

**DEL MONTE FOREST PROPERTY OWNERS**  
**ROADS & LAND USE COMMITTEE MEETING MINUTES**  
**Thursday, November 21, 2013 ~ 4:00 p.m.**  
**Pebble Beach Community Services District – Training Room**

<b>Members</b>	<b>Resources</b>
<b>Bob Hutchison – Chair</b> - present	<b>Shawn Casey</b> – PBCo - present
<b>Brenda Anderson</b> - present	<b>Steve Aitchison</b> – PBCo
<b>Ned Van Roekel</b>	<b>Mark Stilwell</b> – PBCo
<b>Joella Szabo</b>	<b>Mike Niccum</b> – PBCSD - present
<b>Don Eastman</b>	<b>Don Tkachenko</b> – PBCo
<b>Bart Bruno</b>	
<b>Doris Nishimoto</b> - present	<b>Guests</b>
<b>Kamlesh Parikh</b>	<b>RADM Robert Gormley</b>
<b>Jeff Fuller</b> - present	
<b>Debra Graham</b> - present	

- 1) **Call to Order.** Chairman Hutchison called the meeting to order at 4:00 p.m.
- 2) **Roll Call.** 5 members present, 2 resource members present
- 3) **Acceptance of Agenda.** MSC (Motion, second, carried) as submitted.
- 4) **Introduction of Guests.** RADM Robert Gormley
- 5) **Public Comments/Items Not on the Agenda.** None.
- 6) **Approval of the Minutes.** Minutes of the September 18, 2013 meeting were approved earlier via e-mail consensus of committee members.
- 7) **PBC General Update** – Shawn Casey provided a list of 2013 proposed road improvement projects. Projects continued from 2012 and recently completed include: slurry on Chaparral and Arrowhead Roads; paving on Palmero Way at 17 Mile Drive down to Cypress at the Lodge; and paving of the entrance to Spanish Bay from 17 Mile Drive and around to the back of the hotel. Striping remains to be done at Spanish Bay and along Cortez from Alvarado/17 Mile Drive to Ronda. PBCSD has repaved the portion of Colton Road affected by the Undergrounding Overhead Utilities Project and is awaiting striping. After the Calloway Tournament, PBC will assist PBCSD with the Utilities Project by paving from the PBCSD administrative offices down Forest Lake Road to Hawkins Lane. PBC will pave to the end of Hawkins from Forest Lake Road independent of the PBCSD Utilities Project. Signs have been erected, notices placed in mailboxes, and door to door contact made advising that construction on 2013 road projects would begin on Monday, November 25th with completion anticipated in three weeks. PBC will coordinate the road work with Waste Management garbage pick schedules within the construction area. PBC budgets for and performs pothole and road-edge repairs in-house each year in addition to the contracted improvement projects.

Mr. Casey recently received the 2012 Pavement Management System ("PMS") road condition data from Nichols Engineering that will be provided to DMFPO in Excel format. Once 2013 projects are complete, the data will be entered into the PMS and integrated with the latest DMFPO survey data to use for budgeting 2014 road improvements.

Mr. Casey encouraged members to report to his office any road safety issues such as the visual obstruction caused by the hedge along the right side of the intersection of Sloat at 17 Mile Drive.

Mr. Casey gave an update on PBC projects: the driving range is nearly complete and beautifully designed; the golf academy will be completed by mid-January; lot infrastructure will be completed by December 20<sup>th</sup> for the 32 total lots at Poppy Lane and Ronda/Viscaino Roads (16 lots in each area).

California American Water has contracted with Monterey Peninsula Engineering to replace 1920s-era water supply pipes on Sloat in front of Monterey Peninsula Country Club.

Chair Hutchison displayed on the training room monitor the video simulation of the proposed Highway One/Highway 68 roundabout traffic flow. The video simulation can be accessed on the DMFPO web site at <http://dmfpo.org/dmfp.html> or on the City of Monterey web site at <http://www.monterey.org/en-us/departments/planspublicworks/planning/planningprojects/holmanhighway68highway1roundabout.aspx>

- 8) **Status Report Re: PBCSD Roads Projects** – PBCSD General Manager, Mike Niccum reported that Colton Road was ground down and repaved using 3-inches of new base material. The 2013 Sewer Line Replacement Project that is underway has minor impact on roads. The PBCSD Fall/Winter newsletter is out and available on the District web site at <http://pbcسد.org/news.html>.
- 9) **Land Use Advisory Committee Report** – Member Szabo was absent.
- 10) **Roads Status** - Chair Hutchison had nothing further to report.
- 11) **DMFPO 2013 Road Survey** – Chair Hutchison had nothing further to report.
- 12) **New Business** – Committee members requested signs indicating “Caution, drive slow, golfers crossing” be installed on Spyglass Hill Road near Founders Way. Mr. Casey will view the area to pinpoint the location and then pass the request on to Mark Stilwell for approval.
- 13) **Old Business** – Member Fuller attended last night’s Pacific Grove City Council meeting where the Pebble Beach Affordable Housing Project was discussed. A subcommittee of the council had been appointed to meet with PG residents regarding expressed concerns with the Project. Subsequently, the subcommittee drafted a letter for the council to send to PBC expressing resident concerns and urging selection of another site for the project. In presenting the subcommittee's report Councilmen Miller and Cuneo spoke positively about PBC as a good neighbor for PG and stressed that the committee’s task was not adversarial. However, both councilmen believed PG residents raised legitimate concerns that had not been adequately addressed. The council ultimately voted to send the letter to PBC with a copy to the County Board of Supervisors.
- 14) **Announcements:** **Next meeting to be held February 27, 2014 at 4:00 p.m.**  
Upcoming Quarterly Meetings:      May 22, 2014      August 28, 2014
- 15) The meeting adjourned at 4:40 p.m.

*Respectfully submitted by Laura Dadiw for Bob Hutchison*

**PEBBLE BEACH COMPANY: PROPOSED 2013 / 2014 ROAD PROJECTS**

11/21/2013

**2013 PROPOSED PROJECTS**

**Current PCI**

**Schedule**

**Repave:**

Customs	35%	11/25 - 11/27
Parkway	15%	11/25 - 11/27
Sherman	23%	12/2 - 12/4
Aztec	24%	12/2 - 12/4
Dana	45%	12/2 - 12/4
Bird Rock - from Sloat to Colton	29%	12/4 - 12/6
Rampart	16%	12/4 - 12/6
Circle	54%	12/4 - 12/6
Madrone	46%	12/4 - 12/6
Lookout	24%	12/4 - 12/6
Hawkins	26%	12/9 - 12/10
Forest Lake - from PBCSD to Hawkins (PBCSD Project)		12/9 - 12/10
Sunridge - from Scenic to Chamisal	39%	12/11 - 12/13
Scenic - from Sunridge to the Bridge	28%	12/11 - 12/13
El Bosque - from Sunridge to Crest	33%	12/11 - 12/13
Atajo	42%	12/16 - 12/17
Fergusson	38%	12/16 - 12/17
Striping, Patching, Raising Manholes		12/18 - 12/24