



March 7, 2024

Albert Howell
Bel Air Greens, LP
P.O. Box 2847
Palm Springs, CA 92263-2847

Re: Update to Historical/Archaeological Resource Study
Assessor's Parcel Nos. 502-310-049, 502-590-004, and 502-590-005
City of Palm Springs, Riverside County, California
CRM TECH Contract No. 4066

Dear Mr. Howell:

At your request, CRM TECH has completed an update to a previously completed historical/archaeological resources study on the former Bel Air Greens Golf Course at 1001 S. El Cielo Road, in the City of Palm Springs, Riverside County, California. The property consists of approximately 37.56 acres in Assessor Parcel Nos. 502-310-049, 502-590-004, and 502-590-005, located on the west side of El Cielo Road between Sunny Dunes Road and Sonora Road, in the east half of Section 24, Township 4 South, Range 4 East, San Bernardino Baseline and Meridian (Fig. 1).

The update is part of the environmental review process for a proposed single-family residential development on the former golf course. The City of Palm Springs, as the lead agency for the project, required the study pursuant to the California Environmental Quality Act (CEQA; PRC §21000, et seq.). The purpose of the study is to provide the City with the necessary information and analysis to determine whether the proposed redevelopment would cause an adverse change to any "historical resources," as defined by CEQA, that may exist in or near the project area.

BACKGROUND

As you know, the project area was previously the subject of a standard Phase I cultural resources survey that CRM TECH completed in 2004 (Tang et al. 2004; see Attachment A). The scope of that study included a historical/archaeological resources records search, historical background research, and an intensive-level field survey. Throughout the course of the 2004 survey, no "historical resources" were encountered within or adjacent to the project boundaries (Tang et al. 2004:9).

Since the 2004 survey is now 20 years old, the present study was designed and implemented to reexamine, update, and complement its findings and conclusions. Research procedures completed during this study include an update to the records search results, consultation with pertinent Native American representatives, a systematic field survey, and focused historical research on the Bel Air Greens Golf Course, which is now approaching the 50-year age threshold for potential "historical resources" to be recorded and evaluated (see below). A summary of the methods and results of these procedures is presented below, along with the final conclusion of the study.

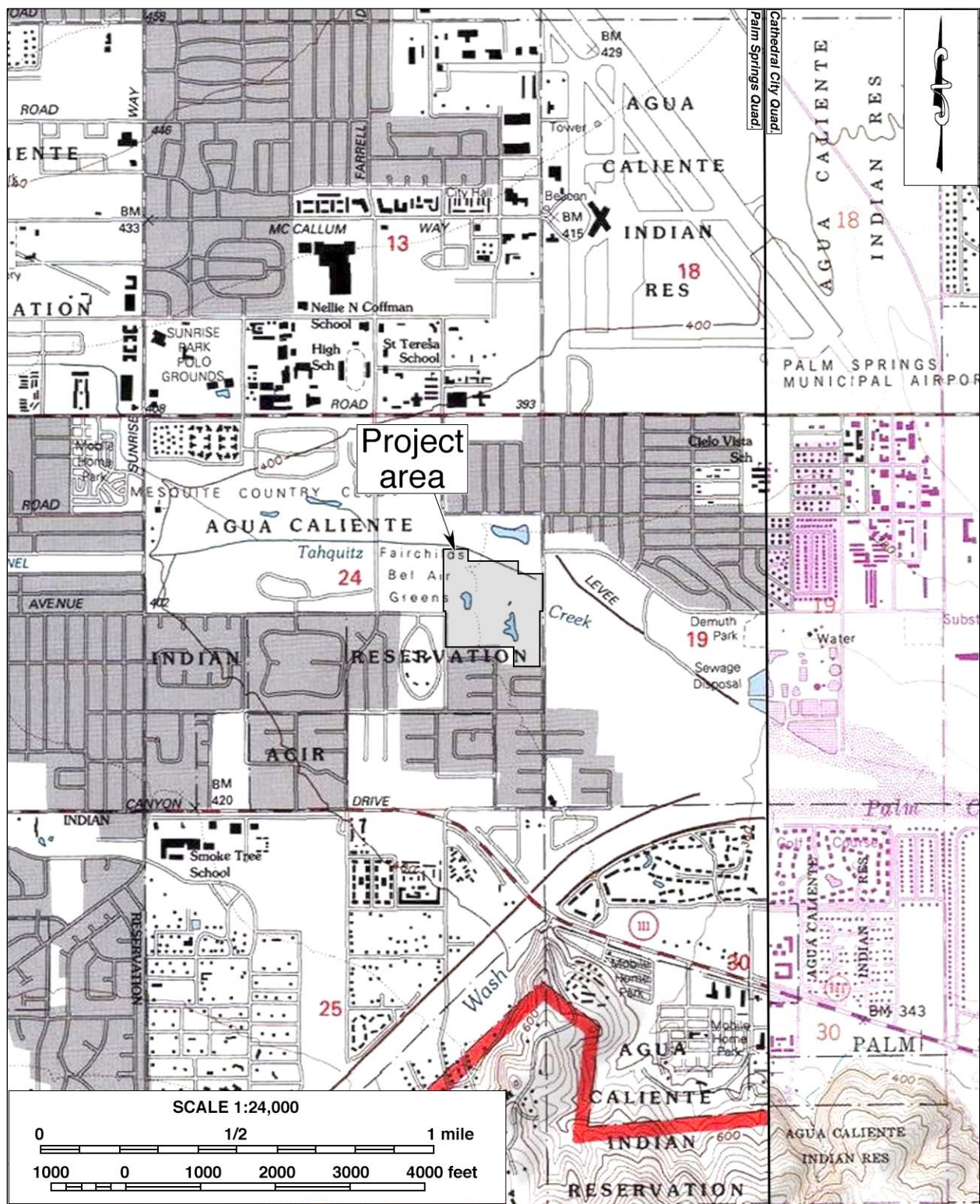


Figure 1. Project location. (Based on USGS Cathedral City and Palm Springs, Calif., 7.5' quadrangles)

RESEARCH PROCEDURES AND RESULTS

Records Search

The records search update was completed by CRM TECH archaeologist Nina Gallardo, B.A., on October 30, 2023, at the Eastern Information Center (EIC) of the California Historical Resources Information System, located on the campus of the University of California, Riverside. The results of the records search indicate that since 2004 more than 20 additional cultural resources studies have occurred within a one-mile radius of the project location, and four additional cultural resources have been recorded into the California Historical Resources Inventory, including three sites of historical origin and an isolated prehistoric (i.e., Native American) artifact. None of these resources, however, was found within a half-mile of the project area, nor did any of the additional studies extend into the project boundaries.

Native American Participation

On October 19, 2023, CRM TECH submitted a written request to the State of California Native American Heritage Commission for a record search in the commission's Sacred Lands File. In the meantime, CRM TECH also contacted the Tribal Historic Preservation Office of the Agua Caliente Band of Cahuilla Indians in Palm Springs by electronic mail for additional information on potential Native American cultural resources in the project vicinity and to arrange for tribal participation in the upcoming archaeological field survey.

On the same day, Xitlaly Madrigal, Cultural Resources Analyst for the Agua Caliente Band, replied that the tribe would like to participate in the fieldwork. She identified the project location as a part of the tribe's Traditional Use Area and requested to review all cultural resources documentation generated for this project. In addition, she requested that an approved Agua Caliente Native American Cultural Resource Monitor be present during any ground-disturbing activities in the project area (see Attachment B).

In a letter dated November 17, 2023, the Native American Heritage Commission stated that the Sacred Lands File identified unspecified Native American cultural resource(s) in the general vicinity of the project area and referred further inquiries on such resource(s) to the Los Coyotes Band of Cahuilla and Cupeño Indians. Meanwhile, the commission also recommended that other local Native American groups be consulted and provided a referral list of 22 individuals associated with 11 Native American groups in the region (see Attachment B).

Upon receiving the NAHC's reply, CRM TECH contacted the Los Coyotes Band by electronic mail on November 20, 2023. Later that day, Tribal Secretary Dorothy Willis replied that the Los Coyotes Band would defer to the local tribes for this area (see Attachment B). The tribe did not provide any information on the Native American cultural resource(s) identified by the Sacred Lands File. The letter from the Native American Heritage Commission and the accompanying referral list are provided in Attachment B for reference by the City of Palm Springs in future government-to-government consultations with the pertinent tribal groups, if necessary, along with the responses received from the Agua Caliente Band of Cahuilla Indians and the Los Coyotes Band of Cahuilla and Cupeño Indians.

Historical Research

For information specific to the history of the Bel Air Greens Golf Course, CRM TECH historian/architectural historian Terri Jacquemain, M.A., pursued focused background research on the basis of the City of Palm Springs building safety records, contemporary news accounts, various online genealogical databases, and historical aerial images accessible at the Nationwide Environmental Title Research Online website or through the Google Earth software. The purpose of the research was to ascertain the construction date of the golf course and the associated buildings and identify any notable persons or events in its history since then.

These sources indicate that the Bel Air Greens Golf Course opened on January 2, 1977, originally as Clarkston's Golf and Recreation Center (Kataoka 1976; City of Palm Springs 1976-1977). It boasted a pro shop and clubhouse with food service, a par 32 nine-hole course with two ponds, a driving range, an 18-hole miniature golf course, tennis practice lanes, batting cages, and an arcade with 35 games (*ibid.*). The shortest hole of the golf course was 105 yards, the longest 315 yards, and it cost \$4 to play (Kataoka 1976). Clarkston's was a \$900,000 development project by Lyle Clarkson and his partners Mike Hoffman, Larry van Kleek, and Donald Buchanan (*ibid.*). Palm Desert architect Frank Urrutia designed the clubhouse, and Palm Springs landscape contractor Tom Fredricks designed the golf course and supervised its construction (*ibid.*; *Desert Sun* 1983-1996).

In May 1979, the property was acquired by restaurateur Peter Fairchild for \$1.3 million, who planned an upscale restaurant and redesigned entry (*Desert Sun* 1979). Other changes Fairchild brought to the property included a new name, Fairchild's Bel Air Gardens (*ibid.*). The restaurant became a popular local spot for several years but eventually closed in bankruptcy around 1992 (*Desert Sun* 1983-1996).

In October 1993, pro golfer and four-time PGA Tour winner Tommy Jacobs, along with his group, Pro Tour Classics, and three members of the Agua Caliente Band of Cahuilla Indians, won a bid for a 65-year lease to renovate and operate Bel Air Gardens (Bohannon 1995). Jacobs became a wunderkind in the golf world after he won the 1951 U.S. Junior Amateur Golf Championship and was invited to play in the 1952 Masters Tournament (*ibid.*; Kenney 2022). At just 17 years old, he was the youngest golfer ever to play at Augusta National, a distinction he held until 2010 (*ibid.*). He was a full-time member of the PGA Tour from 1958 to 1971, playing again in the Master's, the US Open, La Costa, and on other elite courses (*ibid.*).

The Bel Air Gardens lease came with stipulations that the group would build a hotel in the southeast portion of the property, pay an adjustable annual rent, and start a training program in golf course management for Native American youth (Bohannon 1995). Community and regulatory pressures evidently prevented the construction of the hotel, but Jacob's endeavor endured 30 years before closing in 2014 (Damein 2023). Subsequently, the clubhouse was twice damaged by fire in early 2023 (*ibid.*).

Field Survey

The field inspection of the project area was carried out on November 9, 2023, by CRM TECH field director Daniel Ballester, M.S., with the assistance of Native American monitors Xitlaly Madrigal

and Clarista Duarte from the Agua Caliente Band of Cahuilla Indians. The survey was conducted on foot along parallel north-south transects spaced 20 meters (approximately 60 feet) apart. Ground visibility ranged from poor (10%) to fair (60%) depending on the density of low-lying vegetation growth (Fig. 4). In light of existing ground disturbance resulting from past construction activities and extensive use of the property, the ground visibility was deemed adequate for the purpose of this survey.

In conjunction with the archaeological field survey, Ballester also carried out a field inspection of all built-environment features within the project boundaries. Field observations indicated that several buildings associated with the golf course remained present, although the clubhouse had sustained significant fire damage. The abandoned golf course itself remained recognizable but was in poor and neglected condition. In light of its age close to the 50-year-old threshold for a potential “historical resource,” especially considering the typical five-year buffer for project reviews, the former Bel Air Greens Golf Course was recorded into the California Historical Resources Inventory under the temporary designation of 4066-1H, pending assignment of a permanent identification number. The field observations are summarized briefly below, with further information provided in the standard record forms in Attachment C. No other potential “historic resources” were encountered during the field inspection.



Figure 3. Overview of Bel Air Greens Public Golf Course. (Photograph taken on November 9, 2023; view to the west)

The Bell Air Greens clubhouse is a Desert Contemporary-style building located along the eastern property boundary near El Cielo Road. It has been partially boarded over and shows fire damage, mostly on the southern and western portions. To the northwest of the clubhouse is a plain, stucco-covered maintenance equipment garage. To the east of this building are the remains of a shooting gallery built of concrete block with wood accents and shade supported by metal poles. The terrain across the area is fairly level with some small rolling mounds and depressions representing former golf course features. Mature landscaping plants are found throughout the property, including eucalyptus, palms, and pine trees and, near the buildings, oleanders and grasses, all of which are now interspersed with datura, foxtails, tumbleweeds, wild mustard, and other small desert grasses and shrubs.

DISCUSSION

Statutory and Regulatory Framework

In summary of the research result presented above, the former Bel Air Greens Golf Course at 1001 S. El Cielo Road is the only feature of prehistoric or historical origin identified within or adjacent to the project area and require evaluation as a potential “historical resource,” as mandated by the California Public Resources Code (PRC), in particular CEQA. According to PRC §5020.1(j), “‘historical resource’ includes, but is not limited to, any object, building, site, area, place, record, or manuscript which is historically or archaeologically significant, or is significant in the architectural, engineering, scientific, economic, agricultural, educational, social, political, military, or cultural annals of California.”

More specifically, CEQA guidelines state that the term “historical resources” applies to any properties listed in or determined to be eligible for listing in the California Register of Historical Resources, included in a local register of historical resources, or determined to be historically significant by the lead agency (Title 14 CCR §15064.5(a)(1)-(3)). In other words, buildings, structures, sites, or districts that belong to one or more of the following three categories are to be considered “historical resources” for the purposes of CEQA compliance (160 Cal. App. 4th 1051):

- Mandatory historical resources: properties that are listed in or formally determined to be eligible for listing in the California Register of Historical Resources;
- Presumptive historical resources: properties that are designated in an officially established local register, recognized by local ordinance, resolution, or general plan, or identified in a local survey prepared in accordance with PRC §5024.1(g), unless determined not to be historically or culturally significant by the lead agency upon a preponderance of the evidence;
- Discretionary historical resources: properties that are determined to be historically significant in the lead agency’s discretion, independent of any decision to list or designate them in a national, state, or local register of historical resources.

Regarding the proper criteria of historic significance evaluation of potential “discretionary historical resources,” CEQA guidelines mandate that “generally a resource shall be considered by the lead agency to be ‘historically significant’ if the resource meets the criteria for listing on the California Register of Historical Resources” (Title 14 CCR §15064.5(a)(3)). A resource may be listed in the California Register if it meets any of the following criteria:

- (1) Is associated with events that have made a significant contribution to the broad patterns of California's history and cultural heritage.
- (2) Is associated with the lives of persons important in our past.
- (3) Embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of an important creative individual, or possesses high artistic values.
- (4) Has yielded, or may be likely to yield, information important in prehistory or history. (PRC §5024.1(c))

For properties in the City of Palm Springs, the Palm Springs Municipal Code (PSMC) also provides the following criteria for designation by the City as Class 1 and Class 2 Historic Resources:

- (i) The resource is associated with events that have made a meaningful contribution to the nation, state or community; or
- (ii) The resource is associated with the lives of persons who made a meaningful contribution to national, state or local history; or
- (iii) The resource reflects or exemplifies a particular period of national, state or local history; or
- (iv) The resource embodies the distinctive characteristics of a type, period or method of construction; or
- (v) The resource presents the work of a master builder, designer, artist, or architect whose individual genius influenced his or her age, or that possesses high artistic value; or
- (vi) The resource represents a significant and distinguishable entity whose components may lack individual distinction, as used in evaluating applications for designation of historic districts, for parcels on which more than one entity exists; or
- (vii) The resource has yielded or may be likely to yield information important to national, state or local history or prehistory.

Since the Bel Air Greens Golf Course has not been listed in the California Register of Historical Resources, formally determined eligible for such listing, or designated in an officially established local register, it does not meet the definition of a "historical resource" in the categories of "mandatory historical resource" and "presumptive historical resource," as outlined above. Therefore, it requires evaluation as a potential "discretionary historical resource."

Significance Evaluation

The Bel Air Greens Golf Course, originally Clarkston's Golf and Recreation Center, was built in 1976-1977 as a leisure time attraction focused on the local community, unlike other professional tournament caliber golf courses in the Coachella Valley. At the time, Palms Springs was several decades into exploitation of its "desert playground" identity, an image that extended though the property's 1979-1992 tenure as a toney dining establishment, Fairchild's. Later efforts by pro golfer Tommy Jacobs buoyed the public golf course for another 30 years, but his association with the property falls well outside the historic period.

The original construction of the golf course dates to the waning years of the post-World War II boom. Domestic growth had settled into suburban development catering to a younger and relatively affluent population, which in turn demanded nearby leisure-time amenities, which was arguably a pattern of events that influenced the course of local and regional history. However, the recreation

center and golf course's arrival does not demonstrate a unique or particularly close association with this pattern of events or with any other historic theme any more than a local bowling alley or ballfield does, nor is it known to be closely associated with any specific events or persons of recognized significance in history.

In terms of architectural, structural, engineering, or aesthetic merits, the clubhouse was designed by Palm Desert-based architect Frank Urrutia, and Palm Springs landscape contractor Tom Fredericks designed the golf course. Historical research reveals that Urrutia's career began around 1969 and his forte can be characterized as Desert Contemporary designs and interiors of private residences, a style that seeks to combine the inside and the outside using expanses of full-height glass panels, with the exterior featuring long, low, unadorned, and earthen-colored façades with recessed entries to blend with the environment (Hussar 1993). His projects were mainly private homes but also included are Desert Horizons Country Club, Desert Isle Timeshare Resort, two buildings in the Living Desert Zoo and Gardens, shops along Paseo Drive in Palm Desert, and the Walmart on Monterey Avenue, also in Palm Desert (*Desert Sun* 1983-1996).

Tom Fredricks and his family are recognized as long-time general engineering contractors in the area. According to the company's website, "during the past 80 years, the Fredericks family has been involved in creating collectively over 200 golf courses and related resorts," including around 70 projects in the 40 years since the construction of Bel Air Greens (Frederick Services n.d.). Both of these professionals enjoyed an elevated profile in the Coachella Valley, but the Bel Air Greens Golf Course does not appear to be a pinnacle in the career of either.

The history of the Palm Springs area as a favored destination for golf pros and enthusiasts, including the 1970s-1990s era, is very well documented in contemporary literature and historical accounts. As a result, the Bel Air Greens Golf Course holds little potential for any new or important data for the study of this subject. Based on these considerations, the Bel Air Greens Golf Course does not appear eligible for listing in the California Register of Historical Resources, nor for local designation by the City of Palm Springs. Therefore, it does not meet CEQA definition of a "historical resource" in the category of "discretionary historical resource."

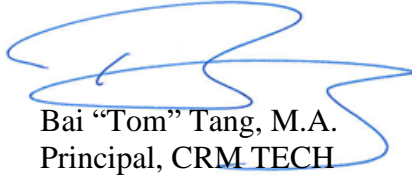
Conclusion and Recommendations

In conclusion, the results of the present study indicate that the former Bel Air Greens Golf Course, the only feature of prehistoric or historical origin present within or adjacent to the project boundaries, does not qualify as a "historical resource" for CEQA compliance purposes. Therefore, CRM TECH reiterates the recommendations presented to the City of Palm Springs at the conclusion of the 2004 study on this property (Tang et al. 2004:10):

- No "historical resources" exist within or adjacent to the project area, and thus the project as currently proposed will cause no substantial adverse change to any known "historical resources."
- No further cultural resources investigation is necessary for the proposed project unless development plans undergo such changes as to include areas not covered by this study.
- If buried cultural materials are discovered during any earth-moving operations associated with the project, all work in that area should be halted or diverted until a qualified archaeologist can evaluate the nature and significance of the finds.

Thank you for this opportunity to be of service. Should you have any questions or need additional information, please feel free to contact our office.

Sincerely,



Bai "Tom" Tang, M.A.
Principal, CRM TECH

References Cited:

Bohannon, Larry

1995 Jacobs Comes Full Circle. *Desert Sun* September 7:G1.

City of Palm Springs

1976-1977 Building permit and certificate of occupancy, 1001 S. El Cielo Road. On file, Building and Safety Department, City of Palm Springs.

Damein, Christopher

2023 Another Fire Hits Old Bel Air Greens Golf Course in Palm Springs; Site's Future in Limbo. *Desert Sun* April 11.

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1979 At Former Clarkston Center: Fairchild Plans New Restaurant. May 8:B4.

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Fredricks Services

n.d. Golf Work. <https://www.frederickslandscape.com/project-gallery#/golf-work>.

Hussar, John

1993 Architects Build on Communication. *Desert Sun* August 21:G1.

Kataoka, Mike

1976 Clarkson Center Set for Opening Jan 2. *Desert Sun* December 23:A8.

Kenney, Kirk

2022 Tommy Jacobs, Four-Time PGA Tour winner, Local Golf Executive, Dies at 87. *San Diego Tribune* July 11.

Tang, Bai, Michael Hogan, and Matthew Wetherbee

2004 Historical/Archaeological Resources Survey Report: Hidden Lakes Project, City of Palm Springs, Riverside County, California. On file, Eastern Information Center, University of California, Riverside.

ATTACHMENT A

2004 HISTORICAL/ARCHAEOLOGICAL RESOURCES SURVEY

HISTORICAL/ARCHAEOLOGICAL RESOURCES SURVEY REPORT

HIDDEN LAKES PROJECT

**City of Palm Springs
Riverside County, California**

Submitted to:

Gary Richard
World Development
44-600 Village Court
Palm Desert, CA 92260

Submitted by:

Bai Tang, Principal Investigator
Michael Hogan, Principal Investigator
Matthew Wetherbee, Archaeologist/Report Writer
CRM TECH
4472 Orange Street
Riverside, CA 92501

June 16, 2004

CRM TECH Contract #1333
Approximately 37.56 Acres
USGS Palm Springs , Calif., 7.5' Quadrangle
Section 24, T4S R4E, San Bernardino Base Meridian

MANAGEMENT SUMMARY

In May and June 2004, at the request of World Development, CRM TECH performed a cultural resources study on approximately 37.56 acres of partially developed land within the Bel Air Greens Public Golf Course in the City of Palm Springs, Riverside County, California. The subject property of the study is located on the west side of El Cielo Road, between Ramon Road and Escoba Drive, in the east half of Section 24, T4S R4E, San Bernardino Base Meridian. The study is part of the environmental review process for a proposed development project known as Hidden Lakes. The City of Palm Springs, as Lead Agency for the project, required the study in compliance with the California Environmental Quality Act (CEQA).

The purpose of the study is to provide the City of Palm Springs with the necessary information and analysis to determine whether the proposed project would cause substantial adverse changes to any historical/ archaeological resources that may exist in or around the project area, as mandated by CEQA. In order to identify and evaluate such resources, CRM TECH conducted a historical/archaeological resources records search, pursued historical background research, and carried out an intensive-level field survey.

Through the various avenues of research, this study did not encounter any "historical resources," as defined by CEQA, within or adjacent to the project area. Therefore, CRM TECH recommends to the City of Palm Springs a finding of *No Impact* regarding cultural resources. No further cultural resources investigation is recommended for the project unless development plans undergo such changes as to include areas not covered by this study. However, if buried cultural materials are encountered during any earth-moving operations associated with the project, all work in that area should be halted or diverted until a qualified archaeologist can evaluate the nature and significance of the finds.

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INTRODUCTION

In May and June 2004, at the request of World Development, CRM TECH performed a cultural resources study on approximately 37.56 acres of partially developed land within the Bel Air Greens Public Golf Course in the City of Palm Springs, Riverside County, California (Fig. 1). The subject property of the study is located on the west side of El Cielo Road, between Ramon Road and Escoba Drive, in the east half of Section 24, T4S R4E, San Bernardino Base Meridian (Fig. 2). The study is part of the environmental review process for a proposed development project known as Hidden Lakes. The City of Palm Springs, as Lead Agency for the project, required the study in compliance with the California Environmental Quality Act (CEQA; PRC §21000, et seq.).

CRM TECH performed the present study to provide the City of Palm Springs with the necessary information and analysis to determine whether the proposed project would cause substantial adverse changes to any historical/archaeological resources that may exist in or around the project area, as mandated by CEQA. In order to identify and evaluate such resources, CRM TECH conducted a historical/archaeological resources records search, pursued historical background research, and carried out an intensive-level field survey. The following report is a complete account of the methods, results, and final conclusion of the study.

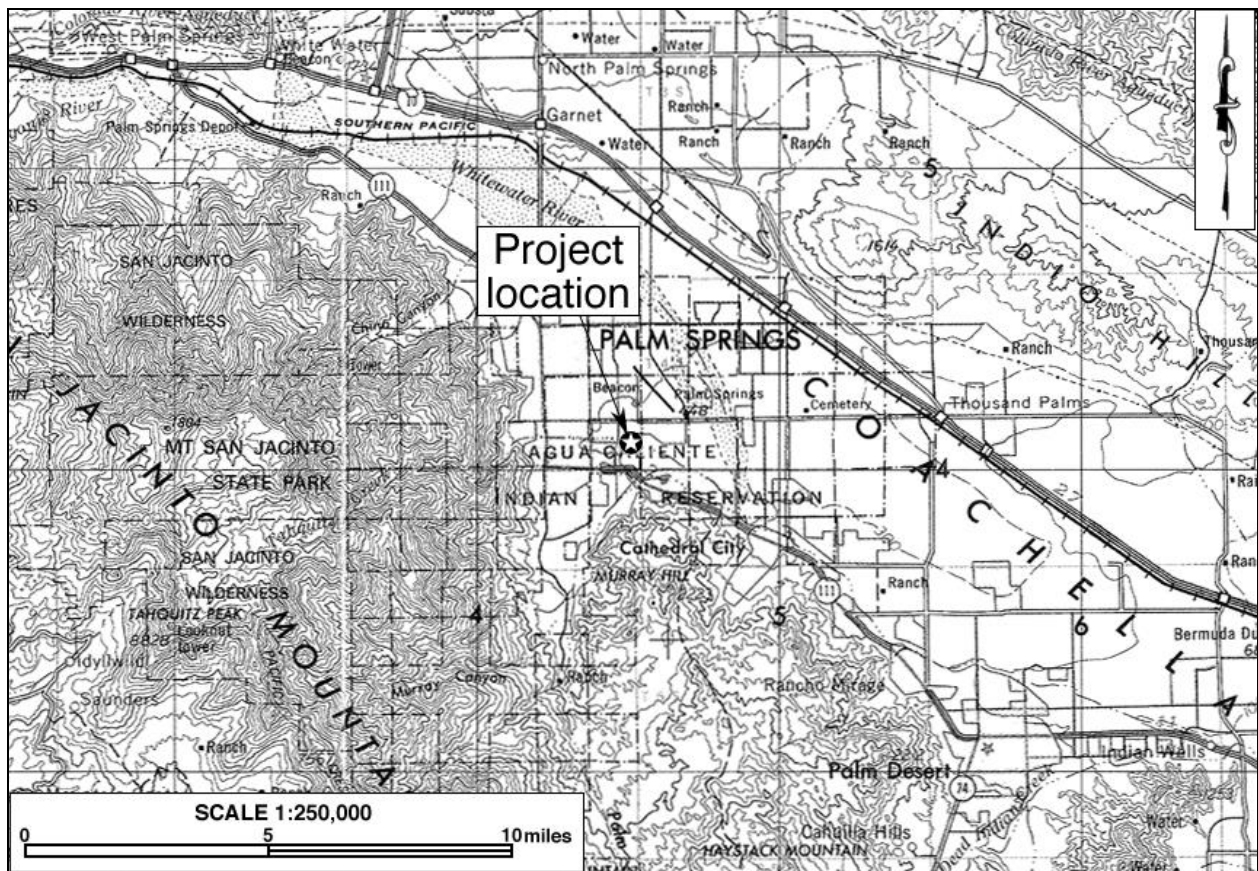


Figure 1. Project vicinity. (Based on USGS Santa Ana, Calif., 1:250,000 quadrangles [USGS 1979])

SETTING

CURRENT NATURAL SETTING

More than half of the project area is situated within the existing Bel Air Greens Public Golf Course (Fig. 3), except for a small field located in the southeast corner of the project area. Elevations in the project area range from approximately 390 to 400 feet above mean sea level. The project area is bounded to the north and west by the golf course, to the east by El Cielo Road, and to the south by a concrete block wall and a chain-link fence. Tahquitz Creek runs through the project area in a northwest-southeast direction, mostly as an underground flow beneath the turf. There are several structures and a driving range on the property. The existing vegetation consists of eucalyptus trees, pine trees, palm trees, oleanders, lawn grasses, datura, fox tails, small desert grasses and shrubs, and decorative landscaping around the structures.



Figure 3. Overview of the current natural setting of the project area. (Photo taken on May 28, 2004; view to the north)

CULTURAL SETTING

Ethnohistorical Context

The Coachella Valley is a historical center of Native American settlement, where U.S. surveyors noted large numbers of Indian villages and *rancherías*, occupied by the Cahuilla people, in the mid-

19th century. The Cahuilla, a Takic-speaking people of hunters and gatherers, are generally divided by anthropologists into three groups, according to their geographic setting: the Pass Cahuilla of the San Gorgonio Pass-Palm Springs area, the Mountain Cahuilla of the San Jacinto and Santa Rosa Mountains and the Cahuilla Valley, and the Desert Cahuilla of the eastern Coachella Valley.

The Cahuilla did not have a single name that referred to an all-inclusive tribal affiliation. Instead, membership was in terms of lineages or clans. Each lineage or clan belonged to one of two main divisions of the people, known as moieties. Members of clans in one moiety had to marry into clans from the other moiety. Individual clans had villages, or central places, and territories they called their own, for purposes of hunting game, gathering food, or utilizing other necessary resources. They interacted with other clans through trade, intermarriage, and ceremonies.

Population data prior to European contact are almost impossible to obtain, but estimates range from 3,600 to as high as 10,000 persons. During the 19th century, however, the Cahuilla population was decimated as a result of European diseases, most notably smallpox, for which the Native peoples had no immunity. Today, Native Americans of Desert Cahuilla heritage are mostly affiliated with one or more of the Indian reservations in the Coachella Valley, including Agua Caliente, Torres Martinez, Cabazon, Augustine, and Morongo.

Historic Context

In 1823-1825, José Romero, José Maria Estudillo, and Romualdo Pacheco, leading a series of expeditions in search of a route to Yuma, became the first noted European explorers to travel through the Coachella Valley. However, due to its harsh environment, few non-Indians ventured into the desert valley during the Mexican and early American periods, except those who traveled across it along the established trails. The most important among these trails was the Cocomaricopa Trail, an ancient Indian trading route that was "discovered" in 1862 by William David Bradshaw and became known after that as the Bradshaw Trail. In the Coachella Valley, this historic wagon road traversed a course that is very similar to present-day Highway 111. During the 1860s-1870s, the Bradshaw Trail served as the main thoroughfare between coastal southern California and the Colorado River, until the completion of the Southern Pacific Railroad in 1876-1877 brought an end to its heyday.

Non-Indian settlement in the Coachella Valley began in the 1870s, with the establishment of railroad stations along the Southern Pacific Railroad, and spread further in the 1880s, after public land was opened for claims under the Homestead Act, the Desert Land Act, and other federal land laws. Farming became the dominant economic activity in the valley, thanks to the development of underground water sources, often in the form of artesian wells. But it was not until the completion of the Coachella Canal in 1948-1949 that farmers in the arid region obtained an adequate and reliable water supply. The main agricultural staple in the Coachella Valley, the date palm, was first introduced around the turn of the century. By the late 1910s, the date palm industry had firmly established itself, giving the region its celebrated image of "the Arabia of America." Starting in the 1920s, a new industry, featuring equestrian camps, resort hotels, and eventually country clubs, gradually spread throughout the Coachella Valley, and since then transformed it into southern California's leading winter retreat.

The City of Palm Springs owes its origin to the early development efforts led by John Guthrie McCallum, who began purchasing land in the area in 1872. The townsite was surveyed and subdivided in 1884, initially under the name of "Palm City." After a resurvey in 1887, the new town acquired its present name. The Palm Springs subdivision was an instant success despite its location in the heart of the southern California desert, thanks to an eight-mile irrigation ditch that McCallum built from the Whitewater River to the townsite. By 1892, "Dr." Welwood Murray had leased the famed Agua Caliente hot springs from the local Native Americans to establish a health resort, forecasting the future of development in the budding community. In the 1920s-1930s, Palm Springs was "discovered" by the rich and famous of Hollywood, and soon became a favored desert spa, the forerunner and nucleus of the Coachella Valley's resort industry.

RESEARCH METHODS

RECORDS SEARCH

On May 24, 2004, CRM TECH archaeologist Adrián Sánchez Moreno (see App. 1 for qualifications) conducted the historical/archaeological resources records search at the Eastern Information Center (EIC), University of California, Riverside. During the records search, Moreno examined maps and records on file at the EIC for previously identified cultural resources in or near the project area, and existing cultural resources reports pertaining to the vicinity. Previously identified cultural resources include properties designated as California Historical Landmarks, Points of Historical Interest, or Riverside County Landmarks, as well as those listed in the National Register of Historic Places, the California Register of Historical Resources, or the California Historical Resource Information System.

HISTORICAL RESEARCH

Historical background research for this study was conducted by CRM TECH historian Bai "Tom" Tang (see App. 1 for qualifications) on the basis of published literature in local and regional history and historic maps depicting the project vicinity. Among maps consulted for this study were the U.S. General Land Office's (GLO) land survey plat maps dated 1856, 1886, and 1914 and the U.S. Geological Survey's (USGS) topographic maps dated 1901-1904, 1940-1941, and 1957-1958. These maps are collected at the Science Library of the University of California, Riverside, and the California Desert District of the U.S. Bureau of Land Management, located in Moreno Valley.

FIELD SURVEY

On May 28, 2004, CRM TECH archaeologists Daniel Ballester and José Quiroz (see App. 1 for qualifications) conducted the intensive-level, on-foot field survey of the project area. During the survey, Ballester and Quiroz walked parallel north-south transects spaced 15 meters (ca. 50 feet) apart across the entire project area. In this way, the ground surface in the project area was systematically and carefully examined for any evidence of human activities dating to the prehistoric or historic periods (i.e., 50 years or older). Ground visibility varied from poor where turf covered the ground to excellent where only scattered vegetation is found on the surface. The results of the survey are discussed below.

RESULTS AND FINDINGS

RECORDS SEARCH RESULTS

According to records on file at the Eastern Information Center, the project area had not been surveyed systematically for cultural resources prior to this study, but there was one linear survey that traversed through the project area in a northeast-southwest direction, roughly following the course of Tahquitz Creek (Fig. 4). No cultural resources were previously recorded within or adjacent to the project area, however.

Outside the project boundaries but within a one-mile radius, EIC records show at least 18 previous cultural resources studies covering various tracts of land within the scope of the record search. A total of 13 archaeological resources were recorded during these studies. All 13 of these were historic-period sites located south of the current project area. Five sites at the Smoke Tree Ranch have important historical associations, one dating to the 1880s period of the area's history and another being a group of adobe resort homes relating to the 1920s and 1930s development of the ranch as a resort and country club. Other historic-period resources recorded were single-family residences dating to the late 1930s to mid 1940s. The site of an early well, located adjacent to the current Highway 111 and dug in 1912 by King Gillette, was also recorded. None of these previously recorded sites was located in the immediate vicinity of the project area, and thus none of them requires further consideration during this study.

HISTORICAL RESEARCH RESULTS

Historical sources consulted for this study suggest that the project area is low in sensitivity for cultural resources from the historic period. Although the Cocomaricopa-Bradshaw Trail, identified in some historic maps as "Road from San Bernardino to Colorado River," passed within a few hundred feet to the southwest, no evidence of any human activities were noted within or adjacent to the project area prior to the 20th century (Figs. 5-7).

By the early 1940s, unmistakable signs of early urban development had appeared around what is now downtown Palm Springs and in an area once known as "Palmdale," about a mile to the southwest of the project location, and scattered buildings were found throughout the surrounding area (Fig. 7, 8). In the immediate vicinity of the project area, however, the only cultural features noted in 1940-1941 were today's El Cielo Road and a pair of dirt roads (Fig. 8). As late as the 1950s, the project area apparently remained vacant and undeveloped (Fig. 9).

FIELD SURVEY RESULTS

The intensive-level field survey produced completely negative results for potential cultural resources. The entire project area was closely inspected for any evidence of human activities dating to the prehistoric or historic periods, but none was found. No buildings, structures, objects, sites, features, or artifacts more than 50 years of age were encountered during the field survey.

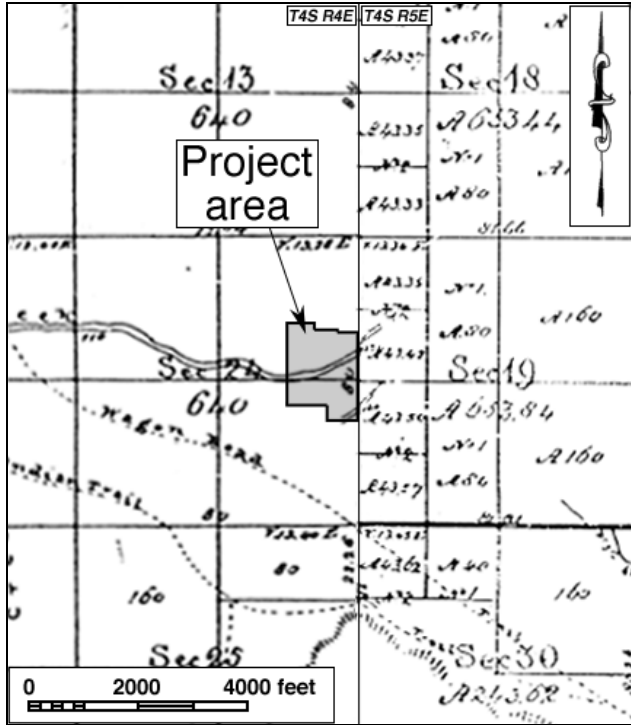


Figure 5. The project area and vicinity in 1855-1856. (Source: GLO 1856a; 1856b)

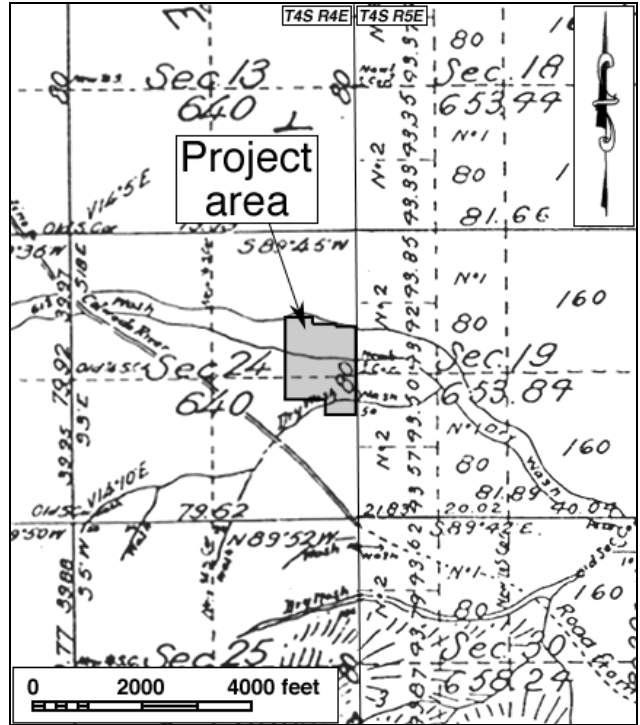


Figure 6. The project area and vicinity in 1885. (Source: GLO 1886; 1914)

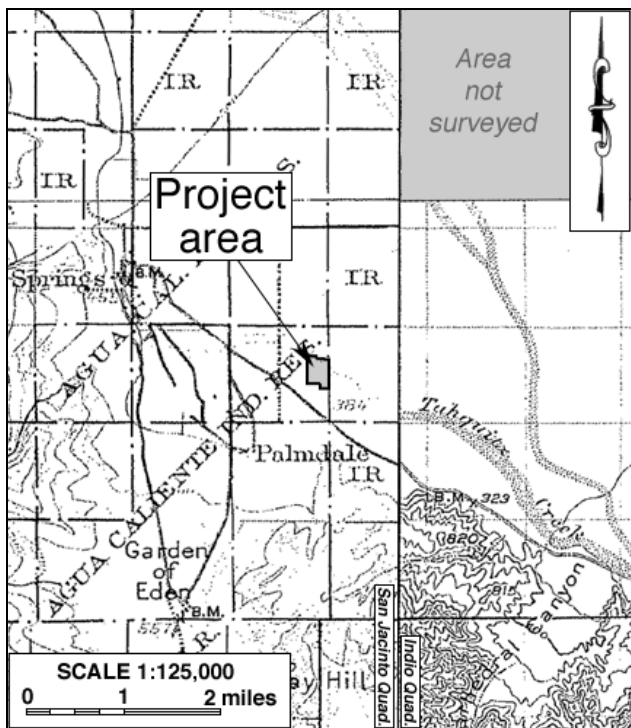


Figure 7. The project area and vicinity in 1897-1901. (Source: USGS 1901; 1904)

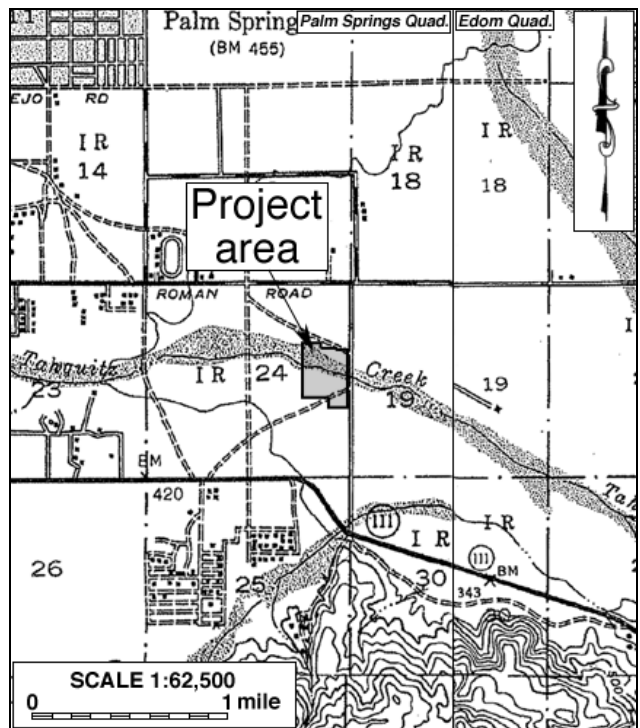


Figure 8. The project area and vicinity in 1940-1941. (Source: USGS 1940; 1941)

DISCUSSION

The purpose of this study is to identify any cultural resources within or adjacent to the project area, and to assist the City of Palm Springs in determining whether such resources meet the official definitions of "historical resources," as provided in the California Public Resources Code, in particular CEQA.

According to PRC §5020.1(j), "historical resource" includes, but is not limited to, any object, building, site, area, place, record, or manuscript which is historically or archaeologically significant, or is significant in the architectural, engineering, scientific, economic, agricultural, educational, social, political, military, or cultural annals of California." More specifically, CEQA guidelines state that the term "historical resources" applies to any such resources listed in or determined to be eligible for listing in the California Register of Historical Resources, included in a local register of

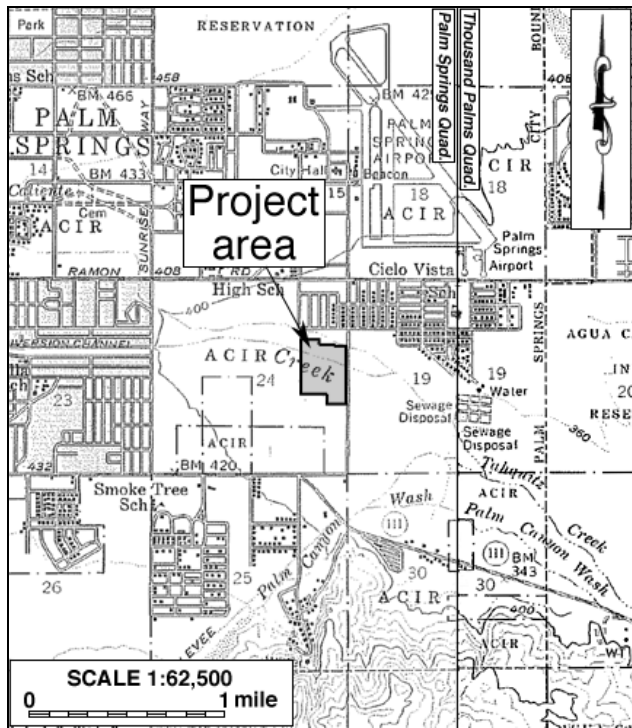


Figure 9. The project area and vicinity in 1951-1958.
(Source: USGS 1957; 1958)

historical resources, or determined to be historically significant by the Lead Agency (Title 14 CCR §15064.5(a)(1)-(3)).

Regarding the proper criteria for the evaluation of historical significance, CEQA guidelines mandate that "a resource shall be considered by the lead agency to be 'historically significant' if the resource meets the criteria for listing on the California Register of Historical Resources" (Title 14 CCR §15064.5(a)(3)). A resource may be listed in the California Register if it meets any of the following criteria:

- (1) Is associated with events that have made a significant contribution to the broad patterns of California's history and cultural heritage.
- (2) Is associated with the lives of persons important in our past.
- (3) Embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of an important creative individual, or possesses high artistic values.
- (4) Has yielded, or may be likely to yield, information important in prehistory or history. (PRC §5024.1(c))

As discussed above, all research procedures conducted during this study have produced negative results, and no potential "historical resources" were encountered throughout the course of the study. Based on these findings, and in light of the criteria listed above, the present report concludes that *no historical resources exist within or adjacent to the project area.*

RECOMMENDATIONS

CEQA establishes that "a project that may cause a substantial adverse change in the significance of a historical resource is a project that may have a significant effect on the environment" (PRC §21084.1). "Substantial adverse change," according to PRC §5020.1(q), "means demolition, destruction, relocation, or alteration such that the significance of a historical resource would be impaired."

Since no historical resources were encountered during the course of this study, CRM TECH presents the following recommendations to the City of Palm Springs:

- No historical resources exist within or adjacent to the project area, and thus the project as currently proposed will cause no substantial adverse change to any known historical resources.
- No further cultural resources investigation is necessary for the proposed project unless development plans undergo such changes as to include areas not covered by this study.
- If buried cultural materials are discovered during any earth-moving operations associated with the project, all work in that area should be halted or diverted until a qualified archaeologist can evaluate the nature and significance of the finds.

CONCLUSION

The foregoing report has provided background information on the project area, outlined the methods used in the current study, and presented the results of the various avenues of research. Throughout the course of the study, no "historical resources," as defined by CEQA, were encountered within or adjacent to the project area. Therefore, the City of Palm Springs may reach a finding of *No Impact* regarding cultural resources, with the condition that any buried cultural materials unearthed during earth-moving activities be examined and evaluated by a qualified archaeologist prior to further disturbances.

REFERENCES

GLO (General Land Office, U.S. Department of the Interior)

- 1856a Plat map: Township No. IV South Range No. IV East, San Bernardino Meridian; surveyed in 1855.
- 1856b Plat map: Township No. IV South Range No. V East, San Bernardino Meridian; surveyed in 1855-1856.
- 1886 Plat map: Township No. 4 South Range No. 4 East, San Bernardino Meridian; surveyed in 1885.
- 1914 Plat map: Township No. 4 South Range No. 5 East, San Bernardino Meridian; surveyed in 1911.

USGS (United States Geological Survey, U.S. Department of the Interior)

- 1901 Map: San Jacinto, Calif. (30', 1:125,000); surveyed in 1897-1898.
- 1904 Map: Indio, Calif. (30', 1:125,000); surveyed in 1901.
- 1940 Map: Palm Springs, Calif. (15', 1:62,500); aerial photographs taken in 1940.
- 1941 Map: Edom, Calif. (15', 1:62,500); aerial photographs taken in 1941.
- 1957 Map: Palm Springs, Calif. (15', 1:62,500); aerial photographs taken in 1951-1956, field-checked in 1955-1957.
- 1958 Map: Thousand Palms, California (15', 1:62,500); aerial photographs taken in 1951 and 1956, field-checked in 1958.
- 1979 Map: Santa Ana, Calif. (1:250,000); 1959 edition revised.
- 1981 Map: Cathedral City, Calif. (7.5', 1:24,000); 1958 edition photorevised in 1978.
- 1996 Map: Palm Springs, Calif. (7.5', 1:24,000); aerial photographs taken 1994.

**APPENDIX 1:
PERSONNEL QUALIFICATIONS**

**PRINCIPAL INVESTIGATOR/HISTORIAN
Bai "Tom" Tang, M.A.**

Education

- 1988-1993 Graduate Program in Public History/Historic Preservation, UC Riverside.
1987 M.A., American History, Yale University, New Haven, Connecticut.
1982 B.A., History, Northwestern University, Xi'an, China.
- 2000 "Introduction to Section 106 Review," presented by the Advisory Council on Historic Preservation and the University of Nevada, Reno.
1994 "Assessing the Significance of Historic Archaeological Sites," presented by the Historic Preservation Program, University of Nevada, Reno.

Professional Experience

- 2002- Principal Investigator, CRM TECH, Riverside, California.
1993-2002 Project Historian/Architectural Historian, CRM TECH, Riverside, California.
1993-1997 Project Historian, Greenwood and Associates, Pacific Palisades, California.
1991-1993 Project Historian, Archaeological Research Unit, UC Riverside.
1990 Intern Researcher, California State Office of Historic Preservation, Sacramento.
1990-1992 Teaching Assistant, History of Modern World, UC Riverside.
1988-1993 Research Assistant, American Social History, UC Riverside.
1985-1988 Research Assistant, Modern Chinese History, Yale University.
1985-1986 Teaching Assistant, Modern Chinese History, Yale University.
1982-1985 Lecturer, History, Xi'an Foreign Languages Institute, Xi'an, China.

Honors and Awards

- 1988-1990 University of California Graduate Fellowship, UC Riverside.
1985-1987 Yale University Fellowship, Yale University Graduate School.
1980, 1981 President's Honor List, Northwestern University, Xi'an, China.

Cultural Resources Management Reports

Preliminary Analyses and Recommendations Regarding California's Cultural Resources Inventory System (With Special Reference to Condition 14 of NPS 1990 Program Review Report). California State Office of Historic Preservation working paper, Sacramento, September 1990.

Numerous cultural resources management reports with the Archaeological Research Unit, Greenwood and Associates, and CRM TECH, since October 1991.

PRINCIPAL INVESTIGATOR/ARCHAEOLOGIST
Michael Hogan, Ph.D., RPA*

Education

- 1991 Ph.D., Anthropology, University of California, Riverside.
1981 B.S., Anthropology, University of California, Riverside; with honors.
1980-1981 Education Abroad Program, Lima, Peru.
- 2002 Section 106—National Historic Preservation Act: Federal Law at the Local Level.
UCLA Extension Course #888.
- 2002 "Recognizing Historic Artifacts," workshop presented by Richard Norwood,
Historical Archaeologist.
- 2002 "Wending Your Way through the Regulatory Maze," symposium presented by the
Association of Environmental Professionals.
- 1992 "Southern California Ceramics Workshop," presented by Jerry Schaefer.
1992 "Historic Artifact Workshop," presented by Anne Duffield-Stoll.

Professional Experience

- 2002- Principal Investigator, CRM TECH, Riverside, California.
1999-2002 Project Archaeologist/Field Director, CRM TECH, Riverside.
1996-1998 Project Director and Ethnographer, Statistical Research, Inc., Redlands.
1992-1998 Assistant Research Anthropologist, University of California, Riverside
1992-1995 Project Director, Archaeological Research Unit, U. C. Riverside.
1993-1994 Adjunct Professor, Riverside Community College, Mt. San Jacinto College, UC
Riverside, Chapman University, and San Bernardino Valley College.
1991-1992 Crew Chief, Archaeological Research Unit, U. C. Riverside.
1984-1998 Archaeological Technician, Field Director, and Project Director for various southern
California cultural resources management firms.

Research Interests

Cultural Resource Management, Southern Californian Archaeology, Settlement and Exchange
Patterns, Specialization and Stratification, Culture Change, Native American Culture, Cultural
Diversity.

Cultural Resources Management Reports

Author and co-author of, contributor to, and principal investigator for numerous cultural resources
management study reports since 1986.

Memberships

* Register of Professional Archaeologists; Society for American Archaeology; Society for California
Archaeology; Pacific Coast Archaeological Society; Coachella Valley Archaeological Society.

PROJECT ARCHAEOLOGIST/REPORT WRITER
Matthew Wetherbee, Msc., RPA*

Education

- 2004 Paleontological monitoring training session presented by Cogstone Resource Management, Santa Ana, California.
- 2004 Msc., Palaeoecology of Human Societies, University College London, London, England.
- 2001 Archaeological field school, North Kharga Oasis Survey, Western desert of Egypt, Greco-Roman period, Egypt.
- 1999-2001 Study abroad at the American University in Cairo, Egypt.
- 2000 B.A., Anthropology (emphasis in Archaeology and Zooarchaeology), University of California, Santa Cruz (UCSC).
- 1999 Archaeological Field School, San Juan Bautista Historical Mission, Monterey, California, in conjunction with UCSC.
- 1997 A.A., Anthropology, Irvine Valley College, Irvine, California.
- 1997 Archaeological Field School, Saddleback College, San Juan Capistrano, California.

Professional Experience

- 2004- Project Archaeologist/Report Writer, CRM TECH, Riverside, California.
- 2003-2004 Archaeologist, Cogstone Resource Management, Santa Ana, California.
- Fieldwork, lab technician, taphonomist.
- 2003-2004 Archaeologist, Viejo California, Mission Viejo, California.
- Survey, testing, data recovery, and monitoring.
- 2002 Archaeologist, SWCA, Mission Viejo, California.
- Filed crew member for archaeological surveys, mitigation excavations, and monitoring.
- 2001 Research Assistant, Theban Mapping Project, the American University in Cairo, Egypt.
- 1999-2001 Archaeological assistant to Dr. Salima Ikram, the American University in Cairo.
- Assisted with the Animal Mummy Project at the Cairo Egyptian Museum, and various Egyptology and zooarchaeological research.

Publications

- 2004 "Making a Duck Mummy and Discovering a Secret of the Ancient Technology," in *KMT: A Modern Journal of Ancient Egypt*, Vol.15(2).

Conference Papers

- 2000 "Recipe for the Afterlife," Mummification in Ancient Egypt. American Research Center in Egypt conference at U.C. Berkeley.

Membership

- * Register of Professional Archaeologists.
American Research Center in Egypt.

PROJECT ARCHAEOLOGIST/FIELD DIRECTOR
Daniel Ballester, B.A.

Education

- 1998 B.A., Anthropology, California State University, San Bernardino.
1997 Archaeological Field School, University of Las Vegas and University of California, Riverside.
1994 University of Puerto Rico, Rio Piedras, Puerto Rico.
2002 "Historic Archaeology Workshop," presented by Richard Norwood, Base Archaeologist, Edwards Air Force Base; presented at CRM TECH, Riverside.

Professional Experience

- 2002- Field Director, CRM TECH, Riverside.
1999-2002 Project Archaeologist, CRM TECH, Riverside.
1998-1999 Field Crew, K.E.A. Environmental, San Diego.
1998 Field Crew, A.S.M. Affiliates, Encinitas.
1998 Field Crew, Archaeological Research Unit, University of California, Riverside.

PROJECT ARCHAEOLOGIST
José Quiroz, Jr., B.A.

Education

- 1998 B.A., Anthropology (with emphasis on Native American cultures of the Southwest) California State University, San Bernardino.
1993-1996 San Bernardino Valley College.
1991-1993 University of California, Riverside.

Experience

- 2004- Project Archaeologist, CRM TECH, Riverside.
2002-2004 Substitute Teacher, San Bernardino Unified School District.
1999-2001 Teacher, Colton High School.
1999 Substitute Teacher, Colton High School.
1994-1999 AVID Tutor, Colton High School.

PROJECT ARCHAEOLOGIST
Adrián Sánchez Moreno, B.A.

Education

- 1999 B.A., Anthropology (with emphasis in Archaeology), University of San Diego.
- 2003 "Native American Ceramics Workshop," presented by the San Diego County Archaeological Society, Santa Catarina de los Pai Pai, Baja California, Mexico.
- 2003 "Native American Basketry Workshop," presented by the San Diego County Archaeological Society, San José de la Zorra, Baja California, Mexico.
- 2002 "Historic Archaeology Workshop," presented by Richard Norwood, Base Archaeologist, Edwards Air Force Base; presented at CRM TECH, Riverside.

Professional Experience

- 2003 Field Crew, survey and excavation on Isla de Cedros, Baja California, Mexico.
- 2000- Project Archaeologist, CRM TECH, Riverside.
- Surveys, excavations, data recovery, monitoring, faunal analysis, mapping, and records searches.
- 1999 Field Crew, excavation on Marine Corps Air Station, Camp Pendleton. K.E.A. Environmental, San Diego.
- 1999 Field Crew, excavation at Freedmen's Cemetery site in Alexandria, Virginia. URS Greiner Woodward & Clyde.
- 1999 Field Crew, survey and excavation in Guerrero Negro, Mexico.
- Including identification of osteological specimens.
- 1999 Field Crew, excavation at Lake Chapala, Baja California, Mexico.
- Excavation and cataloguing of lithic artifacts from the oldest known site in Baja California.
- 1998 Field Crew, petroglyph survey in San Pedro Atacama, Chile.
- Focusing on identification of possible habitation and petroglyph sites.

ATTACHMENT B
NATIVE AMERICAN RESPONSES

From: THPO Consulting <ACBCI-THPO@aguacaliente.net>
Sent: Thursday, October 19, 2023 3:01 PM
To: 'ngallardo@crmtech.us'
Subject: RE: Participation in Cultural Resources Fieldwork for the Proposed 74-Lot Single Family Subdivision on the Bel Air Greens Property, City of Palm Springs (CRM TECH No. 4066)

Good afternoon,

We would like to participate in the field inspection, please reach out once you have an idea of when that will take place.

Thank you,

Xitlaly Madrigal
Cultural Resources Analyst
xmadrigal@aguacaliente.net
C: (760) 423-3485 | D: (760) 883-6829
5401 Dinah Shore Drive, Palm Springs, CA 92264



03-004-2023-028

October 19, 2023

[VIA EMAIL TO:ngallardo@crmtech.us]
CRM TECH
Ms. Nina Gallardo
1016 E. Cooley Drive, Suite A/B
Colton, CA 92324

Re: 74-Lot Single Family Subdivision

Dear Ms. Nina Gallardo,

The Agua Caliente Band of Cahuilla Indians (ACBCI) appreciates your efforts to include the Tribal Historic Preservation Office (THPO) in the 74-Lot Single Family Subdivision project. The project area is not located within the boundaries of the ACBCI Reservation. However, it is within the Tribe's Traditional Use Area. For this reason, the ACBCI THPO requests the following:

- *A cultural resources inventory of the project area by a qualified archaeologist prior to any development activities in this area.
- *Copies of any cultural resource documentation (report and site records) generated in connection with this project.
- *A copy of the records search with associated survey reports and site records from the information center.
- *The presence of an approved Agua Caliente Native American Cultural Resource Monitor(s) during any ground disturbing activities (including archaeological testing and surveys). Should buried cultural deposits be encountered, the Monitor may request that destructive construction halt and the Monitor shall notify a Qualified Archaeologist (Secretary of the Interior's Standards and Guidelines) to investigate and, if necessary, prepare a mitigation plan for submission to the State Historic Preservation Officer and the Agua Caliente Tribal Historic Preservation Office.

Again, the Agua Caliente appreciates your interest in our cultural heritage. If you have questions or require additional information, please call me at (760) 423-3485. You may also email me at ACBCI-THPO@aguacaliente.net.

Cordially,

AGUA CALIENTE BAND OF CAHUILLA INDIANS



Xitlaly Madrigal
Cultural Resources Analyst
Tribal Historic Preservation Office
AGUA CALIENTE BAND
OF CAHUILLA INDIANS

NATIVE AMERICAN HERITAGE COMMISSION

November 17, 2023

Nina Gallardo
CRM TECH

Via Email to: ngallardo@crmtech.us

Re: Proposed 74-Lot Single Family Subdivision Project on the Bel Air Greens Property (CRM TECH No. 4066) Project, Riverside County

To Whom It May Concern:

A record search of the Native American Heritage Commission (NAHC) Sacred Lands File (SLF) was completed for the information submitted for the above referenced project. The results were positive. Please contact the Los Coyotes Band of Cahuilla and Cupeño Indians on the attached list for information. Please note that tribes do not always record their sacred sites in the SLF, nor are they required to do so. A SLF search is not a substitute for consultation with tribes that are traditionally and culturally affiliated with a project's geographic area. Other sources of cultural resources should also be contacted for information regarding known and recorded sites, such as the appropriate regional California Historical Research Information System (CHRIS) archaeological Information Center for the presence of recorded archaeological sites.

Attached is a list of Native American tribes who may also have knowledge of cultural resources in the project area. This list should provide a starting place in locating areas of potential adverse impact within the proposed project area. Please contact all of those listed; if they cannot supply information, they may recommend others with specific knowledge. By contacting all those listed, your organization will be better able to respond to claims of failure to consult with the appropriate tribe. If a response has not been received within two weeks of notification, the Commission requests that you follow-up with a telephone call or email to ensure that the project information has been received.

If you receive notification of change of addresses and phone numbers from tribes, please notify the NAHC. With your assistance, we can assure that our lists contain current information.

If you have any questions or need additional information, please contact me at my email address: Cody.Campagne@nahc.ca.gov.

Sincerely,

Cody Campagne

Cody Campagne
Cultural Resources Analyst

Attachment



CHAIRPERSON
Reginald Pagaling
Chumash

VICE-CHAIRPERSON
Buffy McQuillen
Yokayo Pomo, Yuki,
Nomlaki

SECRETARY
Sara Dutschke
Miwok

PARLIAMENTARIAN
Wayne Nelson
Luiseño

COMMISSIONER
Isaac Bojorquez
Ohlone-Costanoan

COMMISSIONER
Stanley Rodriguez
Kumeyaay

COMMISSIONER
Laurena Bolden
Serrano

COMMISSIONER
Reid Milanovich
Cahuilla

COMMISSIONER
Vacant

EXECUTIVE SECRETARY
Raymond C. Hitchcock
Miwok, Nisenan

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

**Native American Heritage Commission
Native American Contact List
Riverside County
11/17/2023**

Tribe Name	Fed (F) Non-Fed (N)	Contact Person	Contact Address	Phone #	Fax #	Email Address	Cultural Affiliation	Counties
Agua Caliente Band of Cahuilla Indians	F	Patricia Garcia, Director of Historic Preservation	5401 Dinah Shore Drive Palm Springs, CA, 92264	(760) 699-6907	(760) 699-6919	pagarcia@aguacaliente.net	Cahuilla	Imperial, Riverside, San Bernardino, San Diego
Augustine Band of Cahuilla Mission Indians	F	Amanda Vance, Chairperson	84-001 Avenue 54 Coachella, CA, 92236	(760) 398-4722	(760) 369-7161	hhaines@augustinetribe.com	Cahuilla	Imperial, Riverside, San Bernardino, San Diego
Cabazon Band of Mission Indians	F	Doug Welmas, Chairperson	84-245 Indio Springs Parkway Indio, CA, 92203	(760) 342-2593	(760) 347-7880	jstapp@cabazonindians-nsn.gov	Cahuilla	Imperial, Riverside, San Bernardino, San Diego
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, Riverside, San Bernardino, San Diego
Cahuilla Band of Indians	F	Daniel Salgado, Chairperson	52701 CA Highway 371 Anza, CA, 92539	(951) 972-2568	(951) 763-2808	chairman@cahuilla-nsn.gov	Cahuilla	Imperial, Riverside, San Bernardino, San Diego
Cahuilla Band of Indians	F	BobbyRay Esaprza, Cultural Director	52701 CA Highway 371 Anza, CA, 92539	(951) 763-5549		besparza@cahuilla-nsn.gov	Cahuilla	Imperial, Riverside, San Bernardino, San Diego
Los Coyotes Band of Cahuilla and Cupeño Indians	F	Ray Chapparosa, Chairperson	P.O. Box 189 Warner Springs, CA, 92086-0189	(760) 782-0711	(760) 782-0712		Cahuilla	Imperial, Riverside, San Bernardino, San Diego
Morongo Band of Mission Indians	F	Ann Brierty, THPO	12700 Pumarra Road Banning, CA, 92220	(951) 755-5259	(951) 572-6004	abrierty@morongo-nsn.gov	Cahuilla Serrano	Imperial, Los Angeles, Riverside, San Bernardino, San Diego
Morongo Band of Mission Indians	F	Robert Martin, Chairperson	12700 Pumarra Road Banning, CA, 92220	(951) 755-5110	(951) 755-5177	abrierty@morongo-nsn.gov	Cahuilla Serrano	Imperial, Los Angeles, Riverside, San Bernardino, San Diego
Quechan Tribe of the Fort Yuma Reservation	F	Jordan Joaquin, President, Quechan Tribal Council	P.O.Box 1899 Yuma, AZ, 85366	(760) 919-3600		executivesecretary@quechantribe.com	Quechan	Imperial, Kern, Los Angeles, Riverside, San Bernardino, San Diego
Quechan Tribe of the Fort Yuma Reservation	F	Manfred Scott, Acting Chairman - Kw'ts'an Cultural Committee	P.O. Box 1899 Yuma, AZ, 85366	(928) 210-8739		culturalcommittee@quechantribe.com	Quechan	Imperial, Kern, Los Angeles, Riverside, San Bernardino, San Diego
Quechan Tribe of the Fort Yuma Reservation	F	Jill McCormick, Historic Preservation Officer	P.O. Box 1899 Yuma, AZ, 85366	(928) 261-0254		historicpreservation@quechantribe.com	Quechan	Imperial, Kern, Los Angeles, Riverside, San Bernardino, San Diego
Ramona Band of Cahuilla	F	John Gomez, Environmental Coordinator	P. O. Box 391670 Anza, CA, 92539	(951) 763-4105	(951) 763-4325	jgomez@ramona-nsn.gov	Cahuilla	Imperial, Riverside, San Bernardino, San Diego
Ramona Band of Cahuilla	F	Joseph Hamilton, Chairperson	P.O. Box 391670 Anza, CA, 92539	(951) 763-4105	(951) 763-4325	admin@ramona-nsn.gov	Cahuilla	Imperial, Riverside, San Bernardino, San Diego
Santa Rosa Band of Cahuilla Indians	F	Lovina Redner, Tribal Chair	P.O. Box 391820 Anza, CA, 92539	(951) 659-2700	(951) 659-2228	Isaul@santarosa-nsn.gov	Cahuilla	Imperial, Los Angeles, Orange, Riverside, San Bernardino, San Diego
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
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

Torres-Martinez Desert Cahuilla Indians	F	Thomas Tortez, Chairperson	P.O. Box 1160 Thermal, CA, 92274	(760) 397-0300	(760) 397-8146	thomas.tortez@tmdci.org	Cahuilla	Imperial, Riverside, San Bernardino, San Diego
Torres-Martinez Desert Cahuilla Indians	F	Abraham Becerra, Cultural Coordinator	P.O. Box 1160 Thermal, CA, 92274	(760) 397-0300		abecerra@tmdci.org	Cahuilla	Imperial, Riverside, San Bernardino, San Diego
Torres-Martinez Desert Cahuilla Indians	F	Alesia Reed, Cultural Committee Chairwoman	P.O. Box 1160 Thermal, CA, 92274	(760) 397-0300		lisareed990@gmail.com	Cahuilla	Imperial, Riverside, San Bernardino, San Diego
Torres-Martinez Desert Cahuilla Indians	F	Mary Belardo, Cultural Committee Vice Chair	P.O. Box 1160 Thermal, CA, 92274	(760) 397-0300		belardom@gmail.com	Cahuilla	Imperial, Riverside, San Bernardino, San Diego
Torres-Martinez Desert Cahuilla Indians	F	Gary Resvaloso, TM MLD	P.O. Box 1160 Thermal, CA, 92274	(760) 777-0365		grestmtm@gmail.com	Cahuilla	Imperial, Riverside, San Bernardino, San Diego
<p>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 Resource Section 5097.98 of the Public Resources Code.</p> <p>This list is only applicable for contacting local Native Americans with regard to cultural resources assessment for the proposed 74-Lot Single Family Subdivision Project on the Bel Air Greens Property (CRM TECH No. 4066), Riverside County.</p>								<p>Record: PROJ-2023-005506 Report Type: List of Tribes Counties: All NAHC Group: All</p>

From: Dorothy Willis <dwillis@loscoyotesband.org>
Sent: Monday, November 20, 2023 2:02 PM
To: ngallardo@crmtech.us
Subject: RE: Positive NAHC SLF Results for the Proposed 74-Lot Single Family Subdivision on the Bel Air Greens Property, City of Palm Springs, Riverside County (CRM TECH #4066)

Nina,

I have received, reviewed, and logged. Due to the project location, the tribe will defer to the local tribe.

Thank you,
Dorothy Willis

Los Coyotes Band of Indians

ATTACHMENT C

**CALIFORNIA HISTORICAL RESOURCES INVENTORY
RECORD FORMS**

**4066-1H (Temporary Designation):
Bel Air Greens Golf Course**

State of California--The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 6Z

Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 6 *Resource Name or # (Assigned by recorder) CRM TECH 4066-1H

P1. Other Identifier: Bel Air Greens Golf Course
*P2. Location: Not for Publication Unrestricted *a. County Riverside
and (P2b and P2c or P2d. Attach a Location Map as necessary.)
*b. USGS 7.5' Quad Palm Springs Date 1996
T4S; R4E; E 1/2 of Sec. 24; S.B. B.M.
c. Address 1001 S. El Cielo Road City Palm Springs Zip 92264
d. UTM: (Give more than one for large and/or linear resources) Zone 11; 545,215 mE/ 3,741,025 mN
UTM Derivation: USGS Quad Google Earth
e. Other Locational Data: (e.g., parcel #, directions to resource, etc., as appropriate) APN 502-310-049, 0502-590-004, and 0502-590-005; west side of El Cielo Road, between Sunny Dunes Road and Sonora Road

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries): This nine-hole public golf course, surrounded by residential neighborhoods, is now closed and in neglected condition. The main clubhouse is a Desert Contemporary-style structure located along the eastern property boundary near El Cielo Road. It has been partially boarded over and shows fire damage, mostly on the southern and western portions. To the northwest of the clubhouse is a plain, stucco-covered maintenance equipment garage. To the east of this building are the remains of a shooting gallery built of concrete block with wood accents and shade supported by metal poles. The terrain across the site is fairly level with some small rolling mounds and depressions representing former golf course features. Mature landscaping plants are found throughout
(Continued on p. 4)

*P3b. Resource Attributes: (List attributes and codes) HP29: Landscape architecture
*P4. Resources Present: Building Structure Object Site District Element of District
 Other (isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects.)



P5b. Description of Photo (view, date, accession number): abandoned gold course, view to the northeast, Nov. 9, 2023
*P6. Date Constructed/Age and Sources: Historic Prehistoric Both 1976-1977
*P7. Owner and Address: Bel Air Greens, LP, P.O. Box 2847, Palm Springs, CA 92263
*P8. Recorded by (Name, affiliation, & address): Daniel Ballester and Terri Jacquemain, CRM TECH, 1016 East Cooley Drive, Suite A/B, Colton, CA 92324
*P9. Date Recorded: Nov. 9, 2023
*P10. Survey Type (describe): Phase I intensive-level survey

*P11. Report Citation: (Cite survey report and other sources, or enter "none.") Bai "Tom" Tang (2024): Update to Historical/Archaeological Resources Study, Assessor's Parcel Nos. 502-310-049, 502-590-004, and 502-590-005, City of Palm Springs, Riverside County, California

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

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 6

*NRHP Status Code 6Z

*Resource Name or # (Assigned by recorder) CRM TECH 4066-1H

B1. Historic Name: Clarkston Golf and Recreation Center

B2. Common Name: Bel Air Greens Golf Course

B3. Original Use: Golf/recreation

B4. Present Use: None

*B5. Architectural Style: Desert Contemporary (clubhouse)

*B6. Construction History: (Construction date, alterations, and date of alterations) The Bel Air Greens Golf Course opened on January 2, 1977, originally as Clarkston's Golf and Recreation Center. It boasted a pro shop and clubhouse with food service, a par 32 nine-hole course with two ponds, a driving range, an 18-hole miniature golf course, tennis practice lanes, batting cages, and an arcade with 35 games. The shortest hole of the golf course was 105 yards, the longest 315 yards, and it cost \$4 to play. Clarkston's was a \$900,000 development project by Lyle Clarkson and his partners Mike Hoffman, Larry van Kleek, and Donald Buchanan. Palm Desert architect Frank Urrutia designed the clubhouse, and Palm Springs landscape contractor Tom Fredricks designed the golf course and supervised its construction. (Continued on p. 4)

*B7. Moved? No Yes Unknown Date: _____ Original Location: _____

*B8. Related Features: See Item P3a

B9a. Architect: Frank Urrutia (clubhouse)

b. Builder: Tom Fredericks (golf course)

*B10. Significance: Theme Recreation and leisure

Area Palm Springs

Period of Significance 1970s

Property Type Public golf course

Applicable Criteria N/A

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.) The Bel Air Greens Golf Course, originally Clarkston's Golf and Recreation Center, was built in 1976-1977 as a leisure time attraction focused on the local community, unlike other professional tournament caliber golf courses in the Coachella Valley. At the time, Palms Springs was several decades into exploitation of its "desert playground" identity, an image that extended though the property's 1979-1992 tenure as a toney dining establishment, (Continued on p. 4)

B11. Additional Resource Attributes: (List attributes and codes) _____

B12. References: See p. 5

B13. Remarks: _____

*B14. Evaluator: Terri Jacquemain

*Date of Evaluation: February 21, 2024

(Sketch Map with north arrow required.)



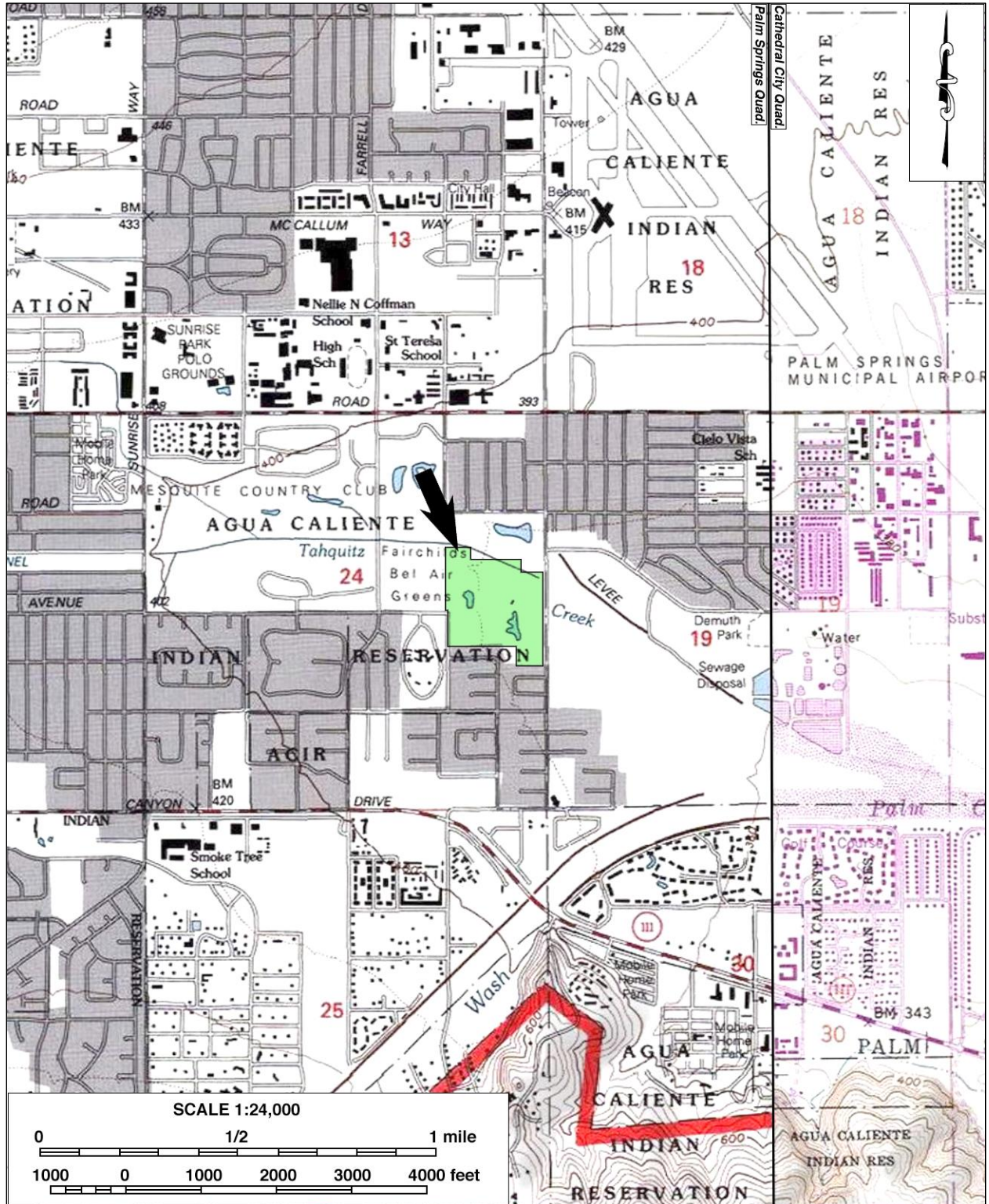
(This space reserved for official comments.)

LOCATION MAP

*Map Name: Cathedral City and Palm Springs, Calif.

*Scale: 1:24,000

*Date of Map: 1981/1996



Recorded by: D. Ballester and T. Jacquemain *Date: Nov. 9, 2023 Continuation Update

***P3a. Description:** the property, including eucalyptus, palms, and pine trees and, near the buildings, oleanders and grasses. These plants are now interspersed with datura, foxtails, tumbleweeds, wild mustard, and other small desert grasses and shrubs. A water well/pump station belonging to the local public utility agency stands in the northern portion of the property.

***B6. Construction History (continued): (Construction date, alterations, and date of alterations)** In May 1979, the property was acquired by restaurateur Peter Fairchild for \$1.3 million, who planned an upscale restaurant and redesigned entry. Other changes Fairchild brought to the property included a new name, Fairchild's Bel Air Gardens. The restaurant became a popular local spot for several years but eventually closed in bankruptcy around 1992.

In October 1993, pro golfer and four-time PGA Tour winner Tommy Jacobs, along with his group, Pro Tour Classics, and three members of the Agua Caliente Band of Cahuilla Indians, won a bid for a 65-year lease to renovate and operate Bel Air Gardens. Jacobs became a wunderkind in the golf world after he won the 1951 U.S. Junior Amateur Golf Championship and was invited to play in the 1952 Masters Tournament. At just 17 years old, he was the youngest golfer ever to play at Augusta National, a distinction he held until 2010. He was a full-time member of the PGA Tour from 1958 to 1971, playing again in the Master's, the US Open, La Costa, and on other elite courses.

The Bel Air Gardens lease came with stipulations that the group would build a hotel in the southeast portion of the property, pay an adjustable annual rent, and start a training program in golf course management for Native American youth. Community and regulatory pressures evidently prevented the construction of the hotel, but Jacob's endeavor endured 30 years before closing in 2014. Subsequently, the clubhouse was twice damaged by fire in early 2023.

***B10. Significance (continued):** Fairchild's. Later efforts by pro golfer Tommy Jacobs buoyed the public golf course for another 30 years, but his association with the property falls well outside the historic period.

The original construction of the golf course dates to the waning years of the post-World War II boom. Domestic growth had settled into suburban development catering to a younger and relatively affluent population, which in turn demanded nearby leisure-time amenities, which was arguably a pattern of events that influenced the course of local and regional history. However, the recreation center and golf course's arrival does not demonstrate a unique or particularly close association with this pattern of events or with any other historic theme any more than a local bowling alley or ballfield does, nor is it known to be closely associated with any specific events or persons of recognized significance in history.

In terms of architectural, structural, engineering, or aesthetic merits, the clubhouse was designed by Palm Desert-based architect Frank Urrutia, and Palm Springs landscape contractor Tom Fredericks designed the golf course. Historical research reveals that Urrutia's career began around 1969 and his forte can be characterized as Desert Contemporary designs and interiors of private residences, a style that seeks to combine the inside and the outside using expanses of full-height glass panels, with the exterior featuring long, low, unadorned, and earthen-colored façades with recessed entries to blend with the environment. His projects were mainly private homes but also included are Desert Horizons Country Club, Desert Isle Timeshare Resort, two buildings in the Living Desert Zoo and Gardens, shops along Paseo Drive in Palm Desert, and the Walmart on Monterey Avenue, also in Palm Desert.

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***B10. Significance (continued):** Tom Fredricks and his family are recognized as long-time general engineering contractors in the area. According to the company's website, "during the past 80 years, the Fredericks family has been involved in creating collectively over 200 golf courses and related resorts," including around 70 projects in the 40 years since the construction of Bel Air Greens. Both of these professionals enjoyed an elevated profile in the Coachella Valley, but the Bel Air Greens Golf Course does not appear to be a pinnacle in the career of either.

The history of the Palm Springs area as a favored destination for golf pros and enthusiasts, including the 1970s-1990s era, is very well documented in contemporary literature and historical accounts. As a result, the Bel Air Greens Golf Course holds little potential for any new or important data for the study of this subject. Based on these considerations, the Bel Air Greens Golf Course does not appear eligible for listing in the National Register of Historic Places or the California Register of Historical Resources, nor for local designation by the City of Palm Springs.

B12. References:

Bohannon, Larry

1995 Jacobs Comes Full Circle. *Desert Sun* September 7:G1.

City of Palm Springs

1976-1977 Building permit and certificate of occupancy, 1001 S. El Cielo Road.

On file, Building and Safety Department, City of Palm Springs.

Damein, Christopher

2023 Another Fire Hits Old Bel Air Greens Golf Course in Palm Springs; Site's Future in Limbo. *Desert Sun* April 11.

Desert Sun

1979 At Former Clarkston Center: Fairchild Plans New Restaurant. May 8:B4.

1983-1996 Various news accounts of Bel Air Greens, Frank Urrutia, and Tommy Jacobs. <https://www.newspapers.com>.

Fredricks Services

n.d. Gold Work. <https://www.frederickslandscape.com/project-gallery#/golf-work>.

Hussar, John

1993 Architects Build on Communication. *Desert Sun* August 21:G1.

Kataoka, Mike

1976 Clarkston Center Set for Opening Jan 2. *Desert Sun* December 23:A8.

Kenney, Kirk

2022 Tommy Jacobs, Four-Time PGA Tour winner, Local Golf Executive, Dies at 87. *San Diego Tribune* July 11.

Recorded by: D. Ballester and T. Jacquemain *Date: Nov. 9, 2023 Continuation Update

Additional photographs:



Bel Air Greens clubhouse. *Clockwise from top left:* northern side, view to the south; southern side, view to the north; front entry area, view to the southwest; western side, view to the east. (Taken on November 9, 2023)