
APPENDIX 3.6-2

TITLE 5 SCHOOL

FACILITIES EVALUATION



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November 2025 | Title 5 School Facilities Evaluation

PAUL ECKE CENTRAL ELEMENTARY SCHOOL REBUILD PROJECT

for Encinitas Union School District

Prepared for:

Encinitas Union School District

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1. Introduction

1.1 PURPOSE

This report has been prepared for the Encinitas Union School District (District), which proposes to rebuild the existing Paul Ecke Central Elementary School (proposed project). The District is seeking state funding and will submit plans to the California Division of the State Architect (DSA). The State of California's standards for school site selection are found in Title 5 of the California Code of Regulations (CCR) Section 14010, and additional codes and regulations applicable to school facilities that are found in the Education, Government and Public Resources Codes. This study provides an assessment and supporting documentation of State school facility standards applicable to modernization projects (SFPD 4.08B, Section 1).¹

In addition to the standards addressed herein, there are other health and safety requirements that are generally under the purview of the Department of Toxic Substances Control (DTSC).² Also, the California Environmental Quality Act (CEQA) requires lead agencies to address the environmental impacts of a project on the environment. These are separate and distinct from the issues addressed in this study, which deal with a site's ability to provide a safe and healthy environment for school use. Documentation of the project's environmental impacts under CEQA are provided under separate cover.

1.2 PROJECT LOCATION

The existing Paul Ecke Central Elementary School is located at 185 Union Street in the City of Encinitas (Assessor's Parcel Number [APN] 256-301-0100). The school site is surrounded by residential uses to the north and south, Orpheus Park and residential uses to the east, and commercial uses to the west across N. Vulcan Avenue and the railroad track. Local access to the site is provided by N. Vulcan Street to the west and Union Street to the north. Regional access to the site is provided by North Coast Highway 101 (U.S. 101) and Interstate 5 (I-5), which are approximately 160 feet west and 0.33-mile east of the school site, respectively. Figure 1, *Regional Location*, and Figure 2, *Aerial Photograph*, show the school site in its regional and local contexts.

1.3 PROJECT DESCRIPTION

The proposed project includes a complete reconstruction of the campus, with the exception of the 1927 schoolhouse. The 1927 Schoolhouse currently includes classrooms. Under the proposed project, the 1927 Schoolhouse would include a full structural retrofit with major interior upgrades and limited exterior upgrades and would be a library/media center which may also be open to the public. The proposed project would also include new utilities and may change the layout of the circulation pattern to improve circulation deficiencies.

¹ This report is equivalent to what is sometimes referred to as a Geological and Environmental Hazards Study by CDE.

² DTSC approval is not required if the project qualifies for a statutory or categorical exemption under CEQA (Education Code §17268(c)).

1. Introduction

The proposed project may include limited offsite improvements. While the District does not intend on increasing enrollment at the school, the District is proposing to add more classrooms, by constructing a two-story building, to create more space for students and programming.

During construction, the District would temporarily relocate students to other schools in the District during the 2026-2027 school year. While bussing is not currently available, the District would arrange transportation between the school site and the temporary campus(es) while construction is underway.

The District intends to submit project plans to the Division of the State Architect (DSA) by the end of 2025. The proposed project is expected to be operational by the 2027 school year (August 2027). The District will require permits from the California Coastal Commission. Figure 3, *Conceptual Site Plan*, shows the proposed improvements.

1.4 CONCLUSIONS/RECOMMENDATIONS

Based on a review of information sources contained in this report, the following environmental health and safety hazards were identified but determined to have no significant impact:

- There is one high-pressure natural gas transmission pipeline and two large volume (≥ 12 -inch diameter) water pipelines within 1,500 feet of the school site. A Pipeline Safety Hazard Assessment (PSHA) has been prepared to address potential hazards from these pipelines (PlaceWorks 2025b). The PSHA found that the presence of the natural gas pipeline and water pipelines would not pose a risk to students and staff and no further evaluation is required.
- The school site is within 85 feet of a single railroad track owned and operated by North County Transit District (NCTD). Train traffic along this track includes Coaster commuter trains, Amtrak Surfliner trains and occasional BNSF freight trains. A Railroad Safety Study (RSS) was prepared to address whether the proximity of the nearby railroad track would pose a risk to students and staff at the school (PlaceWorks 2025a). The RSS addressed track conditions, the number of trains passing the site during school hours, the probability of accidents or derailments, railroad noise, and the potential for trespass. The right-of-way is fenced with restricted access in the vicinity of the school site, thereby eliminating the potential for trespassing or crossing the tracks. The RSS determined that there are no significant risks to students or staff at the school site from operations along the NCTD track west of the site (PlaceWorks 2025a).

One potentially significant impact was also identified:

- Based on the construction date of the school site, there is the potential for asbestos-containing materials (ACM) to be present in building materials, lead in soil from lead-based paint, polychlorinated biphenyls (PCBs) in soil from the weathering of window caulking and electrical transformers, and organochlorine pesticides (OCPs) from the application of termiticides. Therefore, it is recommended that a Phase I Addendum be prepared under the jurisdiction of DTSC, as required for school projects applying for State funding (Padre 2025). This would require soil

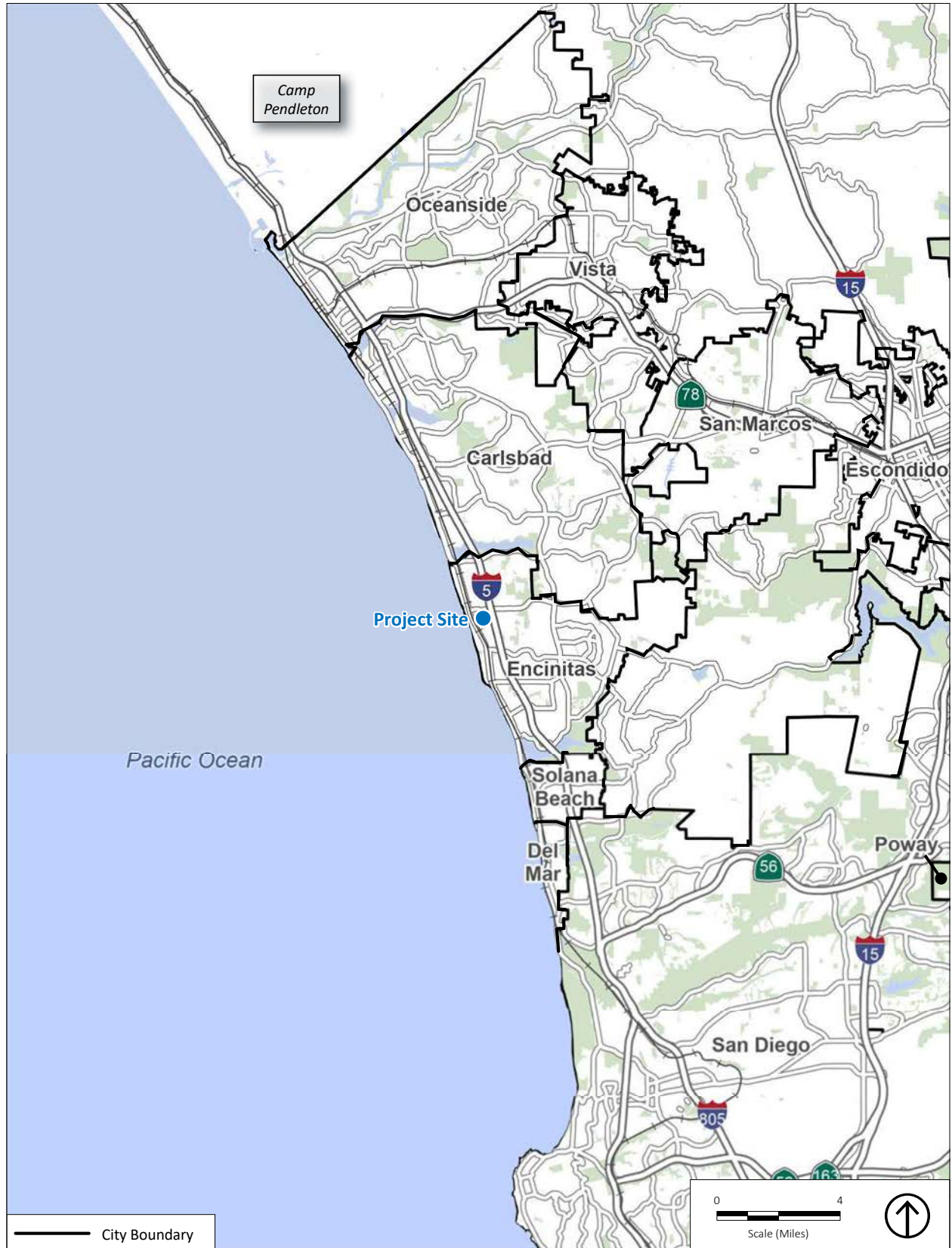
1. Introduction

sampling around the perimeter of the buildings that were constructed prior to 1993. If the results of the Phase I Addendum indicate that concentrations of chemicals in soil exceed residential cleanup levels, then correction action will be conducted in consultation with DTSC.

1. Introduction

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TITLE 5 SCHOOL FACILITIES EVALUATION
PAUL ECKE CENTRAL ELEMENTARY SCHOOL REBUILD PROJECT
ENCINITAS UNION SCHOOL DISTRICT



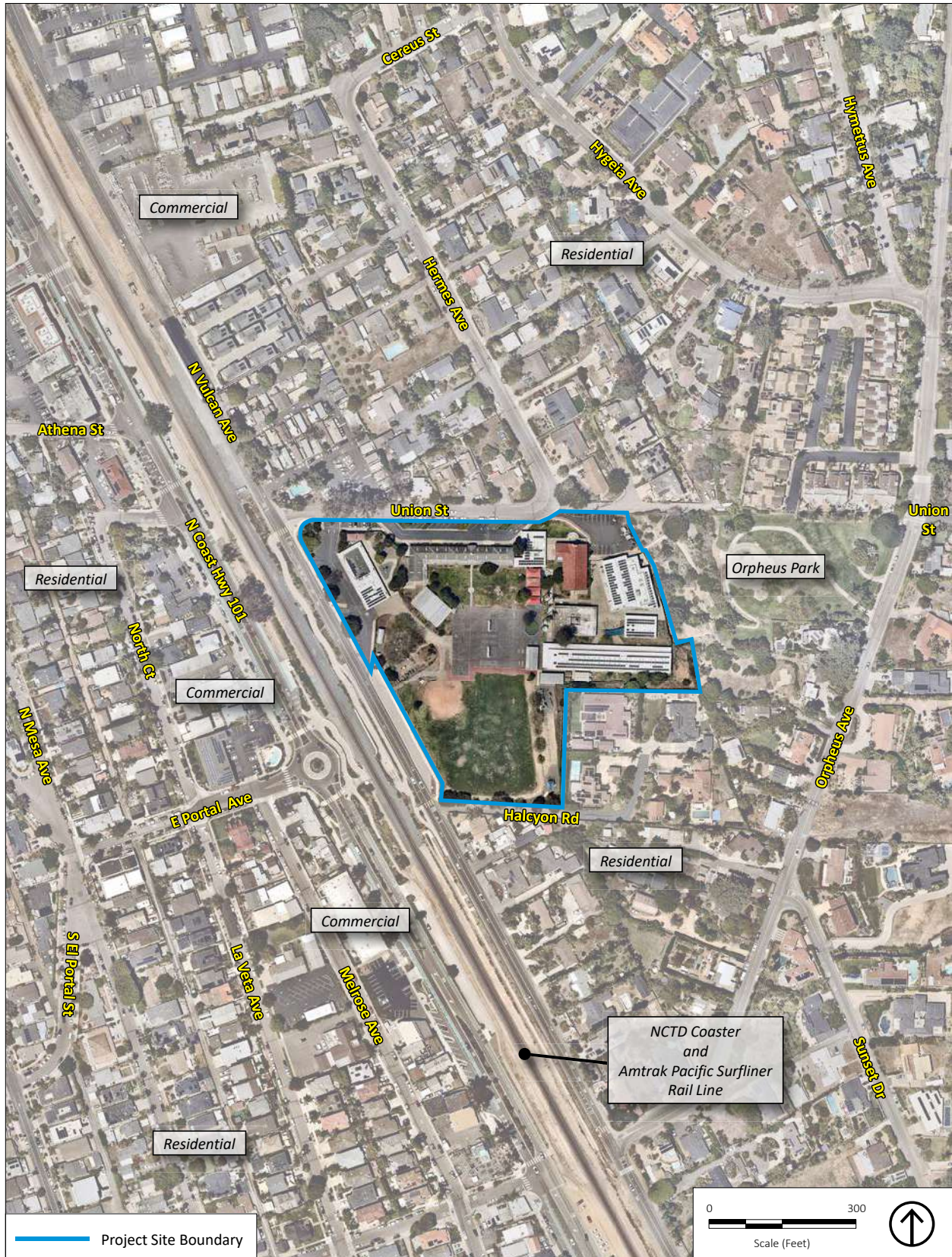
Source: Generated using ArcMap 2025.

Figure 1
Regional Location

1. Introduction

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TITLE 5 SCHOOL FACILITIES EVALUATION
PAUL ECKE CENTRAL ELEMENTARY SCHOOL REBUILD PROJECT
ENCINITAS UNION SCHOOL DISTRICT



Source: Nearmap 2025.

Figure 2
Aerial Photograph

1. Introduction

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Source: DLR Group 2025.

Figure 3
Conceptual Site Plan

1. Introduction

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2. Environmental Checklist

2.1 STATE STANDARDS FOR SCHOOL FACILITIES

The State of California's standards for school site selection are found in Title 5 of the California Code of Regulations (CCR) Section 14010 and additional codes and regulations applicable to school facilities are found in the Education, Government and Public Resources Codes. The following checklist provides a list of questions and code citations related to State-funded new school building/modernization approvals.

**STATE STANDARDS CHECKLIST FOR STATE-FUNDED SCHOOL FACILITIES—
SCHOOL PLAN/MODERNIZATION APPROVAL
(Documentation for SFPD 4.07, Part 4 C and SFPD 4.08B, Section 1)**

Topic	Code References
Air Quality	
Is the boundary of the proposed school site within 500 feet of the edge of the closest traffic lane of a freeway or busy traffic corridor? If yes, would the project create an air quality health risk due to the placement of the school?	Ed. Code §17213(c)(2)(C); CCR Title 5 §14010(q)
Would the project create an air quality hazard due to the placement of a school within one-quarter mile of: (a) permitted and non-permitted facilities identified by the jurisdictional air quality control board or air pollution control district; (b) freeways and other busy traffic corridors; (c) large agricultural operations; and/or (d) a rail yard, which might reasonably be anticipated to emit hazardous air emissions, or handle hazardous or acutely hazardous material, substances, or waste?	Ed. Code § 17213(b); CCR Title 5 §14010(q)
Geology and Soils	
Does the site contain an active earthquake fault or fault trace, or is the site located within the boundaries of any special studies zone or within an area designated as geologically hazardous in the safety element of the local general plan?	Ed. Code, §17212 and §17212.5; CCR Title 5 §14010(f)
Would the project involve the construction, reconstruction, or relocation of any school building on the trace of a geological fault along which surface rupture can reasonably be expected to occur within the life of the school building?	Ed. Code §17212.5
Would the project involve the construction, reconstruction, or relocation of any school building on a site subject to moderate-to-high liquefaction, landslides, or expansive soils?	CCR, Title 5 §14010(i) School Site Selection and Approval Guide, Appendix H
Are naturally occurring asbestos minerals located at the site?	School Site Selection and Approval Guide, Appendix H
Hazards and Hazardous Materials	
Is the proposed school site located near an aboveground water or fuel storage tank or within 1,500 feet of an easement of an aboveground or underground pipeline that can pose a safety hazard to the site?	CCR, Title 5 § 14010 (h)
Is the property line of the proposed school site less than the following distances from the edge of respective power line easements: (1) 100 feet of a 50–133 kV line; (2) 150 feet of a 220–230 kV line; or (3) 350 feet of a 500–550 kV line?	CCR, Title 5 § 14010 (c)

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STATE STANDARDS CHECKLIST FOR STATE-FUNDED SCHOOL FACILITIES— SCHOOL PLAN/MODERNIZATION APPROVAL

(Documentation for SFPD 4.07, Part 4 C and SFPD 4.08B, Section 1)

If prepared, has the risk assessment been performed with a focus on children's health posed by a hazardous materials release or threatened release, or the presence of naturally occurring hazardous materials on the schoolsite?	Ed. Code § 17210.1(a)(3)
If a response action is necessary and proposed as part of this project, has it been developed to be protective of children's health, with an ample margin of safety?	Ed. Code § 17210.1(a)(4)
Is the proposed school site situated within 2,000 feet of a significant disposal of hazardous waste?	CCR, Title 5 § 14010 (t)
Is the site within 300 feet of an active oil or natural gas well?	Fire Code § 3406.3.1
Hydrology and Flooding	
Is the project site subject to flooding or tank/dam inundation or street flooding?	Ed. Code § 17212 and 17212.5; CCR, Title 5 § 14010 (g) School Site Selection and Approval Guide, Appendix H
Land Use and Planning	
Would the proposed school conflict with any existing or proposed land uses, such that a potential health or safety risk to students would be created?	Ed. Code § 17213; Gov't. Code § 65402; CCR, Title 5 § 14010 (m)
Are there easements on or adjacent to the site that would restrict access or building placement?	CCR, Title 5 § 14010(r)
Has the district considered environmental factors of light, wind, noise, aesthetics, and air pollution in its site selection process?	CCR, Title 5 § 14010(q)
Noise	
Is the proposed school site located adjacent to or near a major arterial roadway or freeway whose noise generation may adversely affect the educational program?	CCR, Title 5 § 14010 (e)
Transportation/Traffic	
Are traffic and pedestrian hazards mitigated per Caltrans' Traffic Control for School Areas?	CCR, Title 5 § 14010 (l)
Is the proposed school site within 1,500 feet of a railroad track easement?	CCR, Title 5 § 14010 (d)
<u>School building</u> "means and includes any building used, or designed to be used, for elementary or secondary school purposes and constructed, reconstructed, altered, or added to..." (Ed. Code § 17283).	
Note: Any documentation related to the California Environmental Quality Act is provided under separate cover.	

3. Environmental Analysis

Section 2.1 provides a checklist of the State of California’s health and safety standards for school sites. This section provides documentation and an evaluation of applicable standards, and mitigation measures where appropriate.

3.1 AIR QUALITY

3.1.1 Is the boundary of the proposed school site within 500 feet of the edge of the closest traffic lane of a freeway or busy traffic corridor? If yes, would the project create an air quality health risk due to the placement of the school?

No Significant Hazard. Public Resources Code Section 21151.8(b)(9) and Education Code Section 17213(d)(9) define a “freeway or other busy traffic corridors” as roadways that on an average day have traffic in excess of 50,000 vehicles in a rural area, 100,000 vehicles in an urban area, or 100,000 average daily trips (ADT). The nearest traffic corridors to the school site are N. Vulcan Avenue, adjacent to the site, and U.S. 101, located approximately 160 feet west of the site. The Traffic Impact Study conducted for the Encinitas 2014-2021 Housing Element Update identifies the estimated ADT for N. Vulcan Avenue as 7,500 ADT and the estimated ADT for U.S. 101 as 19,900 ADT (Kimley-Horn 2018). These numbers are well below the ADT criterion of 100,000 ADT for urban areas. The nearest busy traffic corridor, I-5, is approximately 0.33 miles east of the school site, which is over 500 feet away from the school site. Therefore, there is no potential for air quality health risks related to busy traffic corridors in the vicinity of the site.

3.1.2 Would the project create an air quality hazard due to the placement of a school within one-quarter mile of: (a) permitted and non-permitted facilities identified by the jurisdictional air quality control board or air pollution control district; (b) freeways and other busy traffic corridors; (c) large agricultural operations; and/or (d) a rail yard, which might reasonably be anticipated to emit hazardous air emissions, or handle hazardous or acutely hazardous material, substances, or waste?

No Significant Hazard. As stated in Section 3.1.1, there is no significant hazard from traffic corridor emissions to students and staff of the school site. Additionally, the San Diego County Air Pollution Control District (SDAPCD) did not identify any stationary sources within a quarter-mile radius of the school site that could emit hazardous air emissions (SDAPCD 2025). Lastly, there are no non-permitted facilities, agricultural operations, or rail yards within a quarter mile of the site that could pose a potential air emission hazard.

The North County Transit District (NCTD) owns and operates the single railroad track located approximately 85 feet west of the school site. NCTD Coaster commuter trains, Amtrak Pacific Surfliner trains, and BNSF freight trains operate along this track (PlaceWorks 2025a). Diesel locomotives from the Coaster and Pacific Surfliner trains have the potential to emit diesel particulate matter (DPM) near the school site. In 2018, PlaceWorks conducted a health risk evaluation of this same rail line for a school site 2.2 miles

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south of this school site (PlaceWorks 2018). The resulting health risks were found to be well below SDAPCD's significance thresholds for both an existing scenario of 16 trains per day and a projected 2035 scenario of 35 trains per day. Since that time, the Coaster and Amtrak locomotives were replaced with Siemens Charger diesel-electric locomotives that meet stricter USEPA Tier 4 emission standards. As there are currently 20 passenger trains that pass by the school site during school hours (8:00AM to 3:00PM) and the current locomotives emit less DPM than previously analyzed, the Coaster and Pacific Surfliner locomotives would not create a significant hazard to the site.

Therefore, hazardous air emissions generated from potential emission sources within a quarter-mile radius are not anticipated to have a significant impact on the school site.

3.2 GEOLOGY AND SOILS

A Phase I Environmental Site Assessment (ESA) for the school site was conducted by Padre Associates Inc. in June 2025 (Padre 2025). The school site is situated in the western portion of the Peninsular Ranges Geomorphic Province. This geomorphic province encompasses an area that extends approximately 900 miles from the Transverse Ranges and the Los Angeles Basin south to the southern tip of Baja California (Norris and Webb 1990). The school site is within the Batiquitos Hydrologic Sub-Area of the Carlsbad Hydrologic Unit (Padre 2025). The Batiquitos Hydrologic Sub-Area has been classified as having existing beneficial uses for varying purposes including municipal and domestic supply, agricultural supply, and industrial service supply. The school site is underlain by Pleistocene marine and marine terrace deposits. The primary soil type at the site is Marina loamy coarse sand. Groundwater levels beneath the school site have not been measured but anticipated to be greater than 25 feet below ground surface, based on site investigations posted on GeoTracker near the site (Padre 2025).

3.2.1 Does the site contain an active earthquake fault or fault trace, or is the site located within the boundaries of any special studies zone or within an area designated as geologically hazardous in the safety element of the local general plan?

No Significant Hazard. According to Alquist-Priolo Earthquake Fault Zone maps, the school site is not underlain by an active fault and the site is not within or immediately adjacent (i.e., within a few hundred feet) to an Alquist-Priolo Earthquake Fault Zone (Padre 2025). The nearest active fault zone, the Newport-Inglewood-Rose-Canyon Fault Zone, is offshore and approximately 3 miles west of the school site (CGS 2025a; CGS 2025b).

3.2.2 Would the project involve the construction, reconstruction, or relocation of any school building on the trace of a geological fault along which surface rupture can reasonably be expected to occur within the life of the school building?

No Significant Hazard. As stated in Section 3.2.1, no active faults are in the immediate vicinity of the site and the site is not within or immediately adjacent (i.e., within a few hundred feet) to an Alquist-Priolo Earthquake Fault Zone (CGS 2025a; CGS 2025b).

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3.2.3 Would the project involve the construction, reconstruction, or relocation of any school building on a site subject to moderate-to-high liquefaction, landslides, or expansive soils?

No Significant Hazard.

Liquefaction

Liquefaction of cohesionless soils can be caused by strong vibratory motion due to earthquakes. Research and historical data indicate that loose granular soils and non-plastic silts that are saturated by a relatively shallow groundwater table are susceptible to liquefaction. The school site is not identified as being located within an identified liquefaction zone by the California Geologic Survey (CGS 2025b). However, the San Diego County Multi-Jurisdictional Hazard Mitigation Plan shows the school site could be subject to liquefaction based on the estimated peak ground acceleration during an earthquake (San Diego County 2023). Liquefaction is not known to have occurred historically in San Diego County. Liquefaction can occur with a combination of loose soils and shallow groundwater during strong earthquake shaking. Although the soils at the site are considered loose (i.e., sandy), the groundwater depth is estimated to be 25 feet bgs or deeper. Also, the losses due to liquefaction during a future earthquake for the City of Encinitas are estimated to be zero (San Diego County 2023).

Nevertheless, the geotechnical study conducted at the site prior to grading and construction will assess the potential for liquefiable soils. All structures would be built to adhere to the 2022 California Building Code (CBC), or the most recent version, which provides minimum standards to protect property and public welfare by regulating design and construction to reduce the effects of adverse soil conditions. In addition, the DSA will review all plans to ensure compliance with applicable school and state building standards. With adherence to applicable standards, liquefaction would not result in a significant impact.

Landslides

The topography of the school site is relatively flat with no steep slopes in the immediate vicinity of the site. The current Department of Conservation (DOC) Landslide Inventory (Beta) Map does not show the school site to be within a potential landslide susceptibility zone (DOC 2025). Additionally, the Department of Conservation's Earthquake Hazards Zone Application does not show the school site to be in a landslide zone (CGS 2025b). All structures would be built to grading and construction specifications provided in the geotechnical report as well as adherence to the 2022 CBC, or the most recent version, which provides minimum standards to protect property and public welfare by regulating design and construction to reduce the effects of adverse soil conditions. Thus, it is highly unlikely that based on the information provided above and the relatively flat terrain in the surrounding area, the school site would be susceptible to landslides. Therefore, impacts associated with landslides would be less than significant.

Expansive Soils

Expansive soils swell when they become wet and shrink when they dry out, resulting in the potential for cracked building foundations and in some cases, structural damage to the buildings. According to a Phase I Site Assessment conducted by Padre Associates in June 2025, the school site is underlain with Marina loamy coarse sand (2 to 9 percent slopes) with a lesser amount of Marina loamy coarse sand (9 to 30 percent slopes)

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located at the east area of the site. The soil is well drained and has a high runoff (Padre 2025). These soils have a very low clay content and are not classified as expansive (USDA 2024).

In addition, all structures would be built to adhere to the 2022 CBC, or the most recent version, which provides minimum standards to protect property and public welfare by regulating design and construction to reduce the effects of adverse soil conditions. Also, the DSA would review the project plans and ensure that all potential building issues have been adequately addressed. Therefore, impacts associated with expansive soils would not be significant.

3.2.4 Are naturally occurring asbestos minerals located at the site?

No Significant Hazard. Asbestos is a naturally occurring silicate mineral of the amphibole group that has historically been utilized for a variety of purposes including insulation, fireproofing materials, automotive brakes, and wallboard materials. Asbestos is characterized as a carcinogen. Naturally occurring asbestos (NOA) is associated with ultramafic and serpentine rocks.

According to the CGS Geologic Map of California, Santa Ana Sheet (1:250,000), 1965 (second printing 1973), there are no exposures of potentially asbestos-bearing ultramafic or serpentine rock located within 10 miles of the school site (Padre 2025). Therefore, there is no potential for NOA to be present on the school site and no potential for airborne exposure from the weathering and deposition of NOA-containing rock.

3.3 HAZARDS AND HAZARDOUS MATERIALS

3.3.1 Is the proposed school site located near an aboveground water or fuel storage tank or within 1,500 feet of an easement of an aboveground or underground pipeline that can pose a safety hazard to the site?

Aboveground Water or Fuel Storage Tanks

No Significant Hazard. No aboveground water or fuel storage tanks were identified within a 1,500-foot radius, based on a review of Google Earth Pro (2025).

Hazardous Substance Pipelines

No Significant Hazard. One high-pressure natural gas pipeline was identified based on a review of the National Pipeline Mapping System (NPMS) and San Diego Gas & Electric (SDG&E) online mapping databases (NPMS 2025; SDG&E 2025a). No other high-pressure natural gas pipelines nor hazardous liquid pipelines were identified within 1,500 feet of the site (NPMS 2025; SDG&E 2025a). Upon request, NPMS identified that the high-pressure natural gas transmission pipeline is owned and operated by the Southern California Gas Company (SCG 2025).

A Pipeline Safety Hazard Assessment (PSHA) has been prepared to determine the potential impacts of the natural gas pipeline to the school site (PlaceWorks 2025b). The results of the PSHA indicate that the risk to students and staff at the school site would be less than significant, according to the CDE assessment criteria.

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Water Pipelines

No Significant Hazard. The San Dieguito Water District (SDWD) and the Leucadia Wastewater District were contacted to determine if any large volume water pipelines (defined by CDE as 12-inches in diameter or greater) are located within 1,500 feet of the site. The SDWD identified two large volume water mains located within 1,500 feet of the school site: a 12-inch diameter water main beneath N. Vulcan Avenue immediately to the west of the site and a 12-inch diameter water main along Orpheus Avenue to the east of the site (SDWD 2025).

Potential flooding impacts to the site from all identified large diameter water pipelines were addressed in the PSHA that was prepared for the school site (PlaceWorks 2025b). The calculations provided in the PSHA indicate that a potential break in any of the identified large volume water pipelines would not result in significant flooding or adversely impact the school site.

3.3.2 Is the property line of the proposed school site less than the following distances from the edge of respective power line easements: (1) 100 feet of a 50–133 kV line; (2) 150 feet of a 220–230 kV line; or (3) 350 feet of a 500–550 kV line?

No Significant Hazard. According to the electric transmission lines map provided by the California Energy Commission (CEC), there are no high-voltage transmission lines (≥ 50 kV) within 100 to 350 feet of the property lines of the school site (CEC 2025). Additionally, the SDG&E confirmed that they have no high-voltage systems within 350 feet of the site (SDG&E 2025b). Therefore, high-voltage powerlines would not impact the school site.

3.3.3 If prepared, has the risk assessment been performed with a focus on children's health posed by a hazardous materials release or threatened release, or the presence of naturally occurring hazardous materials on the school site?

Potentially Significant Hazard. The school site is not listed as a hazardous substance release site. A review of the DTSC and SWRCB's EnviroStor and GeoTracker databases did not identify the site as requiring corrective action or cleanup activities (DTSC 2025; SWRCB 2025). Also, there is no potential for NOA to be present at the school site (Padre 2025).

However, the Phase I ESA prepared by Padre did identify potential environmental conditions that must be addressed prior to implementation of the school rebuild project. Based on the construction date of the school site, there is the potential for asbestos-containing materials (ACM) to be present in building materials, lead in soil from lead-based paint, polychlorinated biphenyls (PCBs) in soil from the weathering of window caulking and electrical transformers, and organochlorine pesticides (OCPs) from the application of termiticides. Therefore, Padre is recommending preparation of a Phase I Addendum under the jurisdiction of DTSC, as required for school projects applying for State funding. This would require soil sampling around the perimeter of the buildings that were constructed prior to 1993. If the results of the Phase I Addendum indicate that concentrations of chemicals in soil exceed residential cleanup levels, then correction action will be conducted in consultation with DTSC.

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3.3.4 If a response action is necessary and proposed as part of this project, has it been developed to be protective of children's health, with an ample margin of safety?

Potentially Significant Hazard. As stated in Section 3.3.3, a Phase I Addendum will be prepared to determine if chemicals of concern are present in site soil and a response action will be conducted, if needed, in consultation with DTSC. Any soil that exceeds residential exposure levels will be removed from the site, which will be protective of children's health, with an ample margin of safety.

3.3.5 Is the proposed school site situated within 2,000 feet of a significant disposal of hazardous waste?

No Significant Hazard. Based on a review of the GeoTracker and EnviroStor databases, the school site is not within 2,000 feet of a significant disposal of hazardous waste (DTSC 2025; SWRCB 2025).

3.3.6 Is the site within 300 feet of an active oil or natural gas well?

No Significant Hazard. According to the Department of Conservation Division of Oil, Gas, and Geothermal Resources (CalGEM) Well Finder, the school site is not within 300 feet of an active oil or natural gas well (CalGEM 2025). There are no reported oil wells, natural gas wells, and/or geothermal wells located within a one-mile radius of the site (Padre 2025).

3.4 HYDROLOGY AND FLOODING

The school site is developed with the Paul Ecke Central Elementary School campus. The land cover currently consists of classroom buildings, athletic facilities, impervious surfaces, and landscaping with some ornamental shrubs and trees. The school site elevations range from 80 to 85 feet above mean sea level (msl), and the terrain slopes gently toward the west. Surface water run-off and stormwater at the site are diverted via surface grading and storm drain inlets which connect to the City of Encinitas' stormwater collection system along the adjacent streets (Padre 2025).

3.4.1 Is the project site subject to flooding or tank/dam inundation or street flooding?

No Significant Hazard. The school site is not within a 100-year flood zone or mapped floodplain (FEMA 2025). The site is not within a mapped dam inundation area. It is located approximately 2.5 miles southwest of the dam inundation zone of Stanley A. Mahr Reservoir and about 3.0 miles north of the dam inundation zone of Olivenhain Dam and Reservoir (DWR 2025). Therefore, there would be no significant hazards associated with dam failure or being located within a floodplain at the school site.

3.5 LAND USE AND PLANNING

3.5.1 Would the proposed school conflict with any existing or proposed land uses, such that a potential health or safety risk to students would be created?

No Significant Hazard. The school site is in an area characterized by residential and commercial land use. The school site is zoned Public/Semi-Public within the North 101 Specific Plan (N-P/SP) (Encinitas 2025a). The operation of a public school is consistent with the N-P/SP zoning designation. All construction would

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occur within the bounds of the existing campus. Therefore, there is no conflict with existing or proposed land uses.

3.5.2 Are there easements on or adjacent to the site that would restrict access or building placement?

No Significant Hazard. Based on the San Diego Parcel Lookup Tool, there are no easements on or adjacent the school site that would restrict access or building placement (SANDAG 2025). Therefore, there is no significant hazard to the project.

3.5.3 Has the district considered environmental factors of light, wind, noise, aesthetics, and air pollution in its site selection process?

Light and Wind

No Significant Hazard. The school site would be exposed to standard climate conditions experienced by San Diego County, which is generally characterized by Mediterranean conditions (Western Regional Climate Center 2025). Based on a review of a Local Climate Data Summary for San Diego, the prevailing wind directions are from the west-northwest with an average wind speed of 7 miles per hour (Western Regional Climate Center 2025). The project is an existing school site and the proposed improvements would have no impact on wind conditions. Lighting of any athletic fields is not included in the proposed project; therefore, issues related to light spillover or glare are not applicable. Therefore, the project would not result in adverse light or wind conditions.

Noise

PlaceWorks technical staff conducted an ambient noise survey in July 2024 at four locations within and along the perimeter of the school site (PlaceWorks 2025c). The ambient noise sources with implementation of the project would be similar to existing conditions and are characterized by traffic noise on N. Vulcan Avenue, Highway 101, and Orpheus Avenue, trains, residential noise from music and dogs barking, small planes and helicopters flying overhead, and band practice on the project site. Noise levels within the school site were 47.9 dBA L_{eq} (equivalent continuous noise level) and 53.2 dBA L_{eq} whereas the off-site noise levels around the school perimeter were 52.3 L_{eq} and 61.3 dBA L_{eq} . The higher value along Halcyon Street is attributed to two train passbys and a motorcycle traveling along N. Vulcan Street during the noise monitoring period. A noise evaluation was also prepared in the Railroad Safety Study (RSS) which addressed whether the proximity of the nearby railroad track would subject the existing school site to excessive noise (PlaceWorks 2025a). The CREATE Railroad Noise Model spreadsheet (Harris, Miller, Miller & Hanson 2006) was used to estimate sound levels for trains passing by the school property. For the passenger trains, it was assumed that there could be a maximum of four trains per hour during school hours and each train would have one locomotive and a maximum of seven passenger cars traveling at 72 mph (PlaceWorks 2025a). The centerline of the NCTD track is approximately 125 feet from the nearest proposed outdoor school use (i.e., the southern playfields). The calculated 1-hour L_{eq} was 60 dB at 125 feet, which is at the range limit of the City's acceptable noise exposure levels for schools (Encinitas 2025b). Therefore, noise from trains traveling along the railroad tracks would not adversely impact students and staff at the site.

3. Environmental Analysis

The school rebuild project will be designed to meet the City of Encinitas' noise levels so that the outdoor activity areas do not exceed 60 dB Ldn and the interior noise levels will not exceed 45 dB Ldn, as well as the noise requirements of CDE and DSA for suitable learning environments. The site plans and supporting information will be submitted to DSA for their review and approval to ensure that the school complies with all noise limits and standards.

Aesthetics

No Significant Hazard. Project development would not degrade the existing visual character of the site. The school site rebuild project will be constructed within the existing Paul Ecke Central Elementary School campus and in a surrounding area that includes residential and commercial land uses. The proposed reconstruction would not drastically differ from existing conditions and would serve the same function. The proposed project would be consistent with the existing zoning of N-P/SP.

Air Pollution

No Significant Hazard. As stated in Section 3.1.1, there is no significant hazard to school occupants from nearby busy traffic corridor emissions within a quarter mile. And as described in detail in Section 3.1.2, no permitted nor non-permitted stationary sources were identified within a quarter mile of the site. Similarly, there are no rail yards or agricultural activities in the vicinity of the school site that would impact air quality. Although there is a rail line within 85 feet of the site, it is not anticipated that the locomotives would generate a significant hazard to the site (see Section 3.1.2). Therefore, there are no significant air quality hazards within a quarter mile of the site.

3.6 NOISE

3.6.1 Is the proposed school site located adjacent to or near a major arterial roadway or freeway whose noise generation may adversely affect the educational program?

No Significant Hazard. The school site is adjacent to N. Vulcan Avenue and approximately 160 feet east of U.S. 101, which have average daily traffic (ADT) volumes of about 7,500 and 19,900 vehicles per day, respectively (Kimley-Horn 2018). PlaceWorks technical staff prepared a community noise assessment in September 2025 (PlaceWorks 2025c). The results of the noise assessment indicated that noise levels from nearby freeways and major arterial roadways are below 60 dB, which is the limit of the City's acceptable noise exposure levels for schools (PlaceWorks 2025c; Encinitas 2025b).

3.7 TRANSPORTATION/TRAFFIC

3.7.1 Are traffic and pedestrian hazards mitigated per Caltrans' Traffic Control for School Areas?

No Significant Hazard. A traffic study was conducted for this project (PlaceWorks 2025c). The traffic study evaluated the project's impact on vehicular and pedestrian circulation, access, and safety with the revised parking, access, and circulation layout for the proposed project. There is no increase in the number of students or staff and therefore the project would not result in an increase in school-generated traffic. An

3. Environmental Analysis

inventory was conducted of the streets, sidewalks, bike lanes, and public transit routes in the vicinity of the school site. The proposed project would not adversely affect the performance or safety of any transit or non-motorized transportation facilities (pedestrians and bicycles) and would not conflict with any adopted plans, policies, or programs associated with these transportation modes. The traffic study concluded that the layout of the school's parking lots would improve access and circulation; the student drop-off/pick-up area would be expanded; and pedestrian safety would be improved.

The drop-off/pick-up area in the west parking lot would be expanded and would improve pedestrian safety. The access and circulation features of the project are subject to the District's design requirements and also must be approved by the City Fire Marshal and DSA. The design guidelines in the Caltrans' Manual on Uniform Traffic Control Devices, Part 7, Traffic Control for School Areas, will be incorporated into the project's traffic and transportation design (Caltrans 2025).

3.7.2 Is the proposed school site within 1,500 feet of a railroad track easement?

No Significant Hazard. The school site is within 85 feet of a single railroad track owned and operated by NCTD. A Railroad Safety Study (RSS) was prepared to address whether the proximity of the nearby railroad track would pose a risk to students and staff at the school (PlaceWorks 2025a). The right-of-way is fenced with restricted access in the vicinity of the school site, thereby eliminating the potential for trespassing or crossing the tracks. The RSS determined that there are no significant risks to students or staff at the school site from operations along the NCTD track west of the site (PlaceWorks 2025a).

3.8 EXEMPTIONS TO SITING STANDARDS

3.8.1 Is the district seeking any exemptions to the standards found in CCR, Title 5, § 14010(c-i), (l), (m), (q), (c), (t)?

No Significant Hazard. The District will not be seeking any exemptions to the standards found in CCR Title 5 Section 14010.

3.8.2 If so, has mitigation been identified that demonstrates that the standard may be overridden without compromising a safe and supportive school environment?

No Significant Hazard. The proposed project would comply with all CCR Title 5 standards.

3. Environmental Analysis

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4. References

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- _____. 2025b, November. Pipeline Safety Hazards Assessment for Paul Ecke Central Elementary School Rebuild Project, Encinitas Union School District.
- _____. 2025c. Initial Study. Paul Ecke Central Elementary School Rebuild Project, Encinitas Union School District. Appendix D – Noise and Appendix E - Transportation.
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5. List of Preparers

5.1 LEAD AGENCY

Encinitas Union School District

101 S. Rancho Santa Fe Road
Encinitas, California 92024

Eric Smith, Director of Facilities, Maintenance, Operations and Grounds

5.2 PLACEWORKS

PlaceWorks

3 MacArthur Place, Suite 1100
Santa Ana, CA 92707
Tel: 714.966.9220
Email: info@placeworks.com

Steve Bush, PE, Senior Engineer
Natalie Phan, Planner

5. List of Preparers

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Appendix

Appendix A Agency Information

Appendix

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Natalie Phan

From: Mc Nally, Sylvia <SMcNally@sdge.com>
Sent: Thursday, August 21, 2025 8:41 AM
To: Natalie Phan
Cc: Mc Nally, Sylvia
Subject: RE: Title 5 Powerline Information Request: SDG&E for 185 Union Street, Encinitas CA

Good morning, Natalie,

I was informed:

Both the distribution and transmission lines in the area are both well within Title 5 guidelines.

Please let me know if you need additional information.

Thank you,

Sylvia Mc Nally

Municipal Infrastructure Advisor
Regional Public Affairs
M 858.905.2187

From: Illeman, Cory <Cilleman@sdge.com>
Sent: Tuesday, July 29, 2025 1:19 PM
To: Natalie Phan <nphan@placeworks.com>
Cc: Mc Nally, Sylvia <SMcNally@sdge.com>
Subject: RE: Title 5 Powerline Information Request: SDG&E for 185 Union Street, Encinitas CA

Hi Natalie,

Sylvia is back and should be able to help. I'll have her put this in her (growing) queue of items and reach out when she is able to get to it.

Thanks,

Cory

From: Natalie Phan <nphan@placeworks.com>
Sent: Tuesday, July 29, 2025 12:19 PM
To: Illeman, Cory <Cilleman@sdge.com>
Subject: [EXTERNAL] Title 5 Powerline Information Request: SDG&E for 185 Union Street, Encinitas CA

Hello Corey,

Sylvia McNally has previously assisted PlaceWorks in obtaining the necessary information for a school project, but I was unable to reach her and your contact information was provided. I am hoping you can also assist with this new project site.

The Encinitas Union School District (District), in compliance with CCR Title V Section 14010 (c), has contracted the services of PlaceWorks to complete a safety hazard assessment related to power lines. The District is proposing the reconstruction of Paul Ecke Central Elementary School located at 185 Union Street in the City of Encinitas (Assessor Parcel Number [APN] 256-301-0100). I've attached a figure showing the project site area.

Given the following parameters, could you help me determine if the site is located near power transmission or distribution lines:

The property line of the school site shall be at least the following distance from the edge of respective power line easements:

- (1) 100 feet for 50-133 kV line.
- (2) 150 feet for 220-230 kV line.
- (3) 350 feet for 500-550 kV line.

Thank you so much for all your help. Please contact me if you have any questions or need more information.

Best,

NATALIE PHAN
Planner



700 S. Flower Street, Suite 600 | Los Angeles, CA 90017
213.623.1443 x2144
nphan@placeworks.com | placeworks.com [\[placeworks.com\]](https://placeworks.com)

From: Elmer Alex <ealex@encinitasca.gov>
Sent: Monday, June 23, 2025 7:10 AM
To: Natalie Phan
Subject: RE: Title 5 Water Pipeline Information Request for 185 Union Street, Encinitas CA

You don't often get email from ealex@encinitasca.gov. [Learn why this is important](#)

There is a 12-inch water main on both N Vulcan Ave fronting the property on the southbound lanes on N Vulcan Ave.

There is a 12-inch water main on Orpheus Ave in the southbound lanes of Orpheus Ave.

Thanks,



Elmer Alex, P.E.
Principal Engineer
San Dieguito Water District
/City of Encinitas
160 Calle Magdalena,
Encinitas, CA 92024
O: 760-633-2792
ealex@encinitasca.gov
www.encinitasca.gov
Report an issue through
MyEncinitas!



From: Natalie Phan <nphan@placeworks.com>
Sent: Friday, June 20, 2025 4:19 PM
To: Water Engineering at SDWD <Watereng@sdwd.org>
Subject: Title 5 Water Pipeline Information Request for 185 Union Street, Encinitas CA

CAUTION: External Email. Do not click any links or open attachments unless you recognize the sender, verified their email address, and know the content is safe.

This is the first time you received an email from this sender (nphan@placeworks.com). Exercise caution when clicking links, opening attachments or taking further action, before validating its authenticity.

Secured by Avanan

Hello,

The Encinitas Union School District (District), in compliance with CCR Title V Section 14010 (c), has contracted the services of PlaceWorks to complete a safety hazard assessment related water pipelines. The District is proposing the reconstruction of Paul Ecke Central Elementary School located at 185 Union Street in the City of Encinitas (Assessor Parcel Number [APN] 256-301-0100). I've attached a figure showing the project site area.

As part of that project, the District needs to identify any large diameter water mains within 1,500 feet of the site. Could you please identify if there are any water mains within 1,500 feet of the school site that are 12 inches in diameter or greater?

Thank you so much for all your help. Please contact me if you have any questions or need more information.

Best,
NATALIE PHAN
Planner



700 S. Flower Street, Suite 600 | Los Angeles, CA 90017
213.623.1443 x2144
nphan@placeworks.com | placeworks.com

NATIONAL PIPELINE MAPPING SYSTEM

Legend

 Gas Transmission Pipelines

 Hazardous Liquid Pipelines



Pipelines depicted on this map represent gas transmission and hazardous liquid lines only. Gas gathering and gas distribution systems are not represented.

This map should never be used as a substitute for contacting a one-call center prior to excavation activities. Please call 811 before any digging occurs.

Questions regarding this map or its contents can be directed to npms@dot.gov.

Projection: Geographic

Datum: NAD83

Map produced by the Public Viewer application at www.npms.phmsa.dot.gov

World Imagery map service data is attributed to Esri, Maxar, Earthstar Geographics, and the GIS User Community.

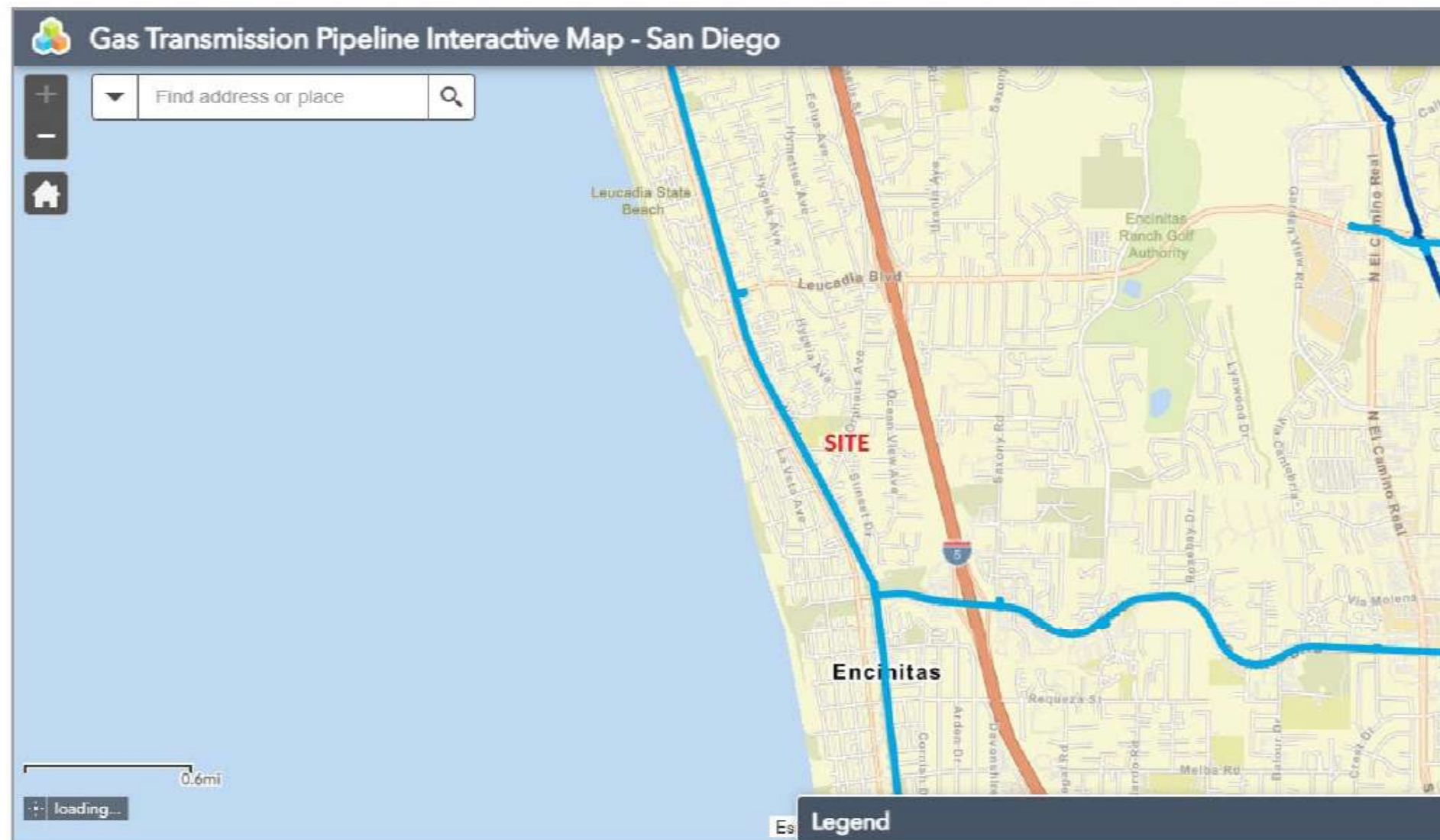
Date Printed: Mar 10, 2025



Accuracy of pipeline locations varies +/- 500 feet.

Information from this website should never be used as a substitute for calling 811 two business days before digging.

Enter your address or zip code.



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