

**NOTICE OF PREPARATION
OF A DRAFT ENVIRONMENTAL IMPACT REPORT**

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DATE: October 22, 2025

TO: State Clearinghouse, State Responsible Agencies, State Trustee Agencies, Organizations, and Interested Parties

PROJECT TITLE: Paul Ecke Central Elementary School Rebuild Project

SUBJECT: Notice of Preparation (NOP) for the Paul Ecke Central Elementary School Rebuild Project Draft Environmental Impact Report

NOTICE IS HEREBY GIVEN that the Encinitas Union School District (EUSD or District), as Lead Agency under the California Environmental Quality Act (CEQA), will prepare a Draft Environmental Impact Report (Draft EIR) for the Paul Ecke Central Elementary School Rebuild Project pursuant to the California Public Resources Code (PRC), Division 13, Section 21000 et seq. (CEQA Statute) and the California Code of Regulations (CCR), Title 14, Division 6, Chapter 3, Section 15000 et seq. (CEQA Guidelines).

The purpose of the Notice of Preparation is to (1) serve as a public notice of an EIR pursuant to the CEQA Guidelines Section 15082, and (2) advise and solicit comments and suggestions regarding the scope and content of the EIR to be prepared. The District, as Lead Agency, respectfully requests that any responsible and trustee agencies responding to this notice respond in a manner consistent with CEQA Guidelines Section 15082(b). Comments and suggestions should, at a minimum, identify the significant environmental issues, reasonable alternatives, and mitigation measures that should be explored in the EIR, in addition to whether the responding agency will be a responsible or trustee agency for the proposed project, and any related issues raised by interested parties.

In compliance with CEQA Guidelines Section 15060(d) and 15082, the District will not be preparing an initial study and will begin work directly on the Draft EIR.

PROJECT LOCATION: The Paul Ecke Central Elementary School (project site) is at 185 Union Street in the City of Encinitas, San Diego County (Assessor's Parcel Number [APN] 256-301-0100) (see Figure 1, *Regional Location*, and Figure 2, *Local Vicinity*). The project site is surrounded by residential uses to the north and south, Orpheus Park and residences to the east, and commercial uses to the west across North Vulcan Avenue and the railroad tracks (see Figure 3, *Aerial Photograph*). The project site has a General Plan land use designation of Public/Semi-Public (P/SP) and is zoned Public/Semi-Public (N-P/SP). The project site is entirely developed with, and operates as, an elementary school campus with classroom and administrative buildings, portable classrooms, asphalt walkways, hardcourts, a garden, parking lots, and fields.

PROJECT DESCRIPTION: The District is proposing a complete reconstruction of the campus with the exception of the Old Schoolhouse. The proposed project is intended to improve access, functionality, traffic and parking concerns, and enhance the educational environment. The proposed improvements are shown in Figure 4, *Conceptual Site Plan*.

The Administration Building, located in the northwestern portion of the site, is 7,120 square feet and would be 6,302 square feet upon project completion. The Multipurpose Room (MPR) Building would be relocated from the northeastern portion of the site to the western portion of the site, south of the Administration Building. The MPR Building square footage would increase from 9,892 square feet to 15,617 square feet. The Classroom Buildings would remain in the northern and eastern portions of the site, and the square footages would increase from 38,322 square feet to 48,752 square feet. There would be outdoor collaboration spaces with seating adjacent to the classrooms. The Flex 300 Building would be a new building on campus and would be 3,379 square feet. The Old Schoolhouse, which currently includes classrooms, would include a full structural retrofit with major interior and limited exterior upgrades, and would be a library/media center. While the District does not intend on changing enrollment, student capacity, or number of staff/teachers, the number of formal classrooms would decrease from 33 to 30.

The proposed project would include a variety of amenities such as a community plaza and teacher's lounge, a 8-foot-wide "Heritage" concrete walkway, a gathering plaza with seating and a sun dial, a Barn (open wood structure), learning garden, citrus grove, and greenhouse, an outdoor lab, a kinder play area, a nature play area, 30,000-square-foot field with an 8-foot-wide track, painted hardcourts, and a vermiculture educational area with a chicken coop and covered lunch courtyard.

Currently, the project site can be accessed via five driveways—one in the western portion of the site along North Vulcan Avenue, and four along Union Street at the northern portion of the site. The proposed project would reduce the number of driveways from five to three—two along the western portion of the site off of North Vulcan Avenue, and one at the northeastern parking lot. The western parking lot and drop-off/pick-up zone off of North Vulcan Avenue would be expanded to extend much of the western boundary of the project site. The parking lot in the northeastern portion of the site would include a median in the center of the parking lot which would improve the flow and circulation within the parking lot. The three parking lots and drop-off/pick-up zone would remain.

Construction of the proposed project would occur in one phase and is anticipated to start in June 2026 and end in August 2027. During construction, the District would temporarily relocate students to Park Dale Lane Elementary School and El Camino Creek Elementary School during the 2026-2027 school year. While bussing is not currently available, the District would arrange transportation between the project site and the temporary campuses while construction is underway. Additionally, the Leucadia Farmers Market would move to Oak Crest Middle School during construction and would move back to the project site once construction is completed.

POTENTIAL ENVIRONMENTAL EFFECTS: In accordance with Section 15082 of the CEQA Guidelines, the District has prepared this Notice of Preparation to provide agencies, organizations, and interested parties with information describing the proposed project and its potential environmental effects. Environmental factors that will be analyzed in detail in the Draft EIR are denoted with a (*); all other topics are anticipated to have no significant effects:

- Aesthetics*
- Agriculture and Forestry Resources
- Biological Resources
- Cultural and Paleontological Resources*
- Geology and Soils
- Greenhouse Gas Emissions*
- Hydrology and Water Quality
- Land Use and Planning
- Noise*
- Population and Housing
- Recreation
- Transportation*

- Wildfire
- Air Quality*
- Energy*
- Hazards and Hazardous Materials*
- Mineral Resources
- Public Services
- Tribal Cultural Resources*

PUBLIC REVIEW PERIOD: The 30-day public review period for the NOP is from **Wednesday, October 22, 2025, to Thursday, November 20, 2025**. In accordance with the time limits mandated by State law, if there are any concerns about the scope and content of the information to be addressed in EIR, please send written comments to the District, at the address below, at the earliest possible date but not later than 5:00 p.m. on **Thursday, November 20, 2025**. This NOP is also available at:

- Encinitas Union School District, Front office (address below)
- Encinitas Union School District website: <https://www.eusd.net/departments/business-services/facilities-safety>

PUBLIC COMMENTS: Please send your comments to:

Encinitas Union School District

Business Services Department

101 South Rancho Santa Fe Road, Encinitas, CA 92024

ATTN: Eric Smith, Director of Facilities and Safety

Comments can also be sent by e-mail to Eric Smith, Director of Facilities and Safety, eric.smith@eusd.net. Please include "Paul Ecke Central Elementary School Rebuild Project" in the subject line. If you require additional information, please contact 760.944.4300, ext. 1183.

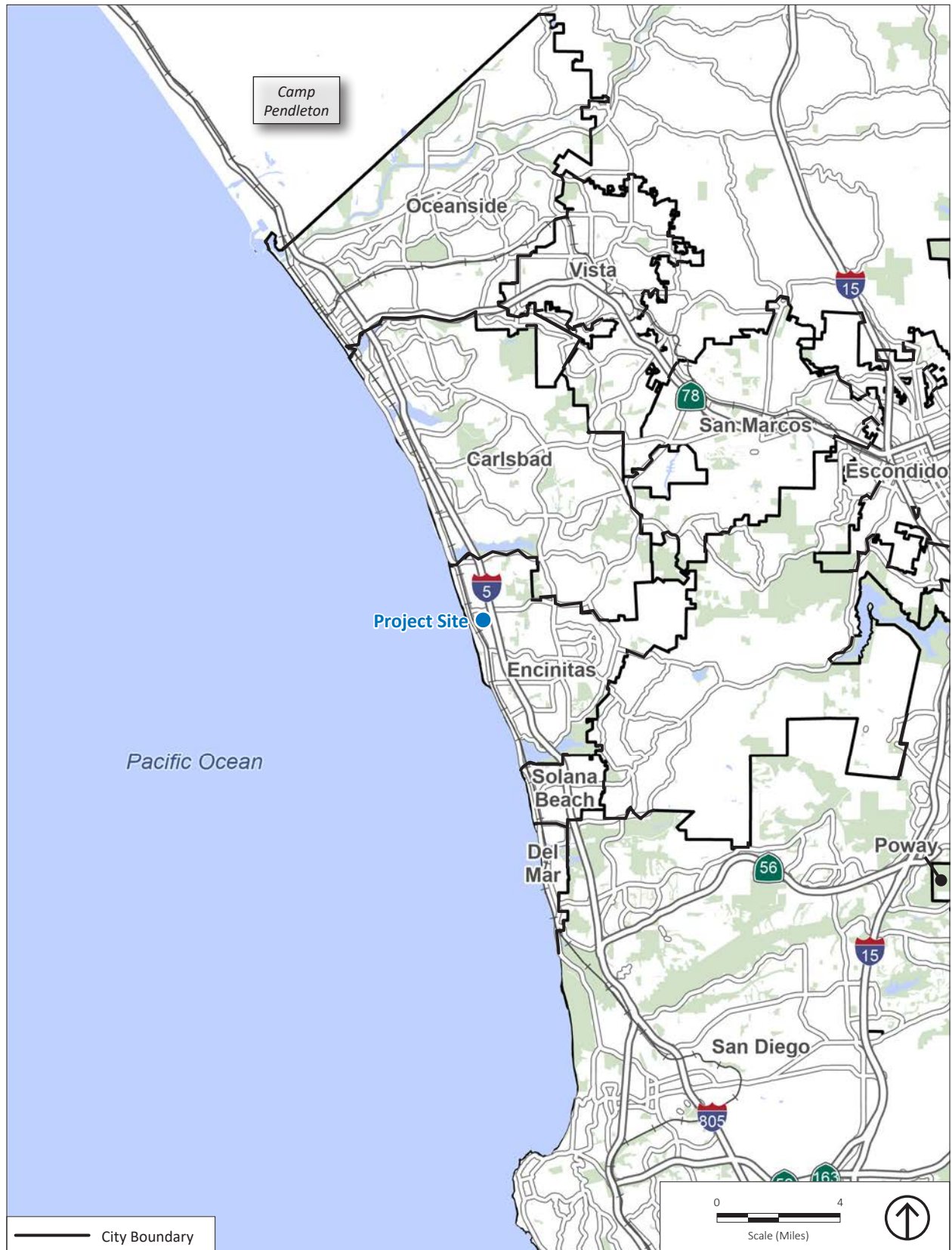
SCOPING MEETING: The District will hold a scoping meeting from 5:00 p.m. to 6:00 p.m., on **Wednesday, November 5, 2025**. The meeting will be held in-person at 185 Union Street, Encinitas, CA 92024, in the Multi-Purpose Room.

The purpose of the scoping meeting is to present the proposed project, describe the EIR process, and to receive public comments. The District invites interested parties to participate in the scoping meeting for the proposed project in order to learn more about the project, ask questions, and submit comments.



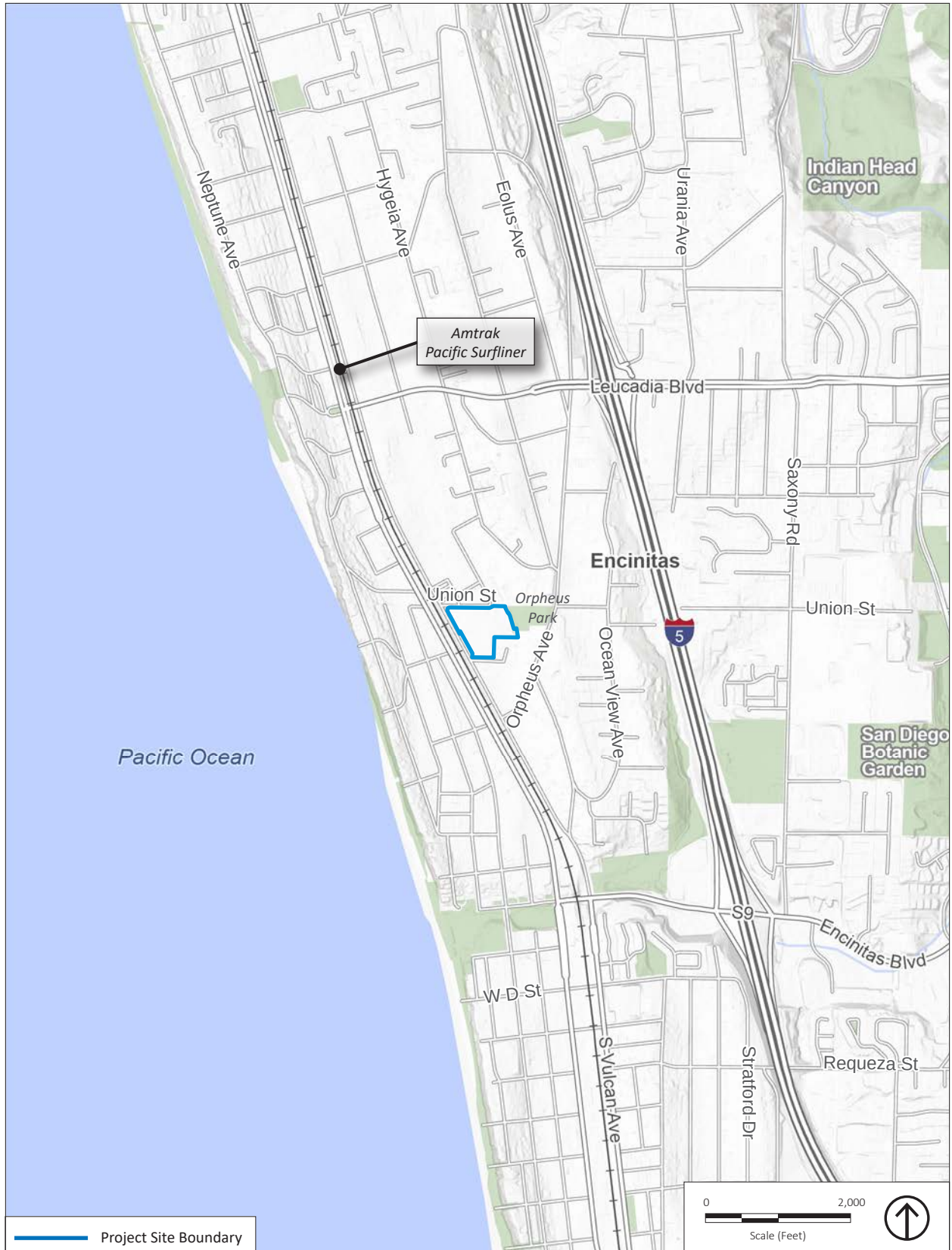
Eric Smith

Director of Facilities and Safety



Source: Generated using ArcMap 2025.

Figure 1
Regional Location



Source: Generated using ArcMap 2025.

Figure 2
Local Vicinity

PAUL ECKE CENTRAL ELEMENTARY SCHOOL REBUILD PROJECT NOTICE OF PREPARATION
ENCINITAS UNION SCHOOL DISTRICT



Source: Nearmap 2025.

Figure 3
Aerial Photograph



Source: DLR Group 2025.

Figure 4
Conceptual Site Plan