

ERRATA

3823 Ingraham Street Environmental Impact Report No. 1059329 January 5, 2026

Subsequent to distribution of the final Environmental Impact Report (FEIR) minor revisions to the 3823 Ingraham Street EIR have been made. Specifically, clarifications have been made related to the discretionary actions required, Project Description, Public Utilities, and Land Use. Therefore, the following revisions have been made. All revisions are shown in a ~~striketrough~~ and/or underline format.

1. **ES.4 Project Description:** Clarification has been added regarding the rezone and consistency with the density outlined within the Pacific Beach Community Plan:

The RM-3-8 zone permits a maximum density of one dwelling unit for each 800 square feet of lot area, which would permit up to a maximum density of 54.45 du/ac and would support a maximum density of 7056 dwelling units on the project site.

2. **Greenhouse Gas Emissions, 5.5.3.1 Analysis:** Clarification has been added regarding the need for mitigation

Significance of Impacts

The project would be consistent with the CAP. Therefore, the project would not result in a cumulatively significant generation of GHG emissions. Thus, impacts would be less than significant.

Mitigation Measures

Impacts would be less than significant, and mitigation would not be required.

3. **Greenhouse Gas Emissions, 5.5.3.2 Analysis:** Clarification has been added regarding the need for mitigation

Significance of Impacts

The project would not conflict with the CAP or any other applicable plan, policy, or regulation adopted for the purpose of reducing emissions of greenhouse gases. Impacts would, therefore, be less than significant.

Mitigation Measures

Impacts would be less than significant, and mitigation would not be required.

Pursuant to CEQA Guidelines Section 15088.5(a), a lead agency is required to recirculate an EIR when significant new information is added to the EIR after public notice is given of the availability of the draft EIR for public review under Section 15087 but before certification. The term "information" can

include changes in the project or environmental setting as well as additional data or other information. New information added to an EIR is not significant unless the EIR is changed in a way that deprives the public of a meaningful opportunity to comment upon a substantial adverse environmental effect of the project or a feasible way to mitigate or avoid such an effect (including a feasible project alternative) that the project's proponents have declined to implement. Significant new information requiring recirculation include, for example, a disclosure showing that:

1. A new significant environmental impact would result from the project or from a new mitigation measure proposed to be implemented.
2. A substantial increase in the severity of an environmental impact would result unless mitigation measures are adopted that reduce the impact to a level of insignificance.
3. A feasible project alternative or mitigation measure considerably different from others previously analyzed would clearly lessen the environmental impacts of the project, but the project's proponents decline to adopt it.
4. The draft EIR was so fundamentally and basically inadequate and conclusory in nature that meaningful public review and comment were precluded.

In accordance with the CEQA Section 15088.5(b), recirculation is not required when new information is added which merely clarifies, amplifies, or makes insignificant modifications to the EIR. An environmental impact report need only be recirculated when there is the identification of new significant environmental impact, or the addition of a new mitigation measure required to avoid a significant environmental impact. The revisions made to the final environmental document merely clarify and do not affect the analysis or conclusions of the final EIR. As none of the conditions outlined in Section 15088.5(a) have occurred, recirculation is not required.