

Board of Trustees

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NOTICE OF AVAILABILITY OF A DRAFT ENVIRONMENTAL IMPACT REPORT

Superintendent

Andrée Grey, Ed.D.

DATE: February 13, 2026

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

**Assistant
Superintendents**

Amy Illingworth, Ed.D.
Educational Services

PROJECT TITLE: Paul Ecke Central Elementary School Rebuild Project

SUBJECT: Notice of Availability (NOA) of a Draft Environmental Impact Report for the Paul Ecke Central Elementary School Rebuild Project (State Clearinghouse No. 2025100767)

Angelica Lopez, Ed.D.
Administrative Services

NOTICE IS HEREBY GIVEN that the Encinitas Union School District (EUSD or District), as Lead Agency under the California Environmental Quality Act (CEQA), has prepared a Draft Environmental Impact Report (DEIR) for the proposed Paul Ecke Central Elementary School Rebuild Project (State Clearinghouse No. 2025100767) to address the potential environmental effects associated with implementation of the proposed project. Pursuant to Public Resources Code Section 21165 and the CEQA Guidelines Section 15050, the District is the lead agency for the proposed project. The purpose of this notice is to (1) serve as a Notice of Availability (NOA) of a DEIR pursuant to the CEQA Guidelines Section 15087 and (2) advise and solicit comments regarding the content of the DEIR.

Joseph Dougherty
Business Services

NOTICE OF AVAILABILITY: Pursuant to Public Resources Code Section 21083 and CEQA Guidelines Section 15087, the DEIR will be available for a 45-day public review from **Friday, February 13, 2026, through Monday, March 30, 2026**. Pursuant to Public Resources Code Section 21080.4, responsible and trustee agencies must submit any comments in response to this notice no later than 45 days after receipt.

Copies of the DEIR are available for review at the following locations:

- Paul Ecke Central Elementary School, Front Office: 185 Union Street, Encinitas, CA 92024
- Encinitas Union School District Office: 101 S. Rancho Santa Fe Road, Encinitas, CA 92024
- Encinitas Union School District website: <https://www.eusd.net/our-district/measurez/paul-ecke-central-rebuild-project>

WRITTEN COMMENTS: Please send your comments pertaining to the content of the DEIR to:

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 e-mailing.

Please include the name, phone number, and email address of a contact person in all responses submitted, via:

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). 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. 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 proposed project would include a complete reconstruction of the campus, with the exception of the Old Schoolhouse. The proposed project is intended to improve access, functionality, address traffic and parking concerns, and enhance the educational environment.

The Administration Building, located in the northwestern portion of the site, is 7,120 square feet and would be reduced to 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, an eight-foot-wide “Heritage” concrete walkway, a gathering plaza, an open wood structure (the Barn), learning garden, citrus grove, an outdoor lab, a kinder play area, a nature play area, 30,000-square-foot field with an eight-foot-wide track, painted hardcourts, a vermiculture educational area, 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 North Vulcan Avenue, and one at the northeastern parking lot. The western parking lot and drop-off/pick-up zone off North Vulcan Avenue would be expanded to

extend much of the western boundary of the project site. The proposed project would also include a new crosswalk and stop sign intersection at the drop-off/pick-up zone entry along North Vulcan Avenue (southwestern portion 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. New diagonal parking spaces would be constructed off Union Street.

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 busing is not currently available, the District would arrange bus transportation between an established area 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.

ENVIRONMENTAL DETERMINATION: The proposed project would result in a less than significant impact to aesthetics, energy, greenhouse gas emission, and transportation. The proposed project would result in a less than significant impact with the incorporation of mitigation measures to air quality, hazards and hazardous waste, noise, and tribal cultural resources. The proposed project would result in significant and unavoidable impacts to cultural and paleontological resources.



Eric Smith, Director of Facilities and Safety