



THE CITY OF SAN DIEGO
DATE OF NOTICE: August 24, 2026

NOTICE OF FUTURE DECISION

DEVELOPMENT SERVICES DEPARTMENT

As a property owner, tenant, or person who has requested notice, you should know that Development Services Department Staff will make a decision to approve, conditionally approve, modify, or deny an application for a Neighborhood Use Permit and Neighborhood Development Permit for the modifications to an existing Wireless Communication Facility (WCF) on an existing 45-foot faux mono-pine tree that will be rebranched, is located within the Riviera Del Sol Neighborhood Park at 4536 Riviera Shores Street in the Otay Mesa Community Plan, OP-1-1 (Open Space-Park) zone, Federal Aviation Administration Part 77 Noticing Area to Brown Field and Council District 8. The scope of work is to remove three (3) existing Remote Radio Units (RRUs), three (3) existing panel antennas and two (2) existing equipment cabinets. The project will install six (6) new panel antennas, six (6) new RRUs, and two (2) new equipment cabinets. The existing mono-pine tree will increase in overall height by one foot, reaching 46 feet after rebranching. The ancillary equipment is located within an existing 300.4-square-foot equipment area designed as a concrete masonry unit enclosure with a wood trellis.

PROJECT NO:	PRJ-1137111
PROJECT NAME:	<u>T-MOBILE RIVIERA SHORES</u>
PROJECT TYPE:	NEIGHBORHOOD USE PERMIT AND NEIGHBORHOOD DEVELOPMENT PERMIT, PROCESS TWO
APPLICANT:	CHRIS VUONG, PRECEPT WIRELESS CONSULTANTS, LLC OBO, Agent for T-MOBILE
COMMUNITY PLAN AREA:	OTAY MESA
COUNCIL DISTRICT:	8
PROJECT MANAGER:	ANDREW RAZON, Development Project Manager
PHONE NUMBER/E-MAIL:	(619) 687-5948 / AMRAZON@SANDIEGO.GOV

The decision by City staff will be made **without** a public hearing no less than thirty (30) calendar days after the date of mailing the Notice of Future Decision. If you wish to receive a "Notice of Decision," you must submit a written request to the Development Project Manager listed above no later than ten (10) business days from the date of this Notice. This project is undergoing environmental review.

The decision of the Development Services Department Staff is final unless appealed to the Planning Commission. The decision made by the Planning Commission is the final decision by the City. Appeal procedures are described in [Information Bulletin 505](https://www.sandiego.gov/development-services/forms-publications/information-bulletins/505) (<https://www.sandiego.gov/development-services/forms-publications/information-bulletins/505>). Appeals to the Planning Commission can be filed by email/mail or in person:

- 1) Appeals filed via email/mail: Send the fully completed appeal application [DS-3031](https://www.sandiego.gov/sites/default/files/legacy/development-services/pdf/industry/forms/ds3031.pdf) (<https://www.sandiego.gov/sites/default/files/legacy/development-services/pdf/industry/forms/ds3031.pdf>) (including grounds for appeal and supporting documentation in pdf format) via email to PlanningCommission@sandiego.gov by 4:00 PM on the last day of the appeal period. When received by the City, the appellant will be invoiced for payment of the required Appeal Fee. Timely payment of this invoice is required to complete processing of the appeal. Failure to pay the invoice within five (5) business days of invoice issuance will invalidate the appeal application.
- 2) Appeals filed in person: Bring the fully completed appeal application [DS-3031](https://www.sandiego.gov/sites/default/files/legacy/development-services/pdf/industry/forms/ds3031.pdf) (<https://www.sandiego.gov/sites/default/files/legacy/development-services/pdf/industry/forms/ds3031.pdf>) (including grounds for appeal and supporting documentation) to the reception desk in the first-floor lobby of the Development Services Center, located at 7650 Mission Valley Road, San Diego, CA 92108-4423 by 4:00 PM. on the last day of the appeal period. The completed appeal package must be clearly marked on the outside as "Appeal" and must include the required appeal fee per Information Bulletin 505 in the form of a check payable to the City Treasurer. This safe is checked daily, and payments are processed the following business day. All payments must be in the exact amount, drawn on US banks, and be made out to "City Treasurer." Please include in the memo of the check the invoice number or Project number or attach the invoice to the check. Cash payments are only accepted by appointment; email DSDCashiers@sandiego.gov to schedule an appointment.

Please note that Community Planning Groups provide citizens with an opportunity for involvement in advising the City on land use matters. Community Planning Group considerations are a recommended, but not required, part of the project review process. Please see the [Community Planning Group Contact List](https://www.sandiego.gov/planning/community-plans/cpg/contacts) (<https://www.sandiego.gov/planning/community-plans/cpg/contacts>) to inquire about Otay Mesa Community Planning Group meeting dates, times, and location for community review of this project.

If you have any questions about the project after reviewing this information, you may contact the Development Project Manager listed above.

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

Internal Order No.: 11003679



Development Services Department

Andrew Razon / Project No. PRJ-1137111
7650 Mission Valley Road, MS DSD-1A
San Diego, CA 92108-4423

RETURN SERVICE REQUESTED