

**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 Density Bonus, Tentative Map, Design Review, and Coastal Development Permit for the future development of a 9-unit residential subdivision in accordance with the California Environmental Quality Act (CEQA; Public Resources Code, Section 21000 et seq.).

**PROJECT NAME:** Zona Gale Subdivision Project; **CASE NUMBER:** MULTI-003289-2019; SUB-003290-2019; DR-003291-2019; and CDP-003292-2019; **LOCATION:** Vacant parcel north of Zona Gale Road (APN: 257-401-11); **PROJECT DESCRIPTION:** The Zona Gale Estates Project (Project), which consists of developing a nine-lot residential subdivision utilizing the State Density Bonus Law on an approximately 1.79-acre vacant site located between Via Cantabria and Zona Gale Road in the City of Encinitas. The Project includes construction of nine new detached single-family residences, eight market-rate units and one “very low” affordable unit, along with associated site and utility improvements. These improvements include grading of the site; construction of a private road, private driveways, and additional off-street parking; installation of landscaping and biofiltration basin; and widening improvements to existing public infrastructure offsite along Zona Gale Road. **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 biological resources, cultural resources, geology and soils, noise, 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 Encinitas City Hall (505 South Vulcan Avenue, Encinitas, CA 92024), 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 December 18, 2025, to January 20, 2026, 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: Fran Carr, 505 S. Vulcan, Encinitas, CA 92024.

A public hearing will be scheduled for a future date, time, and place, and appropriately notified per City and CEQA requirements. At the public hearing, the Planning Commission will discuss the proposed project and subject Mitigated Negative Declaration. **This public notice is for the review of the Environmental document only.**

### VICINITY MAP

Case Nos. MULTI-003289-2019; SUB-003290-2019; DR-003291-2019; and  
CDP-003292-2019

Vacant Parcel North of Zona Gale Dr (APN: 257-401-11)

