



County of Monterey

Item No.1

Administrative Permit

Registrar File Number: AP 25-047

September 17, 2025

Introduced: 9/5/2025

Current Status: Agenda Ready

Version: 1

Matter Type: Administrative Permit

PLN250135 - CHEMICAL LIME COMPANY OF ARIZONA (NATIVIDAD QUARRY)

Administrative hearing to consider a fifty-year permit extension to a previously approved Use Permit (No. 2970; HCD-Planning File No. PC04745) that allowed the removal of natural materials, including an expanded mining and processing operation.

Project Location: 407 Old Stage Road, Salinas

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 a fifty-year permit extension to a previously approved Use Permit (No. 2970; HCD-Planning File No. PC04745) that allowed the removal of natural materials, including an expanded mining and processing operation [CA Mine ID #91-27-0005].

The attached draft resolution includes findings and evidence for consideration (**Exhibit A**). Staff recommends approval, subject to 1 condition of approval.

PROJECT INFORMATION

Agent: Riley Gustafson

Property Owner: Chemical Lime Company of Arizona

APNs: 211-023-001-000, 211-023-003-000, 211-031-016-000 and 211-031-019-000

Zoning: Split-zoned High Industrial and Farmland 40-acre minimum or "HI" and "F/40"

Plan Area: Greater Salinas Area Plan

Planner: Kayla Nelson, Associate Planner
nelsonk@countyofmonterey.gov

SUMMARY

Staff is recommending approval of a fifty-year Permit Extension to a previously approved Use Permit (proposed term to expire on August 10, 2083), 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 PC04745 prior to the issuance of a building/grading permit and/or commencement of the approved use.

On September 17, 2025, 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, September 16, 2025. 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 Condition of Approval

Exhibit B - Vicinity Map

Exhibit C - Extension Letter, dated February 13, 2025

Exhibit D - Planning Commission Resolution No. 83-279, dated August 10, 1983

Exhibit E - Proof of Mining Yield, dated June 12, 2025

Exhibit F - Notice of Appeal, dated September 2, 1983

Exhibit G - Board of Supervisors Resolution for Appeal, dated September 20, 1983

Exhibit H - Board of Supervisors Resolution, dated October 11, 1983

cc: Front Counter Copy; North County Fire Protection District; Monterey County Regional HCD-Environmental Services; HCD-Engineering Services; Environmental Health Bureau; Kayla Nelson, Planner; Fionna Jensen, Principal Planner; Chemical Lime Company of Arizona, Property Owner; Riley Gustafson, Agent; Kartikeya Parkeh, Interested Party; The Open Monterey Project; LandWatch (Executive Director); Lozeau Drury LLP; Christina McGinnis, Keep Big Sur Wild; Planning File PLN250135