Notice of Availability
San Anselmo General Plan 2045
Draft Environmental Impact Report

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) required 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 periodically, 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 adopted 2023–2031 Housing Element will remain in effect and is incorporated into the General Plan without substantive changes. The proposed Draft Land Use Map would accommodate approximately 2,279 additional residential units and approximately 752,133 square feet of non-residential uses under General Plan 2045 buildout scenario. The projected residential growth would increase the Town's population by approximately 5,356 residents.

Actions to implement the General Plan 2045 will include:

- Amendment of the 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 Elements to be consistent with the Amended Housing Element;
- Certification of the General Plan 2045 EIR;
- Adoption of required CEQA Findings;
- Adoption of a Mitigation Monitoring and Reporting Program; and
- Approval of the General Plan 2045.

PROJECT LOCATION: The San Anselmo General Plan 2045 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.

POTENTIAL ENVIRONMENTAL EFFECTS: The EIR addresses potential environmental impacts associated with the implementation of the proposed project. 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 includes a discussion of reasonable alternatives to the proposed project pursuant to CEQA Guidelines Section 15126.6. The Draft EIR also includes an analysis of cumulative effects, as well as other required CEQA sections.

NOTICE IS HEREBY FURTHER GIVEN that this Environmental Impact Report (EIR) has been prepared in accordance with Section 15064 of the CEQA Guidelines and will be circulated for a 45-day review period during which your comments and suggestions regarding the adequacy of the Draft EIR are welcomed. The EIR comment period will extend from July 24, 2026 through September 8, 2026. The EIR is available for review during regular business hours at:

- Town of San Anselmo, Planning Department, 525 San Anselmo Avenue, San Anselmo, CA 94960
- The document may be accessed online at: https://www.sananselmogp2045.org/

Written comments must be received by 5:00 p.m. on September 8, 2026. Comments on the Draft EIR and questions regarding the proposed project can be made to:

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