

The Del Monte Forest Property Owners (“DMFPO”) board has instituted an annual procedure of personal observation of all Forest roads. The purpose is to identify conditions, which in the directors’ opinion, need attention by the Pebble Beach Company (“PBC”). These deficiencies range from potholes, bad patches, poor surfaces or signage. All roads in the Forest are allocated to our 12 directors to examine at the beginning of each year. Their findings are summarized and jointly inspected by the cognizant DMFPO director and PBC Director of Resource and Facilities to help formulate the road maintenance plan for the upcoming year.

*- Bob Hutchison, DMFPO Roads and Land Use Committee Chair*

### **Pebble Beach Company 2012 Road Maintenance Program**

*by Mark Stilwell, Pebble Beach Company*

- Del Monte Forest has approximately 72 miles of roads.
- PBC conducts an annual road survey and prioritizes roads in need of maintenance on a scale of 1 to 3: 1 = roads in good condition; 2 = roads in fair condition that may need repair/patching; 3 = roads in poor condition that need to be repaved in the next 12 months.
- Historically, PBC has spent approximately \$500,000 per year on road maintenance by outside contractors (Pavex, Granite, etc.) or about \$7,000 per mile of road. By comparison, the County of Monterey historically spends about \$2,000 per mile of road.
- Last year, after input from the DMFPO, the Company committed to spend \$950,000 on various road projects, or almost double the historic budget.
- For 2012, again with input from the DMFPO, PBC has committed to spend \$1 million on road maintenance projects.

The planned work, which is subject to change based on utility projects by PBCSD, adverse weather, or other unexpected conditions, includes the following repaving projects to be completed by November 2012:

- **Bonifacio Road**
- **Crest Road**
- **Cortez Road (between Alvarado & Ronda)**
- **Del Ciervo (between 17 Mile Drive & Crespi)**
- **Laurel Road**
- **Ocean Road (between Cormorant & 17 M.D.)**
- **Oxen Trail**
- **Presidio**
- **Spanish Bay Road**
- **Valdez Road**
- **Vaquero Road**

Roads to be patched and slurried:

- **Arrowhead Road**
- **Chaparral Road**

- In recent years, Pebble Beach Community Services District has provided additional funding to repave/repair roads that are damaged as a result of its sewer and water line replacement projects.
- In addition to its annual contractor costs, PBC employs 5 full-time road maintenance employees at an annual cost of \$300,000 per year. This crew handles more routine road maintenance work such as patching, filling potholes, clearing drain lines, etc.
- PBC contact for road condition/maintenance: Shawn Casey, Director of Operation Support, 625-8435. Shawn has been with PBC for 32 years and is the person most knowledgeable about the Forest road system.