

## **E R R A T A**

### **1720 Torrey Pines Mitigated Negative Declaration No. 1111223 / SCH No. 2025070372 March 17, 2026**

Following the finalization of Mitigated Negative Declaration (MND) No. 1111223, dated August 14, 2025, City staff became aware that unpermitted work had occurred on the project site prior to the adoption of the MND and the approval of the Coastal Development and Site Development Permits. Therefore, to determine what, if any, additional impacts may have occurred, City staff requested that supplemental information be provided to address the unpermitted construction activities to determine if recirculation was warranted.

The final MND identified potential sensitive resources on the site, including historical resources (archaeology) and environmentally sensitive lands (sensitive coastal bluffs). The MND identified mitigation to reduce impacts to Historical resources (archaeology). Subsequently, staff were made aware that unpermitted work had occurred and encompassed the demolition of the exterior walls of a two-story, 14,265-square-foot single-family residence, demolition of the majority of the garage structure, and site excavation. Therefore, DSD staff identified the need for additional technical studies to verify that no additional impacts resulted from the unpermitted activities. The following technical documents were submitted and reviewed to evaluate the unpermitted work:

1. Biology Demolition Evaluation Memorandum, prepared by Hernandez Environmental Services, September 2025;
2. Archaeological Monitoring and Inspection Memorandum (Archaeological Memorandum), prepared by BFSA Environmental Services, September 2025;
3. Geology Site Conditions Memorandum, prepared by Geotechnical Exploration, Inc., September 2025; and,
4. Response to DSD-Geology Comments, prepared by Geotechnical Exploration, Inc., November 2025).

The Archaeological Memorandum concluded that no cultural resources or discoveries were impacted during any unpermitted ground-disturbing activities, and no evidence of impacts to cultural resources was found beyond what was identified in the final MND.

Regarding environmentally sensitive lands, the unpermitted work did not encroach into the sensitive coastal bluffs. The Biology Memorandum concluded that no biological impacts beyond those disclosed in the final MND occurred and that no impacts on sensitive biological resources were identified.

Lastly, the geological site conditions and observations memorandum concluded that the unpermitted work did not result in any changes to the recommendations or conclusions outlined in the previously reviewed and accepted site-specific project geotechnical reports. No additional impacts were identified when compared to the final MND.

To summarize, no additional impacts were identified, and the mitigation monitoring and reporting program outlined in the final MND does not require any revisions and remains applicable. Therefore, pursuant to CEQA Guidelines Section 15073.5, a lead agency is required to recirculate a mitigated negative declaration when the document must be substantially revised after public notice of its availability has previously been given pursuant to section 15072, but prior to its adoption. A substantial revision of the mitigated negative declaration, per CEQA section 15073.5(b) means:

- (1) A new, avoidable significant effect is identified and mitigation measures or project revisions must be added in order to reduce the effect to insignificance, or
- (2) The lead agency determines that the proposed mitigation measures or project revisions will not reduce potential effects to less than significance and new measures or revisions must be required.

The additional technical documentation submitted in response to the unpermitted activities does not affect the Mitigated Negative Declaration's analysis or its conclusions. Furthermore, recirculation of the mitigated negative declaration is not required.

## REFERENCES

Hernandez Environmental Services (2025). Results of Demo Evaluation for 1720 Torrey Pines Road in San Diego County, California (Biology Demolition Evaluation Memorandum). September 24, 2025.

BFSA Environmental Services (2025). Archaeological Monitoring Services for the 1720 Torrey Pines Road Project, City of San Diego, California (Archaeological Monitoring and Inspection Memorandum). September 15.

Geotechnical Exploration, Inc., (2025). Site Condition Geotechnical Observations (Geology Site Conditions Memorandum).

Geotechnical Exploration, Inc., (2025). Response to DSD-Geology Comments (Geotechnical Exploration, Inc., November 2025).