Notice of Preparation
Draft Program Environmental Impact Report
San Anselmo General Plan 2045 Update

Date: October 20, 2025

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

From: Town of San Anselmo Planning Department

Subject: Notice of Preparation and Scoping Meeting for the San Anselmo General Plan Update Environmental Impact Report

Scoping Meeting: November 13, 2025 at 4:00 PM (attend via Zoom or in person at Town Hall, 525 San Anselmo Ave, San Anselmo, CA 94960 – see pg.2 for information)

Comment Period: October 20, 2025 to November 19, 2025

The Town of San Anselmo (Town) will serve as Lead Agency in the preparation of a programmatic Environmental Impact Report (EIR) for the adoption and implementation of the San Anselmo General Plan 2045 Update (General Plan 2045).

The purpose of this notice is (1) to serve as a Notice of Preparation (NOP) of an EIR pursuant to the State CEQA Guidelines Section 15082, (2) to advise and solicit comments and suggestions regarding the scope and content of the EIR to be prepared for the proposed project, and (3) to notice the public scoping meeting. The proposed project is a long-term General Plan consisting of policies that will guide future development activities and Town actions. Information regarding the project description, project location, and topics to be addressed in the Draft EIR is provided below. Additional project documents and information are available at the Town of San Anselmo, Planning Department located at 525 San Anselmo Avenue, San Anselmo and on-line at:

https://sananselmogp2045.org/

For questions regarding this notice, please contact Heidi Scoble, Community Development Director, at (415) 258-4636 or hscoble@sananselmo.gov.

Notice of Preparation Comment Period

The Town, as Lead Agency, requests that responsible and trustee agencies, and the Office of Planning and Research, respond in a manner consistent with Section 15082(b) of the CEQA Guidelines. Pursuant to Public Resources Code Section 21080.4, responsible agencies, trustee agencies and the Office of Planning and Research must submit any comments in response to this notice no later than 30 days after receipt. The NOP public review period will begin on October 20, 2025.

In the event that the Town does not receive a response from any Responsible or Trustee Agency by the end of the review period, the Town may presume that the Responsible Agency or Trustee Agency has no response to make (State CEQA Guidelines Section 15082(b)(2)). All comments in

response to this notice must be submitted in writing at the address below, or via email, by the close of the 30-day NOP review period, which is 5:00 PM on November 19, 2025:

Heidi Scoble
Town of San Anselmo
Planning Department
525 San Anselmo Avenue
San Anselmo CA 94960

E-mail: hscoble@sananselmo.gov

Scoping Meeting

The Town will hold a scoping meeting to provide an opportunity for agency representatives and the public to assist the Town in determining the scope and content of the EIR.

The scoping meeting will be held on November 13, 2025 at 4:00 PM via Zoom and in-person in the Council Chambers at Town Hall, 525 San Anselmo Avenue, San Anselmo, CA 94960.

The Zoom meeting link is provided below.

San Anselmo General Plan 2045 Draft EIR Scoping Meeting
November 13, 2025 at 4:00 PM

In-Person and Virtual Attendance Options:

- In-Person Location: Town Council Chambers located at 525 San Anselmo Avenue, San Anselmo, CA 94960; and
- Zoom Meeting Link:
  - https://us02web.zoom.us/j/81998532876
  - Phone: +16694449171,81998532876#
  - Meeting ID: 819 9853 2876

For comments before or after the meeting or additional information, please contact Heidi Scoble, Community Development Director, at (415) 258-4636 or hscoble@sananselmo.gov.

Project Location and Setting

The Town of San Anselmo is an incorporated municipality in Marin County, California. The Town is bordered by San Rafael to the east, Fairfax and unincorporated Marin County to the west, Ross to the south, and unincorporated Marin County to the north. San Anselmo is located approximately 20 miles north of San Francisco, as shown on Figure 1. The town is situated in a series of small valleys created by streams bordered by moderate to steep hillside slopes and ridge tops. The Planning Area has an average elevation of approximately 194 feet above mean sea level, with the

elevation varying across the town due to its hilly terrain, and drains primarily to the Ross Valley Watershed. San Anselmo is at the juncture of major arterials leading from the San Francisco Bay Area to western Marin County. The Town is accessible by road from Sir Francis Drake Boulevard, which connects Highway 101 to the Town and continues west through San Anselmo from Ross to Fairfax, and from Red Hill Avenue, which becomes 4th Street in San Rafael and provides another connection between San Anselmo and Highway 101.Existing conditions in the Town and Planning Area are further described in the Existing Conditions Reports addressing Circulation, Community Services and Facilities, Conservation, Cultural, Tribal, and Historical Resources, Land Use, Parks, Recreation, and Open Space, Safety and Noise, Socio-Demographic and Housing, and Sustainability and Climate Change.

Planning Area

In addition to the lands within the Town boundaries, State law requires that a municipality adopt a General Plan that addresses "any land outside its boundaries which in the planning agency's judgment bears relation to its planning (California Government Code §65300)." The Town's Planning Area is defined as all lands within the Town limits and San Anselmo Sphere of Influence (SOI), as shown on Figure 2.

Project Description

State law requires the Town to adopt a comprehensive, long-term general plan for the physical development of its Planning Area. The Plan must include land use, circulation, housing, conservation, open space, noise, and safety elements, and address environmental justice and climate adaptation, as specified in Government Code Section 65302, to the extent that the issues identified by State law exist in the Town's Planning Area. Additional elements that relate to the physical development of the town may also be addressed in the Plan. The degree of specificity and level of detail of the discussion of each element need only reflect local conditions and circumstances.

Upon adoption, the General Plan 2045 will replace the Town's existing General Plan, which was adopted in 1988 and amended from time to time with the most recent amendments adopted in 2024. In addition, the Town recently updated the Housing Element, which addresses the 2023-2031 planning period and the Town's Regional Housing Needs Allocation of 833 units, in 2023.

The Town will implement the General Plan by requiring development, infrastructure improvements, and other projects to be consistent with its policies and by implementing the actions included in the Plan, including subsequent project-level environmental review, as required under CEQA.

Other project information and related General Plan documentation is available at the Town's General Plan 2045 website: https://sananselmogp2045.org/.

Project Objectives

The San Anselmo General Plan Update is shaped by a vision statement and guiding principles identified through the visioning and community outreach efforts, listed below.

Vision Statement

The Town of San Anselmo envisions a future where natural beauty, community well-being, and sustainable progress harmoniously coexist. We respectfully acknowledge that San Anselmo resides on the ancestral lands of the Coast Miwok, and we honor their enduring connection to this land. Our town seeks to honor its heritage, scenic beauty, and sense of community and belonging while embracing innovation, inclusivity, climate action, sustainability, economic vitality, and fiscal responsibility. Together, we will strive to create a safe, welcoming, and vibrant community for all people, where the values of social equity, environmental stewardship, and community connection are fundamental.

Guiding Principles

1. **Environmental Stewardship:** Protect and enhance our open spaces, wildlife habitats, and biological diversity through thoughtful land use and environmental policies, and support public access to open space and scenic vistas in ways that minimize environmental impact and preserve natural resources.
2. **Climate Action, Resilience, and Sustainability:** Lead in eliminating greenhouse gas emissions, mitigating and adapting to climate change, and building a resilient community that can withstand environmental challenges, prioritizing support for our most vulnerable populations. Embrace sustainable practices in all aspects of town life.
3. **Architectural and Scenic Beauty:** Maintain and complement the diverse and historic qualities of the built environment, and preserve and enhance the scenic beauty of San Anselmo.
4. **Economic Vitality:** Support a thriving local economy that strengthens Town revenues by fostering a variety of businesses, encouraging sustainable economic practices, and ensuring that economic growth is inclusive, responsive to the changing needs of the community, and in alignment with our environmental and social goals. Encourage businesses in the town's commercial hubs and downtown to foster vibrancy and contribute to attractive gateways to San Anselmo.
5. **Housing:** Promote a wide range of housing options that are affordable at all income levels, accessible, and sustainable while protecting the town's natural resources and respecting its charming architecture. Encourage housing that meets the needs of existing residents and welcomes a diverse spectrum of future residents.
6. **A Community of Belonging:** Foster an inclusive, welcoming, and socially connected community where people of all ages, backgrounds, and abilities have a sense of

belonging, equitable access, and opportunities to thrive. Emphasize community engagement, connections, and volunteerism to enhance the social fabric of the town.

7. **Social Equity and Diversity:** Commit to promoting social equity, respect, and understanding in all community interactions. Actively promote diversity and inclusiveness as fundamental values that strengthen the town, to the extent consistent with federal and State law. Honor the history and enduring presence of the Coast Miwok.
8. **Healthy Community:** Offer and improve access to our parks, recreation programs, facilities, and events which provide affordable opportunities for active living, personal enrichment, education, and social connection to all members of the community.
9. **Sustainable Transportation:** Prioritize multi-modal transportation options and improvements that eliminate greenhouse gas emissions, such as zero-emission vehicles, public transit, cycling, and pedestrian-friendly infrastructure. Improve and promote safety, accessibility, and traffic flow.
10. **Safety and Preparedness:** Ensure the safety and well-being of all residents through high-quality public services, resilient infrastructure, improved safety and noise regulation, and robust emergency preparedness and response plans.
11. **Excellence in Governance:** Provide high-quality public facilities and infrastructure and fiscally responsible, innovative, transparent, and responsive local government services to ensure the health, safety, and welfare of the community. Communicate with and engage all members of the community to align leadership with the diverse needs and values of San Anselmo's residents.

San Anselmo General Plan 2045 Contents

The San Anselmo General Plan 2045 will include a comprehensive set of goals, policies, and actions, as well as a revised Land Use Map (Figure 2 – Adopted General Plan Land Use Map and Figure 3 – Proposed Land Use Map). The definitions of goals, policies, and actions are listed below:

- A goal is a description of the general desired result that the Town seeks to create through the implementation of the General Plan.
- A policy is a specific statement that guides decision-making as the Town works to achieve its goals. Once adopted, policies represent statements of Town regulations. The General Plan's policies set out the standards that will be used by Town staff, the Planning Commission, and the Town Council in their review of land development projects, resource protection activities, infrastructure improvements, and other Town actions. Policies are on-going and don't necessarily require specific action on behalf of the Town.
- An implementation measure is an action, procedure, technique, or specific program to be undertaken by the Town to help achieve a specified goal or implement an adopted policy.

The Town must take additional steps to implement each action in the General Plan. An action is something that can and will be completed.

A General Plan covers a wide range of social, economic, infrastructure, and natural resource issues. The San Anselmo General Plan 2045 will include goals, policies, and actions to address the State-mandated topics and will continue to have components that address optional topics, including growth management, urban design, downtown, economic vitality, youth and recreation, and public facilities.

Land Use & Community Design Element

The Land Use & Community Design Element establishes the framework for the goals, policies, and actions that will shape the physical form of San Anselmo. The Land Use & Community Design Element addresses growth management, diverse land uses, community design, downtown, commercial corridors, historic preservation, residential neighborhoods, arts and culture, and governance and inclusion. The Land Use & Community Design Element guides the intensity and distribution of land uses and identifies areas of the Town where change will be encouraged and those areas where the existing land use patterns will be maintained and enhanced.

The Land Use & Community Design Element also establishes the land use designations, including the allowed uses, intensities, and densities of development, established by the Land Use Map, shown in Figure 3.

Table 1 lists each land use designation and provides the density and FAR requirements for each designation, including any modifications associated with each land use alternative.

Table 1: San Anselmo General Plan 2045 Land Use Designations

General Plan Land Use Designation or Overlay	Proposed San Anselmo General Plan 2045 Maximum Density[1] / FAR
Residential Designations	
Very Low Density Residential	1 du/acre
Single-Family Residential-Conservation	1 du/acre
Single-Family Residential	1-6 units/acre
Medium Density Residential	6-12 units/acre
High Density Residential	13-30 units/acre[2]
Downtown Mixed Residential	6-30 units/acre[2] 2.0 FAR
Mixed Use, Commercial, and Office Designations	
Central Commercial	13-30 units/acre 2.0 FAR
General Commercial	13-30 units/acre[2] 2.0 FAR

General Plan Land Use Designation or Overlay	Proposed San Anselmo General Plan 2045 Maximum Density[1] / FAR
Limited Commercial	13-20 units/acre 1.0 FAR; 1.25 for mixed use projects with 8-10 units)
Neighborhood Commercial	13-20 units/acre 1.0 FAR; 1.25 for mixed use projects with 8-10 units)
Public, Quasi-Public, Recreation, and Other Designations	
Parks	Density/FAR: Not applicable
Open Space	Density/FAR: Not applicable
Public Facilities	40 units/acre proposed (see Action LU-B.4.a) FAR: Not applicable

1: Residential densities are in units per gross acre. The term 'gross acre' as used in the General Plan refers to all the land within the property lines of a given parcel or all the land within the boundary line of a given development proposed. The only land to be excluded in the calculation of gross acreage is any land within an established public right-of-way or adopted plan line.
2: Residential densities up to 40 units per acre may be allowed for properties subject to the Affordable Housing Overlay District in the Zoning Map.
Source: Town of San Anselmo, 2025

Table 2 shows the total acreages for each land use designation shown on the proposed Land Use Map.

Table 2: San Anselmo General Plan 2045 Land Use Designations by Acreage

Land Use Designation	Acres
Residential Designations	
Very Low Density Residential	206
Single-Family Residential-Conservation	24
Single-Family Residential	813
Medium Density Residential	15
High Density Residential	43
Downtown Mixed Residential	67
Mixed Use, Commercial, and Office Designations	
Central Commercial	8
General Commercial	35
Limited Commercial	5
Neighborhood Commercial	2

Public, Quasi-Public, Recreation, and Other Designations	
Parks	10
Open Space	170
Public Facilities	60
Right-of-Way / Not Designated	2
Sphere of Influence	
Not Designated	1,749
Total	**3,211**

Source: Marin County GIS/Assessor Data, 2024; Town of San Anselmo, 2025; De Novo Planning Group, 2025

Open Space & Conservation Element

The Open Space & Conservation Element addresses the protection and acquisition of open space for scenic beauty, resource protection, safety, climate change resilience, and public access and the conservation of natural resources, including wildlife and habitat protection, streams and riparian corridors, trees, air quality, and tribal cultural resources.

Sustainability, Climate Change, & Resiliency Element

The Sustainability, Climate Change, & Resiliency Element addresses improving community resilience, enhancing climate change preparedness and adaptation, and increasing local sustainability, and reducing carbon footprints.

Economic Vitality Element

The Economic Vitality Element addresses the policy approach to sustain and grow the town's economy, preserve and enhance the town's built environment and image, support community-oriented cultural, educational, and entertainment events, and maintain the commercial hubs as the center of town activity.

Housing Element

The Housing Element, as adopted in 2023, will continue to provide local housing programs to meet the fair share of existing and future housing needs for all income groups, preserve and maintain housing, and affirmatively further fair housing.

Circulation Element

The Circulation Element addresses the Town's long-term transportation system, primarily through policies and standards to encourage complete streets, adequate capacity, and linkages to further an integrated multi-modal transportation system, including walking, cycling, and transit access, and parking.

Parks, Recreation, & Public Facilities Element

The Parks, Recreation, & Public Facilities Element addresses the provision of parks and recreational facilities, recreational services and programs, public facilities and infrastructure, and library services.

Safety Element

The Safety Element addresses natural and human-caused hazards that can adversely impact public safety, establishing goals, policies, and actions to address disaster preparedness and response, seismic and geologic hazards, landslides, flooding, wildland and urban fires, and weather-related hazards.

Noise Element

The Noise Element addresses exposure of existing and future community members to noise sources, including transportation-related noise, source-point noise, and intermittent noise.

Growth and Development

The General Plan will accommodate future growth in San Anselmo, including new businesses, expansion of existing businesses, and new residential uses consistent with the Land Use Designations (Table 1) and Draft Land Use Map (Figure 3). Table 3 summarizes the "full buildout" development potential under the proposed San Anselmo General Plan 2045. The full buildout would be the development of every parcel with the maximum amount of development that could occur under the General Plan.

The actual amount of development that will occur throughout the planning horizon of the General Plan is based on many factors outside of the Town's control. Actual future development would depend on future real estate and labor market conditions and costs, property owner preferences and decisions, site-specific constraints, evolving state and federal regulations, and other factors. New development and growth are largely dictated by existing development conditions, market conditions, and land turnover rates. Very few communities actually develop to the full potential allowed in their respective General Plans during the planning horizon.

As shown in Table 3, full buildout conditions under the General Plan would be anticipated to result in 2,279 new residential units accommodating an additional 5,356 residents and an addition of approximately 752,133 square feet of non-residential uses.

Table 3: San Anselmo General Plan New Development Potential

Land Use Designation	Dwelling Units	Population[1]	Non-residential Square Feet
Residential Designations			
Very Low Density Residential	43	101	-
Single-Family Residential-Conservation	2	5	
Single-Family Residential	452	1,062	-
Medium Density Residential	41	96	-
High Density Residential	248	583	-
Downtown Mixed Residential	351	825	-
Mixed Use, Commercial, and Office Designations			
Central Commercial	43	101	90,103
General Commercial	488	1,147	634,566
Limited Commercial	82	193	17,536
Neighborhood Commercial	7	16	9,928
Public, Quasi-Public, Recreation, and Other Designations			
Parks	0	0	0
Open Space	0	0	0
Public Facilities	203	477	-
Subtotal			
Subtotal	***1,960***	***4,606***	***752,133***
Accessory Dwelling Units (Townwide)	319	750	
Total	**2,279**	**5,356**	**752,133**

Source: Marin County GIS/Assessor Data, 2024; Town of San Anselmo, 2025; De Novo Planning Group, 2025
[1] 2.35 persons per household, California Department of Finance, 2025

Program EIR Analysis

The Town, as the Lead Agency under the California Environmental Quality Act (CEQA), will prepare a Program EIR for the San Anselmo General Plan 2045 Update. The EIR will be prepared in accordance with CEQA, the CEQA Guidelines (Guidelines), relevant case law, and Town procedures. No Initial Study will be prepared pursuant to Section 15063(a) of the CEQA Guidelines.

The EIR will analyze the potential for significant impacts on the environment associated with adoption and implementation of the General Plan. In particular, the EIR will focus on areas that have development potential. The EIR will evaluate the full range of environmental issues contemplated under CEQA and the CEQA Guidelines as set forth in CEQA Guidelines Appendix G, except for specific topics identified below as having no impact. Where potentially significant or significant impacts are identified, the EIR will discuss mitigation measures to address the impact. At this time, the Town anticipates that EIR sections will be organized in the following topical areas:

- Aesthetic Resources - The Program EIR will describe the aesthetic implications of the General Plan 2045 implementation, including visual relationships to the surrounding vicinity and potential impacts on scenic vistas and resources, and potential to conflict with regulations governing scenic quality, and light or glare impacts.
- Agriculture Resources - The Program EIR will describe the potential of the General Plan 2045 implementation on agricultural resources.
- Air Quality - The Program EIR will describe the potential short- and long-term impacts of General Plan 2045 implementation on local and regional air quality and air quality plans based on methodologies issued by the Bay Area Air District (Air District).
- Biological Resources - The Program EIR will identify the potential impacts of General Plan 2045 implementation on biological resources, including special-status plant and animal species, riparian habitats, wetlands, other sensitive natural communities, migratory movement, and protected trees.
- Historic, Cultural and Tribal Cultural Resources - The Program EIR will describe any potential General Plan 2045 implementation impacts and mitigation associated with historic, archaeological, and tribal cultural resources.
- Geology, Soils, and Paleontological Resources - The Program EIR will describe the potential geotechnical implications of General Plan 2045 implementation, including adverse effects associated with seismic activity, substantial soil erosion or loss of topsoil, potentially unstable geologic units, and destruction of unique paleontologic resources or unique geological features.
- Greenhouse Gases, Climate Change, and Energy - The Program EIR will include a greenhouse gas emissions analysis using the Air District's methodology and thresholds for evaluating a project's greenhouse gas emissions and will address the potential for the General Plan 2045 to conflict with an adopted plan or other regulations adopted for the purpose of reducing greenhouse gases. This section will also address anticipated energy consumption associated with buildout of the General Plan 2045, as well as proposed and/or potential energy conservation measures.

- Hazards and Hazardous Materials - The Program EIR will describe any existing and anticipated hazardous material activities and releases and any associated impacts of General Plan 2045 implementation. Potential hazards impacts resulting from future construction will also be described.
- Hydrology and Water Quality - The Program EIR will describe the effects of General Plan 2045 implementation on storm drainage, water quality, groundwater resources, and the potential for flooding.
- Land Use and Planning - The Program EIR will describe the potential impacts of General Plan 2045 implementation related to land use and planning, including impacts due to conflict with land use plans, policies, or regulations adopted to avoid or mitigate an environmental effect.
- Noise - The Program EIR will describe noise impacts and related mitigation needs associated with short-term construction and long-term operations (i.e., traffic, mechanical systems, etc.) resulting from buildout of the General Plan 2045.
- Population and Housing - The Program EIR will describe the General Plan 2045 impacts on the induction of unplanned population growth or displacement of existing people or housing.
- Public Services and Recreation - The Program EIR will describe the General Plan 2045 impacts on public services, including police, fire, and emergency medical services, schools, parks and recreation facilities, and other public facilities.
- Transportation - The Program EIR will describe the transportation and circulation implications of General Plan 2045 implementation, including impacts on the circulation system (e.g., transit, roadways, pedestrian and bicycle facilities), potential effects on vehicle miles travelled, hazards due to geometric design features or incompatible uses, and adequate emergency access.
- Utilities/Service Systems - The Program EIR will describe the General Plan 2045 impacts related to new or expanded water supply, sewer and wastewater treatment, storm drainage, solid waste and recycling, electric, natural gas, and telecommunication infrastructure.
- Wildfire – The Program EIR will describe the General Plan 2045 impacts related to emergency response/emergency evacuation plans, potential to exacerbate wildfire risks, and exposure to significant wildfire-related risks.
- In addition to the potential environmental impacts noted above, the Program EIR will evaluate potential cumulative impacts and potential growth-inducing effects associated with General Plan 2045 implementation. The Program EIR will also compare the impacts of the proposed General Plan 2045 to a range of reasonable alternatives, including a No Project alternative, and will identify an environmentally superior alternative. The Program EIR will analyze the Land Use Map, circulation diagrams, goals, policies, and actions for the proposed General Plan 2045 and alternatives to the proposed General Plan 2045.

Environmental Topics Scoped from Further Analysis

There is no designated forest or timber land in the Town and Planning Area. Therefore, the General Plan 2045 would have no impact related to forestry resources, as identified by CEQA Guidelines Appendix G, Section II, paragraphs c) and d) and this issue will not be analyzed further in the EIR.

There are no known mineral resources of value and there are no known locally important mineral resource recovery sites in the Town and Planning Area. Therefore, the General Plan 2045 would have no impact related to mineral resources, as identified by CEQA Guidelines Appendix G, Section XII, paragraphs a) and b) and this issue will not be analyzed further in the EIR.

The Town and Planning Area are not located within an airport land use plan nor within two miles of a public airport or public use airport. Therefore, the General Plan 2045 would have no impact related to airport-associated hazards or exposure to excessive noise levels related to airport use, as identified by CEQA Guidelines Appendix G, Section IX, paragraph e) and Section XIII, paragraph c), respectively.

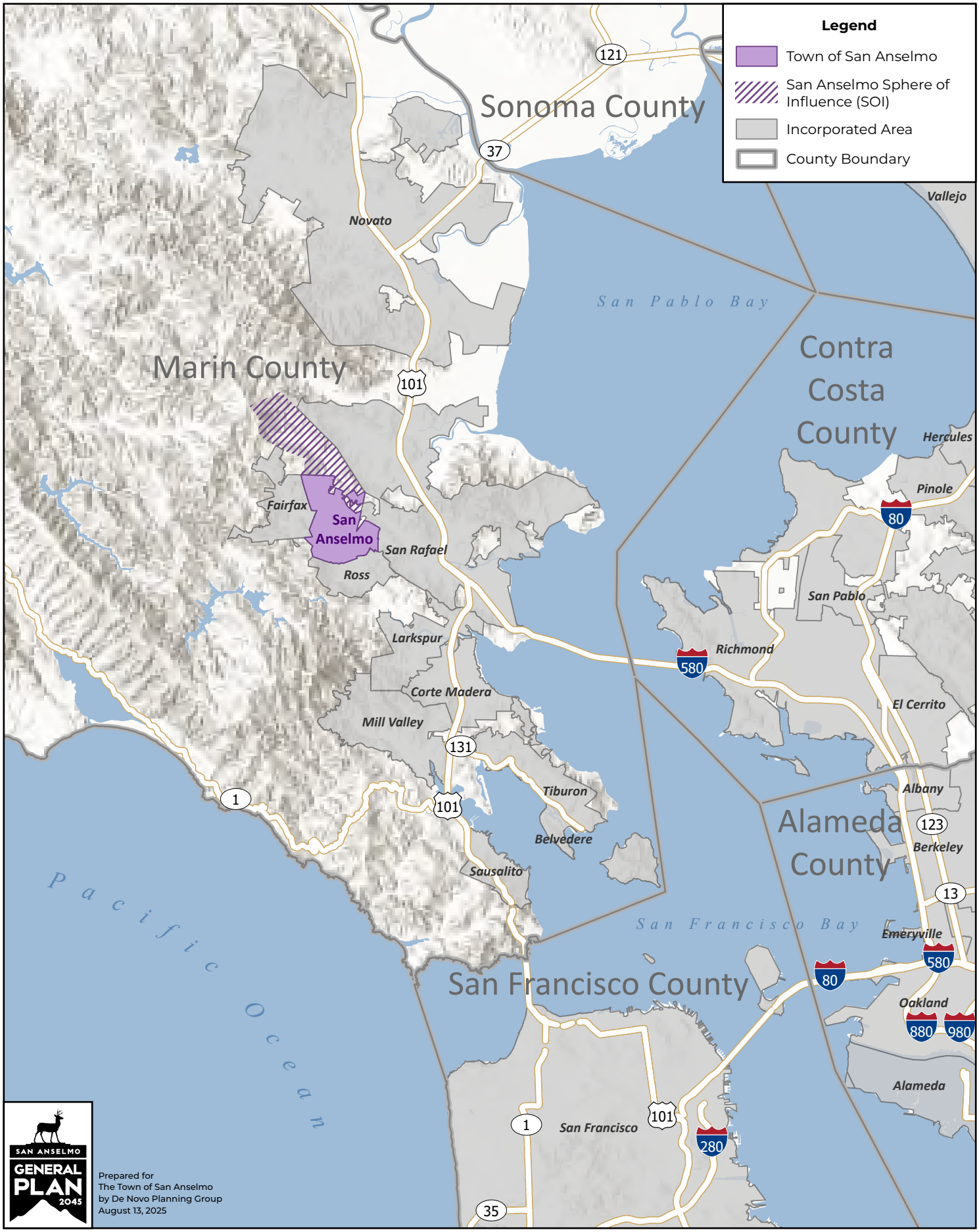


Figure 1.
REGIONAL LOCATION

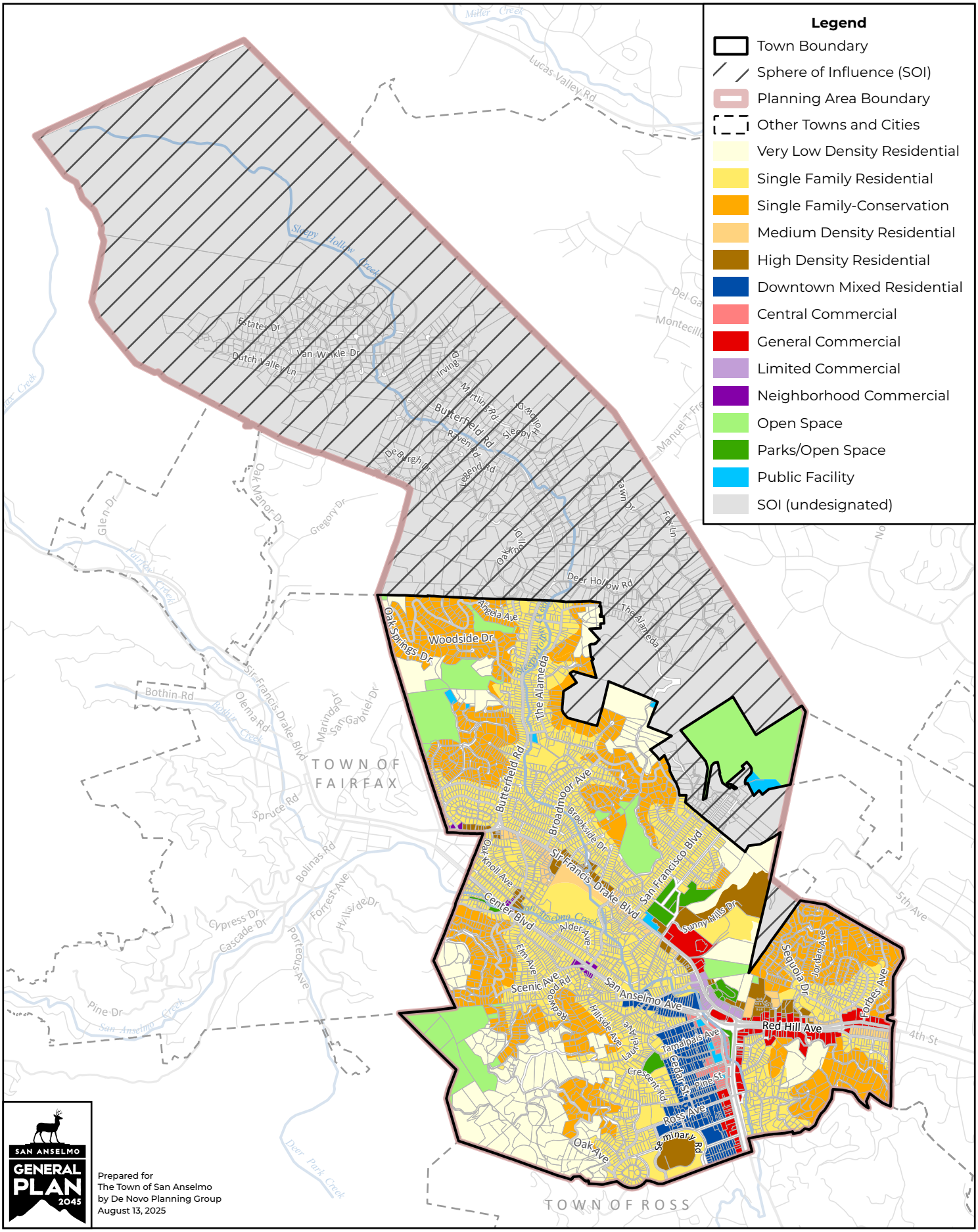
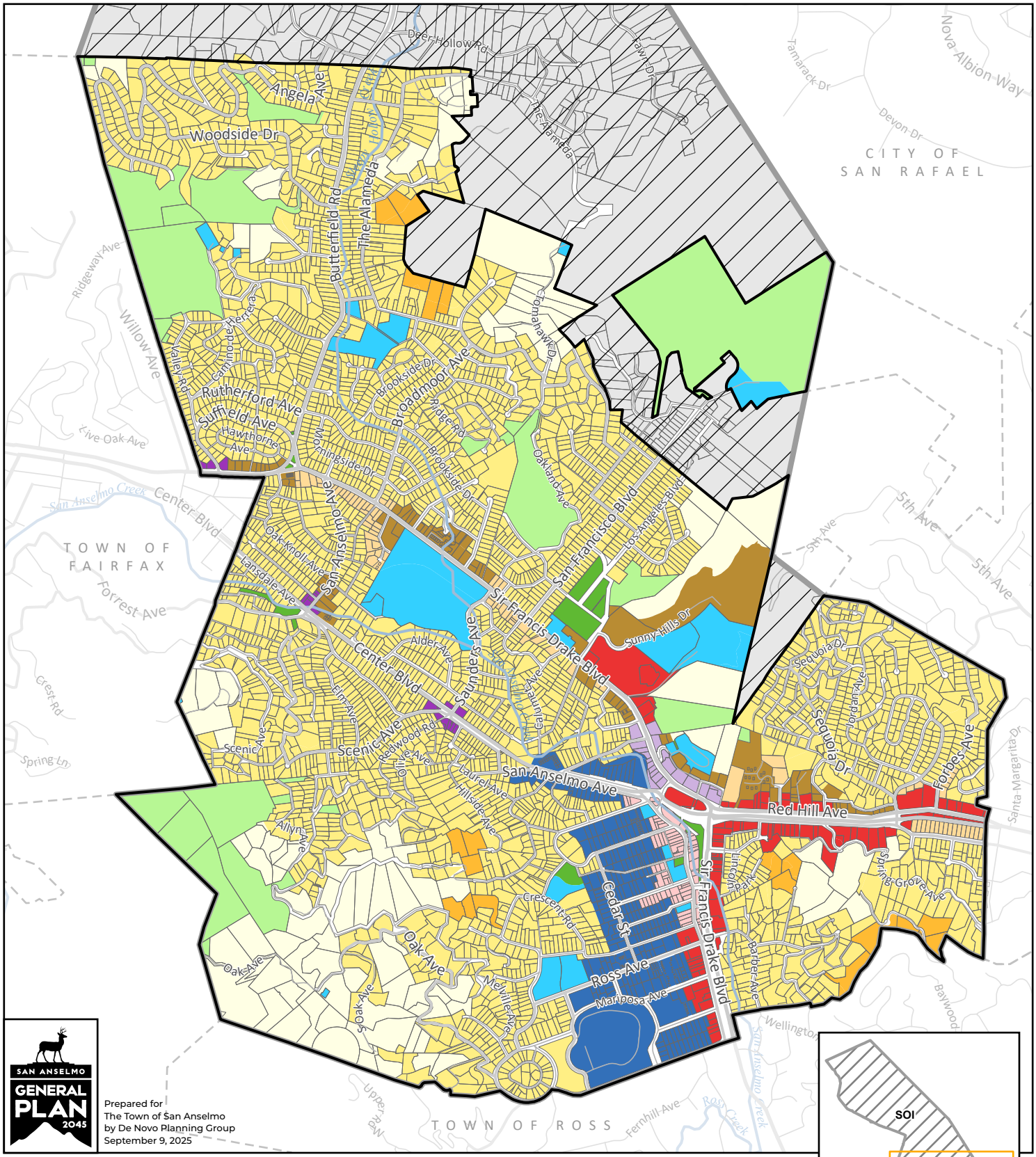


Figure 2.

EXISTING GENERAL PLAN LAND USE MAP



Sources: Town of San Anselmo (Proposed GP v4); Marin County GIS; Marin County LAFCo; USGS NHD.

Figure 3.
PROPOSED GENERAL PLAN LAND USE DESIGNATIONS