

DEL MONTE FOREST PROPERTY OWNERS
ROADS & LAND USE COMMITTEE MEETING MINUTES
Wednesday, September 18, 2013 ~ 4:00 p.m.
Pebble Beach Community Services District – Board Room

Members	Resources
Bob Hutchison – Chair - present	Shawn Casey – PBCo - present
Brenda Anderson	Steve Aitchison – PBCo
Ned Van Roekel	Mark Stilwell – PBCo - present
Joella Szabo	Mike Niccum – PBCSD - present
Don Eastman - present	Don Tkachenko – PBCo
Bart Bruno - present	
Doris Nishimoto - present	
Kamlesh Parikh	
Jeff Fuller - present	

- 1) **Call to Order.** Chairman Hutchison called the meeting to order at 4:00 p.m.
- 2) **Roll Call.** 5 voting members present, 3 resource members present
- 3) **Acceptance of Agenda.** MSC (Motion, second, carried) as submitted.
- 4) **Introduction of Guests.** RADM Robert Gormley and Mr. Joel Gambord
- 5) **Public Comments/Items Not on the Agenda.** None at this time.
- 6) **Approval of the Minutes.** Minutes of the May 23, 2013 meeting were approved earlier via e-mail consensus of committee members.
- 7) **PBC General Update** – Mr. Stilwell reported that the new Spanish Bay parking lot is complete. The County had originally called for a four-way stop at the entrance to Spanish Bay and 17 Mile Drive. It is believed the four-way stop signs will be safer for employees crossing the road from the parking lot than the round-about. The driving range will have sod installed beginning tomorrow. Otto Construction will complete the Golf Academy by January 2014. The new welcome pavillion on Palmero is now staffed, assisting approximately 30 travelers per day. A pullover area is being installed for staff to assist those requiring extended attention. The next project to be undertaken will be additional parking spaces at the Lodge.

Mr. Stilwell gave an overview of inclusionary housing proposed for Area D. Estimated cost is \$1.75 million per each of the 4 units of six townhouses. The proposed housing is a condition of the County’s approval of the Del Monte Forest Plan project and meets inclusionary housing requirements (rental units for employees near schools) as well as being outside the coastal zone and having water entitlement. The recent Pebble Beach Land Use Advisory Committee meeting on this subject, will be continued Thursday, October 3rd at 3 p.m. in the PBCSD community room.
- 8) **Status Report Re: PBCSD Roads Projects** – PBCSD General Manager, Mike Niccum reported that the first phase of construction of the Undergrounding of Overhead Utilities Project along Colton Road to Forest Lake Reservoir is making good progress; Colton Road will be repaved after the construction. The District may also repave the portion of Forest Lake

Road impacted by the project, as well as funding part of the paving of Palmero Way due to Pump Station P-7 and water line construction work disturbing the roadway.

- 9) **Land Use Advisory Committee Report** – Member Szabo was absent.
- 10) **Roads Status** - Chair Hutchison provided a Road Survey Report, a listing of roads by pavement condition index (PCI) values and melded from PBC Pavement Management System (PMS) data and input from the DMFPO roads survey completed earlier in the year. Chair Hutchison and Shawn Casey have surveyed additionally those roads with PCI values below 50 that are in the poorest condition. Mr. Casey provided handouts listing \$1 million of 2013 proposed projects targeted to be completed by November. Mr. Casey provided the *Pavement Management Program Update Final Report* by Nichols Engineering based on the most recent data input into the PBC PMS software.

Tree roots damaging pavement, small trees near roadways that are a future threat, and foliage that blocks drivers' 200-foot line of sight are being more aggressively identified by PBC for removal. Mr. Stilwell and Mr. Casey encouraged public input if any issues are observed.

- 11) **DMFPO 2013 Road Survey** – Chair Hutchison had nothing further to report.
- 12) **New Business** –DMFPO staff is working on a reprint of the Pebble Beach Road map.

Mr. Stilwell reported community member requests to change the name of “new” Congress Road. PBC is proposing to rename that segment SFB Morse Drive, an extension of the entry drive. There would be no impact on house numbers since there are no houses on “new” Congress. The driveway access to the proposed inclusionary housing will be named Morse Court. The road naming request will be submitted to the County and signage would be changed.

Old Business – The goats are currently at work in the Del Monte Triangle.

- 13) **Announcements:**

Next meeting to be held November 21, 2013 at 4:00 p.m.

Upcoming Quarterly Meetings: February 27, 2014
May 22, 2014
August 28, 2014
November 20, 2014

- 14) The meeting adjourned at 4:59 p.m.

Respectfully submitted by Laura Dadiw for Bob Hutchison