

# Exhibit C

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Quail Meadows Homeowners Association  
5489 Oak Trail  
Carmel, CA 93923  
% Dr. Darren Williams, Board President  
darrenw@me.com  
(831) 210-2534

October 25, 2024

County of Monterey  
Housing and Community Development Department  
% Senior Planner Fionna Jensen  
1441 Schilling Place, 2nd Floor  
Salinas, CA 93901  
(831) 755-5025  
JensenF1@countyofmonterey.gov

**Re: Quail Meadows HOA / Risdell, Inc. Project - APNs 151-171-032, - 033 and 157-171-064 -  
County Project PLN240149**

Dear Ms. Jensen

The Quail Meadows Homeowners Association (Quail Meadows HOA), a California nonprofit mutual benefit corporation, is the property owner of a 181.92 acre parcel, commonly known as Parcel F, within the Quail Meadows subdivision (APN 157-171-064). Quail Meadows HOA Board and Risdell, Inc. are partnering on a project that will ultimately adjust the boundaries of the Quail Meadows HOA and Risdell, Inc. properties to better suit a more logical configuration of its parcels in light of the existing private improvements and other encumbrances that are occurring on that portion of Parcel F adjoining, and directly west, of Parcel 33 (APN 157-171-033).

The approximately 39,034 square foot portion of Parcel F, adjoining Parcel 33, is developed with a paved motor court, retaining walls, driveway and pedestrian pathways. The land has also recently experienced grading and landscaping. As described in the attached Title Report dated February 12, 2024, prepared by Chicago Title Company, the 39,034 square foot land area is fully encumbered by easements. The improvements and easements are contradictory to the intended purpose of the previously dedicated open space parcel.

The Quail Meadows Subdivision was approved in 1989 allowing the original 616 acre parcel to be subdivided in 58 lots consisting of 56 residential lots, a lot for inclusionary housing and a lot for a seminar center. The developer of the subdivision used the allowable development density in a

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County Project PLN240149  
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clustered manner thereby leaving the remainder of the property undeveloped, with the exception of trails, trailheads and other recreational amenities. Parcel F was one of the undeveloped parcels. However, as indicated herein, that 39,034 square foot portion of Parcel F has recently been improved inconsistent with the original purpose.

The Quail Meadows HOA Board is seeking to correct this inconsistency and deed that 39,034 portion of Parcel F to the Risdell, Inc. in exchange for acquiring a similarly sized parcel of land (27,056 square feet) on the easterly side of Parcel 33. Quail Meadow HOA Board prefers this 27, 056 square foot portion of Parcel 33 since it has an existing 10 foot wide recreational trail. Acquiring this portion of land, and a 30 foot strip of land adjoining Parcel 32, in fee simple is preferred by Quail Meadows HOA Board so it may make improvements to the trail in the future that may extend beyond the 10 foot easement. Future improvements could include making the recreational trail a fire access, which is a criteria of the subdivision's Firewise classification.

The Quail Meadows HOA Board believes that this lot line adjustment, and associated General Plan Amendment and Rezone, are in the best interest of the public by maintaining desirable open space rather than open space with private improvements and other encumbrances. Ultimately the homeowners will need to approve of the land transfer, which will occur in advance of any title transfer and subsequent to the County's conditional approval. As such, the Quail Meadows HOA Board respectfully requests that the County of Monterey support and approve the project PLN240149, as proposed.

Sincerely,

*Darren Williams*  
Darren Williams (Oct 29, 2024 12:22 PDT)

Dr. Darren Williams, Board President  
President

encl: Chicago Title Company Preliminary Title Report dated February 12, 2024.

Cc. Wald, Ruhnke & Dost, LLP, % Henry Ruhnke, 2340 Garden Road, Suite 100, Monterey, CA 93940  
Brodie Group, % Erik V. Lundquist, 480 Gate 5 Road, Suite 100, Sausalito, CA 94965

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March 26, 2025

Our File No: 882.000

Mr. Steve Mason  
Monterey County HCD  
1441 Schilling Place – 2<sup>nd</sup> Floor South  
Salinas, CA 93901

RE: PLN240149/RISDEL INC. AND QUAIL MEADOWS HOMEOWNERS ASSOCIATION

Dear Steve:

Steve, we look forward to working with you again. As you know, we represent Risdell Inc., the owners of Quail Meadows Lots 32 and 33 and co-applicant Quail Meadows Homeowners Association (HOA). Following the Planning Commission's early assessment discussion, our subsequent conversation with Craig and your March 19<sup>th</sup> email, this letter will describe the project at hand and provide a justification for the project as designed.

## PROJECT DESCRIPTION

- A lot line adjustment between three lots of record in the Quail Meadows Subdivision:
  - Lot 32 (10 acres); Lot 33 (2.5 acres), and Parcel F (181.42 acres) which will result in lot 32 being reduced to 9.32 acres, lot 33 being increased to 2.72 acres and Parcel F being increased to 181.88 acres.
- Construction of a 2,929 square foot garage including:
  - 1700 CY of cut
  - 250 CY of fill
  - Export of 1450 CY of cut material.
- Development on slopes in excess of 25%; and,
- Removal of five protected trees.

The Carmel Valley Land Use Advisory Committee unanimously approved the project with no recommended changes. The Quail Meadows HOA also approves of the project.

## GENERAL PLAN AND ZONING

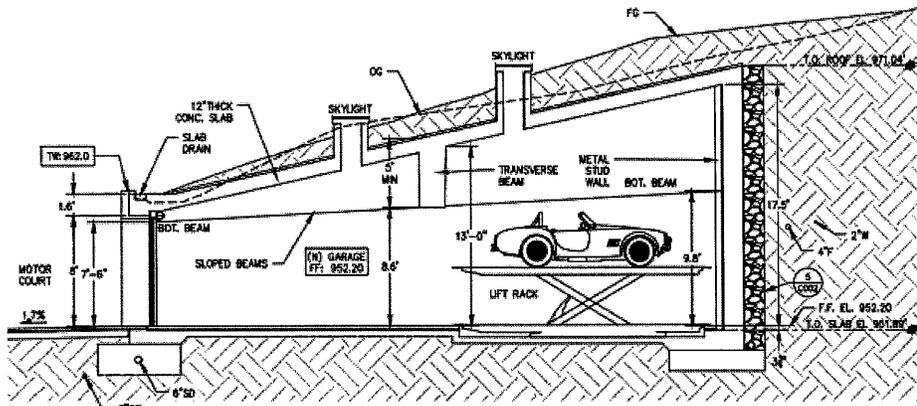
Lots 32 and 33 are designated by the Carmel Valley Master Plan (CVMP) as “Low Density Residential 5 acres/unit.” Parcel F, owned by the HOA is designated as “Resource Conservation 10 acres/unit.”

“The Resource Conservation designation is applied in primarily rural residential or agricultural areas with sensitive resources and areas planned for resource enhancement. Only very low intensity uses and supporting facilities may be permitted within this designation. Resource Conservation lands are envisioned to create important open space amenities for the entire community and, in some cases, provide drainage and flood control facilities in conjunction with open space... (MCGP 2010 Policy LU-2.34 (c)).” The Resource Conservation (RC) which is the zoning district most closely aligned with the Resource Conservation designation states: “The purpose of this Chapter is to provide a district to allow development ...while protecting the significant and substantial resources of those areas [including] viewshed, watershed, plant and wildlife habitat, streams and riparian corridors. (Monterey County Code (MCC) Section 21.36.010).” The RC district allows for a single-family dwelling (MCC 21.36.030 A) and for “non-habitable accessory structures and accessory uses to any permitted use (MCC Section 21.36.030 E).”

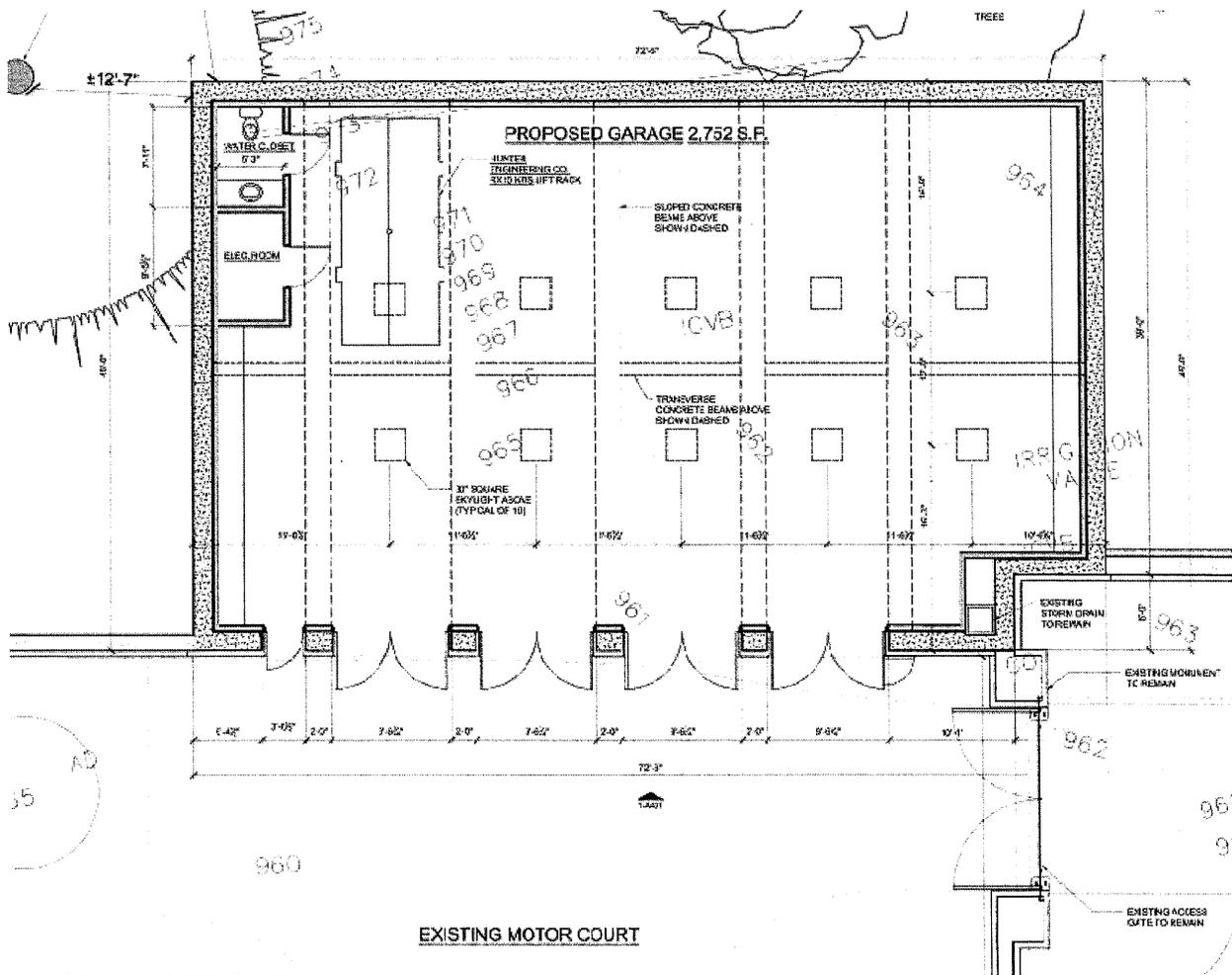
Parcel F is currently zoned “Open Space” (O). Open Space zoning however does not preclude development. The O District allows a broad range of uses including accessory buildings, farming, grazing, parks, golf course, drilling for and removal of oil and gas, and “Other uses of a similar character, density and intensity... (MCC Section 21.38.030, .040 and .050).” The 2010 MCGP allows for up to 25% coverage (Policy LU-8.1).

The “O” district specifically allows, subject to a use permit, “any structure or use or removal of any vegetation or natural materials *not in keeping with the purpose* of this Chapter (21.38.050 A).” The purpose of the “O” District is to “promote a rural atmosphere in an otherwise urban or semiurban development and to hold for future generations open space in which trees and plants can grow. (21.38.010).”

The project is a private, underground garage for the use of the owner and owner’s family. Construction will occur in a location which was disturbed during the construction of the home on the property. When construction is complete, the site will be recontoured to be consistent with the surrounding landscape and be landscaped with native plant species. Trees which are to be removed will be replaced. Only minimal exterior lighting will be used. Final contour, landscaping, and lighting plans will be subject to County approval.



**(A) GARAGE SECTION EAST-WEST**  
 HORIZONTAL SCALE: 1" = 5'  
 VERTICAL SCALE: 1" = 5'



Title 21 anticipated and addressed situations like this where the General Plan, in this case the CVMP, and zoning may differ. Title 21 is clear. The General Plan and area plan take precedent over zoning (MCC Section 21.02.060 A).

### PROJECT JUSTIFICATION

The project complies with the purpose of the Open Space Zoning District and is allowed per Section 21.38.050 A:

- The site is zone “O” as part of the private open space of the Quail Meadows Subdivision. The site is not in a scenic easement nor is it’s use otherwise restricted. The Quail Meadows HOA has approved the project.
- The resulting project will be fully restored, contoured and landscaped with native plants subject to the County’s approval.
- The site will be enhanced through its post-construction restoration.

The project is fully consistent with 2010 General Plan policy OS-3.5:

- There is no area of the property that could be developed for the proposed garage that is under 25% or would not require access through an area which in excess of 25%.



- The proposed development better achieves the resource protection objectives and policies contained in the Monterey County General Plan, accompanying Area Plans, and all applicable master plans in that:
  - The area of the proposed garage has been used in the construction of the main house.
  - No additional significant site disturbance will be required.

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- Use of the proposed site will allow for a project that will be fully restored, contoured, and replanted with native plants subject to the County's approval.
- No new land and/or resource disturbance will be required.
- The project will not be visible to public view outside the Quail Meadows subdivision.



The application, including the lot line adjustment and garage, is consistent with 2010 General Plan, Carmel Valley Master Plan, and complies with Title 21. There are no significant impacts to the viewshed or environmental resources. The final project site will be fully contoured, restored with native plants, and have minimal lighting subject to the County's approval. There are no visual impacts.

Should you have any questions or need additional information, please contact me or Dale Ellis. Dale's direct number is 831-596-4210.

Sincerely,

Handwritten signature of Anthony L. Lombardo in blue ink.

Anthony L. Lombardo  
ALL/de

cc: Client  
Henry Ruhnke  
Erik Lundquist  
Craig Spencer  
Melanie Berretti  
Fiona Jensen

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