



THE CITY OF SAN DIEGO

DATE OF NOTICE: June 30, 2026

NOTICE OF RIGHT TO APPEAL ENVIRONMENTAL DETERMINATION

DEVELOPMENT SERVICES DEPARTMENT

I.O. 11003679

PROJECT NAME / NUMBER: 4536 Riviera Shores Street (a.k.a. T-Mobile Riviera Shores) / PRJ-1137111

COMMUNITY PLAN AREA: Otay Mesa

COUNCIL DISTRICT: 8

LOCATION: 4536 Riviera Shores Street, San Diego, CA 92154

PROJECT DESCRIPTION: A request for a CONDITIONAL USE PERMIT and NEIGHBORHOOD DEVELOPMENT PERMIT for modifications to an existing wireless communication facility (WCF) on an existing 45-foot faux mono-pine tree located within the Riviera Del Sol Neighborhood Park. The project would include the rebranching of the existing faux tree, removing three existing remote radio units, three existing panel antennas and two existing equipment cabinets and installing six new panel antennas, six new remote radio units and two new equipment cabinets. The overall height of the existing mono-pine tree would increase from 45 feet to 46 feet after rebranching. Ancillary equipment would be located within an existing 300-square-foot equipment area. The project site located at 4536 Riviera Shores Street is zoned Open Space Park (OP-1-1) and designated Park within the Otay Mesa Community Plan. Additionally, the project site is within the Airport Land Use Compatibility Overlay Zone (Brown Field), Airport Influence Area (Brown Field – Review Area 2), and Federal Aviation Administration Part 77 Noticing Area (Brown Field). (Assessor's Parcel Number: 631-292-0200).

ENTITY CONSIDERING PROJECT APPROVAL: City of San Diego Planning Commission

ENVIRONMENTAL DETERMINATION: Categorically exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15301 (Existing Facilities) and 15302 (Replacement or Reconstruction).

ENTITY MAKING ENVIRONMENTAL DETERMINATION: City of San Diego

STATEMENT SUPPORTING REASON FOR ENVIRONMENTAL DETERMINATION: The project qualifies for an exemption pursuant to CEQA Guidelines Section 15301 (Existing Facilities) because the project would permit the operation, repair, and minor alteration of an existing, private WCF. The project would rehabilitate the WCF, with all work remaining within the existing physical footprint; therefore, the project would not result in the expansion of the existing use. Additionally, the project qualifies for an exemption under CEQA Guidelines Section 15302 (Replacement or Reconstruction) because it consists of replacing equipment associated with an existing WCF, and, as previously stated, would not expand the existing project footprint.

The exceptions outlined in CEQA Guidelines Section 15300.2 do not apply. CEQA Guidelines Section 15300.2(a) would not apply, as the project is not in a particularly sensitive environment, given that the site is already developed and surrounded by developed areas. Considering the project scope and location, no significant cumulative impact would result from the project, and the exception identified in CEQA Guidelines Section 15300.2(b) would not apply. No significant effect due to unusual circumstances would result from the project, considering that its scope consists of modifications to an existing facility, and the exception identified in CEQA Guidelines Section 15300.2(c) would not apply. The project site is not visible from a designated state scenic highway and the scenic highway exception identified in CEQA Guidelines Section 15300.2(d) would not apply. The site is not located on a list compiled pursuant to Government Code Section 65962.5 and the hazardous waste sites exception identified in CEQA Guidelines Section 15300.2(e) would not apply. No historic resources exist on the site, and the project would not cause a substantial adverse change in the significance of any such resources. Thus, the CEQA Guidelines Section 15300.2(f) Historical Resources exception would not apply. In conclusion, none of the exceptions outlined in CEQA Guidelines Section 15300.2 apply.

DEVELOPMENT PROJECT MANAGER:	Andrew Razon
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On June 30, 2026, 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 5:00 pm within ten (10) business days from the date of the posting of this Notice (July 15, 2026). 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@sandiego.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: 6/30/2026

REMOVED: _____

POSTED BY: Leilani Phillips