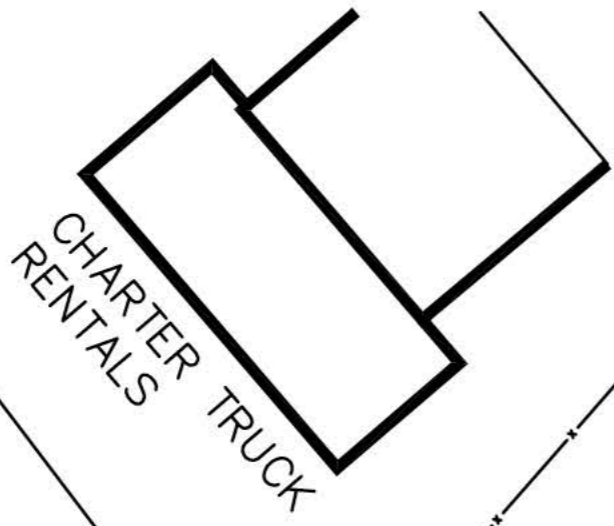
BUSINESS NAME BIKE MONKEY - LEVI'S GRAN FONDO 2024 DATE APRIL 13, 2024

BUSINESS ADDRESS 121 5TH STREET, SANTA ROSA ZIP CODE 95401

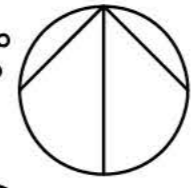


SITE LOCATION







1 26900 ASTI ROAD
CLOVERDALE, CA
GPS COORDS:
38.7698, -122.9953



NORTH



SYMBOL LEGEND

-  EQUIPMENT TRAILER
-  FIRE EXTINGUISHER
-  MEDICAL TENT
-  FENCE LINE
-  WATER STATION
- 

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A B C D E F G H I J K L M

HIGHWAY 101

ASTI ROAD

CHROME IRON ROAD

BIKE RACKS
BIKE MECHANIC
HAM RADIO

