

# **County of Monterey**

County of Monterey Government Center  
1441 Schilling Place, Salinas, CA 93901



## **Meeting Agenda - Final**

**Wednesday, April 15, 2026**

**8:00 AM**

**Government Center  
1441 Schilling Place  
Salinas, CA 93901**

### **Administrative Permit**

**For information on The Ralph M. Brown Act: Open Meetings please click on the link below:  
Para obtener información sobre La Ley Ralph M. Brown, siga el siguiente enlace:**

**[https://leginfo.legislature.ca.gov/faces/codes\\_displayText.xhtml?division=2.&chapter=9.&part=1.&lawCode=GOV&title=5](https://leginfo.legislature.ca.gov/faces/codes_displayText.xhtml?division=2.&chapter=9.&part=1.&lawCode=GOV&title=5)**

**FEE SCAM ALERT: Be aware of a fake invoice scam, if you receive an unexpected invoice related to a county project, call the County Permit Center at 831-755-5025 to confirm its authentic.**

**ALERTA DE ESTAFA DE TARIFAS: Tenga cuidado con las estafas de facturas falsas, si recibe una factura inesperada relacionada con un proyecto del condado, llame al Centro de Permisos del Condado al 831-755-5025 para confirmar su autenticidad.**

**The Recommended Action indicates the staff recommendation at the time the agenda was prepared. That recommendation does not limit the Chief of Planning's alternative actions on any matter before it.**

**Notice is hereby given that on April 15, 2026, the Chief of Planning of the County of Monterey Housing and Community Development, is considering the project described on the following pages.**

**Any comments or requests that any of the applications be scheduled for public hearing must be received in writing in the office of the County of Monterey Housing and Community Development by 5:00 pm Tuesday, April 14, 2026. A public hearing may be required if any person, based on a substantive issue, so requests.**

**Si necesita la traducción de esta agenda, comuníquese con el Departamento de Vivienda y Desarrollo Comunitario del Condado de Monterey ubicado en el Centro de Gobierno del Condado de Monterey, 1441 Schilling Place, segundo piso, Salinas, o por teléfono al (831) 755-5025. Después de su solicitud, la Secretaria asistirá con la traducción de esta agenda.**

**If requested, the agenda shall be made available in appropriate alternative formats to persons with a disability, as required by Section 202 of the Americans with Disabilities Act of 1990 (42 USC Sec. 12132) and the federal rules and regulations adopted in implementation thereof. For information regarding how, to whom and when a person with a disability who requires a modification or accommodation in order to participate in the public meeting may make a request for disability-related modification or accommodation including auxiliary aids or services or if you have any questions about any of the items listed on this agenda, please call the County of Monterey Housing and Community Development at (831) 755-5025.**

**NOTE: All agenda titles related to numbered items are live web links. Click on the title to be directed to corresponding Staff Report**

**SCHEDULED MATTERS****1. PLN250374 - SINHA JYOTIRADITYA & MCGINNIS ALLESSANDRA ERYN**

Administrative Permit and Design Approval to allow the construction of a 6,462 square foot, two-story single-family dwelling with attached 480 square foot accessory dwelling unit and attached 810 square foot garage, 771 square foot covered porch/deck area, patio area, pool, and spa. Grading of approximately 870 cubic yards of cut and 310 cubic yards of fill. Colors and materials consist of exterior stucco (cream color), exterior stone (natural stone), wood siding (custom light brown, texture smooth brushes), concrete (Pebble), metal trim (Classic Brown), roofing (Dark Brown), windows and exterior doors (Eco Bronze) and wrought iron decking.

**Project Location:** 90 Linea de Fuego, Carmel Valley (Assessor's Parcel Number 169-421-077-000), Carmel Valley Master Plan.

**Proposed CEQA Action:** Find the project Categorically Exempt pursuant to CEQA Guidelines Section 15303, and there are no exceptions pursuant to Section 15300.2.

**Attachments:** [Staff Report](#)

**2. PLN250247 - SEBASTIAN JOSE ADRIAN BASILIO ET AL**

Administrative hearing to consider the installation of a 1,440 square foot manufactured dwelling unit that is more than 10 years old and the construction of associated site improvements.

**Project Location:** 54669 Albert Street, San Lucas, CA

**Proposed CEQA action:** Find the project qualifies for a Class 3 Categorical Exemption pursuant to CEQA Guidelines section 15303, and that none of the exceptions pursuant to Section 15300.2 apply.

**Attachments:** [Staff Report](#)  
[Exhibit A - Draft Resolution](#)  
[Exhibit B - Vicinity Map](#)

**3. PLN010239-EXT1 - HIDDEN CANYON QUARRY (PTM SCHIPPER LLC AND GOLDEN APPLE PROPERTIES INC)**

Administrative hearing to consider a twenty-year permit extension to a previously approved Use Permit (Planning Commission Resolution No. 050119, HCD-Planning File No. PLN010239) that allowed the removal of natural materials, including an on-site processing operation.

**Project Location:** 38755 Metz Road, Greenfield

**Proposed CEQA action:** Find that the project qualifies for a Class 1 Categorical Exemption pursuant to CEQA Guidelines section 15303, and there are no exceptions pursuant to Section 15300.2.

- Attachments:**
- [Staff Report](#)
  - [Exhibit A - Draft Resolution](#)
  - [Exhibit B - Vicinity Map](#)
  - [Exhibit C - Extension Requests, dated March 30, 2023 and April 6, 2026](#)
  - [Exhibit D - Planning Commission Resolution No. 050119, dated March 30, 2](#)
  - [Exhibit E - Proof of Mining Yield, dated 2017-2025](#)
  - [Exhibit F - Amended Pavement Maintenance Agreement BOS](#)



# County of Monterey

## Item No.1

### Board Report

Board of Supervisors  
Chambers  
168 W. Alisal St., 1st Floor  
Salinas, CA 93901

Legistar File Number: AP 26-036

April 15, 2026

**Introduced:** 4/6/2026

**Current Status:** Agenda Ready

**Version:** 1

**Matter Type:** Administrative Permit

#### **PLN250374 - SINHA JYOTIRADITYA & MCGINNIS ALLESSANDRA ERYN**

Administrative Permit and Design Approval to allow the construction of a 6,462 square foot, two-story single-family dwelling with attached 480 square foot accessory dwelling unit and attached 810 square foot garage, 771 square foot covered porch/deck area, patio area, pool, and spa.

Grading of approximately 870 cubic yards of cut and 310 cubic yards of fill. Colors and materials consist of exterior stucco (cream color), exterior stone (natural stone), wood siding (custom light brown, texture smooth brushes), concrete (Pebble), metal trim (Classic Brown), roofing (Dark Brown), windows and exterior doors (Eco Bronze) and wrought iron decking.

**Project Location:** 90 Linea de Fuego, Carmel Valley (Assessor's Parcel Number 169-421-077-000), Carmel Valley Master Plan.

**Proposed CEQA Action:** Find the project Categorical Exempt pursuant to CEQA Guidelines Section 15303, and there are no exceptions pursuant to Section 15300.2.

#### RECOMMENDATION:

It is recommended that the County of Monterey Chief of Planning continue the hearing to a date uncertain.

#### PROJECT INFORMATION:

**Agent:** Joel Panzer, Maureen Wruck Planning Consultants

**Property Owner:** Sinha Jyotiraditya & McGinnis Alessandra

**APN:** 169-421-077-000

**Parcel Size:** 10.78 acres

**Zoning:** "RDR/10-D-S-RAZ" Rural-Density Residential, 10 Acres per Unit; Design Control District Overlay, Site Plan Review, and Residential Allocation Zoning District

**Plan Area:** Carmel Valley Master Plan

**Flagged and Staked:** Yes

#### SUMMARY:

Staff is recommending the County of Monterey Chief of Planning continue the hearing on the project to a date uncertain to allow the applicant time to revise the plans to be consistent with County regulations. Staff will re-notice the hearing on the project.

Prepared by: Elizabeth Ruiz, Supervising Planner

Reviewed and approved by: Elizabeth Gonzales, Permit Center Manager

Note: This project will be referred to the Monterey County Zoning Administrator if a public hearing is necessary. The decision on this project is appealable to the Planning Commission.

cc: Front Counter Copy; Monterey County Regional Fire Protection District; HCD-Environmental Services; HCD-Engineering Services; Environmental Health Bureau; Elizabeth Ruiz, Supervising Planner, Elizabeth Gonzales, Permit Center Manager; Sinha and McGinnis, Property Owners; Joel Panzer, Agent; The Open Monterey Project; LandWatch (Executive Director); Planning File **PLN250374**



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**Project Location:** 90 Linea de Fuego, Carmel Valley (Assessor's Parcel Number 169-421-077-000), Carmel Valley Master Plan.

**Proposed CEQA Action:** Find the project Categorical Exempt pursuant to CEQA Guidelines Section 15303, and there are no exceptions pursuant to Section 15300.2.

### RECOMMENDATION:

It is recommended that the County of Monterey Chief of Planning continue the hearing to a date uncertain.

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Note: This project will be referred to the Monterey County Zoning Administrator if a public hearing is necessary. The decision on this project is appealable to the Planning Commission.

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# County of Monterey

## Item No.2

### Board Report

Board of Supervisors  
Chambers  
168 W. Alisal St., 1st Floor  
Salinas, CA 93901

Legistar File Number: AP 26-037

April 15, 2026

**Introduced:** 4/7/2026

**Current Status:** Agenda Ready

**Version:** 1

**Matter Type:** Administrative Permit

#### **PLN250247 - SEBASTIAN JOSE ADRIAN BASILIO ET AL**

Administrative hearing to consider the installation of a 1,440 square foot manufactured dwelling unit that is more than 10 years old and the construction of associated site improvements.

**Project Location:** 54669 Albert Street, San Lucas, CA

**Proposed CEQA action:** Find the project qualifies for a Class 3 Categorical Exemption pursuant to CEQA Guidelines section 15303, and that none of the exceptions pursuant to Section 15300.2 apply.

#### RECOMMENDATIONS

It is recommended that the Chief of Planning adopt a resolution to:

- a. Find that the project qualifies for a Class 3 Categorical Exemption pursuant to CEQA Guidelines Section 15303, and there are no exceptions pursuant to Section 15300.2; and
- b. Approve an Administrative Permit to allow the installation of a 1,440 square foot manufactured dwelling unit that is more than 10 years old and the construction of associated site improvements.

The attached draft resolution includes findings and evidence for consideration (**Exhibit A**). Staff recommends approval subject to 6 conditions of approval.

#### PROJECT INFORMATION

**Agent:** Juan Perez

**Property Owner:** Fidencio Basilio

**APN:** 231-029-012-000

**Parcel Size:** 10,735 square feet

**Zoning:** High Density Residential, 5 units per acres, or "HDR/5"

**Plan Area:** Central Salinas Valley Area Plan

**Flagged and Staked:** No

#### SUMMARY

Staff is recommending approval of a Administrative Permit subject to the findings and evidence in the attached Resolution (see **Exhibit A**), and subject to the conditions of approval attached to the Resolution. Please read these carefully and contact the planner if you have any questions. Unless otherwise noted in the conditions, the applicant will be required to satisfy all permit conditions prior to the issuance of a building/grading permits and/or commencement of the approved use.

On April 15th, 2026, an administrative decision will be made. A public notice has been distributed for this project. The deadline for submittal of written comments in opposition to the project, its findings, or conditions, based on a substantive issue, is 5:00 p.m. on Tuesday, April 14th, 2026.

The permit will be administratively approved the following day if we do not receive any written comments by the deadline. You will receive a copy of your approved permit in the mail. We will notify you as soon as possible in the event that we receive correspondence in opposition to your project or if the application is referred to a public hearing.

Note: This project will be referred to the Monterey County Zoning Administrator if a public hearing is necessary. The decision on this project is appealable to the Planning Commission.

OTHER AGENCY INVOLVEMENT

The following agencies have reviewed the project, have comments, and/or have recommended conditions:

HCD-Engineering Services  
Environmental Health Bureau  
HCD-Environmental Services  
South County Fire Protection District

Prepared by: Jordan Evans-Pollockow, Assistant Planner, x7065  
Reviewed and Approved by: Fionna Jensen, Principal Planner

The following attachments are on file with HCD:

Exhibit A - Draft Resolution including:

- Recommended Conditions of Approval
- Site Plans, Floor Plans & Elevations

Exhibit B - Vicinity Map

cc: Front Counter Copy; South County Fire Protection District; HCD-Environmental Services; HCD-Engineering Services; Environmental Health Bureau; Jordan Evans-Pollockow, Planner; Fionna Jensen, Principal Planner; Fidencio Basilio, Property Owner; Juan Perez, Agent; Interested Parties; The Open Monterey Project; LandWatch (Executive Director); Lozeau Drury LLP; Christina McGinnis, Keep Big Sur Wild; Planning File PLN250247



## Administrative Permit

Legistar File Number: AP 26-037

April 15, 2026

**Introduced:** 4/7/2026

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### **PLN250247 - SEBASTIAN JOSE ADRIAN BASILIO ET AL**

Administrative hearing to consider the installation of a 1,440 square foot manufactured dwelling unit that is more than 10 years old and the construction of associated site improvements.

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### RECOMMENDATIONS

It is recommended that the Chief of Planning adopt a resolution to:

- a. Find that the project qualifies for a Class 3 Categorical Exemption pursuant to CEQA Guidelines Section 15303, and there are no exceptions pursuant to Section 15300.2; and
- b. Approve an Administrative Permit to allow the installation of a 1,440 square foot manufactured dwelling unit that is more than 10 years old and the construction of associated site improvements.

The attached draft resolution includes findings and evidence for consideration (**Exhibit A**). Staff recommends approval subject to 6 conditions of approval.

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**Agent:** Juan Perez

**Property Owner:** Fidencio Basilio

**APN:** 231-029-012-000

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**Flagged and Staked:** No

### SUMMARY

Staff is recommending approval of a Administrative Permit subject to the findings and evidence in the attached Resolution (see **Exhibit A**), and subject to the conditions of approval attached to the Resolution. Please read these carefully and contact the planner if you have any questions. Unless otherwise noted in the conditions, the applicant will be required to satisfy all permit conditions prior to the issuance of a building/grading permits and/or commencement of the approved use.

On April 15th, 2026, an administrative decision will be made. A public notice has been distributed for this project. The deadline for submittal of written comments in opposition to the project, its findings, or conditions, based on a substantive issue, is 5:00 p.m. on Tuesday, April 14th, 2026.

The permit will be administratively approved the following day if we do not receive any written comments by the deadline. You will receive a copy of your approved permit in the mail. We will notify you as soon as possible in the event that we receive correspondence in opposition to your project or if the application is referred to a public hearing.

Note: This project will be referred to the Monterey County Zoning Administrator if a public hearing is necessary. The decision on this project is appealable to the Planning Commission.

OTHER AGENCY INVOLVEMENT

The following agencies have reviewed the project, have comments, and/or have recommended conditions:

HCD-Engineering Services  
Environmental Health Bureau  
HCD-Environmental Services  
South County Fire Protection District

Prepared by: Jordan Evans-Pollockow, Assistant Planner, x7065  
Reviewed and Approved by: Fionna Jensen, Principal Planner

The following attachments are on file with HCD:

Exhibit A - Draft Resolution including:

- Recommended Conditions of Approval
- Site Plans, Floor Plans & Elevations

Exhibit B - Vicinity Map

cc: Front Counter Copy; South County Fire Protection District; HCD-Environmental Services; HCD-Engineering Services; Environmental Health Bureau; Jordan Evans-Pollockow, Planner; Fionna Jensen, Principal Planner; Fidencio Basilio, Property Owner; Juan Perez, Agent; Interested Parties; The Open Monterey Project; LandWatch (Executive Director); Lozeau Drury LLP; Christina McGinnis, Keep Big Sur Wild; Planning File PLN250247

# Exhibit A

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**EXHIBIT A  
DRAFT RESOLUTION**

**Before the Chief of Planning  
in and for the County of Monterey, State of California**

In the matter of the application of:

**SEBASTIAN JOSE ADRIAN BASILIO ET AL (PLN250247)**

**RESOLUTION NO. 26-037**

Resolution by the County of Monterey Chief of Planning:

- 1) Finding that the project qualifies for a Class 3 Categorical Exemption pursuant to CEQA Guidelines Section 15303; and
- 2) Approving an Administrative Permit to allow the installation of a 1,440 square foot manufactured dwelling unit that is more than 10 years old and the construction of associated site improvements.

[PLN250247 Fidencio Basilio, 54669 Albert Street, San Lucas, Central Salinas Valley Area Plan (APN: 231-029-012-000)]

**The SEBASTIAN JOSE ADRIAN BASILIO ET. AL. application (PLN250247) came on for an administrative decision before the County of Monterey Chief of Planning on April 15<sup>th</sup>, 2026. Having considered all the written and documentary evidence, the administrative record, the staff report, oral testimony, and other evidence presented the County of Monterey Chief of Planning finds and decides as follows:**

**FINDINGS**

1. **FINDING:** **CONSISTENCY** – The Project, as conditioned, is consistent with the applicable plans and policies which designate this area as appropriate for development.  
**EVIDENCE:** a) During the course of review of this application, the project has been reviewed for consistency with the text, policies, and regulations in:
  - the 2010 Monterey County General Plan;
  - Central Salinas Valley Area Plan (CSVAP); and
  - Monterey County Zoning Ordinance (Title 21).No conflicts were found to exist. No communications were received during the course of review of the project indicating any inconsistencies with the text, policies, and regulations in these documents.  
b) Allowed Use. The property is located at 54669 Albert Street, San Lucas within the Central Salinas Valley Area Plan (Assessor’s Parcel Number 231-029-012-000). The parcel is zoned High Density Residential, 5 units per acres, or “HDR/5”, which allows for the establishment of the first single-family dwelling as a principally allowed use, according to Title 21 section 21.10.030. The proposed project involves the

installation of a 1,440 square foot manufactured home that was manufactured more than 10 years ago. The project also includes the construction of associated site improvements such as a 1,500-gallon propane tank on a concrete pad and a 30-square-foot concrete walkway. According to Title 21 section 21.64.040.C, the installation of a manufactured dwelling unit on a foundation can be processed ministerially as long as all the standards of the section are met. Based on Title 21 section 21.64.040.D, the proposed development deviates from one of the standards due to the manufactured dwelling unit being over 10 years old at 50 years old from its manufacturing date in 1976, making the project subject to an Administrative Permit. Therefore, the project is an allowed land use for this site.

- c) Lot Legality. The subject property (10,735 square feet), APN: 231-029-012-000, is identified in its current configuration as Lots 15 and 16 in Block “B” of the in the Cities and Towns Map entitled, “Town of San Lucas, Monterey County, California” (Volume 1, Page 43), recorded on December 5<sup>th</sup>, 1988. Therefore, the County recognizes the project site as a legal lot of record.
- d) Visual Resources. The subject property zoning district does not include a Design Control Overlay and therefore is not subject to the regulations outlined in Title 21.44 (Design Control Zoning Overlay). However, the CSVAP establishes policies that require the protection of public views. CSVAP Policy 3.1 dictates that new development or landscape in an area designated by CSV’s Figure 13 “Scenic Highway Corridors and Visual Sensitivity Map” as “sensitive” or “highly sensitive” needs to be designed and located to not disrupt public views. The subject property in San Lucas is not within a visually sensitive area and will not block views assessed based on the distance and intervening topography surrounding the subject property, as the proposed development is within a similar footprint as the previous single-family dwelling. The colors and materials proposed include beige trim, creamy off-white cement plaster, and hardwood doors, with asphalt shingle roofing. Therefore, the proposed development will not conflict with CSVAP Visual Resource policies.
- e) Development Standards. The proposed project meets all the required development standards for High Density Residential zoning district, which are identified in Title 20, section 20.10.060. Pursuant to Title 20, section 20.10.060.C, main structures within this district shall meet the required setbacks of 20 feet (front), 50 feet (side), and 10 feet (rear), unless otherwise indicated on a final map. The proposed single-family dwelling, fronting Albert Street, will have setbacks of 22 feet (front), 25 feet (side), 5 feet (side), and just over 60 feet (rear). The HDR zoning district allows a maximum height of 35 feet for main structures, and the proposed single-family dwelling will have a height of 14 feet 10 inches. The HDR zoning district allows a maximum building site coverage of 60%. The proposed project will have a building site coverage of 1,936 square feet or 18.03%. As conditioned, the proposed manufactured dwelling unit will be the only residence on the property and thus

complies with the allowed density. Therefore, the project meets all required development standards for the RDR zoning district.

- f) Manufactured Dwelling Unit Regulations. According to Title 21 section 21.64.040.C, the installation of any manufactured dwelling unit on a foundation system shall go through the same ministerial development process as a conventionally built dwelling on the same lot as long as a certain criterion is met. This criterion consists of 10 years having not lapped between the manufacturing date and the application date and having siding and roofing materials or appearance similar to other surrounding residences. Due to the date of manufacturing and the date of the application of installation being 49 years apart, an Administrative Permit is required in accordance with Title 21 section 21.64.040.D. The dwelling unit will have similar exterior materials as surrounding residences. Given its age, Condition No. 6 has been applied to ensure that the manufactured home is conducive to County health and safety standards by having a Home Inspection by a certified home inspector conducted prior to final inspection of the building permit.
- g) Land Use Advisory Committee (LUAC) Review. The project was not referred to the South County Land Use Advisory Committee (LUAC) for review because it does not involve a public hearing Design Approval, a Lot Line Adjustment, preparation of an Initial study, or a Variance.
- h) The project planner conducted a virtual site inspection on March 24<sup>th</sup>, 2026, to verify that the project on the subject parcel conforms to the plans listed above.
- i) The application, project plans, and related support materials submitted by the project applicant to County of Monterey HCD-Planning found in Project File PLN250247.

**2. FINDING:** **SITE SUITABILITY** – The site is physically suitable for the proposed development and/or use.

- EVIDENCE:**
- a) The project has been reviewed for site suitability by the following departments and agencies: HCD-Planning, HCD-Engineering Services, HCD-Environmental Services, Environmental Health Bureau, and South County FPD. County staff reviewed the application materials and plans to verify that the project on the subject site conforms to the applicable plans and regulations, and there has been no indication from these departments/agencies that the site is not suitable for the development. Conditions recommended have been incorporated.
  - b) The following reports have been prepared:
    - “Geotechnical Investigation Report” (LIB250399) prepared by Belinda Taluban, Salinas, CA, January 22, 2026.County staff independently reviewed this report and concurs with their conclusions. There are no physical or environmental constraints that would indicate that the site is not suitable for the use. All development shall be in accordance with these reports.
  - c) A Geotechnical Report (County of Monterey Library No. LIB250399) was prepared for this project, where the qualified civil engineer made multiple recommendations for the development, including all sub

excavated soil shall then be backfilled in eight-inch loose lifts and recompact to 90 percent relative compaction, foundation footings that should be underlain by a minimum of 12 inches. Engineered fill should extend a minimum of 5 feet laterally of foundations, 2 feet of either clay soil backfill or lean concrete plugs within the utility trenches, concrete slabs-on-grade, and a stormwater quality control plan to control surface storm water runoff is to be implemented at the project site. The report concluded that the site is suitable for the proposed project. Pursuant to Chapter 16.08 section 16.08.110 of the Monterey County Code, the recommendations included in geotechnical reports shall be incorporated in the grading plans and specifications. Therefore, as proposed and designed, the site is found to be suitable for the development.

- d) Staff conducted a virtual site inspection on March 24<sup>th</sup>, 2026, to verify that the site is suitable for this use.
- e) The application, project plans, and related support materials submitted by the project applicant to County of Monterey HCD-Planning found in Project File PLN250247.

**3. FINDING: HEALTH AND SAFETY** – The establishment, maintenance, or operation of the project applied for will not under the circumstances of this particular case be detrimental to the health, safety, peace, morals, comfort, and general welfare of persons residing or working in the neighborhood of such proposed use, or be detrimental or injurious to property and improvements in the neighborhood or to the general welfare of the County.

- EVIDENCE:**
- a) The project was reviewed by HCD-Planning, HCD- Engineering Services, HCD-Environmental Services, Environmental Health Bureau, and South County FPD. The respective agencies have recommended conditions, where appropriate, to ensure that the project will not have an adverse effect on the health, safety, and welfare of persons either residing or working in the neighborhood. Condition No. 6 has been applied to ensure that the manufactured home is conducive to County health and safety standards by having a Home Inspection by a certified home inspector conducted prior to final inspection of the building permit.
  - b) Necessary public facilities will be provided. San Lucas Water District will continue providing the property with potable water and wastewater/sewage service.
  - c) Staff conducted a virtual site inspection on March 24<sup>th</sup>, 2026, to verify that the site is suitable for this use.
  - d) The application, project plans, and related support materials submitted by the project applicant to County of Monterey HCD-Planning found in Project File PLN250247.

**4. FINDING: NO VIOLATIONS** – The subject property is in compliance with all rules and regulations pertaining to zoning uses, subdivision, and any other applicable provisions of the County’s zoning ordinance. No violations exist on the property.

- EVIDENCE:**
- a) Staff reviewed County of Monterey HCD-Planning and HCD-Building Services records and is not aware of any violations existing on subject property.
  - b) Two halves of the proposed manufactured home currently occupies the site. These halves will be connected through the approval of this permit application and the issuance of a construction permit. Condition No. 6 has been applied to ensure that the manufactured home is conducive to County health and safety standards by having a Home Inspection by a certified home inspector conducted prior to final inspection of the building permit.
  - c) Staff conducted a site inspection on March 28<sup>th</sup>, 2026, and researched County records to assess if any violation exists on the subject property.
  - d) The application, project plans, and related support materials submitted by the project applicant to County of Monterey HCD-Planning found in Project File PLN250247.

**5. FINDING: CEQA (Exempt)** – The project is categorically exempt from environmental review, and no unusual circumstances were identified to exist for the proposed project.

- EVIDENCE:**
- a) California Environmental Quality Act (CEQA) Guidelines Section 15303, categorically exempts the construction and location of limited numbers of new, small facilities or structures, such as single family dwellings.
  - b) As proposed, the project involves the installation of a 1,440 square foot manufactured home and associated site improvements. Therefore, the project meets the Class 3 Categorical Exemption requirements.
  - c) None of the exceptions under CEQA Guidelines Section 15300.2 apply to this project. There is no significant effect on the environment due to unusual circumstances. No trees are proposed for removal, and the proposed development is not visible from any scenic corridor or scenic highway. There is no cumulative impact without any prior successive projects of the same type in the same place, over time, and no new land use is proposed. The site is not included on any list compiled pursuant to Section 65962.5 of the Government Code to be considered a hazardous waste site. No known historical or archaeological resources are present. There is no significant effect on the environment due to unusual circumstances.
  - d) No adverse environmental effects were identified during staff review of the development application during a virtual site visit on March 24<sup>th</sup>, 2026.
  - e) See supporting Finding Nos. 1 and 2. The application, project plans, and related support materials submitted by the project applicant to County of Monterey HCD-Planning found in Project File PLN250247.

**6. FINDING: APPEALABILITY** – The decision on this project may be appealed to the Planning Commission.

- EVIDENCE:**
- a) Planning Commission. Pursuant to Title 21 section 21.80.040.A, the Planning Commission is the appropriate authority to hear appeals from the discretionary decisions of the Director of Planning.

## DECISION

**NOW, THEREFORE**, based on the above findings and evidence, the Chief of Planning does hereby:

1. Find the project qualifies for a Class 3 Categorical Exemption pursuant to CEQA Guidelines Section 15303;
2. Approve the Administrative Permit to allow the installation of a 1,440 square foot manufactured dwelling unit that is more than 10 years old and the construction of associated site improvements.

All of which are in general conformance with the attached sketch and subject to the attached conditions, all being attached hereto and incorporated herein by reference.

**PASSED AND ADOPTED** this 15th day of April 2026.

---

Melanie Beretti, AICP  
Chief of Planning

COPY OF THIS DECISION MAILED TO APPLICANT ON DATE

THIS APPLICATION IS APPEALABLE TO THE PLANNING COMMISSION.

IF ANYONE WISHES TO APPEAL THIS DECISION, AN APPEAL FORM MUST BE COMPLETED AND SUBMITTED TO THE SECRETARY OF THE PLANNING COMMISSION ALONG WITH THE APPROPRIATE FILING FEE ON OR BEFORE \_\_\_\_\_.

This decision, if this is the final administrative decision, is subject to judicial review pursuant to California Code of Civil Procedure Sections 1094.5 and 1094.6. Any Petition for Writ of Mandate must be filed with the Court no later than the 90th day following the date on which this decision becomes final.

## NOTES

1. You will need a building permit and must comply with the Monterey County Building Ordinance in every respect.

Additionally, the Zoning Ordinance provides that no building permit shall be issued, nor any use conducted, otherwise than in accordance with the conditions and terms of the permit granted or until ten days after the mailing of notice of the granting of the permit by the appropriate authority, or after granting of the permit by the Board of Supervisors in the event of appeal.

Do not start any construction or occupy any building until you have obtained the necessary permits and use clearances from Monterey County HCD-Planning and HCD-Building Services Department office in Salinas.

2. This permit expires 3 years after the above date of granting thereof unless construction or use is started within this period.

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# County of Monterey HCD Planning

## DRAFT Conditions of Approval/Implementation Plan/Mitigation Monitoring and Reporting Plan

PLN250247

### 1. PD001 - SPECIFIC USES ONLY

**Responsible Department:** Planning

**Condition/Mitigation Monitoring Measure:** This Administrative permit (PLN250247) allows the installation of a 1,440 square foot manufactured home more than 10 years old and associated site improvements. The property is located at 54669 Albert Street, San Lucas (Assessor's Parcel Number 231-029-012-000), Central Salinas Valley Area Plan. This permit was approved in accordance with County ordinances and land use regulations subject to the terms and conditions described in the project file. Neither the uses nor the construction allowed by this permit shall commence unless and until all of the conditions of this permit are met to the satisfaction of the Director of HCD - Planning. Any use or construction not in substantial conformance with the terms and conditions of this permit is a violation of County regulations and may result in modification or revocation of this permit and subsequent legal action. No use or construction other than that specified by this permit is allowed unless additional permits are approved by the appropriate authorities. To the extent that the County has delegated any condition compliance or mitigation monitoring to the Monterey County Water Resources Agency, the Water Resources Agency shall provide all information requested by the County and the County shall bear ultimate responsibility to ensure that conditions and mitigation measures are properly fulfilled. (HCD - Planning)

**Compliance or Monitoring Action to be Performed:** The Owner/Applicant shall adhere to conditions and uses specified in the permit on an on-going basis unless otherwise stated.

### 2. PD002 - NOTICE PERMIT APPROVAL

**Responsible Department:** Planning

**Condition/Mitigation Monitoring Measure:** The applicant shall record a Permit Approval Notice. This notice shall state:  
"An Administrative Permit (Resolution Number \_\_\_\_\_) was approved by the Chief of Planning for Assessor's Parcel Number 231-029-012-000 on April 15th, 2026. The permit was granted subject to 6 conditions of approval which run with the land. A copy of the permit is on file with Monterey County HCD - Planning."

Proof of recordation of this notice shall be furnished to the Director of HCD - Planning prior to issuance of grading and building permits, Certificates of Compliance, or commencement of use, whichever occurs first and as applicable. (HCD - Planning)

**Compliance or Monitoring Action to be Performed:** Prior to the issuance of grading and building permits, certificates of compliance, or commencement of use, whichever occurs first and as applicable, the Owner/Applicant shall provide proof of recordation of this notice to the HCD - Planning.

### 3. PD003(A) - CULTURAL RESOURCES NEGATIVE ARCHAEOLOGICAL REPORT

**Responsible Department:** Planning

**Condition/Mitigation Monitoring Measure:** If, during the course of construction, cultural, archaeological, historical or paleontological resources are uncovered at the site (surface or subsurface resources) work shall be halted immediately within 50 meters (165 feet) of the find until a qualified professional archaeologist can evaluate it. Monterey County HCD - Planning and a qualified archaeologist (i.e., an archaeologist registered with the Register of Professional Archaeologists) shall be immediately contacted by the responsible individual present on-site. When contacted, the project planner and the archaeologist shall immediately visit the site to determine the extent of the resources and to develop proper mitigation measures required for recovery.  
(HCD - Planning)

**Compliance or Monitoring Action to be Performed:** The Owner/Applicant shall adhere to this condition on an on-going basis.

Prior to the issuance of grading or building permits and/or prior to the recordation of the final/parcel map, whichever occurs first, the Owner/Applicant shall include requirements of this condition as a note on all grading and building plans. The note shall state "Stop work within 50 meters (165 feet) of uncovered resource and contact Monterey County HCD - Planning and a qualified archaeologist immediately if cultural, archaeological, historical or paleontological resources are uncovered."

When contacted, the project planner and the archaeologist shall immediately visit the site to determine the extent of the resources and to develop proper mitigation measures required for the discovery.

#### 4. PD012(F) - LANDSCAPE PLAN & MAINTENANCE (SFD ONLY)

**Responsible Department:** Planning

**Condition/Mitigation Monitoring Measure:** The site shall be landscaped. Prior to the issuance of building permits, three (3) copies of a landscaping plan shall be submitted to the Director of HCD - Planning. A landscape plan review fee is required for this project. Fees shall be paid at the time of landscape plan submittal. The landscaping plan shall be in sufficient detail to identify the location, species, and size of the proposed landscaping materials and shall include an irrigation plan. The plan shall be accompanied by a nursery or contractor's estimate of the cost of installation of the plan. Before occupancy, landscaping shall be either installed or a certificate of deposit or other form of surety made payable to Monterey County for that cost estimate shall be submitted to the Monterey County HCD - Planning. All landscaped areas and fences shall be continuously maintained by the applicant; all plant material shall be continuously maintained in a litter-free, weed-free, healthy, growing condition. (HCD - Planning)

**Compliance or Monitoring Action to be Performed:** Prior to issuance of building permits, the Owner/Applicant/Licensed Landscape Contractor/Licensed Landscape Architect shall submit landscape plans and contractor's estimate to the HCD - Planning for review and approval. Landscaping plans shall include the recommendations from the Forest Management Plan or Biological Survey as applicable. All landscape plans shall be signed and stamped by licensed professional under the following statement, "I certify that this landscaping and irrigation plan complies with all Monterey County landscaping requirements including use of native, drought-tolerant, non-invasive species; limited turf; and low-flow, water conserving irrigation fixtures."

Prior to occupancy, the Owner/Applicant/Licensed Landscape Contractor/Licensed Landscape Architect shall ensure that the landscaping shall be either installed or a certificate of deposit or other form of surety made payable to Monterey County for that cost estimate shall be submitted to the Monterey County HCD - Planning.

On an on-going basis, all landscaped areas and fences shall be continuously maintained by the Owner/Applicant; all plant material shall be continuously maintained in a litter-free, weed-free, healthy, growing condition.

## 5. PD014(A) - LIGHTING - EXTERIOR LIGHTING PLAN

**Responsible Department:** Planning

**Condition/Mitigation Monitoring Measure:** All exterior lighting shall be unobtrusive, down-lit, harmonious with the local area, and constructed or located so that only the intended area is illuminated and off-site glare is fully controlled. The lighting source shall be shielded and recessed into the fixture. The applicant shall submit three (3) copies of an exterior lighting plan which shall indicate the location, type, and wattage of all light fixtures and include catalog sheets for each fixture. The lighting shall comply with the requirements of the California Energy Code set forth in California Code of Regulations Title 24 Part 6. The exterior lighting plan shall be subject to approval by the Director of HCD - Planning, prior to the issuance of building permits.  
(HCD - Planning)

**Compliance or Monitoring Action to be Performed:** Prior to the issuance of building permits, the Owner/Applicant shall submit three copies of the lighting plans to HCD - Planning for review and approval. Approved lighting plans shall be incorporated into final building plans.

Prior to final/occupancy, the Owner/Applicant/Contractor shall submit written and photographic evidence demonstrating that the lighting has been installed according to the approved plan.

On an on-going basis, the Owner/Applicant shall ensure that the lighting is installed and maintained in accordance with the approved plan.

## 6. PDSP01 - HOME INSPECTION HEALTH & SAFETY CERTIFICATION (NON-STANDARD CONDITION)

**Responsible Department:** Planning

**Condition/Mitigation Monitoring Measure:** The project scope of work includes the installation of a manufactured home 50 years past its manufacturing date that is currently being stored in halves on the subject property. To ensure that the manufactured home is conducive to county health and safety standards for habitated dwelling units, the applicant will hire a certified Home Inspector to perform a Home Inspection with a passing result to the final of the building permit.

**Compliance or Monitoring Action to be Performed:** Prior to the final on the associated building permit, an inspection report with passing results from a home inspector certified by the California Real Estate Inspection Association, American Society of Home Inspectors, International Code Council, International Association of Certified Home Inspectors, or a similar certification that provides and verifies the following information, to ensure the property is safe and habitable for its intended use as a single-family dwelling unit.

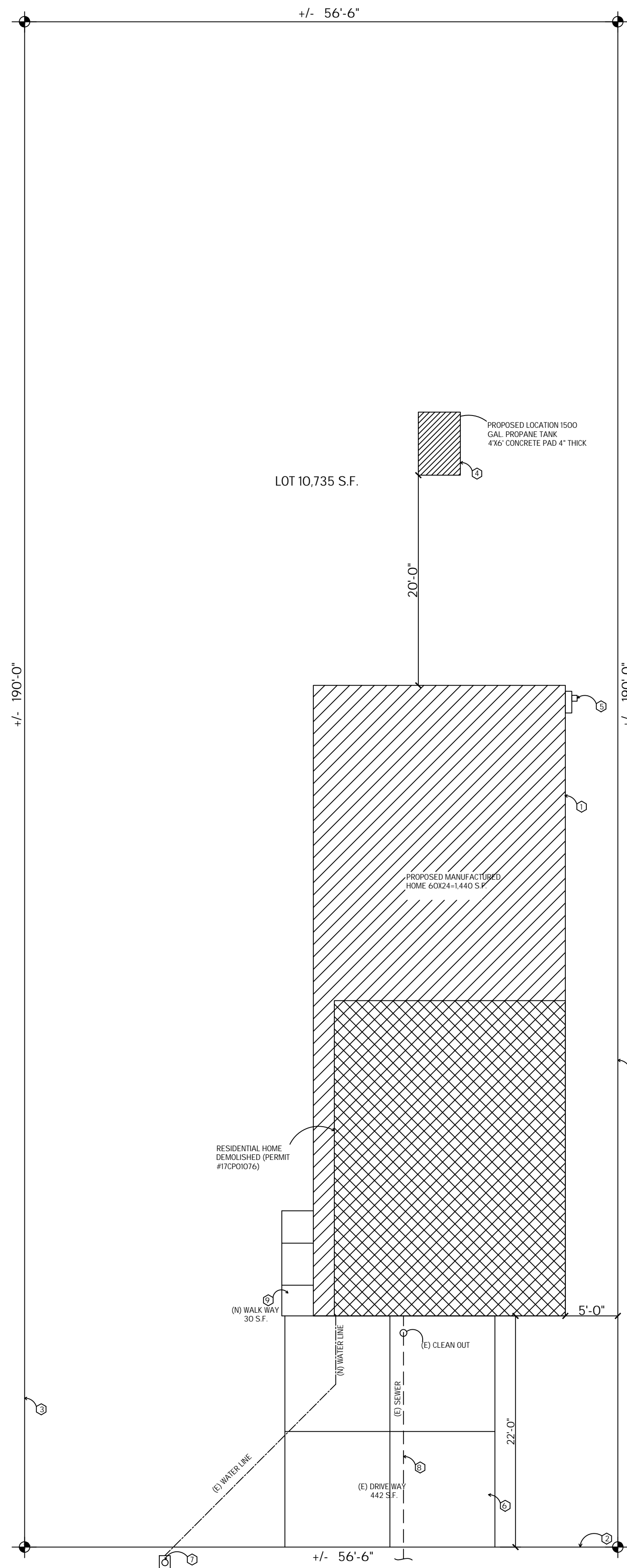
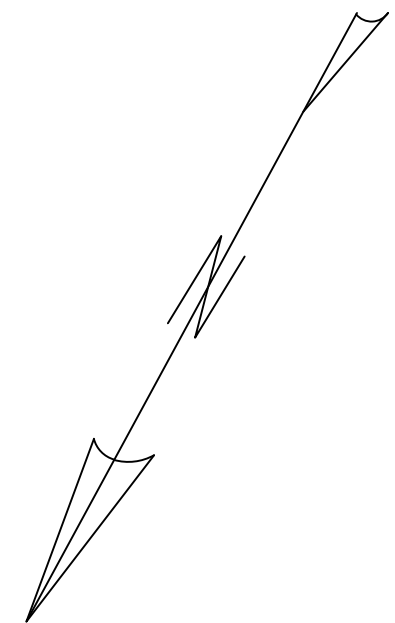
# GENERAL NOTES

- A. ALL WORK SHALL CONFORM TO: (A) THE MINIMUM STANDARDS OF THE LATEST EDITION (OR THE CURRENT EDITION IN EFFECT) OF THE UNIFORM BUILDING CODE AND ALL RELATED DOCUMENTS THAT ARE PUBLISHED BY THE I.C.B.O. WHICH HAVE BEEN ADOPTED BY THE LOCAL GOVERNING AGENCIES; (B) ALL REGULATIONS AND ORDINANCES OF THE LOCAL GOVERNING AGENCIES; AND (C) ANY SPECIAL CONDITIONS REQUIRED BY THE LOCAL GOVERNING AGENCIES.
- B. THE CALIFORNIA ENERGY CONSERVATION STANDARDS FOR NONRESIDENTIAL AND/OR RESIDENTIAL BUILDING HAVE BEEN REVIEWED AND THE BUILDING DESCRIBED ON THE DRAWING IS IN SUBSTANTIAL CONFORMANCE.
- C. A CERTIFICATE OF CONSTRUCTION COMPLIANCE, SIGNED BY THE GENERAL CONTRACTOR BASED UPON HIS/HER OBSERVATION OF THE CONSTRUCTION WORK SHALL BE SUBMITTED TO THE INSPECTING BUILDING OFFICIAL PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
- D. THE WORK DESCRIBED IN THE DRAWING SHALL BE VERIFIED FOR DIMENSION, GRADE, EXTENT AND COMPATIBILITY TO THE EXISTING SITE. DISCREPANCIES AND UNEXPECTED CONDITIONS THAT AFFECT OR CHANGE THE WORK DESCRIBED IN THE CONTRACT DOCUMENTS SHALL BE BROUGHT TO THE ARCHITECT'S ATTENTION IMMEDIATELY. DO NOT PROCEED WITH THE WORK IN THE AREA OF DISCREPANCIES UNTIL ALL SUCH DISCREPANCIES ARE RESOLVED. IF THE CONTRACTOR CHOOSES TO DO SO, HE SHALL BE PROCEEDING AT HIS OWN RISK.
- E. OMISSIONS FROM THE DRAWINGS AND SPECIFICATIONS OR THE MIS-DESCRIPTION OF THE WORK WHICH IS MANIFESTED NECESSARY TO CARRY OUT THE INTENT OF THE DRAWINGS AND SPECIFICATIONS, OR WHICH IS CUSTOMARILY PERFORMED, SHALL NOT RELIEVE THE CONTRACTOR FROM PERFORMING SUCH OMITTED OR MIS-DESCRIBED DETAILS OF THE WORK AS FULLY AND COMPLETELY SET FORTH AND DESCRIBED IN THE DRAWINGS AND SPECIFICATIONS.
- F. DIMENSIONS SHALL TAKE PRECEDENCE OVER DRAWING SCALE OR PROPORTION. LARGER SCALE DRAWING SHALL TAKE PRECEDENCE OVER SMALLER SCALE DRAWINGS.
- G. PRIOR TO COMMENCEMENT OF CONSTRUCTION, THE CONTRACTOR SHALL COORDINATE WITH THE ARCHITECT FOR ON-SITE PRE-JOB CONFERENCE.
- H. INSTALL SEDIMENT LOGS AROUND CONSTRUCTION AREA TO KEEP DEBRIS ON PROPERTY.
- I. PLACE GRAVEL BAGS AROUND NEARBY, DOWN-STREAM STORM INLET(S) DURING CONSTRUCTION.
- J. PROVIDE CONCRETE WASH OUT TO COMPLY WITH BEST MANAGEMENT PRACTICES. TO SATISFACTION OF CITY IN CONFORMANCE WITH CITY STANDARDS. MUST OBTAIN ENCROACHMENT PERMIT FROM P/W FOR ANY WORK IN PUBLIC RIGHT OF WAY (ROW) INCLUDING DRIVE WAY, APRON SIDE WALK, CURB/GUTTER.
- K. RECONSTRUCT ANY CURB, GUTTER OR SIDEWALK THAT IS DAMAGED DURING CONSTRUCTION.
- L. DURING CONSTRUCTION THE CONTRACTOR SHALL MAINTAIN THE CITY RIGHT-OF-WAY (STREET/SIDEWALK) FREE FROM DEBRIS AND DIRT. ANY CONSTRUCTION WORK ON THE PUBLIC RIGHT OF WAY WILL REQUIRE AN ENCROACHMENT PERMIT.
- M. PROJECT MUST COMPLY WITH THE CITY C & D ORDINANCE FOR THE RECYCLING OF CONSTRUCTION AND DEMOLITION MATERIALS GENERATED FROM THIS PROJECT DEMONSTRATING 65% TOTAL RECYCLING. CONTRACTOR TO OBTAIN THE NECESSARY FORMS TO COMPLY WITH LOCAL CITY BUILDING DEPARTMENT.
- N. A LETTER PREPARED BY A SURVEYOR OR LICENSED CIVIL ENGINEER CERTIFY THE LOCATION OF THE PAD WILL BE REQUIRED AT THE TIME OF FOUNDATION FORMING INSPECTION. THE LETTER SHALL BE STAMPED AND SIGNED.
- O. ADDRESS IDENTIFICATION SHALL BE PROVIDED IN A FORM OF CHARACTERS. THE CHARACTERS SHALL BE NOT LESS THAN 4 INCHES IN HEIGHT WITH STROKE WIDTH OF NOT LESS THAN 0.5 INCH. THE CHARACTERS SHALL CONTRAST WITH THEIR BACKGROUND AND SHALL BE VISIBLE FROM THE STREET. PLEASE NOTE, THE FIRE DEPARTMENT MAY AND WILL REQUIRE THE CHARACTER TO BE NOT LESS THAN 6 INCHES IN HEIGHT.
- P. VALIDITY OF PERMIT, THE ISSUANCE OR GRANTING OF A PERMIT SHALL NOT BE CONSTRUED TO BE A PERMIT FOR, OR AN APPROVAL OF, ANY VIOLATION OF THE PROVISIONS OF THIS CODE OR OF ANY OTHER ORDINANCE OF THE JURISDICTION.
- Q. ROOF SUBMITTALS CALCULATIONS WILL BE DEFERRED. ROOF PREFABRICATED TRUSSES TO BE USED.
- R. THE OWNER IS RESPONSIBLE FOR INSTALLATION OF THE PROPOSED WATER LATERAL (FROM METER TO MAIN). A PROPERLY LICENSED CONTRACTOR WILL BE REQUIRED, AND AN ENCROACHMENT PERMIT APPLIED FOR.
- S. MAIN DRAIN (SEWER) PIPE SIZE SHALL BE NOT LESS THAN 3-INCHES. THE SLOPE SHALL BE NOT LESS THAN 2%. CPC 2019, SECT 708
- T. HERS APPROVED SCHEDULE. TO RATE CHEERS IN 1610 R STREET, STE 200 SACRAMENTO, CA 95811

INDEX	
A-1	TITLE SHEET / SITE PLAN
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A-3	FLOOR PLAN
C-1	EROSION CONTROL PLAN
S-1	FOUNDATION PLAN
GP-1	GENERAL NOTES

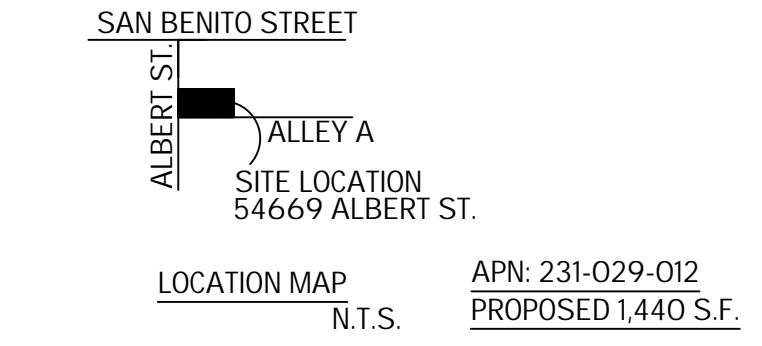
SITE PLAN LEGEND	
PROPERTY LINE	———
BUILDING SETBACK & EASEMENTS	———
WATER LINE	——— W ——
SEWER LINE	——— S ——
ELECTRICAL LINE	——— E ——
GAS LINE	——— G ——
PHONE LINE	——— PH ——
CABLE TV LINE	——— TV ——

SITE PLAN NOTES	
1.	PROPOSED MANUFACTURED HOME
2.	EXISTING PROPERTY LINE
3.	EXISTING 6' FENCE TO REMAIN
4.	PROPOSED PROPANE TANK LOCATION
5.	EXISTING ELECTRICAL METER TO REMAIN
6.	EXISTING DRIVE WAY TO REMAIN
7.	EXISTING WATER METER
8.	EXISTING SEWER LINE
9.	PROPOSED CONCRETE WALK WAY



## PROJECT STATISTICS

PROPOSED MANUFACTURED HOME	
PROJECT SCOPE	TO PERMIT THE PROPOSED MANUFACTURED HOME ON A PERMANENT FOUNDATION CONSISTING OF THREE BEDROOMS, TWO FULL BATHROOMS, KITCHEN, DINING ROOM, AND LIVING ROOM. ALSO PROPOSING PRO PANE TANK FOR HOME. LOT-10,735 SF, PROPOSED-1,440 SF, MANUFACTURED HOME.
OCCUPANCY	SINGLE FAMILY RESIDENTIAL
TYPE OF CONSTRUCTION	VB
ZONING	HDR/5
PROJECT ADDRESSES	54669 ALBERT STREET SAN LUCAS, CA 93954
OWNER	FIDENCIO BASILIO 54669 ALBERT STREET SAN LUCAS, CA 93954
PROJECT MANAGER	FIDENCIO BASILIO 831-718-7305
APN	231-029-012
EXISTING USE	RESIDENCE
FIRE SPRINKLER	NO
PARKING REQUIRED (E) UNIT #1:	(E) TWO SPACES ON EXISTING DRIVEWAY



(E) LOT - 10,735 SF  
 (N) MANUFACTURED HOME 1,440 S.F.  
 HOME DEMOLISHED 986 S.F.  
 CONCRETE AREAS 496 S.F.

TOTAL LOT COVERAGE PRE & POST CONSTRUCTION  
 TOTAL LOT COVERAGE PRE CONSTRUCTION : 496 S.F./10,735 S.F. = 4.62%  
 TOTAL LOT COVERAGE POST CONSTRUCTION : 1,440 + 496 = 1,936 S.F./10,735 S.F. = 18.03%

## SITE PLAN

54669 ALBERT STREET

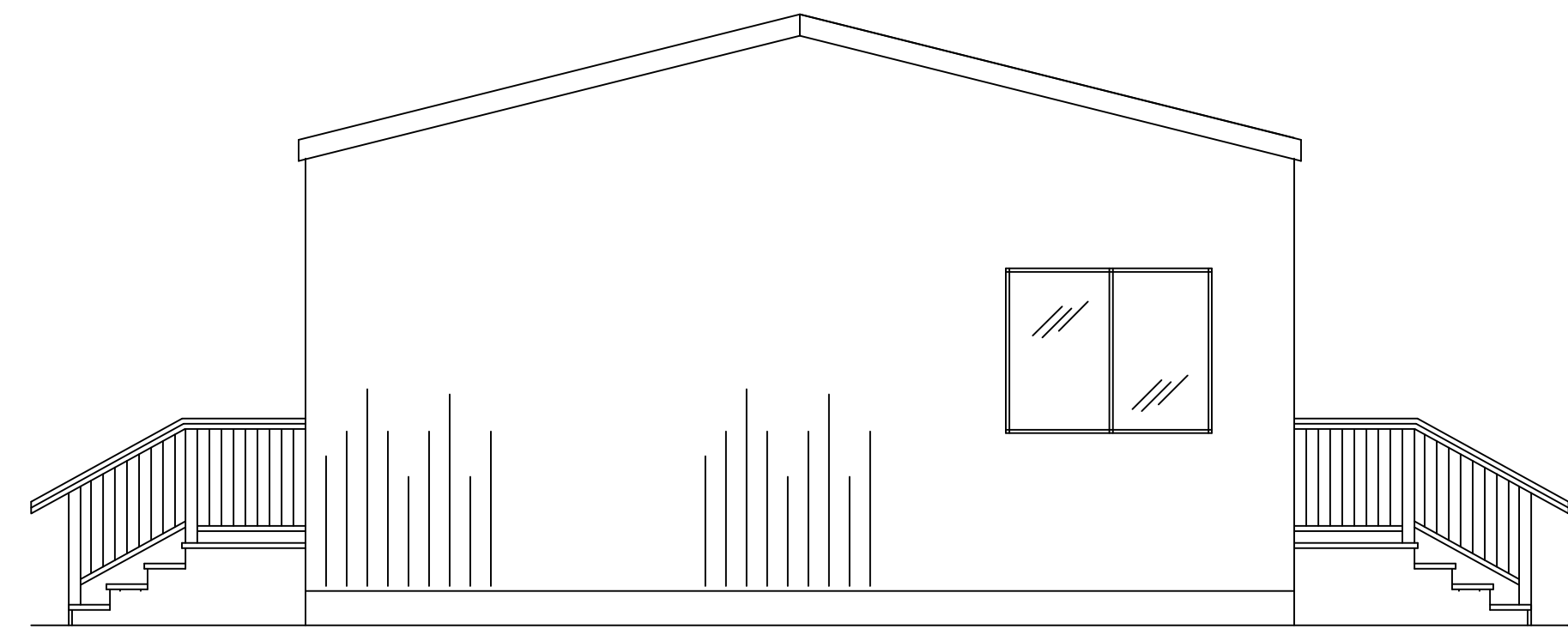
REVISIONS	BY
12/05/2025	JC

JUAN C. PEREZ - DESIGNER  
 10 SPOLETO CIRCLE SALINAS CA  
 93905  
 831-597-1375  
*Juan C. Perez*

SITE PLAN

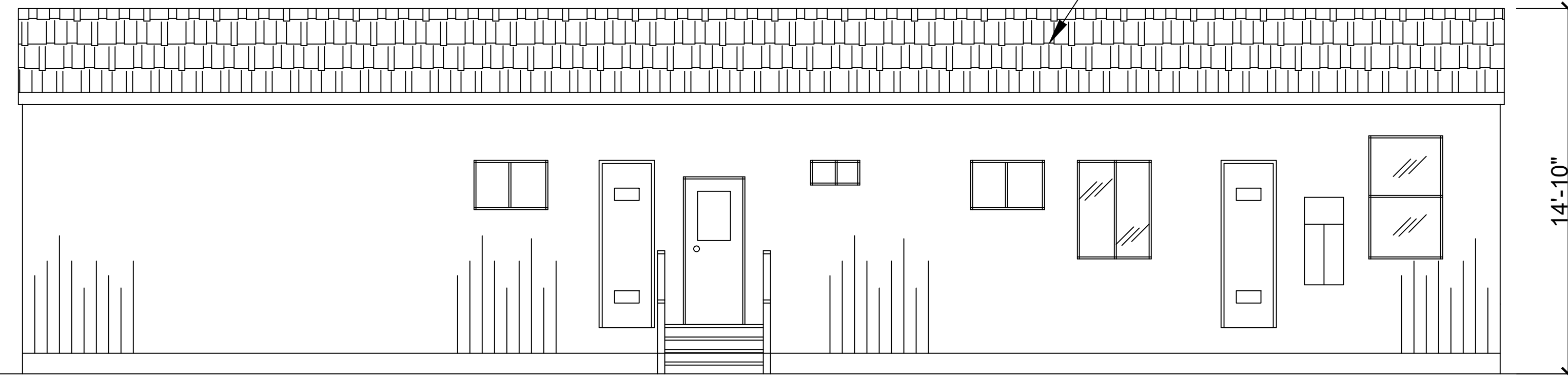
OWNER: FIDENCIO BASILIO  
 54669 ALBERT STREET.  
 SAN LUCAS CA, 93953  
 PHONE: 831-718-7305

DATE	6/18/2025
SCALE	1/8"=1'-0"
DRAWN	
JOB	
SHEET	A-1
OF	SHEET



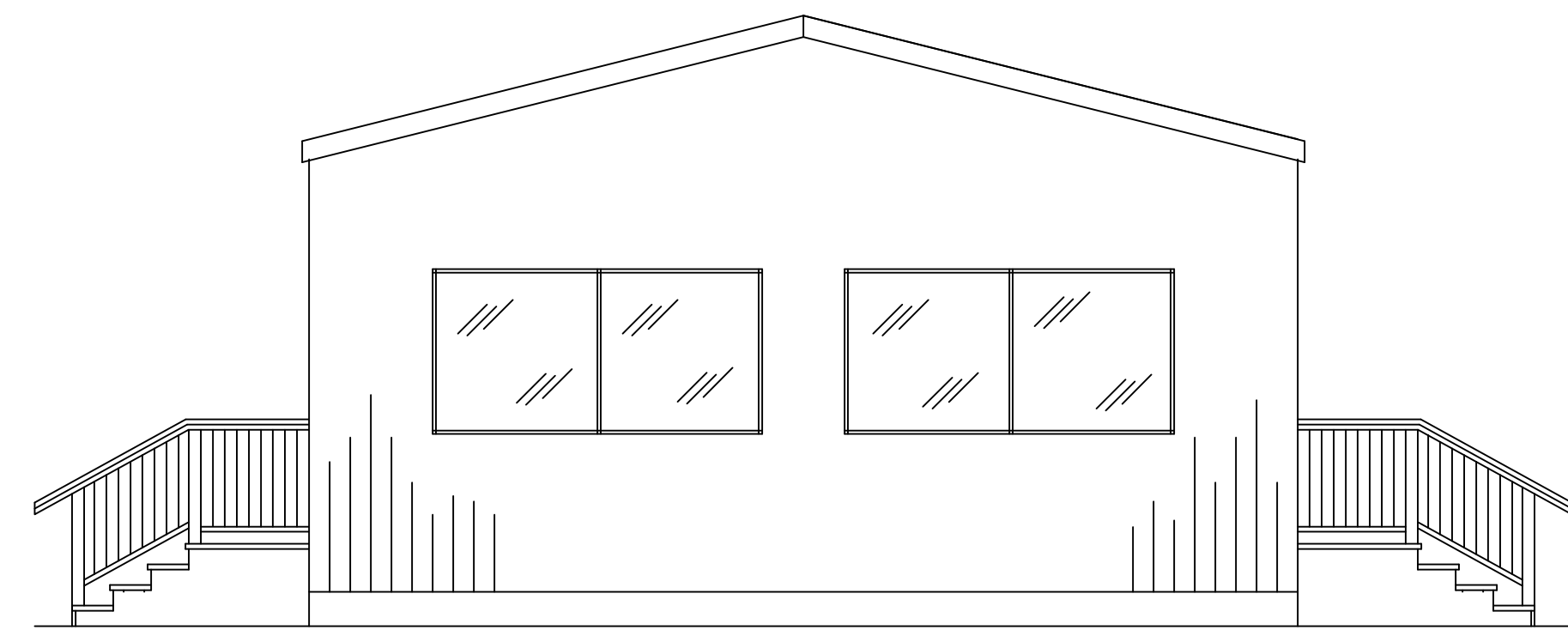
**SOUTH ELEVATION**

1/4" = 1'-0"



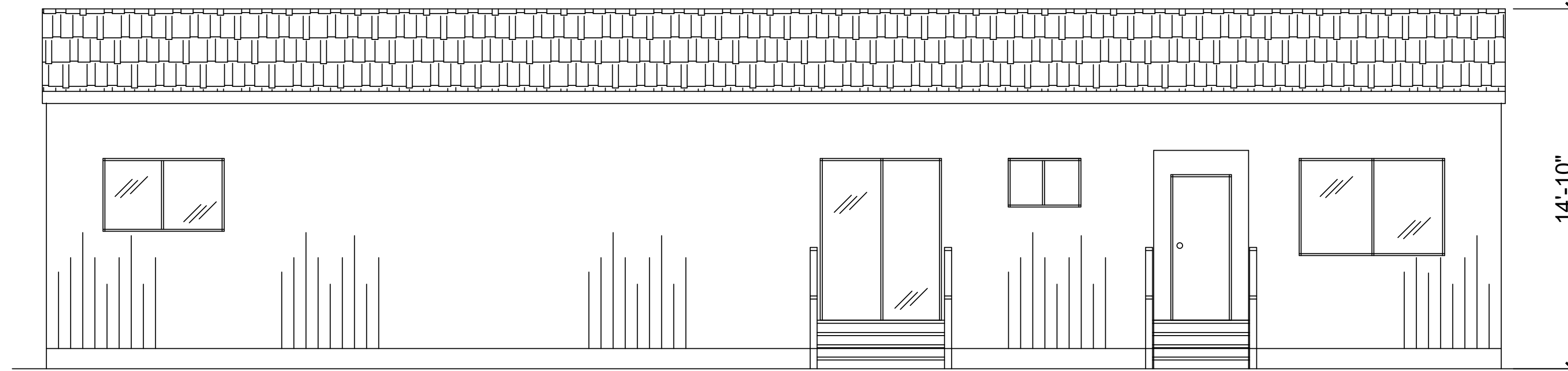
**WEST ELEVATION**

1/4" = 1'-0"



**NORTH ELEVATION**

1/4" = 1'-0"



**EAST ELEVATION**

1/4" = 1'-0"

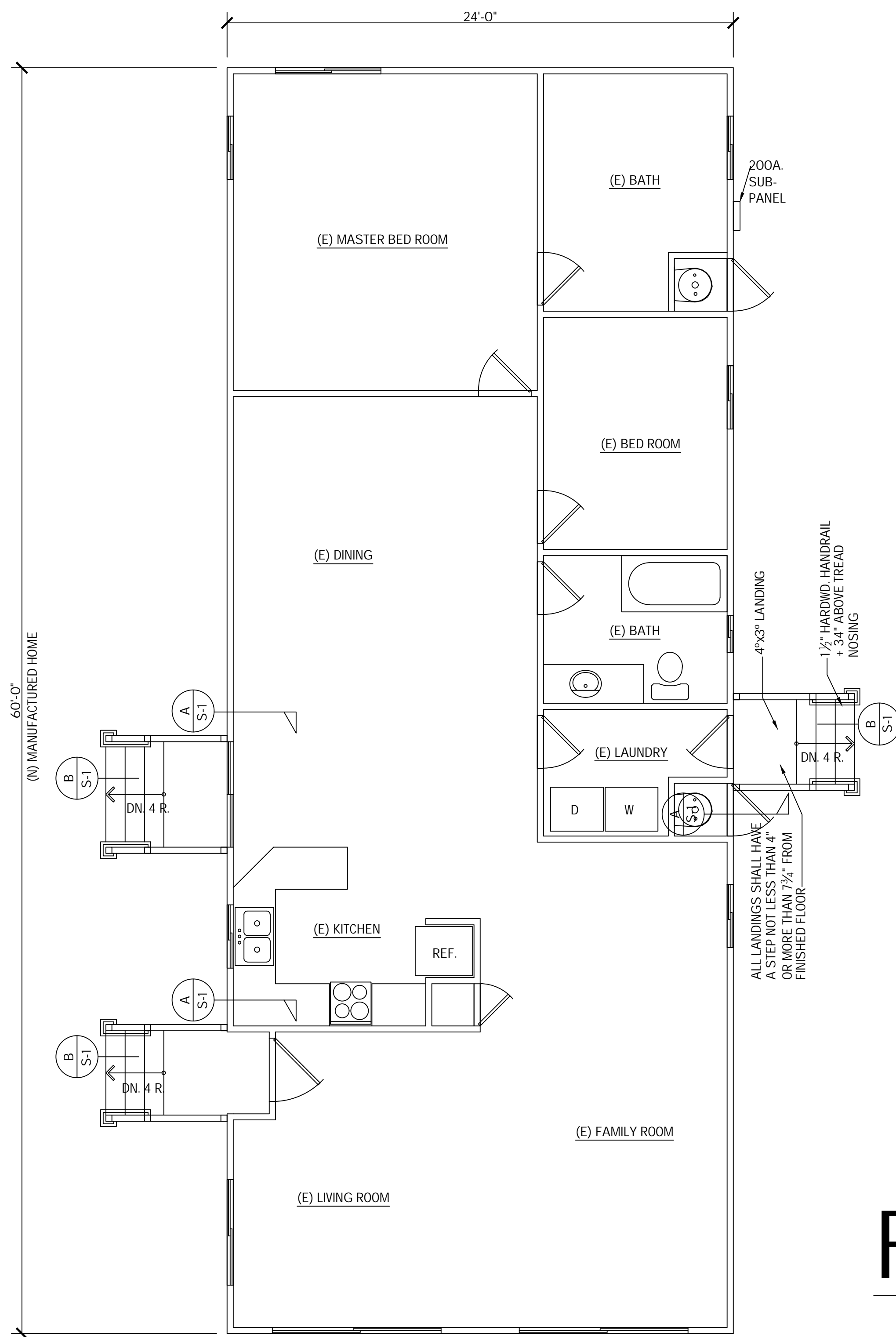
REVISIONS	BY
XX/XX/XXXX	XX

JUAN C. PEREZ - DESIGNER  
 10 SPOLETO CIRCLE SALINAS CA.  
 93905  
 831-597-1375 *Juan C. Perez*

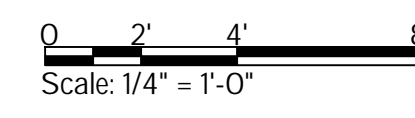
**ELEVATION PLAN**

OWNER: FIDENCIO BASILIO  
 54669 ALBERT STREET.  
 SAN LUCAS CA, 93953  
 PHONE: 831-718-7305

DATE 6/18/2025  
 SCALE 1/4"=1'-0"  
 DRAWN  
 JOB  
 SHEET  
**A-2**  
 OF SHEET



# FLOOR PLAN



REVISIONS	BY
XX/XX/XXXX	XX

JUAN C. PEREZ - DESIGNER  
 10 SPOLETO CIRCLE SALINAS CA.  
 93905  
 831-597-1375 *Juan C. Perez*

## FLOOR PLAN

OWNER: FIDENCIO BASILIO  
 54669 ALBERT STREET.  
 SAN LUCAS CA, 93953  
 PHONE: 831-718-7305

DATE	6/18/2025
SCALE	1/4"=1'-0"
DRAWN	
JOB	
SHEET	A-3
OF	SHEET

### EROSION CONTROL

- THE EROSION AND SEDIMENT CONTROL MEASURES WILL BE IN OPERATION THROUGHOUT CONSTRUCTION PHASE. ALL EROSION AND SEDIMENT CONTROL MEASURES WILL BE INSPECTED, REPAIRED AND LOGGED AT THE END OF EACH WORKING DAY.
- GRAVEL BAGS & PCC BLOCKS SHALL BE PLACED AROUND EACH CATCH BASIN UNTIL ALL TRIBUTARY UPSTREAM AND DOWNSTREAM AREAS HAVE BEEN STABILIZED AND MAY BE REMOVED ONLY WITH THE APPROVAL OF THE COUNTY ENGINEER.
- CONTRACTOR SHALL CONFINE VEHICLES, ETC., TO THE AREAS UNDER CONSTRUCTION AND SHALL NOT PERMIT DAMAGE TO THE EXISTING VEGETATION OR NATURAL GROUND IN FUTURE DEVELOPMENT AREAS. ANY DAMAGE SHALL BE IMMEDIATELY REPAIRED, DAMAGED AREA TO BE ADDED TO THE SWPPP.
- TRAPPED SEDIMENT IS TO BE REMOVED AS REQUIRED TO MAINTAIN TRAP EFFICIENCY. CONTRACTOR SHALL EXAMINE GRAVEL BAGS AND FIBER ROLLS WEEKLY AND BEFORE AND AFTER EACH RAIN. FOLLOWING ANY PERIODS OF RAIN, REMOVE ANY SILT DEPOSITS AND REPLACE ANY DAMAGED GRAVEL BAGS. TRAPPED SEDIMENT IS TO BE DISPOSED AT A SITE APPROVED BY THE PROJECT ENGINEER.
- THE CONTRACTOR SHALL CONSTRUCT, AT HIS ONLY ACCESS POINT, AN APPROVED CONSTRUCTION ENTRANCE CONSISTING OF A 15' WIDE BY 50' LONG TRANSITION (MIN.) WITH A MINIMUM 6" THICK MANUFACTURED STONE AGGREGATE MATERIAL PLACED OVER FILTER FABRIC/MAT.
- GRAVEL BAGS AND FIBER ROLLS MAY BE REMOVED AFTER AREAS ABOVE THEM HAVE BEEN STABILIZED AND ONLY WITH APPROVAL OF THE COUNTY ENGINEER.
- HYDROSEEDING: SEEDING SHALL BE PERFORMED BY A MECHANICAL HYDROSEEDER. THE HYDRO MULCH IS PREPARED BY MIXING FIBER, SOIL STABILIZER, SEED AND WATER IN PORTIONS SPECIFIED IN THE PLANS OR HEREIN. MIXING TIME SHALL NOT EXCEED 45 MINUTES FROM THE TIME THE SEED CONTACTS THE WATER UNTIL THE ENTIRE BATCH IS DISCHARGED ONTO THE PREPARED SOIL.

#### HYDROSEEDING SEED MIX FOR THE PARTIAL HYDROSEEDING AREA

SCIENTIFIC NAME	COMMON NAME	APPLICATION RATE (lbs./acre)
ACHILLEA MILEFOLIUM	COMMON YARROW	1
NASSELLA PULCHRA	PURPLE NEEDLEGRASS	15
LEMNUS TRITICOIDES	CREeping RYEGRASS	5.5
LUPINUS NAMUS	SKY LUPINE	2
ESCHSCHOLZIA CALIFORNICA	CALIFORNIA POPPY	0.5
LOTUS SCOPARIODUS	DEERWEED	2
BROMUS CARNATUS	CALIFORNIA BROME	15
ELIMUS GLAUCUS	BLUE WILD-RYE	10

NON-SEED PRODUCTS	APPLICATION RATE (lbs./acre)
BONDED FIBER MATRIX MULCH	3000
ENDO MYCORRHIZAL INOCULANT ( 25 spores/ft <sup>2</sup> )	10

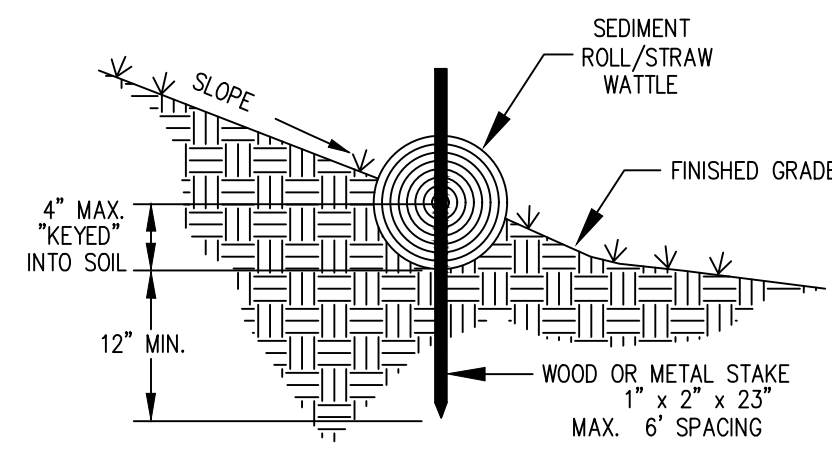
- COUNTY ENGINEER RESERVES THE RIGHT TO REQUIRE THE INSTALLATION OF STRAW MATTING IN AREAS WHERE EROSION CONTROL/SEEDING HAS NOT BEEN ESTABLISHED.
- CONTRACTOR & ALL SUBCONTRACTORS SHALL RETAIN A COPY OF THE NOI & SWPPP FILED WITH THE S.W.Q.C.B. ON SITE, OR HAVE ACCESS TO A CENTRALLY LOCATED COPY ON SITE. ALL CONTRACTORS & SUBCONTRACTORS SHALL AGREE TO ABIDE BY THE SWPPP IN WRITING, IF REQUIRED BY COUNTY.
- CONTRACTOR SHALL PROVIDE A CONCRETE WASHOUT LOCATION ON SITE. THE LOCATION SHALL BE APPROVED BY THE COUNTY ENGINEER PRIOR TO ANY WASTE DISPOSAL (SEE CONCRETE WASTE MANAGEMENT DETAIL ABOVE).

## EROSION CONTROL NOTES

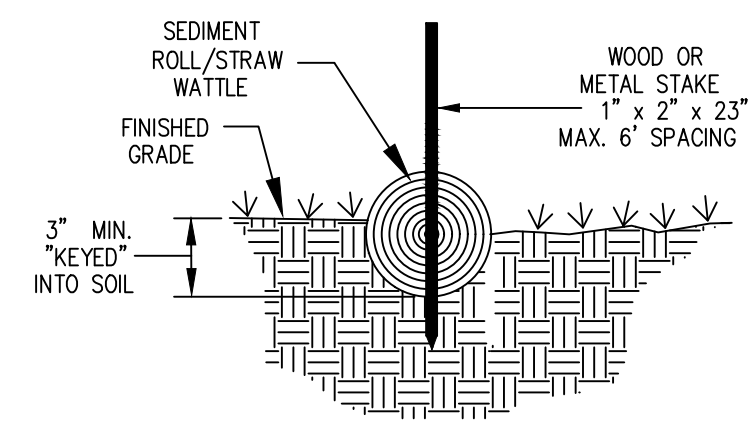
- NATURAL FEATURES, INCLUDING VEGETATION, TERRAIN, WATERCOURSE AND SIMILAR RESOURCES SHALL BE PRESERVED WHERE POSSIBLE.
- DURING THE RAINY SEASON (OCTOBER 1 TO APRIL 30):
  - \* GRADING ACTIVITIES MUST BE SCHEDULED TO MINIMIZE BARE GRADED AREAS.
  - \* SUFFICIENT QUANTITIES OF EROSION CONTROL MATERIALS SHALL BE KEPT ON SITE AT ALL TIMES TO BE INSTALLED AS SOON AS POSSIBLE AND PRIOR TO LIKELY PRECIPITATION EVENTS.
- EFFECTIVE SOIL COVER SHALL BE PROVIDED ON ALL FINISHED SLOPES, OPEN SPACE, UTILITY BACKFILL AND COMPLETED LOTS THAT ARE NOT SCHEDULED TO BE RE-DISTURBED FOR MINIMALLY 14 DAYS.
- MINIMIZE SOIL COMPACTION FOR AREAS THAT WILL REMAIN PERVIOUS OR USED FOR LID MEASURES.
- WHERE FEASIBLE, TOP SOIL SHALL BE STOCKPILED AND REAPPLIED UPON COMPLETION OF GRADING ON SLOPES OF LESS THAN TWENTY PERCENT.
- CONTRACTOR SHALL FURNISH AN UTILIZE SUITABLE RECEPTACLES FOR WASTE AND RECYCLABLES FOR CONSTRUCTION PERSONNEL AND ENSURE THAT ALL GARBAGE IS REMOVED FROM THE SITE ON REGULAR BASIS AND AT THE END OF EACH CONSTRUCTION DAY.
- CONSTRUCTION MATERIALS THAT ARE NOT ACTIVELY BEING USED TO BE COVERED AND BERMED.
- ACCESS ROADS SHALL BE CLEANED DAILY (IF NECESSARY) AND PRIOR TO ANY RAIN EVENT.
- WASTE MATERIAL DUMPSTER TO BE COVERED NIGHTLY AND PROTECTED FROM RAIN.
- DUST CONTROL PRACTICES TO BE USED.
- CONTRACTOR SHALL REMOVE GRASS AND WEEDS GROWING IN THE SIDEWALK. PREVENT THE USE OF HERBICIDES.
- ANY WORK IN THE RIGHT OF WAY REQUIRES AN ENCROACHMENT PERMIT.
- CONSTRUCTION BEST MANAGEMENT PRACTICES SHALL BE IMPLEMENTED DURING CONSTRUCTION. BMP BROCHURES TO BE PROVIDED TO CONTRACTOR.
- WORK DAYS TO BE FROM MONDAY THROUGH SATURDAY. WORK HOURS TO BE FROM 8:00 AM TO 5:00 PM.
- NOISE CONTROL TO BE PER GMC 17.60.030. 45 dBA 7 A.M. TO 10 P.M.

### NOTES:

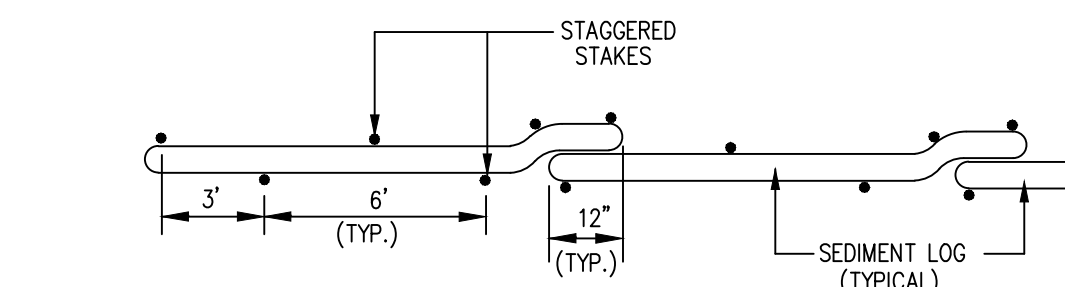
- GRAVEL BAGS SHALL BE USED AT ALL ON-SITE DRAINAGE INLETS, TOP OPENINGS AND SIDE OPENINGS.
- GRAVEL BAGS SHALL BE USED ON ALL DRAINAGE INLETS IN COUNTY RIGHT-OF-WAY IMPACTED BY THE PROJECT (DOWN STREAM INLETS AND FIRST INLET UP STREAM).
- PLACE TYPE I BARRICADE OVER DRAINAGE INLET WHEN FILTER FABRIC & GRAVEL SACKS ARE UTILIZED.
- INSPECT (AND DOCUMENT EACH INSPECTION) ALL INLET PROTECTION DEVICES BEFORE AND AFTER RAINFALL EVENTS, AND WEEKLY THROUGHOUT RAINY SEASON. DURING EXTENDED RAINFALL EVENTS, INSPECT INLET PROTECTION DEVICES AT LEAST ONCE EVERY TWENTY-FOUR (24) HOURS.
- REMOVE ALL INLET PROTECTION DEVICES WITHIN THIRTY (30) DAYS AFTER THE SITE IS STABILIZED, OR WHEN INLET PROTECTION IS NO LONGER REQUIRED, BY THE COUNTY ENGINEER.
- PRIOR TO ROLL INSTALLATION, CONTOUR A CONCAVE KEY TRENCH THREE (3" MIN.) TO FOUR (4") INCHES MAX. DEEP ALONG THE PROPOSED INSTALLATION ROUTE.
- SOIL EXCAVATED IN TRENCHING SHOULD BE PLACED ON THE UPHILL OR FLOW SIDE OF THE ROLL TO PREVENT WATER FROM UNDER CUTTING THE ROLL.
- PLACE SEDIMENT ROLL INTO KEY TRENCH AND STAKE ON BOTH SIDES OF THE ROLL TO WITHIN SIX FEET (6') OF EACH END AND THEN EVERY SIX FEET (6') WITH 1" x 2" x 23" WOOD OR METAL STAKES.
- STAKES ARE TYPICALLY DRIVEN IN ON ALTERNATING SIDES OF THE ROLL. WHEN MORE THAN ONE SEDIMENT ROLL IS PLACED IN A ROW, THE ROLLS SHOULD BE OVERLAPPED TWELVE INCHES (12") MIN. TO PROVIDE A TIGHT JOIN, NOT ABUTTED TO ONE ANOTHER.



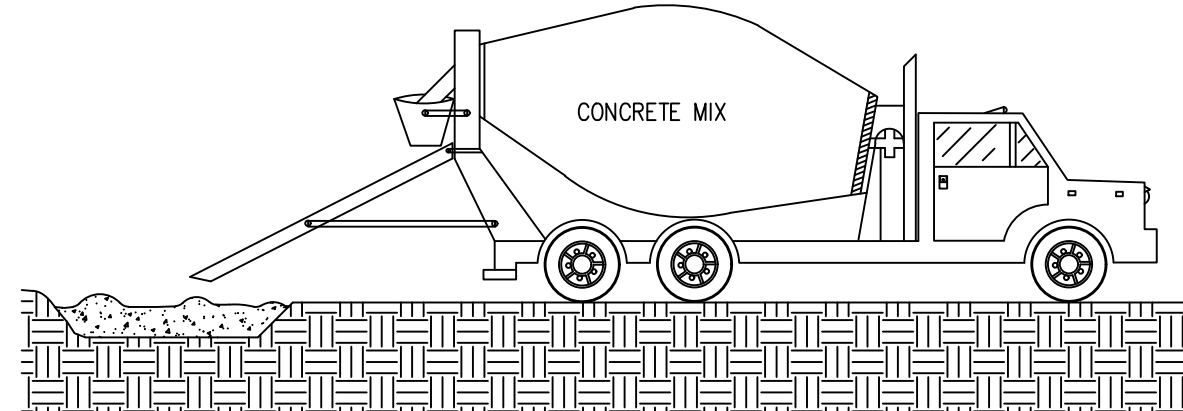
**ENTRENCHMENT DETAIL IN SLOPE AREA**  
(FOR SHORT SLOPES OR SLOPES FLATTER THAN 3:1)  
NOT TO SCALE



**ENTRENCHMENT DETAIL IN FLAT AREA**  
NOT TO SCALE



**A SEDIMENT LOG DETAIL**  
(TO BE USED ON SLOPES AND ALONG PROPERTY LINES)  
NOT TO SCALE



### DESCRIPTION

PREVENT OR REDUCE THE DISCHARGE OF POLLUTANTS TO STORM WATER FROM CONCRETE WASTE BY CONDUCTING WASHOUT OFF-SITE, PERFORMING ON-SITE WASHOUT IN A DESIGNATED AREA, AND TRAINING EMPLOYEES AND SUBCONTRACTORS.

### APPROACH

THE FOLLOWING STEPS WILL HELP REDUCE STORM WATER POLLUTION FROM CONCRETE WASTES:

STORE DRY AND WET MATERIALS UNDER COVER, AWAY FROM DRAINAGE AREAS. AVOID MIXING EXCESS AMOUNTS OF FRESH CONCRETE OR CEMENT ON-SITE. PERFORM WASHOUT OF CONCRETE TRUCKS OFF SITE OR IN DESIGNATED AREAS ONLY. DO NOT WASH OUT CONCRETE TRUCKS INTO STORM DRAINS, OPEN DITCHES, STREETS, OR STREAMS. DO NOT ALLOW EXCESS CONCRETE TO BE DUMPED ON-SITE, EXCEPT IN DESIGNATED AREAS.

FOR ON-SITE WASHOUT:

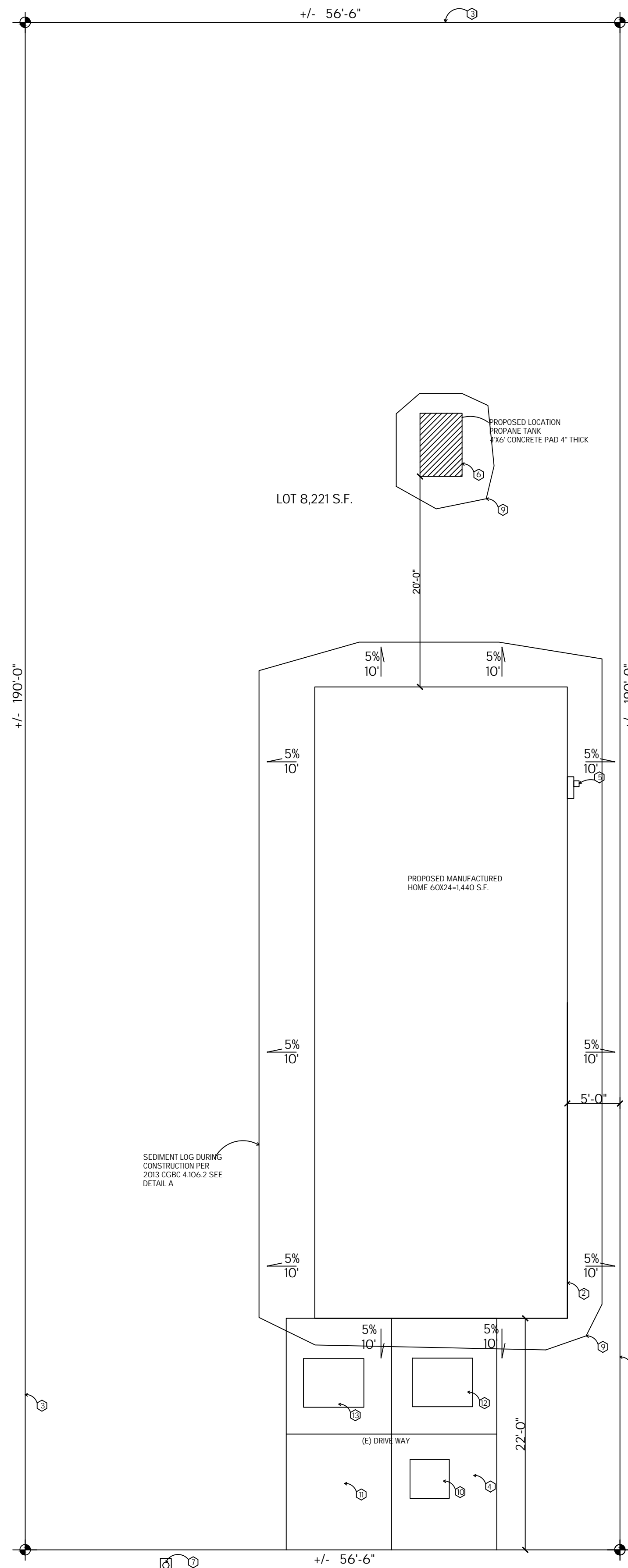
LOCATE WASHOUT AREA AT LEAST FIFTY FEET (50') FROM STORM DRAINS, OPEN DITCHES, OR WATER BODIES. DO NOT ALLOW RUNOFF FROM THIS AREA BY CONSTRUCTING A TEMPORARY PIT OR BERMED AREA LARGE ENOUGH FOR LIQUID AND SOLID WASTE.

WASH OUT WASTES INTO THE TEMPORARY PIT WHERE THE CONCRETE CAN SET, BE BROKEN UP, AND THEN DISPOSED OF PROPERLY.

WHEN WASHING CONCRETE TO REMOVE FINE PARTICLES AND EXPOSE THE AGGREGATE, AVOID CREATING RUNOFF BY DRAINING THE WATER TO A BERMED OR LEVEL AREA.

DO NOT WASH SWEEPINGS FROM EXPOSED AGGREGATE CONCRETE INTO THE STREET OR STORM DRAIN. COLLECT AND RETURN SWEEPINGS TO AGGREGATE BASE STOCK PILE, OR DISPOSE IN THE TRASH.

**B CONCRETE WASTE WASH MANAGEMENT DETAIL**  
NOT TO SCALE



### BMP PLAN NOTES

- EXISTING RESIDENCE TO REMAIN
- PROPOSED MOBILE TRAILER
- EXISTING FENCE TO REMAIN
- EXISTING DRIVEWAY TO REMAIN
- EXISTING ELECTRICAL METER TO REMAIN
- PROPOSED PROPANE TANK
- EXISTING WATER METER TO REMAIN
- EXISTING SIDEWALK TO REMAIN
- STRAW WATTLE REFER TO DETAIL
- CONCRETE WASH OUT REFER TO DETAIL
- LOCATION OF CONSTRUCTION WORKERS PARKING
- LOCATION OF CONSTRUCTION RECYCLING CONTAINERS
- CONSTRUCTION MATERIAL DROP OFF AND STORAGE AREA

## BEST MANAGEMENT PLAN

54669 ALBERT STREET

REVISIONS	BY
XXXXXXXX	XX

JUAN C. PEREZ - DESIGNER  
10 SPOLETO CIRCLE SALINAS CA.  
93905  
831-597-1375 *Juan C. Perez*

### EROSION CONTROL PLAN

OWNER: FIDENCIO BASILIO  
54669 ALBERT STREET.  
SAN LUCAS CA, 93953  
PHONE: 831-718-7305

DATE 6/18/2025

SCALE 1/8"=1'-0"

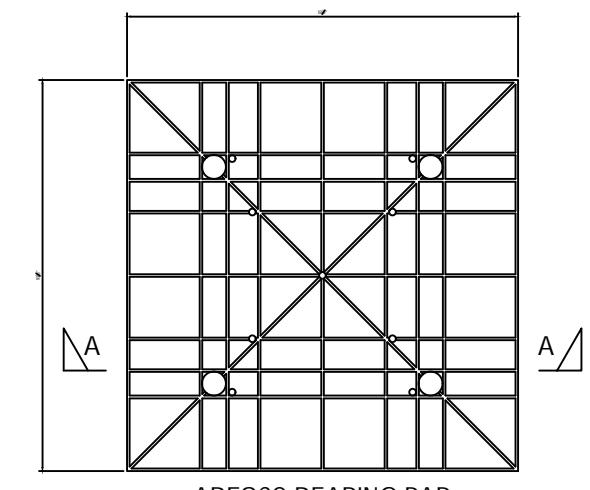
DRAWN JCP JR

JOB

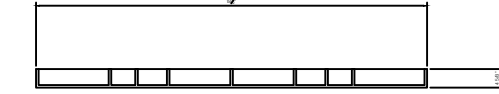
SHEET

C-1

OF SHEET



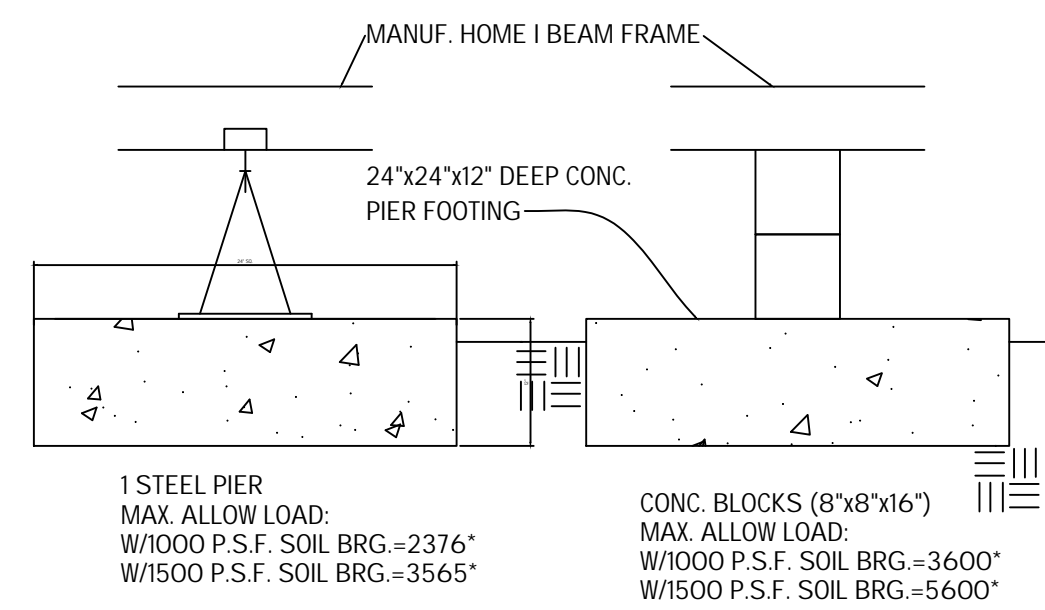
ABESCO BEARING PAD  
PLAN VIEW



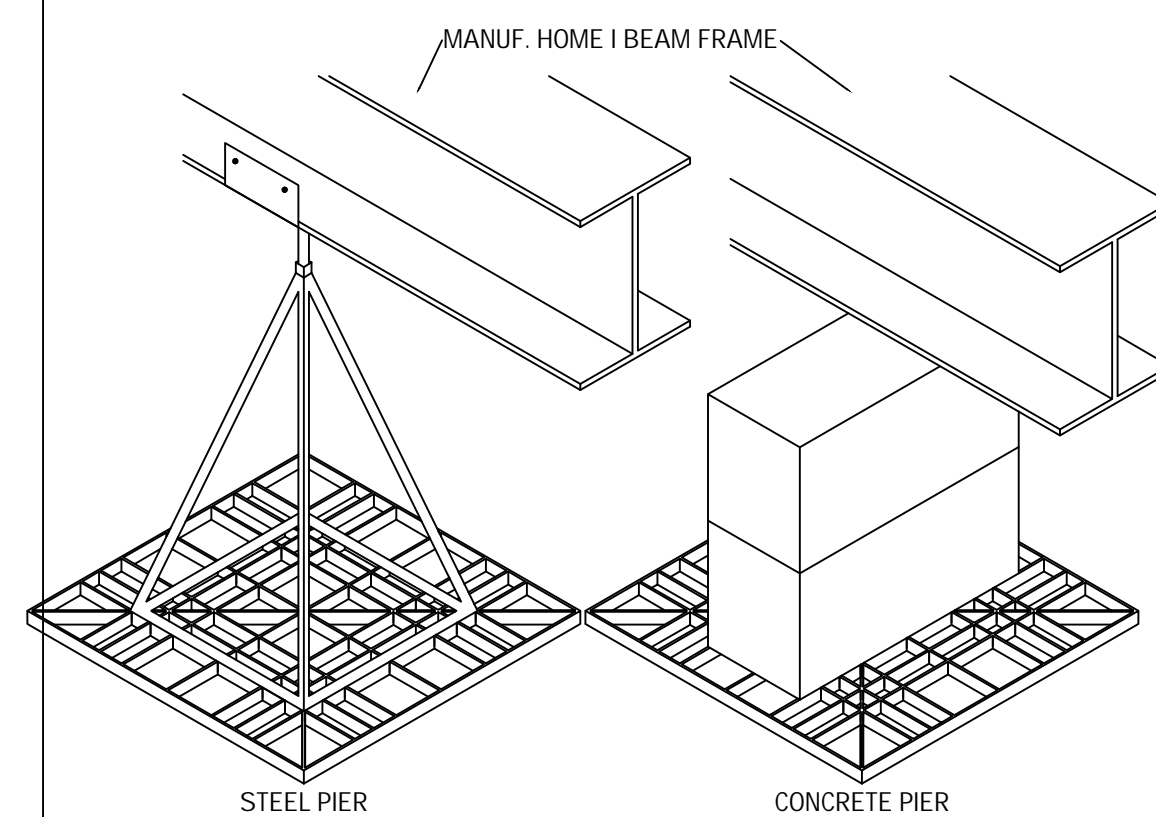
SECTION A-A

TYPICAL APPLICATIONS/CONFIGURATIONS TO BE INSTALLED PER HOME MANUFACTURERS SPECIFICATIONS AND HOME MANUFACTURERS INSTALLATION MANUAL.

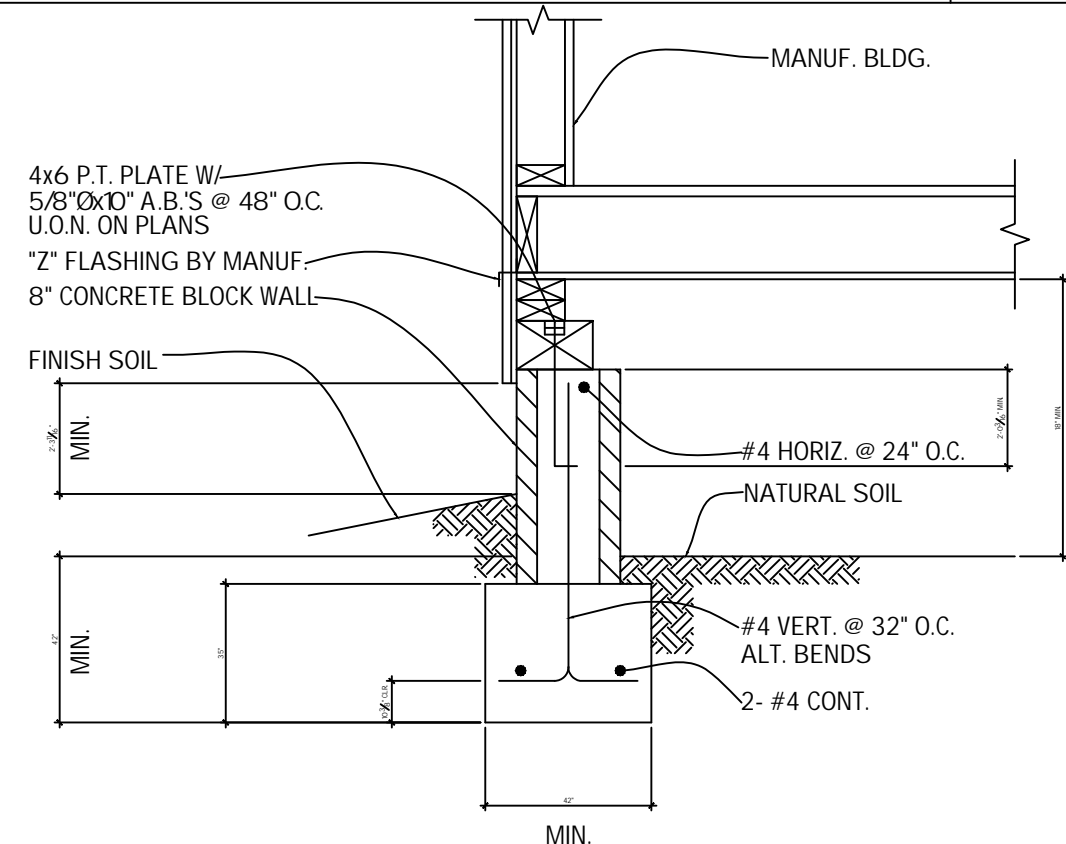
NOTE: WHEN A PERIMETER FOUNDATION SYSTEM IS USED FOR MANUFACTURED HOME, A BRACING CONNECTION BETWEEN THE MANUFACTURED HOME I BEAM TO EITHER A STEEL PIER OR CONCRETE BLOCK APPLICATION/CONFIGURATION SUPPORT IS NOT REQUIRED.



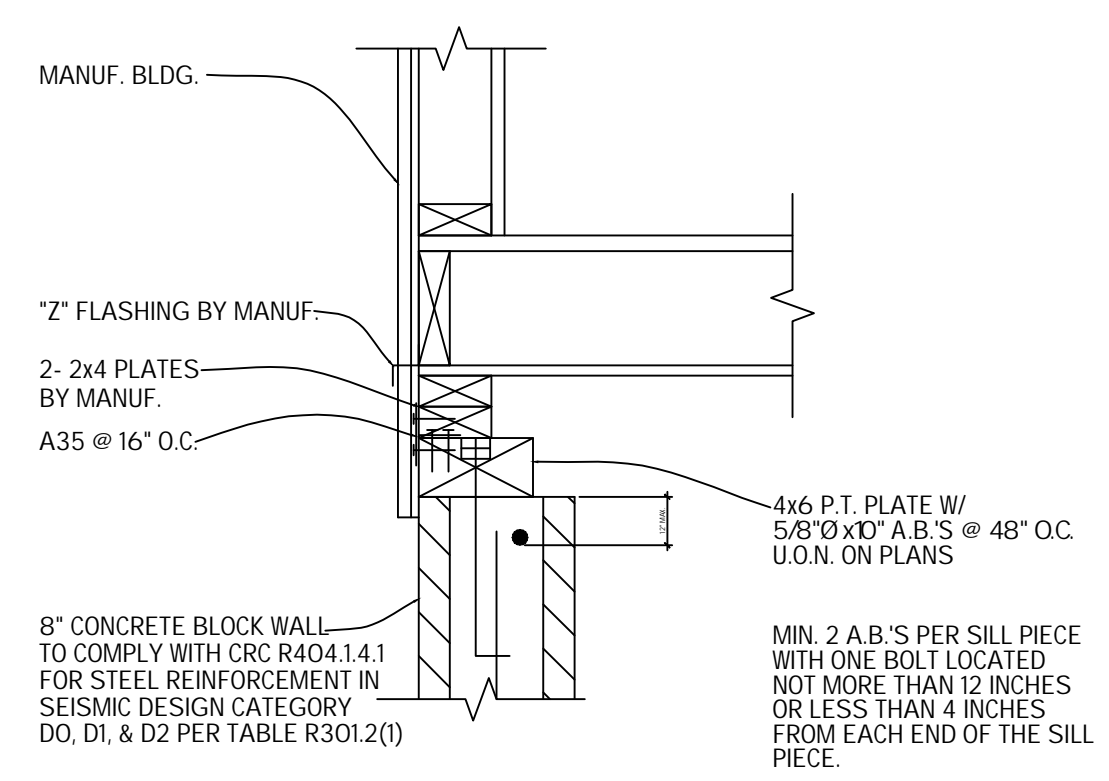
CONFIGURATIONS



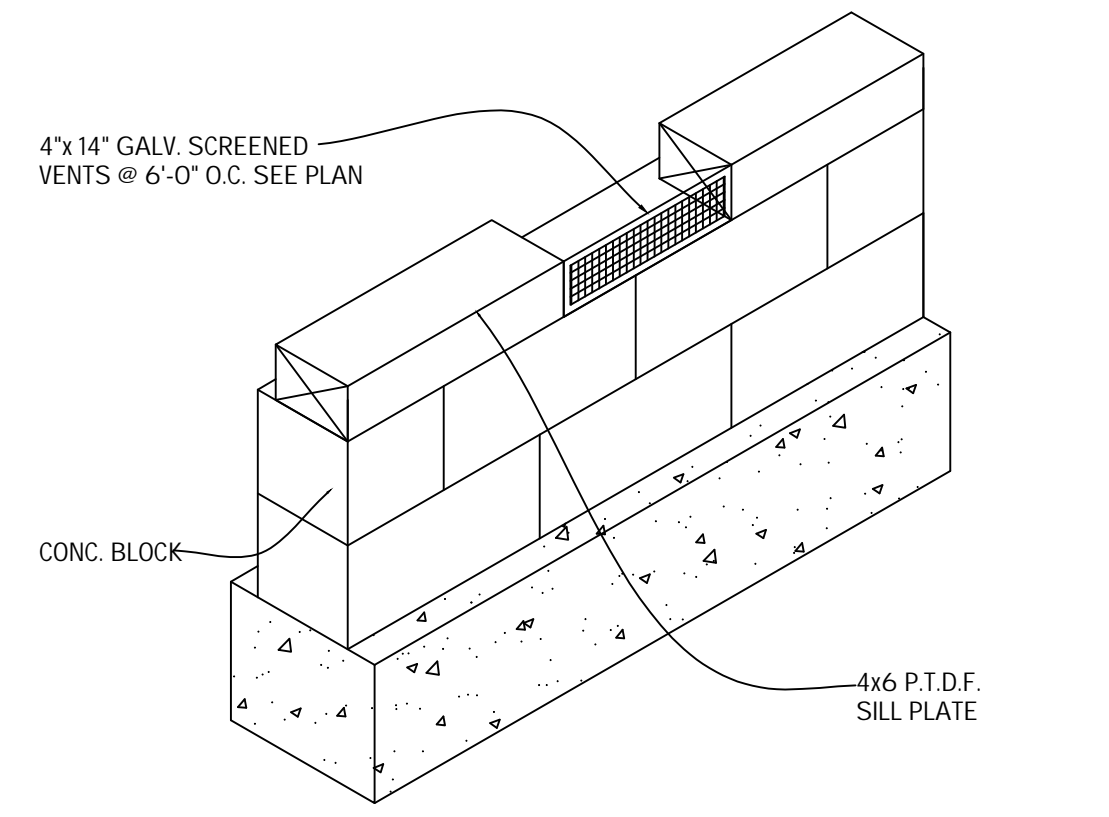
TYPICAL APPLICATIONS



ALL ANCHOR BOLTS SHALL HAVE 3"x3"x.229" PLATE WASHERS AND BOLTS SHALL EMBED 7" MIN. INTO CONCRETE BLOCK WALL

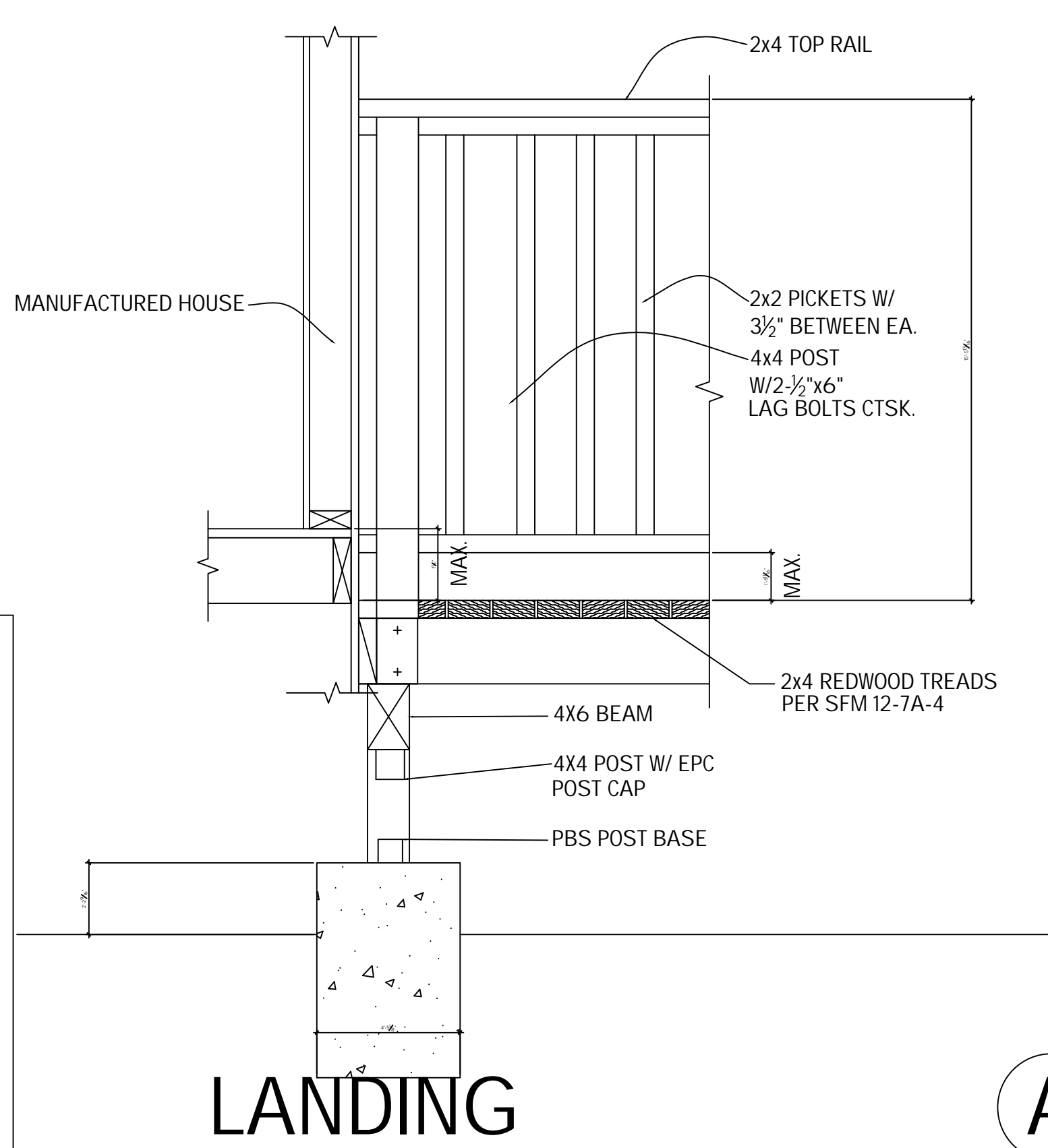


ALL ANCHOR BOLTS SHALL HAVE 3"x3"x.229" PLATE WASHERS AND BOLTS SHALL EMBED 7" MIN. INTO CONCRETE BLOCK WALL



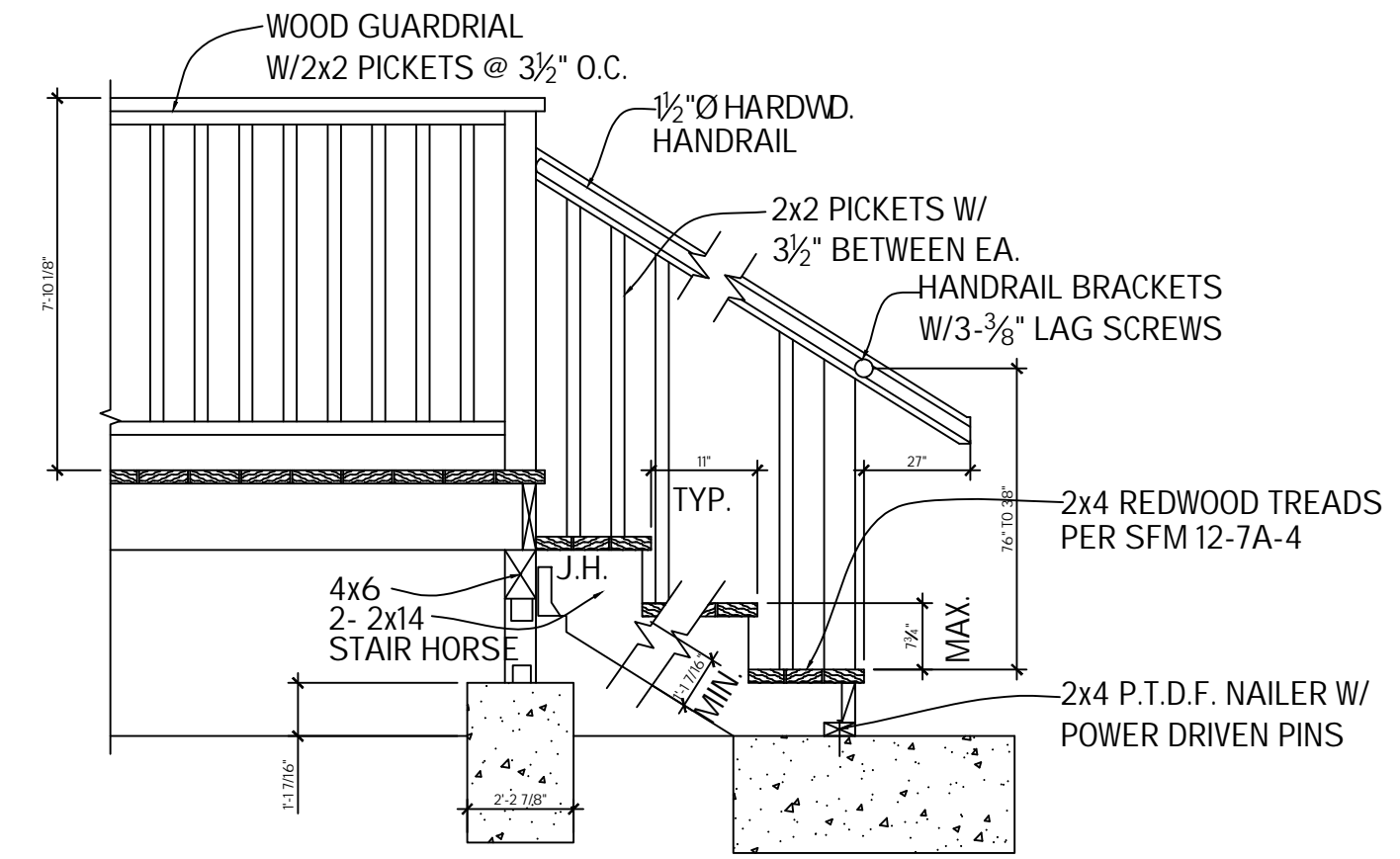
NOTES

1. THE SOILS ENGINEER SHALL INSPECT AND APPROVE THE FOUNDATION EXCAVATIONS BEFORE REQUESTING A BUILDING SERVICES DEPARTMENT FOUNDATION INSPECTION.
2. HOLD DOWN DEVICES MUST BE SECURED IN PLACE PRIOR TO FOUNDATION INSPECTION.
3. FASTENERS IN PRESERVATIVE-TREATED WOOD (ANCHOR BOLTS, NAILS, SCREWS, ETC.) EXCLUDING INTERIOR WALLS, SHALL BE APPROVED SILICON BRONZE OR COPPER, STAINLESS STEEL OR HOT-DIPPED ZINC-COATED STEEL (CBC 2304.9.5).
4. PROVIDE FINAL SOILS REPORT (OR FINAL COMPACTION REPORT/LETTER) PRIOR TO FOUNDATION INSPECTION. THIS REPORT SHALL CERTIFY THAT THE SOIL PREPARED IS TO THE PRELIMINARY SOIL REPORT AND THE SOIL CONDITION IS SUITABLE FOR THE PROPOSED STRUCTURE. THIS REPORT SHALL BE WET SIGNED AND STAMPED BY THE SOIL ENGINEER.
5. SOIL ENGINEER SHALL INSPECT ALL FOUNDATION EXCAVATIONS PRIOR TO CONCRETE POURING AND OBSERVE ALL REQUIRED MOISTURE CONDITIONS OF UNDER-SLAB AREAS.
6. PRIOR TO POURING FOUNDATION, A LICENSED PROFESSIONAL SHALL PERFORM A FOUNDATION PAD INSPECTION. A LETTER IS TO BE SENT TO THE PLAN CHECK DIVISION AND CERTIFY THAT THE CONSTRUCTION OF THE PAD IS TO THE SITE PLAN AND TO THE ARCHITECTURAL PLAN; AND NO DEVIATION FROM THE APPROVED PLANS.



LANDING

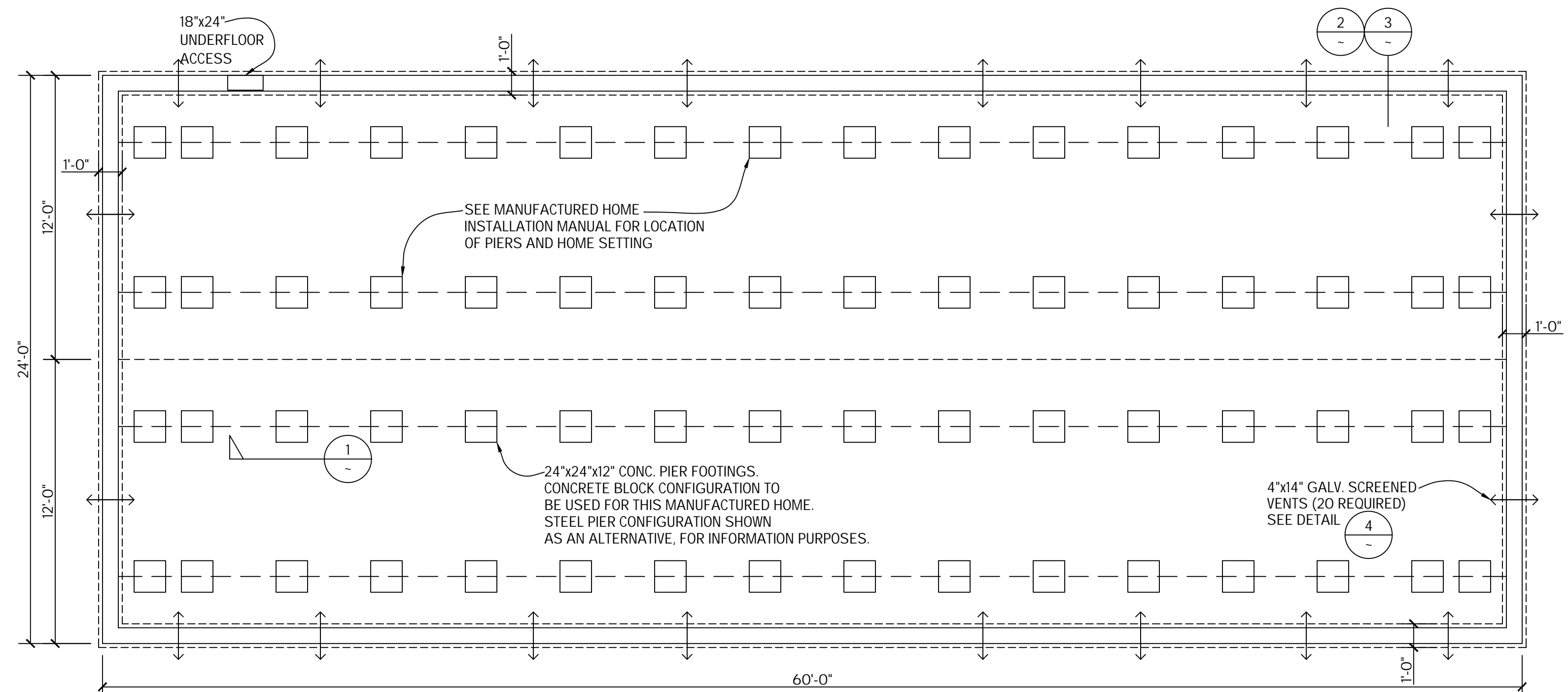
NOT TO SCALE



NOTE: STAIR STRINGERS TO BE POSITIVELY ANCHORED TO THE PRIMARY STRUCTURE AT NOT OVER 8 FEET ON CENTER OR SHALL BE DESIGNED FOR LATERAL LOADS. TOENAILS OR NAILS SUBJECT TO WITHDRAW ARE NOT ACCEPTABLE ANCHORS.

STAIR SECTION

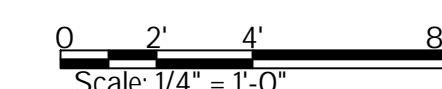
NOT TO SCALE



UNDERFLOOR VENTILATION  
UNDERFLOOR VENTILATION REQUIRED  
1440 / 150 = 9.6 S.F.  
UNDERFLOOR VENTILATION PROVIDED  
20- 4"x14" FOUNDATION VENTS = 87 EA.  
TOTAL = 1440 S.O. IN. / 144 = 10 S.F.

FOUNDATION PLAN

1/4" = 1'-0"



REVISIONS	BY
XX/XX/XXXX	XX

JUAN C. PEREZ - DESIGNER  
10 SPOLETO CIRCLE SALINAS CA.  
93905  
831-597-1375 *Juan C. Perez*

FOUNDATION PLAN

OWNER: FIDENCIO BASILIO  
54669 ALBERT STREET.  
SAN LUCAS CA, 93953  
PHONE: 831-718-7305

DATE 6/18/2025

SCALE 1/4"=1'-0"

DRAWN

JOB

SHEET

S-1

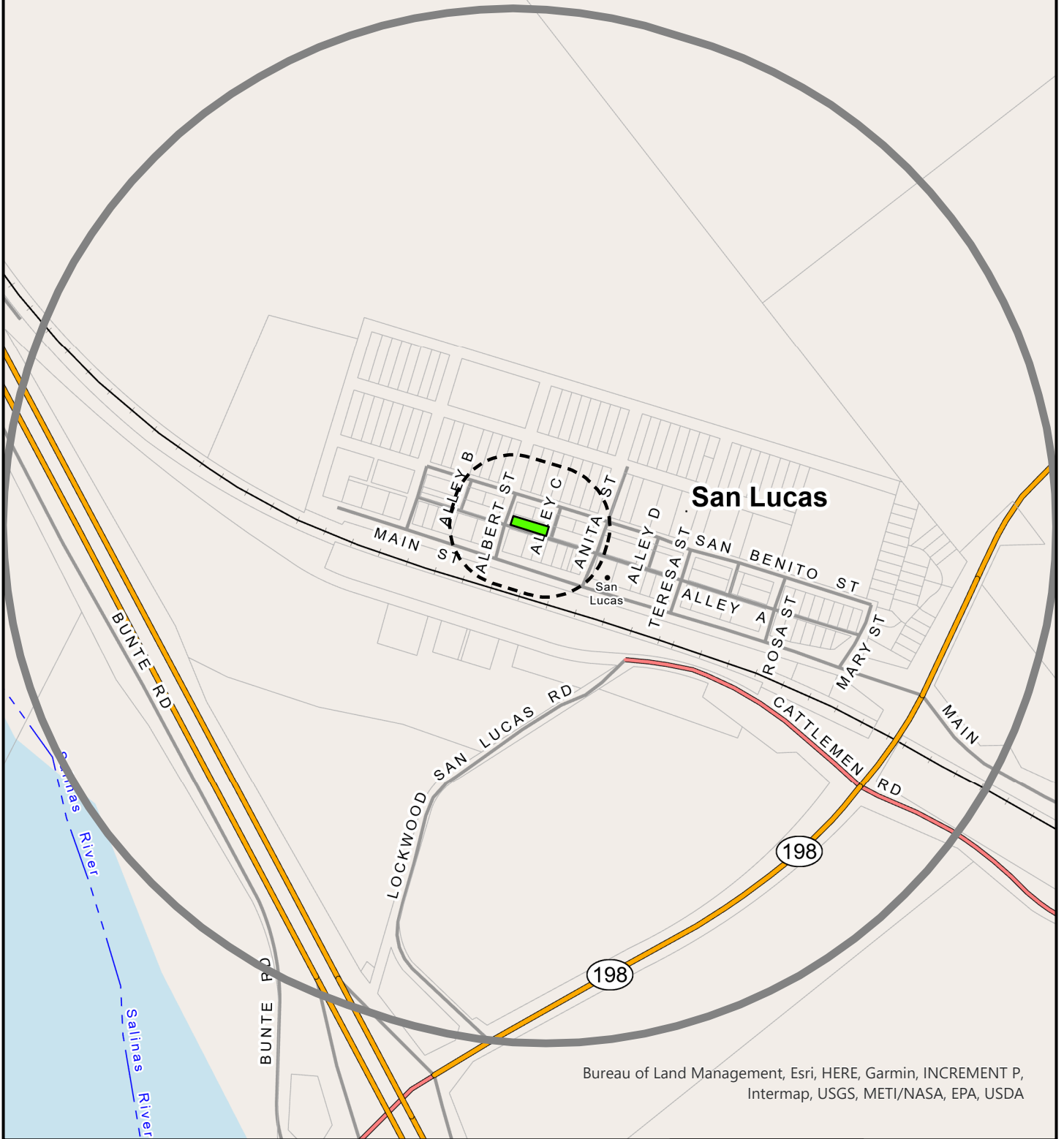
OF SHEET



# Exhibit B

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# CENTRAL SALINAS VALLEY




Bureau of Land Management, Esri, HERE, Garmin, INCREMENT P, Intermap, USGS, METI/NASA, EPA, USDA


**APPLICANT:** SEBASTIAN JOSE ADRIAN BASILIO ET AL

**APN:** 231029012000

**FILE #** PLN250247

 Project Site

 300 FT Buffer

 2500 FT Buffer



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# County of Monterey

Item No.3

## Board Report

Board of Supervisors  
Chambers  
168 W. Alisal St., 1st Floor  
Salinas, CA 93901

Legistar File Number: AP 26-038

April 15, 2026

**Introduced:** 4/7/2026

**Current Status:** Agenda Ready

**Version:** 1

**Matter Type:** Administrative Permit

### **PLN010239-EXT1 - HIDDEN CANYON QUARRY (PTM SCHIPPER LLC AND GOLDEN APPLE PROPERTIES INC)**

Administrative hearing to consider a twenty-year permit extension to a previously approved Use Permit (Planning Commission Resolution No. 050119, HCD-Planning File No. PLN010239) that allowed the removal of natural materials, including an on-site processing operation.

**Project Location:** 38755 Metz Road, Greenfield

**Proposed CEQA action:** Find that the project qualifies for a Class 1 Categorical Exemption pursuant to CEQA Guidelines section 15303, and there are no exceptions pursuant to Section 15300.2.

### RECOMMENDATIONS

It is recommended that the HCD Chief of Planning adopt a resolution to:

- a. Find that the project qualifies for a Class 1 Categorical Exemption pursuant to CEQA Guidelines section 15301, and there are no exceptions pursuant to Section 15300.2; and
- b. Approve an approximate 19-year extension to a previously approved Use Permit and Reclamation Plan (Planning Commission Resolution No. 050119, HCD-Planning File No. PLN010239) that allowed the removal of natural materials, including an on-site processing operation [CA Mine ID #91-27-0029]. The term would expire on March 30, 2045.

The attached draft resolution includes findings and evidence for consideration (**Exhibit A**). Staff recommends approval, subject to 2 conditions of approval.

### PROJECT INFORMATION

**Agent:** Mark Lerner

**Property Owner:** PTM Schipper LLC and Golden Apple Properties Inc

**APNs:** 418-401-029-000, 418-401-030-000 and 418-401-031-000

**Zoning:** Split-zoned High Industrial or "HI", Farmland 40-acre minimum or "F/40" and Permanent Grazing 40-acre minimum or "PG/40"

**Plan Area:** Central Salinas Valley Area Plan

**Planner:** Kayla Nelson, Associate Planner

nelsonk@countyofmonterey.gov

### SUMMARY

Staff is recommending approval of a Permit Extension to a previously approved Use Permit (proposed term to expire on March 30, 2025), subject to the findings and evidence in the attached Resolution (see Exhibit A). Please read the resolution carefully and contact the planner if you have any questions. The applicant will be required to satisfy all permit conditions of PLN010239 prior to the issuance of a building/grading permit and/or commencement of the approved use.

On April 15, 2026, an administrative decision will be made. A public notice has been distributed for this project. The deadline for submittal of written comments in opposition to the project, its findings, or conditions, based on a substantive issue, is 5:00 p.m. on Tuesday, April 14, 2026. The permit will be administratively approved the following day if we do not receive any written comments by the deadline. You will receive a copy of your approved permit in the mail. We will notify you as soon as possible in the event that we receive correspondence in opposition to your project or if the application is referred to a public hearing.

Note: This project will be referred to the County of Monterey Zoning Administrator if a public hearing is necessary. The decision on this project is appealable to the Planning Commission.

Prepared by: Kayla Nelson, Associate Planner, x6408

Reviewed and Approved by: Fionna Jensen, Principal Planner

The following attachments are on file with HCD:

Exhibit A - Draft Resolution including:

- Recommended Conditions of Approval

Exhibit B - Vicinity Map

Exhibit C - Extension Requests, dated March 30, 2023 and April 6, 2026

Exhibit D - Planning Commission Resolution No. 050119, dated March 30, 2005

Exhibit E - Proof of Mining Yield, dated 2017-2025

Exhibit F - Amended Pavement Maintenance Agreement Board Report for Board of Supervisors Resolution No. 25-065, dated May 13, 2025

cc: Front Counter Copy; HCD-Environmental Services; HCD-Engineering Services; Environmental Health Bureau; Kayla Nelson, Planner; Fionna Jensen, Principal Planner; PTM Schipper LLC and Golden Apple Properties Inc, Property Owners; Mark Schipper, Applicant; Mark Lerner, Agent; Teniya Schipper, Interested Party; Patrick Michell The Open Monterey Project; LandWatch (Executive Director); Lozeau Drury LLP; Christina McGinnis, Keep Big Sur Wild; Planning File PLN010239-EXT1



## Administrative Permit

Legistar File Number: AP 26-038

April 15, 2026

**Introduced:** 4/7/2026

**Current Status:** Agenda Ready

**Version:** 1

**Matter Type:** Administrative Permit

### **PLN010239-EXT1 - HIDDEN CANYON QUARRY (PTM SCHIPPER LLC AND GOLDEN APPLE PROPERTIES INC)**

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- b. Approve an approximate 19-year extension to a previously approved Use Permit and Reclamation Plan (Planning Commission Resolution No. 050119, HCD-Planning File No. PLN010239) that allowed the removal of natural materials, including an on-site processing operation [CA Mine ID #91-27-0029]. The term would expire on March 30, 2045.

The attached draft resolution includes findings and evidence for consideration (**Exhibit A**). Staff recommends approval, subject to 2 conditions of approval.

### PROJECT INFORMATION

**Agent:** Mark Lerner

**Property Owner:** PTM Schipper LLC and Golden Apple Properties Inc

**APNs:** 418-401-029-000, 418-401-030-000 and 418-401-031-000

**Zoning:** Split-zoned High Industrial or "HI", Farmland 40-acre minimum or "F/40" and Permanent Grazing 40-acre minimum or "PG/40"

**Plan Area:** Central Salinas Valley Area Plan

**Planner:** Kayla Nelson, Associate Planner

nelsonk@countyofmonterey.gov

### SUMMARY

Staff is recommending approval of a Permit Extension to a previously approved Use Permit (proposed term to expire on March 30, 2025), subject to the findings and evidence in the attached Resolution (see Exhibit A). Please read the resolution carefully and contact the planner if you have any questions. The applicant will be required to satisfy all permit conditions of PLN010239 prior to the issuance of a building/grading permit and/or commencement of the approved use.

On April 15, 2026, an administrative decision will be made. A public notice has been distributed for this project. The deadline for submittal of written comments in opposition to the project, its findings, or conditions, based on a substantive issue, is 5:00 p.m. on Tuesday, April 14, 2026. The permit will be administratively approved the following day if we do not receive any written comments by the deadline. You will receive a copy of your approved permit in the mail. We will notify you as soon as possible in the event that we receive correspondence in opposition to your project or if the application is referred to a public hearing.

Note: This project will be referred to the County of Monterey Zoning Administrator if a public hearing is necessary. The decision on this project is appealable to the Planning Commission.

Prepared by: Kayla Nelson, Associate Planner, x6408

Reviewed and Approved by: Fionna Jensen, Principal Planner

The following attachments are on file with HCD:

Exhibit A - Draft Resolution including:

- Recommended Conditions of Approval

Exhibit B - Vicinity Map

Exhibit C - Extension Requests, dated March 30, 2023 and April 6, 2026

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Exhibit F - Amended Pavement Maintenance Agreement Board Report for Board of Supervisors Resolution No. 25-065, dated May 13, 2025

cc: Front Counter Copy; HCD-Environmental Services; HCD-Engineering Services; Environmental Health Bureau; Kayla Nelson, Planner; Fionna Jensen, Principal Planner; PTM Schipper LLC and Golden Apple Properties Inc, Property Owners; Mark Schipper, Applicant; Mark Lerner, Agent; Teniya Schipper, Interested Party; Patrick Michell The Open Monterey Project; LandWatch (Executive Director); Lozeau Drury LLP; Christina McGinnis, Keep Big Sur Wild; Planning File PLN010239-EXT1

# Exhibit A

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**EXHIBIT A  
DRAFT RESOLUTION**

**Before the Housing and Community Development Chief of Planning  
in and for the County of Monterey, State of California**

In the matter of the application of:

**HIDDEN CANYON QUARRY (PTM SCHIPPER LLC AND GOLDEN APPLE  
PROPERTIES INC) (PLN010239-EXT1)**

**RESOLUTION NO. 26-038**

Resolution by the County of Monterey Chief of  
Planning:

- 1) Finding that the project qualifies for a Class 1 Categorical Exemption pursuant to CEQA Guidelines section 15301, and there are no exceptions pursuant to Section 15300.2; and
- 2) Approving a 19-year extension to a previously approved Use Permit and Reclamation Plan (Planning Commission Resolution No. 050119, HCD-Planning File No. PLN010239) that allowed the removal of natural materials, including an on-site processing operation [CA Mine ID #91-27-0029]. The term would expire on March 30, 2045.

[PLN010239-EXT1, Golden Apple Properties, INC., 38755 Metz Road, Greenfield, Central Salinas Valley Area Plan (Assessor's Parcel Numbers 418-401-029-000, 418-401-030-000 and 418-401-031-000)]

**The HIDDEN CANYON QUARRY (PTM SCHIPPER LLC AND GOLDEN APPLE PROPERTIES INC) application (PLN010239-EXT1) came on for an administrative hearing before the County of Monterey Chief of Planning on April 15, 2026. Having considered all the written and documentary evidence, the Chief of Planning finds and decides as follows:**

**RECITALS**

**WHEREAS**, on March 30, 2005, a Use Permit (HCD-Planning File No. PLN010239) was approved by the County of Monterey Planning Commission through Resolution No.050119. The approved Use Permit allowed for a mining operation, including an on-site processing plant for aggregate [CA Mine ID #91-27-0029]. In accordance with that resolution, the entitlement was set to expire on March 30, 2025;

**WHEREAS**, consistent with Title 21 section 21.74.110, the applicant submitted a written request for an additional ten-year permit extension on October 30, 2023, more than thirty (30) days prior to the expiration date of the Use Permit. The written request for the extension was filed by the applicant's agent, Patrick Mitchell. The extension was requested due to the upcoming

expiration date of the Use Permit, and the operation has not reached the maximum allowed yield that was approved in the Mitigated Negative Declaration;

**WHEREAS**, upon review of the ten-year Use Permit extension request for a previously approved Reclamation Plan, staff recommended the applicant request an extension that aligns the twenty-year term (ending March 30, 2045) of the Amendment to the existing Pavement Maintenance Agreement (Condition of Approval No. 71 of the original permit). Condition of Approval No. 71 required the applicant and the County of Monterey to enter into a Pavement Maintenance Agreement and develop a pavement maintenance and rehabilitation program for Metz Road and Elm Avenue, which are impacted by the ongoing Hidden Canyon mining operations. On June 01, 2006, the parties entered into a Pavement Maintenance Agreement, which was a twenty-year maintenance and rehabilitation strategy to maintain an average baseline Pavement Condition Index (PCI) of 54 for Metz Road and Elm Avenue. On May 13, 2025, the amended Pavement Maintenance Agreement was approved by the Board of Supervisors through Resolution No. 25-065. Resolution No. 25-065 extended the term of the Pavement Maintenance Agreement to March 30, 2045, or upon termination of the Use Permit, whichever comes first. As described above, the Use Permit was set to expire on March 30, 2025, twenty years before the termination of the amended Pavement Maintenance Agreement. Due to the uncertainty of future conditions, the Chief of Planning found it necessary to grant an approximately 19-year extension to align the mining operations' Use Permit with the Pavement Maintenance Agreement. This allows Hidden Canyon a reasonable amount of time to complete mining operations and carry out the approved Mining Operations Reclamation Plan and Amended Pavement Maintenance Agreement. This approximately 19-year expiration will extend the term of the Use Permit to March 30, 2045;

**WHEREAS**, this extension does not change the previously approved Use Permit, and all findings previously made in the Planning Commission Resolution No. 050119 continue to apply to this extension;

**WHEREAS**, Monterey County HCD-Planning and HCD-Building Services records were reviewed, and the County is aware of a violation existing on the subject property. On April 3, 2023, the applicant received an administrative citation (22CE00129) for grading slopes in excess of 25% to widen a portion of an access road and unpermitted construction, with the inclusion of an expired grading permit (GP050147) and building permit (BP050099). On October 26, 2023, the applicant applied for construction permit 23CP03542 to partially clear code violation 22CE00129, which included the legalization of a 629-square-foot As-Built Modular Office and the installation of two 5,000-gallon water storage tanks, pressure booster system, water system improvements, and a generator. To fully abate the violation, the applicant withdrew the expired permit applications and included all unpermitted work under construction permit 23CP03542. The construction permit was issued on January 15, 2026, and upon final inspection of this permit, the code violation case will be closed;

**WHEREAS**, the conditions of approval contained in Resolution No. 050119 continue to apply, except that this extension modifies the expiration date of the Use Permit from March 30, 2025 to March 30, 2045;

**WHEREAS**, staff are requiring the addition of one Condition of Approval to this Use Permit extension to include an Indemnification Agreement to satisfy Condition No. 3 of the original permit;

**WHEREAS**, the extension is Categorical Exempt from environmental review pursuant to California Environmental Quality Act (CEQA) Guidelines section 15301, and none of the exceptions under Section 15300.2 apply. Section 15301 Categorical Exempts existing facilities involving negligible or no expansion of an existing or former use. This permit only extends the duration of the Use Permit (HCD-Planning File No. PLN010239), without changing the mining operation's intensity or resulting in physical changes that would increase or change the mining operation's environmental impact. A Mitigated Negative Declaration was previously adopted for the project, and in accordance with California Environmental Quality Act (CEQA) Guidelines section 15162, the resulting changes from the extension of the Use Permit would not require any further environmental documentation. Therefore, this extension to the Use Permit is Categorical Exempt pursuant to section 15301 of the CEQA Guidelines; and

**WHEREAS**, pursuant to Title 21 section 21.80.040.A, the discretionary decisions of the Chief of Planning are appealable to the Planning Commission. The decision of the Planning Commission would be final and may not be appealed.

### **DECISION**

**NOW, THEREFORE, BE IT RESOLVED**, based on the above recitals, the County of Monterey Chief of Planning does hereby:

- 1) Find that the project qualifies for a Class 1 Categorical Exemption pursuant to CEQA Guidelines section 15301, and there are no exceptions pursuant to Section 15300.2; and
- 2) Approve a twenty-year extension to a previously approved Use Permit and Reclamation Plan (Planning Commission Resolution No. 050119, HCD-Planning File No. PLN010239) that allowed the removal of natural materials, including an on-site processing operation [CA Mine ID #91-27-0029]. The term will expire on March 30, 2045.

**PASSED AND ADOPTED** this 15th day of April 2026.

---

Melanie Beretti, AICP,  
Chief of Planning

COPY OF THIS DECISION MAILED TO APPLICANT ON \_\_\_\_\_.

THIS APPLICATION IS APPEALABLE TO THE PLANNING COMMISSION. IF ANYONE WISHES TO APPEAL THIS DECISION, AN APPEAL FORM MUST BE COMPLETED AND SUBMITTED TO THE SECRETARY OF THE PLANNING COMMISSION ALONG WITH THE APPROPRIATE FILING FEE ON OR BEFORE \_\_\_\_\_.

This decision, if this is the final administrative decision, is subject to judicial review pursuant to California Code of Civil Procedure Sections 1094.5 and 1094.6. Any Petition for Writ of Mandate must be filed with the Court no later than the 90th day following the date on which this decision becomes final.

#### NOTES

1. You will need a building permit and must comply with the Monterey County Building Ordinance in every respect.
2. Additionally, the Zoning Ordinance provides that no building permit shall be issued, nor any use conducted, otherwise than in accordance with the conditions and terms of the permit granted or until ten days after the mailing of notice of the granting of the permit by the appropriate authority, or after granting of the permit by the Board of Supervisors in the event of appeal.
3. Do not start any construction or occupy any building until you have obtained the necessary permits and use clearances from Monterey County HCD-Planning and HCD-Building Services Department office in Salinas.

# County of Monterey HCD Planning

## DRAFT Conditions of Approval/Implementation Plan/Mitigation Monitoring and Reporting Plan

PLN010239-EXT1

### 1. PD002 - NOTICE PERMIT APPROVAL

**Responsible Department:** Planning

**Condition/Mitigation  
Monitoring Measure:** The applicant shall record a Permit Approval Notice. This notice shall state:  
"A twenty-year permit extension to the expiration date of a previously approved Use Permit and Reclamation Plan (Resolution Number \_\_\_\_\_) was approved by the Chief of Planning for Assessor's Parcel Numbers 418-401-029-000, 418-401-030-000 and 418-401-031-000 on April 15, 2026. The permit was granted subject to 2 conditions of approval which run with the land. A copy of the permit is on file with Monterey County HCD - Planning."

Proof of recordation of this notice shall be furnished to the Director of HCD - Planning prior to issuance of grading and building permits, Certificates of Compliance, or commencement of use, whichever occurs first and as applicable. (HCD - Planning)

**Compliance or  
Monitoring  
Action to be  
Performed:** Prior to the issuance of grading and building permits, certificates of compliance, or commencement of use, whichever occurs first and as applicable, the Owner/Applicant shall provide proof of recordation of this notice to the HCD - Planning.

## 2. CC01 INDEMNIFICATION

**Responsible Department:** County Counsel-Risk Management

**Condition/Mitigation Monitoring Measure:** Owner/Applicant agrees as a condition and in consideration of approval of this discretionary development permit that it will, pursuant to agreement and/or statutory provisions as applicable, including but not limited to Government Code section 66474.9, defend, indemnify, and hold harmless the County of Monterey and/or its agents, officers, and/or employees from any claim, action, or proceeding against the County and/or its agents, officers, and/or or employees to attack, set aside, void, or annul this approval and/or related subsequent approvals, including, but not limited to, design approvals, which action is brought within the time provided for under law. Owner/Applicant shall reimburse the County for any court costs and attorney's fees that the County may be required by a court to pay as a result of such action.

The County shall notify Owner/Applicant of any such claim, action, and/or proceeding as expeditiously as possible. The County may, at its sole discretion, participate in the defense of such action. However, such participation shall not relieve Owner/Applicant of his/her/its obligations under this condition. Regardless, the County shall cooperate fully in defense of the claim, action, and/or proceeding.

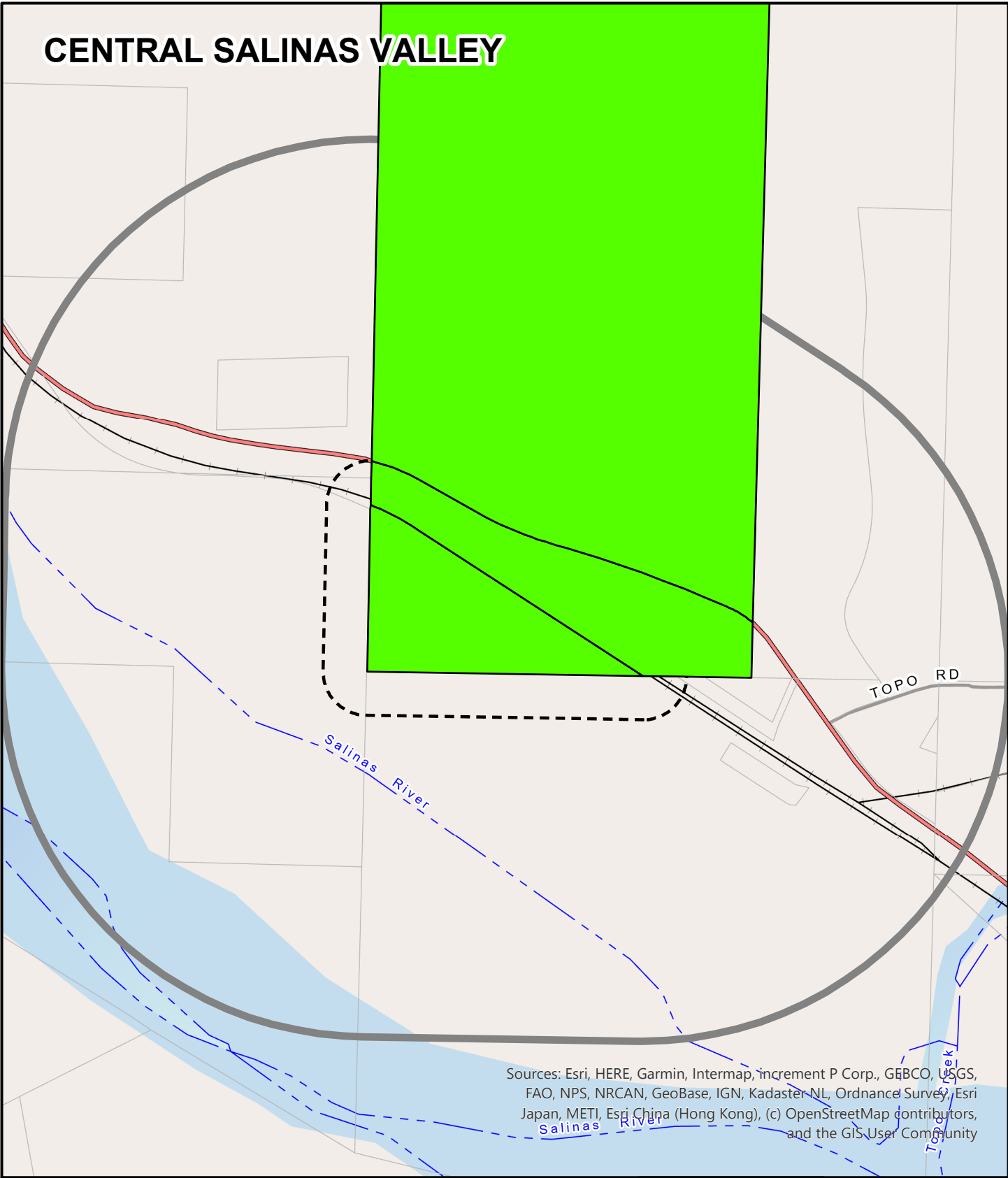
(County Counsel-Risk Management)

**Compliance or Monitoring Action to be Performed:** This Indemnification Obligation binds Owner/Applicant from the date of approval of this discretionary development permit forward. Regardless, on written demand of the County Counsel's Office, Owner/Applicant shall also execute and cause to be notarized an agreement to this effect. The County Counsel's Office shall send Owner/Applicant an indemnification agreement. Owner/Applicant shall submit such signed and notarized Indemnification Agreement to the Office of the County Counsel for County's review and signature. Owner/Applicant shall then record such indemnification agreement with the County of Monterey Recorder's Office. Owner/Applicant shall be responsible for all costs required to comply with this paragraph including, but not limited to, notary costs and Recorder fees.

# Exhibit B

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# CENTRAL SALINAS VALLEY

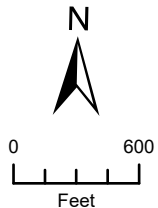


Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), (c) OpenStreetMap contributors, and the GIS User Community

**APPLICANT:** HIDDEN CANYON QUARRY (PTM SCHIPPER LLC AND GOLDEN APPLE PROPERTIES INC)

**APN:** 418401029000, 418401030000,      **FILE #** PLN010239-EXT1

Project Site     
  300 FT Buffer     
  2500 FT Buffer



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# Exhibit C

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# MONTEREY COUNTY

## HOUSING AND COMMUNITY DEVELOPMENT

Erik V. Lundquist, AICP, Director



HOUSING, PLANNING, BUILDING, ENGINEERING, ENVIRONMENTAL SERVICES  
 1441 Schilling Place, South 2nd Floor  
 Salinas, California 93901-4527

(831) 755-5025  
 www.co.monterey.ca.us

### APPLICATION REQUEST FORM

Upon submittal of this Application Request Form, a planner will contact you to discuss your proposed application. In order to assist the planner in preparing for the appointment, please submit the information listed below and a check payable to the County of Monterey in the amount listed on our Current Land Use Fees matrix. This fee will be credited to your application if submitted within six (6) months. If the Application is not submitted within six (6) months, the application will be voided.

**1. Owner(s)**

Name: Golden Apple Properties Inc., PTM Schipper LLC, San Benito Supply, Inc.  
 Address: 2984 Monterey Road  
 City: San Jose State: CA Zip: 95111  
 Phone: (408) 225-455 Fax: \_\_\_\_\_ Email: \_\_\_\_\_

**2. Representative(s)/Applicant(s)**

Name: Patrick Mitchell, Mitchell Chadwick LLP  
 Address: 3001 Lava Ridge Court #120  
 City: Roseville State: CA Zip: 95661  
 Phone: 916.462.8887 Fax: 916.788.0290 Email: pmitchell@mitchellchadwick.com

**3. Property Address/Location:** 38755 Metz Road, Greenfield, CA

**4. Assessor's Parcel Number(s):** 418-401-029-000; 418-401-030-000; 418-401-031-000

**5. Describe Proposal:** See "Scope of Work Statement"

**6. Submit a Conceptual Plot Plan indicating:**

- Parcel Size, Dimension, & Access
- Existing and/or Proposed Buildings
- Existing and/or Proposed Setbacks
- Proposed Height of Structures
- Contours (if applicable)
- Photographs of site
- Existing and/or Proposed Use of Buildings
- Existing and/or Proposed Wells & Septic Systems
- Proposed Tree Removal (Size and Type)
- Proposed Grading Estimate (cut & fill)
- Other: \_\_\_\_\_

[Signature]  
 Applicant Signature

10/30/23  
 Date

File #: <u>PLN010239-EXT</u>   Department Use Only	Planner Assigned:
Zoning: <u>PG</u>	Date Submitted:
Area Plan: <u>10 year</u>	Submitted To: <u>east</u>
Planning Team:	Given Out By:
Permits Req'd: <u>Extension of</u>	Comments:

\* 22CE00129 - open code case  
 PLN010239 to expire on March 30, 2025

**MONTEREY COUNTY HOUSING AND COMMUNITY DEVELOPMENT -  
PLANNING SCOPE OF WORK STATEMENT**

(Please check "Yes" or "No" for each item as it relates to your proposed project)

	Yes	No	
1.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Project is for residential use.
2.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Project is for commercial use.
3.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Project is for agricultural use.
4.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Project is for industrial use.
5.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Project is public or quasi/public.
6.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Project includes a subdivision/lot line adjustment.
7.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Project is for a cell site, telecom (digital) communication facility/site.
8.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Project includes construction of a new structure.
9.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Project includes enlarging, altering, repairing, moving, or removing an existing structure. If "yes", describe.
10.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Project includes demolition work. If "yes" describe:
11.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Project includes replacement and/or repair of fifty percent (50%) or more of the exterior walls of a structure.
12.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Project includes a historical structure or a structure more than fifty (50) years old.
13.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Project includes an accessory structure(s). If "yes", describe:
14.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Project includes the placement of a manufactured home, mobile home, modular or prefabricated unit: <input type="checkbox"/> private property OR <input type="checkbox"/> Park installation (name of park: _____)
15.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Project includes retaining walls, sea wall, riprap.
16.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Project includes constructing, enlarging, altering, repairing, moving, improving or removing a septic tank/system.
17.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Project includes constructing, enlarging, altering, repairing, moving, improving or removing a well.
18.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Project is associated with a new or improvements to a water system: Name of system: _____ # of Connections: _____
19.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Project includes removal of trees: Number: _____ & Type: _____
20.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Project includes removal or placement of vegetation. If "yes," Type: _____ Size: _____ & Number: _____
21.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Project includes grading, dirt importation, dirt removal and/or drainage changes.
22.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Project is visible from a public area. (public road, park, slough, beach, trail)
23.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Project is located on a slope/hillside. (30 percent for most of county; 25 percent for the North County coastal zone)
24.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Project is located within 50 feet of a bluff.
25.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Project is located within 100 feet of a seasonal or permanent drainage, lake, marsh, ocean, pond, slough, stream, wetlands. If "yes," describe: _____
26.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Project includes the use of roofing materials that are different in type and/or color from the original materials. If "yes", describe: _____
27.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Project is a change or modification to an approved application.
28.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Project involves or includes an existing or proposed trail or easement.
29.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Project involves new, change, or modifications to existing utilities and/or power lines.

**Please Completely and fully Describe the Proposed Project. Include Information on all Questions Answered with a "Yes":**

Request 10-year extension of existing conditional use permit (PLN010239). See attached current conditional use permit.

I hereby certify that the above information is complete and correct. I certify that I'm the property owner or that I'm authorized to act on the property owner's behalf.

  
Signature

10/30/23  
Date

Revised 07/16/21

**From:** [Mark Lerner](#)  
**To:** [Nelson, Kayla](#); [Teniya Schipper](#)  
**Cc:** [Sam Schipper](#)  
**Subject:** RE: PLN010239-EXT1  
**Date:** Monday, April 6, 2026 4:04:26 PM  
**Attachments:** [image003.png](#)

---

**This Message Is From an Untrusted Sender**

You have not previously corresponded with this sender.

Hello,

Of course.

We are formally requesting an extension of this Use Permit, to be consistent with the 20-year Pavement Maintenance Agreement (PMA) that was approved by the Monterey Board of Supervisors on May 13, 2025. The Use Permit extension would expire at the same time as the PMA on March 30, 2045.

Please let me know if there is anything else needed.

Thank you,

**Mark Lerner**

Associate



1420 Rocky Ridge Drive, Suite 260

Roseville, CA 95661

Office: 916.462.8888

[mlerner@mitchellchadwick.com](mailto:mlerner@mitchellchadwick.com)

[www.mitchellchadwick.com](http://www.mitchellchadwick.com)

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CONFIDENTIALITY NOTICE: This communication and any accompanying document(s) are confidential and privileged. They are intended for the sole use of the addressee. If you receive this transmission in error, you are advised that any disclosure, copying, distribution, or the taking of any action in reliance upon the communication is

strictly prohibited. Moreover, any such inadvertent disclosure shall not compromise or waive the attorney-client privilege as to this communication or otherwise. If you have received this communication in error, please contact us by telephone at (916) 462-8888.

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# Exhibit D

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**PLANNING COMMISSION  
COUNTY OF MONTEREY, STATE OF CALIFORNIA**

RESOLUTION NO. 05019

A.P. #418-401-029-000,  
418-401-030-000,  
and 418-401-031-000

**FINDINGS AND DECISION**

In the matter of the application of **Hidden Canyon Quarry (San Benito Supply), PLN010239**

For a Use Permit and Reclamation Plan to allow establishment and operation of a hillside hardrock and sand and gravel aggregate quarry with an associated on-site rock processing plant that reduces the size of mined rock to construction materials specifications. The Project does not include a concrete batch plant or asphalt batch plant. The operation will be located on approximately 197 acres of the 425-acre property. Maximum annual production is 300,000 tons of aggregate. The project is located at 1.7 miles northwest of the intersection of Metz Road and Elm Avenue, in the vicinity of Greenfield. Quarry. The project came on regularly for hearing before the Planning Commission on March 30, 2005.

WHEREAS: Said Planning Commission, having considered the application and the evidence presented relating thereto,

**FINDINGS OF FACT**

- 1 **FINDING:**      **CONSISTENCY** - The Project, as conditioned to include blasting, is consistent with applicable plans and policies of the Monterey County General Plan and Central Salinas Valley Area Plan and Title 21, Zoning Ordinance Chapters 21.30 and 21.34, and with the Monterey County General Plan which designates the property as "Farmlands, 40 acre minimum," and "Permanent Grazing, 40 acre minimum."
- EVIDENCE:**      (a) County staff has reviewed the project as contained in the application and accompanying materials for consistency with the General Plan and Central Salinas Valley Area Plan. Staff have reviewed the project as contained in the application and accompanying materials for conformity with the Monterey County Zoning Ordinance (Title 21) and have determined that the project is consistent with the General Plan and Central Salinas Valley Area Plan.
- (b) The Project planner and the Planning Commission conducted on-site inspections to verify that the project on the subject parcel conforms to the plans listed above.
- (c) The property is zoned "PG/40" according to the Monterey County Zoning Ordinance. The project is in compliance with Site Development Standards for the "PG" Districts, in accordance with Sections 21.30.060, 21.34.060, and Chapter 21.62. Mining is a permitted use with a use permit in the PG/40 zoning district.
- (d) The mining operation, including blasting, and the proposed appurtenant uses and reclamation are uses allowed subject to obtaining a Use Permit, in accordance with Sections 21.30.050.L and 21.34.050.Y. These sections allow the 'Removal of Minerals'. See, e.g., Staff Report for March 9, 2005 Planning Commission Hearing regarding the County's authority to approve mining, including blasting activities, within PG/40 zones, with a Use Permit.
- (e) The project is not within the jurisdiction of a Land Use Advisory Committee.
- (f) The application, plans, and support materials submitted by the project applicant to the Monterey County Planning and Building Inspection Department for the proposed development can be found in Project File PLN010239.
- (g) General Plan Policy 2.3.2 states "Mining Operators shall be required to furnish the County with all information needed to make an environmental assessment of the proposed mineral extraction operation." The applicant has submitted all of the information requested by County staff, as demonstrated in Evidence item b for Finding 2, below.

2. **FINDING:** SITE SUITABILITY - The site is suitable for the use proposed.
- EVIDENCE:**
- (a) The project has been reviewed for suitability by Monterey County Planning and Building Inspection, Monterey County Public Works, Monterey County Water Resources Agency, Monterey County Environmental Health, the California Department of Fish and Game, and the Central Salinas Valley Fire District. Recommended conditions have been incorporated.
  - (b) Technical reports submitted by the applicant's consultants indicate that there are no physical or environmental constraints such as geologic or seismic hazard areas, environmentally sensitive habitats or similar areas that would indicate the site is not suitable for the use proposed. The consultant reports have been reviewed by County staff and appropriate reviewing agencies. The following reports were submitted by the applicant with the application, or subsequently submitted, and reviewed by the County's consultants:

"Hidden Canyon Quarry Operation Plan" prepared by Resource Design Technology, Inc., August 2002.

"Hidden Canyon Quarry Reclamation Plan" prepared by Resource Design Technology, Inc., August 2002.

"Hidden Canyon Quarry Environmental Assessment" prepared by Resource Design Technology, Inc., August 2002.

"Preliminary Archaeological Reconnaissance for the Proposed Greenfield Quarry Site on APN 418-040-004 and -015 Near Greenfield, Monterey County, California" prepared by Archaeological Consulting, September 4, 2001.

"Greenfield Property Biological Inventory" prepared by Rincon Consultants, Inc., April 2002.

"San Benito Supply Greenfield Quarry Traffic Analysis Report, Monterey County, California" prepared by Higgins Associates, March 21, 2002.

"Hidden Canyon Quarry Criteria Pollutant Emissions Estimate" prepared by Resource Design Technology, Inc., August 2002.

"Final Report: Analysis of Health Risks From Proposed Mining and Aggregate Operation, Greenfield, California" prepared by Air Permitting Specialists, August 15, 2002.

"Analysis of Health Risks From Proposed Aggregate Mining Operation, Greenfield, California" prepared by Air Permitting Specialists, July 16, 2002.

"Environmental Noise Assessment: Greenfield Quarry Project Monterey County, California" prepared by Bollard and Brennan, Inc., November 2, 2001.

"Pavement Evaluation Study, Maintenance and Rehabilitation Strategy for San Benito Supply Quarry, Monterey County, California" prepared by Kleinfelder, May 10, 2002.

Reports are in Project File PLN010239.

- (c) Comments received from the public and from public agencies have been considered and do not conflict with the County's finding that the site is suitable for the project.
- (d) The Initial Study prepared by Monterey County, Planning and Building Inspection Department, signed by Patrick Kelly, AICP, Senior Planner, dated November 26, 2003, as well as all staff reports indicate that there are no physical or environmental constraints that render the site unsuitable for the use proposed.
- (e) Staff conducted on-site visits on February 20, 2003, March 28, 2003, and October 7, 2004, and the Planning Commission conducted an on-site visit on February 3, 2003 to verify that the site is suitable for this use.
- (f) Three public hearings (December 8, 2004, February 9, 2005, and March 9, 2005) have been held to verify that the site is suitable for the proposed use.
- (g) Necessary public facilities will be provided.
- (h) The application, plans, and support materials submitted by the Project applicant to the Monterey County Planning and Building Inspection Department for the proposed development, are found in Project File PLN010239.

3. FINDING: NO SIGNIFICANT ADVERSE IMPACTS – The proposed Project, including all permits and approvals, will not have significant adverse impacts on the environment. A Mitigated Negative Declaration and Initial Study have been prepared and are on file (File PLN010239) in the Department of Planning and Building Inspection. All mitigation measures identified in the Initial Study and Mitigated Negative Declaration and all project changes required to avoid significant effects on the environment have been incorporated into the approved project or are made conditions of approval. A Program for Monitoring and/or Reporting on Conditions of Approval (hereafter “the Program”) has been prepared pursuant to Public Resources Code 21081.6 and is made a condition of approval. The Program is attached to the February 9, 2005 Staff Report as Exhibit D and is incorporated herein by reference as modified by the March 9, 2005 Planning Commission hearing. Potential environmental effects have been studied, and there is no substantial evidence in the record, as a whole, that supports a fair argument that the project, as designed, may have a significant effect on the environment. The Mitigated Negative Declaration reflects the independent judgment and analysis of the County based upon the findings and conclusions drawn in the Initial Study and the testimony and information received, and scientific and factual data presented as evidence during the public review process. The Monterey County Planning and Building Inspection Department, located at 2620 First Avenue, Marina, is the custodian of the documents and the materials that constitute the record of proceedings upon which the adoption of the Mitigation Negative Declaration is based.

EVIDENCE: (a) The application, plans, and support materials submitted by the Project Applicant to the Monterey County Planning and Building Inspection Department for the proposed development, found in the project file.

(b) County staff prepared an Initial Study for the Project in compliance with the California Environmental Quality Act (CEQA) and its Guidelines. The Initial Study provided substantial evidence that any potential significant environmental impacts of the Project could be avoided or mitigated to a less than significant level. A Mitigated Negative Declaration was filed with the County Clerk and the State Clearinghouse on November 27, 2003. It was also sent directly to the California State Department of Conservation, and the California State Department of Fish and Game for comments and was also noticed for public review. Among the evidence that has been received and considered is: All public comments on the Project, including comments on the Initial Study; evidence in the record that includes studies, data and reports supporting the Initial Study; additional documentation requested by staff in support of the Initial Study findings; information presented during three public hearings (December 8, 2004, February 9, 2005, and March 9, 2005); staff reports that reflect the County’s independent judgment and analysis regarding the above referenced studies, data and reports; application materials, information obtained during site visits conducted by staff and the Planning Commission itself, and expert testimony. Among the studies, data, observations, testimony, and reports analyzed as part of the environmental determination are the following:

1. Project Application/Plans
2. “Hidden Canyon Quarry Operation Plan” prepared by Resource Design Technology, Inc., August 2002.
3. “Hidden Canyon Quarry Reclamation Plan” prepared by Resource Design Technology, Inc., August 2002.
4. “Hidden Canyon Quarry Environmental Assessment” prepared by Resource Design Technology, Inc., August 2002.
5. “Preliminary Archaeological Reconnaissance for the Proposed Greenfield Quarry Site on APN 418-040-004 and -015 Near Greenfield, Monterey County, California” prepared by Archaeological Consulting, September 4, 2001.
6. “Greenfield Property Biological Inventory” prepared by Rincon Consultants, Inc., April 2002.

7. "San Benito Supply Greenfield Quarry Traffic Analysis Report, Monterey County, California" prepared by Higgins Associates, March 21, 2002.
  8. "Hidden Canyon Quarry Criteria Pollutant Emissions Estimate" prepared by Resource Design Technology, Inc., August 2002.
  9. "Final Report: Analysis of Health Risks From Proposed Mining and Aggregate Operation, Greenfield, California" prepared by Air Permitting Specialists, August 15, 2002.
  10. "Analysis of Health Risks From Proposed Aggregate Mining Operation, Greenfield, California" prepared by Air Permitting Specialists, July 16, 2002.
  11. "Environmental Noise Assessment: Greenfield Quarry Project Monterey County, California" prepared by Bollard and Brennan, Inc., November 2, 2001.
  12. "Pavement Evaluation Study, Maintenance and Rehabilitation Strategy for San Benito Supply Quarry, Monterey County, California" prepared by Kleinfelder, May 10, 2002.
  13. Comments received from the public and from public agencies.
  14. Site visits conducted by staff on February 20, 2003, March 28, 2003, and October 7, 2004.
  15. A site visit conducted by the Planning Commission on February 3, 2003.
  16. Testimony and written materials provided at three public hearings (December 8, 2004, February 9, 2005, and March 5, 2005).
- (c) The conditions set forth in the Program for Monitoring and/or Reporting on Conditions of Approval, prepared and required pursuant to Section 21081.6 of the Public Resources Code, are designed to ensure compliance during project implementation, and are incorporated by reference herein.
- (d) Studies, data and reports prepared by staff from various County departments including Planning and Building Inspection, Public Works, Environmental Health and Monterey County Water Resources Agency support the adoption of the Mitigated Negative Declaration for the Project.
- (d) No facts, reasonable assumptions predicated on facts, testimony supported by adequate factual foundation, or expert opinion supported by facts, have been submitted supporting a fair argument that the project may result in significant impacts to the environment. Nothing in the record alters the environmental determination, as presented by staff, based on investigation and the independent assessment of those studies, data and reports. As set forth in full in the record as a whole, arguments that the project might result in significant impacts to the environment were found not to be supported by substantial evidence or were addressed through minor clarifications or by the replacement of mitigation measures with equal or more effective measures. A non-inclusive list of responses to key issues raised at the February 9, 2005 Planning Commission hearing are as follows:
1. Concerns regarding overburden were based on inaccurate assumptions. The air quality impacts from overburden, waste and fines generation will not exceed the MBUAPCD's air quality NOX and PM10 threshold standards. As set forth in the Initial Study's Project Description (at Page 2), surplus overburden and fines will be sold. The material is thus marketable and not stockpiled as waste rock, as at some mining operations. Air emissions are therefore accommodated with the data for material production, transport, and stationary equipment. The designated stockpile at the site is for topsoil overburden that will be used for reclamation purposes. The Initial Study (at Page 24; Figure 4) also quantifies the acreage and location of the overburden stockpile location. Regarding NOX impacts of overburden, waste and fines, Table 3.3-1 on page 25 of the Initial Study quantifies on-site heavy duty vehicles' NOX impacts. This on-site heavy duty vehicles would be used to stockpile materials. Regarding PM10 impacts, Table 3.3-1 on page 25 of the Initial Study also quantifies the PM10 contributions of stationary sources, which includes wind erosion

impacts from stockpiles. The Project's Reclamation Plan and Conditions of Approval (Conditions 6) require seeding of stockpiles.

2. The air quality technical studies and the Initial Study demonstrate that the project's impacts on PM10 and other air pollutants fall below the MBUAPCD's CEQA significance thresholds.
3. The use of a diesel generator will be limited as follows: The Operator may use a diesel generator for construction activities until all certificates of occupancy are issued, or one year after the County's issuance of a building permit, whichever occurs first. If at the conclusion of one year, PG&E has not yet provided electrical power, the MBUAPCD may authorize the diesel generator's continued use, based upon review of emissions inventory submitted with the Authority to Construct and Permit to Operation permit applications, upon making the finding that project emissions would not exceed the MBUAPCD's daily thresholds.
4. As set forth in the Staff Report for the March 9, 2005 hearing: (a) the project's air traffic analysis assumed appropriate Passenger Car Equivalents per the 2000 Highway Capacity Manual (2000 HCM) ; (b) the air traffic analysis appropriately relied upon average daily truck loads given that the project's primary purpose is to provide steady and consistent product for two off-site, existing batch plants; (c) even assuming worst case peak daily truck loads (a 35% increase over average), significant impacts on LOS would not occur; (d) the Monterey County Department of Public Works' January 28, 2005 report of annual average daily traffic counts indicates no change from the outcome of the traffic counts used for the traffic analyses; (e) although individual or "retail" purchases of material at the quarry are not the Project's focus, the Initial Study nonetheless took into account the traffic associated with such purchases; (f) based on the existing plus Project traffic conditions, the existing safeguards, and ongoing education of drivers, the Project's impact to the rail road crossing will not cause a significant impact to traffic safety at the Elm Street and Metz Road intersection; (g) "narrow winding" roads do not present a safety concern as the roads used by Project related traffic includes only rolling terrain with relatively gentle curves and no long, steep grades and the conditions of approval require acceleration and deceleration lanes as necessary to ensure adequate traffic safety; (h) the stopping sight distance will not present a significant traffic safety issue given the imposition of mitigation measures (such as the removal of any obstacles to sight lines and the addition of acceleration and deceleration lanes) through the Encroachment Permit process to meet the County's standards for such encroachments; and (i) the amount of traffic impacts fees will be paid based on the fair share requirements set forth in the City's traffic fee ordinance formulas.
5. Because the property is currently marginal grazing land that has never been used for intensive agriculture, and will be reclaimed for agricultural uses, the Project does not have the potential to significantly affect agricultural resources.
6. The County Code does not require that the Project site be rezoned from Farmland to Heavy Industrial to accommodate the occasional blasting associated with the Project. Both Farmland and Heavy Industrial Zones permit mining when a Use Permit has been obtained. Monterey County Code ch. 21.30.050.L; 21.28.060.O. Although Heavy Industrial Zones expressly permit the manufacture of explosives "which might be objectionable by reason of the production or emission of noise, offensive odor, smoke, dust, bright lights, [and] vibration ..." Monterey County Code ch. 21.28.060.K, this does not mean that the County Code absolutely prohibits the use of explosives in Farmland Zones. In fact, the County's ordinances pertaining to Farmland Zones do not address blasting at all. See Monterey County Code ch. 21.30. Moreover, chapter 21.28.060.K of the County Code speaks only to the manufacture of explosives and as a result has no relevance to their use within a Heavy Industrial

Zone or any other zone.

In fact, the County encourages mining within its boundaries by making it a county objective to "[p]rotect potentially significant mineral deposits and mining operations from encroachment by incompatible land uses, in accordance with established land use priorities." Monterey County General Plan 2.1. To this end, it is the County's policy to designate land use categories that would not preclude the extraction of minerals. Monterey County General Plan 2.1.2; 2.2.2. Because the County encourages the extraction of minerals, and blasting is a necessary component of aggregate mining, it would be nonsensical for the County to impose an absolute prohibition on blasting.

Furthermore, the County has enacted a specific process to consider whether blasting, along with other particulars of the Project, would be an appropriate activity at Hidden Canyon Quarry and this process does not require a zoning change to Heavy Industrial. See Monterey County Code ch. 16.04.030. San Benito Supply must obtain a Use Permit from the County and must disclose the details of its proposed plans in its permit application. *Id.*; Monterey County Code ch. 21.74.040. The County's review of the permit application provides the County the opportunity to consider the specifics of San Benito Supply's proposal to conduct blasting along with its permit application and to fully evaluate whether the use is appropriate. See Monterey County Code ch. 21.74.010. Thus, the Use Permit process, rather than compliance with the requirements of any particular zone, is the method the County Code has designated for reviewing mining activities that include blasting.

- (e) In response to comments changes to mitigation measures have been made after the Initial Study circulation. These changes, along with mitigations removed from the Initial Study by the County's Environmental Health Division because they were not required to reduce the Project's impact to a level of less-than-significance, do not require the recirculation of the Initial Study because they are within the scope of §15073.5 (1) of the CEQA guidelines. The changes replace the prior mitigation measures with equal or more effective measures.

4. **FINDING:** **NO VIOLATIONS** - The subject property is in compliance with all rules and regulations pertaining to zoning uses, subdivision and any other applicable provisions of the County's zoning ordinance. No violations exist on the property. Zoning violation abatement cost, if any, have been paid.

**EVIDENCE:** Staff reviewed Monterey County Planning and Building Inspection Department records and is not aware of any violations existing on subject property.

5. **FINDING:** The Project, as conditioned, is consistent with the provisions of the County's surface mining ordinance.

**EVIDENCE:** (a) Chapter 16.04 of the Monterey County Code, Surface Mining and Reclamation, establishes regulations for mining operations and reclamation. County staff reviewed the requirements of the ordinance and determined that the Project complies with the requirements.  
(b) The application, plans, and support materials submitted by the Project applicant to the Monterey County Planning and Building Inspection Department for the proposed development, found in Project File PLN010239.

6. **FINDING:** The Project complies with the provisions of SMARA and State regulations, as those provisions may be amended from time to time.

- EVIDENCE:** (a) SMARA, Public Resources Code Sections 2710 et seq., establishes certain state authority to review mining reclamation. County staff reviewed the requirements of the law and determined that the Project complies with the requirements.
- (b) The application, plans, and support materials submitted by the project applicant to the Monterey County Planning and Building Inspection Department for the proposed development, found in Project File PLN010239.

7. **FINDING:** The Reclamation Plan complies with SMARA Sections 2772 and 2773, as may be amended from time to time, and any other applicable provisions.

- EVIDENCE:** (a) These SMARA sections establish content requirements relating to reclamation plans. County staff reviewed the requirements of the law and determined that the Project complies with the requirements.
- (b) The application, plans, and support materials submitted by the project applicant to the Monterey County Planning and Building Inspection Department for the proposed development, found in Project File PLN010239.
- (c) The Mining and Reclamation Plan has been reviewed by the Planning and Building Inspection Department and the State Department of Conservation. County staff performed site inspections to verify existing conditions and to evaluate the adequacy of the Mining and Reclamation Plan. The Department of Conservation conducted a site visit and submitted comments on the proposed mining and reclamation plan. All comments by the State have been adequately addressed and/or incorporated into the Plan.

8. **FINDING:** The Reclamation Plan complies with applicable requirements of State regulations (CCR Sections 3500-3505, and Sections 3700-3713).

- EVIDENCE:** (a) These State regulation sections establish standards for reclamation plan content, financial assurances, and reclamation performance standards. County staff reviewed the requirements of the law and determined that the Project complies with the requirements.
- (b) See evidence for Finding 9.

9. **FINDING:** The Reclamation Plan and potential use of reclaimed land pursuant to the plan are consistent with Monterey County Code Chapter 16.04 and the Monterey County General Plan and any applicable resource plan or element.

- EVIDENCE:** (a) County staff reviewed Chapter 16.04, which establishes standards and procedures for submittal and processing of applications for surface mining operations. County staff reviewed the requirements of Chapter 16.04 and determined that the Project complies with the requirements.
- (b) See evidence for Finding 1.
- (c) The project is consistent with the General Plan and Central Salinas Valley Area Plan, as described in the evidence for Finding 1, above. The General Plan designates the site for agricultural and open space uses, which is the proposed end use.

10. **FINDING:** The Reclamation Plan has been reviewed pursuant to CEQA and the Monterey County CEQA Guidelines, and there is no substantial evidence supporting a fair argument that the reclamation of the surface mining operations may result in a significant impact.

- EVIDENCE:** (a) See evidence for Finding 3 above.

11. **FINDING:** The land and/or resources to be reclaimed will be restored to a condition that is compatible with, and blends in with, the surrounding natural environment, topography, and other resources, or suitable off-site mitigation will compensate for related disturbance to resource values.

- EVIDENCE:** (a) The application, plans, and support materials submitted by the project applicant to the Monterey County Planning and Building Inspection Department for the proposed development, found in Project File PLN010239.

- (b) Initial Study prepared by County staff and signed November 26, 2003.
- (c) Public comments, including but not limited to the comment letters in Planning file # PLN010239.
- (d) All staff reports.

12. **FINDING:** The Reclamation Plan will restore the mined lands to a usable condition which is readily adaptable for appropriate land uses consistent with the General Plan and applicable resource plan.
- EVIDENCE:**
- (a) The proposed end use of the site is open space, including grazing and agricultural use. Current and foreseeable land use for this area includes agricultural and open space uses.
  - (b) The application, plans, and support materials submitted by the project applicant to the Monterey County Planning and Building Inspection Department for the proposed development, found in Project File PLN010239.
  - (c) Monterey County General Plan (1982) and proposed Draft General Plan (2003).
13. **FINDING: HEALTH AND SAFETY** - The establishment, maintenance or operation of the use or structure applied for, will not, under the circumstances of the particular case, be detrimental to the health, safety, peace, morals, comfort, and general welfare of persons residing or working in the neighborhood of such proposed use, or be detrimental or injurious to property and improvement in the neighborhood, or to the general welfare of the County.
- EVIDENCE:**
- (a) Preceding findings and supporting evidence.
  - (b) Initial Study prepared by County staff and signed November 2003.
14. **FINDING:** For purposes of the Fish and Game Code, the project will have a potential for adverse impact on wildlife resources upon which the wildlife depends; however, these impacts have been mitigated to below the level of significance.
- EVIDENCE:**
- (a) Staff analysis contained in the Initial Study and the record as a whole indicates the project may or will result in changes to the resources listed in Section 753.5(d) of the Department of Fish and Game regulations. The project will not have a significant adverse environmental impact due to project design, operating protocols and mitigation measures contained in the Mitigated Negative Declaration and in the Conditions of Approval.
  - (b) Initial Study, Biological Resources. All potential impacts have been reduced to a less than significant level.
  - (c) California Department of Fish and Game letters dated August 19, 2004 and August 25, 2004.
15. **FINDING: APPEALABILITY** - The decision on this project is appealable to the Board of Supervisors.
- EVIDENCE:** Section 21.80.040.D of the Monterey County Zoning Ordinance (Title 21).

### DECISION

THEREFORE, it is the decision of said Planning Commission that said application be granted as shown on the attached sketch, subject to the attached conditions.

PASSED AND ADOPTED this 30th day of March, 2005 by the following vote:

AYES: Errea, Padilla, Wilmot, Diehl, Rochester, Parsons, Hawkins, Salazar  
 NOES: Vandevere  
 ABSENT: Sanchez



DALE ELLIS, SECRETARY

Copy of this decision mailed to applicant on 04-12-05

IF ANYONE WISHES TO APPEAL THIS DECISION, AN APPEAL FORM MUST BE COMPLETED AND SUBMITTED TO THE CLERK OF THE BOARD OF SUPERVISORS ALONG WITH THE APPROPRIATE FILING FEE ON OR BEFORE 04-22-05

This decision, if this is the final administrative decision, is subject to judicial review pursuant to California Code of Civil Procedure Sections 1094.5 and 1094.6. Any Petition for Writ of Mandate must be filed with the Court no later than the 90<sup>th</sup> day following the date on which this decision becomes final.

#### NOTES

1. You will need a building permit and must comply with the Monterey County Building Ordinance in every respect.

Additionally, the Zoning Ordinance provides that no building permit shall be issued, nor any use conducted, otherwise than in accordance with the conditions and terms of the permit granted or until ten days after the mailing of notice of the granting of the permit by the appropriate authority, or after granting of the permit by the Board of Supervisors in the event of appeal.

Do not start any construction or occupy any building until you have obtained the necessary permits and use clearances from the Monterey County Planning and Building Inspection Department office in Marina.

2. The construction or use authorized by this permit must start within two years of the date of approval of this permit unless extended by the Director of Planning and Building Inspection pursuant to Section 20.140.100 of the Coastal Implementation Plan.

<u>Planning and Building Inspection Department</u> <u>Condition Compliance &amp; Mitigation Monitoring and/or Reporting Plan</u>	<u>Project Name: Hidden Canyon Quarry (San Benito Supply)</u> <u>File No: PLN010239 APNs: 418-401-029; 418-401-030; 418-401-031</u> <u>Approval by: Planning Commission Date: March 30, 2005</u>
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\*Monitoring or Reporting refers to projects with an EIR or adopted Mitigated Negative Declaration per Section 21081.6 of the Public Resources Code

<i>Permit Cond. Number</i>	<i>Mitig. Number</i>	<i>Conditions of Approval and/or Mitigation Measures and Responsible Land Use Department</i>	<i>Compliance or Monitoring Actions to be performed. Where applicable, a certified professional is required for action to be accepted.</i>	<i>Responsible Party for Compliance</i>	<i>Timing</i>	<i>Verification of Compliance (name/date)</i>
1.		<p><b>SPECIFIC USES ONLY:</b> This permit allows the extraction, limited processing (i.e., no asphaltic or concrete batch plants), and sale of up to 300,000 tons of aggregates annually for a period of 20 years on 197 acres within Assessor's Parcel Numbers 418-401-029, 418-401-030, and 418-401-031 in accordance with County ordinances and land use regulations subject to the following terms and conditions. The approval also allows construction and operation of an administration building and an unpaved area as described in the Operations Plan.</p> <p>Neither the uses nor the construction allowed by this permit shall commence unless and until all of the conditions of this permit, except those conditions requiring future compliance only, are met to the satisfaction of the Director of Planning and Building Inspection. Any use or construction not in substantial conformance with the terms and conditions of this permit is a violation of County regulations and may result in modification or revocation of this permit and subsequent legal action. No use or construction other than that specified by this permit is allowed unless additional permits are approved by the appropriate authorities. <b>(Planning and Building Inspection)</b></p>	Adhere to conditions and uses specified in the permit.	Owner/ Applicant	Ongoing unless other-wise stated	

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**PLANNING & BUILDING INSPECTION DEPARTMENT CONDITIONS**

2.		<p><b>PERMIT APPROVAL NOTICE:</b> The applicant shall record a notice which states: "A permit (Resolution _____) was approved by the Planning Commission for Assessor's Parcel Numbers 418-401-029, 418-401-030, and 418-401-031 on March 9, 2005. The permit was granted subject to a total of 82 conditions of approval that includes 42 mitigation measures based on CEQA review which run with the land. A copy of the permit is on file with the Monterey County Planning and Building Inspection Department." Proof of recordation of this notice shall be furnished to the Director of Planning and Building Inspection prior to issuance of building permits or commencement of the use. <b>(Planning and Building Inspection)</b></p>	<p>Proof of recordation of this notice shall be furnished to PBI.</p>	<p>Owner/ Applicant</p>	<p>Prior to Issuance of grading and building permits or start of use.</p>	
3.		<p><b>INDEMNIFICATION NOTICE:</b> The property owner agrees as a condition and in consideration of the approval of this discretionary development permit that it will, pursuant to agreement and/or statutory provisions as applicable, including but not limited to Government Code Section 66474.9, defend, indemnify and hold harmless the County of Monterey or its agents, officers and employees from any claim, action or proceeding against the County or its agents, officers or employees to attack, set aside, void or annul this approval, which action is brought within the time period provided for under law, including but not limited to, Government Code Section 66499.37, and Public Resources Code Section 21167, as applicable. The property owner will reimburse the county for any court costs and attorney's</p>	<p>Proof of recordation of the Indemnification Agreement, as outlined, shall be submitted to PBI.</p>	<p>Owner/ Applicant</p>	<p>Upon demand of County Counsel or concurrent with the issuance of building permits, use of the property, filing of the final map,</p>	

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		<p>fees which the County may be required by a court to pay as a result of such action. County may, at its sole discretion, participate in the defense of such action, but such participation shall not relieve applicant of his obligations under this condition. An agreement to this effect shall be recorded upon demand of County Counsel or concurrent with the issuance of building permits, use of the property, or filing of the final map, whichever occurs first and as applicable. The County shall promptly notify the property owner of any such claim, action or proceeding and the County shall cooperate fully in the defense thereof. If the County fails to promptly notify the property owner of any such claim, action or proceeding or fails to cooperate fully in the defense thereof, the property owner shall not thereafter be responsible to defend, indemnify or hold the county harmless. <b>(Planning and Building Inspection)</b></p>			<p>whichever occurs first and as applicable</p>	
4.		<p><b>MITIGATION MONITORING AND REPORTING PLAN:</b> The applicant shall enter into an agreement with the County to implement this Mitigation Monitoring and/or Reporting Plan in accordance with Section 21086 of the California Public Resources Code and Section 15097 of Title 14, Chapter 3 of the California Code of Regulations. Compliance with the fee schedule adopted by the Board of Supervisors for mitigation monitoring shall be required and payment made to the County of Monterey at the time the property owner submits the signed mitigation monitoring agreement. <b>(Planning and Building Inspection)</b></p>	<ol style="list-style-type: none"> <li>1) Enter into agreement with the County to implement this Mitigation Monitoring and Reporting Plan.</li> <li>2) Fees shall be submitted at the time the property owner submits the signed mitigation monitoring agreement.</li> </ol>	Owner/Applicant	Prior to issuance of grading and building permits.	

Permit Cond. Number	Mitig. Number	Conditions of Approval and/or Mitigation Measures and Responsible Land Use Department	Compliance or Monitoring Actions to be performed. Where applicable, a certified professional is required for action to be accepted.	Responsible Party for Compliance	Timing	Verification of Compliance (name/date)
5.		<p><b>ANNUAL MITIGATION REPORTS:</b> The Operator shall submit a report to the Monterey County Planning and Building Inspection Department annually. This report shall contain sufficient information to allow County staff to evaluate and monitor mitigation measure implementation and to conduct the annual site inspection and Financial Assurance review as required under SMARA. The report shall include, but not be limited to, the following information:</p> <p>a. All mining and reclamation activities completed in the prior twelve months and proposed for the following twelve months.</p> <p>b. An updated site plan shall be submitted, indicating the location and size of disturbed and reclaimed areas.</p> <p>c. Financial Assurance Estimates (FAE) to cover cost of reclamation if operations were to cease within the subsequent 12 months. FAE shall include documentation of methods to be used. <b>(Planning and Building Inspection)</b></p>	The reports shall be evaluated and mitigations monitored by the various consultants whose expertise relates to the various mitigations, and shall be submitted to the P&BI Department for final review and field inspection.	Owner/ Applicant	Operator shall submit report to P&BI Dept. annually	
6.		<p><b>MINING AND RECLAMATION PLAN COMPLIANCE:</b> All aspects of the operation shall be conducted in compliance with the approved Mining and Reclamation Plan and other applicable requirements of the State Surface Mining and Reclamation Act (SMARA) and conditions of this permit and shall be conducted only within the boundaries indicated in the approved Mining and Reclamation Plan. <b>(Planning and Building Inspection)</b></p>	By entering into the Mitigation Monitoring Program agreement and providing annual mitigation reports (items #4 and #5 above), the applicant shall be subject to County and State agency monitoring of all aspects of the operations as described in this Planning Commission Resolution.	Owner/ Applicant	Prior to issuance of grading and building permits.	

<i>Permit Cond. Number</i>	<i>Mitig. Number</i>	<i>Conditions of Approval and/or Mitigation Measures and Responsible Land Use Department</i>	<i>Compliance or Monitoring Actions to be performed. Where applicable, a certified professional is required for action to be accepted.</i>	<i>Responsible Party for Compliance</i>	<i>Timing</i>	<i>Verification of Compliance (name/date)</i>
7.		<b>PERMIT TIME PERIOD:</b> The permit shall be granted for a time period of 20 years, to expire on March 9, 2025. <b>(Planning and Building Inspection)</b>	All necessary information relating to reclamation measures shall be submitted the Director of P&BI for final inspection.	Owner/ Applicant	March 9, 2025	
8.		<b>HOURS OF OPERATION:</b> Hours of operation for actual mining operations and retail sales [retail sales are ancillary to the mining operations and shall be confined to materials generated at the site] shall be restricted to the hours between 6:00 AM and 7:00 PM during a 6 day work week. Additional hours shall be allowed for loading trucks from on-site stockpiles and transporting materials off-site to replenish reserves at off-site batch plants and for special construction projects requiring night and/or early morning work to minimize the construction projects' traffic impacts. <b>(Planning and Building Inspection)</b>	None. The P&BI Department shall respond to neighborhood complaints.	Owner/ Applicant	Ongoing	
9.		<b>GRADING-WINTER RESTRICTION:</b> No land clearing or grading for infrastructure, roads, and structure pads shall occur on the subject parcel between October 15 and April 15 unless authorized by the Director of Planning and Building Inspection. <b>(Planning and Building Inspection)</b>	P&BI Department authorization for the mining operations during October 15 and April 15 of each year are subject to review of the effectiveness of erosion control and reclamation measures put in place as part of the reclamation plan.	Owner/ Applicant	Ongoing	
10.		<b>GRADING PERMIT:</b> A Grading Permit shall be required for all off-site grading, the site ingress/egress road and for permanently constructed facilities, pursuant to the Monterey County Code relative to Grading, Chapter 16.08. <b>(Planning and Building Inspection)</b>	Submit Grading Plans to the building and grading divisions of the P&BI Department.	Owner/ Applicant	Prior to commencement of any grading	

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11.		<b>OTHER AGENCY PERMITS:</b> Copies of all permits from other agencies shall be submitted to the Planning and Building Inspection Department. <b>(Planning and Building Inspection)</b>	Provide the other agency permits along with the annual mitigation reports described in condition #5 above to the Director of P&BI for review.	Owner/ Applicant	Ongoing	
12.		<b>RECLAMATION PLAN RESPONSIBILITY:</b> The Operator shall sign a statement accepting responsibility for reclaiming the mined lands in accordance with the Reclamation Plan. Said statement shall be kept by the Planning and Building Inspection Department in the mining operation's permanent record. <b>(Planning and Building Inspection)</b>	Submit statement to the Director of P&BI Department.	Owner/ Applicant	Prior to issuance of grading and building permits.	

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13.		<p><b>STOP WORK – RESOURCES FOUND:</b> If cultural, archaeological, historical or paleontological resources are uncovered at the site (surface or subsurface resources) work shall be halted immediately within 50 meters (165 feet) of the find until it can be evaluated by a qualified professional archaeologist. The Monterey County Planning and Building Inspection Department and a qualified archaeologist (i.e., an archaeologist registered with the Society of Professional Archaeologists) shall be immediately contacted by the responsible individual present on-site. When contacted, the project planner and the archaeologist shall immediately visit the site to determine the extent of the resources and to develop proper mitigation measures required for the discovery. If the find is determined to be a unique archaeological resource, work shall not resume until implementation of avoidance measures and/or mitigation can be put in place. Work can continue on other parts of the site while resource mitigation takes place. Any uncovered site shall be shown as a note on all grading and building permit plans. <b>(Planning and Building Inspection)</b></p>	<p>Stop work within 50 meters (165 feet) of uncovered resource and contact the Monterey County Planning and Building Inspection Department and a qualified archaeologist immediately if cultural, archaeological, historical or paleontological resources are uncovered. When contacted, the project planner and the archaeologist shall immediately visit the site to determine the extent of the resources and to develop proper mitigation measures required for the discovery.</p>	Owner/ Applicant/ Archaeologist	Ongoing	
14.		<p><b>RECLAMATION ASSURANCE:</b> To ensure that reclamation will proceed in accordance with the approved Reclamation Plan, financial assurances are required as provided herein. At least 45 days prior to commencing mining activities and thereafter on an annual basis (by October 1), the operator shall submit a reclamation cost estimate and financial assurances to the Planning and Building Inspection Department, who shall submit the financial assurances to the State Department of Conservation for review. Financial</p>	<ol style="list-style-type: none"> <li>1. Submit reclamation plans along with reclamation cost estimate to PBI for review and approval.</li> <li>2. Upon approval of the reclamation estimate by the Director of the Planning and Building Inspection Department, the Operator shall provide financial assurance, in the form of a surety bond,</li> </ol>	Owner/ Applicant	45 days prior to start of mining operation and thereafter on an annual basis by	

Permit Cond. Number	Mitig. Number	Conditions of Approval and/or Mitigation Measures and Responsible Land Use Department	Compliance or Monitoring Actions to be performed. Where applicable, a certified professional is required for action to be accepted.	Responsible Party for Compliance	Timing	Verification of Compliance (name/date)
		<p>assurances shall comply with this condition, Monterey County Code Chapter 16.04, including but not limited to MCC Section 16.04.080.C, and the Surface Mining and Reclamation Act (California Public Resources Code, Section 2710 et seq., as may be periodically amended.)</p> <p>Cost estimates for the financial assurance shall be submitted to the Planning and Building Inspection Department for review and approval at least 45 days prior to the operator securing financial assurances. Cost estimates must be prepared by a California registered Professional Engineer and/or other similarly licensed and qualified professionals retained by the operator and approved by the Director of the Planning and Building Inspection Department. The estimated amount of the financial assurance shall be based on an analysis of physical activities necessary to implement the approved Reclamation Plan, the unit costs for each of these activities, the number of units of each of these activities, and the actual administrative costs. Financial assurances to ensure compliance with revegetation, restoration of water bodies, restoration of aquatic or wildlife habitat, and any other applicable element of the approved Reclamation Plan, shall be based upon cost estimates that include but may not be limited to labor, equipment, materials, mobilization of equipment, administration, and reasonable profit by a commercial operator other than the permittee. The estimate shall be based on local equipment and labor rates and shall include all standard reclamation tasks and contingency costs recommended by the California Department of Conservation. A contingency factor of ten percent</p>	<p>certificate of deposit or other suitable mechanism, to the County prior to initial commencement of operations.</p>		<p>October 1 of each year.</p>	

Permit Cond. Number	Mitig. Number	Conditions of Approval and/or Mitigation Measures and Responsible Land Use Department	Compliance or Monitoring Actions to be performed. Where applicable, a certified professional is required for action to be accepted.	Responsible Party for Compliance	Timing	Verification of Compliance (name/date)
		<p>(10%) shall be added to the cost of financial assurances. The financial assurance shall cover the cost of existing disturbance and anticipated activities for the next one-year period, including any required interim reclamation. The amount of the financial assurance shall be equal to the cost of completing the remaining reclamation of the site as prescribed in the approved or amended Reclamation Plan during the succeeding one-year period. The amount of financial assurances required of a surface mining operation for any one year shall be adjusted annually to account for new lands disturbed by surface mining operations, inflation, and reclamation of lands accomplished in accordance with the approved Reclamation Plan. The financial assurances shall include estimates to cover reclamation for existing conditions and anticipated activities during the upcoming year, excepting that the operator may not claim credit for reclamation scheduled for completion during the coming year. In projecting the costs of financial assurances, it shall be assumed without prejudice or insinuation that the surface mining operation could be abandoned by the operator and, consequently, the County or State Department of Conservation may need to contract with a third party commercial company for reclamation of the site.</p> <p>Operator shall provide the financial assurance to the County in a form and manner acceptable to the County and State Department of Conservation under Pub. Res. Code Section 2773.1 and which County reasonably determines is adequate to perform reclamation in accordance with the surface mining operation's</p>				

<i>Permit Cond. Number</i>	<i>Mitig. Number</i>	<i>Conditions of Approval and/or Mitigation Measures and Responsible Land Use Department</i>	<i>Compliance or Monitoring Actions to be performed. Where applicable, a certified professional is required for action to be accepted.</i>	<i>Responsible Party for Compliance</i>	<i>Timing</i>	<i>Verification of Compliance (name/date )</i>
		<p>approved Reclamation Plan and the requirements herein specified, such as a surety bond executed by an admitted surety insurer, irrevocable letter of credit from an accredited financial institution, or certificate of deposit. Security shall meet the requirements set forth in Section 16.04.080.C of the Monterey County Code and in Pub. Res. Code Section 2773.1. The security shall be conditioned upon the faithful performance of the Reclamation Plan, and as specified in State regulations. Financial assurances shall be made payable to the County of Monterey and the State Department of Conservation, as provided in Public Resources Code Section 2773.1(a)(4), as may be periodically amended. The form of said financial assurance shall include a provision allowing the County and the State Mining and Geology Board to require forfeiture of the financial assurances and to use the proceeds from the forfeited financial assurances to conduct and complete reclamation in accordance with the approved reclamation plan upon a determination by the County or the State Mining and Geology Board that the operator is financially incapable of performing reclamation in accordance with its approved reclamation plan or has abandoned its surface mining operation without commencing reclamation., in accordance with the Public Resources Code section 2773.1(b) as periodically amended.</p> <p>Such financial assurance shall be filed annually with the Director of the Planning and Building Inspection Department. Revisions to financial assurances shall be submitted to the Planning and Building Inspection</p>				

Permit Cond. Number	Mitig. Number	Conditions of Approval and/or Mitigation Measures and Responsible Land Use Department	Compliance or Monitoring Actions to be performed. Where applicable, a certified professional is required for action to be accepted.	Responsible Party for Compliance	Timing	Verification of Compliance (name/date)
		<p>Department each year prior to the anniversary date for approval of the financial assurances. If the mining operation is sold, or ownership is otherwise transferred, the Operator's financial assurance must remain in effect until the County has approved, after review by the State Department of Conservation, the replacement assurances.</p> <p>Operator shall maintain financial assurances in effect for the duration of the permit and any additional period required until the Director of the Planning and Building Inspection Department determines that the site is fully reclaimed (including any maintenance required). The financial assurances shall not be released until the County determines that the site has been reclaimed, per the established reclamation standards, and revegetation is determined to be self sustaining. <b>(Planning and Building Inspection)</b></p>				
15.		<p><b>MODIFIED OPERATIONS PLAN:</b> The Operations Plan shall be modified to reflect the changes required by the conditions of approval and mitigation measures. All modifications shall be clearly identified and reference the source for the change. <b>(Planning and Building Inspection)</b></p>	<p>Six copies of the modified Operations Plan shall be submitted to the Director of P&amp; BI Department</p>	<p>Owner/ Applicant</p>	<p>Ongoing</p>	

<i>Permit Cond. Number</i>	<i>Mitig. Number</i>	<i>Conditions of Approval and/or Mitigation Measures and Responsible Land Use Department</i>	<i>Compliance or Monitoring Actions to be performed. Where applicable, a certified professional is required for action to be accepted.</i>	<i>Responsible Party for Compliance</i>	<i>Timing</i>	<i>Verification of Compliance (name/date)</i>
16.		<b>ANNUAL OPERATION INSPECTIONS:</b> The operator shall by November 1 <sup>st</sup> allow annual inspections of the mining operation by the Planning and Building Inspection Department during the duration of the permit as required by the State Surface Mining and Reclamation Act. The operator shall reimburse or pay to the County the full cost of the inspection services, including related administrative costs required pursuant to the Act. <b>(Planning and Building Inspection)</b>	As part of the annual submittal of the Mitigation Report and Reclamation Fee Estimate described in items #5 and #14 above, the P&BI Department will conduct the inspection of the mining operation.	Owner/ Applicant/ P&BI Dept.	Upon submittal of the annual Mitigation Report and Reclamation Fee Estimate	
17.		<b>UPON SALE OR TRANSFER OF OPERATION:</b> Upon the sale or transfer of the operation, the new operator shall record a Notice stating that "The operator shall accept responsibility for operating and reclaiming the mined lands in accordance with the approved Reclamation Plan and shall operate the surface mining activity within the limits and according to the conditions of the Use Permit and Reclamation Plan." <b>(Planning and Building Inspection)</b>	Proof of recordation of this notice shall be furnished to PBI.	Owner/ Applicant	Prior to issuance of grading and building permits	

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18.		<b>INTERIM MANAGEMENT PLAN DURING IDLE PERIODS:</b> Within 90 days of the mining operation becoming "idle" (to curtail surface mining operations for a period of one year or more, by more than 90% of the operation's previous maximum annual mineral production, with the intent to resume mining operations at a future date), the operator shall submit to the Planning and Building Inspection Department a proposed Interim Management Plan (IMP). The proposed IMP shall fully comply with the requirements of SMARA and shall provide measures the operator will implement to maintain the site in a stable condition taking into consideration public health and safety. The IMP shall be subject to the review and approval by the Monterey County Planning Commission. <b>(Planning and Building Inspection)</b>	Submit to the Planning and Building Inspection Department a proposed Interim Management Plan (IMP). The proposed IMP shall fully comply with the requirements of SMARA and shall provide measures the operator will implement to maintain the site in a stable condition taking into consideration public health and safety. The IMP shall be subject to the review and approval by the Monterey County Planning Commission.	Owner/ Applicant	Prior to issuance of grading and building permits	

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19.		<p><b>VEHICLE EMISSIONS:</b> The Project Applicant shall use only heavy-duty off road equipment (such as bulldozers) that meets applicable State 2003 off-road equipment emissions standards. The purpose of this condition is to ensure that assumptions used to estimate Project emissions are incorporated into the Project, and to ensure that the Project reduces combustion emissions to the extent feasible.. Prior to the start of operations, the Project Applicant shall submit a list to the MBUAPCD of all equipment to be used in the Project. Documentation of vehicle(s) retrofitted to 2003 standards or better shall be submitted to the MBUAPCD before the retrofitted vehicle(s) is put into operation.  <b>(Planning and Building Inspection)</b></p>	<p>Prior to the start of operations, the Project Applicant shall submit a list to the MBUAPCD of all vehicles to be used in the Project. Documentation of vehicle(s) retrofitted to 2003 standards or better shall be submitted to the MBUAPCD before the retrofitted vehicle(s) is put into operation. MBUAPCD shall review the list of vehicles submitted by the Project Applicant prior to the start of operations and before any retrofitted vehicle(s) is in operation, and shall advise the Project Applicant within five working days of its approval or disapproval of the list(2) submitted</p>	Project Applicant and Owner	Prior to the start of operations and before retrofitted vehicle(s) is put into operation, as specified in "Compliance or Monitoring Actions to be performed", specified herein.	Verification to be provided by MBUAPCD, in accordance with "Compliance or Monitoring Actions to be performed", specified herein.

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20.		<p><b>VEHICLE MAINTENANCE:</b> All vehicles shall be maintained in accordance with the manufacturers' recommendations, and all stationary equipment maintained in compliance with permit requirements, as specified by the MBUAPCD. The purpose of this condition is to ensure that assumptions used to estimate Project emissions are incorporated into the Project, and to ensure that the Project reduces combustion emissions to the extent feasible. The Project Applicant shall maintain records of equipment maintenance and submit certification of compliance in writing to the MBUAPCD annually. Records shall be maintained for five years and provided to the MBUAPCD upon request. <b>(Planning and Building Inspection)</b></p>	<p>Information shall be provided by the Project Applicant, in accord with the requirements specified in <i>Conditions of Approval and/or Mitigation Measures and Responsible Land Use Department, herein.</i></p>	<p>Project Applicant and Owner</p>	<p>The Project Applicant shall maintain records of equipment maintenance and submit certification of compliance in writing to the MBUAPCD annually. Records shall be maintained for five years and provided to the MBUAPCD upon request.</p>	<p>The Project Applicant shall maintain records of equipment maintenance and submit certification of compliance in writing to the MBUAPCD annually. Records shall be maintained for five years and provided to the MBUAPCD upon request.</p>

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21.		<b>BURN PERMIT:</b> The Operator shall not use open burning as a means of reducing vegetation prior to mining, unless a Burn Permit is obtained from the Monterey Bay Unified Air Pollution Control District. <b>(Planning and Building Inspection)</b>	Provide copy of Burn Permit to the Director of P&BI Department	Owner/ Applicant	Ongoing	
22.		<b>OMIT CONTAMINATION THROUGH MAINTENANCE:</b> Project site equipment and servicing materials shall be maintained in a neat and orderly manner to aid in accounting for and detecting potential sources of contamination. Non-functional equipment, scrap metal, construction debris (other than material intended for use in the recycling plant), used batteries and tires, and similar objects shall be removed from the site on a regular basis and disposed of at appropriately licensed facilities. Spare equipment such as heavy equipment parts, conveyor belts, tires and other replacement or extra equipment pieces, shall be stored indoors when practicable to avoid surface water contamination. Spare parts containing petroleum products (i.e., lubricants, hydraulic oil, etc.) shall be stored using Best Management Practices (BMP's) to prevent contamination of soil or storm water runoff. Storage areas shall be inspected by the Operator monthly. Any petroleum leaks shall be documented and cleaned up. Leaking equipment shall be repaired. <b>(Planning and Building Inspection)</b>	Verification of maintenance measures will be a part of the annual mining inspections conducted by the P&BI Department as described in item #16 above.	Owner/ Applicant	Inspection and monitoring documentation shall be retained for a minimum of five years and be available to County staff during site inspections.	

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23.		<p><b>UPON PREMATURE CLOSURE OF QUARRY:</b>            In the event of a premature closing of the quarry, the appropriate reclamation standard shall be that proposed for final reclamation at the termination of mining. This includes reclaiming all disturbed slopes to a 2H:1V maximum slope as depicted in the Reclamation Plan at Section 4.2.1 and revegetation of all disturbed areas per the performance standards required under the approved Reclamation Plan and under all Conditions of Approval pertaining to revegetation. The Operator shall be responsible for performing reclamation work. In accordance with California Public Resources Code section 2773.1(b) as may be periodically amended, if the County or the State Mining and Geology Board, following a public hearing, determines that the Operator is financially incapable of performing reclamation in accordance with its approved reclamation plan, or has abandoned its surface mining operation without commencing the required reclamation, the County or the State Mining and Geology Board shall provide the statutorily required notice to Operator of intent to take appropriate action to forfeit the financial assurances, provide the statutorily required opportunity to Operator to commence reclamation within 60 days and complete reclamation with the time frame required by County or the State board, and if the Operator has not substantially complied, then the County or the State Board may proceed to take appropriate action to require forfeiture of the financial assurances and use the forfeited financial assurances to conduct and complete reclamation in accordance with the approved reclamation plan.</p>	<p>Reclamation costs for premature closure of quarry shall be provided to the Director of P&amp;BI Department in conjunction with the Reclamation Assurance condition found in item #13 above, with further assurance that restoration compliance shall be carried out to correspond with the adjoining area.</p>	Owner/ Applicant	Ongoing	

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		The Operator shall remain responsible for the costs of conducting and completing reclamation in accordance with the approved reclamation plan which are in excess of the proceeds from the forfeited financial assurances. To ensure compliance with this requirement, the Operator shall, prior to commencement of use and annually thereafter, provide financial assurances to the County in compliance with the Condition of Approval No. 14. <b>(Planning and Building Inspection)</b>				
24.		<b>CONSERVATION EASEMENT IN-LIEU FEE:</b> A conservation easement shall be conveyed to the County in the form of a cash payment (based on the local land value and mitigation ratio for 0.75 of an acre) to the San Joaquin Kit Fox mitigation bank in San Luis Obispo County for the protection of San Joaquin Kit Fox habitat off site. This cash payment will be made in lieu of land acquisition. However, if a mitigation bank were to be opened in Monterey County, the Applicant proposes to contribute to such a Monterey County SJKF mitigation bank, and withdraw its obligation to San Luis Obispo County. <b>(California Department of Fish and Game; Planning and Building Inspection)</b>	Provide payment of the in-lieu fee to the Director of P&BI Department based on approval from the California Department of Fish and Game.	Owner/ Applicant	Prior to issuance of grading or building permits or commencement of mining operation, whichever occurs first.	

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25.		<p><b>AIR QUALITY EMISSION STANDARDS:</b> Equipment used for mining, processing, reclamation and energy generation shall meet Monterey Bay Unified Air Pollution Control District standards for air quality emissions. Inspection for emission standards shall be performed by the MBUAPCD prior to the start of operations and shall verify that emissions from the generator(s) and processing equipment meet District permit requirements or the emissions from the generator(s) and processing equipment are mitigated to the satisfaction of the MBUAPCD, in accord with the "CEQA Air Quality Guidelines", as well as the "Rules and Regulations", adopted by the Monterey Bay Unified Air Pollution Control District. The Project Applicant shall contact the District regarding permit requirements for stationary internal combustion engines and any other operations subject to permit. <b>(Planning and Building Inspection)</b></p>	<p>Inspection for emission standards shall be performed by the MBUAPCD prior to the start of operations and shall verify that emissions from the generator(s) and processing equipment meet District permit requirements or the emissions from the generator(s) and processing equipment are mitigated to the satisfaction of the MBUAPCD, in accord with the "CEQA Air Quality Guidelines", as well as the "Rules and Regulations", adopted by the Monterey Bay Unified Air Pollution Control District. The Project Applicant shall contact the District regarding permit requirements for stationary internal combustion engines and any other operations subject to permit.</p>	Project Applicant and Owner	Project Applicant shall obtain approvals and any necessary permits from the MBUPACD prior to the start of operation and shall comply with all MBUAPCD requirements.	MBUAPCD approval prior to the start of operation and in accord with permits issued by the MBUAPCD.

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26.		<b>FISH AND GAME FEE-MITIGATED NEG DEC</b> Pursuant to the State Public Resources Code, State Fish and Game Code, and California Code of Regulations, the applicant shall pay a fee, to be collected by the County, within five (5) calendar days of project approval – prior to filing of the Notice of Determination. This fee shall be paid on or before the filing of the Notice of Determination. Proof of payment shall be furnished by the applicant to the Director of Planning and Building Inspection prior to the recordation of the tentative map, the commencement of the use, or the issuance of building and/or grading permits, whichever occurs first. The project shall not be operative, vested or final until the filing fees are paid. <b>(Planning and Building Inspection)</b>	Proof of payment shall be furnished by the applicant to the Director of Planning and Building Inspection prior to the recordation of the tentative map, the commencement of the use, or the issuance of building and/or grading permits, whichever occurs first.	Owner/ Applicant	Prior to the start of the use or the issuance of building and grading permits.	
<b>ENVIRONMENTAL HEALTH DIVISION</b> <b>CONDITIONS OF APPROVAL (see also Mitigations 7-4 [Condition 64] and 8-2 [Condition 65] below)</b>						
27.		<b>NOISE ELEMENT:</b> The project shall comply with the Noise Element of the Monterey County General Plan and Chapter 10.60 (Noise Control) of the Monterey County Code. <b>(Environmental Health)</b>	Comply with the Noise Element of the Monterey County General Plan and Chapter 10.60 (Noise Control) of the Monterey County Code	Owner/ Applicant	Contin- uous	
28.		<b>WATER SYSTEM PERMIT:</b> Obtain a new water system permit from the Division of Environmental Health. <b>(Environmental Health)</b>	Submit necessary application, reports and testing results to EH for review and approval.	CA Licensed Engineer /Owner/ Applicant	Prior to issuance of grading/building permits	

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29.		<b>PORTABLE TOILETS:</b> An adequate number of portable toilets shall be provided and maintained so as not to create a public nuisance and shall be maintained by a permitted liquid waste hauler. Portable units shall provide hand washing capacity. Submit copy of service contract to the Division of Environmental Health. <b>(Environmental Health)</b>	Submit copy of service contract to the Division of Environmental Health.	CA Licensed Engineer /Owner/ Applicant	Prior to commence- ment of operation.	
<b>WATER RESOURCES AGENCY</b> <b>CONDITIONS OF APPROVAL (see also Mitigations 8-3 to 8-9 [Conditions 66 to 72] below)</b>						
30.		<b>GROUNDWATER USE:</b> An annual groundwater extraction report quantifying the monthly extraction from each well shall be submitted every February 15th to the Monterey County Water Resources Agency. <b>(Water Resources Agency)</b>	Submit the report to the Water Resources Agency for review and approval.	Owner/ Applicant/ Engineer	Prior to issuance of any grading or building permits	
31.		<b>WELL INFORMATION:</b> If new wells are developed, the Groundwater Extraction Management System (GEMS) Well Information Form shall be completed and submitted to the Monterey County Water Resources Agency. The total amount of well water utilized shall not exceed 15,000 gallons per day. <b>(Water Resources Agency)</b>	Submit the form to Water Resource Agency for review and approval	CA Licensed Engineer /Owner/ Applicant	Prior to the issuance of grading and building permits	
<b>PUBLIC WORKS DEPARTMENT</b> <b>CONDITIONS OF APPROVAL (see also Mitigations 15-4 to 15-8 [Conditions 78 to 82] below)</b>						

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32.		<b>TRAFFIC CIRCULATION AND PARKING:</b> The parking layout and circulation shall be reviewed by the Director of Public Works. The parking requirements shall meet the standards of Monterey County Code Chapter 21.58 and be approved by the Director of Planning and Building Inspection prior to the issuance of building permits or commencement of the approved use. <b>(Public Works; Planning and Building Inspection)</b>	Applicant's engineer or architect shall prepare a parking plan for review and approval. The parking layout and circulation shall be reviewed by the Director of Public Works.	Owner/ Applicant/ Engineer	Prior to Building/ Grading Permits Issuance	
33.		<b>RAIL ROAD CROSSING:</b> Truck drivers traveling to the site from Elm Road to Metz Road shall be instructed to wait on the west side of the rail road crossing if there is more than one truck waiting to take a left turn on Metz Road from Elm Road. <b>(Planning and Building Inspection)</b>	Applicant shall provide to the Directors of Planning and Building Inspection and Public Works a copy of the safety instructions provided to quarry truck drivers for rail road crossings along with approved truck routes.	Owner/ Applicant	Prior is commence -ment of mining operation	
<b>MITIGATIONS</b> <b>(Based on Mitigated Negative Declaration; State Clearinghouse #SCH2003121025)</b>						
<b>AESTHETICS</b>						

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34.	1-1	<b>FINAL SLOPE GRADIENTS:</b> To minimize an engineered appearance, final slopes shall follow the contours of the original slopes and shall not be graded to a uniformly flat surface. A full-size plan shall be submitted showing areas of planned aggregate material removal from the slopes, in relationship to the original slopes. Said plan shall include horizontal sectional drawings at 100-foot intervals showing the proposed mined surface and the rock material to remain in place. <b>(Planning and Building Inspection)</b>	Said plan shall be subject to review and approval by the Planning Director for consistency with the purpose and intent of this mitigation measure.	Owner/ Applicant	Prior to commencing mining operations	
35.	1-2	<b>SEQUENCE OF MINING OPERATION:</b> The southwest face of the West Pit shall not be mined until all mineral resources in the East Pit and northeast half of the West Pit have been exhausted. Mining of the southwest face of the West Pit shall proceed in the same manner as the East Pit, including maintaining the highwall facing northwest and concurrent reclamation of the mined surface facing southeast. <b>(Planning and Building Inspection)</b>	Progression of the mining operation shall be submitted to the Planning Director as part of the Annual Mitigation Reports described in Condition item #5 above.	Owner/ Applicant	Ongoing	
36.	1-3	<b>STOCKPILING:</b> Waste rock stockpiling shall only occur in the area designated as Aggregate Stockpile on Operation Plan Figure 2, Mining Operations Area. Only soil used for reclamation shall be stockpiled on ridges or peaks. <b>(Planning and Building Inspection)</b>	The annual P&BI Department inspections shall monitor the stockpiling.	Owner/ Applicant	Ongoing	
37.	1-4	<b>VEGETATIVE COVER:</b> Performance Criteria R-2 on page 27 of the Reclamation Plan shall be amended to include achieving at least 80 percent of density of vegetative cover found on adjoining, undisturbed slopes. <b>(Planning and Building Inspection)</b>	<u>With the exception of stockpile areas,</u> the annual P&BI Department inspections shall monitor the re-vegetation cover in consultation with the consulting biologist.	Owner/ Applicant	Prior to issuance of grading or bldg. permits	

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38.	1-5	<b>COLORS &amp; MATERIALS FOR SCALEHOUSE &amp; RETAINING WALLS:</b> To blend with the rural character of the site, the scale house shall blend with the hillside area and neighborhood. Retaining walls in the entrance improvement area shall be of split-face block or natural stone and colored to visually blend with the retained hillside. <b>(Planning and Building Inspection)</b>	All colors and materials shall be subject to review and approval by the Planning Director.	Owner/ Applicant	Prior to issuance of bldg. permits	
39.	1-6	<b>LIGHTING:</b> Scalehouse lighting, as well as any exterior lighting in the Project entrance area shall be glare-shielded such that the light source is not visible from any off-site location and is shielded or directed to light only the intended area. Light fixture cut sheets shall be included in the construction drawings for the scalehouse. Light fixture cut sheets for any other exterior lighting shall be submitted to the Planning Director for review and approval. A light plan shall not be required for basic security lighting that will not result in off-site fugitive lighting that can be viewed from off-site locations.. <b>(Planning and Building Inspection)</b>	Submit three copies of the lighting plans to PBI for review and approval.	Owner/ Applicant	Prior to issuance of building permits.	
<b>AIR QUALITY</b>						
40.	3-1	<b>WATERING FREQUENCY:</b> During the construction phase of the Project and during dry-periods, the active construction areas shall be watered at least twice daily. Frequency shall be based on the type of operation, soil and wind conditions. <b>(Planning and Building Inspection)</b>	The annual P&BI Department inspections shall include a review of consultant records for fugitive dust emissions.	Owner/ Applicant	During construction phase and dry season	

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41.	3-2	<b>COVERING TRUCK LOADS:</b> Haul trucks shall maintain at least six inches of freeboard or be covered when transporting materials off-site. <b>(Planning and Building Inspection)</b>	The annual P&BI Department inspections shall monitor fugitive dust emissions.	Owner/ Applicant	Ongoing	
42.	3-3	<b>WATERING ENTRANCE AREA:</b> During the operational phase of the mine, the Project entrance area shall be watered as necessary to suppress fugitive dust. <b>(Planning and Building Inspection)</b>	The annual P&BI Department inspections shall monitor fugitive dust emissions.	Owner/ Applicant	Ongoing	
43.	3-4	<b>RESPONDING TO DUST COMPLAINTS:</b> A sign shall be posted conspicuously at the Project entrance which specifies a telephone number and a person to contact regarding dust complaints. This person shall respond to complaints and take corrective action within 48 hours. The phone number of the Monterey Bay Unified Air Pollution Control District shall be visible to ensure compliance with Rule 402 (Nuisance). The Applicant shall retain a log regarding dust complaints. <b>(Planning and Building Inspection)</b>	The annual P&BI Department inspections shall monitor fugitive dust emissions and respond to dust complaints.	Owner/ Applicant	Ongoing	
44.	3-5	<b>LIMITED AREA FOR DAILY CONSTRUCTION:</b> On-site grading and construction activities will be limited to two-acres or less per day to ensure that thresholds for construction-related air impacts are not exceeded. <b>(Planning and Building Inspection)</b>	The annual P&BI Department inspections shall monitor areas of grading and construction activities	Owner/ Applicant	Ongoing	
<b><i>BIOLOGICAL RESOURCES</i></b>						

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45.	4-1	<b>CONSERVATION EASEMENT:</b> A 22-acre area in the northeastern portion of the property containing Indian Valley Bush Mallow and Needlegrass grassland shall be placed under a conservation easement. The easement shall include approximately seven acres of needlegrass grassland, and shall be subject to the approval of the Planning and Building Inspection Department and the California Department of Fish and Game. <b>(Planning and Building Inspection)</b>	<ol style="list-style-type: none"> <li>1) Submit appropriate conservation easement deed to PBI for review and approval by the Director of Planning and Building Inspection.</li> <li>2) Conveyance to the County upon approval by the Board of Supervisors.</li> </ol>	Owner/ Applicant	Prior to Issuance of Grading & Building Permits	
46.	4-2	<b>PRE-CONSTRUCTION BIOLOGICAL SURVEY:</b> A survey for active nests (focusing on the northern harrier) within the limits of grading shall be conducted by a qualified biologist at the site two weeks prior to any construction activities. If active nests are found, all ground disturbing activities shall be conducted at least 500 feet from the nest until the young have fledged and are independent of the adults. This occurrence shall be verified by the biologist. <b>(Planning and Building Inspection)</b>	A qualified biologist shall conduct a survey at the site two weeks prior to any construction activities and verify the setbacks for ground disturbing activities from active nests.	Owner/ Applicant	Two weeks prior to any construction activities	

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47.	4-3	<b>EROSION-CONTROL MEASURES:</b> Drainage plans for the mining operation shall include erosion control Best Management Practices (BMPs) to mitigate erosion from grading activities during the rainy season (October 1 through April 15). These measures will include, but not be limited to, straw wattles, straw bales or erosion control blankets to be installed in reclaimed areas where appropriate. Erosion control BMPs shall be installed before October 1 <sup>st</sup> of each year. Reclaimed areas shall be inspected within one week after a 10-year storm event and at the conclusion of each rainy season. Additional erosion control measures shall be implemented during the rainy season for rills exceeding six inches in width and six inches in depth for a length of six feet or more. Rills exceeding these standards shall be repaired before October 1 <sup>st</sup> of the next year. <b>(Planning and Building Inspection)</b>	The annual P&BI Department inspections shall include the monitor the erosion control BMPs.	Owner/ Applicant	Erosion control BMPs shall be installed before 10/31 of each year and during rainy season.	
48.	4-4	<b>RECYCLING MEASURES:</b> Trash / recycling areas shall be kept in leak-proof containers. No other areas may drain into the trash enclosure area. <b>(Planning and Building Inspection)</b>	Submit a recycling plan as part of the Annual Mitigation Reports submitted to the P&BI Department.	Owner/ Applicant	Contin- uous condition	
<b><i>GEOLOGY AND SOILS</i></b>						
49.	6-1	<b>LIMITED REMOVAL OF VEGETATION AND OVERBURDEN:</b> Any disturbance or removal of vegetation or overburden shall be limited to the minimum necessary for operation and any temporary disturbance, as shown on Operation Plan Figure 5 – Mining Operation Area. Mitigation shall include the revegetation of stripped or exposed areas allowing the	The annual P&BI Department inspections shall monitor areas of disturbance and inspect the amount of side-cast material.	Owner / Applicant	Ongoing	



<i>Permit Cond. Number</i>	<i>Mitig. Number</i>	<i>Conditions of Approval and/or Mitigation Measures and Responsible Land Use Department</i>	<i>Compliance or Monitoring Actions to be performed. Where applicable, a certified professional is required for action to be accepted.</i>	<i>Responsible Party for Compliance</i>	<i>Timing</i>	<i>Verification of Compliance (name/date )</i>
		Holdfast Harding Grass      10% Haymaker Dryland Vetch      20% Antas Sub Clover              10% Campeda Sub Clover          10% Nitro Persian Clover          8% Balansa Clover                7% <b>(Planning and Building Inspection)</b>				
<b>HAZARDS AND HAZARDOUS MATERIALS</b>						
53.	7-1	<b>HAZARDOUS MATERIAL SPILL KIT:</b> The operator shall maintain a spill kit to contain hazardous material on each piece of mobile equipment. <b>(Environmental Health Division, Planning and Building Inspection)</b>	Submit plan to the Hazardous Materials Program of the Division of Environmental Health for review and approval.	Owner/ Applicant	Prior to commencement of operation.	
54.	7-2	<b>ROCK BLASTING CERTIFICATION:</b> Copies of certifications for all personnel on-site involved in the preparation and carrying out of rock blasting shall be submitted to the Planning Department. <b>(Planning and Building Inspection)</b>	Personnel certifications shall be submitted to the Director of Planning and Building Inspection	Owner / Applicant	At least one month prior to commencement of blasting operations	
55.	7-4	<b>HAZARDOUS MATERIAL REGISTRATION:</b> Comply with Title 19 of the California Code of Regulations and Chapter 6.95 of the California Health and Safety Code (Hazardous Material Registration and Business Response Plans) as approved by the Director of Environmental Health. <b>(Planning and Building Inspection)</b>	Contact the Hazardous Materials Program of the Division of Environmental Health.	Owner/ Applicant	Continuous	

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<b>HYDROLOGY AND WATER QUALITY</b>						
56.	8-2	<b>WASTEWATER DISPOSAL SYSTEM:</b> Submit a detailed domestic wastewater disposal system design to the Director of Environmental Health for review and approval meeting the regulations found in Chapter 15.20 of the Monterey County Code, and Prohibitions of the Basin Plan, RWQCB. <b>(Environmental Health Division)</b>	Division of Environmental Health must approve plans.	CA Licensed Engineer /Owner/ Applicant	Prior to issuance of grading and/or building permits.	
57.	8-3	<b>TOP OF BANK SETBACKS:</b> The top of bank, as defined in County Floodplain Ordinance #3272, shall be determined by a registered civil engineer or licensed land surveyor and delineated on the site plan. The detention pond and proposed overburden areas shall be setback 50 feet from the top of bank out of the flood plain. <b>(Water Resources Agency, Planning and Building Inspection Department)</b>	The consulting engineer or licensed land surveyor shall provide the Water Resources Agency with a determination of the proper setback from a designated location for the top of bank.	Owner/ Applicant/ consulting engineer or licensed land surveyor	Prior to issuance of demolition, grading and/or building permits	
58.	8-4	<b>DRAINAGE PLANS:</b> A drainage plan shall be prepared by a registered civil engineer addressing on-site and off-site impacts, that includes routing stormwater runoff from any paved parking areas to an oil-grease/water separator and construction of stormwater detention facilities to mitigate the impact of impervious surface stormwater runoff. The detention pond shall be fenced for public safety. <b>(Water Resources Agency, Planning and Building Inspection)</b>	Submit 3 copies of the engineered drainage plan to the Water Resources Agency for review and approval.	Owner/ Applicant/ Engineer	Prior to issuance of grading and/or building permits	

<i>Permit Cond. Number</i>	<i>Mitig. Number</i>	<i>Conditions of Approval and/or Mitigation Measures and Responsible Land Use Department</i>	<i>Compliance or Monitoring Actions to be performed. Where applicable, a certified professional is required for action to be accepted.</i>	<i>Responsible Party for Compliance</i>	<i>Timing</i>	<i>Verification of Compliance (name/date)</i>
59.	8-5	<b>ROAD DRAINAGE AND IMPROVEMENT PLAN:</b> A road drainage and improvement plan shall be prepared by a registered civil engineer. <b>(Water Resources Agency, Planning and Building Inspection)</b>	Submit 3 copies of the engineered drainage plan to the Water Resources Agency for review and approval.	Owner/ Applicant/ Engineer	Prior to issuance of any grading or building permits	
60.	8-6	<b>APPLICATION SUBMITTALS TO LOCAL, STATE AND FEDERAL AGENCIES:</b> The Applicant shall provide certification to the County Water Resources Agency that applications have been submitted for all required local, State and Federal permits including but not limited to: California Division of Safety of Dams, State Water Resources Control Board and/or the California Regional Water Quality Control Board. <b>(Water Resources Agency)</b>	Submit a letter and any associated permits to the Water Resources Agency for review and approval.	Owner/ Applicant	Prior to issuance of any grading or building permits	
61.	8-7	<b>WATER SYSTEM INFORMATION:</b> The Applicant shall provide to the Water Resources Agency information on the water system to serve the project, including the location of all water wells on the property, any well logs available, and the number of current hookups. <b>(Water Resources Agency)</b>	Submit all applicable well information to the Water Resources Agency for review and approval.	Owner/ Applicant	Prior to issuance of any grading or building permits	
62.	8-8	<b>STORMWATER RETENTION FACILITY:</b> Certification that a stormwater retention facility has been constructed in accordance with approved plans shall be provided to the County Water Resources Agency by a registered civil engineer or licensed contractor who constructed the facility. <b>(Water Resources Agency)</b>	Submit 3 copies of the engineered drainage plan to the Water Resources Agency for review and approval.	Owner/ Applicant/ Engineer	Prior to commencement of use	

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63.	8-9	<p><b>MANDATORY WATER CONSERVATION:</b> The applicant shall comply with Ordinance No. 3932, or as subsequently amended, of the Monterey County Water Resources Agency pertaining to mandatory water conservation regulations. The regulations for new construction require, but are not limited to:</p> <ul style="list-style-type: none"> <li>a. All toilets shall be ultra-low flush toilets with a maximum tank size or flush capacity of 1.6 gallons, all shower heads shall have a maximum flow capacity of 2.5 gallons per minute, and all hot water faucets that have more than ten feet of pipe between the faucet and the hot water heater serving such faucet shall be equipped with a hot water recirculating system.</li> <li>b. Landscape plans shall apply xeriscape principles, including such techniques and materials as native or low water use plants and low precipitation sprinkler heads, bubblers, drip irrigation systems and timing devices.</li> </ul> <p><b>(Water Resources Agency)</b></p>	Compliance to be verified by building inspector at final inspection.	Owner/ Applicant	Prior to final building inspection / occupancy	
<b>NOISE</b>						
64.	11-1	<p><b>MAXIMUM NOISE LEVELS FOR BLASTING:</b> The blasting contractor shall design the shots so as not to exceed maximum noise levels of 70 dBA or peak particle velocity vibration levels of 0.1 in/sec at the nearest existing residence. <b>(Planning and Building Inspection)</b></p>	The annual P&BI Department inspections shall include a review of consultant records for decibel and vibration levels from the nearest existing residence.	Owner/ Applicant	Ongoing	

<i>Permit Cond. Number</i>	<i>Mitig. Number</i>	<i>Conditions of Approval and/or Mitigation Measures and Responsible Land Use Department</i>	<i>Compliance or Monitoring Actions to be performed. Where applicable, a certified professional is required for action to be accepted.</i>	<i>Responsible Party for Compliance</i>	<i>Timing</i>	<i>Verification of Compliance (name/date)</i>
65.	11-2	<b>BLASTING TIME PERIODS:</b> All shots performed for this project shall be conducted within the same four-hour period every time (i.e. between 12 p.m. and 4 p.m. on days when shots are to be performed), and shall not occur more than once per week. <b>(Planning and Building Inspection)</b>	The annual P&BI Department inspections shall include a review of consultant records for decibel and vibration levels from the nearest existing residence.	Owner/ Applicant	Ongoing	
<b>TRANSPORTATION / TRAFFIC</b>						
66.	15-1	<b>TRUCK ROUTE:</b> Quarry trucks shall utilize the Elm route for all quarry activities until the Walnut Route is designated as a truck route by the City of Greenfield. Upon said designation, San Benito Supply shall cease using the Elm Route and shall utilize only the Walnut Route. Readable signs shall be installed for trucks leaving the site stating the truck route that is required to be used. <b>(Planning and Building Inspection)</b>	Applicant shall provide to the Directors of Planning and Building Inspection and Public Works a copy of the safety instructions provided to quarry truck drivers for rail road crossings along with approved truck routes.	Owner/ Applicant	Until City of Greenfield designates Walnut Route, the Elm Route shall be utilized.	
67.	15-2	<b>TRUCK ROUTE:</b> All trucks using this site will be required to enter the site from Elm Avenue east to Metz Road north and exit the site from Metz Road south to Elm Avenue west unless the Elm Avenue crossing is washed out/flooded or otherwise closed or impassable due to unsafe conditions. This policy will also be applicable to all trucks making deliveries to the site. Additionally, trucks may use Metz Road north or south for deliveries with a specific address on this road or accessible only via Metz Road. <b>(Planning and Building Inspection)</b>	Applicant shall provide to the Directors of Planning and Building Inspection and Public Works a copy of the safety instructions provided to quarry truck drivers for rail road crossings along with approved truck routes.	Owner/ Applicant	Prior to issuance of grading and/or building permits	

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68.	15-3	<b>TRAFFIC IMPACT FEES:</b> The project applicant shall pay the City of Greenfield fair share traffic impact fees toward the establishment of the future improvements identified in the 1999 <i>City of Greenfield Transportation Study</i> , by Higgins Associates, December 21, 1999, and mapped on Exhibit 13 of the project traffic report. <b>(Planning and Building Inspection)</b>	The applicant shall provide to the Director of Planning and Building Inspection a copy of the receipt for payment of the City of Greenfield fair share traffic impact fees.	Owner/ Applicant	Prior to issuance of grading and/or building permits	
69.	15-4	<b>ENCROACHMENT PERMIT:</b> The project applicant shall obtain an encroachment permit from the Public Works Department, and shall construct a commercial driveway including acceleration and deceleration tapers to Metz Road, subject to review and approval by the Public Works and Planning Departments. <b>(Public Works, Planning and Building Inspection)</b>	Applicant shall obtain an encroachment permit from Department of Public Works prior to issuance of building permits and complete improvement prior to occupying or commencement of use. Applicant is responsible to obtain all permits and environmental clearances.	Owner/ Applicant	Prior to Building/Grading Permit Issuance.	
70.	15-5	<b>ROAD UPGRADES:</b> The project applicant shall upgrade Second Street between Elm Avenue and Walnut Avenue to County standards, using a design traffic index appropriate for the future pavement loading added by the project truck traffic. Prior to the City of Greenfield's designation of the Walnut truck route, the Applicant shall add additional pavement at intersections in order to accommodate the turning radii of project trucks. <b>(Public Works; Planning and Building Inspection)</b>	Specific improvements and pro-rate fair share of road upgrades for the quarry operations shall be determined by a pavement evaluation subject to approval of the City of Greenfield Public Works Department and the County of Monterey Public Works Department.	Owner/ Applicant	Prior to City of Greenfield designation of Walnut truck Route.	

Permit Cond. Number	Mitig. Number	Conditions of Approval and/or Mitigation Measures and Responsible Land Use Department	Compliance or Monitoring Actions to be performed. Where applicable, a certified professional is required for action to be accepted.	Responsible Party for Compliance	Timing	Verification of Compliance (name/date)
71.	15-6	<p><b>ROAD MAINTENANCE AGREEMENT:</b> San Benito Supply shall enter into a maintenance agreement with the County of Monterey. The agreement shall include provisions for:</p> <p>a. Completion and maintenance and rehabilitation plan (plan) for those portions of road as analyzed and outlined in the "pavement evaluation study, maintenance and rehabilitation strategy for San Benito Supply Quarry, Monterey California": Kleinfelder, 5-10-2002.</p> <p>b. There shall be joint review between Public Works, Planning and Building Inspection Department and the operator of the plan every five years. The review shall allow for the Public Works Department and San Benito Supply to analyze the effectiveness of the plan and to modify the plan by mutual agreement should the parties determine the need exists.</p> <p>c. Joint inspections by San Benito Supply (or subsequent owner), the Public Works Department and a third party consultant to review work to be done and work to be completed per the plan specifications. Third party review may be waived upon mutual agreement by both the Public Works Department and San Benito Supply (or subsequent owner).</p> <p>d. An annual renewable bond for work shall be required to comply with the plan.</p> <p>e. The maintenance agreement obligations shall be consistent with other maintenance agreements in the Greenfield area. <b>(Public Works; Planning &amp; Bldg)</b></p>	<p>Annual renewable bond required for compliance.</p> <p>In the event that either party shall require additional time to review and complete the maintenance agreement described in this mitigation measure, written notification indicating the need for an extension shall be forwarded to the intended recipient (San Benito Supply or subsequent owner / Department of Public Works). Said notice shall be in writing and shall be personally delivered or mailed by commercial courier service or by registered or certified mail return receipt requested, with the first class postage prepaid.</p>	<p>P&amp;BI; PW; Operator; Possible 3<sup>rd</sup> party consultant</p>	<p>Within 90 days of approval of the project</p> <p>Joint review between PW, P&amp;BI, and Operator of plan every 5 years.</p>	

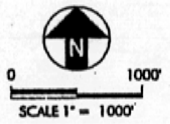
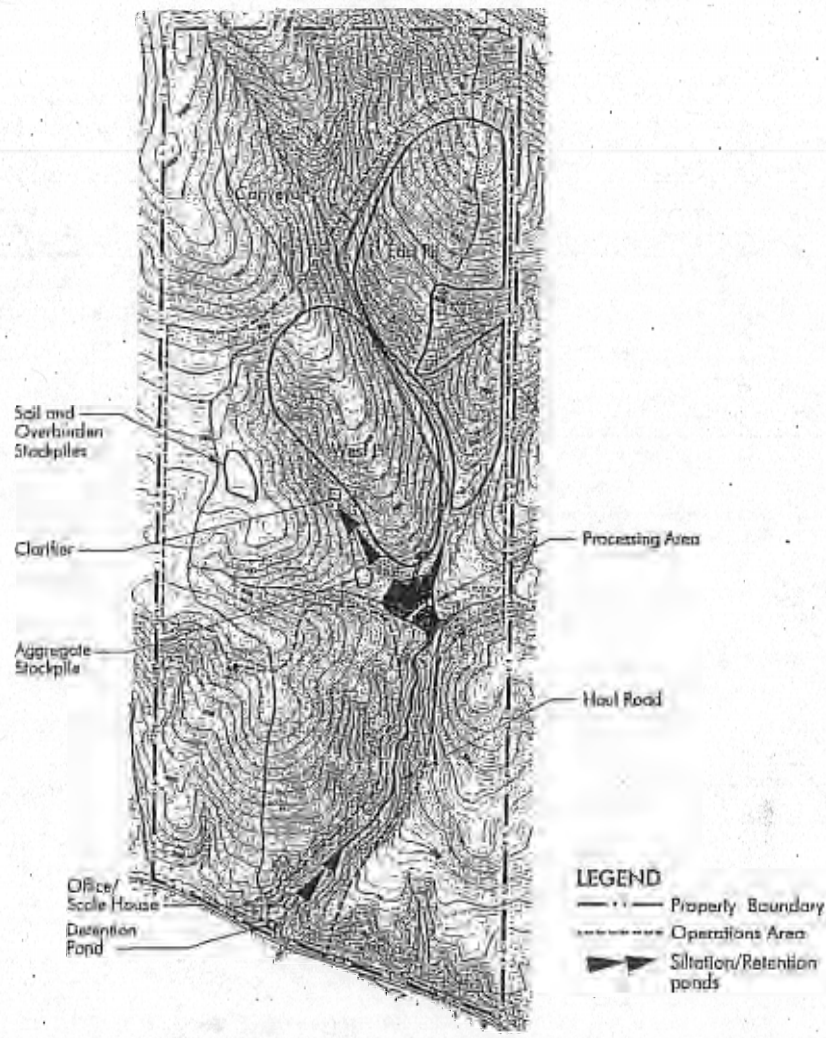
<i>Permit Cond. Number</i>	<i>Mitig. Number</i>	<i>Conditions of Approval and/or Mitigation Measures and Responsible Land Use Department</i>	<i>Compliance or Monitoring Actions to be performed. Where applicable, a certified professional is required for action to be accepted.</i>	<i>Responsible Party for Compliance</i>	<i>Timing</i>	<i>Verification of Compliance (name/date)</i>
72.	15-7	<b>MARKING INTERSECTIONS:</b> Apply stop sign control and associated pavement markings (limit line, "STOP" pavement lettering, center line striping) to the westbound Apple Avenue approach to Second Street and the northbound and southbound Second Street approaches to Walnut Avenue. <b>(Public Works)</b>	Applicant shall apply intersection markings and maintain said markings.	Owner/ Applicant	Ongoing	
73.	15-8	<b>INTERNAL ROAD MAINTENANCE:</b> The access and internal roads shall be maintained in such a way as to minimize dust and avoid mud tracking onto county roads. <b>(Public Works)</b>	Applicant shall implement measures as approved by PW to prevent dust and to keep the surface in a mud-free condition.	Owner/ Applicant	Ongoing	
<i>water resource agency recommendation</i>						
74		<b>Zone 2C Annexation:</b> Prior to the commencement of use, the applicant shall apply for annexation to Zone 2C of the Monterey County Water Resources Agency, as necessary. Parcels that may be annexed shall include those located outside of Zone 2C that receive water from wells located with Agency benefit assessment zone.	Applicant shall provide to Planning and Building Inspection department proof of consultation with Monterey County Water Resources Agency.	Owner/ Applicant	Prior to issuance of building/grading permits	
<i>additional conditions</i>						
75.		<b>DEED RESTRICTION:</b> The applicant shall record a deed restriction stating: "The Parcel contains areas of fill that have not been engineered to support structures and development may be subject to certain restrictions."	Applicant shall provide to the Directors of Planning and Building Inspection a copy of the deed restriction.	Owner/ Applicant	Prior to issuance of building/grading permits	

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76.		<p><b>DUST CONTROL:</b> The Operator shall implement a dust control program, including but not limited to the following:</p> <ul style="list-style-type: none"> <li>a. The Operator shall cease dust generating activities when wind speeds create excessive amounts of fugitive dust that can be seen with unaided vision to be spreading beyond the Project boundary.</li> <li>b. Trucks and mobile equipment shall limit speeds on interior unpaved haul roads to 25 miles per hour.</li> </ul>	The P&BI Department shall monitor fugitive dust emissions.	Owner/ Applicant	Ongoing	
77.		<p><b>BIOLOGICAL RESOURCES EDUCATION:</b> The Operator shall implement a biological resources education program for all on-site personnel. Prior to commencement of employment on the site and thereafter on an annual basis, training shall include: a) how to identify sensitive biological resources likely to be found on the site and b) how to implement appropriate measures to protect those resources. The Operator shall maintain a record of compliance with this mitigation measures and submit annually a record of compliance to the Monterey County Planning and Building Inspection Department.</p>	Operator shall maintain a record of compliance with this mitigation measure and submit annually a record of compliance to the Monterey County Planning and Building Inspection Department.	Owner/ Applicant	Ongoing	

<i>Permit Cond. Number</i>	<i>Mitig. Number</i>	<i>Conditions of Approval and/or Mitigation Measures and Responsible Land Use Department</i>	<i>Compliance or Monitoring Actions to be performed. Where applicable, a certified professional is required for action to be accepted.</i>	<i>Responsible Party for Compliance</i>	<i>Timing</i>	<i>Verification of Compliance (name/date)</i>
78.		<p><b>WEED CONTROL:</b> The Operator shall implement an ongoing weed control program to control the spread of invasive non-native plants into disturbed and reclaimed areas. The Operator shall prepare and submit a weed control plan to the Monterey County Planning and Building Inspection Department within one year of Use Permit approval. The weed control plan shall include the identification of invasive non-native species likely to occur on the site, methods for controlling or eradicating these species, and performance criteria for evaluating plan implementation. The minimum performance standard shall be no net increase in invasive non-native species over pre-mining conditions. Program implementation shall be documented and included in the periodic reports to be submitted under Condition 5. Reclamation shall not be deemed complete unless populations of non-native invasive weeds are shown to be controlled.</p>	<p>The annual P&amp;BI Department inspections shall monitor weed abatement.</p>	<p>Owner/ Applicant</p>	<p>Plan submitted within one year of approval; ongoing thereafter</p>	

Permit Cond. Number	Mitig. Number	Conditions of Approval and/or Mitigation Measures and Responsible Land Use Department	Compliance or Monitoring Actions to be performed. Where applicable, a certified professional is required for action to be accepted.	Responsible Party for Compliance	Timing	Verification of Compliance (name/date)
79.		<b>LANDSCAPING:</b> The scale house areas shall be landscaped. At least 60 days prior to occupancy, three copies of a landscaping plan shall be submitted to the Director of Planning and Building Inspection for approval. A landscape plan review fee is required for this project. Fees shall be paid at the time of landscape plan submittal. The landscaping plan shall be in sufficient detail to identify the location, species, and size of the proposed landscaping materials and shall be accompanied by a nursery or contractor's estimate of the cost of installation of the plan. Before occupancy, landscaping shall be installed. All landscaped areas and/or fences shall be continuously maintained by the applicant and all plant material shall be continuously maintained in a litter-free, weed-free healthy, growing condition.	At least 60 days prior to occupancy, three copies of a landscaping plan shall be submitted to the Direction of Planning and Building Inspection for approval.  The annual P&BI Department inspections shall monitor landscaping maintenance.	Owner/ Applicant	Prior to occupancy of scale house and Ongoing	
80.		<b>SPARK SUPPRESSION:</b> The Operator shall install and maintain spark suppression devices on equipment powered by internal combustion engines.	Evidence of spark suppression devices on equipment powered by internal combustion engines shall be provided to the P&BI Department.	Owner/ Applicant	Prior to issuance commencement of grading activities	
81.		<b>FIRE PROTECTION:</b> All fire roads and fire breaks surrounding and within the mining area shall be constructed to the applicable fire district's recommended minimum standards. The goal is to minimize visibility from public areas while still providing adequate fire protection. This requirement does not apply outside the defined operations area, which is defined in the Operation Plan and Reclamation Plan..	Provide evidence to P&BI Department that all fire roads and fire breaks surrounding and within the mining area are constructed using the fire district's recommended minimum standards.	Owner/ Applicant	Prior to commencement of grading activities	

Permit Cond. Number	Mitig. Number	Conditions of Approval and/or Mitigation Measures and Responsible Land Use Department	Compliance or Monitoring Actions to be performed. Where applicable, a certified professional is required for action to be accepted.	Responsible Party for Compliance	Timing	Verification of Compliance (name/date)
82.		<p><b>FIRE HAZARD ABATEMENT PLAN:</b> The Operator shall prepare a Fire Hazard Abatement Plan. This Plan shall specify actions to reduce fire hazards associated with the Project. The Plan shall include:</p> <ul style="list-style-type: none"> <li>a. Vegetation removal and fuel reduction measures. Vegetation removal and fuel reduction shall be consistent with the biological resources studies submitted with the application.</li> <li>b. A detailed list of the types of fire suppression equipment to be maintained on-site, and the locations of that equipment.</li> <li>c. A detailed description of an employee training program. This program shall include new employee training, annual review courses, instructions on using fire suppression equipment, and instructions for contacting the appropriate agencies in the event of a fire.</li> </ul> <p>This Plan shall be reviewed and approved by the appropriate fire agency.</p>	<p>The Operator shall submit three copies of a Fire Hazard Abatement Plan to the Director of the Planning and Building Inspection Department for review and approval.</p>	<p>Owner/ Applicant</p>	<p>Prior to issuance of building/grading permits</p>	



**Figure 5**  
**Mining Operations Area**  
 HIDDEN CANYON QUARRY RECLAMATION PLAN  
 MONTEREY COUNTY, CALIFORNIA

**RESOURCE DESIGN**  
 TECHNOLOGY, INC.

# Exhibit E

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<b>Hidden Canyon Quarry (HCQ)</b>			
<b>CA Mine ID: 91-27-0029</b>			
<b>Use Permit Extension: PLN010239-EXT1</b>			
<b>Year</b>	<b>Total Production (tons)</b>	<b>Approved Limit (tons)</b>	<b>% of Allowable</b>
2017	150,861	300,000	50%
2018	188,980	300,000	63%
2019	176,591	300,000	59%
2020	175,919	300,000	59%
2021	157,007	300,000	52%
2022	183,893	300,000	61%
2023	259,348	300,000	86%
2024	215,057	300,000	72%
2025	191,945	300,000	64%

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# Exhibit F

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Legislation Details (With Board Report)

**File #:** RES 25-065      **Name:** San Benito Supply Road Maintenance Agreement Amend No 1  
**Type:** BoS Resolution      **Status:** Passed  
**File created:** 4/29/2025      **In control:** Board of Supervisors  
**On agenda:** 5/13/2025      **Final action:** 5/13/2025

**Title:** Adopt a resolution to:  
a. Amend an existing Pavement Maintenance Agreement between San Benito Supply Inc. and the County of Monterey extending termination date to March 30, 2045 (Amendment No. 1).  
b. Authorize the Chair to execute Amendment No.1 and  
c. Direct the Clerk of the Board to submit Amendment No.1 to the Recorder for filing.

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. Board Report, 2. Attachment A - Draft Resolution, 3. Attachment B - Amendment No. 1 - Pavement Maintenance Agreement, 4. Attachment C - Original Agreement, 5. Attachment D - Vicinity Map, 6. Completed Board Order Item No. 38, 7. Completed Resolution Item No. 38

Date	Ver.	Action By	Action	Result
5/13/2025	1	Board of Supervisors	adopted	Pass

Adopt a resolution to:  
a. Amend an existing Pavement Maintenance Agreement between San Benito Supply Inc. and the County of Monterey extending termination date to March 30, 2045 (Amendment No. 1).  
b. Authorize the Chair to execute Amendment No.1 and  
c. Direct the Clerk of the Board to submit Amendment No.1 to the Recorder for filing.

**RECOMMENDATION:**

It is recommended that the Board of Supervisors adopt a resolution to:  
a. Amend an existing Pavement Maintenance Agreement between San Benito Supply Inc. and the County of Monterey extending the termination date to March 30, 2045 (Amendment No. 1).  
b. Authorize the Chair to execute Amendment No. 1 and  
c. Direct the Clerk of the Board to submit Amendment No.1 to the Recorder for filing.

**SUMMARY/DISCUSSION:**

On March 30, 2005, the Planning Commission approved a Conditional Use Permit and Reclamation Plan (PLN010239) for San Benito Supply to allow the establishment and operation of hillside hardrock, sand, and gravel aggregate quarry with an associated on-site rock processing plant that reduces the size of mined rock to construction materials specifications with a maximum annual production of 300,000 tons. The operation is located on approximately 197 acres of a 425-acre property commonly known as the Hidden Canyon Quarry (Attachment D). The project is located approximately 1.7 miles northwest of the intersection of Metz Road and Elm Avenue, in the vicinity of the City of Greenfield.

Condition of Approval No. 71 requires the applicant (“Owner”) and the County of Monterey (“County”), collectively referred as to the “parties”, to enter into a Pavement Maintenance Agreement and develop a pavement maintenance and rehabilitation program for Metz Road and Elm Avenue (Attachment 1) impacted by the Hidden Canyon mining operations. On June 01, 2006, the parties entered into a Pavement Maintenance

Agreement (Attachment C). The Pavement Evaluation Study, Maintenance, and Rehabilitation Strategy for Metz Road and Elm Avenue, by Kleinfelder, dated August 3, 1999. The Kleinfelder study outlined a twenty (20) year maintenance and rehabilitation strategy to maintain an average baseline Pavement Condition Index (PCI) of 54 for Metz Road and Elm Avenue.

The term of this agreement is set to terminate on the first to occur of (i) March 30, 2045, or (ii) termination of the Use Permit. All other terms and conditions of the agreement remain the same.

The Conditional Use Permit expired March 30, 2025. The applicant is currently processing an extension of the use permit (PLN010239-EXT1) to continue mining operations for an additional 20 years. Approval of Amendment No. 1 to the maintenance agreement satisfies condition of approval No. 70 and allows the Conditional Use Permit extension to move forward.

OTHER AGENCY INVOLVEMENT:

The Office of the County Counsel has reviewed Amendment No. 1 as to form. HCD-Engineering Services coordinated with PWF staff on this amendment.

FINANCING:

Staff costs to prepare this report are included in the FY2024-25 Adopted Budget for Housing and Community Development Department (HCD) Appropriation Unit HCD002, Unit 8543. The cost of the maintenance agreement processing is funded with applicant fees.

BOARD OF SUPERVISORS STRATEGIC INITIATIVES:

The recommended action supports the Board of Supervisors' Strategic Initiative for Economic Development and Public Safety.

Prepared by: Armando Fernandez, P.E., Senior Civil Engineer HCD-Engineering Services

Reviewed by: Joshua Bowling, CBO, CCEO Chief of Building Services, HCD

Approved by: Craig Spencer, ACIP, Director of Housing and Community Development

The following attachments are on file with the Clerk of the Board:

Attachment A - Draft Resolution

Attachment B - Amendment No. 1 - Pavement Maintenance Agreement

Attachment C - Original Agreement

Attachment D - Vicinity Map