

**DEL MONTE FOREST PROPERTY OWNERS
LAND USE/SUBDIVISION COMMITTEE MEETING
THURSDAY, APRIL 28, 2008- 4:00 PM
Pebble Beach Community Services District Boardroom**

Minutes

1. **Land Use Committee Call to Order:** The DMFPO Land Use Committee meeting was called to order at 4:06 by Chairman Sandy Getreu

Present: Bill Conners
Sandy Getreu
Lori Lietzke
Jim Nero
Paul Jordan
Jean Sawyer

Absent: Jeff Craig, Steve Prelisnik (withdrawing due to scheduling conflicts), Loran List, David Tappan, David Gauvreau
2. **Acceptance of Agenda:** There were no additions or changes to the agenda. BC/PJ/C
3. **Guests:** Rick Verbanec
Don Eastman, DMFPO Director
Mike Niccum, PBCSD General Manager
Tim Postel, Pebble Beach Equestrian Center
Mark Verbonich, Vice President of Community Affairs, Pebble Beach Company
4. **Public Comment:** None
5. **Minutes** of the March 20, 2008 DMFPO Land Use/Sub-Division Committee Meeting were approved as presented. JN/BC/C
6. **Pebble Beach Company General Update:** Mark Verbonich stated that the Company is still working with the Coastal Commission regarding the Del Monte Forest Land Use Plan.
7. **Sub Committee Reports:**
 - a) Property Use /Appearance: Vice Chair Jordan had no report.
 - b) Short Term Rentals: Member Sawyer has not received any complaints. Passed on other issues to Paul Jordan
8. **Reports on DMFPO Board Actions** (not previously mentioned): None
9. **Unfinished Business:** Mr. Tim Postel, Pebble Beach Equestrian Center, submitted a draft summary of event schedules as a starting point. Events are pre-chosen and the calendar is submitted by the Federation through 2012. He stated that notification is made to Cypress Point,

Community Services District, Pebble Beach Security Golf Operations and Community Affairs and the Fire Department. It was suggested to add DMFPO to the list. Portable barns and associated structures and props take two weeks to set up, usually 3-4 weeks before an event. He thought that a possible alternative to putting the fence up and down would be to get fencing that blends and screen with plants and leave it up. He could not speak to thickening the vegetative screening along Ondulado. Mr. Postel and Mr. Verbonich met with Mr. and Mrs. Bill Conners last Monday regarding issues along Ondulado and at RLS during events: parking, landscape damage done by transport trucks, and the gate being left open on the Ondulado side of RLS. Equestrian related events at RLS have been decreasing significantly. The PA system will be looked at to see if the situation can be improved this summer. Water trucks are used for settling the dust and a product called Dust Down will be used in the pad area. Chair Getreu inquired if any vegetative screening would be placed between Stevenson and where the trail crosses Drake and the delivery entrance to the Equestrian Center, perhaps a couple of evergreen trees to hide objects stored outside of the buildings.

Member Conners expressed appreciation for Mr. Postel's receptiveness to concerns from all in the area. Member Sawyer suggested that Member Gauvreau (absent) view the process of tent and porta-stall construction before and after events to understand the magnitude of the process and to differentiate between the structures (tents vs. stalls). Chair Getreu stated that Member Gauvreau could review the minutes of the meeting and comment at the next scheduled meeting. Mr. Postel stated that event footprints are as large as they can get. Member Conners stated he would speak with Member Gauvreau when he returns from his trip about the efforts of Mr. Postel in addressing the concerns of residents in the area of events relating to construction and take-down timelines, tent placement and square footage allowances, and aesthetics.

Mr. Mark Verbonich, Pebble Beach Company, submitted a print out of the Pebble Beach Resorts Event Calendar 2008 from the Pebble Beach web site, and pointed out that some of the listings are not "events" in the sense of "special events" being talked about at today's meeting. Some of the events listed separately are actually concurrent, such as the summer horse shows, and are considered essentially one event. PBCo will be working with RLS in anticipation of next year's athletic season. Mr. Verbonich will notify Shawn Casey to close the gate once more and put a sign up, acknowledging that a better solution is needed. Following the meeting with the Conners on Monday, Mr. Verbonich met on Tuesday with the operations planning people for the Concours and addressed a number of issues affecting the Ondulado side of the event: controlling transport semis that come in 1-1/2 weeks prior, tour logistics to eliminate the cars on Ondulado on Thursday morning by routing them off Collins Field another direction to stage on Portola; looking at other locations for staging that has in the past occurred along Ondulado; and other ways to alleviate impacts of the event primarily from Collins Field. The scope of the event is not expected to increase this year. A meeting coming up will shed more light on the schedule and placement of tents, etc. The First Tee Open occurs a week later and is an event with much less impact on resorts and residents. Chair Getreu confirmed that vegetative screening along Ondulado would be addressed by Verbonich and Postel to make it as aesthetic as possible for area residents. Member Conners suggested using the CHP resources available during special events for enforcement of codes (such as no idling allowed for longer than five minutes for semi tractors with a sleeper rig on the back and fancy cars revving and speeding) to help control parking and traffic during early morning hours. He further suggested dust mitigation alternatives for the parking area used primarily one time per year for the US Open.

Chair Getreu announced the matter as addressed and concluded and no formal committee action needed. He thanked those involved for their efforts and graciousness in the matter.

New Business: None

- 10. Announcements:** Next meeting to be determined (the regularly scheduled 4th Monday, May 26th, is Memorial Day).
- 11. Adjournment:** 4:47 p.m.

Minutes respectfully submitted by Laura Dadiw, DMFPO Office Administrator

**NEXT MEETING
TO BE ANNOUNCED**
Pebble Beach Community Services District Boardroom
4:00 p.m. – Sandy Getreu, Chairman