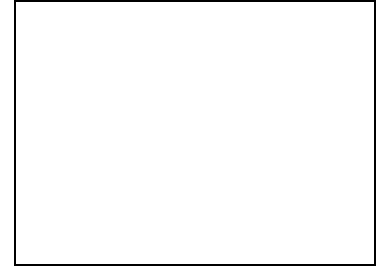


MITIGATED NEGATIVE DECLARATION



Project Title:	ANTHONY NICOLA INC
File Number:	PLN200203
Owner:	ANTHONY NICOLA
Project Location:	124 Gonda Street, Royal Oaks
Primary APN:	117-361-017-000
Project Planner:	Mary Israel
Permit Type:	Combined Development Permit
Project Description:	Combined Development Permit consisting of: 1) Administrative Permit to demolish an existing single family dwelling and septic system, 2) Use Permit to construct two (2) three-story buildings for thirty-four (34) two bedroom units and one (1) one bedroom unit with office totaling 36,200 square feet for use as agricultural employee housing of up to 250 workers, a manager's suite, and three (3) very low income level inclusionary housing units.

THIS PROPOSED PROJECT WILL NOT HAVE A SIGNIFICANT EFFECT ON THE ENVIRONMENT AS IT HAS BEEN FOUND:

- a) That said project will not have the potential to significantly degrade the quality of the environment.
- b) That said project will have no significant impact on long-term environmental goals.
- c) That said project will have no significant cumulative effect upon the environment.
- d) That said project will not cause substantial adverse effects on human beings, either directly or indirectly.

Decision Making Body:	Planning Commission
Responsible Agency:	County of Monterey
Review Period Begins:	September 5, 2023
Review Period Ends:	October 5, 2023

Further information, including a copy of the application and Initial Study are available at the Monterey County Housing & Community Development, 1441 Schilling Place South, 2nd Floor, Salinas, CA 93901/(831) 755-5025