



THE CITY OF SAN DIEGO

DATE OF NOTICE: November 6, 2025

NOTICE OF RIGHT TO APPEAL ENVIRONMENTAL DETERMINATION

DEVELOPMENT SERVICES DEPARTMENT

11003679

PROJECT NAME / NUMBER: T-Mobile RB Country Club/ PRJ - 1137458

COMMUNITY PLAN AREA: Rancho Bernardo

COUNCIL DISTRICT: 5

LOCATION: 12280 Greens Road East, San Diego, CA 92128

PROJECT DESCRIPTION: Neighborhood Use Permit (NUP) to continue the operation of an existing wireless communication facility (WCF) located at 12280 Greens East Road in the Rancho Bernardo Community Plan Area, RS-1-14 Base Zone, Council District 5. The existing WCF consists of six (6) antennas and six (6) RRUs on a 35-foot-tall monopalm. The associated equipment is in an enclosure at the base of the monopalm. The project site is adjacent to a parking lot and designed to match the buildings in the Rancho Bernardo Country Club. There are no changes proposed for the WCF.

ENTITY CONSIDERING PROJECT APPROVAL: City of San Diego Development Services Department

ENVIRONMENTAL DETERMINATION: Categorically exempt from CEQA pursuant to CEQA State Guidelines, Section 15301 Existing Facilities

ENTITY MAKING ENVIRONMENTAL DETERMINATION: City of San Diego

STATEMENT SUPPORTING REASON FOR ENVIRONMENTAL DETERMINATION: The City of San Diego determined that the project would qualify to be categorically exempt from CEQA pursuant to Section 15301 Existing Facilities; and where the exceptions listed in Section 15300.2 would not apply. Section 15301 allows for the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing facilities (public or private), involving negligible or no expansion of use beyond that existing at the time of the determination. Since the project would only permit the continual operation of an existing WCF and would not significantly change the project setting, the exemption was deemed appropriate. The project is located on a developed site and no environmental impacts would occur. **The site is not included on any list compiled pursuant to Government Code Section 65962.5 for hazardous waste sites.**

DEVELOPMENT PROJECT MANAGER:

Ian Heacox

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DPM@san Diego.gov

On November 6, 2025, the City of San Diego (City), as Lead Agency, has made the above-referenced environmental determination pursuant to the California Environmental Quality Act (CEQA). This determination is appealable to the City Council. If you have any questions about this determination, contact the City Development Project Manager listed above.

Applications to appeal CEQA determination made by staff (including the City Manager) to the City Council must be filed in the office of the City Clerk by 5:00pm within or ten (10) business days from the date of the posting of this Notice (November 21, 2025). Appeals to the City Clerk must be filed by email or in-person as follows:

- 1) Appeals filed via E-mail: The Environmental Determination Appeal Application Form [DS-3031](#) can be obtained at <https://www.sandiego.gov/sites/default/files/legacy/development-services/pdf/industry/forms/ds3031>. Send the completed appeal form (including grounds for appeal and supporting documentation in pdf format) by email to Hearings1@san Diego.gov by 5:00p.m. on the last day of the appeal period; your email appeal will be acknowledged within 24 business hours. You must separately mail the appeal fee by check payable to the City Treasurer to: City Clerk/Appeal, MS 2A, 202 C Street, San Diego, CA 92101. The appeal filing fee must be United States Postal Service (USPS) postmarked) before or on the final date of the appeal. Please include the project number on the memo line of the check.
- 2) Appeals filed in person: Environmental Determination Appeal Application Form [DS-3031](#) can be obtained at <https://www.sandiego.gov/sites/default/files/legacy/development-services/pdf/industry/forms/ds3031.pdf>. Bring the fully completed appeal application [DS-3031](#) (including grounds for appeal and supporting documentation) to the City Administration Building-Public Information Counter (Open 8:00am to 5:00pm Monday through Friday excluding City-approved holidays), 1st Floor Lobby, located at 202 C Street, San Diego, CA 92101, by 5:00pm on the last day of the appeal period. The completed appeal form shall include the required appeal fee, with a check payable to: City Treasurer.

This information will be made available in alternative formats upon request.

POSTED ON THE CITY'S CEQA WEBSITE**POSTED:** 11/6/25**REMOVED:** **POSTED BY:** Myra Lee