APPENDIX D.1:
Archaeological and Built Environment Resources Inventory Report



Archaeological and Built Environment Resources Inventory Report for the Fairview Developmental Center Specific Plan

Orange County, California

Prepared For:

City of Costa Mesa
77 Fair Drive
Costa Mesa, CA 92626

Prepared By:

ECORP Consulting, Inc.
ENVIRONMENTAL CONSULTANTS
111 Academy Way, Suite 210
Irvine, CA 92617

February 2026

MANAGEMENT SUMMARY

The City of Costa Mesa in Orange County, California retained ECORP Consulting, Inc. (ECORP) in 2023 to prepare an existing conditions report for the Fairview Developmental Center. In 2025, ECORP was retained to complete an archaeological and built environment resources inventory for the Fairview Developmental Center Specific Plan in Orange County, California.

The proposed Project is a specific plan for the development of a mixed-used community on the site of the Fairview Developmental Center facility. The proposed Project includes a minimum of 2,300 dwelling units, with the potential for up to 4,000 dwelling units, ranging from two- and three-story townhomes to buildings up to 12 stories in height. The proposed Project also includes up to 35,000 square feet of commercial space, at least 14 acres of publicly accessible open space, and the development of a trail on the east side of the Project Area. Access will be from the existing entry point on Fairview Drive, and a proposed second entry from Harbor Boulevard in the southeast portion of the Project Area. The proposed new access includes construction of a roadway through the Mesa Linda Golf Course. Up to six holes on the golf course would be reconfigured as part of roadway construction. The Mesa Linda Golf Course is part of the Costa Mesa Country Club, which also includes the Los Lagos Golf Course; the Proposed Project has no potential impact on the Los Lagos Golf Course.

The inventory included a records search, literature review, and field survey. The records search results indicated that two previous cultural resources study have been conducted within the Project Area. As a result of those studies, the Fairview Developmental Center was previously recorded as a historic district containing 39 contributing resources within the Project Area. No isolates have been previously recorded within the Project Area.

The Fairview Developmental Center (FDC) is eligible for inclusion in the National Register of Historic Places (NRHP) and the California Register of Historic Resources (CRHR). The project as planned will remove all or a portion of the FDC, which will cause an adverse effect on this resource as defined by the NRHP and a significant impact to historical resources as defined by the CRHR. Though generally demolition of an historical resource cannot be mitigated to a level less than significant, ECORP recommends documentation of the FDC under the Historic American Building Survey (HABS) guidelines, and the installation of historic interpretive panels along the planned walking trail as mitigation measures.

ECORP recorded one new cultural resource within the Project Area during the field survey: the Mesa Linda Golf Course at the Costa Mesa Country Club. ECORP evaluated this resource using the National Register of Historic Places and California Register of Historical Resources eligibility criteria and found the resource not eligible for either register. The adjacent Los Lagos Golf Course was not evaluated as it is outside the Project Area. This report also provides recommendations for the management of unanticipated discoveries.

TABLE OF CONTENTS

1.0 INTRODUCTION 1
1.1 Project Location and Description 1
1.2 Area of Potential Effects 1
1.3 Regulatory Context 4
1.3.1 National Environmental Policy Act 4
1.3.2 National Historic Preservation Act 5
1.3.3 California Environmental Quality Act 6
1.3.4 City of Costa Mesa Local Register Designation Criteria 8
1.4 Report Organization 9
2.0 SETTING 9
2.1 Environmental Setting 9
2.2 Geology and Soils 9
2.3 Vegetation and Wildlife 10
3.0 CULTURAL CONTEXT 10
3.1 Regional Pre-Contact History 10
3.1.1 Paleo-Indian Period/Terminal Pleistocene (12,000 to 10,000 BP) 10
3.1.2 Early Archaic Period/Early Holocene (10,000 to 8,500 BP) 11
3.1.3 Encinitas Tradition or Milling Stone Period/Middle Holocene (8,500 to 1,250 BP) 11
3.1.4 Palomar Tradition (1,250 to 150 BP) 11
3.2 Ethnohistory 12
3.3 Costa Mesa History 13
3.4 Fairview Development Center History 13
3.5 Costa Mesa Country Club History—Mesa Linda Golf Course History 14
3.6 William F. Bell 15
3.7 Spanish Colonial Revival Architecture 16
4.0 METHODS 16
4.1 Personnel Qualifications 16
4.2 Records Search Methods 18
4.3 Archival Research Methods 19
4.3.1 City of Costa Mesa Building Safety Division 19
4.3.2 Costa Mesa Public Library 19
4.3.3 Historical Newspaper Review 19

4.3.4 Orange County Assessor 19
4.4 Sacred Lands File Coordination Methods 19
4.5 Other Interested Party Consultation Methods 19
4.6 Field Methods 19
5.0 RESULTS 22
5.1 Records Search 22
5.1.1 Previous Research 22
5.1.2 Records 23
5.1.3 Map Review and Aerial Photographs 24
5.2 Sacred Lands File Results 26
5.3 Other Interested Party Consultation Results 26
5.4 Field Survey Results 26
5.4.1 Cultural Resources 26
6.0 MANAGEMENT CONSIDERATIONS 36
6.1 Conclusions 36
6.2 Likelihood for Subsurface Cultural Resources 37
6.3 Recommendations 37
6.3.1 Historic American Building Survey Recording 37
6.3.2 Historic Interpretive Panels 37
6.3.3 Contractor Awareness Training 38
6.3.4 Archaeological Monitoring 38
6.3.5 Post Review/Unanticipated Discoveries 38
7.0 REFERENCES CITED 40

LIST OF FIGURES

Figure 1. Project Location and Vicinity 2
Figure 2. Project Aerial Overview 3
Figure 3. Survey Coverage 21
Figure 4. Hole 1, looking from tee box to fairway (view southwest; November 19, 2025). 28
Figure 5. Lagos Hole 13 (view southwest; November 19, 2025). 29
Figure 6. Primary Northern Façade of the Costa Mesa Country Club Clubhouse (view southwest; November 19, 2025). 31
Figure 7. Clubhouse South Elevation (view north; November 19, 2025). 31
Figure 8. Primary Western Façade of the Mesa Linda Pro Shop (view northeast; November 19, 2025). 32

Figure 9. Snack Shop by Hole 14 (view north; November 19, 2025)..... 32

LIST OF TABLES

Table 1. Previous Cultural Studies within the Project Area..... 22

Table 2. Previously Recorded Cultural Resources within 1 Mile of the Project Area..... 23

LIST OF APPENDICES

Appendix A – Records Search Confirmation and Historical Society Coordination

Appendix B – Sacred Lands File Coordination

Appendix C – Project Area Photographs

Appendix D –Cultural Resource Site Locations and Site Records

LIST OF ACRONYMS AND ABBREVIATIONS

Term	Definition
AB	Assembly Bill
ACHP	Advisory Council on Historic Preservation
APE	Area of Potential Effects
APN	Assessor's Parcel Number
ASGCA	American Society of Golf Course Architects
BERD	Built Environment Resource Directory
BLM	Bureau of Land Management
BP	Years before present
Caltrans	California Department of Transportation
CCR	California Code of Regulations
CEQA	California Environmental Quality Act
CFR	Code of Federal Regulations
CHL	California Historical Landmark
CHRIS	California Historical Resources Information System
CRHR	California Register of Historical Resources
DPR	California Department of Parks and Recreation
ECORP	ECORP Consulting, Inc.
FDC	Fairview Developmental Center

Term	Definition
GLO	General Land Office
N/A	Not Applicable
NAHC	Native American Heritage Commission
NEPA	National Environmental Policy Act
NHPA	National Historic Preservation Act
NPS	U.S. National Park Service
NRCS	Natural Resources Conservation Service
NRHP	National Register of Historic Places
OHP	California Office of Historic Preservation
PRC	Public Resources Code
RPA	Registered Professional Archaeologist
SCCIC	South Central Coastal Information Center
SHPO	State Historic Preservation Officer
SLF	Sacred Lands File
TCR	Tribal cultural resource
USGS	U.S. Geological Survey

1.0 INTRODUCTION

The City of Costa Mesa retained ECORP Consulting, Inc. (ECORP) in 2023 to prepare an existing conditions report for the Fairview Developmental Center. In 2025, ECORP was retained to complete an archaeological and built environment resources inventory for the Fairview Developmental Center (FDC) Project in Orange County, California. A survey of the Proposed Project Area was required to identify potentially eligible cultural resources (i.e., archaeological sites and historic buildings, structures, and objects) that could be affected by the Project.

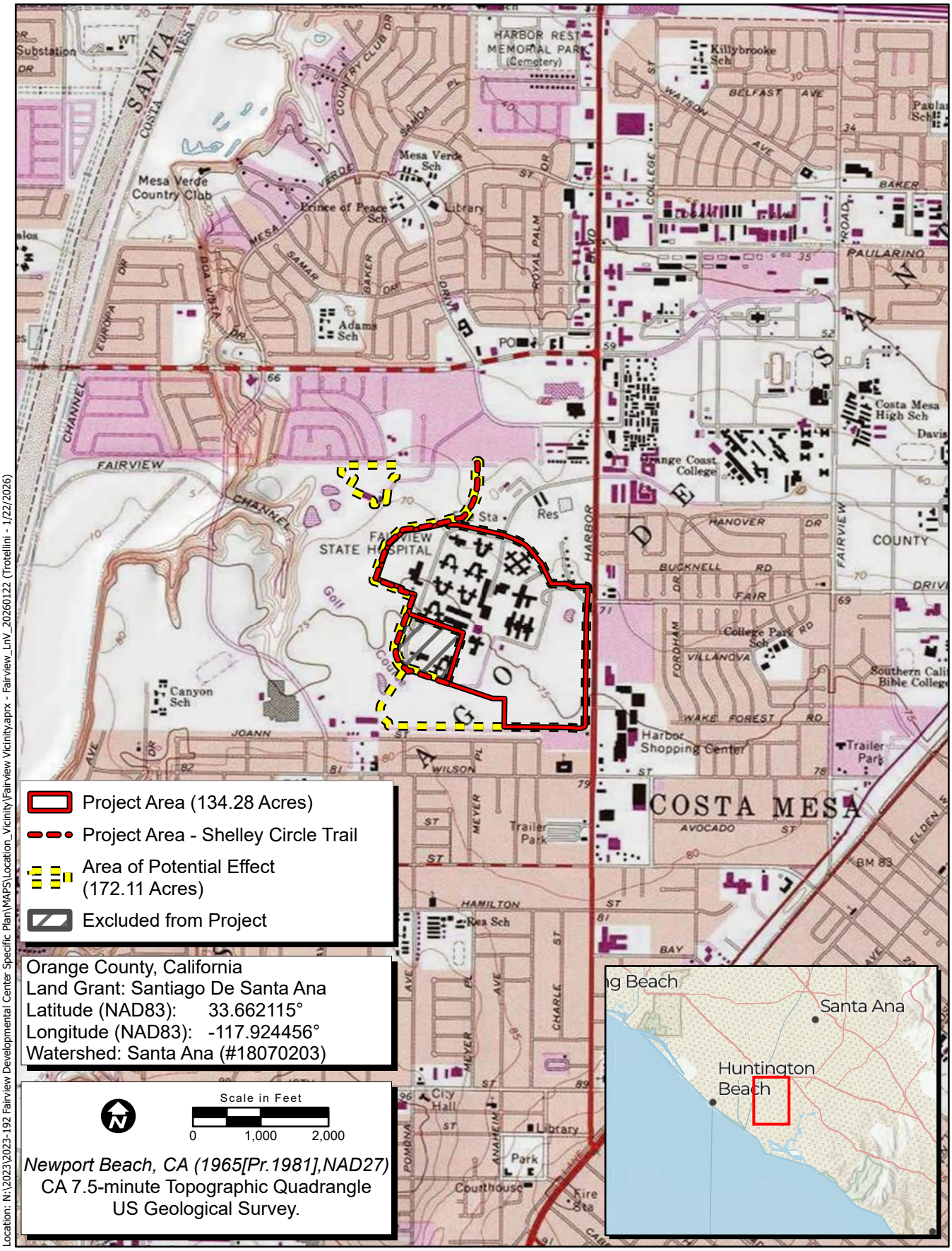
1.1 Project Location and Description

The Project Area consists of approximately 134 acres of land located in an unsectioned portion of the Santiago de Santa Ana land grant, Township 6 South, Range 10 West, San Bernardino Base and Meridian, as depicted on the 1965 U.S. Geological Survey (USGS) Newport Beach, California 7.5-Minute Quadrangle (Figure 1). The Project Area comprises two parcels, which are identified by Assessor's Parcel Numbers (APNs) 988-420-01 and 420-012-16.

The proposed Project is a specific plan for the development of a mixed-used community on the site of the FDC facility. The proposed Project includes a minimum of 2,300 dwelling units, with the potential for up to 4,000 dwelling units, ranging from two- and three-story townhomes to buildings up to 12 stories in height. The proposed Project also includes up to 35,000 square feet of commercial space, at least 14 acres of publicly accessible open space, and the development of a trail on the east side of the Project Area. Access will be from the existing entry point on Fairview Drive, and a proposed second entry from Harbor Boulevard in the southeast portion of the Project Area. The proposed new access includes construction of a roadway through the Mesa Linda golf course. Up to six holes on the golf course would be reconfigured as part of roadway construction. The Mesa Linda golf course is part of the Costa Mesa Country Club, which contains two golf courses; the Mesa Linda golf course and the Los Lagos golf course. The Los Lagos golf course will not be impacted by the proposed work.

1.2 Area of Potential Effects

The Area of Potential Effects (APE) consists of the horizontal (Figure 2) and vertical limits of a project and includes the area within which significant impacts or adverse effects to Historical Resources or Historic Properties could occur as a result of the project. The APE is defined for projects subject to regulations implementing Section 106 (federal law and regulations). For projects subject to the California Environmental Quality Act (CEQA) review, the term *Project Area* is used rather than *APE*. The terms *Project Area* and *APE* are, therefore, interchangeable for the purpose of this document.



Location: N:\2023\2023-192 Fairview Developmental Center Specific Plan\MAPS\Location_Vicinity\Fairview Vicinity.aprx - Fairview_LnV_20260122 (Trotellini - 1/22/2026)

Map Date: 1/22/2026
Sources: ESRI, USGS

Figure 1. Project Location and Vicinity

ECORP Consulting, Inc.
ENVIRONMENTAL CONSULTANTS



Location: N:\2023\2023-192 Fairview Developmental Center Specific Plan\MAPS\Location_Vicinity\Fairview Vicinity.aprx - Fairview_Aerial_LnV_20260122 (Trotellini - 1/22/2026)

Map Date: 1/22/2026

Sources: ESRI, Vantor (2023)

Figure 2. Project Aerial Overview

ECORP Consulting, Inc.
ENVIRONMENTAL CONSULTANTS

The horizontal APE consists of all areas where activities associated with a project are proposed and, in the case of this Project, equals the Project Area subject to environmental review under the National Environmental Policy Act (NEPA) and CEQA. This includes areas proposed for construction, vegetation removal, grading, trenching, stockpiling, staging, paving, and other elements in the official Project description. The horizontal APE is illustrated in Figure 1 and encompasses the Project Area and the Mesa Linda Golf Course. Note that the Los Lagos Golf Course is outside the APE.

The vertical APE is described as the maximum depth below the surface to which excavations for project foundations and facilities will extend. Therefore, the vertical APE for this Project includes all subsurface areas where archaeological deposits could be affected. The subsurface vertical APE varies across the Project Area but could extend as deep as 20 feet below the current surface; therefore, a review of geologic and soils maps was necessary to determine the potential for buried archaeological sites that cannot be seen on the surface.

The vertical APE also is described as the maximum height of structures that could affect the physical integrity and integrity of setting of cultural resources, including districts and traditional cultural properties. For this Project, the above-surface vertical APE is assumed to be as high as 120 feet above the current surface.

1.3 Regulatory Context

The CEQA Lead Agency for this Project is the City of Costa Mesa. The NEPA or Section 106 Lead Agency for this Project is undetermined but would likely be the U.S. Department of Housing and Urban Development.

A review of the regulatory context is provided below; however, the inclusion of any of these laws and regulations in this report does not make a law or regulation apply when it otherwise would not. Similarly, the omission of any other laws and regulations from this section does not mean that they do not apply. Rather, the purpose of this section is to provide context in explaining why the study was carried out in the manner documented herein.

1.3.1 National Environmental Policy Act

NEPA establishes national policy for the protection and enhancement of the environment. Part of the function of the federal government in protecting the environment is to "preserve important historic, cultural, and natural aspects of our national heritage." Cultural resources need not be determined eligible for the National Register of Historic Places (NRHP) through the National Historic Preservation Act (NHPA) of 1966 (as amended) to receive consideration under NEPA. NEPA is implemented by regulations of the Council on Environmental Quality (40 Code of Federal Regulations [CFR] 1500-1508).

The definition of *effects* in the NEPA regulations includes adverse and beneficial effects on historic and cultural resources (40 CFR 1508.1(i)). When determining the level of NEPA review, Federal agencies must analyze if potential effects to historic or cultural resources that could result from the proposed action and each alternative would be significant (40 CFR 1501.3(d)). In considering whether an alternative may

"significantly affect the quality of the human environment," a federal agency must consider, among other things:

- Unique characteristics of the geographic area, such as proximity to historic or cultural resources (40 CFR1501.3(d)(1) and 40 CFR 1501.3(2)(ii)); and
- The degree to which the action may adversely affect districts, sites, highways, structures, or objects listed in or eligible for listing in the NRHP (40 CFR1501.3(2)(v)).

Therefore, because historic properties are a subset of *cultural resources*, they are one aspect of the *human environment* defined by NEPA regulations.

1.3.2 National Historic Preservation Act

The federal law that covers cultural resources that could be affected by federal undertakings is the NHPA of 1966, as amended. Section 106 of the NHPA requires that federal agencies consider the effects of a federal undertaking on properties listed in or eligible for the NRHP. The agencies must afford the Advisory Council on Historic Preservation (ACHP) a reasonable opportunity to comment on the undertaking. A federal undertaking is defined in 36 CFR 800.16(y):

> A federal undertaking means a project, activity, or program funded in whole or in part under the direct or indirect jurisdiction of a federal agency, including those carried out by or on behalf of a federal agency; those carried out with Federal financial assistance; and those requiring a Federal permit, license, or approval.

The regulations that stipulate the procedures for complying with NHPA Section 106 are in 36 CFR 800. The NHPA Section 106 regulations require:

- definition of the APE;
- identification of cultural resources within the APE;
- evaluation of the identified resources within the APE using NRHP eligibility criteria;
- determination of whether the effects of the undertaking or project on eligible resources will be adverse; and
- agreement on and implementation of efforts to resolve adverse effects, if necessary.

The federal agency must seek comment from the State Historic Preservation Officer (SHPO) and, in some cases, the ACHP, for its determinations of eligibility, effects, and proposed mitigation measures. NHPA Section 106 procedures for a specific project can be modified by negotiation of a Memorandum of Agreement or Programmatic Agreement between the federal agency, the SHPO, and, in some cases, the project proponent.

Effects to a cultural resource are potentially adverse if the lead federal agency, with the SHPO's concurrence, determines that the resource is eligible for the NRHP, making it a Historic Property, and if application of the Criteria of Adverse Effects (36 CFR 800.5[a][2] et seq.) results in the conclusion that the effects will be adverse. The NRHP eligibility criteria, contained in 36 CFR 60.4, are as follows:

> The quality of significance in American history, architecture, archaeology, and culture is present in districts, sites, buildings, structures, and objects of state and local importance that possess aspects of integrity of location, design, setting, materials, workmanship, feeling, association, and:
>
> A. that are associated with events that have made a significant contribution to the broad patterns of our history; or
>
> B. that are associated with the lives of persons significant in our past; or
>
> C. that embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction; or
>
> D. that have yielded, or may be likely to yield, information important in prehistory.

In addition, the resource must be at least 50 years old, barring exceptional circumstances (36 CFR 60.4). Resources that are eligible for or listed on the NRHP are *Historic Properties*.

Regulations implementing Section 106 of the NHPA (36 CFR 800.5) require that the federal agency, in consultation with the SHPO, apply the Criteria of Adverse Effect to Historic Properties within the APE. According to 36 CFR 800.5(a)(1), an adverse effect is defined as when an undertaking may:

> …alter, directly or indirectly, any of the characteristics of a Historic Property that qualify the property for inclusion in the [NRHP] in a manner that would diminish the integrity of the property's location, design, setting, materials, workmanship, feeling, or association.

1.3.3 California Environmental Quality Act

CEQA is the state law that applies to a project's impacts on cultural resources. A *project* is an activity that may cause a direct or indirect physical change in the environment and that is undertaken or funded by a state or local agency, or that requires a permit, license, or lease from a state or local agency. CEQA requires that impacts to Historical Resources be identified and, if the impacts would be significant, then apply mitigation measures to reduce the impacts.

Per CEQA, a Historical Resource is a resource that:

1. is listed in or is eligible for the California Register of Historical Resources (CRHR) by the State Historical Resources Commission, or has been determined historically significant by the CEQA lead agency because it meets the eligibility criteria for the CRHR;
2. is included in a local register of historical resources, as defined in Public Resources Code (PRC) 5020.1(k); or
3. has been identified as significant in a historical resources survey, as defined in PRC 5024.1(g) (California Code of Regulations [CCR] Title 14, Section 15064.5[a]).

The eligibility criteria for the CRHR are as follows (CCR Title 14, Section 4852[b]):

1. The resource is associated with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States.
2. The resource is associated with the lives of persons important to local, California, or national history.
3. The resource embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master or possesses high artistic values.
4. The resource has yielded, or has the potential to yield, information important to the prehistory or history of the local area, California, or the Nation.

In addition, the resource must retain integrity, which is evaluated with regard to the retention of location, design, setting, materials, workmanship, feeling, and association (CCR Title 14, Section 4852(c)). Resources that have been determined eligible for the NRHP are automatically eligible for the CRHR.

Impacts to a Historical Resource, as defined by CEQA (listed in an official historic inventory or survey or eligible for the CRHR), are significant if the resource is demolished or destroyed, or if the characteristics that made the resource eligible are materially impaired (CCR Title 14, Section 15064.5(b)). Demolition or alteration of eligible buildings, structures, and features such that they would no longer be eligible would result in a significant impact. Whole or partial destruction of eligible archaeological sites would also result in a significant impact. In addition to impacts from construction resulting in destruction or physical alteration of an eligible resource, impacts to the integrity of setting (sometimes termed *visual impacts*) of physical features within a project area could also result in significant impacts.

Tribal cultural resources (TCRs) are defined in Section 21074 of the California PRC as sites, features, places, cultural landscapes (geographically defined in terms of the size and scope), sacred places, and objects with cultural value to a California Native American tribe that are either listed in or eligible for the CRHR, or are included in a local register of historical resources as defined in subdivision (k) of Section 5020.1, or are a resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Section 5024.1. Section 1(b)(4) of Assembly Bill (AB) 52 established that only California Native American tribes, as defined in Section 21073 of the California PRC, are experts in the identification of TCRs and impacts thereto. Because ECORP does not meet the definition of a California Native American tribe, it only addresses information in this report for which it is qualified to identify and evaluate, and that which is needed to inform the cultural resources section of CEQA documents. This report, therefore, does not identify or evaluate TCRs. If any California Native American tribe ascribes additional importance or interpretation to archaeological resources described herein, or if the tribe provides information about non-archeological TCRs, such information would be documented separately in the AB 52 tribal consultation record between the tribe and lead agency and summarized in the TCRs section of the CEQA document, if applicable.

1.3.4 City of Costa Mesa Local Register Designation Criteria

The City of Costa Mesa's Local Register of Historic Places identifies and protects cultural resources that reflect the city's historical, architectural, and cultural development. Under Costa Mesa Municipal Code § 13-200.9, resources generally 50 years of age or older may be designated if they meet National Register criteria or locally defined standards that consider historical associations, architectural merit, cultural importance, and integrity.

Local Register designation criteria: The city council, upon the recommendation of the planning commission (or other commission/committee designated by the city council), may designate any building, structure, site, object, district, improvement, or natural feature that is over 50 years of age or, in special circumstances under 50 years, as a local landmark if it meets the criteria for listing in the National Register of Historic Places, or the criteria listed below. Any structure identified in the city's general plan is recognized as being eligible for placement on the local Register. Designation criteria shall include the following:

When the resource:

a. Exemplifies or reflects special elements of the city's cultural, social, economic, political, aesthetic, engineering, architectural, or natural history; or

b. Is identified with persons or events significant in local, state, or national history; or

c. Embodies distinctive characteristics of a style, type, period, or method of construction; or

d. Is a valuable example of the use of indigenous materials or craftsmanship; or

e. Represents the work of a notable builder, designer, or architect; or

f. Contributes to the significance of an historic area, being a geographically definable area possessing a concentration of historic or scenic properties or thematically related grouping of properties which contribute to each other and are unified aesthetically by plan or physical development; or

g. Has a unique location or singular physical characteristics or is a view or vista representing an established and familiar visual feature of a neighborhood, community or of the city; or

h. Embodies elements of architectural design, detail, materials, or craftsmanship that represent a significant structural or architectural achievement or innovation; or

i. Is similar to other distinctive properties, sites, areas, or objects based on a historic, cultural, or architectural motif; or

j. Reflects significant geographical patterns, including those associated with different eras of settlement and growth, particular transportation modes, or distinctive examples of park or community planning; or

k. Is a type of building or is associated with a business or use which was once common but is now rare; or

l. Yields, or may yield, information important in prehistory or history; and retains the integrity of those characteristics necessary to convey its significance.

1.4 Report Organization

This report documents the study and its findings and was prepared in conformance with the California Office of Historic Preservation's (OHP) *Archaeological Resource Management Reports: Recommended Contents and Format*. Appendix A includes a confirmation of the records search with the California Historical Resources Information System (CHRIS) and historical society coordination. Appendix B contains documentation of a search of the Sacred Lands File. Appendix C presents photographs of the Project Area. Appendix D contains cultural resource site locations and site records.

Sections 6253, 6254, and 6254.10 of the California Code authorize state agencies to exclude archaeological site information from public disclosure under the Public Records Act. In addition, the California Public Records Act (Government Code § 6250 et seq.) and California's open meeting laws (The Brown Act, Government Code § 54950 et seq.) protect the confidentiality of Native American cultural place information. Because the disclosure of information about the location of cultural resources is prohibited by the Archaeological Resources Protection Act of 1979 (16 U.S. Code 552 470hh) and Section 307103 of the NHPA, it is exempted from disclosure under Exemption 3 of the federal Freedom of Information Act (5 U.S. Code 552). Likewise, the Information Centers of the CHRIS maintained by the OHP prohibit public dissemination of records search information.

2.0 SETTING

2.1 Environmental Setting

The Project Area is located in the City of Costa Mesa, atop the coastal bluffs to the south of the Santa Ana River and approximately 3 miles northeast of the California shoreline with the Pacific Ocean. The Project Area is situated on the gentle north-facing back slope of a bluff that runs along the eastern bank of the Santa Ana River, which is located approximately 1 mile to the west. The Fairview Channel, which is located 0.25 mile west of the Project Area, drains the surrounding landscape into the Santa Ana River. The Project Area is surrounded by the Mesa Linda golf course to the south and west and developed residential neighborhoods to the north and east. On the western side, it is bordered by the Mesa Linda Golf Course; beyond the golf course, Fairview Park extends to the Santa Ana River. The Project Area is mostly flat and consists of a developed campus of buildings with extensive landscaping, lawns, and mature trees. Elevations within the Project Area range from 75 to 100 feet above mean sea level.

2.2 Geology and Soils

The soils in the Project Area are 98.4 percent Myford sandy loams, with 64.2 percent having 0 to 2 percent slope and 34.2 percent having 9 to 15 percent slope. The remaining 1.6 percent of soils are drained Omni clays. Myford sandy loams are moderately well-drained alluvial soils that give way to sandy clays below 12 inches in depth (Natural Resources Conservation Service 2025). The area of Omni clays is a small

section at the northwestern corner of the FDC campus, largely under and around North Shelley Circle. This soil type is poorly drained prime farmland consisting of silty clay alluvium.

Based on soils alone, the Project Area has a *low* potential for buried pre-contact archaeological sites. However, the Project Area is located on a low bluff above the Santa Ana River, approximately one mile east of the river channel, which would suggest a *high* for buried pre-contact archaeological sites. Geologically, the top of the bluff are Older Quaternary deposits, while the river channel deposits are more recent Quaternary alluviums. Due to the difference in elevation, the alluvial soils in the Project Area are not from the river, but rather from small local drainages.

Based on the soils and hydrology data , it would indicate a *moderate* potential for buried pre-contact archaeological sites within the Project Area, due to the proximity to the Santa Ana River one mile away. Pre-contact resources have been previously documented between the Project Area and the current river channel. Soil composition and proximity to waterways, however, are not the only factors in determining potential for buried resources; this is discussed further in Section 6.2.

2.3 Vegetation and Wildlife

The dominant plant community within the Project Area includes a wide variety of introduced trees commonly used in landscaping, including palm trees, London plane, Ficus, and multiple varieties of eucalyptus and pine. In addition, a wide variety of shrubs and grasses are present in both maintained lawns and unmaintained open areas.

Wildlife species that may occur within the Project Area include large and small land mammals such as deer, coyote, rabbits, woodrat, mice, squirrels, quail, doves, and ducks. Other vegetation that may exist within the Project Area include coast and live oak, yucca, elderberry, and manzanita (Bean and Smith 1978).

3.0 CULTURAL CONTEXT

3.1 Regional Pre-Contact History

3.1.1 Paleo-Indian Period/Terminal Pleistocene (12,000 to 10,000 BP)

The first inhabitants of southern California were big game hunters and gatherers exploiting extinct species of Pleistocene megafauna (e.g., mammoth and other Rancholabrean fauna). Local "fluted point" assemblages comprised of large spear points or knives are stylistically and technologically similar to the Clovis Paleo-Indian cultural tradition dated to this period elsewhere in North America (Moratto 1984). Archaeological evidence for this period in southern California is limited to a few small temporary camps with fluted points found around late Pleistocene Lake margins in the Mojave Desert and around Tulare Lake in the southern San Joaquin Valley. Single points are reported from Ocotillo Wells and Cuyamaca Pass in eastern San Diego County and from the Yuha Desert in Imperial County (Rondeau et al. 2007).

3.1.2 Early Archaic Period/Early Holocene (10,000 to 8,500 BP)

Approximately 10,000 years ago, at the beginning of the Holocene, warming temperatures, and the extinction of the megafauna resulted in changing subsistence strategies with an emphasis on hunting smaller game and increasing reliance on plant gathering. Previously, Early Holocene sites were represented by only a few sites and isolates from the Lake Mojave and San Dieguito complexes found along former lakebeds and grasslands of the Mojave Desert and in inland San Diego County. More recently, southern California Early Holocene sites have been found along the Santa Barbara Channel (Erlandson 1994), in western Riverside County (Goldberg 2001; Grenda 1997), and along the San Diego County coast (Gallegos 1991; Koerper et al. 1991; Warren 1967).

3.1.3 Encinitas Tradition or Milling Stone Period/Middle Holocene (8,500 to 1,250 BP)

The Encinitas Tradition (Warren 1968), formerly known as the Milling Stone Period (Wallace 1955), refers to a period of time during which small mobile bands of people who spoke an early Hokan language foraged for a wide variety of resources including hard seeds, berries, and roots/tubers (yucca in inland areas), rabbits and other small animals, and shellfish and fish in coastal areas. Sites from the Encinitas Tradition consist of residential bases and resource acquisition locations with no evidence for overnight habitation. Residential bases have hearths and fire-affected rock indicating overnight habitation and food preparation. Residential bases along the coast have large amounts of shell and are often termed shell middens.

Sutton and Gardner (2010) proposed the reclassification of the Encinitas Tradition into the Topanga Pattern and the Greven Knoll Pattern. The Encinitas Tradition, as originally defined (Warren 1968), applied to all non-desert areas of southern California. The Topanga Pattern spread across the Los Angeles Basin and Orange County. The Greven Knoll Pattern pertains to southwestern San Bernardino County and western Riverside County (Sutton and Gardner 2010). Each of the patterns are divided into three temporal phases, Topanga I, II and III. The Topanga I phase dates from 8,500 to 5,000 years before present (BP) and Topanga II dates from 5,000 to 3,500 BP. The Topanga II ended about 3,500 BP with the arrival of Takic speakers, except in the Santa Monica Mountains where the Topanga III phase lasted until about 2,000 BP.

Topanga I is characterized by abundant manos and metates, core tools, scarpers, "charmstones, cogged stones, early discoidals, and few but large points" (Sutton and Gardner 2010). These artifacts gradually decrease in number through Topanga II and III. Projectile points decrease in size by Topanga II and mortars and pestles are adopted. By Topanga III, manos, metates, mortars, and pestles increase in abundance. A wider variety of small projectile points are found as well as stone-lined earthen ovens.

3.1.4 Palomar Tradition (1,250 to 150 BP)

The ancestors of the Gabrielino (Tongva) moved into the Los Angeles Basin from the southern San Joaquin valley about 3,500 BP, replacing the native Hokan speakers. Speakers of proto-Gabrielino reached the southern Channel Islands by 3,200 BP (Sutton 2009) and moved as far south as Aliso Creek in Orange County by 3,000 BP.

The material culture of the inland areas where Takic languages were spoken at the time of Spanish contact is part of the Palomar Tradition (Sutton 2011). Two patterns are associated with the Palomar Tradition, the San Luis Rey and Peninsular. The San Luis Rey I Phase (1,000 to 500 BP) and San Luis Rey II Phase (500 to 150 BP) pertain to the area occupied by the Gabrielino at the time of Spanish contact. The Peninsular I (1,000 to 750 BP), II (750 to 300 BP), and III (300 to 150 BP) Phases are used in the areas occupied by the Cahuilla and Serrano, east of the Project Area (Sutton 2011).

San Luis Rey Phases I and II extended from the southern border of Orange County to the northern portion of San Diego County. The San Luis Rey Phase I is characterized by Cottonwood Triangular arrow points, use of bedrock mortars, stone pendants, shell beads, quartz crystals, and bone tools. San Luis Rey II is characterized by the addition of ceramics, including ceramic cremation urns, red pictographs on boulders in village sites, and steatite arrow straighteners. During San Luis Rey I there were a series of small permanent residential bases at water sources, each occupied by a kin group (probably a lineage). During San Luis Rey II people from several related residential bases moved into a large village located at the most reliable water source (Waugh 1986). Each village had a territory that included acorn harvesting camps at higher elevations. Villages contained numerous bedrock mortars, large dense midden areas with a full range of flaked and ground stone tools, rock art, and a cemetery.

3.2 Ethnohistory

Ethnographic accounts of Native Americans indicate that the Gabrielino (also known as Gabrieleño, or Tongva) once occupied the region that encompasses the Project Area. At the time of contact with Europeans, the Gabrielino were the main occupants of the southern Channel Islands, the Los Angeles Basin, much of Orange County, and extended as far east as the western San Bernardino Valley. The term "Gabrielino" came from the group's association with Mission San Gabriel Arcángel, established in 1771. The Gabrielino are believed to have been one of the most populous and wealthy Native American tribes in southern California prior to European contact, (Bean and Smith 1978; McCawley 1996; Moratto 1984) and spoke a Takic language. The Takic group of languages is a subgroup of the Uto-Aztecan language family.

The Gabrielino occupied villages located along rivers and at the mouths of canyons. Populations ranged from 50 to 200 inhabitants. Residential structures within the villages were domed, circular, and made from thatched tule or other available wood. Gabrielino society was organized by kinship groups, with each group composed of several related families who together owned hunting and gathering territories. Settlement patterns varied according to the availability of floral and faunal resources (Bean and Smith 1978; McCawley 1996; Miller 1991).

Vegetal staples consisted of acorns, chia, seeds, piñon nuts, sage, cacti, roots, and bulbs. Animals hunted included deer, antelope, coyote, rabbits, squirrels, rodents, birds, and snakes. The Gabrielino also fished and collected marine shellfish (Bean and Smith 1978; McCawley 1996; Miller 1991).

By the late 18th century, the Gabrielino population had significantly dwindled due to introduced European diseases and dietary deficiencies and communities disintegrated as families were taken to the missions (Bean and Smith 1978; McCawley 1996; Miller 1991). Recently, Gabrielino culture has undergone a resurgence, and current descendants are actively preserving their heritage.

3.3 Costa Mesa History

During the period from 1848 to about 1880 the Santiago de Santa Ana grant was divided informally among the Yorba and Peralta heirs who continued to use the land for cattle ranching, vineyards, and other agricultural uses. Upon Teodocio Yorba's death in 1863 the ranch buildings and land at Old Santa Ana were conveyed to his daughter and son-in-law, Desiderio Burruel. The Santiago de Santa Ana grant was legally partitioned among the Yorba and Peralta descendants and other claimants in 1868 (City of Orange Public Library 2012). The land grant was divided into over 1,000 parcels of land. Many of the heirs sold their parcels which resulted in much of the rancho passing out of the ownership of the Yorbas and Peralta families. The towns of Orange, Tustin, and Santa Ana were established on some of these parcels in the early 1870s.

South of Santa Ana most of the former rancho land remained agricultural through the first half of the twentieth century. The small communities of Fairview, Newport, and Thurin had developed by 1900 to provide services for the rural households. Thurin was a stop on the Santa Ana & Newport Railroad, built by the McFadden Brothers in 1891 to connect their lumber business in Santa Ana with their Newport Pier. The Santa Ana & Newport Railroad was purchased by the Southern Pacific Railroad in 1899 (Robertson 1998).

The townsite of Harper was laid out along the railroad south of Thurin in 1910 (near what is now 19th Street and Newport Boulevard). It was named for a local farmer who had requested the siding at that location. Primarily a farming community, residents of Harper grew mainly sweet potatoes, corn, tomatoes, strawberries, and apples (City of Costa Mesa). By 1920, more businesses began to move to the community. In May of 1920, the community of Harper was officially renamed to Costa Mesa. Although development in Costa Mesa paused during the Great Depression, it increased again by the 1940s (Costa Mesa General Plan). During the years after World War II most of the agricultural land in Costa Mesa was developed for residential and commercial use (Friis 1965).

Costa Mesa was incorporated as a city in 1953. It included the previously separate communities of Costa Mesa, Thurin, Fairview, and Newport. By the end of the twentieth century, the city had developed into a major commercial and industrial center of Orange County. In 1999, it adopted the slogan "The City of the Arts," as it is home to multiple theaters and concert halls (City of Costa Mesa).

3.4 Fairview Development Center History

Public care for individuals with developmental disabilities in California began in the late nineteenth century with specialized vocational schools that prepared students for productive roles in society. After 1900, a therapeutic model of care began to supersede the educational model. Small, specialized schools such as the California Home for the Care and Training of Feeble Minded Children in Sonoma County underwent expansions and became large state hospitals. The development of the Sonoma facility provided a model for the establishment of later institutions, including the FDC. In 1949, unsanitary conditions at many of the facilities prompted California lawmakers to authorize $110 million toward modernizing the state hospital system. The appropriation included funding for two new hospitals—one in

Porterville and another in Costa Mesa—built exclusively for individuals with developmental disabilities (JRP 2020).

Fairview State Hospital in Costa Mesa opened in 1959. Its largest buildings included the 280-bed Ward #1, and the 695-bed Receiving & Treatment and Administration Building with three adjoined Acute Infirm Wards. Architecturally, all of the buildings possessed International style features. The International style, a variation of the Modernist architectural movement, influenced the designs of almost all public buildings in the United States during the 1950s. The poured concrete buildings at Fairview State Hospital exhibited rectilinear forms with strong horizontal lines and metal frame windows and doors. A nearly mile-long plan of covered walkways connected the buildings and added to the facility's overall sense of linearity and order, all key characteristics of the International style. Fairview State Hospital achieved full buildout in 1964. Its 1,557 staff members that year provided care to 2,651 patients.

Fairview State Hospital marked a culmination of therapeutic philosophies, practices, and protocols for the care of individuals with developmental disabilities in California. Although it incorporated some vocational training, the hospital principally focused on self-sufficiency training with an aim toward returning patients to their families with enhanced self-care and socialization skills. At Fairview, "a medical model of treatment prevailed, the assumption being that mental retardation responded to treatment much like any other physical condition" (JRP 2020).

Coincidentally, in 1959, the year Fairview State Hospital opened, the French geneticist Jérôme Jean Louis Marie Lejeune discovered that Down syndrome involved the occurrence of a third chromosome on the 21st pair. Prior to Lejeune's discovery, no causal explanation for Down syndrome existed. After 1959, medical professionals began to understand that *Trisomy 21*, the presence of a third #21 chromosome, caused many of the developmental disabilities treated at institutions such as Fairview State Hospital (Mégarbané 2009). Subsequently, the cultural understanding of developmental disabilities shifted, leading to deinstitutionalization and a preference for out-patient community care instead of long-term hospitalization. By 1985, Fairview State Hospital cared for only 1,100 patients, less than half its capacity (JRP 2020).

3.5 Costa Mesa Country Club History—Mesa Linda Golf Course History

The Costa Mesa Country Club opened in November of 1967 and consists of two courses adjacent to the Fairview State Hospital in Costa Mesa. The western course is known as the Los Lagos Course and the subject course in the Project Area to the east is known as the Mesa Linda Course (Los Angeles Times 1967).

In June of 1965, state assembly member Robert Badham (Newport Beach) introduced bills AB 3067 and AB 3257 which were intended to have Fairview State Hospital deed 250 acres to the City of Costa Mesa for development of a municipal golf course. The bills aimed to add a recreational facility to the City of Costa Mesa that provided a buffer zone between the City and Fairview State Hospital. In exchange, the City of Costa Mesa would build a fire station on five acres in the southeast corner of the hospital's land, giving the hospital additional fire protection. Backed by both the City and the hospital, the bill was signed by Governor Pat Brown in July of 1965, allowing the golf course project to move forward. Ground was broken on the course in April of 1966 (The Register 1965; The Register 1966).

The Costa Mesa Country Club, consisting of both the Mesa Linda and Los Logos Courses, forms a horseshoe shape around the adjacent Fairview State Hospital. The country club is bound by Tanager Drive to the north, Joann Street to the south, Placentia Avenue to the west, and Harbor Boulevard to the east.

Upon completion, the Mesa Linda Course measured 5,400 feet in length, with an 18-hole, par 70, 67-acre course, and was designed by Pasadena-based golf-course architect William F. Bell. When the course opened in June of 1967, it did not have a formal ribbon-cutting ceremony but an inaugural golf tournament was held. The first golfers to use the course were Pete Swan of Costa Mesa and Col. J. W. Fitts of Newport Beach. Holes range from 125 to 509 yards and included three lakes and a variety of sand traps. Besides the golf course, the facility also included a clubhouse, pro shop, driving range, and paved parking lot, all clustered at the north end of the property (Los Angeles Times 1967).

3.6 William F. Bell

William F. Bell, born in Pasadena, California in 1918, was a prolific designer of golf courses on the west coast of the United States. He studied at the University of Southern California before joining his father, William P. Bell, in the family business of golf course design. The older Bell, a well-known architect, provided the basis for several popular golf courses in California. After William P. Bell died in 1953, William F. Bell took over the business and renamed it "William P. Bell and Son" to honor his father's legacy. Although his father laid the groundwork for the early construction of golf courses in California, William F. Bell built on that work and left his own imprint (California Golf and Travel 2024).

The younger Bell developed or redesigned more than 200 golf courses. His designs, which were recognized for their delicate integration of natural landscapes and deliberate use of topography, were mostly located in California and the western United States. One of Bell's noteworthy accomplishments was the completion of the North and South Courses at Torrey Pines in La Jolla, California, which had been started by his father. The site was initially used as a military installation called Camp Callan but became a public golf course after World War II. The Torrey Pines courses represent some of the most well-known public golf courses in the U.S., holding significant events like the Professional Golfers' Association Tour's Farmers Insurance Open and other major championships (California Golf and Travel 2024).

In addition to Torrey Pines, Bell designed the Sandpiper Golf Club in Goleta, the Industry Hills Golf Club in the City of Industry, and the Bermuda Dunes Country Club in the Coachella Valley. His work is distinguished by utilitarian yet attractive designs that frequently maintain the natural beauty of the landscape. Bell aimed to create hard yet fun courses that blended into the landscape rather than overwhelmed it (American Society of Golf Course Architects [ASGCA] 2024).

Bell's engagement with the ASGCA was noteworthy. He was elected to the ASGCA in 1950, served as president from 1957 to 1958, and was a member for 34 years until his death in 1984. Throughout his career, Bell was known for making subtle yet successful design decisions that fit in with the geography of the courses. Although his designs did not often have the dramatic flourishes of some predecessors, they were praised for their playability and use of natural curves (ASGCA 2024).

3.7 Spanish Colonial Revival Architecture

The Costa Mesa Country Club clubhouse and pro shop exhibit minor elements of the Spanish Colonial Revival architecture that gained popularity during the Eclectic movement of the early twentieth century. The Eclectic movement began as a fashionable way for architects to design houses using influences from historic architectural styles. The trend first gained momentum in 1893 during the Chicago Columbian Exposition on architecture, which focused on historical styles. It acted as a new way for architects to simulate historical architecture in a modern way and eventually became wildly popular after the turn of the century with many eclectic styles emerging. Spanish Revival was one of these eclectic styles that came into popularity beginning in 1915 and lasting until the 1940s. The commercial building exhibits some elements of Spanish Revival architectural influences.

The Spanish Revival style was first introduced at the Panama-California Exposition held in San Diego in 1915. It was introduced as an elaborate portrayal of Spanish prototypes seen from other countries throughout the world. Spanish Revival architecture was particularly popular in California, and most popular in Southern California. The popularity of Spanish Revival architecture in Southern California was likely due to the popularity of Mission-style houses in Los Angeles and other areas. Mission-style houses appear similar in architectural detail and elaboration with the Spanish Revival style and set a good precedent for development in those areas. Some areas of Los Angeles have large neighborhoods of Spanish Revival homes. Spanish Revival style, as well as many Eclectic-period styles, fell out of popularity as a result of the Great Depression and the U.S. entrance into World War II when supplies were less easily available and money was tight. After the Eclectic period, buildings were constructed with less architectural detail and more simple forms focusing on affordability and functionality (McAlester 2013).

Character-defining features of the Spanish Revival style of architecture include half-cylinder or S-curve tiled roofs, focal windows with large arches or decorative wood or iron grilles, stucco-clad and elaborate chimney tops, stucco or tile vents, arcaded (arched) walkways or winged walls, walled courtyards, casement windows with decorative wood framework, multi-level roofs, covered porches (usually on the façade), and sometimes fountains (McAlester 2013).

4.0 METHODS

4.1 Personnel Qualifications

Registered Professional Archaeologist (RPA) Christa Westphal, who meets the Secretary of the Interior's Professional Qualifications Standards for prehistoric and historical archaeology, supervised this archaeological resources investigation. Associate Archaeologist Nick Bizzell conducted the fieldwork. Staff Archaeologist Casey LeJeune, RPA conducted the records search. Senior Archaeologist Eric Fries, RPA prepared this technical report. Architectural Historian Andrew Bursan prepared the evaluations of historic features. Lisa Westwood, RPA provided technical report review and quality assurance.

Christa Westphal, RPA is a Senior Archaeologist with more than 10 years of experience in California cultural resources management. She has experience in many aspects of archaeological fieldwork, laboratory, and reporting. These include archaeological survey, excavation, monitoring, artifact analysis,

artifact collections management, graphics production, Geographic Information System analysis, CHRIS records searches, Native American Heritage Commission (NAHC) requests, preparation of Department of Parks and Recreation (DPR) forms and author and contributor of technical reports. She holds a B.A. and M.A. in Anthropology.

Nicholas Bizzell is an Associate Archaeologist with ECORP and has more than 12 years of experience in cultural resources management. He holds a B.A. in Anthropology from Sonoma State University in Rohnert Park, California. Mr. Bizzell has participated in numerous archaeological projects throughout California, experience that includes working with clients in both public and private sectors. Mr. Bizzell has substantial archaeological experience with cultural resources monitoring, inventory surveys, excavation and subsurface testing, and laboratory analysis for projects in northern and southern California. Additionally, Mr. Bizzell is cross trained as a paleontological monitor for projects requiring both archaeological and paleontological monitoring.

Casey LeJeune, RPA is a Staff Archaeologist who has worked in cultural resource management since 2020, with experience in the Southeast and Southern California. She holds an M.A. in anthropology with a focus in forensic anthropology and bioarchaeology. She meets the Secretary of the Interior's Professional Qualifications Standards for prehistoric and historic archaeology. Ms. LeJeune has served as a field director on numerous projects and participated in fieldwork including forensic and archaeological burial recovery, surveys, large-scale data recovery, testing, and construction monitoring. She also has extensive laboratory experience in human osteology and analysis of historic and precontact artifacts. Additionally, she has authored or contributed to numerous cultural resource technical reports.

Eric C. Fries, RPA is a Senior Archaeologist with 28 years of experience across private, federal and academic archaeological work throughout the western United States. He holds a B.A. and M.A. in Anthropology and meets the Secretary of Interior's Standard for both prehistoric and historic archaeology. He is experienced in archaeological monitoring, survey and excavation, geographic information systems including aerial and satellite imagery analysis, artifact recovery and collection management, and human osteological analysis. He has conducted numerous evaluations of cultural resources for eligibility to the NRHP.

Andrew Bursan is an Architectural Historian with 16 years of experience in historic preservation and land planning. He has worked on a variety of projects with organizations like California Department of Transportation (Caltrans), LA County Metro, and several city governments, including Pasadena, Santa Monica, San Francisco, and Los Angeles. Andrew's expertise covers project management, architectural surveys, historical assessments, and extensive historical research. He has contributed to historic context statements, technical reports, and impact analyses for cultural resources.

Lisa Westwood, RPA has 31 years of experience and meets the Secretary of the Interior's Professional Qualifications Standards for prehistoric and historical archaeology. She holds a B.A. in Anthropology and an M.A. in Anthropology (Archaeology). She is the Director of Cultural Resources for ECORP.

4.2 Records Search Methods

ECORP conducted a records search for the Project Area at the South Central Coastal Information Center (SCCIC) of the CHRIS at California State University Fullerton on November 24, 2025. The records search was conducted in person by ECORP Staff Archaeologist Casey LeJeune. The purpose of the records search is to determine the extent of previous surveys within a 1-mile (1600-meter) radius of the Proposed Project Area, in addition to whether previously documented pre-contact or historic archaeological sites, architectural resources, or traditional cultural properties exist within this area.

In addition to the official records and maps for archaeological sites and surveys in Orange County, ECORP reviewed the following historical references: Built Environment Resource Directory (BERD) for Orange County (OHP 2023); the National Register Information System (National Park Service [NPS] 2025); Office of Historic Preservation, California Historical Landmarks (CHL; OHP 1996, 2025); Caltrans Local Bridge Survey (Caltrans 2019); Caltrans State Bridge Survey (Caltrans 2018); and *Historic Spots in California* (Kyle 2002).

ECORP also reviewed other references including a RealQuest Property Search and historic General Land Office (GLO) land patent records (Bureau of Land Management [BLM] 2025). ECORP reviewed the following historical maps:

- 1890 BLM GLO Plat Map #291059, Fractional Township 6 South, Range 10 West, San Bernardino Meridian
- 1896 USGS Santa Ana, California Quadrangle (1:62,500 scale);
- 1901 USGS Santa Ana, California Quadrangle (1:62,500 scale);
- 1932 USGS Newport Beach, California Quadrangle (1:31,680 scale);
- 1942 USGS Santa Ana, California Quadrangle (1:62,500 scale);
- 1958 edition of the 1949 USGS Newport Beach, California Quadrangle (1:24,00 scale);
- 1968 edition of the 1965 USGS Newport Beach, California Quadrangle (1:24,000 scale);
- 1975 edition of the 1965 USGS Newport Beach, California Quadrangle (1:24,000 scale); and
- 1981 edition of the 1965 USGS Newport Beach, California Quadrangle (1:24,000 scale).

ECORP reviewed historical aerial photographs from 1938, 1953, 1963, 1972, 1987, and 1992 through 2025 for any indications of Project Area usage and built environment.

ECORP conducted a search for a local historical registry, which revealed that the Costa Mesa Register of Historic Places is the nearest local historical registry to the Project Area. It is located approximately 1 mile south of the Project Area in the city of Costa Mesa.

4.3 Archival Research Methods

4.3.1 City of Costa Mesa Building Safety Division

ECORP requested digitized permits from the City of Costa Mesa Building Safety Division via email on January 8, 2025 for the Costa Mesa Country Club property. The City of Costa Mesa Building Safety Division sent building permits via email to ECORP on January 13, 2025; however, no original building permits were included, and the permits were limited to interior renovations and cellular phone antenna installations.

4.3.2 Costa Mesa Public Library

ECORP reviewed the Costa Mesa Public Library's digital collection, which included articles, photographs, and documents that relate to the Costa Mesa Country Club property. ECORP used the information obtained from the library in preparation of the historic context and significance evaluations.

4.3.3 Historical Newspaper Review

ECORP reviewed historical newspapers from Costa Mesa and the surrounding cities to understand the development of the City of Costa Mesa and the Costa Mesa Country Club property. ECORP used these documents in preparation of the historic context and significance evaluations.

4.3.4 Orange County Assessor

ECORP obtained data from the Orange County Assessor for the Mesa Linda Golf Course on November 15, 2025. This data provided information about construction dates and the current owners.

4.4 Sacred Lands File Coordination Methods

In addition to the records search, ECORP contacted the NAHC on December 9, 2025 to request a search of the Sacred Lands File (SLF) for the Project Area. This search determines whether the California Native American tribes within the Project Area have recorded Sacred Lands in the SLF, which is populated by members of the Native American community with knowledge about the locations of TCRs. In requesting a search of the SLF, ECORP solicited information from the Native American community regarding TCRs; however, the responsibility to formally consult with the Native American community lies exclusively with the federal and local agencies under applicable state and federal laws. The lead agencies do not delegate government-to-government authority to any private entity to conduct tribal consultation.

4.5 Other Interested Party Consultation Methods

ECORP mailed letters to the Orange County Historical Society and Costa Mesa Historical Society on December 9, 2025 to solicit comments or obtain historical information that the repository might have regarding events, people, or resources of historical significance in the area.

4.6 Field Methods

ECORP conducted intensive pedestrian survey of the FDC on October 13, 2023. ECORP surveyed Shelley Circle Trail and the Mesa Linda Golf Course on November 19, 2025, under the guidance of the *Secretary of*

the Interior's Standards for the Identification of Historic Properties (NPS 1983), using 15-meter transects (Figure 3). The adjacent Los Lagos Golf Course and the rest of the Costa Mesa Country Club will not be affected by the project as planned. ECORP expended two person-days to survey the FDC and one person-day to survey Shelley Circle Trail and the Mesa Linda Golf Course. During each survey, ECORP archaeologists examined the ground surface for indications of surface or subsurface cultural resources and inspected the general morphological characteristics of the ground surface for indications of subsurface deposits that may be manifested on the surface, such as circular depressions or ditches. Whenever possible, the archaeologists examined the locations of subsurface exposures caused by such factors as rodent activity, water or soil erosion, or vegetation disturbances for artifacts or for indications of buried deposits. ECORP did not conduct any subsurface investigations or artifact collections during the pedestrian survey.

Standard professional practice requires that all cultural resources encountered during the survey be recorded using DPR 523-series forms approved by the OHP. The resources are usually photographed, mapped using a handheld GPS receiver, and sketched, as necessary, to document their presence using appropriate DPR forms.



Map Contents

- Project Area (134.28 Acres)
- Project Area - Shelley Circle Trail
- Area of Potential Effect (172.11 Acres)
- Excluded from Project

Survey Coverage

- Surveyed (100%)

Sources: Sources: ESRI, Vantor (2023)



Location: N:\2023\2023-192 Fairview Developmental Center Specific Plan\MAPS\Cultural_Resources\Fairview_CRM.aprx - Fairview_CRM_SurveyCoverage_20260122 (Trotellini - 1/22/2026)

Map Date: 1/22/2026

ECORP Consulting, Inc.
ENVIRONMENTAL CONSULTANTS

Scale in Feet
0 450

Figure 3. Survey Coverage

2023-192 Fairview Developmental Center Specific Plan

5.0 RESULTS

5.1 Records Search

The records search consisted of a review of previous research and literature, records on file with the SCCIC for previously recorded resources, and historical aerial photographs and maps of the vicinity.

5.1.1 Previous Research

The records search results indicate that 51 previous cultural resources investigations have been conducted within 1 mile of the Project Area, covering approximately 60 percent of the total records search area (Appendix A). These studies revealed the presence of pre-contact sites, including lithic scatters and habitation sites, and historical sites, including historic adobes, military facilities, churches, libraries, and other structures that date to the early to mid–20th century rock walls and sites associated with historic mining activities. The previous studies were conducted between 1935 and 2015. Of the 51 studies conducted within the 1-mile search radius, one included portions of the Project Area (Table 1).

The client provided a copy of a previous study in the Project Area that was not included in the SCCIC results (Table 1). With the inclusion of the client-provided study, a total of 52 studies have been conducted within 1 mile of the Project Area.

Table 1. Previous Cultural Studies within the Project Area

Report No. (OR-)	Author(s)	Report Title	Year	Source
3012	Duke, Curt	Cultural Resource Assessment Cingular Wireless Facility No. Sc 069-02, Orange County, California	2001	SCCIC
—	JRP and Denise Bradley	Historical Resources Inventory and Evaluation Report Fairview Developmental Center, Costa Mesa, California	2020	Client

Notes: SCCIC = South Central Coastal Information Center

The records search results indicate that approximately 80 percent of the Project Area has been previously surveyed for cultural resources; therefore, a pedestrian survey of the Project Area was warranted to cover the areas of Project expansion.

The records search also determined that 11 previously recorded pre-contact and historic-era cultural resources are located within 1 mile of the Project Area (Table 2). Of these, four are believed to be associated with Native American occupation of the vicinity, and six are historic-era sites associated with early European-American ranching and mining activities. One resource, CA-ORA-506, is recorded as a multi-component resource that includes both pre-contact and historic-era features. One previously recorded cultural resource is located within the Project Area: the FDC.

Table 2. Previously Recorded Cultural Resources within 1 Mile of the Project Area				
Site No. (CA-ORA-)	**Primary No. (P-30-)**	**Recorder and Year**	**Age/ Period**	**Site Description**
58	58	Eberhart, J., H. Eberhart and J.W. Winterbourne, 1949	Pre-Contact	Pre-Contact Midden
76	76	Eberhart, J., and H. Eberhart, 1949	Pre-Contact	Pre-Contact Village Site
165	165	Payne, 1960	Pre-Contact	Possible Village Site of *Lukup*
506	506	K. Dixon, 1975	Pre-Contact/ Historic	Pre-Contact Shell Midden
N/A	1667	J. Brown, 2004	Pre-Contact	Redeposited Midden Material
N/A	1740	A. Garrison, R. Saldana and N. Marte, 2014	Historic	Refuse Scatters
N/A	156521	J. Arbuckle, 1980	Historic (1820–1870)	Diego Sepulveda Adobe
N/A	162281	n/a	Historic (1940s)	Santa Ana Army Air Base
N/A	177535	K.A. Crawford, 2014	Historic (1960s)	Orange Coast College Library
N/A	177723	J. Marvin and S. Younger, 2002	Historic (1920s)	First United Methodist Church
N/A	177735	D. Rodrigues, 2004	Historic (1950s)	Alano Club of Costa Mesa

5.1.2 Records

The OHP's BERD for Orange County (dated September 23, 2023) includes 33 resources on the Fairview Developmental Center campus and within the Project Area. The BERD contains an additional 76 resources within 1 mile of the Project Area (OHP 2023). All of these resources are located in the City of Costa Mesa.

The National Register Information System (NPS 2025) did not reveal any eligible or listed properties within the Project Area. The nearest National Register property is the ship *Wild Goose*, located in the city of Newport Beach, approximately 2.6 miles south of the Project Area.

ECORP reviewed resources listed as CHLs by the OHP (2022) on December 12, 2025. The nearest listed landmark is CHL No. 227 (Diego Sepulveda Adobe). The associated plaque is located 0.75 mile northwest of the Project Area.

The Caltrans Local Bridge Survey (Caltrans 2019) and State Bridge Survey (Caltrans 2018) did not list eligible bridges within 1 mile of the Project Area. There are no bridges within or adjacent to the Project Area. Caltrans evaluated the following six bridges in the Project Area vicinity as Category 5 bridges, which indicates that they are not eligible for the NRHP under Criterion C:

- Bay Street OC Bridge, constructed in 1992, carries Bay Street over California State Route 55 east and west; it is located approximately 1 mile southeast of the Project Area.

- Utility OC Bridge, constructed in 1992, carries utility lines over California State Route 55 east and west; it is located approximately 1 mile southeast of the Project Area.
- 22nd Street OC Bridge, constructed in 1992, carries 22nd Street over California State Route 55 east and west; it is located approximately 1 mile southeast of the Project Area.
- Fairview Road OC Bridge, constructed in 1992, carries Fairview Road over California State Route 55 east and west; it is located approximately 1 mile southeast of the Project Area.
- Wilson Street OC Bridge, constructed in 1990, carries Wilson Street over California State Route 55 east and west; it is located approximately 1 mile east of the Project Area.
- Santa Isabel Avenue OC Bridge, constructed in 1990, carries Santa Isabel Avenue over California State Route 55 east and west; it is located approximately 1 mile east of the Project Area.

Historic GLO land patent records from the BLM's patent information database (BLM 2025) did not reveal any specific information for landowners in the Project Area.

A RealQuest online property search for APNs 988-420-01 and 420-012-16 revealed that the Project Area consists of 236 acres of miscellaneous land and 111 acres of tax-exempt land. Not all of the land within these APNs is included in the Project Area. No other Project Area history information was on record with RealQuest.

The Caltrans Bridge Local and State Inventories (Caltrans 2018, 2019) does not list any historic-period bridges within 1 mile of the Project Area.

A pre-contact resource located southwest of the Project Area has been proposed as the possible location of the village of *Lukup* (Kroeber 1925).

ECORP's review of the Costa Mesa Register of Historic Places did not reveal any resources in the Project Area.

5.1.3 Map Review and Aerial Photographs

The review of historical aerial photographs and maps of the Project Area provides information on the past land uses of the Project Area and potential for buried archaeological sites. This information shows that the Project Area was initially used for ranching, as summarized below:

- The 1890 BLM GLO Plat Map #291059, Fractional Township 6 South, Range 10 West, San Bernardino Meridian, depicts the Project Area within the Rancho Santiago de Santa Ana land grant. It does not depict any features within the Project Area.
- The 1896 USGS Santa Ana, California Quadrangle (1:62,500 scale) depicts the Project Area as undeveloped land. An unnamed road crosses through the southeastern corner of the Project Area to provide access to Newport Beach to the south. The town of Fairview is located to the northeast of the Project Area.

- The 1901 USGS Santa Ana, California Quadrangle (1:62,500 scale) depicts the unnamed road from Fairview as having been straightened—it is now oriented north–south, borders the eastern edge of the Project Area, and corresponds to present-day Harbor Boulevard. The map does not depict any features within the Project Area.
- The 1932 USGS Newport Beach, California Quadrangle (1:31,680 scale) does not label the town of Fairview. The map depicts the unnamed road that corresponds to present-day Harbor Road as "Fairview" and does not depict any other features within the Project Area.
- An aerial photograph from 1938 does not depict any features within the Project Area.
- The 1942 USGS Santa Ana, California Quadrangle (1:62,500 scale) does not depict any features within the Project Area. An unimproved road intersects Derby Road to the south and ends to north of the Project Area. Residential and commercial development is present in Santa Ana Heights to the southeast of the Project Area.
- An aerial photograph from 1953 shows the Project Area as vacant land. Residential development is present to the south.
- The 1958 edition of the 1949 USGS Newport Beach, California Quadrangle (1:24,00 scale) does not depict any features within the Project Area. The map does not depict the spur road that began at the intersection with Derby Road.
- An aerial photograph from 1963 depicts the FDC. Residential and commercial development is present to the east and south of the Project Area.
- The 1968 edition of the 1965 USGS Newport Beach, California Quadrangle (1:24,000 scale) depicts the FDC, labelled as Fairview State Hospital.
- An aerial photograph from 1972 shows the Mesa Linda Golf Course present to the south and west of the Project Area. The photograph shows the golf course extending beyond the Project Area; however, it shows two separate golf courses. The other golf course is the Los Lagos Golf Course; both courses are presently part of the Costa Mesa Country Club.
- The 1975 edition of the 1965 USGS Newport Beach, California Quadrangle (1:24,000 scale) depicts an additional building within the Fairview State Hospital boundaries. The map depicts a "Golf Course" to the south and east of the hospital, in addition to two new small structures to the south of the large complex on the west side of the campus. This "Golf Course" covers both the Mesa Linda and Los Lagos golf courses.
- The 1981 edition of the 1965 USGS Newport Beach, California Quadrangle (1:24,000 scale) depicts an additional structure present on the southeastern corner of the FDC.
- The 2012 Newport Beach, California Quadrangle (1:24,000 scale) depicts the golf course as "Costa Mesa Golf Course".
- All aerial photographs from 1992 through 2024 show the Project Area unchanged.

- An aerial photograph from September 2025 depicts the demolition of the southwestern portion of the FDC outside the Project Area, and preparation of the area for construction.

In sum, the FDC has been present in the Project Area since 1963, and the Mesa Linda Golf Course has been present since at least 1972. Residential and commercial development was present in the surrounding vicinity by the 1950s.

5.2 Sacred Lands File Results

A search of the SLF by the NAHC returned a positive result, which indicates that sacred lands are located within the NAHC search radius. Appendix B provides a record of all correspondence to date.

5.3 Other Interested Party Consultation Results

ECORP has not received any responses to the letter sent to the Orange County Historical Society as of the date of the preparation of this document. The Costa Mesa Historical Society acknowledged receipt of the letter in a reply on December 10, 2025, but did not provide any further information.

5.4 Field Survey Results

ECORP surveyed the FDC within the Project Area on October 13, 2023. ECORP surveyed Shelley Circle Trail and the Project Area for cultural resources on November 11, 2025. The Mesa Linda Golf Course contains short grasses and scattered trees; Shelley Circle Trail is paved.

5.4.1 Cultural Resources

As a result of previous investigations by other firms, one resource was recorded within the Project Area: the FDC. ECORP visited all previously recorded sites during the 2025 survey of the Project Area and identified one new cultural resource within the Project Area: the Mesa Linda Golf Course. The adjacent Los Lagos Golf Course is outside the Project Area and was not investigated or recorded. The following sections provide descriptions of each resource, and Appendix D provides the corresponding DPR site records.

5.4.1.1 Previously Recorded Resources

Fairview Developmental Center

JRP Historical Consulting, LLC, and Denise Bradley Landscapes recorded and evaluated the FDC in 2020. The FDC consists "of 39 individual buildings and structures that are considered to be of historic age, i.e., built in 1974 or earlier" (JRP 2020). The 39 buildings and structures were evaluated to determine if they meet the criteria for to be listed in the NRHP or CRHR. In addition, the FDC and any individual buildings were evaluated to determine if they met the criteria to be considered a California Historical Landmark. Denise Bradley (JRP 2020) analyzed the FDC campus grounds to determine if they qualified as an eligible historic landscape or historic district. JRP and Denise Bradley Landscapes concluded that the FDC is eligible for the NRHP/CRHR under Criteria A/1 and C/3:

> The Fairview State Hospital Historic District is historically significant and is a distinguishable entity whose components lack individual distinction, but which comprise an important concentration and continuity of buildings, structures, objects, and landscape features that are united historically by plan, purpose, and physical development. The period of significance begins in 1952 with the start of construction and ends in 1969 with the beginning of the era of deinstitutionalization. The district has significance at the local level for the important role it played in the evolution of public institutional mental health care (NRHP/CRHR Criteria A/1) and at the state level as a representative example of a post-war state hospital campus (NRHP/CRHR Criteria C/3) (JRP and Denise Bradley Landscapes 2020).

A total of 36 of the 39 buildings contribute to the eligibility of the Historic District, making them culturally sensitive. In addition, features of the landscape contribute to the Historic District, making those outdoor spaces culturally sensitive as well.

In 2020, JRP Historical Consulting, LLC evaluated buildings and landscape features within the Fairview Developmental Center to determine their eligibility for inclusion in the NRHP/CRHR. JRP found the Fairview State Hospital Historic District to be eligible for inclusion in the NRHP/CRHR under Criterion A/1 "for the important role it played in the evolution of public institutional mental health care [in California]" and Criterion C/3 "as a representative example of a post-war state hospital campus" (JRP 2020).

The Fairview State Hospital Historic District consists of 39 individual buildings and structures that JRP considered to be of historic age (i.e., built in 1974 or earlier). Of those 39 buildings and structures, JRP found that 36 *contribute* to the Historic District, making them culturally sensitive. Additionally, JRP found that numerous landscape features contribute to the Historic District, making those outdoor spaces culturally sensitive as well. JRP included maps that distinguish contributing from non-contributing areas within the Fairview State Hospital Historic District (Appendix A). ECORP concurs with this evaluation and recommendation.

The 2020 JRP study concluded that neither the FDC as a whole, nor any individual resources within the FDC, meet the eligibility requirements to be a California Historical Landmark. ECORP concurs with this evaluation and recommendation.

The proposed specific plan project will include removal of all or a significant portion of the FDC, which is assumed will cause an adverse effect, in accordance with Section 106 of the NHPA, and significant impact in accordance with CEQA. Though generally demolition of an historical resource cannot be mitigated to a level less than significant, ECORP recommends documentation of the FDC under the Historic American Building Survey (HABS) guidelines.

5.4.1.2 Newly Recorded Resources

Costa Mesa Country Club—Mesa Linda Golf Course

The Mesa Linda Golf Course at the Costa Mesa Country Club is located in central Costa Mesa, next to the Fairview State Hospital. The Costa Mesa Country Club contains two golf courses; the Mesa Linda Gold Course and Los Lagos Golf Course. Only the Mesa Linda Golf Course is considered in this evaluation; the

Proposed Project has no potential impact on the Los Lagos Golf Course. The Mesa Linda golf course sits on flat terrain located 1 mile east of the Santa Ana River and 2.5 miles north of the Pacific Ocean. The golf course measures approximately 67 acres and has 18 holes, including tees, fairways and rough, putting greens, sand bunkers, ponds, connecting ditches, and golfcart paths (Figures 4 and 5). It also includes a clubhouse, pro shop, snack bar, and a driving range/practice area. Each of these features complement each other to compose the landscape characteristics of the golf course. The course continues to be fully operational and all aspects are intact.

No information that specifically showed the evolution of the golf course or its alterations over time was available in the archival record. Using aerial photographs, ECORP documented descriptive information of each feature and their changes over time. The design of the golf course has not been substantially altered since its opening in 1967.



Figure 4. Hole 1, looking from tee box to fairway (view southwest; November 19, 2025).



Figure 5. Lagos Hole 13 (view southwest; November 19, 2025).

Tees, Fairways, and Roughs

Tees, fairways, and roughs compose the majority of the usable portions of golf courses. For operational golf courses, the grass for tees is typically cut short to allow for maximum mobility of the ball when hit. Fairway grass is also generally cut short, though not as short as the tees, to create a playable course with good ball mobility and a visually appealing flow along the landscape. The grass for roughs is typically cut longer than the fairways to decrease ball mobility.

During the 2025 survey, ECORP observed that the tee, fairway, and rough areas have been well maintained, as evidenced by the lush conditions of the turf and well-trimmed landscape. ECORP, therefore, was able to distinguish all course features during the survey.

Putting Green and Hole

Putting greens are small areas where a hole, identified by a flag, is located at the end of the fairway. Generally, the grass for putting greens is cut extremely short to allow for maximum ball mobility. The topography is often intentionally designed to include slopes and angles to challenge golfers.

ECORP identified each of the putting greens and flag-marked holes for each of the 18 holes of the golf course. All putting greens were well maintained and in good working condition.

Hazards (Sand Bunkers)

Sand bunkers are areas of sand that were originally designed to create hazards and make the course more difficult. Generally, sand bunkers are either set below or above the grade of the fairway and are spread throughout the golf course in varying sizes and designs. The depth, composition, slope of the bunker

walls and the location of each trap are typically planned by the golf course designer with intent to challenge the golfer as they play.

During the 2025 survey, ECORP observed several sand bunkers; all of them contained sand within their circular depressions and have been well maintained.

Hazards (Ponds)

Ponds are often included in golf course design to challenge golfers and are typically called *water hazards*.

During the 2025 survey, ECORP observed one pond (water hazard) at the northern end of the golf course, near Hole 16. No other water hazards were present.

Golfcart Paths

Golfcart paths provide access throughout the golf course and between the holes.

During the 2025 survey, ECORP observed concrete golfcart paths but no bridge features. The golfcart paths were built to facilitate the flow and movement of golfers through the golf course and are linked to the design intent and circulation of the course.

Buildings

A parking lot, clubhouse, and pro shop are located to the north of the golf course; a snack bar building is located to the south of the golf course. The clubhouse, which was completed in 1967, is a two-story building on a rectangular plan. It is topped by a clay tile hipped roof with widely overhanging eaves (Figure 6). Exterior elevations are of brick construction, with vertical wood board panels spaced intermittently. The highly restrained fenestration on the building consists of rectangular fixed-pane metal-frame window slits on the primary north elevation, and slider windows on the second-story of the east and west elevations. Two narrow, square-shaped brick columns frame the main entrance, which consists of two double doors. On the east, west, and south elevations, a series of evenly spaced brick columns support second story elevations above a recessed ground floor elevation. The south elevation, which directly faces the golf course, features a full-length upper-story balcony above a recessed lower section that shades outdoor seating and tables (Figure 7). A series of concrete steps on this elevation lead to the lower section. Stairwells on the east and west elevations of the building provide exterior access to the second story. The building has a one-story wing on the west elevation that is devoted to vehicle storage.

The pro shop was built c. 1994 and is located 175 feet east of the clubhouse (Figure 8). It is a one-story, Spanish Colonial Revival-inspired building topped by a hipped roof with clay tiles and a tower feature on its northwestern corner. The primary western façade provides the main entrance to the building, and fixed-pane metal frame windows punctuate all elevations. A small snack bar was built c. 1998 and is located on the far southern end of the golf course, along concrete golf paths (Figure 9). It is square in plan, topped by a hipped roof, and features exterior surfaces covered in rough-textured stucco.



Figure 6. Primary Northern Façade of the Costa Mesa Country Club Clubhouse (view southwest; November 19, 2025).



Figure 7. Clubhouse South Elevation (view north; November 19, 2025).



Figure 8. Primary Western Façade of the Mesa Linda Pro Shop (view northeast; November 19, 2025).



Figure 9. Snack Shop by Hole 14 (view north; November 19, 2025).

5.4.1.3 Evaluation

ECORP evaluated the Mesa Linda Golf Course as a historic landscape with buildings and landscape features for both the NRHP and the CRHR. Only the Mesa Linda Golf Course portion of the Costa Mesa Country Club was evaluated; the Los Lagos Golf Course is not considered here. The evaluation followed *National Register Bulletin 18: How to Evaluate and Nominate Designed Historic Landscapes* (Keller et al. n.d.) and *A Guide to Cultural Landscape Reports: Content, Process and Technique* (Page et al. 1998). These documents define a *Designed Historic Landscape* as a landscape that has significance as a design or work of art, was consciously designed and laid out by a master gardener, landscape architect, architect, or horticulturalist to a design principal, or an owner or other amateur using a recognized style or tradition; has an historical association with a significant person, trend, event, in landscape gardening or landscape architecture; or has a significant relationship to the theory or practice of landscape architecture.

NRHP/CRHR Criteria A/1

According to archival research, the original Mesa Linda Golf Course was completed in 1967. It was constructed as one of two adjacent public courses that made up the Costa Mesa Country Club. The Mesa Linda Golf Course was built to serve as recreation for the community of Costa Mesa and was one of many similarly styled golf courses developed in the post-World War II period. It is not associated with any historical events in golfing or other related contexts. The Mesa Linda Golf Course, therefore, is not individually related to the broad patterns of history associated with Costa Mesa and Orange County and is not eligible under NRHP/CRHR Criteria A/1.

NRHP/CRHR Criteria B/2

To be eligible under NRHP/CRHR Criteria B/2, the Mesa Linda Golf Course would need to be directly associated with a person considered historically significant at the local, state, or national level. Archival research failed to indicate any such direct association of individuals who are known to be historic figures at the national, state, or local level. The archival research for the Mesa Linda Golf Course revealed that it is not significantly associated with any important person who contributed to local, state, or national history. The archival record does not show any names or individual owners from the period of its construction who gained historical significance as a result of the Mesa Linda Golf Course. Its existence is not connected with or representative of the life of any significant golfer. The Mesa Linda Golf Course, therefore, does not have an important association with the lives of persons significant in the past and is not eligible under NRHP/CRHR Criteria B/2.

NRHP/CRHR Criteria C/3

The Mesa Linda Golf Course was designed as a public golf course by Pasadena-based golf course designer William F. Bell. The layout possesses the typical aspects of a golf course, including fairways, sand bunkers, greens, and ponds. It was built to be integrated with open space areas and the surrounding environment. It contains fairways, open space, and built features, such as the golfcart paths that provide access throughout the course. The features of the golf course are similar to other golf courses of the period, and Mesa Linda was a modest example of an 18-hole golf course. Though it was designed by

William F. Bell, it does not exhibit any of his artistic touches that helped his most famous courses gain notoriety or maintain relevance in the changing environments of golf. William F. Bell built many golf courses in California but did not gain notoriety from the design of the Mesa Linda Golf Course. His best works—Torrey Pines Golf Course, Bermuda Dunes Country Club, and Sandpiper Golf Club—are still well known and used today.

The Mesa Linda Golf Course, as a historic district that comprises buildings and a landscape, does not embody the distinctive characteristics of design or construction techniques of William F. Bell and does not provide a good representation of his artistic embellishments or philosophy in golf course design. The golf course, as a historic district, including the landscape characteristics, is not eligible under NRHP/CRHR Criteria C/3.

NRHP/CRHR Criteria D/4

The Mesa Linda Golf Course does not have the potential to yield information important in prehistory or history. Archival research potential for the golf course has been exhausted, and the property's history is well documented in the archival record. The Mesa Linda Golf Course cannot provide additional historically important information, and there is no potential for the property to provide additional information that is not already represented in the archival record. The Mesa Linda Golf Course, therefore, is not eligible under NRHP/CRHR Criteria D/4.

Integrity

The landscape characteristics of the Mesa Linda Golf Course comprise the individual features of the course. These features would need to remain for the golf course to retain integrity of its landscape and display spatial organization, circulation, topography, vegetation, buildings, structures, and water features. ECORP analyzed each landscape characteristic based on what was present historically and its current condition.

Historic integrity is determined by the extent to which the general character of the historic period is evident and the degree to which incompatible elements that obscure that character can be reversed. ECORP evaluated the historic integrity and significance of each landscape characteristic and associated features in the context of the landscape as a whole.

The Mesa Linda Golf Course has operated continuously since it first opened in 1967. The tees, fairways, roughs, and putting greens have experienced few alterations or reconfiguration since the course first opened. The clubhouse has maintained much of its original architectural integrity. Although a pro shop and snack bar were added to the course in the 1990s, this had no effect on the course layout or overall feel of the facility. The course, therefore, retains location, setting, association, workmanship, feeling, materials, and design.

City of Costa Mesa Local Register Designation Criteria

a) Exemplifies or reflects special elements of the city's cultural, social, economic, political, aesthetic, engineering, architectural, or natural history; or

The Mesa Linda Golf Course and associated buildings (not including elements associated with the Los Lagos Golf Course) are typical examples of their type and not special elements of the City's cultural, social, economic, political, aesthetic, engineering, architectural, or natural history.

b) Is identified with persons or events significant in local, state, or national history; or

The archival record does not show any names or events from the period of its construction that gained historical significance as a result of the Mesa Linda Golf Course.

c) Embodies distinctive characteristics of a style, type, period, or method of construction; or

The features of Mesa Linda are similar to other golf courses of the period, and it was a modest example of an 18-hole golf course. It does not have distinctive characteristics of a style, type, period, or method of construction.

d) Is a valuable example of the use of indigenous materials or craftsmanship; or

The golf course and associated buildings are not a valuable example of the use of indigenous materials or craftsmanship.

e) Represents the work of a notable builder, designer, or architect; or

Although it was designed by William F. Bell, it does not exhibit any of his artistic touches that helped his most famous courses gain notoriety or maintain relevance in the changing environments of golf. William F. Bell built many golf courses in California but did not gain notoriety from the design of the Mesa Linda Golf Course. His best works—Torrey Pines Golf Course, Bermuda Dunes Country Club, and Sandpiper Golf Club—are still well known and used today.

f) Contributes to the significance of an historic area, being a geographically definable area possessing a concentration of historic or scenic properties or thematically related grouping of properties which contribute to each other and are unified aesthetically by plan or physical development; or

This typical public golf course does not contain a concentration of historic or scenic properties or thematically related grouping of properties that contribute to each other and are unified aesthetically by plan or physical development;

g) Has a unique location or singular physical characteristics or is a view or vista representing an established and familiar visual feature of a neighborhood, community or of the city; or

The location of the course is flat; it does not have a unique location or singular physical characteristics, nor is it a view or vista representing an established and familiar visual feature of a neighborhood, community or of the City.

h) Embodies elements of architectural design, detail, materials, or craftsmanship that represent a significant structural or architectural achievement or innovation; or

The Mesa Linda Golf Course, as a district that comprises buildings and a landscape, does not embody the distinctive characteristics of design or construction techniques of William F. Bell. It does not provide a good representation of his artistic embellishments or philosophy in golf course design.

i) Is similar to other distinctive properties, sites, areas, or objects based on a historic, cultural, or architectural motif; or

The Mesa Linda Golf Course and associated buildings do not share a connection to other distinctive properties, sites, areas, or objects based on a historic, cultural, or architectural motif.

j) Reflects significant geographical patterns, including those associated with different eras of settlement and growth, particular transportation modes, or distinctive examples of park or community planning; or

The Mesa Linda Golf Course and associated buildings do not contain significant geographical patterns.

k) Is a type of building or is associated with a business or use which was once common but is now rare; or

The property operates as a golf course, which is a common use for the area.

l) Yields, or may yield, information important in prehistory or history; and retains the integrity of those characteristics necessary to convey its significance.

The Mesa Linda Golf Course does not have the potential to yield information important in prehistory or history. Archival research potential for the golf course has been exhausted, and the property's history is well documented in the archival record. Note that the Costa Mesa Country Club, which includes both the Mesa Linda and Los Lagos Golf Courses, was not evaluated, nor was the Los Lagos Golf Course on its own.

6.0 MANAGEMENT CONSIDERATIONS

6.1 Conclusions

ECORP's records search and field survey yielded the identification of two historic-era resources. The FDC is a previously recorded resource that is considered eligible for the NRHP/CRHR under Criteria A/1 and C/3. If approved the Project will result in an Adverse Effect to Historic Properties as defined under the NRHP, and a Significant Impact to Historical Resources under CEQA, due to the Fairview State Hospital Historic District's NRHP/CRHR-eligible Historic District. Projects that cause a Significant and Unavoidable Impact under CEQA typically require preparation of an EIR. If the City decides to approve a project that will result in unavoidable significant impacts to the Fairview Developmental Center, the City may also be required to prepare a statement of overriding considerations with its overriding reasons for granting the approval and how the impacts are to be addressed.

During the study, ECORP identified the Mesa Linda Golf Course on the grounds of the Costa Mesa Country Club and recorded and evaluated it as not eligible for the NRHP and CRHR. The adjacent Los Lagos Golf Course, also part of the Costa Mesa Country Club, was not evaluated, as it is not included in the Project Area and will not be impacted. Until the Lead Agency concurs with the identification and evaluation of eligibility of cultural resources, no Project-related activities should occur.

In cases where ground visibility is hindered by impervious or impenetrable surfaces, such as pavement, buildings, landscaping, or structures, and where such circumstances prevent archaeological survey or testing by traditional field methods, other sources of information must be utilized in assessing the potential for archaeological deposits. These sources may include, as appropriate and available, records search and literature review information, archival records, historic maps and aerial photographs, topographic maps, or geoarchaeological sensitivity modeling. As a last resort, archaeological monitoring during the removal of such impervious surfaces during Project construction may be necessary.

6.2 Likelihood for Subsurface Cultural Resources

The Project Area is located on a low bluff near the mouth of the Santa Ana River. A series of extensive pre-contact resources exist approximately 0.5 mile west of the Project Area, on top of the bluff directly, between the FDC and the Santa Ana River. Due to the presence of the Project Area on older deposits along the top of the bluff, combined with the presence of recorded pre-contact resources in the area between the Project Area and the river, the Project Area has *moderate* potential for buried pre-contact archaeological sites.

There is a *low* potential for buried historic-era resources to be located within the Project Area. No buildings or structures were located in the Project Area prior to the 1920s. After the 1920s, cities and counties had sewer and trash systems to remove and dispose of debris, reducing the need to bury it nearby.

6.3 Recommendations

6.3.1 Historic American Building Survey Recording

Prior to any ground-disturbing activities or alterations that may impact the FDC complex, a Historic American Buildings Survey (HABS)-style documentation by a qualified architectural historian shall be required. The documentation should include a historical narrative, physical description of the historic district, scaled district map, and high-resolution digital photographs. The final documentation shall be submitted to the City of Costa Mesa and a local archive or publicly accessible repository for archival purposes and shall be approved by the City prior to demolition of the Fairview Development Center, including both the buildings and the walking paths.

6.3.2 Historic Interpretive Panels

Following construction of the planned trail on the east site of the Project Area, the Master Developer and/or applicants shall install two interpretive panels along the trail. The panels should contain material documenting the history of the FDC, its place in the broader history of the City of Costa Mesa, and the

place of state developmental centers in the general history of the State of California and its people. The two panels should address different topics relevant to the above themes, and should include both pictures and explanatory text. The two panels shall be developed in consultation with the City and a qualified architectural historian.

6.3.3 Contractor Awareness Training

The City of Costa Mesa shall ensure that a Contractor Awareness Training Program is delivered to train equipment operators about cultural resources. The program shall be designed to inform construction personnel about: federal and state regulations pertaining to cultural resources and tribal cultural resources; the subsurface indicators of resources that shall require a work stoppage; procedures for notifying the City of Costa Mesa of any occurrences; project-specific requirements and mitigation measures; and enforcement of penalties and repercussions for non-compliance with the program. The training shall be prepared by a qualified professional archaeologist and may be provided either through a brochure, video, or in-person tailgate meeting, as determined appropriate by the archaeologist.

The training shall be provided to all construction supervisors, forepersons, and operators of ground-disturbing equipment. All personnel shall be required to sign a training roster. The construction manager is responsible for ensuring that all required personnel receive the training. The Construction Manager shall provide a copy of the signed training roster to the Lead Agency as proof of compliance.

6.3.4 Archaeological Monitoring

Prior to the start of construction, the Master Developer and/or applicants shall retain a qualified professional archaeologist to monitor all ground-disturbing activities associated with project construction. Monitoring is not required for placement of equipment or fill inside excavations that were monitored, above-ground construction activities, or redistribution of soils that were previously monitored (such as the return of stockpiles to use in backfilling).

The Monitoring Archaeologist shall meet or work under the direct supervision of someone meeting the Secretary of the Interior's professional qualifications standards for prehistoric and historic archaeology. The Monitoring Archaeologist shall have the authority to temporarily halt ground-disturbing or construction-related work within 100 feet of any discovery of potential historical or archaeological resources in order to implement mitigation measures to address unanticipated discoveries.

6.3.5 Post Review/Unanticipated Discoveries

There always remains the potential for ground-disturbing activities to expose previously unrecorded cultural resources. Both CEQA and Section 106 of the NHPA require the lead agency to address any unanticipated cultural resource discoveries during Project construction. Therefore, ECORP recommends the following procedures.

- If subsurface deposits believed to be cultural or human in origin are discovered during construction, all work must halt within a 100-foot radius of the discovery. A qualified professional archaeologist, meeting the Secretary of the Interior's Professional Qualification Standards for prehistoric and historic archaeology, shall be retained to evaluate the significance of the find, and

shall have the authority to modify the no-work radius as appropriate, using professional judgment. The following notifications shall apply, depending on the nature of the find:

- If the professional archaeologist determines that the find does not represent a cultural resource, work may resume immediately and no agency notifications are required.
- If the professional archaeologist determines that the find does represent a cultural resource from any time period or cultural affiliation, the archaeologist shall immediately notify the lead agencies. The agencies shall consult on a finding of eligibility and implement appropriate treatment measures, if the find is determined to be a Historical Resource under CEQA, as defined by CEQA or a historic property under Section 106 NHPA, if applicable. Work may not resume within the no-work radius until the lead agencies, through consultation as appropriate, determine that the site either: 1) is not a Historical Resource under CEQA or a Historic Property under Section 106; or 2) that the treatment measures have been completed to their satisfaction.
- If the find includes human remains, or remains that are potentially human, they shall ensure reasonable protection measures are taken to protect the discovery from disturbance (AB 2641). The archaeologist shall notify the Orange County Coroner (per § 7050.5 of the Health and Safety Code). The provisions of § 7050.5 of the California Health and Safety Code, § 5097.98 of the California PRC, and AB 2641 will be implemented.

7.0 REFERENCES CITED

American Society of Golf Course Architects (ASGCA). 2024. William F. Bell. https://asgca.org/architect/wfbell/. Accessed October 11, 2024.

Bean, Lowell J. and Charles R. Smith. 1978. Gabrielino. In Handbook of North American Indians, Volume 8, California, edited by R. F. Heizer, pp. 538-549. Smithsonian Institution, Washington, D.C.

Bureau of Land Management (BLM). 2025. *The Official Federal Land Records Site*. http://www.glorecords.blm.gov/. Accessed December 22, 2025.

California Department of Transportation (Caltrans). 2019. *Local Agency Bridges Database*. Accessed December 22, 2025.

_____. 2018. *State Agency Bridges Database*. Accessed December 22, 2025.

California Golf and Travel. 2024. *William P. Bell & Son: The Architects that Built California Golf*. https://calgolfnews.com/william-p-bell-son/. Accessed October 20, 2024.

City of Orange Public Library. 2012. Alfred B. Chapman, https://web.archive.org/web/20170807140503/https://www.cityoforange.org/1021/Alfred-B-Chapman. Accessed November 9, 2022.

Erlandson, J. M. 1994. *Early Hunter-Gatherers of the California Coast*. Plenum Press, New York.

Friis, Leo J. 1965. Orange County Through Four Centuries. Pioneer Press, Santa Ana.

Gallegos, D. 1991. Antiquity and Adaptation at Agua Hedionda, Carlsbad, California. In Hunter-Gatherers of Early Holocene Coastal California, edited by J. M. Erlandson and R. H. Colten, pp. 19-41. Perspectives in California Archaeology, Volume 1. Institute of Archaeology, University of California, Los Angeles.

Goldberg, S. 2001. Eastside Reservoir Project: Final Report of Archaeological Investigations (Five volumes). Applied Earthworks, Inc., Hemet, California.

Grenda, D. R. 1997. Continuity and Change: 8,500 Years of Lacustrine Adaptation on the Shores of Lake Elsinore: Archaeological Investigations at a Stratified Site in Southern California. Statistical Research Technical Series No 59. Statistical Research, Inc., Tucson, Arizona.

JRP Historical Consulting, LLC (JRP) with Denise Bradley Cultural Landscapes. 2020. Historical Resources Inventory and Evaluation Report Fairview Developmental Center Costa Mesa, California. Prepared for Department of General Services.

Koerper, H. C., P. Langenwalter II, and A. Schroth. 1991. Early Holocene Adaptations and the Transition Problem: Evidence from the Allan O. Kelly Site, Agua Hedionda Lagoon. In Hunter-Gatherers of Early Holocene Coastal California, edited by J. M. Erlandson and R. H. Colten, pp. 81-88. Perspectives in California Archaeology, Volume 1. Institute of Archaeology, University of California, Los Angeles.

Kroeber, A. L. 1925. *Handbook of the Indians of California*. Bureau of American Ethnology Bulletin 78. Washington.

Kyle, Douglas. 2002. *Historic Spots in California*. Stanford University Press. Stanford, California.

Los Angeles Times (Los Angeles, California). 1967. Costa Mesa Golf Courses to Be Opened. Newspapers.com. https://www.newspapers.com/image-view/382450168/. June 29, 1967: 138.

McAlester, Virginia. 2013. *A Field Guide to American Houses*, Second Edition. Alfred A. Knopf, New York.

McCawley, William. 1996. *The First Angelinos: the Gabrielino Indians of Los Angeles*. Malki Museum Press, Ballena Press, Banning, California.

Mégarbané, A. et. al. 2009. "The 50th anniversary of the discovery of trisomy 21: the past, present, and future of research and treatment of Down syndrome" in Genetics in Medicine 11: 611-616.Miller, Bruce W. 1991. The Gabrielino. Sand River Press, Los Osos, California.

Moratto, M. J. 1984. *California Archaeology*. Academic Press, Orlando.

National Park Service (NPS). 2025. *National Register of Historic Places, NPGallery Digital Asset Search*. https://npgallery.nps.gov/NRHP/. Accessed 12/18/2025.

_____. 1983. *Archaeology and Historic Preservation: Secretary of the Interior's Standards and Guidelines*. 48 Federal Register 44716-68.

Natural Resources Conservation Service. 2025. *Web Soil Survey*. http://websoilsurvey.sc.egov.usda.gov/App/HomePage.htm. Accessed December 18, 2025.

Office of Historic Preservation (OHP). 2025. *California Historical Landmarks By County*. http://ohp.parks.ca.gov/?page_id=21387. Accessed 12/18/2025.

_____. 2023. *Office of Historic Preservation's Built Environment Resource Directory (BERD), dated September 23, 2023 for Orange County*. On file at SCCIC, California State University, Fullerton, California.

_____. 2012. *Directory of Properties in the Historic Property Data File for Orange County.* On file at SCCIC, California State University, Fullerton, California.

_____. 1999. *Directory of Properties in the Historical Resources Inventory.*

_____. 1996. *California Historical Landmarks. California Department of Parks and Recreation, Sacramento, California.*

Page, Robert .R., Cathy Gilbert, and Susan Dolan, 1998. A guide to cultural landscape reports: contents, process, and techniques. US Department of the Interior, National Park Service, Cultural Resource Stewardship and Partnerships, Park Historic Structures and Cultural Landscapes Program.

Robertson, Donald B. 1998. Encyclopedia of Western Railroad History, Volume IV, California. The Caxton Printers, Caldwell, Idaho.

Rondeau, M. F., J. Cassidy, and T. L. Jones. 2007. Colonization Technologies: Fluted Projectile Points and the San Clemente Island Woodworking/Microblade Complex. In California Prehistory: Colonization, Culture, and Complexity, edited by T. L. Jones and K. A. Klar, pp. 299-315. Altamira Press, Lanham, Maryland.

Sutton, M. Q. 2011. The Palomar Tradition and Its Place in the Prehistory of Southern California. Pacific Coast Archaeological Society Quarterly 44(4):1-74.

_____. 2009. People and Language: Defining the Takic Expansion into Southern California. Pacific Coast Archaeological Society Quarterly 41(2 and 3):31-93.

Sutton, M. Q. and J. K. Gardner. 2010. Reconceptualizing the Encinitas Tradition of Southern California. Pacific Coast Archaeological Society Quarterly 42(4):1-64.

The Register (Santa Ana). 1966. Mesa Golf Course Contract Awarded. Newspapers.com. https://www.newspapers.com/imageview/996904650/. January 21, 1966: 41.

_____. 1965. CM Path Cleared for 27-hole Course. Newspapers.com. https://www.newspapers.com/imageview/997109964/. July 22, 1965: 20.

Wallace, William. J. 1955. A Suggested Chronology for Southern California Coastal Archaeology. Southwestern Journal of Anthropology 11:214-230.

Warren, C. N. 1968. Cultural Tradition and Ecological Adaptation on the Southern California Coast. In Archaic Prehistory in the Western United States, edited by Cynthia Irwin-Williams, pp. 1-14. Eastern New Mexico University Contributions in Anthropology 1. Portales, New Mexico.

_____. 1967. The San Dieguito Complex: a Review and Hypothesis. American Antiquity 32:168-185.

Waugh, M. G. 1986. Intensification and Land-Use: Archaeological Indication of Transition and Transformation in a Late Prehistoric Complex in Southern California. Ph.D. dissertation, Department of Anthropology, University of California, Davis. UMI Dissertation Services, ProQuest, Ann Arbor.

LIST OF APPENDICES

Appendix A – Records Search Confirmation and Historical Society Coordination

Appendix B – Sacred Lands File Coordination

Appendix C – Project Area Photographs

Appendix D –Cultural Resource Site Locations and Site Records

APPENDIX A

Records Search Confirmation and Historical Society Coordination

Report List

Report No.	Other IDs	Year	Author(s)	Title	Affiliation	Resources
OR-00127		1976	Desautels, Roger J.	Archaeological Survey Report on Tract 563, Lot No. 68 Located in the Costa Mesa Area of the County of Orange	Scientific Resource Surveys, Inc.	
OR-00197		1977	Desautels, Roger J.	Archaeological Survey Report on Approximately 3/4 of an Acre Located on Santa Ana Avenue South of Orchard Drive, Upper Newport Bay Area, County of Orange	Scientific Resource Surveys, Inc.	
OR-00270		1975	Leonard, Nelson N. III and Mathew C. Hall	Description and Evaluation of Cultural Resources Within the US Army Corps of Engineers' Santa Ana River Project	Archaeological Research Unit, UC Riverside	30-000277
OR-00299	Paleo -	1978	Van Horn, David M.	A Compilation of Archaeological, Historical and Paleontological Data for the City of Costa Mesa	Archaeological Associates, Ltd.	30-000058, 30-000076, 30-000163, 30-000165, 30-000174, 30-000297, 30-000357, 30-000506, 30-000687
OR-00326		1978	Desautels, Roger J.	Archaeological Report on the Proposed Orange County Water District Costa Mesa/ Huntington Beach Area of the County of Orange,	Scientific Resource Surveys, Inc.	30-000076, 30-000087, 30-000113, 30-000142, 30-000145, 30-000174, 30-000296, 30-000358, 30-000492
OR-00509		1963	Anonymous	Atrifacts Found at ORA-76		30-000076
OR-00530		1935	Anonymous	Orange County California Historical Research Project Report of Limestone Canyon Excavations Limestone-Sand Hill-Adams-Fairview-Sandstone Cave-Newland Hillside & Norris Excavations	Scientific Resource Surveys, Inc.	30-000058, 30-000076, 30-000090, 30-000237, 30-000238, 30-000239, 30-000279, 30-000282
OR-00563		1977	Cottrell, Marie G.	EIR on Redevelopment Area in Downtown Costa Mesa	Archaeological Research, Inc.	
OR-00643		1982	Romani, John F.	Archaeological Survey Report for the ORA-55 Corridor (PM 0.0/T4.22) 07207-492201	California Department of Transportation	30-000059, 30-000060, 30-000297
OR-00801		1985	Langenwalter, Paul E. and James Brock	Phase Ii Archaeological Studies Prado Basin and the Lower Santa Ana River		30-000089, 30-000817
OR-00809		1985	Martz, Patricia, Marie G.Cottrell, and Stephen R. Van Wormer	Report of Preliminary Test Level Investigations Conducted at CA-ORA-506, Fairview Regional Park Site, Orange County, California	Archaeological Resource Management Corporation	30-000058, 30-000506
OR-01016		1975	Leonard, Nelson N. III	Environmental Impact Evaluation: Route Alternates Between the Michelson Treatment Plant and Plants on the Santa Ana River, Orange County, California	University of California, Riverside	30-000057, 30-000076, 30-000121, 30-000164, 30-000165, 30-000170, 30-000174, 30-000193, 30-000347, 30-000348, 30-000351

Report List

Report No.	Other IDs	Year	Author(s)	Title	Affiliation	Resources
OR-01265		1968	Dixon, Keith A.	Cogged Stones and Other Cerimonial Cache Artifacts in Stratigraphic Context at ORA-58, a Site in the Lower Santa Ana River Drainage, Orange County	Pacific Coast Archaeological Society	30-000058
OR-01266		1971	Dixon, Keith A.	Archaeological Site Preservation: the Neglected Alternative to Destruction	Pacific Coast Archaeological Society Quarterly	30-000058
OR-01267		1970	Dixon, Keith A.	A Brief Report on Radiocarbon and Obsidian Hydration Measurements From ORA-58 (the Banning-Norris Or Fairview Hospital Site) Orange County California	Pacific Coast Archaeological Society	30-000058
OR-01278		1993	Brock, James P.	A Cultural Resources Assessment of the Stapakis Property, 2221-2223 Pacific Avenue, Costa Mesa, California (Vesting Tentative Tract No. 14546)	Archaeological Advisory Group	30-000165
OR-01324		1993	Koerper, Henry C.	Report on Investigations to Delineate Site Boundaries and Further Characterize Cultural Remains at CA-ORA-58, Costa Mesa California	The Keith Companies Archaeological Division	30-000058
OR-01335		1971	Dixon, Keith A.	A Proposal for the Development of a "Fairview Park" Open-Air Archaeology Museum and Educational Resource, Costa Mesa, California	CSULB Department of Anthropology	30-000058
OR-01528		1996	Padon, Beth	Archaeological Monitoring Report for the Vernal Pool Restoration, Fairview Park Project, Costa Mesa, Orange County, California	Petra Resources, Inc.	30-000058
OR-01731		1961	Unknown	Index to the Artifacts Collected During the Second Part of the WPA Project	Unknown	30-000057, 30-000124, 30-000163, 30-000165, 30-000183, 30-000197, 30-000280, 30-000282
OR-01769	Cellular -	1998	Brechbiel, Brant A.	Cultural Resources Records Search and Literature Review Report for a Pacific Bell Mobile Services Telecommunications Facility: Cm 335-01, in the City of Costa Mesa, California	Chambers Group, Inc.	
OR-01836		1998	Padon, Beth	Cultural Resource Review for Groundwater Replenishment System Program EIR/Tier I/EIS, Orange County Water District and County Sanitation Districts of Orange County	Discovery Works, Inc.	

Report List

Report No.	Other IDs	Year	Author(s)	Title	Affiliation	Resources
OR-01951		1982	Steele, K.D.	Historic Property Survey 07-ORA-55, Pm 0.0/t4.22, Costa Mesa and Newport Beach, Orange County, California	Caltrans	30-000059, 30-000297
OR-02036	Cellular -	1999	Duke, Curt	Cultural Resource Assessment for Pacific Bell Mobile Services Falcility Cm473-01, County of Orange, California	LSA Associates, Inc.	
OR-02232		2000	Bissell, Ronald, M.	Archaeological Monitoring and Reconnaissance for Mesa Verde Project Area, Standard Pacific Homes 1339 Adams Avenue, Costa Mesa, California	RMW Paleo Associates, Inc.	
OR-02256		1999	Demcak, Carol R.	Cultural Resources Assessments for Orange County Sanitation Districts	Archaeological Resource Management Corp.	30-000083, 30-000084, 30-000085, 30-000086, 30-000087, 30-000144, 30-000277, 30-000288, 30-000289, 30-000300, 30-000352, 30-000353, 30-000381, 30-001352
OR-03000	Cellular -	2005	Fulton, Terri and Phil Fulton	Cultural Resource Assessment for Verizon Wireless Mount Hanna Facility Cyg530 City of Fountain Valley, Orange County, California	LSA Associates, Inc.	
OR-03007		2002	Demcak, Carol R.	Report of Archaeological Resources Assessment for Placentia Avenue Reconstruction Project, City of Costa Mesa, Orange County, California	Archaeological Resource Management Corp.	
OR-03011	Cellular -	2001	Duke, Curt	Cultural Resource Assessment Cingular Wireless Facility No. Cm 521-03, Orange County, California	LSA Associates, Inc.	
OR-03012	Cellular -	2001	Duke, Curt	Cultural Resource Assessment Cingular Wireless Facility No. Sc 069-02, Orange County, California	LSA Associates, Inc.	
OR-03078		1991	Hurd, Gary S.	Technical Report of Subsurface Archaeological Testing at 2345 Newport Boulevard Newport Beach, California	John Minch & Associates, Inc.	
OR-03306	Cellular -	2006	Bonner, Wayne H.	Cultural Resources Records Search Results and Site Visit for Royal Street Communications Candidate LA0601a (College Hospital), 275 Victoria Street, Costa Mesa, Orange County, California	Michael Brandman Associates	
OR-03407	Cellular -	2007	Anonymous	Cultural Resources Study of the Vanguard Project, Royal Street Communications, Llc Site No. La2816a, 55 Fair Drive, Costa Mesa, Orange County, California 92626	Historic Resource Associates	

Report List

Report No.	Other IDs	Year	Author(s)	Title	Affiliation	Resources
OR-03443	Cellular -	2007	Bonner, Wayne H.	Cultural Resource Records Search and Site Visit Results for Cingular Wireless Candidate Lsanca3089 (Costa Mesa Golf Course), 1701 Golf Course Road, Costa Mesa, Orange County, California	Michael Brandman Associates	30-000076, 30-000506, 30-001667
OR-03497		2007	McKenna, Jeanette A.	A Section 106 Evaluation of the Proposed Fairview Park Bike Trail, Approximately .75 Linear Miles Within the Existing Park in Costa Mesa, Orange County, California	McKenna et al.	30-000058, 30-000506
OR-03605	Cellular -	2001	Dice, Michael H.	Cultural Resource Assessment Results for Sprint Telecommunications Facility Candidate Og54xc418a (Golf Course Site), 1701 Golf Course Drive, Costa Mesa, Orange County, California.	Michael Brandman Associates	30-000058, 30-000506
OR-03611		2006	Brown, Joan C.	Archaeological Controlled Demolition and Monitoring of Excavations for Bridge Footings at Fairview Park, Costa Mesa, California	SWCA Environmental Consultants, Inc.	30-000058, 30-000506
OR-03613		2003	Shepard, Richard S.	Completion of Archaeological Monitoring: Victoria Street--Maple Street Traffic Signal Project, City of Costa Mesa, Orange County	BonTerra Consulting	
OR-03615		2003	Brown, Joan C.	A Review of the Cultural Resources in Fairview Park, Located in the City of Costa Mesa, Orange County, California	SWCA Environmental Consultants, Inc.	30-000058, 30-000506
OR-03617	Cellular -	2002	Duke, Curt and Judith Marvin	Cultural Resource Assessment, AT&T Wireless Services, Facility No. D074d, Orange County, California	LSA Associates, Inc.	
OR-03627		2004	Brown, Joan C.	Positive Archaeological Survey Report, Fairview Park Proposed Multi-Purpose Bicycle/Pedestrian Trail, Costa Mesa, California	SWCA Environmental Consultants, Inc.	30-000058, 30-000076, 30-000165, 30-000506
OR-03627A		2004	Brown, Joan C.	Extended Phase I Report (XPI) Fairview Park Proposed Multi-Purpose Bicycle/Pedestrian Trail, Costa Mesa, California	SWCA Environmental Consultant	
OR-03627B		2003	Brown, Joan C.	A Review of the Cultural Resources in Fairview Park, Located in the City of Costa Mesa, Orange County, California	SWCA Environmental Consultants	

Report List

Report No.	Other IDs	Year	Author(s)	Title	Affiliation	Resources
OR-03718	Cellular -	2008	Bonner, Wayne H.	Cultural Resources Records Search Results and Site Visit for Global Tower, LLC, Candidate CA-5174 (Placentia), 2065 Placentia Avenue, Costa Mesa, Orange County, California	Michael Brandman Associates	
OR-03723	Cellular -	2007	Billat, Scott	New Tower Submission Packet: Mesa Linda Golf, Project No. LA-2741A	EarthTouch, Inc.	
OR-03918		2010	McKenna, Jeanette A.	Archaeological Records Search, Costa Mesa High School, Orange County, CA	McKenna et al.	30-176871, 30-176874, 30-177719
OR-03994	Cellular -	2011	Wlodarski, Robert J.	Record Search and Field Reconnaissance for the Proposed AT&T Wireless Telecommunications Site OC0321 (Pals Location), Located at 2299 Harbor Boulevard, Costa Mesa, California 92626.	Cellular Archaeological Resource Evaluation	
OR-04072	Cellular -	2010	Johnson, Brent	Cultural Resources Records Search and Site Visit for T-Mobile USA Inc. LA33506A / Baker Professional 1551 Baker Street, Costa Mesa, Orange County, California 92626	Heritage Preservation Consultants	
OR-04087	Paleo -	1998	Salenius, Sylvia	Program EIR/Tier 1 EIS, for the Groundwater Replenishment System	P&D Consultants, Inc.	
OR-04368		2014	Wiley, Nancy and Koerper, Henry	The Fairview Park Storm Drain: Archaeological Testing and Monitoring	Scientific Resource Surveys	30-000058
OR-04370	Paleo -	2014	Wiley, Nancy, Chace, Paul, and Koerper, Henry	Archaeological Phase I: Cultural Resource Survey of the South West Quadrant of Fairview Park, Costa Mesa	Scientific Resource Surveys	30-000058, 30-000076, 30-000165, 30-000506, 30-001667, 30-156521, 30-177464, 30-177735
OR-04485		2015	Sanderson, Jim	Index to Photographs of Orange Coast College	Historic American Buildings Survey	

ECORP Consulting, Inc.
ENVIRONMENTAL CONSULTANTS

December 9, 2025

Orange County Historical Society
P.O. Box 10984
Santa Ana, CA 92711
Email: historian@orangecountyhistory.org

RE: Cultural Resources Inventory for the Fairview Developmental Center Specific Plan Project, Orange County, California (ECORP Project No. 2023-192)

Dear Orange County Historical Society,

ECORP Consulting, Inc. has been retained to assist in the planning of the development of the project listed above. As part of the identification effort, we are seeking information from all parties that may have knowledge of or concerns with historic properties or cultural resources in the area of potential effect.

Included is a map showing the project area. We would appreciate input on this undertaking from the historical society with concerns about possible cultural properties or potential impacts within or adjacent to the project areas. If you have any questions, please contact me at (916) 782-9100 ext. 5113 or dchisholm@ecorpconsulting.com.

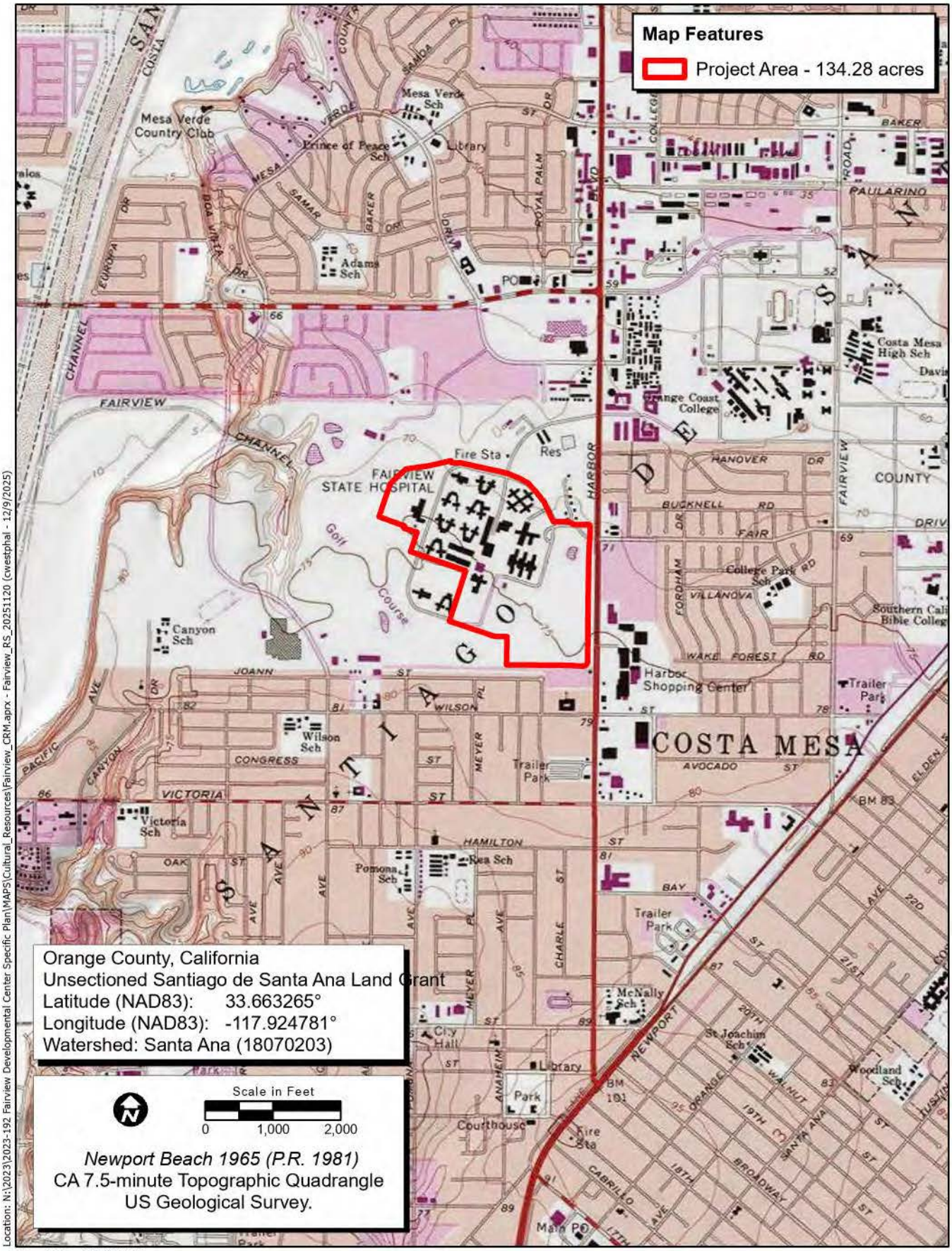
Thank you in advance for your assistance in our cultural resource management study.

Sincerely,

Daisy Mae Chisholm
Cultural Resources Technician

Attachments

Project Location Map(s)



Location: N:\2023\2023-192 Fairview Developmental Center Specific Plan\MAPS\Cultural_Resources\Fairview_CRM.aprx - Fairview_RS_20251120 (cwestphal - 12/9/2025)

Map Date: 11/21/2025
Sources: ESRI, USGS

Figure 1. Location and Vicinity Map

ECORP Consulting, Inc.
ENVIRONMENTAL CONSULTANTS

2023-192 Fairview Development Project

ECORP Consulting, Inc.
ENVIRONMENTAL CONSULTANTS

December 9, 2025

Costa Mesa Historical Society
PO Box 1764
Costa Mesa, CA 92628
Email: contact@costamesahistory.org

RE: Cultural Resources Inventory for the Fairview Developmental Center Specific Plan Project, Orange County, California (ECORP Project No. 2023-192)

Dear Costa Mesa Historical Society,

ECORP Consulting, Inc. has been retained to assist in the planning of the development of the project listed above. As part of the identification effort, we are seeking information from all parties that may have knowledge of or concerns with historic properties or cultural resources in the area of potential effect.

Included is a map showing the project area. We would appreciate input on this undertaking from the historical society with concerns about possible cultural properties or potential impacts within or adjacent to the project areas. If you have any questions, please contact me at (916) 782-9100 ext. 5113 or dchisholm@ecorpconsulting.com.

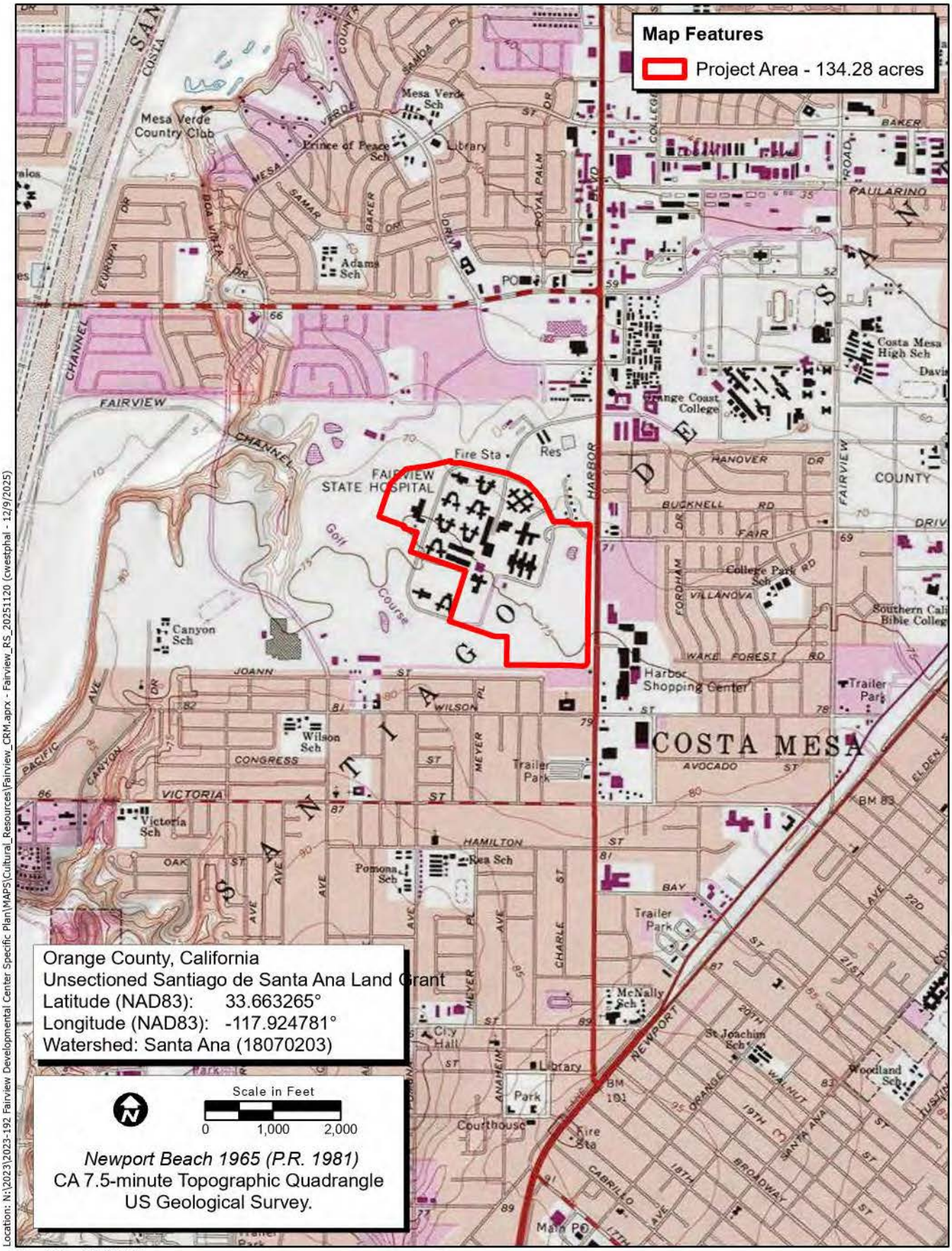
Thank you in advance for your assistance in our cultural resource management study.

Sincerely,

Daisy Mae Chisholm
Cultural Resources Technician

Attachments

Project Location Map(s)



Location: N:\2023\2023-192 Fairview Developmental Center Specific Plan\MAPS\Cultural_Resources\Fairview_CRM.aprx - Fairview_RS_20251120 (cwestphal - 12/9/2025)

Map Date: 11/21/2025
Sources: ESRI, USGS

Figure 1. Location and Vicinity Map

ECORP Consulting, Inc.
ENVIRONMENTAL CONSULTANTS

2023-192 Fairview Development Project

From:	Costa Mesa Historical Society
To:	Eric Fries
Subject:	Thank you for contacting the Costa Mesa Historical Society Re: Cultural Resources Identification Effort for the Fairview Developmental Center Specific Plan, Orange County, California
Date:	Wednesday, December 10, 2025 2:31:08 PM

Hello,

Thank you for reaching out to the Costa Mesa Historical Society. We appreciate your interest and look forward to connecting with you.

In the meantime, here are a few helpful links:

• **Become a Member**: Membership

• **Make a Donation**: Donate

• **Volunteer With Us**: Volunteer

• **Upcoming Programs and Events**: Programs & Events

We look forward to speaking with you soon and hope to see you at the museum or an upcoming event.

Warm regards,
Costa Mesa Historical Society

--

Costa Mesa Historical Society
Museum Phone: (949) 631-5918
Costa Mesa History Starts Here





Table 5. Previous Cultural Studies within 1 Mile of the Project Area			
Report No. (OR-)	**Author(s)**	**Report Title**	**Year**
127	Desautels, Roger J.	Archaeological Survey Report on Tract 563, Lot No. 68 Located in the Costa Mesa Area of the County of Orange	1976
197	Desautels, Roger J.	Archaeological Survey Report on Approximately 3/4 of an Acre Located on Santa Ana Avenue South of Orchard Drive, Upper Newport Bay Area, County of Orange	1977
270	Leonard, Nelson N. III and Mathew C. Hall	Description and Evaluation of Cultural Resources Within the US Army Corps of Engineers' Santa Ana River Project	1975
299	Van Horn, David M.	A Compilation of Archaeological, Historical and Paleontological Data for the City of Costa Mesa	1978
326	Desautels, Roger J.	Archaeological Report on the Proposed Orange County Water District Costa Mesa/ Huntington Beach Area of the County of Orange,	1978
509	Anonymous	Artifacts Found at ORA-76	1963
530	Anonymous	Orange County California Historical Research Project Report of Limestone Canyon Excavations Limestone-Sand Hill-Adams-Fairview-Sandstone Cave-Newland Hillside & Norris Excavations	1935
563	Cottrell, Marie G.	EIR on Redevelopment Area in Downtown Costa Mesa	1977
643	Romani, John F.	Archaeological Survey Report for the ORA-55 Corridor (PM 0.0/T4.22) 07207-492201	1982
801	Langenwalter, Paul E. and James Brock	Phase Ii Archaeological Studies Prado Basin and the Lower Santa Ana River	1985
0809	Martz, Patricia, Marie G. Cottrell, and Stephen R. Van Wormer	Report of Preliminary Test Level Investigations Conducted at CA-ORA-506, Fairview Regional Park Site, Orange County, California	1985
1016	Leonard, Nelson N. III	Environmental Impact Evaluation: Route Alternates Between the Michelson Treatment Plant and Plants on the Santa Ana River, Orange County, California	1975
1265	Dixon, Keith A.	Cogged Stones and Other Ceremonial Cache Artifacts in Stratigraphic Context at ORA-58, a Site in the Lower Santa Ana River Drainage, Orange County	1968
1266	Dixon, Keith A.	Archaeological Site Preservation: the Neglected Alternative to Destruction	1971
1267	Dixon, Keith A.	A Brief Report on Radiocarbon and Obsidian Hydration Measurements From ORA-58 (the Banning-Norris Or Fairview Hospital Site) Orange County California	1970
1278	Brock, James P.	A Cultural Resources Assessment of the Stapakis Property, 2221-2223 Pacific Avenue, Costa Mesa, California (Vesting Tentative Tract No. 14546)	1993

Table 5. Previous Cultural Studies within 1 Mile of the Project Area			
Report No. (OR-)	**Author(s)**	**Report Title**	**Year**
1324	Koerper, Henry C.	Report on Investigations to Delineate Site Boundaries and Further Characterize Cultural Remains at CA-ORA-58, Costa Mesa California	1993
1335	Dixon, Keith A.	A Proposal for the Development of a "Fairview Park" Open-Air Archaeology Museum and Educational Resource, Costa Mesa, California	1971
1528	Padon, Beth	Archaeological Monitoring Report for the Vernal Pool Restoration, Fairview Park Project, Costa Mesa, Orange County, California	1996
1731	Unknown	Index to the Artifacts Collected During the Second Part of the WPA Project	1961
1769	Brechbiel, Brant A.	Cultural Resources Records Search and Literature Review Report for a Pacific Bell Mobile Services Telecommunications Facility: Cm 335-01, in the City of Costa Mesa, California	1998
1836	Padon, Beth	Cultural Resource Review for Groundwater Replenishment System Program EIR/Tier I/EIS, Orange County Water District and County Sanitation Districts of Orange County	1998
1951	Steele, K.D.	Historic Property Survey 07-ORA-55, Pm 0.0/t4.22, Costa Mesa and Newport Beach, Orange County, California	1982
2036	Duke, Curt	Cultural Resource Assessment for Pacific Bell Mobile Services Facility Cm473-01, County of Orange, California	1999
2232	Bissell, Ronald, M.	Archaeological Monitoring and Reconnaissance for Mesa Verde Project Area, Standard Pacific Homes 1339 Adams Avenue, Costa Mesa, California	2000
2256	Demcak, Carol R.	Cultural Resources Assessments for Orange County Sanitation Districts	1999
3000	Fulton, Terri and Phil Fulton	Cultural Resource Assessment for Verizon Wireless Mount Hanna Facility Cyg530 City of Fountain Valley, Orange County, California	2005
3007	Demcak, Carol R.	Report of Archaeological Resources Assessment for Placentia Avenue Reconstruction Project, City of Costa Mesa, Orange County, California	2002
3011	Duke, Curt	Cultural Resource Assessment Cingular Wireless Facility No. Cm 521-03, Orange County, California	2001
3012	Duke, Curt	Cultural Resource Assessment Cingular Wireless Facility No. Sc 069-02, Orange County, California	2001
3078	Hurd, Gary S.	Technical Report of Subsurface Archaeological Testing at 2345 Newport Boulevard Newport Beach, California	1991

Table 5. Previous Cultural Studies within 1 Mile of the Project Area			
Report No. (OR-)	**Author(s)**	**Report Title**	**Year**
3306	Bonner, Wayne H.	Cultural Resources Records Search Results and Site Visit for Royal Street Communications Candidate LA0601a (College Hospital), 275 Victoria Street, Costa Mesa, Orange County, California	2006
3407	Anonymous	Cultural Resources Study of the Vanguard Project, Royal Street Communications, Llc Site No. La2816a, 55 Fair Drive, Costa Mesa, Orange County, California 92626	2007
3443	Bonner, Wayne H.	Cultural Resource Records Search and Site Visit Results for Cingular Wireless Candidate Lsanca3089 (Costa Mesa Golf Course), 1701 Golf Course Road, Costa Mesa, Orange County, California	2007
3497	McKenna, Jeanette A.	A Section 106 Evaluation of the Proposed Fairview Park Bike Trail, Approximately .75 Linear Miles Within the Existing Park in Costa Mesa, Orange County, California	2007
3605	Dice, Michael H.	Cultural Resource Assessment Results for Sprint Telecommunications Facility Candidate Og54xc418a (Golf Course Site), 1701 Golf Course Drive, Costa Mesa, Orange County, California.	2001
3611	Brown, Joan C.	Archaeological Controlled Demolition and Monitoring of Excavations for Bridge Footings at Fairview Park, Costa Mesa, California	2006
3613	Shepard, Richard S.	Completion of Archaeological Monitoring: Victoria Street--Maple Street Traffic Signal Project, City of Costa Mesa, Orange County	2003
3615	Brown, Joan C.	A Review of the Cultural Resources in Fairview Park, Located in the City of Costa Mesa, Orange County, California	2003
3617	Duke, Curt and Judith Marvin	Cultural Resource Assessment, AT&T Wireless Services, Facility No. D074d, Orange County, California	2002
3627	Brown, Joan C.	Positive Archaeological Survey Report, Fairview Park Proposed Multi-Purpose Bicycle/Pedestrian Trail, Costa Mesa, California	2004
3627	Brown, Joan C.	Extended Phase I Report (XPI) Fairview Park Proposed Multi-Purpose Bicycle/Pedestrian Trail, Costa Mesa, California	2004
3627	Brown, Joan C.	A Review of the Cultural Resources in Fairview Park, Located in the City of Costa Mesa, Orange County, California	2003
3718	Bonner, Wayne H.	Cultural Resources Records Search Results and Site Visit for Global Tower, LLC, Candidate CA-5174 (Placentia), 2065 Placentia Avenue, Costa Mesa, Orange County, California	2008
3723	Billat, Scott	New Tower Submission Packet: Mesa Linda Golf, Project No. LA-2741A	2007

Table 5. Previous Cultural Studies within 1 Mile of the Project Area			
Report No. (OR-)	**Author(s)**	**Report Title**	**Year**
3918	McKenna, Jeanette A.	Archaeological Records Search, Costa Mesa High School, Orange County, CA	2010
3994	Wlodarski, Robert J.	Record Search and Field Reconnaissance for the Proposed AT&T Wireless Telecommunications Site OC0321 (Pals Location), Located at 2299 Harbor Boulevard, Costa Mesa, California 92626.	2011
4072	Johnson, Brent	Cultural Resources Records Search and Site Visit for T-Mobile USA Inc. LA33506A / Baker Professional 1551 Baker Street, Costa Mesa, Orange County, California 92626	2010
4087	Salenius, Sylvia	Program EIR/Tier 1 EIS, for the Groundwater Replenishment System	1998
4368	Wiley, Nancy and Henry Koerper	The Fairview Park Storm Drain: Archaeological Testing and Monitoring	2014
4370	Wiley, Nancy, Paul Chace, and Henry Koerper	Archaeological Phase I: Cultural Resource Survey of the South West Quadrant of Fairview Park, Costa Mesa	2014
4485	Sanderson, Jim	Index to Photographs of Orange Coast College	2015



Maps 2A, 2B, and 2C: Historic District Contributors



Map 3: Grounds and Landscape Features

(Note: Only non-contributing landscape features are indication on this map. Where not designated, the landscape features – roads, sidewalks, lawns, etc. – contribute to the historic district.)

APPENDIX B

Sacred Lands File Coordination

Sacred Lands File & Native American Contacts List Request

NATIVE AMERICAN HERITAGE COMMISSION
1550 Harbor Blvd
West Sacramento, CA 95691
(916) 373-3710
(916) 373-5471 – Fax
nahc@nahc.ca.gov

12/09/2025

Information Below is Required for a Sacred Lands File Search

Project: Fairview Developmental Center Specific Plan (2023-192)

County: Orange County

USGS Quadrangle: Newport Beach 1965 (P.R. 1981)

Land Grant: Unsectioned Santiago de Santa Ana Land Grant

Company/Firm/Agency: ECORP Consulting, Inc.

Contact Person: Daisy Chisholm

Street Address: 2525 Warren Drive

City: Rocklin **Zip:** 95677

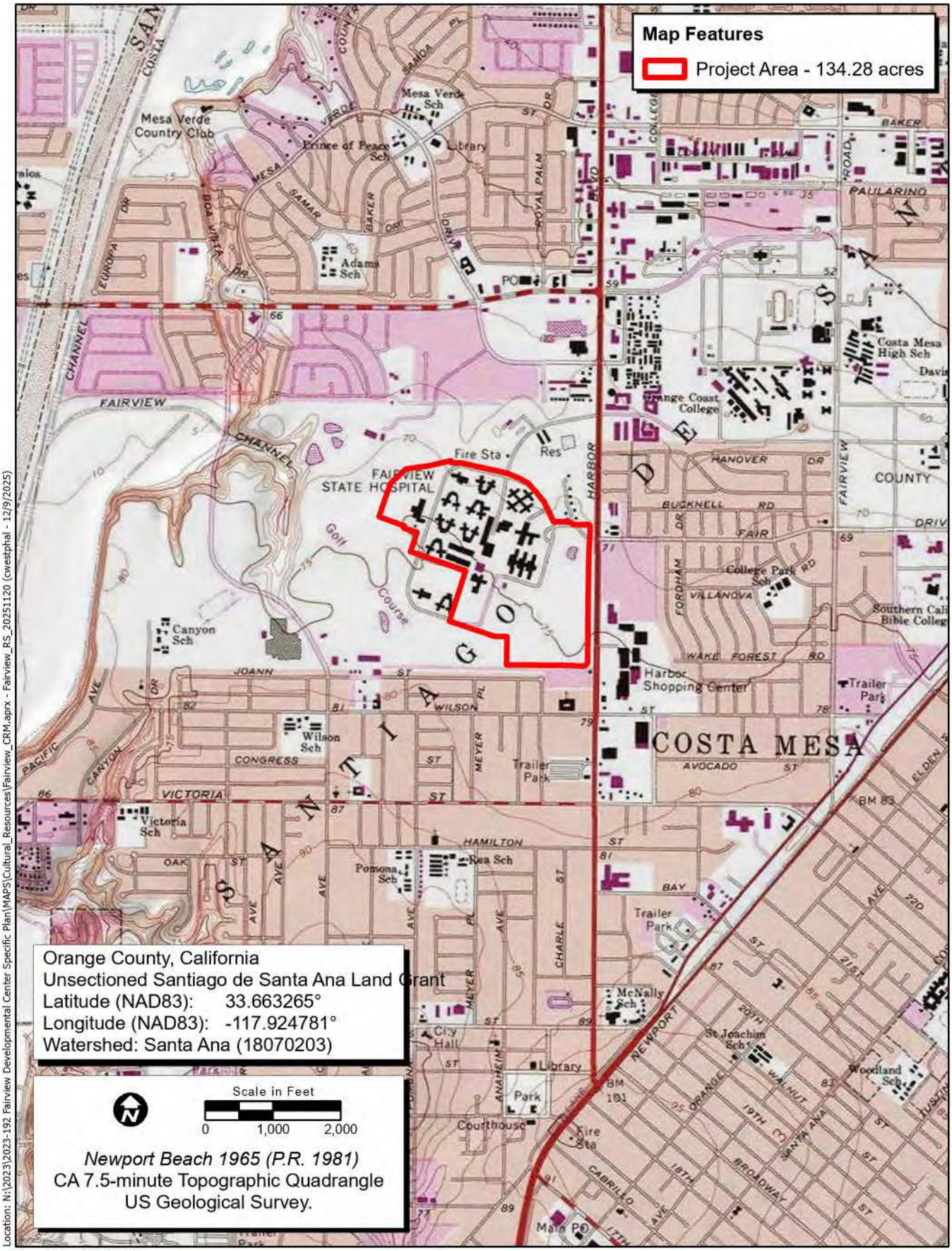
Phone: 916-782-9100

Fax: _____

Email: dchisholm@ecorpconsulting.com

Project Description:

See attached map.



Location: N:\2023\2023-192 Fairview Developmental Center Specific Plan\MAPS\Cultural_Resources\Fairview_CRM.aprx - Fairview_RS_20251120 (cwestphal - 12/9/2025)

Map Date: 11/21/2025
Sources: ESRI, USGS

Figure 1. Location and Vicinity Map

ECORP Consulting, Inc.
ENVIRONMENTAL CONSULTANTS

2023-192 Fairview Development Project

NATIVE AMERICAN HERITAGE COMMISSION

CHAIRPERSON
Reginald Pagaling
Chumash

VICE-CHAIRPERSON
Buffy McQuillen
Yokayo Pomo, Yuki, Nomlaki

SECRETARY
Isaac Bojorquez
Ohlone-Costanoan

PARLIAMENTARIAN
Wayne Nelson
Luiseño

COMMISSIONER
Sara Dutschke
Miwok

COMMISSIONER
Stanley Rodriguez
Kumeyaay

COMMISSIONER
Bennae Calac
Pauma-Yuima Band of Luiseño Indians

COMMISSIONER
Vacant

COMMISSIONER
Vacant

EXECUTIVE SECRETARY
Andrew Alejandre
Paskenta Band of Nomlaki Indians

NAHC HEADQUARTERS
1550 Harbor Boulevard
Suite 100
West Sacramento,
California 95691
(916) 373-3710
nahc@nahc.ca.gov

December 19, 2025

Daisy Chisholm
ECORP Consulting, Inc.

Via Email to: dchisholm@ecorpconsulting.com

Re: Fairview Developmental Center Specific Plan Project, Orange County

To Whom It May Concern:

As requested, a search of the Native American Heritage Commission (NAHC) Sacred Lands File (SLF) was completed based on information submitted for the above referenced project. The results were positive. Please contact the tribes on the attached list for more information. Be aware that tribes do not always record their sacred sites in the SLF, nor are they required to do so. As such, an SLF search is not a substitute for consultation with all tribes that are traditionally and culturally affiliated with a project's geographic area.

Attached is a list of Native American tribes that are traditionally and culturally affiliated with the project's geographic area. Please contact all of the listed tribes as they may have information about sacred sites within the project area that is not listed with the NAHC.

If within two weeks of notification, a response has not been received, the Commission requests that you follow up with a telephone call or email to ensure that the project information was received.

If you receive notification of a change of address or phone number from a tribe, please inform the NAHC so that we can assure that our lists contain current information.

In addition to engaging in tribal consultation, you should consult the appropriate regional California Historical Research Information System (CHRIS) information center to determine whether it has information regarding the presence of recorded archaeological sites within the project area.

If you have any questions or need additional information, please contact me at Andrew.Green@nahc.ca.gov.

Sincerely,

Andrew Green

Andrew Green
Cultural Resources Analyst

Attachment

Native American Heritage Commission
Native American Contact List
Orange County
12/19/2025

Tribe Name	Fed (F) Non-Fed (N)	Contact Person	Contact Address	Phone #	Fax #	Email Address	Cultural Affiliation	Counties	Last Updated
Cahuilla Band of Indians	F	Erica Schenk, Chairperson	52701 CA Highway 371 Anza, CA, 92539	(951) 590-0942	(951) 763-2808	chair@cahuilla-nsn.gov	Cahuilla	Imperial,Los Angeles,Orange,Riverside,San Bernardino,San Diego	2/1/2024
Cahuilla Band of Indians	F	Anthony Madrigal, Tribal Historic Preservation Officer	52701 CA Highway 371 Anza, CA, 92539	(951) 763-5549		anthonymad2002@gmail.com	Cahuilla	Imperial,Los Angeles,Orange,Riverside,San Bernardino,San Diego	6/28/2023
Cahuilla Band of Indians	F	BobbyRay Esparza, Cultural Director	52701 CA Highway 371 Anza, CA, 92539	(951) 763-5549		besparza@cahuilla-nsn.gov	Cahuilla	Imperial,Los Angeles,Orange,Riverside,San Bernardino,San Diego	6/28/2023
Gabrieleno Band of Mission Indians - Kizh Nation	N	Andrew Salas, Chairperson	P.O. Box 393 Covina, CA, 91723	(844) 390-0787		admin@gabrielenoindians.org	Gabrieleno	Los Angeles,Orange,Riverside,San Bernardino,Santa Barbara,Ventura	8/18/2023
Gabrieleno Band of Mission Indians - Kizh Nation	N	Christina Swindall Martinez, Secretary	P.O. Box 393 Covina, CA, 91723	(844) 390-0787		admin@gabrielenoindians.org	Gabrieleno	Los Angeles,Orange,Riverside,San Bernardino,Santa Barbara,Ventura	8/18/2023
Gabrieleno/Tongva San Gabriel Band of Mission Indians	N	Anthony Morales, Chairperson	P.O. Box 693 San Gabriel, CA, 91778	(626) 483-3564	(626) 286-1262	GTTribalcouncil@aol.com	Gabrieleno	Los Angeles,Orange,Riverside,San Bernardino,Santa Barbara,Ventura	12/4/2023
Gabrielino Tongva Indians of California Tribal Council	N	Robert Dorame, Chairperson	P.O. Box 490 Bellflower, CA, 90707	(562) 761-6417	(562) 761-6417	gtongva@gmail.com	Gabrielino	Los Angeles,Orange,Riverside,San Bernardino,Santa Barbara,Ventura	3/16/2023
Gabrielino Tongva Indians of California Tribal Council	N	Christina Conley, Cultural Resource Administrator	P.O. Box 941078 Simi Valley, CA, 93094	(626) 407-8761		christina.marsden@alumni.usc.edu	Gabrielino	Los Angeles,Orange,Riverside,San Bernardino,Santa Barbara,Ventura	3/16/2023
Gabrielino/Tongva Nation	N	Sandonne Goad, Chairperson	13191 Crossroads Parkway North, Suite 375 City of Industry, CA, 91746	(951) 807-0479		sgoad@gabrielino-tongva.com	Gabrielino	Los Angeles,Orange,Riverside,San Bernardino,Santa Barbara,Ventura	11/6/2025
Gabrielino-Tongva Tribe	N	Sam Dunlap, Cultural Resource Director	P.O. Box 3919 Seal Beach, CA, 90740	(909) 262-9351		tongvatcr@gmail.com	Gabrielino	Los Angeles,Orange,Riverside,San Bernardino,Santa Barbara,Ventura	5/30/2023
Gabrielino-Tongva Tribe	N	Charles Alvarez, Chairperson	23454 Vanowen Street West Hills, CA, 91307	(310) 403-6048		Chavez1956metro@gmail.com	Gabrielino	Los Angeles,Orange,Riverside,San Bernardino,Santa Barbara,Ventura	5/30/2023
Juaneno Band of Mission Indians	N	Sonia Johnston, Chairperson	P.O. Box 25628 Santa Ana, CA, 92799			sonia.johnston@sbcglobal.net	Juaneno	Orange,Riverside,San Diego	
Juaneno Band of Mission Indians Acjachemen Nation - Belardes	N	Joyce Perry, Cultural Resource Director	4955 Paseo Segovia Irvine, CA, 92603	(949) 293-8522		kaamalam@gmail.com	Juaneno	Los Angeles,Orange,Riverside,San Bernardino,San Diego	3/17/2023

Native American Heritage Commission
Native American Contact List
Orange County
12/19/2025

Juaneno Band of Mission Indians Acjachemen Nation 84A	N	Heidi Lucero, THPO/MLD	31411-A La Matanza Street San Juan Capistrano, CA, 92675	(562) 879-2884		thpo@jbmian.com	Juaneno	Los Angeles,Orange,Riverside,San Bernardino,San Diego	2/4/2025
Juaneno Band of Mission Indians Acjachemen Nation 84A	N	Shannon Wingfield, Secretary	31411-A La Matanza Street San Juan Capistrano, CA, 92675	(949) 488-3484			Juaneno	Los Angeles,Orange,Riverside,San Bernardino,San Diego	2/4/2025
Juaneno Band of Mission Indians Acjachemen Nation 84A	N	Nathan Banda, Chairman	31411-A La Matanza Street San Juan Capistrano, CA, 92675	(949) 426-8804		nbanda@jbmian.com	Juaneno	Los Angeles,Orange,Riverside,San Bernardino,San Diego	2/4/2025
Morongo Band of Mission Indians	F	Bernadette Ann Brierty, Tribal Historic Preservation Officer	12700 Pumarra Road Banning, CA, 92220	(951) 663-2842		abrierty@morongo-nsn.gov	Cahuilla Serrano	Imperial,Kern,Los Angeles,Orange,Riverside,San Bernardino,San Diego,Ventur	11/21/2025
Morongo Band of Mission Indians	F	Charles Martin, MBMI Chairman	12700 Pumarra Road Banning, CA, 92220	(951) 755-5110		chairman@morongo-nsn.gov	Cahuilla Serrano	Imperial,Kern,Los Angeles,Orange,Riverside,San Bernardino,San Diego,Ventur	11/21/2025
Morongo Band of Mission Indians	F	Lena Broderick, Executive Assistant to Tribal Chairman	12700 Pumarra Road Banning, CA, 92220	(951) 755-5110		lbroderick@morongo-nsn.gov	Cahuilla Serrano	Imperial,Kern,Los Angeles,Orange,Riverside,San Bernardino,San Diego,Ventur	11/21/2025
Pala Band of Mission Indians	F	Shasta Gaughen, Tribal Historic Preservation Officer	PMB 50, 35008 Pala Temecula Road Pala, CA, 92059	(760) 891-3515		sgaughen@palatribe.com	Cupeno Luiseno	Orange,Riverside,San Bernardino,San Diego	11/27/2023
Pala Band of Mission Indians	F	Alexis Wallick, Assistant THPO	PMB 50, 35008 Pala Temecula Road Pala, CA, 92059	(760) 891-3537		awallick@palatribe.com	Cupeno Luiseno	Orange,Riverside,San Bernardino,San Diego	11/27/2023
Pala Band of Mission Indians	F	Christopher Nejo, Legal Analyst/Researcher	PMB 50, 35008 Pala Temecula Road Pala, CA, 92059	(760) 891-3564		cnejo@palatribe.com	Cupeno Luiseno	Orange,Riverside,San Bernardino,San Diego	11/27/2023
Santa Rosa Band of Cahuilla Indians	F	Steven Estrada, Tribal Chairman	P.O. Box 391820 Anza, CA, 92539	(951) 659-2700	(951) 659-2228	sestrada@santarosa-nsn.gov	Cahuilla	Imperial,Los Angeles,Orange,Riverside,San Bernardino,San Diego	4/8/2024
Santa Rosa Band of Cahuilla Indians	F	Vanessa Minott, Tribal Administrator	P.O. Box 391820 Anza, CA, 92539	(951) 659-2700	(951) 659-2228	vminott@santarosa-nsn.gov	Cahuilla	Imperial,Los Angeles,Orange,Riverside,San Bernardino,San Diego	4/8/2024
Santa Rosa Band of Cahuilla Indians	F	Mercedes Estrada, Cultural Director	P.O. Box 391820 Anza, CA, 92539	(951) 659-2700	(951) 659-2228	mestrada@santarosa-nsn.gov	Cahuilla	Imperial,Los Angeles,Orange,Riverside,San Bernardino,San Diego	5/21/2025
Soboba Band of Luiseno Indians	F	Joseph Ontiveros, Tribal Historic Preservation Officer	P.O. Box 487 San Jacinto, CA, 92581	(951) 663-5279	(951) 654-4198	jontiveros@soboba-nsn.gov	Cahuilla Luiseno	Imperial,Los Angeles,Orange,Riverside,San Bernardino,San Diego	7/14/2023

Native American Heritage Commission
Native American Contact List
Orange County
12/19/2025

Soboba Band of Luiseno Indians	F	Jessica Valdez, Cultural Resource Specialist	P.O. Box 487 San Jacinto, CA, 92581	(951) 663-6261	(951) 654-4198	jvaldez@soboba-nsn.gov	Cahuilla Luiseno	Imperial,Los Angeles,Orange,Riverside,San Bernardino,San Diego	7/14/2023

This list is current only as of the date of this document. Distribution of this list does not relieve any person of statutory responsibility as defined in Section 7050.5 of the Health and Safety Code, Section 5097.94 of the Public Resources Code and Section 5097.98 of the P Resources Code.

Record: PROJ-2025-006821
Report Type: List of Tribes
Counties: Orange
NAHC Group: All

This list is only applicable for contacting local Native Americans with regard to cultural resources assessment for the proposed Fairview Developmental Center Specific Plan Project, Orange County.

APPENDIX C

Project Area Photographs


20231013_073428


20231013_074849


20231013_075746


20231013_075949


20231013_080535


20231013_081041


20231013_081613


20231013_083207


20231013_083412


20231013_083641


20231013_084058


20231013_085057


20231013_085623


20231013_085752


20231013_090958


20231013_091040


20231013_091315


20231013_093004


20231013_094118


20231013_094410


20231013_095932


20231013_100951


20231013_102516


20231013_104534


20231013_105243


20231013_110526


20231013_110705


20231013_111656


20231013_112100


20231013_113259


20231013_114158


20231013_115811


20231013_115953


IMG_0156


IMG_0158


IMG_0160


IMG_0162


IMG_0164


IMG_0166


IMG_0168


IMG_0170


IMG_0172


IMG_0175


IMG_0177


IMG_0179


IMG_0181


IMG_0183


IMG_0185


IMG_0187


IMG_0189


IMG_0191


IMG_0193


IMG_0195


IMG_0197


IMG_0199


IMG_0201


IMG_0203


IMG_0205


IMG_0207


IMG_0209


IMG_0211


IMG_0213


IMG_0215


IMG_0217


IMG_0219


IMG_0221


IMG_0223


IMG_0225


IMG_0227


IMG_0229


IMG_0231


IMG_0233


IMG_0235


IMG_0237


IMG_0239


IMG_0241


IMG_0243


IMG_0245


IMG_0247


IMG_0249


IMG_0251


IMG_0253


IMG_0255


IMG_0257


IMG_0259


IMG_0261


IMG_0263


IMG_0265


IMG_0267


IMG_0269


IMG_0271


IMG_0273


IMG_0275


IMG_0277


IMG_0279


IMG_0281


IMG_0283


IMG_0285


IMG_0287


IMG_0289


IMG_0291


IMG_0293


IMG_0295


IMG_0297


IMG_0299


IMG_0301


IMG_0303


IMG_0305


IMG_0307


IMG_0309


IMG_0311


IMG_0313


IMG_0315


IMG_0317


IMG_0319


IMG_0321


IMG_0323


IMG_0325


IMG_0327


IMG_0329


IMG_0331


IMG_0333


IMG_0335


IMG_0337


IMG_0339


IMG_0341


IMG_0343


IMG_0345


IMG_0347


IMG_0349


IMG_0351


IMG_0353


IMG_0355


IMG_0357


IMG_0359


IMG_0361


IMG_0363


IMG_0365


IMG_0367


IMG_0369


IMG_0373


IMG_0375


IMG_0377


IMG_0379


IMG_0381


IMG_0383


IMG_0385


IMG_0387


IMG_0389


IMG_0391


IMG_0393


IMG_0395


IMG_0397


IMG_0399


IMG_0401


IMG_0403


IMG_0405


IMG_0407


IMG_0409


IMG_0411


IMG_0413


IMG_0415


IMG_0417


IMG_0419


IMG_0421


IMG_0423


IMG_0425


IMG_0427


IMG_0429


IMG_0431


IMG_0433


IMG_0435


IMG_0437



IMG_0439



IMG_0441



IMG_0443



IMG_0445



IMG_0447



IMG_0449



IMG_0451



IMG_0453



IMG_0455



IMG_0457



IMG_0459



IMG_0461



IMG_0463



IMG_0465



IMG_0467

State of California — The Resources Agency **Primary #**
DEPARTMENT OF PARKS AND RECREATION **HRI#**

PHOTOGRAPH RECORD

Trinomial

 Resource/Project Name: Fairview Development Center 2023-192 **Year** 2023

Camera: Samsung S21 FE 5G Lens Size: -

Film Type and Speed: Digital Negatives Kept at: ECORP Consulting, Inc.

Mo.	Day	Subject/Description	View Toward	Image
10	13	Administration building	W	20231013_073428
10	13	Administration building	E	20231013_074849
10	13	Building 34	NE	20231013_075746
10	13	Building 35	NW	20231013_075949
10	13	Buildings 36-39	N	20231013_080535
10	13	Building 40	NE	20231013_081041
10	13	Walkway	W	20231013_081613
10	13	View along North Shelley Circle	SW	20231013_083207
10	13	Building 26	E	20231013_083412
10	13	Office of Protective Services	W	20231013_083641
10	13	Building 33	NE	20231013_084058
10	13	Building 25	W	20231013_085057
10	13	Buildings 23-24	NE	20231013_085623
10	13	Buildings 21-22	SW	20231013_085752
10	13	Utility pole	-	20231013_090958
10	13	Electrical switch building	NE	20231013_091040
10	13	Landscape Department shed	W	20231013_091315
10	13	Plan Operation facility	W	20231013_093004
10	13	Dumpster enclosure	N	20231013_094118
10	13	Utilities enclosure	NW	20231013_094410
10	13	Recreation area	W	20231013_095932
10	13	Carport	N	20231013_100951
10	13	Administration building	SW	20231013_102516
10	13	Building 16	E	20231013_104534
10	13	Auditorium	SW	20231013_105243
10	13	Rear of Auditorium	NE	20231013_110526
10	13	View along Gregory Way	N	20231013_110705
10	13	Central Power Plant	E	20231013_111656

Mo.	Day	Subject/Description	View Toward	Image
10	13	Main Kitchen	S	20231013_112100
10	13	Rear of Main Kitchen building	N	20231013_113259
10	13	Recreation area	E	20231013_114158
10	13	View from Fair Drive down Mark Lane	N	20231013_115811
10	13	View from Fair Drive along Mark Lane	NE	20231013_115953

State of California — The Resources Agency **Primary #**
DEPARTMENT OF PARKS AND RECREATION **HRI#**

PHOTOGRAPH RECORD

Trinomial

 Resource/Project Name: Fairview Development 2023-192 **Year** 2025

Camera: Samsung S21 FE 5G Lens Size: 35mm

Film Type and Speed: Digital Negatives Kept at: ECORP Consulting, Inc.

Mo.	Day	Subject/Description	View Toward	Image
11	19	Country Club northeast elevation	SW	0156
11	19	Country club NE elevation	sw	0158
11	19	Country club nw elevation	SE	0160
11	19	Country club north elevation	S	0162
11	19	South east elevation country club	NW	0164
11	19	Country club/ coffee shop south elevation	N	0166
11	19	Pro Shop West elevation	E	0168
11	19	Pro Shop SW elevation	NE	0170
11	19	Pro Shop west elevation	E	0172
11	19	Hole 1 sign	sw	0175
11	19	Tee 1 box to fairway	sw	0177
11	19	Mesa Linda Putting Green	E	0179
11	19	Hole 1 Bunker	SW	0181
11	19	Hole 1 bunker	sw	0183
11	19	Hole 1 from bunker	W	0185
11	19	Hole 1 green from bunker	wsw	0187
11	19	Hole 2 tee box	sse	0189
11	19	Hole 2 tee box	sse	0191
11	19	Hole 2 bunker	sse	0193
11	19	Hole 2 bunker	S	0195
11	19	Hole 2 Green	sse	0197
11	19	Hole 3 Tee box	ssw	0199
11	19	Hole 3 fairway	NE	0201
11	19	Lagos Hole 13	NNE	0203
11	19	Lagos hole 13	SSW	0205
11	19	Lagos hole 13 sign	W	0207
11	19	Lagos hole 13	ENE	0209
11	19	Lagos hole 12 sign	NW	0211

Mo.	Day	Subject/Description	View Toward	Image
11	19	Lagos 12	W	0213
11	19	Mesa Linda Hole 3 Fairview	ESE	0215
11	19	Mesa Linda Fairview hole 4 sign from hole 3 green	SW	0217
11	19	Hole 4 sign	SW	0219
11	19	Hole 4 fairway	SW	0221
11	19	Hole 4 fairway	ssw	0223
11	19	Hole 4 fairway	ssw	0225
11	19	Hole 4 bunkers along fairway	ssw	0227
11	19	Hole 4 Bunkers	sse	0229
11	19	Hole 4 bunkers	S	0231
11	19	Hole 4 Bunkers	ese	0233
11	19	Hole 4 green	sse	0235
11	19	Hole 5 fairway from Tee box	ese	0237
11	19	Hole 5 sign	se	0239
11	19	Hole 5 fairway	ese	0241
11	19	Fairway hole 5 bunker	ese	0243
11	19	Fairway hole 5	ese	0245
11	19	Fairway hole 5	ese	0247
11	19	Hole 5 bunkers	ese	0249
11	19	Hole 5 green	ese	0251
11	19	Hole 6 sign	ese	0253
11	19	Hole 6 fairway from tee box	ese	0255
11	19	Hole 6 bunker	se	0257
11	19	Hole 6 green	ssw	0259
11	19	Hole 7	NW	0261
11	19	Hole 7 sign and tee box	NW	0263
11	19	Hole 7 tee box	NNE	0265
11	19	Golf cart path along hole 7	NNE	0267
11	19	Golf cart path along hole 7	SSW	0269

Mo.	Day	Subject/Description	View Toward	Image
11	19	Hole 7 fairway from cart path	NE	0271
11	19	Hole 7 fairway	NNE	0273
11	19	Hole 7 fairway to bunker	E	0275
11	19	Hole 7 Bunker	NNE	0277
11	19	Hole 7 bunker	ENE	0279
11	19	Hole 7 green	ESE	0281
11	19	Hole 8 sign	SE	0283
11	19	Hole 8 fairway over pond	SSE	0285
11	19	Hole 8 pond	SSW	0287
11	19	Hole 8 bunker	SW	0289
11	19	Hole 8 Green	W	0291
11	19	Hole 9 Sign	SSW	0293
11	19	Hole 9 tee box	SSW	0295
11	19	Hole 9 fairway	ssw	0297
11	19	Hole 9 drainage culvert	ENE	0299
11	19	Hole 9 Bunker	SSE	0301
11	19	Hole 9 green	SSW	0303
11	19	Hole 10 sign	SSE	0305
11	19	Hole 10 tee box	SSW	0307
11	19	Hole 10 fairway	ssw	0309
11	19	Hole 10 fairway	ssw	0311
11	19	Hole 10 fairway	ssw	0313
11	19	Hole 11 Sign	W	0315
11	19	Hole 11 Tee Box	N	0317
11	19	Hole 11 Fairway	NNW	0319
11	19	Hole 11 Bunkers	N	0321
11	19	Hole 11 Green	NNW	0323
11	19	Hole 11 Green	NNW	0325
11	19	Pond from hole 12	NE	0327

Mo.	Day	Subject/Description	View Toward	Image
11	19	Hole 12 Tee Box	SSW	0329
11	19	Hole 12 Bunker	SW	0331
11	19	Hole 12 Green	Sw	0333
11	19	Hole 13 Sign	Wsw	0335
11	19	Hole 13 tee box	S	0337
11	19	Hole 13 tee box	ssw	0339
11	19	Hole 13 fairway	Ssw	0341
11	19	Hole 13 Bunker	SW	0343
11	19	Hole 13 Bunker	ESE	0345
11	19	Hole 13 Green	Sw	0347
11	19	Hole 14 sign	SW	0349
11	19	Hole 14 Tee Box	W	0351
11	19	Hole 14 Fairway	W	0353
11	19	Hole 14 Fairway	W	0355
11	19	Hole 14 rough showing trees	W	0357
11	19	Hole 14 green	WNW	0359
11	19	Snack shop by hole 14	N	0361
11	19	Snack shop by hole 14	w	0363
11	19	Snack shop by hole 14	ese	0365
11	19	Snack shop by hole 14	Se	0367
11	19	Hole 14 green	ESE	0369
11	19	Hole 15 sign	NE	0371
11	19	Hole 15 Tee Box	W	0373
11	19	Hole 15 Fairway	wnw	0375
11	19	Hole 15 Rough and bunker	NNW	0377
11	19	Hole 15 Bunker	wnw	0379
11	19	Hole 15 Green	N	0381
11	19	Hole 16 Landscaping tree	SE	0383
11	19	Hole 16 Landscaping tree	SE	0385

Mo.	Day	Subject/Description	View Toward	Image
11	19	Hole 16 Tee Box	NNW	0387
11	19	Hole 16 sign	w	0389
11	19	Hole 16 pond	wsw	0391
11	19	Hole 16 bunker	nnw	0393
11	19	Hole 16 Green	NE	0395
11	19	Hole 17 sign	NNE	0397
11	19	Memorial to Butch Ditmer	Ne	0399
11	19	Hole 17 sign	NW	0401
11	19	Hole 17 Tee Box	N	0403
11	19	Hole 17 fairway	wsw	0405
11	19	Hole 17 fairway	SE	0407
11	19	Hol3 17 bunker	ese	0409
11	19	Hole 17 Green	ENE	0411
11	19	Hole 18 Sign	W	0413
11	19	Hole 18 Tee Box	NE	0415
11	19	Hole 18 fairway	NN	0417
11	19	Hole 18 Bunkers	NNE	0419
11	19	Hole 18 Bunkers	NNE	0421
11	19	Hole 18 Fairway	NNE	0423
11	19	Hole 18 Bunkers	ENE	0425
11	19	Hole 18 Bunkers	NW	0427
11	19	Hole 18 Green	NNE	0429
11	19	Hole 18 Green	ESE	0431
11	19	Mesa Linda Pro Shop wsw aspect	ENE	0433
11	19	Driving range	E	0435
11	19	Pro Shop ENE aspect	WSW	0437
11	19	Clubhouse from pro shop	W	0439
11	19	Clubhouse from pro shop	Wnw	0441
11	19	Clubhouse sign	S	0443

State of California — The Resources Agency **Primary #**
DEPARTMENT OF PARKS AND RECREATION **HRI#**

PHOTOGRAPH RECORD

Trinomial

 Resource/Project Name: Fairview Development 2023-192 **Year** 2025

Camera: Samsung S21 FE 5G Lens Size: 35mm

Film Type and Speed: Digital Negatives Kept at: ECORP Consulting, Inc.

Mo.	Day	Subject/Description	View Toward	Image
11	19	Clubhouse ESE Aspect	Wnw	0445
11	19	Clubhouse ese aspect	wnw	0447
11	19	Clubhouse garage w aspect	E	0449
11	19	Clubhouse wsw aspect	Ene	0451
11	19	Shelley trail towards school	wsw	0453
11	19	Shelley trail towards school	s	0455
11	19	Shelley trail towards school	s	0457
11	19	Shelley trail from out of APE	S	0459
11	19	Country club entrance	ssw	0461
11	19	Golf Course Drive	nnw	0463
11	19	Tanager Drive	West	0465
11	19	Tanager Drive and Golf Course Drive	east	0467



20231013_073428



20231013_074849



20231013_075746



20231013_075949



20231013_080535



20231013_081041



20231013_081613



20231013_083207



20231013_083412



20231013_083641



20231013_084058



20231013_085057



20231013_085623



20231013_085752



20231013_090958



20231013_091040



20231013_091315



20231013_093004



20231013_094118



20231013_094410



20231013_095932



20231013_100951



20231013_102516



20231013_104534



20231013_105243



20231013_110526



20231013_110705



20231013_111656



20231013_112100



20231013_113259



20231013_114158



20231013_115811



20231013_115953



IMG_0156



IMG_0158



IMG_0160



IMG_0162



IMG_0164



IMG_0166



IMG_0168



IMG_0170



IMG_0172



IMG_0175



IMG_0177



IMG_0179



IMG_0181



IMG_0183



IMG_0185



IMG_0187



IMG_0189



IMG_0191



IMG_0193



IMG_0195



IMG_0197



IMG_0199



IMG_0201



IMG_0203



IMG_0205



IMG_0207



IMG_0209



IMG_0211



IMG_0213



IMG_0215



IMG_0217



IMG_0219



IMG_0221



IMG_0223



IMG_0225



IMG_0227



IMG_0229



IMG_0231



IMG_0233



IMG_0235



IMG_0237



IMG_0239



IMG_0241



IMG_0243



IMG_0245



IMG_0247



IMG_0249



IMG_0251



IMG_0253



IMG_0255



IMG_0257



IMG_0259



IMG_0261



IMG_0263



IMG_0265



IMG_0267



IMG_0269



IMG_0271



IMG_0273



IMG_0275



IMG_0277



IMG_0279



IMG_0281



IMG_0283



IMG_0285



IMG_0287



IMG_0289



IMG_0291



IMG_0293



IMG_0295



IMG_0297



IMG_0299



IMG_0301



IMG_0303



IMG_0305



IMG_0307



IMG_0309



IMG_0311



IMG_0313



IMG_0315



IMG_0317



IMG_0319



IMG_0321



IMG_0323



IMG_0325



IMG_0327



IMG_0329



IMG_0331



IMG_0333



IMG_0335



IMG_0337



IMG_0339



IMG_0341



IMG_0343



IMG_0345



IMG_0347



IMG_0349



IMG_0351



IMG_0353



IMG_0355



IMG_0357



IMG_0359



IMG_0361



IMG_0363



IMG_0365



IMG_0367



IMG_0369



IMG_0373



IMG_0375



IMG_0377



IMG_0379



IMG_0381



IMG_0383



IMG_0385



IMG_0387



IMG_0389



IMG_0391



IMG_0393



IMG_0395



IMG_0397



IMG_0399



IMG_0401



IMG_0403



IMG_0405



IMG_0407



IMG_0409



IMG_0411



IMG_0413



IMG_0415



IMG_0417



IMG_0419



IMG_0421



IMG_0423



IMG_0425



IMG_0427



IMG_0429



IMG_0431



IMG_0433



IMG_0435



IMG_0437



IMG_0439



IMG_0441



IMG_0443



IMG_0445



IMG_0447



IMG_0449



IMG_0451



IMG_0453



IMG_0455



IMG_0457



IMG_0459



IMG_0461



IMG_0463



IMG_0465



IMG_0467

APPENDIX D

Cultural Resource Site Locations and Site Records

This appendix contains information on the specific location of cultural resources. This information is not for publication or release to the general public. It is for planning, management, and research purposes only. Information on the specific location of pre-contact and historic sites is exempt from the Freedom of Information Act and California Public Records Act.

P1. Other Identifier: -

***P2. Location:** ☐ **Not for Publication** ☐ **Unrestricted** ***a. County:** Orange

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

***b. USGS 7.5' Quad:** Newport Beach **Date:** 1965 **T**6S; **R**10W; Section unsectioned S.B.**B.M.**

c. Address: 1701 Golf Course Drive City: Costa Mesa Zip: 92626

d. UTM: 413786 E, 3725832 N, Zone 10N

e. Other Locational Data:

***P3a. Description:**

The Mesa Linda Golf Course at the Costa Mesa Country Club is located in central Costa Mesa next to the Fairview State Hospital. The course sits on flat terrain that is one mile east of the Santa Ana River and 2.5 miles north of the Pacific Ocean. The golf course is an approximately 67-acre golf course with 18 holes. The golf course includes tees, fairways and rough, putting greens, sand bunkers, ponds, connecting ditches, and golfcart paths (Figures 4 and 5). It also includes a clubhouse, pro shop, snack bar, and a driving range/practice area. Each of these features complement each other to compose the landscape characteristics of the golf course. The course continues to be fully operational and all aspects are intact. No information was available in the archival record to specifically show the evolution of the golf course or its alterations over time. Descriptive information of each feature and its changes were documented using aerial images. The design of the golf course has not been substantially altered since its opening in 1967.

***P3b. Resource Attributes:** HP39. Other: Golf course

***P4. Resources Present:** ☐ Building ☐ Structure ☐ Object ☒ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)

P5a. Photo or Drawing



P5b. Description of Photo:
Hole 1 Bunker
View southwest, 11/19/2025

***P6. Date Constructed/Age and Sources:**
☒ Historic ☐ Prehistoric ☐ Both
1967.

***P7. Owner and Address:**
Costa Mesa Country Club
1701 Golf Course Drive Costa Mesa, California, 92626

***P8. Recorded by:**
Nicholas Bizzell
ECORP Consulting, Inc. 2525 Warren Drive
Rocklin, CA 95677

***P9. Date Recorded:**
11/19*2025

***P10. Survey Type:** Intensive
***P11. Report Citation:**
ECORP Consulting, Inc. 2026. Archaeological and Built Environment Resources Inventory Report for the Fairview Developmental Center Specific Plan, Orange County, California. Prepared for City of Costa Mesa.

***Attachments:** ☐ NONE ☐ Location Map ☐ Sketch Map ☐ Continuation Sheet ☐ Building, Structure, and Object Record ☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record ☐ Artifact Record ☐ Photograph Record ☐ Other (List):

B1. Historic Name: N/A
B2. Common Name: Mesa Linda Golf Course
B3. Original Use: Golf course
B4. Present Use: Golf course

***B5. Architectural Style:** N/A

***B6. Construction History:**

No information was available in the archival record to specifically show the evolution of the golf course or its alterations over time. Descriptive information of each feature and its changes were documented using aerial images. The design of the golf course has not been substantially altered since its opening in 1967. Tees, fairways, and roughs compose the majority of the usable portions of golf courses. For operational golf courses, the grass for tees is typically cut short to allow for maximum mobility of the ball when hit. Fairway grass is also generally cut short, though not as short as the tees, to create a playable course with good ball mobility and a visually appealing flow along the landscape. The grass for roughs is typically cut longer than the fairways to decrease ball mobility. During the 2025 survey, ECORP observed that the tee, fairway, and rough areas have been well maintained, as evidenced by the lush conditions of the turf and well-trimmed landscape. ECORP, therefore, was able to distinguish all course features during the survey. Putting greens are small areas where a hole, identified by a flag, is located at the end of the fairway. Generally, the grass for putting greens is cut extremely short to allow for maximum ball mobility. The topography is often intentionally designed to include slopes and angles to challenge golfers. ECORP was to identify each of the putting greens and flag marked holes for each of the 18 holes of the course. All putting greens were well maintained and in good working condition. Sand bunkers are areas of sand that were originally designed to create hazards and make the course more difficult. Generally, sand bunkers are either set below or above the grade of the fairway and are spread throughout the golf course in varying sizes and designs. The depth, composition, slope of the bunker walls and the location of each trap are typically planned by the golf course designer with intent to challenge the golfer as they play. During the 2025 survey, ECORP observed several sand bunkers. All of them contained sand within their circular shaped depressions and have been well maintained. Ponds are often included in golf course design to challenge golfers and are typically called water hazards. During the 2025 survey, ECORP observed one pond (water hazard) at the north end of the course near Hole 16. No other water hazards were located. Golfcart paths provide access throughout the golf course and between the holes. During the 2025 survey, ECORP observed concrete golfcart paths but no bridge features. The golfcart paths were built to facilitate the flow and movement of golfers through the golf course and are linked to the design intent and circulation of the course. To the north of the golf course there is a parking lot, clubhouse, and pro shop. To the south end of the course is a snack bar building. The clubhouse, completed in 1967, is a two-story building on a rectangular plan and topped by a clay tile hipped roof with widely overhanging eaves. Exterior elevations are of brick construction with vertical wood board panels spaced intermittently. The highly restrained fenestration on the building consists of rectangular fixed-pane metal frame window slits on the primary north elevation and slider windows on the second-story of the east and west elevations. Two narrow square-shaped brick columns frame the main entrance which consists of two double doors. On the east, west, and south elevations, a series of evenly spaced brick columns support second story elevations above a recessed ground floor elevation. The south elevation, which faces directly on the golf course, features a full-length upper-story balcony above a recessed lower section that shades outdoor seating and tables. A series of concrete steps on this elevation lead to the lower section. Stairwells on the east and west elevations of the building provide exterior access to the second story. The building has a one-story wing on the west elevation that is devoted to vehicle storage. The pro shop was built c. 1994 and is located 175 feet east of the clubhouse. It is a one-story, Spanish Colonial Revival-inspired building topped by a hipped roof with clay tiles and a tower feature on its northwest corner. The primary western façade provides the main entrance to the building with fixed-pane metal frame windows punctuating all elevations. A small snack bar was built c. 1998 and is located on

(This space reserved for official comments.)

BUILDING, STRUCTURE, AND OBJECT RECORD

the far southern end of the golf course along concrete golf paths. It is square in plan, topped by a hipped roof, with exterior surfaces covered in rough-textured stucco. .

***B7. Moved?** ☐ **No** ☐ **Yes** ☐ **Unknown** **Date:** N/A **Original Location:** N/A

***B8. Related Features:** N/A

B9a. Architect: William F. Bell b. Builder: N/A

***B10. Significance: Theme:** Recreation **Area:** Orange County
Period of Significance: 1067-present **Property Type:** Golf course **Applicable Criteria:** N/A

The following Significance Statement provides an evaluation of of the Linda Vista Golf Course using National Register of Historic Places (NRHP) and California Register of Historic Resources (CRHR) criteria. (See continuation sheet)

B11. Additional Resource Attributes: N/A

***B12. References:**

(See continuation sheet)

B13. Remarks: None

***B14. Evaluator:**
Andrew Bursan
ECORP Consulting, Inc.
2525 Warren Drive
Rocklin, CA 95677

***Date of Evaluation:** January 19, 2026

B10. Significance (continued):

ECORP evaluated the Mesa Linda Golf Course as a historic landscape with buildings and landscape features for both the NRHP and the CRHR. The evaluation followed *National Register Bulletin 18: How to Evaluate and Nominate Designed Historic Landscapes* (Keller et al. n.d.) and *a Guide to Cultural Landscape Reports: Content, Process and Technique* (Page et al. 1998). These documents define a *Designed Historic Landscape* as a landscape that has significance as a design or work of art, was consciously designed and laid out by a master gardener, landscape architect, architect, or horticulturalist to a design principal, or an owner or other amateur using a recognized style or tradition; has an historical association with a significant person, trend, event, in landscape gardening or landscape architecture; or has a significant relationship to the theory or practice of landscape architecture.

Evaluation

NRHP/CRHR Criterion A/1

According to archival research, the original Mesa Linda Golf Course was completed in 1967. It was constructed as one of two adjacent public courses that made up the Costa Mesa Country Club. The Mesa Linda Golf Course was built to serve as recreation for the community of Costa Mesa and was one of many similarly styled golf courses developed in the post-World War II period. It is not associated with any historical events in golfing or other related contexts. The Mesa Linda Golf Course, therefore, is not individually related to the broad patterns of history associated with Costa Mesa and Orange County and is not eligible under Criterion A/1.

NRHP/CRHR Criterion B/2

To be eligible under NRHP/CRHR Criterion B/2, the Mesa Linda Golf Course would need to be directly associated with a person considered historically significant at the local, state, or national level. Archival research failed to indicate any such direct association of individuals who are known to be historic figures at the national, state, or local level. The archival research for the Mesa Linda Golf Course revealed that it is not significantly associated with any important person who contributed to local, state, or national history. The archival record does not show any names or individual owners from the period of its construction who gained historical significance as a result of the Mesa Linda Golf Course. Its existence is not connected with or representative of the life of any significant golfer. The Mesa Linda Golf Course, therefore, does not have an important association with the lives of persons significant in the past and is not eligible under Criterion B/2.

NRHP/CRHR Criterion C/3

The Mesa Linda Golf Course was designed as a public golf course by Pasadena-based golf course designer William F. Bell. The layout possesses the typical aspects of a golf course, including fairways, sand bunkers, greens, and ponds. It was built to be integrated with open space areas and the surrounding environment. It contains fairways, open space, and built features such as the golfcart paths that provide access throughout the course. The features of the golf course are similar to other golf courses of the period, and Mesa Linda was a modest example of an 18-hole golf course. Though it was designed by William F. Bell, it does not exhibit any of his artistic touches that helped his most famous courses gain notoriety or maintain relevance in the changing environments of golf. William F. Bell built many golf courses in California but did not gain notoriety from the design of the Mesa Linda Golf Course. His best works—Torrey Pines Golf Course, Bermuda Dunes Country Club, and Sandpiper Golf Club—are still well known and used today. The Mesa Linda Golf Course, as a historic district that comprises buildings and a landscape, does not embody the distinctive characteristics of design or construction techniques of William F. Bell and does not provide a good representation of his artistic embellishments or philosophy in golf course design. The golf course, as a historic district, including the landscape characteristics, is not eligible under Criterion C/3.

NRHP/CRHR Criterion D/4

The Mesa Linda Golf Course does not have the potential to yield information important in prehistory or history. Archival research potential for the golf course has been exhausted, and the property's history is well documented in the archival record. The Mesa Linda Golf Course cannot provide additional historically important information, and there is no potential for the property to provide additional information that is not already represented in the archival record. The Mesa Linda Golf Course, therefore, is not eligible under Criterion D/4.

Integrity

The landscape characteristics of the Mesa Linda Golf Course comprise the individual features of the course. These features would need to remain for the golf course to retain integrity of its landscape and display spatial organization, circulation, topography, vegetation, buildings, structures, and water features. ECORP analyzed each landscape characteristic based on what was present historically and its current condition. Historic integrity is determined by the extent to which the general character of the historic period is evident and the degree to which incompatible elements that obscure that character can be reversed. ECORP evaluated the historic integrity and significance of each landscape characteristic and associated features in the context of the landscape as a whole. The Mesa Linda Golf Course has operated continuously since it first opened in 1967. The tees, fairways, roughs, and putting greens have experienced few alterations or reconfiguration since the course first opened. The clubhouse has maintained much of its original architectural integrity. Although a pro shop and snack bar were added to the course in the 1990s, this had no impact on the course layout or overall feel of the facility. Therefore, the course retains location, setting, association, workmanship, feeling, materials, and design.

B12. References (continued):

American Society of Golf Course Architects (ASGCA). 2024. William F. Bell. https://asgca.org/architect/wfbell/. Accessed October 11, 2024.

California Golf + Travel. 2024. William P. Bell & Son: The Architects that Built California Golf. https://calgolfnews.com/william-p-bell-son/. Accessed October 20, 2024.

Los Angeles Times (Los Angeles, California). 1967. Costa Mesa Golf Courses to Be Opened. Newspapers.com. https://www.newspapers.com/image-view/382450168/. June 29, 1967: 138.

The Register (Santa Ana). 1965. CM Path Cleared for 27-hole Course. Newspapers.com. https://www.newspapers.com/imageview/997109964/. July 22, 1965: 20.

The Register (Santa Ana). 1966. Mesa Golf Course Contract Awarded. Newspapers.com. https://www.newspapers.com/imageview/996904650/. January 21, 1966: 41.