



THE CITY OF SAN DIEGO

MEMORANDUM

DATE: December 15, 2022

TO: City of San Diego Planning Commission

FROM: Nilia Safi, Development Project Manager, Development Services Department

SUBJECT: T-Mobile Monogahela – Project No. 674122, Planning Commission -Item No. 1

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There are two corrections to the Staff Report:

1. Attachment No. 6 (Environmental Exemption) was left out of Staff Report No. PC-22-065 and is attached to this memo.
2. The CEQA exemption section of the report should reference Section 15302 (Replacement & Reconstruction) not (Existing Construction).

Sincerely,

Nilia Safi  
Development Project Manager

Attachment:

1. Environmental Exemption-Attachment 6



THE CITY OF SAN DIEGO

Date of Notice October 19, 2022

# NOTICE OF RIGHT TO APPEAL ENVIRONMENTAL DETERMINATION

DEVELOPMENT SERVICES DEPARTMENT

SAP No. 11004545

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**PROJECT NAME/NUMBER:** T-Mobile Monogahela /674122

**COMMUNITY PLAN AREA:** Clairemont Mesa

**COUNCIL DISTRICTS:** 6

**LOCATION:** The project is located at 4985 Monongahela Street, San Diego, CA

**PROJECT DESCRIPTION:** A Conditional Use Permit (CUP) and a Site Development Permit (SDP) to replace a Wireless Communications Facility (WCF) consisting of two, 12-foot high micropoles with a 26-foot-high faux elm tree supporting 16, 15-foot long branches, six (6) panel antennas and two (2) TMA antenna levels with related ancillary equipment to operate the WCF and landscaping to integrate it within the existing environment. The property is located at 4985 Monongahela Street within the RS-1-7 zone of the Clairemont Mesa Community Plan, City Council District 2.

**ENTITY CONSIDERING PROJECT APPROVAL:** City of San Diego, Planning Commission

**ENVIRONMENTAL DETERMINATION:** Section 15302 (Replacement or Reconstruction)

**ENTITY MAKING ENVIRONMENTAL DETERMINATION:** City of San Diego, Development Services Department

**STATEMENT SUPPORTING REASON FOR ENVIRONMENTAL DETERMINATION:** The City of San Diego conducted an environmental review which determined that the proposed project is exempt from CEQA pursuant to CEQA Guidelines Section 15302. CEQA Section 15302 allows for the replacement or reconstruction of existing structures and facilities where the new structure will be located on the same site and will have substantially the same purpose and capacity as the structure being replaced. The proposed project is modifying an existing WCF and would replace old equipment with new without expanding the use of the WCF. No environmental impacts were identified for the proposed project and none of the exceptions described in CEQA Guidelines Section 15300.2 apply.

**DEVELOPMENT PROJECT MANAGER:** Nilia Safi  
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On October 19, 2022 the City of San Diego 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 determinations made by staff (including the City Manager) to the City Council must be filed in the office of the City Clerk within 10 business days from the date of the posting of this Notice so the final day to file an appeal is November 2, 2022.

During the Statewide "Safer-at-Home" directive to reduce the spread of COVID-19, beginning March 19, 2020, appeals to the City Clerk must be filed by email or US Mail as follows:

- 1) Appeals filed via E-mail: Send the appeal by email to [Hearings1@sanidiego.gov](mailto:Hearings1@sanidiego.gov); your email appeal will be acknowledged within 24 hours. The [appeal application can be obtained here](#). 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 postmarked within 5 business days of the date the appeal is filed.
- 2) Appeals filed via US Mail: Send the appeal by US Mail to City Clerk/Appeal, MS 2A, 202 C Street, San Diego, CA 92101. Appeals filed by US Mail must have a United States Postal Service (USPS) postmark by the appeal deadline to be considered valid. The [appeal application can be obtained here](#). You must separately mail the required 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 postmarked within 5 business days of the date the appeal is filed.

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