

Exhibit A

This page intentionally left blank.

**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.