

## THE COURSE DEL MONTE NEVER BUILT

- Story by Neal Hotelling

Many of us likely remember that in the 1990s, Pebble Beach Company had planned to build a new golf course. There were in fact a couple courses designed at the time – the first design I saw in 1991, was up on the hill northeast of the Macomber Estates off Del Ciervo. A later design was set between Spyglass Hill and Cypress Point mostly west of Stevenson Drive. Neither was ever built.

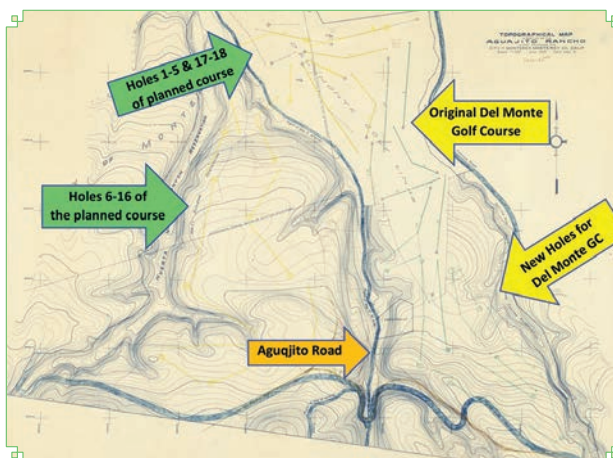
But what I learned only in the last year, is that in the midst of planning MPCC, which opened in 1926, and Cypress Point, which opened in 1928, Samuel F. B. Morse was planning yet another course for his property – or more accurately, for the acreage he was trying to add to his property.

The heirs of the railroad barons, who owned Pacific Improvement Co. which had built Hotel Del Monte in 1880, hired Morse in 1915 to liquidate their vast land holdings throughout the west. Morse took a personal interest in the “Del Monte unit” and after encouraging his former employers to restore the aging Hotel Del Monte and build a new lodge and golf course at Pebble Beach, he formed his own company and in 1919 bought the 18,000 acres in Monterey County that he had been hired to sell. It included all of Del Monte Forest and Pacific Grove, Hotel Del Monte (now the Navy Postgraduate School) and its polo fields

(now the fairgrounds, Monterey Pines golf course and part of the airport) and vast acreage in Carmel Valley, which included the water company that serviced the peninsula, including San Clemente Dam that was then under construction.



Above: Note the location of Rancho Aguajito.  
Below: Raynor's 36-hole routing for Del Monte GC there.



The purchase also included Del Monte Golf Course, which opened in 1897, but did not include the land under it. When golf came in vogue in the 1890s, Hotel Del Monte needed a course near the hotel. The company did not own enough land there, so it leased the golf course site on Rancho Aguajito which

was owned by David Jacks. Jacks died in 1909, but his children continued to run “The Jacks Company” managing the empire their father had built after coming to Monterey in 1850. In the mid-1930s, Morse bought a large portion of Rancho Aguajito, which stretched from the airport to just outside the Highway

One gate of Pebble Beach. It included not only Del Monte Golf Course, but also land where Morse developed residential sites at Del Monte Fairways and Fisherman’s Flats and later developed Garden Road and the Del Monte shopping center.

What I was shown in the last year is that Morse was in negotiations to buy the land from the Jacks Company a decade earlier. Anthony Pioppi, of the



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January 2022

Dear Property Owner,

The Board of Directors wishes each and every property owner a healthy and happy New Year. The New Year offers many opportunities, one of which is to join the Del Monte Forest Property Owners ("DMFPO"). You are encouraged to take full advantage of the benefits offered by this organization at a very reasonable cost of \$50 annually.

The annual dues fund the quarterly Forest News publication updating you on current issues. Members will receive invitations to Sunday afternoon seminars featuring interesting speakers, and semiannual meetings in May and October held at The Inn at Spanish Bay. These meetings not only offer a chance to learn about current events impacting Pebble Beach, but also to enjoy wine and appetizers while socializing with other property owners.

As a member of this organization, you can receive assistance with neighborhood issues such as noisy parties, unsightly debris, road conditions, or public safety to name a few. DMFPO is the only entity providing this type of comprehensive service in Del Monte Forest.

Directors on the DMFPO board are property owners from all walks of life. They take pride in volunteering to accomplish DMFPO goals by serving on committees and boards of numerous other Peninsula/County organizations and are aware of what most impacts those living in the Forest. I think you will agree there are many benefits to becoming a supporting member! If you are interested in serving on a DMFPO committee or on the board please contact the office at (831) 373-1618 or [office@dmfpo.org](mailto:office@dmfpo.org) for further information.

We look forward to a productive year serving you and wish you a prosperous New Year,

Kendra Evans, President

On behalf of the Del Monte Forest Property Owners Board of Directors

<http://www.dmfpo.org>.

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*Del Monte Forest Property Owners January – December 2022 Membership Dues.....\$50.00*

*As you send in your \$50 annual dues, please be sure to provide the information requested on the flap of the enclosed remittance envelope. If you prefer to pay by credit card, go to the DMFPO website "Membership" menu for online renewal at <http://www.dmfpo.org>.*



Property owners and readers, all — please stop for a moment and see if you agree how marvelous it is that we may share our lives in this quiet-yet-vibrant, salt-sprayed, pine-needle strewn, and fairway-arrayed community. I have long sensed an across-the-board appreciation and caring for the forest and sea around us — and the wildlife that occupy these magnificent habitats. Our shared habitats. As a DMFPO member, I am grateful to the Board and Editors of the Forest News for regularly dedicating space to articles about the natural resources of Pebble Beach and Del Monte Forest.

That said, let's plunge ahead to consider a matter of growing concern in our community; one that has been suggested for this space by several Forest News readers. In so many words:

*Is the growing presence of people along our coastline, including tourists, day-visitors, and ourselves as residents affecting the nature of our local shoreline, including the offshore rocks. Since we can turn back neither time nor the beauty and popularity of Pebble Beach, perhaps we should communicate a common 'environmental etiquette,' or gathering of everyday values that folks will share with respect to their actions and protecting our natural surroundings?*

To start — I think that etiquette means a cradle of values that grows naturally, versus suddenly. Still, examples of how we can do things better and more helpfully might add up, and if right, will eventually "stick."

Now, let's be off to the Coastal Trail, whether north or south of Bird Rock. Please consider three examples of what people, residents and visitors, can do and improve:

(1) Lately, the bluff edges above the beaches are being overrun by people who seem too eager to get to the beach and out to the rocks — whether to poke around in the tidepools or to take selfies (for old-timers, I mean "snapshots" or "kodachromes"). As a result, the bluffs are being denuded to bare

soil and are eroding, rapidly. The answer: **STAY OFF THE BLUFFS**. Do not climb or clamber, crawl or slide over the bluffs to/from the beach. Instead, **USE THE STEPS AND STAIRS** provided by Pebble Beach Company. If there are no stairs or steps, walk along the trail to another beach with steps.

(2) Wildlife, big and small, seen and unseen, audibly or silently, suffer when people climb onto the coastal rocks. The answer: **WHETHER FENCED OR SIGNED, STAY OFF THE ROCKS**. This is absolutely crucial during April through September when Black Oystercatchers — the signature birds of Pebble Beach — are trying to nest and raise young on the rocky promontories of our coastline. Shell collectors, **COLLECT SHELLS FROM THE SANDY BEACHES**, not the rocks.

(3) Pebble Beach is home to several species of migratory shorebirds that arrive every Fall and Winter: **SANDERLINGS** spend their time foraging for Pacific Mole crabs and marine worms at the water's edge, running back and forth at the foamy edge of the surf, poking, always poking. Sanderlings are long-haul migrants that absolutely must constantly work to replenish their calories for the eventual return North to mate. Their success here is vital to their success on the nest, there. Here's the point — happy dogs and hungry Sanderlings can cohabit the beaches... the key is for thoughtful dog-owners to **DISCOURAGE AND HALT THEIR DOGS FROM CHASING SHOREBIRDS**, however joyful. Enjoy their antics, their dance with waves; but please leave them be!

Because, to a Sanderling, **EVERY CALORIE COUNTS!**



Seth Raynor Society has begun work on a biography of Seth Raynor, the architect that designed Monterey Peninsula County Club, as well as many other courses in the east, including the course at Yale University. Pioppi contacted the club, who put him in touch with me, to sort out correspondence that seemed to indicate the Olmsted Brothers, a pair of top landscape designers were involved in Raynor's work at the club, and that somehow the Jacks sisters were also involved. Initially, I tried to clarify that in 1880, Jacks had sold to Pacific Improvement Company the land on which Raynor was designing the 36 holes for




Seth Raynor  
Del Monte Course Designer

Monterey Peninsula Country Club. Therefore, the Jacks sisters would not have been involved. I also explained that researchers often confused Del Monte's engineer Charlie Olmsted (for whom Olmsted Road is named) with the more famous landscape designers.

But then, Pioppi showed me correspondence between the Jacks sisters and an attorney for the Olmsted Brothers regarding the 36 holes Raynor was designing for Del Monte. I needed to dig deeper. Pioppi pointed me to a trove of Olmsted documents from the National Archive gathered by the Society and I began unraveling the story. In addition to having hired Raynor to design the 36 holes for Monterey Peninsula Country Club, and working with Hollins on

Cypress Point, Morse asked Raynor to redesign the Del Monte course and add a second 18-hole course adjacent to it so that the hotel would also have a 36-hole facility. Morse was already negotiating with the Jacks to acquire a large chunk of Rancho Aguajito and the Jacks sisters had retained the Olmsted Brothers as their consultant to assure they were getting a good deal and would still have good access for the future development of the lands they would hold adjacent to Del Monte's planned development.

Among the documents I discovered in the National Archive was a routing map for Raynor's 36 holes at Del Monte, that extended south of the existing Del Monte golf course and into the hills where the Navy later built La Mesa Village. The plans would have impacted Aguajito road, which was a key concern for the Jacks sisters. And so, the planned land acquisition was delayed.

When Morse was finally able to buy the land in the mid-1930s – in the midst of the depression – building another course was not in the plans. As the tough times of the 1930s led into World War II, the plan for a 36-hole course at Hotel Del Monte were abandoned and after the war, Morse sold the hotel and part of Rancho Aguajito to the Navy. But now we know that Morse's plans in the Roaring 20s were even grander than what he actually accomplished. And sadly, Raynor, who worked on designs for five courses on the peninsula, died in January 1926 before any of them were completed. 



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## CARING FOR THE LAND

- Hy Rothstein, Director, DMFPO

It was in 1542 when the Portuguese explorer Juan Rodriguez Cabrillo emerged from a storm off Big Sur to see the “wooded cape” that was the Monterey Peninsula. Subsequent explorers would visit and comment on the natural beauty of the area and the “friendly, generous and peaceful” inhabitants. Though the original native people of the Peninsula are sadly gone, the beauty remains.

Retaining the charm, character, and beauty of what has come to be known as Del Monte Forest did not happen organically. The development of the seaport, military bases, residential homes, and resort facilities all had the potential to alter the landscape completely and irrevocably. Samuel Morse, founder of the Del Monte Properties Company, now called the Pebble Beach Company (PBC), recognized the Forest’s special beauty, and had the foresight to put in place a structure ensuring that it would remain the gem that it is today.



The Del Monte Forest Foundation was founded in 1961 as a non-profit arm of the Del Monte Properties Company. The Foundation’s purpose is to hold titles and easements to lands in

the Forest for open space, greenbelts, scenic purposes, and preserve these lands. Known as the Del Monte Forest Conservancy (DMFC) since 2012, the organization is a recognized non-profit 501(c)3 that operates independently and remains dedicated to forest conservation. A relatively new and non-trivial responsibility of the Conservancy is to meet established fire protection standards. The Conservancy works closely with CalFire and other relevant organizations to coordinate fuel reduction and general conservation efforts.



The DMFC Board of Directors has evolved over the years. Transitioning from solely executives of PBC to today’s configuration of twelve individuals residing in the Forest, interested in its preservation. The Board has broad discretion in exercising its duties that include: purchasing and managing property consistent with the Conservancy’s purpose; invest, manage and disperse funds in support of Conservancy activities; maintain office space, employ staff, retain consultants such as forester, legal counsel and accountants; receive donations; represent the Forest to public agencies consistent with Conservancy activities; and any other acts necessary and in line with the Conservancy’s purpose. The Directors are not financially compensated for their service on the board.

DMFC activities are made possible through donations from Del Monte Forest property owners, organizational grants, corporate support, and endowment returns from funds invested with Community Foundation for Monterey County.

Much of what the early explorers saw 400 years ago when their ships came upon the Monterey Peninsula would be recognizable today due to the vision of Sam Morse. The Conservancy remains dedicated to acquiring lands and maintaining the natural beauty of the Forest, in perpetuity. In other words, “Caring for the Land.”

Additional information about the Conservancy can be found at [delmonteforestconservancy.org](http://delmonteforestconservancy.org)



## A REFLECTION & LOOK AHEAD FOR PEBBLE BEACH

- David Stivers, CEO, Pebble Beach Company

It has been a tremendously difficult past year and a half, the toughest in our company's 100 year history. There were unimaginable lows, but amazing highs as well. Through it all, we could not have been more proud of our employees' commitment, and more thankful for the support of the Del Monte Forest community. Despite the recent challenges, we have much to celebrate and our future is bright.



*Family fun on The Hay*

One silver lining from the pandemic has been, and continues to be, golf's resurgence. In our new world of social distancing and outdoor-only activities, golf is perfectly designed to provide a safe escape. Golf rounds played in the U.S. in 2020 grew by 15% over the prior year, with demand for tee times returning to levels not seen since the height of "Tigermania".

There is no better glimpse into this new golf paradigm than The Hay, where at any given time you can see scores of people, from the very young to the not so young, enjoying the game together on our re-imagined short course designed by Tiger Woods. The Hay honors Peter Hay, who served as head professional at Pebble Beach Golf Links and Del Monte Golf Course for over 50 years and is in many ways the man who started it all. In 1957, Peter developed one of the country's first short courses, the original Peter Hay Golf Course. Lots of kids—maybe even some of yours—learned to play on Peter Hay over its 65-year history. Our goal in re-imagining the property was to bring the quality of the golf experience on this beloved course into line with our other resort courses. A big part of this

change is our commitment to keep the property free of special event infrastructure that often adversely impacted the condition of the old course. We are thrilled golfers of all ages and abilities will be able to enjoy The Hay year-round.

Looking back, it's hard to believe we broke ground on The Hay three weeks before COVID forced the Resort to shut down for the first time in 100 years. Our team continued to work on the course during the

pandemic, and The Hay officially opened in April 2021. Since then, we have been overwhelmed by the response. For as long as anyone can recall, Pebble Beach has been the most played golf course on the Monterey Peninsula. 2021 will go down as the year that Pebble Beach lost that title to The Hay. Best of all, nearly 10,000 of those rounds were played by junior golfers for \$5 or less.

Hay's Place restaurant is our final addition to The Hay short course. It sits atop Peter Hay Hill with scenic views of the short course and stunning views of Carmel Bay. The menu is Mexican-inspired in an upbeat, casual setting. It's the perfect spot for a leisurely lunch, dinner, after-round drink, or a place to cheer on family and friends as they play. The expansive outdoor patio features fire tables and fire pit seating. One of my favorite items on the menu is "Tiger's Fajitas." Some of you may know that after his Masters victories in 2005 and 2019, Tiger chose the menu for the champions dinner the following year, and he chose fajitas. It's exciting to have Tiger's Fajitas on the menu for Hay's Place.

*(Continued next page)*

One bright sunny morning in early November, I looked out in the backyard and to my amazement I spied a crop (dole, gang, posse, raffle) of ten wild turkeys perched on our back fence.

The fence encloses a convenient deer trail allowing critters to safely move through the neighborhood without encountering vehicle traffic. Leading the all-female pack is a distinctive mottled white large turkey and she is definitely the leader. The birds perched in the bright sunshine for some time before moving to their next adventure. It was a thrill seeing them.


The wild turkey is native to North America, today it makes its home throughout much of the United States extending south to inland Mexico. Turkeys are large birds that can weigh up to 25 lbs., have a mighty flight for short distances—up to 55 miles per hour, and can run as fast as 25 miles an hour. They sleep in trees, roosting high up in the branches at night. The female can lay up to twenty eggs in a shallow ground depression. Their diet includes vegetables, nuts, and small insects and they will readily eat corn.

That bright loose skin under the beak, the wattle, helps the Tom attract the Hen; it also releases excess heat. And what is that thing called above the nose? A “snood.” A face that only a mother could love, but there it is.



The wild turkey is one of only two domesticated birds originating in the New World (the other is the Muscovy Duck). Domesticated turkeys were first raised by Native Americans in Mexico and Central America. European explorers brought them to Europe from Mexico in the early 1500s. They were returned by English colonists when they settled on the Atlantic coast. Could they be original occupants of the Mayflower?



Although tempting, do not feed them as they will become accustomed to humans and lose their natural fear. And in the spring, when males are busy strutting with spread tail feathers and gobbling to attract females, they can be aggressive. Stay clear of them and watch the courtship from a distance. 

There is an exciting future ahead for Pebble Beach Resorts. In 2022, we expect to see a continuation of the strong demand for golf. In 2023, we will host our first ever U.S. Women’s Open. It will provide a great experience for players and fans. The championship aligns perfectly with the resurgence of golf and will be a wonderful opportunity for us to showcase and celebrate women in the game.



Forest residents have much to look forward to as the world and our lives continue to normalize. Perhaps one of the greatest lessons of the pandemic is the importance of community and connectedness, so although it’s great to be able to welcome visitors back to the Resort, it’s also terrific to once again be able to share this remarkable place with our friends and family. I am continually grateful to be part of this extraordinary Del Monte Forest community and am very optimistic for the year ahead.





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**2022 DMFPO MEMBERSHIP**  
**See page 2 inside!**

**Drive with added caution in wet weather. Be on the lookout for downed trees and power lines. Remember to check car tire tread and windshield wiper condition.**

Want to get published in the *ForestNews*? Submit a one-paragraph proposal to office@dmfpo.org on a topic of general reader interest.

### MORSE DRIVE DRAINAGE IMPROVEMENT

- Shawn Casey, Pebble Beach Company

Anyone driving into or out of Del Monte Forest through the S.F.B. Morse Gate this summer likely noticed construction in the drainage channel crossing Morse Drive. This drainage improvement project is one of several important drainage projects completed in Del Monte Forest. Work at this site involved:

- Replacement of the drainage pipe that carries stormwater below Morse Drive
- A gabion rock wall to repair and prevent erosion of the road
- A series of log check dams in the natural drainage channel to lower the velocity of the stormwater as it flows through the channel

Next up, Pebble Beach Company will install a palate of native plants to restore natural vegetation in the channel.

Drainage channel before



After

