



April 22, 2022

**SENT VIA EMAIL**

Bike Monkey  
Attn.: Clemence Heymelot  
PO Box 5318  
Santa Rosa, CA 95402

RE: File No.: ZPE22-0062  
Address: 33515 Tin Barn Rd. Cazadero, 11100 Geysers Rd. Healdsburg, 7111 CA-128,  
Healdsburg  
APN: 109-540-007, 141-060-002, 131-190-015

This letter is in reference to your request for a Zoning Permit for a Special/Cultural Event rest stop locations for the ("Levi's Grandfondo") bike race to be held on April 23, 2022, between the hours of 8am – 6pm, with a maximum of 2335 attendees visiting these locations; as described in the project proposal statement on file with Permit Sonoma. The Zoning Permit was posted for 10 days and no protests were received. The Zoning Permit approval is subject to the enclosed Conditions of Approval.

Approval and conditions have been received from Permit Sonoma's Building Inspection, Project Review Health Specialist and Encroachment Section, in addition to Sonoma County Environmental Health, Fire Services, Sheriff and the California Highway Patrol. All of the conditions imposed by these Divisions shall be adhered to. A copy of the Agency approval sheet (PRJ-025), Environmental Health and Public Health conditions are enclosed for reference.

It is the determination of Permit Sonoma that the project is Categorically Exempt from the provisions of the California Environmental Quality Act pursuant to the Provisions of Title 14 of the California Administrative Code, Section 15304(e).

This Zoning Permit is limited to the use as described on the application form, the proposal statement and the site plan submitted to this department. Any modifications of the use, expansion or alteration shall be submitted for review and approval of Permit Sonoma in advance of the proposed change and may, at the discretion of the department, require a new Zoning Permit.

This decision may be appealed in writing, along with an appeal fee, within ten (10) calendar days of the date of this letter.

If you have any questions, feel free to contact me via email at [Jen.Chard@sonoma-county.org](mailto:Jen.Chard@sonoma-county.org) or at (707) 565-2336. Please refer to your file number ZPE22-0062 and site address when making inquiries.

Sincerely,

Jen Chard  
Project Planner



**Sonoma County Permit and Resource Management Department**  
2550 Ventura Avenue Santa Rosa CA 95403-2859 (707) 565-1900  
[www.PermitSonoma.org](http://www.PermitSonoma.org)



Enclosed:        Conditions of Approval dated April 22, 2022  
                     Agency Approval Sheet PRJ-025  
                     PRMD Policy 9-2-31 Section, B  
                     Noise: Table NE-2

c: ZPE22-0062  
   Ellen Epperson  
   Jackson Family Wines  
   Roseanna Park  
   Bike Monkey, ATTN Clemence Heymelot – via email



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County of Sonoma  
Permit & Resource Management Department



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## Conditions of Approval

**Date:** April 22, 2022  
**Applicant:** Clemence Heymelot  
**Owners:** Ellen Epperson, Jackson Family Wines, Roseanna Park

**File No.:** ZPE22-0062  
**APNs:** 109-540-007, 141-060-002, 131-190-015  
**Addresses:** 33515 Tin Barn Rd. Cazadero, 11100 Geysers Rd. Healdsburg, 7111 CA-128, Healdsburg

**Project Description:** Special/Cultural Event rest stop locations for the (“Levi’s Grandfondo”) bike race to be held on April 23, 2022, between the hours of 8am – 6pm, with a maximum of 2335 attendees visiting these locations; as described in the project proposal statement on file with Permit Sonoma.

**Prior to commencing the use, evidence must be submitted to the file that all of the following non-operational conditions have been met.**

### PERMIT SONOMA BUILDING:

1. No new permanent structures shall be erected in conjunction with the special event. Any use of existing structures shall comply with current building code.
2. Accessible arrival, restrooms, and path of travel shall be provided.

### PERMIT SONOMA ENGINEERING:

3. Event use of the County right-of-way is prohibited except what is approved by SPE22-0003. All event parking shall be located on private property.
4. Signs shall be placed on private property.

### FIRE AND EMERGENCY SERVICES:

5. All traffic laws shall be obeyed. Any traffic management issues shall be referred to CHP.
6. The event shall comply with all State and Local Fire Codes and local Fire Agency requirements.
7. Emergency access to the event site shall remain unobscured.

### PERMIT SONOMA HEALTH:

8. Provide at least one portable toilet per 100 people and as specified in policy 9-2-31 on the PRMD website. Portable toilets must be serviced by a licensed company. Portable toilets shall be equipped with hand washing sinks at a ratio of one hand washing sink for every six (6) toilets. Sinks are stocked with liquid soap, single use towels, and a trash container for towel waste. Accessible portable toilets shall be provided at a rate of 5% (but not less than one) at each location that portable toilets are placed.

NOTE: ANY EXISTING SEPTIC SYSTEM CANNOT BE USED FOR THESE EVENTS UNLESS IT HAS BEEN THOROUGHLY REVIEWED BY THE WELL AND SEPTIC DISTRICT SPECIALIST AND HAS THE CAPACITY TO ACCOMMODATE THE INCREASED LOADING FROM THE EVENTS AND THE EXISTING USES.

9. The applicant shall provide an adequate number of solid waste receptacles and provide for daily litter pick-up. Containers shall be designed to prevent spillage and the entry of rodents, birds, cats or dogs. Provision for recycling and waste reduction is required, call the Eco-Desk at 565-3375 or visit the web site at [www.recyclenow.org](http://www.recyclenow.org) and click on “Special Events” under “Businesses”.
10. Noise shall be controlled in accordance with the Table NE-2 (Attached) of the Noise Element of the Sonoma County General Plan.

NOTE: ANY AMPLIFIED SOUND OR LOUDSPEAKERS SHALL BE CONTROLLED SO THAT THE IMPACT TO SURROUNDING PROPERTIES WILL BE MINIMIZED. ORIENTATION OF SPEAKERS SHALL BE AWAY FROM ANY NEIGHBORING RESIDENCES. VOLUMES SHALL ALSO BE MONITORED TO MEET COUNTY STANDARDS AT ALL TIMES. ALL AMPLIFIED MUSIC SHALL

CEASE AT 10:00 P.M.

11. Smoking is prohibited at public events, except in designated smoking areas. If smoking areas are designated, they shall be outdoors, at least 25 feet from non-smoking areas, no more than 5% of the event area, and posted as a smoking area and equipped with ash trays or ash cans. All dining areas, enclosed areas and areas where the public waits for entry or to be served shall be posted as "No Smoking."
12. Other:
  - a. Comply with conditions of Environmental Health, Consumer Protection regarding food and beverage service. Catering services must be used.
  - b. If any complaints are received regarding this event, the applicant may have to cease this activity based upon investigation by this department.

**ENVIRONMENTAL HEALTH:**

13. All food vendors must have a valid Sonoma County Retail Food Industry Permit for events of two or more consecutive days. Food Permits must be received at least two weeks prior to the event.
14. Food vendors are required to follow the food-handling guidelines that have been provided to the event organizer.
15. Safe, potable water supply shall be provided at each event location.
16. For events of two or more consecutive days, the event organizer shall obtain a Special Event Organizer Permit from the office of Sonoma County Department of Health Services at least two weeks prior to the event.

**SHERIFF:**

17. Obey all laws.
18. Call 9-1-1 for Police, Fire, and Medical Services.

**HIGHWAY PATROL:**

19. Obey all laws.
20. Parking strictly enforced.
21. Call CHP for traffic management issues.
22. Call 9-1-1 for Police, Fire, and Medical Services.

**PERMIT SONOMA PLANNING:**

23. This permit is for one-day special event to occur on April 23, 2022, and permanently expires on April 24, 2022.
24. Signage associated with the event must comply with County Sign Regulations.
25. This permit shall be subject to revocation or modification by the Board of Zoning Adjustments if: (a) the Board finds that there has been noncompliance with any of the conditions or (b) the Board finds that the use for which this permit is hereby granted constitutes a nuisance. Any such revocation shall be preceded by a public hearing noticed and heard pursuant to Section 26-92-120 and 26-92-140 of the Sonoma County Code.

**Permit and Resource Management Department**  
**POLICY AND PROCEDURE** **Number 9-2-31**

- B. The use of portable toilets shall meet the following minimum requirements:
1. An adequate number of portable toilets shall be provided, but in no case shall the number of portable toilets be less than one toilet per one hundred (100) visitors per day for day use, and six toilets per one hundred (100) visitors per day if overnight use is included.
  2. Portable hand washing facilities shall be provided with all portable toilets used for serving visitors or the public. Employees serving food to visitors or the public must have access to permanently plumbed running hot and cold water sinks plumbed to an OWTS or public sewer.
  3. Portable toilets shall be serviced as needed, but in no case less than once every seven days.
  4. The applicant shall provide an accessible portable restroom on the job site where required by Federal, State or local law, including but not limited to, requirements imposed under OSHA, the Americans with Disabilities Act or Fair Employment and Housing Act.
  5. Portable toilets shall not be brought on-site prior to 48 hours before the Special Event and shall be promptly serviced and removed within 48 hours after the Special Event.
  6. If complaints are received that PRMD believes are valid complaints, the applicant or current operator of the Use Permit shall increase the number of portable toilets and/or increase the frequency of maintenance of the portable toilets for the remainder of the Special Event and at future Special Events as directed by PRMD. The property owner and his agent(s) are expected to maintain portable toilets and hand washing units so that:
    - a. The holding tank does not leak or overflow.
    - b. Toilet paper is promptly replaced when the dispenser runs out.
    - c. Water and soap is promptly replaced when the hand washing units run out.
    - d. The wait to use a portable toilet shall not be so long that people relieve themselves other impromptu locations.
    - e. Reliance upon portable toilets shall not create a public nuisance.

**Noise:**

Noise shall be controlled in accordance with Table NE-2 (or an adjusted Table NE-2 with respect to ambient noise as described in General Plan 2020, Policy NE-1c,) as measured at the exterior property line of any affected residential or sensitive land use:

TABLE NE-2: Maximum Allowable Exterior Noise Exposures

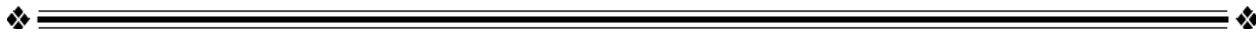
Hourly Noise Metric <sup>1</sup> , dBA	Daytime (7 a.m. to 10 p.m.)	Nighttime (10 p.m. to 7 a.m.)
L50 (30 minutes in any hour)	50	45
L25 (15 minutes in any hour)	55	50
L08 (4 minutes 48 seconds in any hour)	60	55
L02 (72 seconds in any hour)	65	60

<sup>1</sup> The sound level exceeded n% of the time in any hour. For example, the L50 is the value exceeded 50% of the time or 30 minutes in any hour; this is the median noise level. The L02 is the sound level exceeded 1 minute in any hour.

Special events shall be limited to the hours of the Daytime Noise Standard found in the Noise Element of the Sonoma County General Plan (currently 7:00 a.m. to 10:00 p.m.).

# Special Events/Cultural Events - Agency Approvals

## PJR-025



Bike Monkey Inc. - Clemence Heymelot  
 Applicant  
 Levi's GranFondo 2022  
 Event Title or Type of Event  
 Bicycle Ride  
 Activities included in Event

**ZPE22-**  
 File No  
 Saturday, April 23rd, 2022 - 7:30 am to 6:00 pm  
 Event Dates and hours  
 2,000  
 Attendance at each event

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: Comply with State and Local Fire Codes. Comply with Local Fire Agency Requirements  Signature: <i>Marcia Belforte</i> Date: <i>4/14/2022</i>
<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

# Special Events/Cultural Events - Agency Approvals

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<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: Single day event. All food is from an approved source. KG _____ Signature: <i>KGamble</i> Date: <i>3-21-2022</i>
<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: _____

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# Special Events/Cultural Events - Agency Approvals

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<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: <div style="text-align: center; color: red; font-weight: bold; font-size: 1.2em;">             "OBEY ALL LAWS. PARKING STRICTLY ENFORCED. CALL CHP FOR TRAFFIC MANAGEMENT ISSUES. CALL 911 FOR POLICE - FIRE - MEDICAL EMERGENCY"           </div> Signature: <i>Roger [Signature]</i> Date: 3/21/22

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

# Special Events/Cultural Events - Agency Approvals

PJR-025

Bike Monkey Inc. - Clemence Heymelot  
 Applicant  
 Levi's GranFondo 2022  
 Event Title or Type of Event  
 Bicycle Ride  
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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) SPE22-003</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: ✓ w/ ABC RE: LIC. UNLESS YOU HAVE BUSINESS WITH AN ABC LIC. Signature: <i>Chffs-Cul</i> Date: 3/21/22
<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

RECEIVED

MAR 22 2022

SHERIFF'S OFFICE  
SONOMA COUNTY

# Special Events/Cultural Events - Agency Approvals

PJR-025

<p><b>Bike Monkey</b>                  Applicant: <u>Lavi Granfondo</u>                  Event Title or Type of Event: <u>Bike Ride</u>                  Activities included in Event: _____</p>	<p><u>ZPE 22-0062</u>                  File No: _____  <u>April 23, 2022</u>                  Event Dates and hours: _____  <u>2000</u>                  Attendance at each event: _____</p>
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<b>PRMD Building Inspection</b> 2550 Ventura Avenue Santa Rosa, CA 95403 TEL (707) 565-1900 FAX (707) 565-1972	Conditions: <u>No New Bldgs or Structures, Provide Accessible Rest Rooms</u> Signature: <u>[Signature]</u> Date: <u>3/10/22</u>
<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: <u>SPE 22-0003 Applied for and under review</u> Signature: <u>[Signature]</u> Date: <u>4/14/22</u>
<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: _____
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