

# NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION PURSUANT TO THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA)

This Notice of Intent was issued during the Sonoma County Shelter in Place order. Additional accommodations and digital file review are available.

**WHO:** Project Applicant, Ajaib Bhadare, **Permit Sonoma File No. PLP18-0031**

**WHAT:** Request for a Use Permit for a Sikh temple and community assembly center (Gurdwara) and an on-site, detached 3-bedroom dwelling unit for the resident priest and accommodations for short stay priests on a 3.73 acre parcel located at 792 Todd Road, Santa Rosa **APN 134-161-045. Supervisorial District 5.** The temple would be approximately 11,776 square feet (SF) with space for worship and events, dining hall, kitchen, offices, public restrooms and classrooms for religious instruction and other related use. The dwelling would be approximately 2,137 SF two-story building with a two-car garage. The project site will have a total of 160 parking spaces and 32 bicycle parking spaces are also provided onsite. The use of the facilities will be primarily on Sunday mornings for prayer, religious instruction and education, and sharing of food prepared on site for up to 250 guests. Special events, such as weddings, for up to 300 guests would also be permitted. Generally, hours of operation will be 6am to midnight daily as the temple will be open to the community for individual prayer. Special events will be limited to 7am to 10pm on any day.

**Parcel Zoning:** Neighborhood Commercial District (C1) and Valley Oak Habitat (VOH) Combining District.

In accordance with Public Resource Code and CEQA Guidelines, the County of Sonoma provides notice to agencies and interested parties that it is releasing a final Initial Study and Mitigated Negative Declaration (IS/MND) for the project. The IS/MND did not find potential environmental impacts that could not be mitigated to a less-than-significant level. The IS/MND released by Permit Sonoma at 2550 Ventura Avenue, Santa Rosa, CA 95403 is available through the project planner at this time.

**WHERE &  
WHEN:**

After the close of the IS/MND public review period, the Sonoma County Board of Zoning Adjustments is tentatively scheduled to hold a public hearing on August 27, 2020 to consider the adoption of the IS/MND. A final hearing notice will be issued ten (10) days prior to the confirmed hearing date.

**ADDITIONAL  
MATERIALS:**

Project materials and associated documents normally available at Permit Sonoma, 2550 Ventura Avenue, Santa Rosa, CA 95403 are now available through the Project Planner, Sou Garner at [sgarner@migcom.com](mailto:sgarner@migcom.com) or (916) 476-6673 and through [Planner@sonoma-county.org](mailto:Planner@sonoma-county.org). Alternative record accommodations are available upon request.

**GETTING  
INVOLVED:**

If you have questions or concerns regarding the proposed project please contact the project planner listed above. The required 30-day public review period on the IS/MND is July 13, 2020 to August 12, 2020. Comments on the IS/MND must be received by August 12, 2020 **at 5:00PM**. All comments received after the review period will be included in the public record for consideration and provided to the decision-making body prior to or at the public hearing scheduled as above.

If you challenge the decision on the project in court you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to Permit Sonoma at or prior to the public hearing.

**NOTICE  
ALSO  
PUBLISHED:**

Press Democrat, July 13, 2020

**DATE:** July 13, 2020