RANCHO CAÑADA VILLAGE

Presented in Response to Questions and Misinformation raised by Measure G about Rancho Canada Village

THEY SAY …

Size of project is…
300 to 3,000 new homes

Grading for the project requires…
220,000 cubic yards of new dirt

Flood potential…
Much greater to both downstream and up-stream development due to 200,000 cubic yards of new dirt

Water use, net savings from existing, would be…
Net savings would be considerably less than the projected 80 acre-feet, if any!

Construction health risks would be…
Health risks will occur from the enormous amount of fill involved in the project

Rural character and Open Space…
(They don’t talk about it)

They say…
“Not out of town developers who don’t care”

Former Project (per EIR)

281 units, of which 50% are affordable/workforce

100,000 cubic yards of imported fill

No significant impacts. Part of solution to improve existing storm water issues.

Annual savings of 80 +/- acre-feet without considering recharge over existing golf course use

Construction impacts less than significant by including best practices, new equipment

31.35 acres of private habitat preserve

Former Project...
“Nick Lombardo and development team”

New Revised Plan

Preferred Alternative

90 market rate units with 90 affordable/workforce units (total combined of 180 units)

0 cubic yards (none) imported fill

Net positive reduced flood potential due to ‘blister’ removal. Imported fill has been eliminated

Annual savings of 110 +/- acre-feet per year, without considering recharge over existing golf course use

Due to no imported fill, total construction drastically reduced, still includes best practices

50 +/- acres of public open space, to include connectivity from Middle School to the Carmel River and to Palo Corona Ranch

New Plan...
“Williams and Eastwood...we live here.”

Our History and Our Intention

My journey with Clint Eastwood started over 20 years ago when he asked me to do an assessment of a run-down hotel, supper club, called Mission Ranch that was going to be torn down and replaced with 60+ condominiums. After giving Clint a full report about what shape Mission Ranch was in, we came to the conclusion that it was really worth repairing and preserving the old heritage of the place. For the next seven years, we remodeled and preserved Mission Ranch and added to it, meeting Clint’s desire to preserve and make Mission Ranch self sustaining into the future.

From there, we worked on putting 650 acres (6 lots) that Clint owned by Malpaso Creek in the Highlands into permanent open space. We traded this land for the Odello East property, which was an approved 86-lot subdivision to be built against the hills south of the Carmel River. The Eastwoods made a gift of this subdivision to the Big Sur Land Trust, who extinguished it to maintain it as open space. The Eastwoods maintained one-half of the crop land and the river bottom because Clint wanted to make sure in working with Big Sur Land Trust that the entire area, the State Parks property to the West, Palo Colorado Ranch to the south, and the Hatton Canyon parkway to the north, would come together in a visionary plan that has been developed with the Big Sur Land Trust. In the spirit of perpetuating the Big Sur Land Trust’s interest, the Eastwoods had me remove the blister, a large stockpile of dirt obstructing the floodway, at their expense, to open their property for flooding when it reoccurs again in the river.

When Nick Lombardo died with his Rancho Canada Village project, we saw the merit of the workforce housing and the open space, and we assumed the project in the middle of the EIR process. We rejected our own EIR as being inadequate, but did have the benefit of all the comments that were made by the community during its review, and we listened. Nick and his developers are now gone. We have now prepared a ‘Preferred Alternative’ which reduces the project from 281 units to 180 total units, of which half are below-market rate for workforce housing, such as for teachers, firefighters, and nurses. We have dramatically increased the public open space, and have created open space connectivity. We are retiring the underlying old golf course and restoring it back into natural habitat, to include enhanced flood control, with ponds and wetlands for habitat and detention basins.
Managing Partner Brings 40 Years of Local Experience

Alan Williams, managing partner, Rancho Canada Venture, LLC, founded his design/build business to serve the Carmel area nearly 40 years ago. In 1969, he had recently been returned to Ft. Ord from Vietnam where he was a decorated officer. After serving almost two years at Ft. Ord, because of wounds he received in Vietnam, Williams was retired as a captain. Trained at the University of Iowa in architectural design and urban planning, Williams chose to remain in Carmel. His practice, at first, involved residential building (new home and restoration construction) and light commercial projects in Carmel. In 1986, before purchasing Mission Ranch, Clint Eastwood hired Williams to inspect the iconic Carmel property. After Williams’ report, Eastwood obtained the property and contracted with him to undertake its rehabilitation. The preservation, improvement and adaptive reuse of the 157-year-old Mission Ranch and its environmentally sensitive location are legend locally and appreciated internationally. Williams also built the Eastwood Building on San Carlos Street in Carmel as well as the remodel and rehabilitation of the Hog’s Breath Inn for Eastwood. Out of those collaborations grew a business relationship, which for almost 20 years has been a low-key steward of high-profile land use. In this regard, Alan Williams has contributed design-build (often AIA award-winning design) services to Tehama-Canada Woods, Monterra, and the Del Monte Forest preservation/development project in Pebble Beach. Assumption of the leadership at Rancho Canada had a coincidental beginning many years before any of those projects.

“Nick Lombardo and I were contemporaries, though he arrived a bit before me. We were both employers, and both of us saw our workers increasingly priced out of the local housing market,” said Williams. “Years ago, when Nick’s original plan was to redevelop around a hotel at Rancho Canada, I suggested he consider housing instead. Something very similar to what we are proposing today, a 50 percent affordable project built entirely with private capital. The need existed then and it is far greater today.”

The partnership Williams leads brings a holistic approach to land use at the mouth of Carmel Valley. This too began long ago with the purchase of Mission Ranch by partner Clint Eastwood and the Lombardos’ even earlier construction of the Rancho Canada golf course, which is bisected by the Carmel River.

“We really have an understanding of how the entire system interacts, what the dynamics and considerations are,” said Williams. “We are leaving over half of the land from the west golf course to open space. Open space with public access. In other words, we are welcoming the possibilities for public use and benefit on what is now private property.”

Another component at Rancho Canada is to construct a portion of the tie back levy needed to protect the homes and businesses along Rio Road from Carmel River flood waters and direct water towards the flood control improvements below us. This is consistent with activities by state parks, Big Sur Land Trust and others downstream to return the Carmel River to a more natural process. We are also reducing water use from Carmel River previously used for golf course irrigation. By focusing on the entire system, we can design the function of our particular element to compliment the whole. Ultimately, the net winner is the public who receive direct or indirect benefit from our investment through improved function and access at no out-of-pocket. “There is not $1 of government money in this project,” Williams said.

“More than 30 years ago, when Rancho Canada was first developed, public service employees, doctors, nurses, teachers, firemen, policemen were not candidates for government housing assistance. Today they are, and 54 of the homes we are building are termed workforce housing.”

“These houses are to be priced in the range of public service salaries. If you consider the institutions within a few miles of our site, that embraces a lot of need. I am making a point about this because some folks confuse price-controlled housing with ‘needy.’ The buyers of the affordable homes here are people we already recognize from the public schools, the hospital or the annual fire inspection, people who currently have to commute to us. When they can live closer to their jobs we benefit, they benefit and the environment benefits.”