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 # 2025100912

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: 94965

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: Brookside, Glenwood, HiddenValley, John Muir, Ross Valley

Document Type:

CEQA: ☐ NOP ☐ Early Cons ☐ Neg Dec ☐ Mit Neg Dec ☒ Draft EIR ☐ Supplement/Subsequent EIR (Prior SCH No.) ☐ Other:

NEPA: ☐ NOI ☐ EA ☐ Draft EIS ☐ FONSI

Other: ☐ Joint Document ☐ Final Document ☐ Other:

Local Action Type:

☒ General Plan Update ☐ General Plan Amendment ☐ General Plan Element ☐ Community Plan
☐ Specific Plan ☐ Master Plan ☐ Planned Unit Development ☐ Site Plan
☐ Rezone ☐ Prezone ☐ Use Permit ☐ Land Division (Subdivision, etc.)
☐ Annexation ☐ Redevelopment ☐ Coastal Permit ☐ 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 ☒ Agricultural Land ☒ Air Quality ☐ Archeological/Historical ☒ Biological Resources ☐ Coastal Zone ☒ Drainage/Absorption ☒ Economic/Jobs
☐ Fiscal ☒ Flood Plain/Flooding ☒ Forest Land/Fire Hazard ☒ Geologic/Seismic ☐ Minerals ☒ Noise ☒ Population/Housing Balance ☒ Public Services/Facilities
☒ Recreation/Parks ☒ Schools/Universities ☐ Septic Systems ☒ Sewer Capacity ☒ Soil Erosion/Compaction/Grading ☒ Solid Waste ☒ Toxic/Hazardous ☒ Traffic/Circulation
☒ Vegetation ☒ Water Quality ☒ Water Supply/Groundwater ☒ Wetland/Riparian ☒ Growth Inducement ☒ Land Use ☒ Cumulative Effects ☒ 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 San Anselmo General Plan 2045 (General Plan) will replace the Town's existing General Plan, which was originally adopted in 1988 and amended periodically, with the most recent amendments adopted in 2024. The Town also adopted its 2023-2031 Housing Element in 2023 to address the Town's Regional Housing Needs Allocation of 833 housing units. The Housing Element remains in effect and is incorporated into the General Plan without substantive changes. The General Plan includes a comprehensive set of goals, policies, actions, and a revised Land Use Map. A general plan addresses a broad range of land use, economic, social, infrastructure, and natural resource issues. The General Plan addresses the State-mandated elements while continuing to include goals, policies, and actions related to growth management, urban design, downtown, economic vitality, youth and recreation, and public facilities. Under General Plan buildout conditions, the proposed Land Use Map would accommodate approximately 2,279 additional residential units and approximately 752,133 square feet of nonresidential development. Based on standard demographic assumptions, this level of residential development is estimated to increase the Town's population by approximately 5,356 residents.

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 July 24, 2026 Ending Date September 8, 2026

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: Heidi Scoble **Date:** 07/20/2026

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