

**DEL MONTE FOREST PROPERTY OWNERS**  
**ROADS & LAND USE COMMITTEE MEETING MINUTES**  
**Thursday, August 27, 2015 ~ 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> – Pebble Beach Company (PBCo) - present
<b>Brenda Anderson</b>	<b>Steve Aitchison</b> – PBCo
<b>Debra Graham</b>	<b>Cheryl Burrell / Dave Stivers</b> – PBCo - present
<b>Charles Delahay</b> - present	<b>Mike Niccum / Nick Becker</b> – PBCSD - present
<b>Bart Bruno</b> - present	<b>Don Tkachenko</b> – PBCo
<b>Doris Nishimoto</b>	
<b>Kamlesh Parikh</b> - present	<b>Others Present</b>
<b>Maureen Lyon</b>	<b>Robert Gormley</b> – PB resident
<b>Jeffrey Fuller</b>	
<b>Don Eastman</b> - present	
<b>Ned Van Roekel</b>	
<b>LeBon Abercrombie</b> - present	

- 1) **Call to Order** – Chairman Hutchison called the meeting to order at 4:00 p.m.
- 2) **Roll Call** – 6 members present, 5 resource members present
- 3) **Acceptance of Agenda** – as submitted.
- 4) **Others Present** – Admiral Robert Gormley
- 5) **Public Comments/Items Not on the Agenda** – None
- 6) **Approval of the Minutes** – Minutes of the June 18, 2015 meeting were approved as presented (Eastman/Delahay/Unanimous).
- 7) **PBC General Update** – David Stivers reported on a successful Concours d’Elegance event – learning each event where traffic needs to be better monitored and best placement of CHP patrol. Lodge room renovations will begin in September. At the same time, PBCo and PBCSD will commence infrastructure projects in the Lodge area including new water lines, sewer lines, gas lines, and undergrounding utility lines. After that, Fairway One area project construction (cottages, house, meeting rooms etc.) will begin the first part of April 2016. Highway 68/Highway One Holman Highway Roundabout Project design is in the final stages and construction is planned to begin in the spring of 2016, anticipated to be completed in 9 months. Three periods of time will be most impactful to traffic flow and work schedules (night v. day work) are still being developed and may not be finalized until the construction contract has been awarded early next year.
- 9) **Status Report Re: PBCSD Roads Projects** – PBCSD Principal Engineer, Nick Becker reported the Lodge area infrastructure upgrade is a large project and the main focus for PBCSD next year. There is a significant improvement project underway at Carmel Area Wastewater District that PBCSD has a stake in and is being kept apprised of. AT&T will likely address the rerouting of utility lines for the roundabout project before finishing the first phase of PBCSD’s undergrounding of overhead utility lines, delaying the removal of the remaining poles and the completion of phase one approximately three more months.

- 10) **Land Use Advisory Committee Report** – Director Lyon was absent.
- 11) **Roads Status** – The Pavement Condition Index (PCI) report from Nichols Engineering generated from the input of evaluation data into the PBCo Pavement Management System (PMS) computerized roads maintenance program was provided to committee members. Shawn Casey, VP, PBCo Resource Management noted that road segments used by Nichols in the recent report are slightly different than those used in the initial evaluation three years ago. Consequently, some PCI values differ from original values. The current overall average PCI for all Forest roads was determined in the report to be slightly above 71, approximately the same as the PCI reported by Nichols Engineering three years ago. This committee last year developed a (target) PCI standard of 75 for all roads (and roads at 50 PCI or less are to be addressed immediately unless subject to special circumstances such as PBCSD or PBCo projects scheduled to disturb a road that would otherwise be repaved). This “target” PCI is to be achieved using a select scenario (timeline and cost) that is agreeable to PBCo and DMFPO that will soon be generated from the PMS. Admiral Gormley inquired as to quality control / methodology used by Nichols in determining overall PCI: weighted v. lineal v. square footage – Mr. Casey will contact Nichols for method details. Mr. Niccum recommended using square footage as a more telling metric than averaging. Member Bruno emphasized the subjectivity of evaluation and felt the Nichols rating was a generally reliable guide for maintenance planning. Chair Hutchison noted the Nichols data is augmented with director survey road surface evaluation, along with road edges, signage, and line-of-sight observations. (He also noted that 2016 director road survey segments will follow the new segments used in the Nichols Engineering report.)  
  
Admiral Gormley requested assurance that a roads maintenance plan would indeed be developed by PBCo with DMFPO backing. The Committee concurred to have cost and timeline scenarios from the PMS available at its next meeting in November to develop a plan and concomitant commitment. Mr. Stivers noted that PBCo is committed to improving the roads in general, and will work with DMFPO on a long-term maintenance plan.
- 12) **DMFPO 2015 Road Survey** – Chair Hutchison had nothing further to report.
- 13) **New Business** – Chair Hutchison, Director Bruno, Robert Zoller of MPCC, and a concerned citizen met in the area of “four corners” on Sloat Road to determine a safe, feasible walking path along the Dunes Course on 17 Mile Drive to the ocean that could be installed as part of the golf course renovation. Mr. Zoller was in agreement with the suggestions made.
- 14) **Old Business** – None
- 15) **Announcements: Next meeting November 19, 2015.**  
Upcoming Quarterly Meetings:      February 25, 2016      May 26, 2016
- 16) The meeting adjourned at 4:45 p.m.

*Respectfully submitted by Laura Dadiw for Bob Hutchison*