

DEL MONTE FOREST PROPERTY OWNERS
ROADS & LAND USE COMMITTEE MEETING MINUTES
Thursday, November 20, 2014 ~ 4:00 p.m.
Pebble Beach Community Services District – Training Room

| Members | Resources |
|--|---|
| Bob Hutchison – Chair - present | Shawn Casey – PBCo - present |
| Brenda Anderson - present | Steve Aitchison – PBCo |
| Ned Van Roekel - present | Cheryl Burrell – PBCo - present |
| Ron Lema - present | Mike Niccum – PBCSD - present |
| Don Eastman - present | Don Tkachenko – PBCo |
| Bart Bruno - present | |
| Doris Nishimoto | Others Present |
| Kamlesh Parikh - present | Nick Becker – PBCSD Engineer |
| Maureen Lyon | LeBon Abercrombie – DMFPO board member elect |
| Jeffrey Fuller - present | |

- 1) **Call to Order** – Chairman Hutchison called the meeting to order at 4:00 p.m.
- 2) **Roll Call** – 8 members present, 3 resource members present
- 3) **Acceptance of Agenda** – as submitted.
- 4) **Others Present** – Nick Becker; LeBon Abercrombie
- 5) **Public Comments/Items Not on the Agenda** – None
- 6) **Approval of the Minutes** – Minutes of the August 28, 2014 meeting were approved as presented (Van Roekel/Eastman/Unanimous). Chair Hutchison requested when the minutes are sent via email that members respond as to acceptance as quickly as possible to expedite the minutes being posted to the DMFPO web site.
- 7) **PBC General Update** – Ms. Burrell reported a successful First Tee Open event. The affordable housing project EIR is on track to be completed end of this year or early next year. Advanced tree removal for the Highway 68/Highway One roundabout project will commence early December to complete utility relocation prior to raptor nesting season; project construction is planned to begin in September, 2015. A Poppy One residential lot sale will close in two weeks and two others will close after the first of the year. The Equestrian Center special events field is being treated to avoid mud holes during rains.
- 8) **Status Report Re: PBCSD Roads Projects** – PBCSD Principal Engineer, Nick Becker noted closure of Cypress Drive is no longer needed for the Pump Station P6 (Pescadero Point - Cypress at 17 Mile Drive) Rehabilitation Project. Phase II Undergrounding Overhead Utilities Project will begin on Forest Lake Road at Hawkins Way and continue to the Lodge area. Conduit vault substructure design is currently underway, and construction is estimated to begin late summer/fall 2015. Another Sewer Line Replacement Project is anticipated between now and July 2015.
- 9) **Land Use Advisory Committee Report** – Director Lyon was absent.
- 10) **Roads Status** – Shawn Casey, VP, PBCo Resource Management provided a current list of 2014 road improvement projects completed and the work yet to be performed. All paving is completed short of striping and related finishing, with slurry projects deferred due to

environmental conditions, to be completed in April 2015. The Pavement Condition Index (PCI) for the completed work will be entered into the PBCo Pavement Management System (PMS) computerized roads maintenance program. Currently only 29 road areas remain that are under the PCI rating of 50. Based on engineer evaluation, the current overall average condition for all Forest roads is a PCI of 71.

- 11) **DMFPO 2014 Road Survey** – Chair Hutchison reported on the study team of himself, Shawn Casey, Nick Becker, Ron Lema, and Bart Bruno tasked with selecting a PCI average for all Forest roads (Target PCI); and to select a PCI at which improvements must be scheduled (Threshold PCI). Chair Hutchison provided maps with highlighted road areas having a PCI of 50 to 79 that were evaluated by the team. A scale of one to four was used by each team member with one being satisfied with the surface condition of the observed roadway; two being acceptable but noted for potential improvement; three being in need of *priority* improvement; and four being unacceptable. Chair Hutchison provided a “scatter chart” tallying the 1 - 4 ratings as compared to current PCI of the roads observed that was used by the team in its deliberations.

Once the Target and Threshold PCIs are formally accepted by the DMFPO board, Pebble Beach Company will use them in conjunction with a re-evaluation of road conditions by Nichols Engineering early next year to develop a 5-year maintenance plan and determine the amount of funding needed to achieve the selected PCIs. Mr. Casey provided “California Local Streets & Roads Needs Assessment 2014 Update” state-wide study that Mr. Becker suggested for comparison of Forest road conditions to counties state-wide.

Moved by Member Van Roekel, seconded by Member Eastman, and unanimously carried, to recommend that the PCI average for all Forest roads be 75, and that the threshold for required improvement be PCI 50 for collector and arterial roads and PCI 45 for residential roads.

- 12) **New Business** – Highway 68/1 roundabout video at tamcmonterey.org was presented. Member Parikh announced that TAMC is arranging to host a stakeholder meeting within the next 15 days in the PBCSD board room regarding alternative traffic routes during roundabout construction. A “Doodle” survey will be sent to board members to submit preferred dates for the meeting.
- 13) **Old Business** – None
- 14) **Announcements: Next meeting February 26, 2015.**
Upcoming Quarterly Meetings: May 28, 2015 August 27, 2015
- 15) The meeting adjourned at 4:52 p.m.

Respectfully submitted by Laura Dadiw for Bob Hutchison