Notice Of Preparation and Public Scoping Meeting
San Anselmo General Plan 2045 Update
Draft Environmental Impact Report

To all interested parties:

NOTICE IS HEREBY GIVEN that the Town of San Anselmo (Town), as the Lead Agency, has determined that the San Anselmo General Plan 2045 Update (proposed project) will require preparation of an Environmental Impact Report (EIR) in compliance with the California Environmental Quality Act (CEQA).

PROJECT DESCRIPTION: The proposed project is a comprehensive update to the Town's General Plan, which was adopted in 1988 and amended from time to time with the most recent amendments adopted in 2024. The proposed project will include all General Plan elements required by State law as well as optional elements. The proposed project elements will include Land Use and Community Design, Open Space and Conservation, Sustainability, Climate Change, and Resiliency, Economic Vitality, Housing, Circulation, Parks, Recreation, and Public Facilities, Safety, and Noise. 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.

PROJECT LOCATION: The San Anselmo General Plan 2045 Update project area includes the Town of San Anselmo and its Planning Area. San Anselmo is located in Marin County. The Town is generally 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. See Notice of Preparation (NOP) Figure 1, Regional Location.

POTENTIAL ENVIRONMENTAL EFFECTS: An EIR will be prepared to address potential environmental impacts associated with the implementation of the proposed project. Potential key environmental considerations to be addressed in the EIR include: Aesthetics, Agricultural Resources, Air Quality, Biological Resources, Historic, Cultural, and Tribal Cultural Resources, Geology, Soils, and Paleontological Resources, Greenhouse Gas/Climate Change/Energy, Hazards and Hazardous Materials, Hydrology and Water Quality, Land Use and Planning, Noise, Population and Housing, Public Services, Recreation, Transportation, Utilities and Service Systems, and Wildfire. The Draft EIR will include a discussion of reasonable alternatives to the proposed project pursuant to CEQA Guidelines Section 15126.6. The Draft EIR will also include an analysis of cumulative effects, as well as other required CEQA sections.

NOTICE IS HEREBY FURTHER GIVEN that the Notice of Preparation has been prepared in accordance with Section 15082 of the State CEQA Guidelines and will be circulated for a 30-day review period during which your comments and suggestions regarding the scope of the Draft EIR are welcomed. The Notice of Preparation comment period will extend from October 20, 2025 through November 19, 2025. The Notice of Preparation, which includes additional information regarding the project, including a regional location figure and proposed Draft Land Use Map figure, and the scope of the EIR is available for review during regular business hours at:

- Town of San Anselmo, Planning Department, 525 San Anselmo Avenue
- The document may be accessed online at: https://sananselmogp2045.org/

Your scoping comments must be sent at the earliest possible date, but no later than 5:00 PM on November 19, 2025. Comments on the scope of the Draft EIR and questions regarding the proposed project and scoping meeting can be made to:

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

E-mail: hscoble@sananselmo.gov

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NOTICE IS HEREBY FURTHER GIVEN that, pursuant to Section 21083.9 of the Public Resources Code, the Town will hold a public Scoping Meeting to obtain information regarding the content and scope of the EIR for this project. This scoping meeting will be held in the Council Chambers at Town Hall and via Zoom on November 13, 2025 at 4:00 PM:

- Zoom Meeting Link: https://us02web.zoom.us/j/81998532876
- Phone: +16694449171,81998532876#
- Meeting ID: 819 9853 2876