



COUNTY OF MENDOCINO

DEPARTMENT OF PLANNING AND BUILDING SERVICES

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MEMORANDUM

DATE: DECEMBER 13, 2023
TO: ARCHAEOLOGICAL COMMISSION
FROM: KEITH GRONENDYKE, PLANNER III
SUBJECT: U_2023-0005 (TELESPAN)

KG

This memo is regarding the above noted Use Permit application to construct a 125-foot-tall cellular antenna tower disguised as a monopine and located at 16401 S. Highway 1 in Manchester.

The applicant has changed some aspects of the project, including:

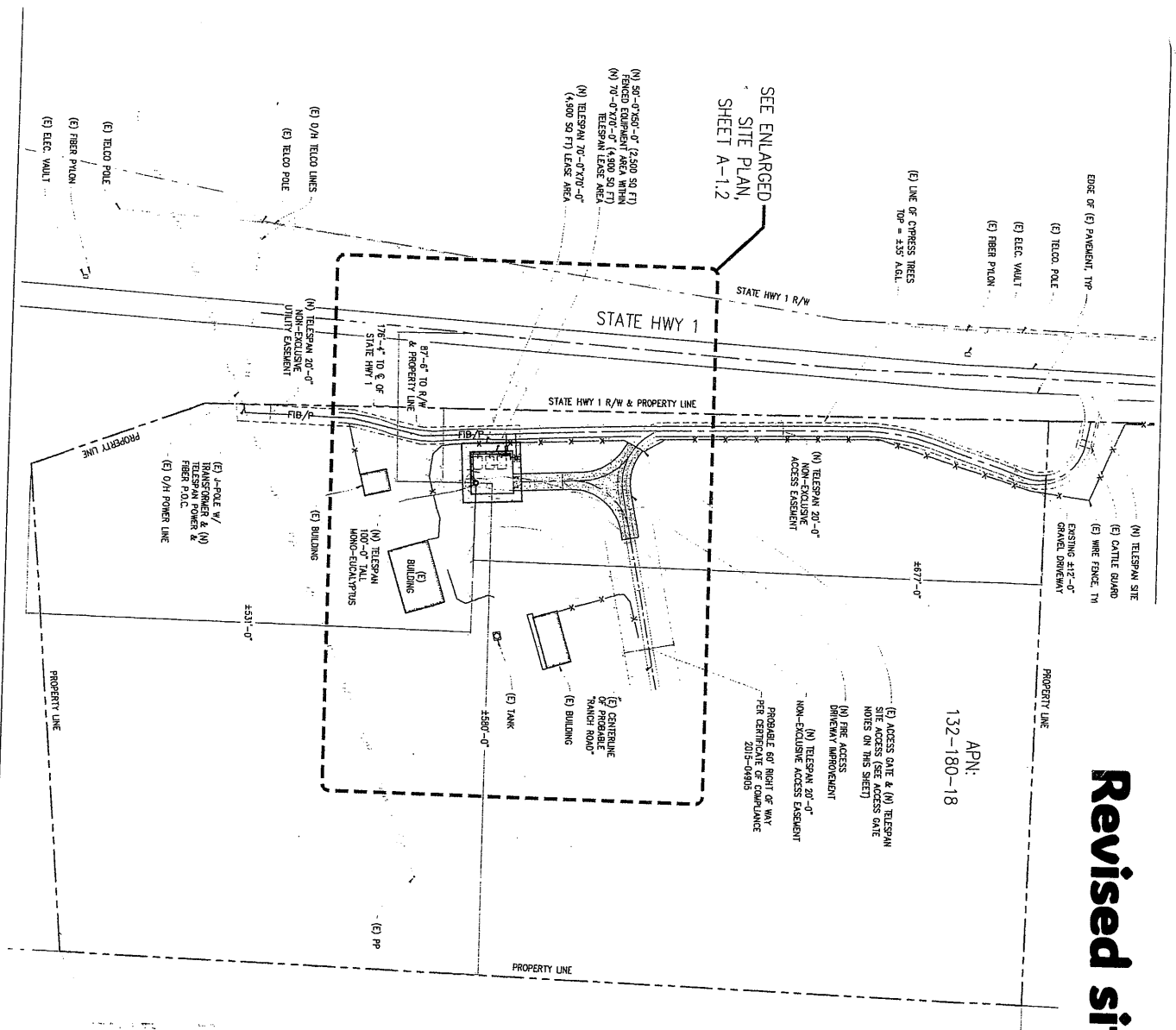
- Changing the design of the faux tower to a “eucalyptus” tree.
- Lowering the height of the tower from 125-feet to 100-feet
- Moving the location of the tower sixty-six feet closer to State Route 1 and nestled within a stand of eucalyptus trees

As there was an Archaeological Survey completed prior to the above noted changes, staff considered requiring the applicant have a new Archaeological Survey conducted. To counter that requirement, the applicant also submitted a letter from Archaeological Resources Technology that concluded that the new proposed tower location would not require a new archaeological survey to be conducted, as the same condition would apply as the previous proposed location, i.e., that a qualified archaeologist must be present to monitor all ground-disturbing activities associated with the cell tower construction.

Staff would concur that the minor moving of the tower sixty-six feet to the west would not constitute a major change in the project.

Attachments: Original site plan, new site plan, letter from Archaeological Resources Technology.

Revised site plan



ACCESS GATE NOTES:
 1. GATE WIDTH SHALL BE NOT LESS THAN 20'-0" &
 2. GATE SHALL BE 2'-0" WIDER THAN THE ROAD SURFACE
 3. METHODS OF LOCKING SHALL BE SUBMITTED FOR
 APPROVAL BY THE FIRE CODE OFFICIAL.

CENTER OF OML CREEK SHOWN
 AS APPROXIMATE/NOT SURVEYED

APN: 132-180-07



OVERALL SITE PLAN
 1"=60'-0"



16401 SOUTH HIGHWAY 1
 MANCHESTER, CA 95724

Telespan
 COMMUNICATIONS
 3888 STATE ST. STE# 204
 SANTA BARBARA, CA 93105

PREPARED FOR
MANCHESTER

PROJECT NO:
 DRAWN BY: C. CODY
 CHECKED BY: S. SAVIG
 APPROVED BY:

REV	DATE	DESCRIPTION	CHKD
3	11/16/23	CLIENT REV./A.A	
2	11/14/23	CLIENT REV./C.C	
1	01/06/23	2D 100% C.C	
0	01/03/23	2D 50% C.C	

PRELIMINARY:
 NOT FOR
 CONSTRUCTION
 KEVIN R. SORRENSEN
 S1469

ENGINEER:
 Streamline Engineering
 8445 Serra College Blvd, Suite E Granada Bay, CA 95746
 Contact: Kevin Sorrensen Phone: 916-660-1800
 E-Mail: kevin@streamlineeng.com Fax: 916-660-1841

SHEET TITLE: OVERALL SITE PLAN
 SHEET NUMBER: A-1.1



Archaeological Resources Technology

240 Tamal Road Post Office Box 713 Forest Knolls, California 94933-0713

November 30, 2023

Mr. Steve Geist, President
GEIST ENGINEERING AND ENVIRONMENTAL GROUP, INC.
4200 Park Boulevard #149
Oakland, California 94602

RECEIVED
DEC 07 2023

Planning & Building Services

Re: Review of changes to TeleSpan Manchester Wireless Project in Mendocino County, California

Dear Mr. Geist:

Per your request, Archaeological Resources Technology (ART) reviewed recent changes to TeleSpan's proposed telecommunications project identified as "Manchester." TeleSpan Communications plans to build a monopine on the existing agricultural parcel, and has changed the ground location slightly for the new design. This analysis was made using recent photosimulations provided by the applicant.

The project area lies in the former Lawson/Biaggi Ranch, which represents an important chapter in the history of the region. Despite conditions issues, the ranch retains good integrity of location, design, setting, materials, workmanship, feeling, and association (NRHP Criterion A). The subject property as a whole retains adequate integrity to convey its historic significance, and reflects "vernacular" forms of architecture and animal husbandry beginning in the second-decade of the 20th C (NRHP Criterion C, architecture).

In order to be adverse, alterations to an historic property need to be consequential to the point where said alterations either damage historic fabric or alter the qualities that make the building significant. The recent photosims show that the faux tree and ground-based equipment will be partially screened by mature trees that exist on the parcel. The addition of a monopine near existing, mature trees will not diminish that aspect of significance to a level that it could adversely affect the historic property.

Mr. Steve Geist
November 30, 2023
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Please note that NRHP Criterion D, the potential for buried subsurface archaeological deposits, is most at issue now. ART's recommendation has not changed: a qualified archaeologist must be present to monitor all ground-disturbing activities associated with the TeleSpan Manchester project. At minimum, the utility trenching area and proposed lease area should be inspected closely during excavation for potential cultural deposits. The work should fall within the guidelines of the Mendocino Historical Review Board and other (potential) interested parties.

If accepted, any and all artifacts should be housed with site records at the Kelley House Museum in Albion, Mendocino County (kelleyhousemuseum.org). If human remains are encountered, all work must stop in the immediate vicinity of the discovery until the County Coroner and a qualified archaeologist evaluate the remains (Public Resources Code section 5097.98).

If you have any questions or concerns regarding the content of this letter, please do not hesitate to contact me.

Thank you very much for allowing ART to assist you with this project.

Very truly yours,



Carolyn Losée RPA
Owner, Principal

