

**CITY OF ENCINITAS  
DEVELOPMENT SERVICES DEPARTMENT  
LEGAL NOTICE OF  
ENVIRONMENTAL REVIEW AND COMMENT PERIOD**

**NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION**

NOTICE IS HEREBY GIVEN that the City of Encinitas (City) has completed a Mitigated Negative Declaration for the proposed Design Review and Coastal Development for site grading, construction of a new pedestrian railroad undercrossing under the existing North County Transit District (NCTD) Right of Way, and implementation of drainage features, utilities, and landscaping improvements, in accordance with the California Environmental Quality Act (CEQA; Public Resources Code, Section 21000 et seq.).

**PROJECT NAME:** Verdi Undercrossing Project; **CASE NUMBER:** MULTI-003985-2020; DR-003986-2020; CDPNF-003987-2020; **LOCATION:** Along South Coast Highway 101/San Elijo Ave between Verdi Ave and Liszt Ave (APN: 260-330-02); **PROJECT DESCRIPTION:** Construction of a new pedestrian/bicycle railroad undercrossing with ancillary infrastructure improvements to facilitate safe and legal east/west pedestrian and bicycle access.

**Findings:** Pursuant to the provisions of the CEQA and based on information contained in the Initial Study Checklist, the City of Encinitas has determined that the project could result in significant effects on the environment related to cultural resources, geologic/palaeontologic resources, and tribal cultural resources. Mitigation measures are proposed that would reduce all potentially significant impacts to a level less than significant.

**PUBLIC REVIEW:** The Draft Mitigated Negative Declaration, Initial Study, and relevant technical studies and planning documents are available for public review at <https://www.encinitasca.gov/government/public-notices/development-services> under "Environmental Notices." This Draft Mitigated Negative Declaration can also be reviewed at the Encinitas Library (540 Cornish Dr, Encinitas, CA 92024), and the Cardiff-by-the-Sea Library (2081 Newcastle Ave, Cardiff, CA 92007).

Written comments will be accepted from April 11, 2025, to May 12, 2025, during the 30-day public review period. Any person wishing to comment on the adequacy of these documents must submit comments in writing to Fran Carr at [fcarr@encinitasca.gov](mailto:fcarr@encinitasca.gov) or at the following address: City of Encinitas, Development Services Department, Attention: Christina Bustamante, 505 S. Vulcan, Encinitas, CA 92024.

**VICINITY MAP**

Case Nos. MULTI-003985-2020; DR-003986-2020; CDPNF-003987-2020  
Along South Coast Highway 101/San Elijo Ave between Verdi Ave and Liszt Ave  
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