



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

February 19, 2026

To: Interested Agencies

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

**File Number:** ZPE26-0015  
**Applicant Name:** Nikki Cordero  
**Owner Name:** DEASY YVONNE A TR  
**Site Address:** 220 & 230 Valley Ford Freestone Rd., Bodega  
**APN:** 026-100-007  
**Zoning:** LEA B6 60, RC200/25 SR VOH

**Project Description: Special Event Zoning Permit for Bodega Day event on May 30-31, 2026 from 12:00pm to 12:00pm. Proposal includes amplified music, food, and an expected guest count of 500 people on a 8.61 acre parcel.**

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 March 5, 2026, and should be sent to the attention of:

ZPE26-0015, Alisa Rossetti ([Alisa.Rossetti@sonomacounty.gov](mailto:Alisa.Rossetti@sonomacounty.gov)). The Project Planner can also be reached at (707) 565-2605. **If no response is received by March 5, 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
- Management Group
- Well & Septic (Sanitation if on Sewer)
- Dist. 5 Director and Commissioners

- Environmental Health
- Health Services: Tobacco Prevention
- Sheriff Community Service Officer
- Local Fire District – Gold Ridge FPD
- CHP

# Planning Application

## PJR-001

**Application Type(s):**

- |  |   |
|--|---|
| <input type="checkbox"/> Admin Cert. Compliance          | <input type="checkbox"/> Design Review Admin.   |
| <input type="checkbox"/> Ag. or Timber Preserve/Contract | <input type="checkbox"/> Design Review Full     |
| <input type="checkbox"/> Conditional Cert. of Compliance | <input type="checkbox"/> General Plan Amendment |
| <input type="checkbox"/> Cert. of Modification           | <input type="checkbox"/> Lot Line Adjustment    |
| <input type="checkbox"/> Coastal Permit                  | <input type="checkbox"/> Major Subdivision      |

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

- |   |                                       |
|---|---------------------------------------|
| <input type="checkbox"/> Minor Subdivision            | <input type="checkbox"/> Use Permit   |
| <input type="checkbox"/> Voluntary Merger             | <input type="checkbox"/> Variance     |
| <input type="checkbox"/> Ordinance Interpretation     | <input type="checkbox"/> Zone Change  |
| <input type="checkbox"/> Second Unit Permit           | <input type="checkbox"/> Other: _____ |
| <input type="checkbox"/> Specific/Area Plan Amendment |                                       |

Zoning Permit for: \_\_\_\_\_

**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 <i>Nikki Cordero</i>				Name <i>Yvonne Deasy</i>			
Mailing Address <i>3887 Deer Meadow Ln</i>				Mailing Address <i>2200 Mulberry Terrace</i>			
City <i>Occidental</i>		State <i>CA</i>	Zip <i>95465</i>	City <i>San Rafael</i>		State <i>CA</i>	Zip <i>94903</i>
Day Ph (30) <i>897-2205</i>		Email <i>bodega.day@gmail.com</i>		Day Ph (415) <i>871-7766</i>		Email	
Signature <i>[Signature]</i>			Date <i>1/20/26</i>	Signature <i>[Signature]</i>			Date <i>1/20/26</i>
<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**

PERSON 1				PERSON 2			
Name/Title				Name/Title			
Mailing Address				Mailing Address			
City		State	Zip	City		State	Zip
Day Ph ( )		Email		Day Ph ( )		Email	

**PROJECT INFORMATION**

Address(es) <i>220 Valley Ford Freestone Rd</i>			City <i>Valley Ford</i>		
Assessor's Parcel Number(s) <i>026-100-007-000</i>					
Project Description <i>Live, amplified music event</i>					

Acreage <i>8.61</i>		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		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							

# Proposal Statement

The event is called "Bodega Day." It is a ticketed cultural gathering, involving live, amplified music. It is planned to open from 12 PM on Saturday May 30, 2026 to Sunday May 31, 2026. The music is generally of the folk genre. Multiple bands will perform over the course of the day. Outdoor amplified music is shut off at 10 PM. It is by invite only, and not advertised to the public. There is an expected total count of 500 people.

Food to be sold onsite on May 30 by fully permitted and insured food vendors.

The event is 21+ with the addition of accompanied minors. No alcohol will be provided by the organizers. Guests are allowed to bring their own alcohol. For this reason, guests are welcome to sleep onsite. Guests will provide their own accommodations (camping) for overnight stays.

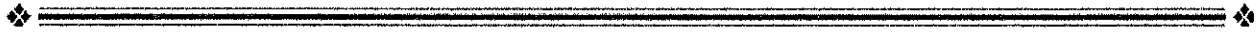
No road closures will be required as the entire event, including parking, will be onsite. All roads are designed to be 12 ft wide, and guests must observe the directional flow of traffic. Signs are present along all roads to indicate this direction. There is one main entrance and exit, along with an additional emergency exit.

There will be hired, unarmed security guards at all three entrance/exits from 8 PM on May 30 to 4 AM on May 31.

There will be 10 portable toilets (as indicated on the site map) including two ADA toilets and two handwashing stations, serviced midway through the event by Honey Bucket.

# Special Events/Cultural Events - Agency Approvals

PJR-025



*Nikki Cordero*  
 Applicant Bodega Day  
 Event Title or Type of Event Live, amplified music  
 Activities included in Event \_\_\_\_\_

File No May 30 - May 31, 2026 12 PM-12 PM  
 Event Dates and hours 500  
 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: _____ _____ 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

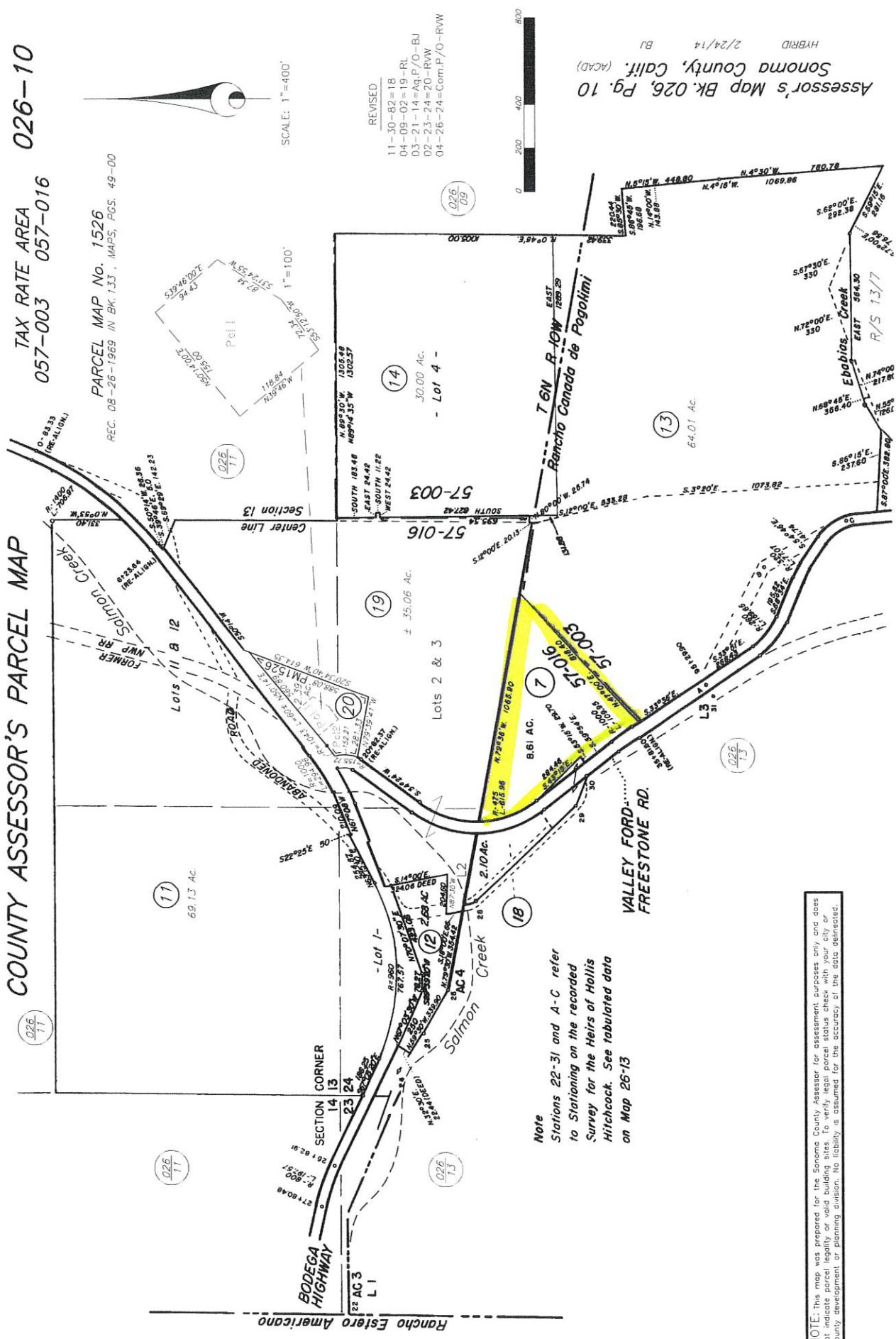
# COUNTY ASSESSOR'S PARCEL MAP

TAX RATE AREA  
057-003 057-016

026-10

PARCEL MAP No. 1526

REC. 08-26-1969 IN BK. 133, MAPS, PGS. 49-00



Note  
Stations 22-31 and A-C refer  
to Stationing on the recorded  
Survey for the Heirs of Hollis  
Hitchcock. See tabulated data  
on Map 26-13

NOTE: This map was prepared for the Sonoma County Assessor for assessment purposes only and does not indicate parcel legality or valid building sites. To verify legal parcel status check with your city or county development or planning division. No liability is assumed for the accuracy of the data delineated.

Assessor's Map Bk. 026, Pg. 10  
Sonoma County, Calif. (ACAD)  
HYBRID 2/24/14 BJ

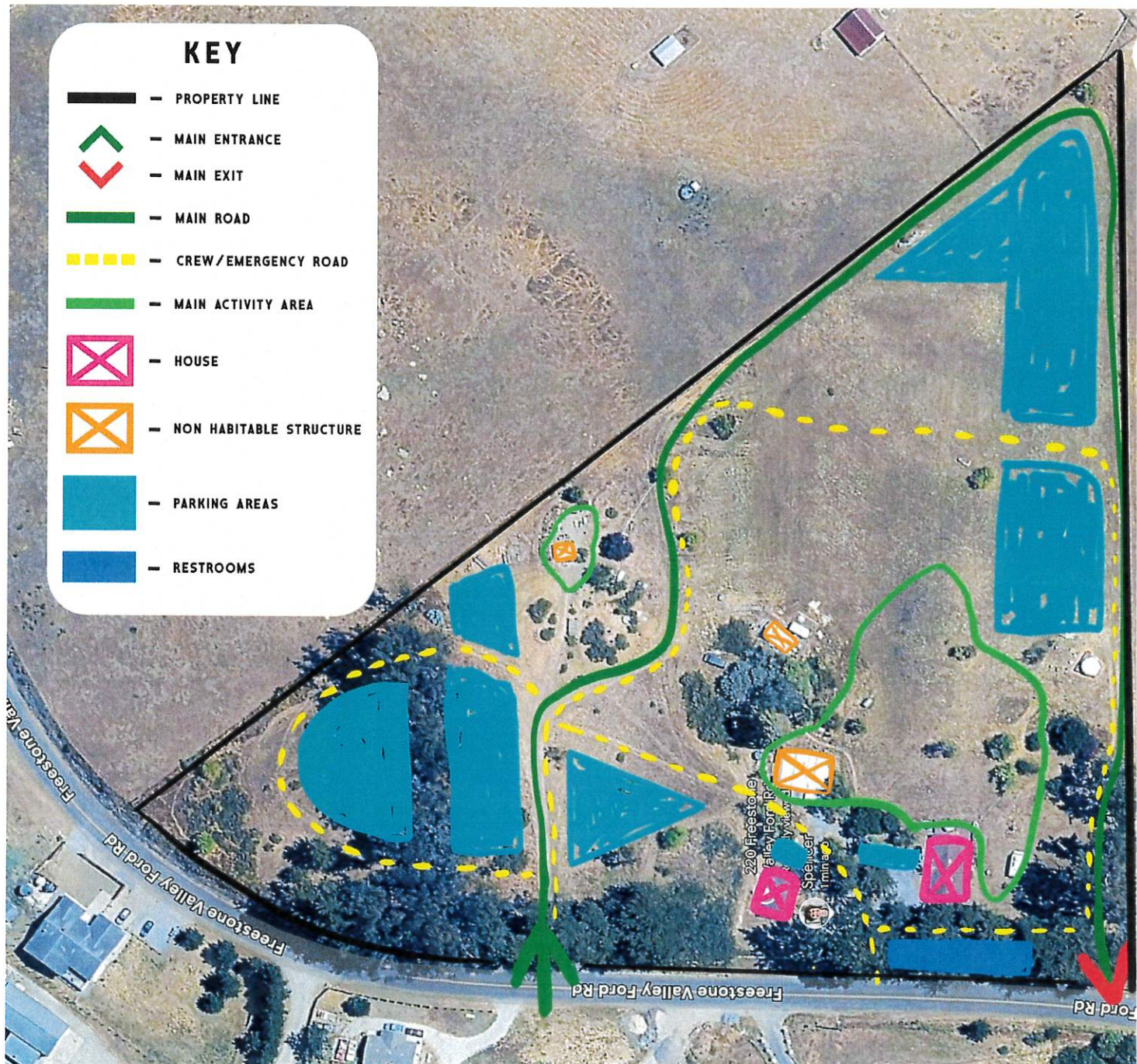
- REVISED
- 11-30-82=18
  - 04-09-02=19-RL
  - 03-21-14=Ag.P/O-BJ
  - 02-23-24=20-RW
  - 04-26-24=Com.P/O-RW

SCALE: 1"=400'



# KEY

-  - PROPERTY LINE
-  - MAIN ENTRANCE
-  - MAIN EXIT
-  - MAIN ROAD
-  - CREW/EMERGENCY ROAD
-  - MAIN ACTIVITY AREA
-  - HOUSE
-  - NON HABITABLE STRUCTURE
-  - PARKING AREAS
-  - RESTROOMS



# Special Events/Cultural Events - Agency Approvals

PJR-025

Applicant Nikki Cordero  
 Event Title or Type of Event Bodega Day  
 Activities included in Event Live, amplified music

File No May 30 - May 31, 2026 12 PM-12 PM  
 Event Dates and hours 500  
 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:  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: <b>ALL LAWS. PARKING STRICTLY ENFORCED. CALL CHP FOR TRAFFIC MANAGEMENT ISSUES. CALL 911 FOR POLICE - FIRE - MEDICAL EMERGENCY"</b> Signature: <u>[Signature]</u> Date: <u>1-26-26</u>

**Sonoma County Permit and Resource Management Department**

2550 Ventura Avenue Santa Rosa, CA 95403-2829 (707) 565-1900 Fax (707) 565-1103

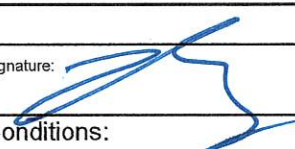
# Special Events/Cultural Events - Agency Approvals

PJR-025

*Nikki Cordero*  
 Applicant Bodega Day  
 Event Title or Type of Event Live, amplified music  
 Activities included in Event \_\_\_\_\_

File No \_\_\_\_\_  
 Event Dates and hours May 30 - May 31, 2026 12PM-12PM  
 Attendance at each event 500

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: <u>1/27/25</u>
<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