



DATE: June 14, 2024

FROM: Julio Arroyo, Operations and Safety Director, Mill Valley School District

TO: Interested Parties, Responsible Agencies and Community Members

SUBJECT: Notice of Preparation (Notice) of an Environmental Impact Report and Notice of Virtual Scoping Meeting for **Mill Valley Middle School Reconstruction Project**

SUMMARY:

The Mill Valley School District (District) is issuing this notice to advise other agencies and the public that the District will be preparing an Environmental Impact Report (EIR) for the Mill Valley Middle School Reconstruction Project (Project), located at 425 Sycamore Avenue in the City of Mill Valley. The EIR will be prepared in compliance with the California Environmental Quality Act (Public Resources Code Section 21000, et seq.) and its interpreting regulations (California Code of Regulations, Title 14, Section 15000, et seq.) (collectively “CEQA”). The District will serve as the CEQA lead agency for preparation of the EIR and is the public agency with the principal responsibility for approving and carrying out the Project. The District has determined that an EIR will be the required CEQA document for the proposed Project.

The District is issuing this Notice of Preparation (NOP) to alert interested parties and solicit agency and public input regarding the scope and content of the environmental analysis, reasonable alternatives, and mitigation to be considered in the EIR. It is also intended to advise the public that outreach activities conducted by the District and its representatives will be considered in the preparation of the EIR. The NOP provides information describing the proposed Project and its potential environmental effects.

DATES: Due Date for Comments and Public Scoping Meeting Date/Details

Written comments on the scope of the Mill Valley Middle School Reconstruction Project EIR, including the project objectives, impacts to be evaluated, methodologies to be used in the evaluations, and the alternatives to be considered, and any related questions must be received by the District in writing by no later than **5:00 PM on July 19, 2024**. Comments and questions must be addressed to the District contact provided below.

Responses to this NOP should focus, specific to this Project, on the potentially significant environmental effects that the Project may have on the physical environment, ways in which those effects might be minimized, and potential alternatives to the Project that should be addressed in the EIR. This focus aligns with the purpose of the EIR to inform the public about these factors of the Project.

A scoping meeting will be held in person at the District Office Conference Room (411 Sycamore Avenue, Mill Valley, CA 94941) on **July 18, 2024**, at **3:00 PM**. Interested participants may alternatively attend via Zoom. The Zoom information is below:

Please click or enter the link below to join the scoping meeting:

<https://zoom.us/j/94422312329>

Details of the scoping meeting will also be posted on the District's website:

www.mvschools.org

[Public Notices Page](#)

The project objectives, description of the proposed project and alternatives currently under consideration will be presented in the scoping meeting video presentation and slides.

CONTACT:

Requests for further information as well as written comments on the scope or content of the EIR should be sent to:

Julio Arroyo, Maintenance, Operations, and Safety Director
Mill Valley School District
411 Sycamore Avenue
Mill Valley, CA 94941

Or, via email with the subject line "Mill Valley Middle School Project EIR" to:

communications@mvschools.org

SCOPING INFORMATION:

Scoping

The District invites all interested individuals, organizations, public agencies, and Native American Tribes to comment on the scope of the EIR, including the project objectives, the alternatives to be studied, the impacts to be evaluated and the evaluation methods to be used. Comments should focus on alternatives that may have fewer environmental impacts while achieving similar objectives and the identification of any significant social, economic, or environmental issues related to alternatives.

The Proposed Project

The proposed Mill Valley Middle School (MVMS) Reconstruction Project (the "Project") is a proposed replacement in kind for the existing Mill Valley Middle School. Approximately 100,000 sq. ft. of existing buildings would be removed, including the main school building and several ancillary buildings. These would be replaced with an approximately 83,000 sq. ft. new school building. The existing gym building would be retained and remodeled/modernized, with a small (approximately 2500 sq. ft.) expansion. The new school building would be at the same site and have a similar maximum student and staff capacity as the existing main school building. An interim campus of about 35 modular classroom

buildings would be constructed in existing parking lots and open areas of the school property, and would be removed and rehabilitated after completion of the new and remodeled buildings.

The Project would be developed at 425 Sycamore Avenue (cross-street: Camino Alto) in the City of Mill Valley. Project development would occur in four phases: construction of an interim campus, demolition of the existing school buildings, construction of the new school buildings and modernization of the existing gym building, and demolition of the interim campus. Project location and permanent and interim campus site plans are shown in Figures 1-3, attached.

Potential Significant Impacts

The EIR proposes to focus on the following topics that may result in potentially significant adverse environmental impacts: Aesthetics, air quality/odors, greenhouse gases, biological resources, cultural resources/tribal cultural resources, soils and geology, hazards/hazardous materials, hydrology/water quality, noise, aesthetics, and traffic. The EIR will examine Project and cumulative effects. Other issues will be addressed in a Minor Issues section of this EIR.

Alternatives to be Evaluated in the EIR

The EIR proposes to include three project alternatives: no project, constructing the project at the Edna Maguire School (combination of reuse of existing buildings and construction of new ones), and remodeling the existing school buildings.

The NOP Process

The District encourages broad participation in the EIR process during scoping and review of the resulting environmental documents. Comments and suggestions are invited from all interested agencies and the public at large so that the full range of issues related to the proposed project and all reasonable feasible alternatives are addressed, and that all potentially significant issues are identified. In particular, the District is interested in learning whether there are areas of environmental concern whether there might be a potential for significant impacts. For all potentially significant impacts, the EIR will identify mitigation measures, where feasible, to reduce the impacts to a level below significance.

A public scoping meeting has been scheduled as an important component of the scoping process, in compliance with state law. Details of the scoping meeting are provided on Page 1 of this Notice.

Due to time limits mandated by state law, public agencies are requested to send their responses to this Notice to the District at the address provided above at the earliest possible date, but no later than 5:00PM on July 19, 2024. Members of the general public should also provide scoping comments by that date.

Document Availability

The NOP for the Project and other Project documents are available for public review at the following locations (physical locations during normal business hours):

- Mill Valley School District, District Office, 411 Sycamore Avenue, Mill Valley, 94941

District website:

[Public Notices Page](#)

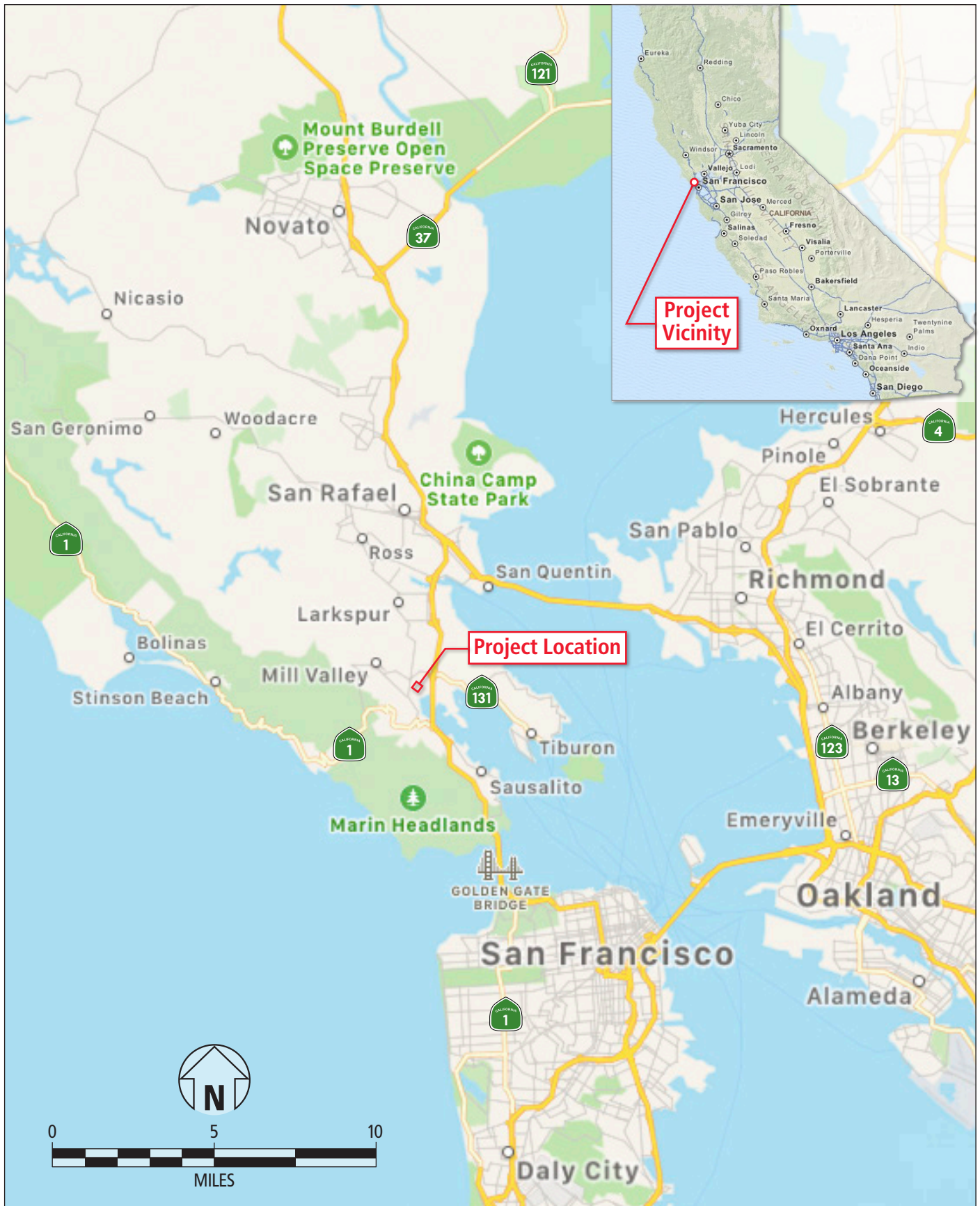


Figure 1
Project Location

Source: TomTom Maps and Grasetti Environmental



Figure 2
Site Plan

Source: Lionakis | Architecture | Interior Design | Structural Engineering



Figure 3
Interim Campus Plan

Source: Lionakis | Architecture | Interior Design | Structural Engineering