



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)

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