

**DEL MONTE FOREST PROPERTY OWNERS**  
**ROADS & LAND USE COMMITTEE MEETING MINUTES**  
**Thursday, December 17, 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> - present	<b>Steve Aitchison</b> – PBCo
<b>Debra Graham</b>	<b>Cheryl Burrell / Dave Stivers</b> – PBCo - present
<b>Charles Delahay</b>	<b>Mike Niccum / Nick Becker</b> – PBCSD - present
<b>Bart Bruno</b> - present	<b>Mark Stilwell</b> – PBCo - present
<b>Kamlesh Parikh</b> - present	<b>Don Tkachenko</b> – PBCo
<b>Maureen Lyon</b>	
<b>Jeffrey Fuller</b>	<b>Others Present</b>
<b>Don Eastman</b>	<b>Robert Gormley</b> – PB resident
<b>Ned Van Roekel</b>	<b>Joel Gambord</b> – PB resident
<b>LeBon Abercrombie</b> - present	

- 1) **Call to Order** – Chairman Hutchison called the meeting to order at 4:00 p.m.
- 2) **Roll Call** – 5 members present, 6 resource members present
- 3) **Acceptance of Agenda** – as submitted.
- 4) **Others Present** – Admiral Robert Gormley, Joel Gambord
- 5) **Public Comments/Items Not on the Agenda** – None
- 6) **Approval of the Minutes** – Minutes of the August 27, 2015 meeting were approved as presented (Bruno/Parikh/Unanimous).
- 7) **PBC General Update** – David Stivers reported that PBCo and PBCSD have begun construction to upgrade water, sewer, and gas lines, and to underground utility lines from the iron gate at the Lodge to Casa Palmero. Lodge room renovations inside and out have begun on the three Lodge buildings fronting the 18th fairway. Spanish Bay renovations will begin in February. The \$8 million Highway 68/Highway One Roundabout Project is on track to begin construction in April 2016. Three periods of time will be most impactful to traffic flow – June, September, and November/December. Work schedules (night v. day work, lane closures, detours) are still being developed. The construction contract is scheduled to be awarded in mid-January. The tamcmonterey.org website provides residents the opportunity to sign up to receive email notifications about the project with much information due out in the next two months.
- 9) **Status Report Re: PBCSD Roads Projects** – Mr. Niccum reported the Lodge area infrastructure upgrade project is the main focus for PBCSD. AT&T is currently installing fiber optic cables throughout the Forest, overhead and underground, separate from PBCSD projects. Pebble Beach Company is working to ensure AT&T funding levels are sufficient to replace roadways in proper condition once the project is completed. AT&T has stated it will complete its portion of the PBCSD Phase I Undergrounding of Overhead Utilities in first quarter 2016.

- 10) **Land Use Advisory Committee Report** – Director Lyon was absent.
- 11) **Roads Status** – Mr. Stivers provided folders containing privileged and confidential documents: the 2014 California Roads Assessment Report; a report on PCI comparison of Forest roads 2012 vs. 2015; the PBCo road repair plan for 2015; and a PCI listing report by descending PCI. Chair Hutchison provided a revised version of the last page of the 2014 State report to show an accurate depiction of Pebble Beach roads as in “Good” condition per the State roads rating for PCI 71-100. Chair Hutchison affirmed that two processes to maintain acceptable road conditions in the Forest are now institutionalized: The Nichols Engineering Report data collected every two to three years; augmented with director survey road surface evaluations along with road edges, signage, and line-of-sight observations.

In the comparison of PCI ranges 2012 vs. 2015, there are fewer roads in poor condition and slightly more in better condition, although the overall PCI of 71 has remained basically the same from three years ago. The PCI rating method uses square footage of roads (amounting to a total of approximately 200 acres of pavement). Mr. Stivers stated that committing to achieve a set PCI average for all the roads within a certain timeframe is not tenable since there are significant variables involved with maintenance: roads declining at various rates depending on traffic load, fluctuations in construction costs, and scheduled projects delaying some improvements. Pebble Beach Company is committed, with the assistance of this committee and PBCSD, to continue to monitor PCI reports each year to ensure that PBCo funding translates to maintaining or, optimally, improving road conditions overall.

Mr. Casey reviewed the scheduled 2015 road improvement projects. So that newly paved roads are not subsequently disturbed by project construction, special circumstances such as PBCSD, PBCo and utilities projects that impact roads are continually taken into account when scheduling yearly repair work. Mr. Stivers and Mr. Casey encouraged reporting to PBCo road areas that are in particular need that are not listed on the 2015 repair schedule to see if there are extenuating circumstances as to why they are not being addressed.

There was discussion regarding the 1984 Land Use Plan Agreement between the County and PBCo that contains road maintenance expectations. Member Bruno noted that although the PCI evaluation is subjective, he felt it still to be a good maintenance planning tool to guide in repairing roads each year that are in poorer condition with the result that PBCo continues to achieve on average marginal improvement of all Forest roads over time.

- 12) **DMFPO 2015 Road Survey** – Chair Hutchison had nothing further to report.
- 13) **New Business** – None
- 14) **Old Business** – None
- 15) **Announcements: Next meeting February 25, 2015.**  
Upcoming Quarterly Meetings:      May 26, 2016      August 25, 2016
- 16) The meeting adjourned at 5:11 p.m.

*Respectfully submitted by Laura Dadiw for Bob Hutchison*