Notice of Completion & Environmental Document Transmittal

Mail to: State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613
For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

SCH #

Project Title: San Anselmo General Plan 2045 Update

Lead Agency: Town of San Anselmo | Contact Person: Heidi Scoble

Mailing Address: 525 San Anselmo Avenue | Phone: (415) 258-4636

City: San Anselmo | Zip: 94965 | County: Marin

Project Location: County: Marin | City/Nearest Community: San Anselmo

Cross Streets: | Zip Code: 94960

Longitude/Latitude (degrees, minutes and seconds): 37 ° 58 ′ 29 ″ N / 122 ° 33 ′ 42 ″ W Total Acres:

Assessor's Parcel No.: many | Section: | Twp.: | Range: | Base:

Within 2 Miles: State Hwy #: Hwy 101, I-580 | Waterways: Bon Tempe Lake, Phoenix Lake

Airports: | Railways: | Schools: many Brookside, Glenwood, Hidden Valley, John Muir, Ross Valley

Document Type:

CEQA: ☒ NOP ☐ Draft EIR | NEPA: ☐ NOI | Other: ☐ Joint Document
☐ Early Cons ☐ Supplement/Subsequent EIR ☐ EA ☐ Final Document
☐ Neg Dec (Prior SCH No.) ☐ Draft EIS ☐ Other:
☐ Mit Neg Dec Other: ☐ FONSI

Local Action Type:

☒ General Plan Update ☐ Specific Plan ☐ Rezone ☐ Annexation
☐ General Plan Amendment ☐ Master Plan ☐ Prezone ☐ Redevelopment
☐ General Plan Element ☐ Planned Unit Development ☐ Use Permit ☐ Coastal Permit
☐ Community Plan ☐ Site Plan ☐ Land Division (Subdivision, etc.) ☐ Other:

Development Type:

☒ Residential: Units 2,279 Acres 1,168
☐ Office: Sq.ft. Acres Employees
☒ Commercial: Sq.ft. 752,133 Acres 50 Employees
☐ Industrial: Sq.ft. Acres Employees
☐ Educational:
☐ Recreational:
☐ Water Facilities: Type MGD

☐ Transportation: Type
☐ Mining: Mineral
☐ Power: Type MW
☐ Waste Treatment: Type MGD
☐ Hazardous Waste: Type
☐ Other:

Project Issues Discussed in Document:

☒ Aesthetic/Visual	☐ Fiscal	☒ Recreation/Parks	☒ Vegetation
☒ Agricultural Land	☒ Flood Plain/Flooding	☒ Schools/Universities	☒ Water Quality
☒ Air Quality	☒ Forest Land/Fire Hazard	☐ Septic Systems	☒ Water Supply/Groundwater
☒ Archeological/Historical	☒ Geologic/Seismic	☒ Sewer Capacity	☒ Wetland/Riparian
☒ Biological Resources	☐ Minerals	☒ Soil Erosion/Compaction/Grading	☒ Growth Inducement
☐ Coastal Zone	☒ Noise	☒ Solid Waste	☒ Land Use
☒ Drainage/Absorption	☒ Population/Housing Balance	☒ Toxic/Hazardous	☒ Cumulative Effects
☒ Economic/Jobs	☒ Public Services/Facilities	☒ Traffic/Circulation	☒ Other: Greenhouse Gases

Present Land Use/Zoning/General Plan Designation:

Many - residential, non-residential, commercial, office, mixed-use, public/quasi-public, park, open space

Project Description: *(please use a separate page if necessary)*

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 San Anselmo General Plan 2045 will include a comprehensive set of goals, policies, and actions, as well as a revised Land Use Map. 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 growth management, urban design, downtown, economic vitality, youth and recreation, and public facilities. The proposed Draft Land Use Map would accommodate approximately 2,279 new residential units and approximately 752,133 square feet of non-residential uses under General Plan buildout conditions. The new residential new growth would result in a population increase of approximately 5,356 persons.

Note: The State Clearinghouse will assign identification numbers for all new projects. If a SCH number already exists for a project (e.g. Notice of Preparation or previous draft document) please fill in.

Reviewing Agencies Checklist

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with and "**X**".
If you have already sent your document to the agency please denote that with an "**S**".

X	Air Resources Board	X	Office of Historic Preservation
X	Boating & Waterways, Department of		Office of Public School Construction
X	California Emergency Management Agency	X	Parks & Recreation, Department of
X	California Highway Patrol		Pesticide Regulation, Department of
X	Caltrans District # 4		Public Utilities Commission
	Caltrans Division of Aeronautics	X	Regional WQCB # 2
	Caltrans Planning	X	Resources Agency
	Central Valley Flood Protection Board		Resources Recycling and Recovery, Department of
	Coachella Valley Mtns. Conservancy	X	S.F. Bay Conservation & Development Comm.
	Coastal Commission		San Gabriel & Lower L.A. Rivers & Mtns. Conservancy
	Colorado River Board		San Joaquin River Conservancy
X	Conservation, Department of		Santa Monica Mtns. Conservancy
	Corrections, Department of	X	State Lands Commission
	Delta Protection Commission		SWRCB: Clean Water Grants
	Education, Department of	X	SWRCB: Water Quality
	Energy Commission		SWRCB: Water Rights
X	Fish & Game Region # 3		Tahoe Regional Planning Agency
	Food & Agriculture, Department of		Toxic Substances Control, Department of
	Forestry and Fire Protection, Department of	X	Water Resources, Department of
	General Services, Department of		
	Health Services, Department of	X	Other: Association of Bay Area Governments (ABAG)
X	Housing & Community Development		Other:
X	Native American Heritage Commission		

Local Public Review Period (to be filled in by lead agency)

Starting Date October 20, 2025 Ending Date November 19, 2025

Lead Agency (Complete if applicable):

Consulting Firm: De Novo Planning Group
Address: 1020 Suncast Lane #106
City/State/Zip: El Dorado Hills, CA 95762
Contact: Beth Thompson
Phone: 916.812.7927

Applicant:
Address:
City/State/Zip:
Phone:

Signature of Lead Agency Representative: [signature] **Date:** 10/17/25

Authority cited: Section 21083, Public Resources Code. Reference: Section 21161, Public Resources ~~Co~~de.