



2550 Ventura Avenue
Santa Rosa, CA 95403

p: (707) 565-1900
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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: ZPE26-0001
Applicant Name: Grasshopper Adventure Series, LLC c/o. Miguel Crawford
Owner Name: Charity Epperson; RITCHEY THOMAS W TR & RITCHEY MARTHA TR
Site Address: 26200 Fort Ross Rd., Cazadero
APN: 109-180-008; 109-540-006
Zoning: TP B6 240, OAK RC50

Project Description: Special Events Zoning Permit request for two rest stops for "Hopper Adventures King Ridge Supreme", which will be held on March 28, 2026, from approximately 8:00am-2:00pm. Bike event begins and ends in Duncans Mills. Approximately 250-300 riders along 2 different routes. Routes include various roadways around Occidental, Monte Rio, Cazadero, and Jenner.

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: ZPE26-0001, Alisa Rossetti (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.

- | | |
|---|---|
| <input checked="" type="checkbox"/> Building Inspection | <input checked="" type="checkbox"/> Local Fire District – Timber Cove FPD |
| <input checked="" type="checkbox"/> Encroachment | <input checked="" type="checkbox"/> Local Fire District – Gold Ridge FPD |
| <input checked="" type="checkbox"/> Fire Prevention – Periodic Special Events | <input checked="" type="checkbox"/> CHP |
| <input checked="" type="checkbox"/> Health Specialist | |
| <input checked="" type="checkbox"/> Management Group | |
| <input checked="" type="checkbox"/> Dist. 5 Director and Commissioners | |
| <input checked="" type="checkbox"/> Environmental Health | |
| <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: Rest Stop in support of ZPE26-0001

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 Grasshopper Adventure Series, LLC c/o. Miguel Crawford			Name Thomas and Martha Ritchey		
Mailing Address. 7249 Witter Road			Mailing Address Rt 2 Box 409		
City Sebastopol	State CA	Zip 95472	City La Honda	State CA	Zip 94020
Day Ph (707) 266-3472	Email mig@grasshopperadventureseries.com		Day Ph (650) 208-3363	Email martha@ritcheylogic.com	
Signature <u>Miguel Crawford</u> <small>Miguel Crawford (Jan 21, 2026 14:45:05 PST)</small>		Date 01/21/2026	Signature <u>Martha Ritchey</u> <small>Martha Ritchey (Jan 24, 2026 13:06:55 PST)</small>		Date 01/24/2026
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. Austin McInerney			Name/Title		
Mailing Address. 1418 Bancroft Way			Mailing Address		
City Berkeley	State CA	Zip 94702	City	State	Zip
Day Ph (510). 219-0043	Email austin@grasshopperadventureseries.com		Day Ph ()	Email	
PROJECT INFORMATION					
Address(es) 26233 Fort Ross Road				City Cazadero	
Assessor's Parcel Number(s). 109-180-008					
Project Description. Hydration/nutrition rest stop for bicycle event with 250-300 riders between the hours of 10:00 am and 1:00 pm. Rest stops will consist of an ADA compliant porta-potty, small table with self-serve water, pre-packaged snacks and waste and recycling receptacles. There will not be any live music, alcohol or security. There will be volunteers assisting in keeping the roadway clear and assisting riders. The road will be open to traffic.					
Acreage			Number of new lots proposed 0		
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	
General Plan Land Use				Availability <input type="checkbox"/> 3 / 4	
Application resolve planning violation? <input type="checkbox"/> Yes <input type="checkbox"/> No				Subject to CEQA <input type="checkbox"/> EX	
Previous Files				Parcel Specific Policy	
Application accepted by				Violation? <input type="checkbox"/> Yes <input type="checkbox"/> No File No.	
Approved by				Penalty application? <input type="checkbox"/> Yes <input type="checkbox"/> No	
				Date	
				Date	

Special Events/Cultural Events - Agency Approvals

PJR-025



Grasshopper Adventures, LLC

Applicant

King Ridge Cycling Event

Event Title or Type of Event

Bicycle ride and two rest stops

Activities included in Event

ZPE26-0001

File No

March 28, 2026 (8:00 am – 2:00 pm)

Event Dates and hours

250-300 participants

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.

PRMD Building Inspection 2550 Ventura Avenue Santa Rosa, CA 95403 TEL (707) 565-1900 FAX (707) 565-1972	Conditions: <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/> 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/> 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/> 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/> 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/> Signature: _____ Date: _____
California Highway Patrol 6100 Labath Avenue Rohnert Park, CA 94928 TEL (707) 588-1400 FAX No FAX #	Conditions: <hr/> <hr/> Signature: _____ Date: _____

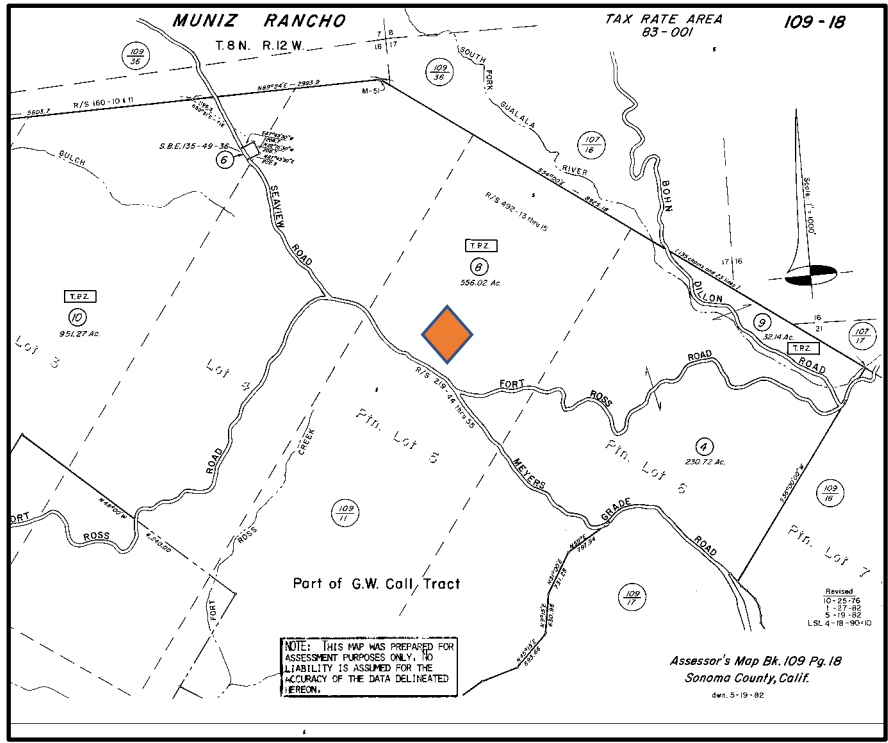
Sonoma County Permit and Resource Management Department

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

King Ridge Hopper (03/28/2026)

Rest Stop #2 Layout / Parcel #109-180-008

Rest Stops Location 



There will not be any live music nor alcohol at rest stop. There will be volunteers assisting in keeping the roadway clear and assisting riders. The road adjacent road will be open to traffic. Signage will be placed strategically on either side of the location to warn traffic. 1-2 vehicles will be parked on site for the duration of the event. The photo below is representative of the set-up used at our events.

Rest Stop will provide hydration/nutrition for bicycle event with 250-300 riders between the hours of 10:00 am and 1:00 pm on March 28, 2026.

Rest stop will consist of:

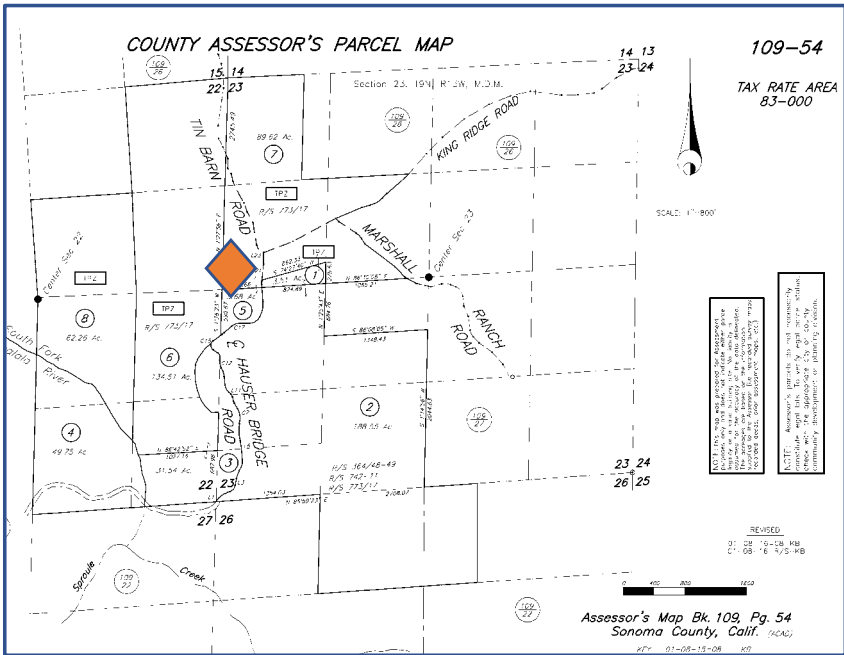
- ADA compliant porta-potty
- Two-three 8' x 2' tables
- 10' x 10' pop-up tent
- Self-serve water jugs
- Pre-packaged snacks
- Waste and recycling receptacles
- Bike storage racks
- Signage appropriately placed to warn vehicles



King Ridge Hopper (03/28/2026)

Rest Stop #1 Layout / Parcel #109-540-007

Rest Stops Location 



There will not be any live music nor alcohol at rest stop. There will be volunteers assisting in keeping the roadway clear and assisting riders. The road adjacent road will be open to traffic. Signage will be placed strategically on either side of the location to warn traffic. 1-2 vehicles will be parked on site for the duration of the event. The photo below is representative of the set-up used at our events.

Rest Stop will provide hydration/nutrition for bicycle event with 250-300 riders between the hours of 10:00 am and 1:00 pm on March 28, 2026.

Rest stop will consist of:

- ADA compliant porta-potty
- Two-three 8' x 2' tables
- 10' x 10' pop-up tent
- Self-serve water jugs
- Pre-packaged snacks
- Waste and recycling receptacles
- Bike storage racks
- Signage appropriately placed to warn vehicles

