



**NOTICE OF AVAILABILITY  
DRAFT ENVIRONMENTAL IMPACT REPORT FOR  
MILL VALLEY MIDDLE SCHOOL RECONSTRUCTION PROJECT**

**LEAD AGENCY:** Mill Valley School District, 411 Sycamore Ave., Mill Valley, CA 94641

**DATE:** September 2, 2025

**CONTACT:** Julio Arroyo, Director of Maintenance and Operations

**PROJECT LOCATION:** 425 Sycamore Avenue, Mill Valley (Assessor's Parcel Number: APN 030-111-07).  
The project would comprise about 10.5 acres of the 18.5-acre site

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**SUMMARY:** This Environmental Impact Report (EIR) has been prepared for the Mill Valley School District (the District) to evaluate the environmental effects of construction and operation of the Project, as required under the California Environmental Quality Act (CEQA). The Project requires approval by the MVSD Board of Trustees (Board), among other approvals. Board approval of the reconstruction project is a discretionary approval triggering California Environmental Quality Act (CEQA) review. The MVSD Board of Trustees has reviewed the proposed Project and determined that it may have significant adverse impacts on the physical environment, requiring an EIR to be prepared under CEQA.

**PROJECT DESCRIPTION:** The proposed project contemplates replacing the existing 92,000 square foot main Middle School building and a number of existing portables with three new school buildings on the Middle School campus. The EIR also analyzes a reasonable range of alternatives. Included within the range of alternatives are permanent facilities at the existing Mill Valley Middle School site and 70 Lomita Ave located adjacent to existing Edna Maguire Elementary School facilities. An Interim Campus to house students during the two-year construction period that would either be at the Middle School campus or at a temporary campus at 70 Lomita Ave located adjacent to existing Edna Maguire Elementary School facilities.

**ENVIRONMENTAL REVIEW FINDINGS:** The potential impacts of the Project and the alternatives considered were determined to be less than significant or less than significant with mitigation for the following topics: Aesthetics, Biological Resources, Cultural and Tribal Resources, Energy, Greenhouse Gas Emissions, Soils and Geology, Hazards and Hazardous Materials, Hydrology and Water Quality, Land Use, Mineral Resources, Public Services and Utilities, and Wildfire Hazards.

This EIR has identified construction noise at the Mill Valley Middle School Interim Campus, and odor impacts at both the Interim and Permanent campuses as significant environmental impacts that would be unavoidable with implementation of the project.

**PROJECT REVIEW AND COMMENTING INFORMATION:** The Draft EIR is available for review and comment from September 2, 2025 through October 17, 2025. The document and the document's references can be viewed in-person at the Mill Valley School District offices, 411 Sycamore Avenue, Mill Valley, CA 94941 or the Mill Valley Public Library, 375 Throckmorton Avenue, Mill Valley, CA 94941. The document and references are also available electronically on the District website at: <https://www.mvschools.org/facilities-modernization>. The public can provide comments on the draft EIR at the Mill Valley School District Board Meeting on September 10, 2025 at 5:00 p.m. at the Mill Valley Middle School Library, 425 Sycamore Avenue, Mill Valley, CA 94941. To provide written comments, please mail or e-mail the individual listed below. All comments must be received before 5:00 p.m. on October 17, 2025.

Mill Valley School District  
411 Sycamore Ave.,  
Mill Valley, CA 94941  
Attn: Julio Arroyo, Director of Maintenance and Operations  
jarroyo@mvschools.org

**RECEIVED**

AUG 29 2025

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