

Appendix A  
**ROSS GENERAL PLAN MAPS**



**TOWN  
OF  
ROSS**

**General Plan**  
2007 - 2025

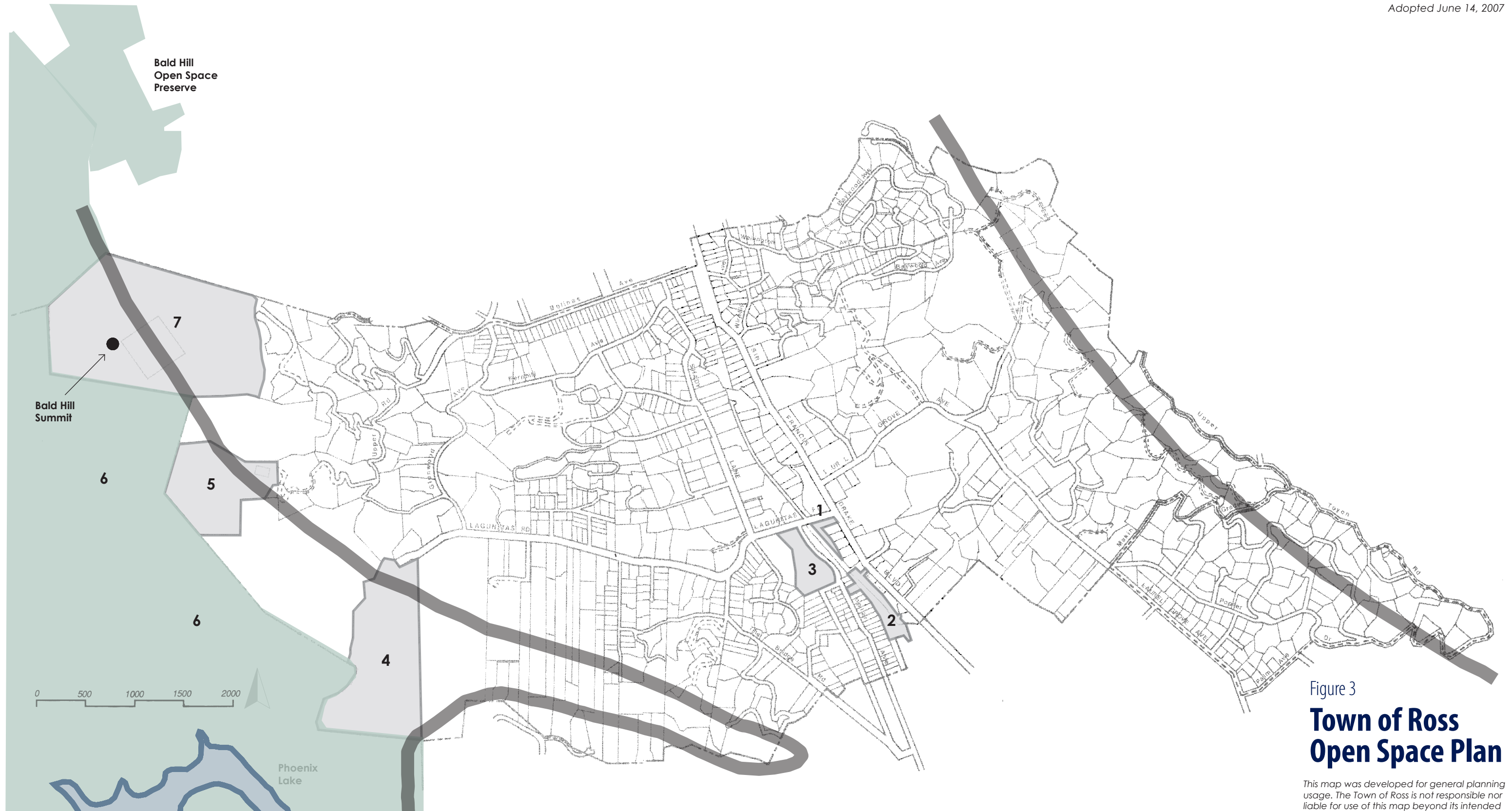
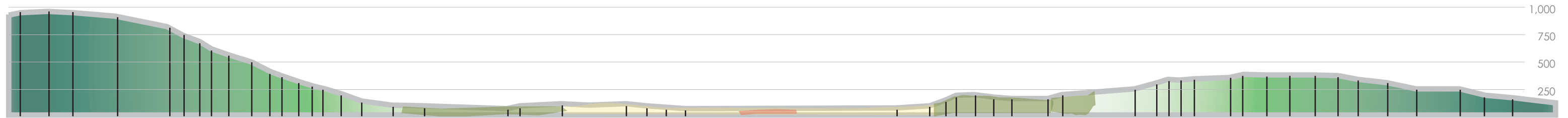


Figure 3  
**Town of Ross  
 Open Space Plan**

*This map was developed for general planning usage. The Town of Ross is not responsible nor liable for use of this map beyond its intended purpose.*

- |                                  |                                 |                                     |   |
|----------------------------------|---------------------------------|-------------------------------------|---|
| <b>1</b> Station Park            | <b>5</b> Mudd Dedication        | <b>3</b> Ross Common                | <b>7</b> Bald Hill (Potential Open Space) |
| <b>2</b> Frederick S. Allen Park | <b>6</b> Watershed Lands (MMWD) | <b>4</b> Natalie Coffin Greene Park | <b>Upland Ridge and Greenbelt Areas</b>   |

Transect of Ross



**Area A**  
Natural Setting  
Predominant  
(Steeper Hillside Areas)

**Area B**  
Transitional Areas with More  
Gentle Slopes and with the  
Natural Setting Predominant

**Area C**  
Traditional  
Neighborhood

**Area D**  
Downtown  
Area

**Area C**  
Traditional  
Neighborhood

**Area B**  
Transitional Areas with More  
Gentle Slopes and with the  
Natural Setting Predominant

**Area A**  
Natural Setting  
Predominant  
(Steeper Hillside Areas)

Adopted June 14, 2007

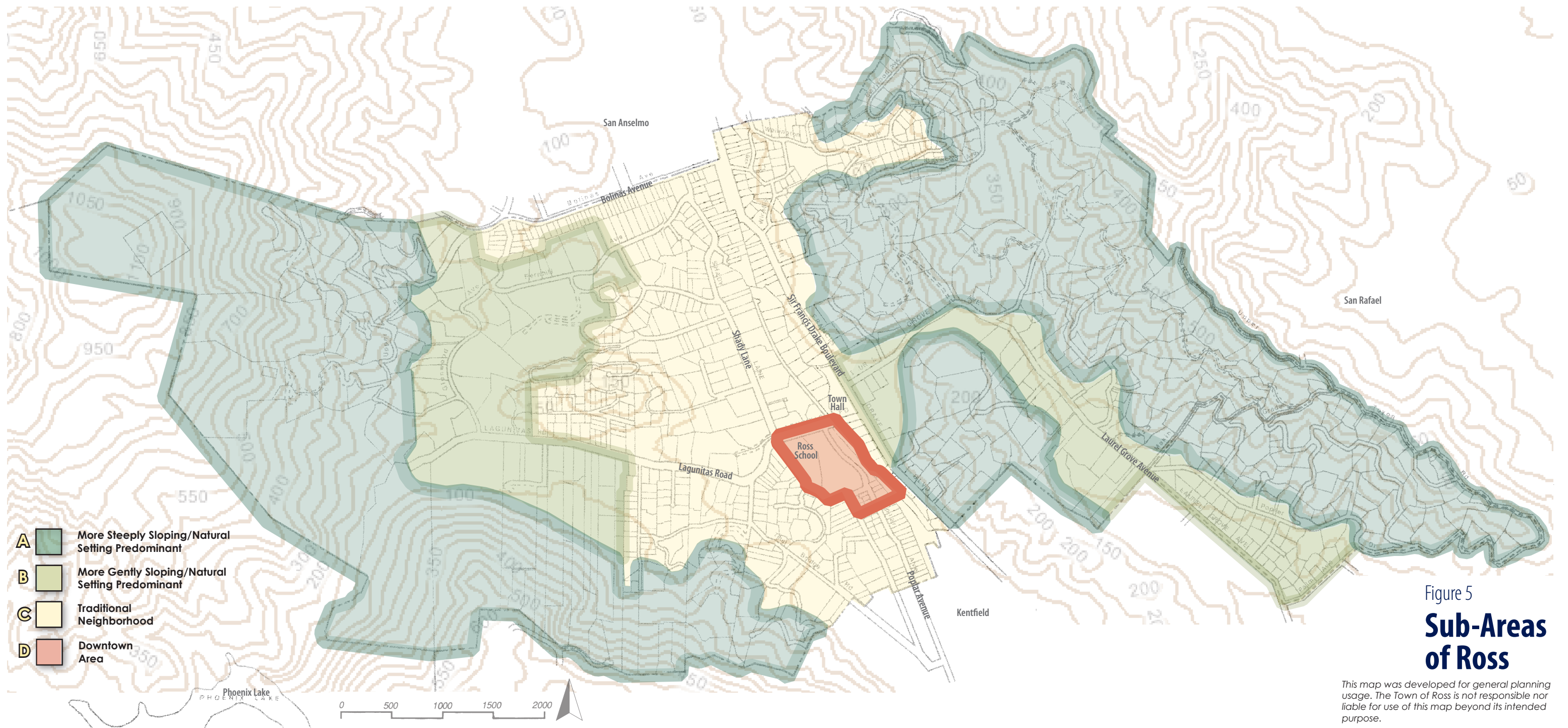


Figure 5  
**Sub-Areas  
of Ross**

*This map was developed for general planning usage. The Town of Ross is not responsible nor liable for use of this map beyond its intended purpose.*



Figure 11  
**Pedestrian/Bicycle System in Ross**

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- |  |  |   |  |   |
|--|--|---|--|---|
|  Dirt Trail to MMWD Open Space*     |  Busy/Narrow On-Street Bicycle Route* |  Stoplight with Crosswalk    |  Sidewalk or Paved Path |  Proposed Sidewalk   |
|  Secondary On-Street Bicycle Route* |  Primary On-Street Bicycle Route*     |  Stoplight without Crosswalk |  Gravel or Dirt Path    |  Path Indicated on Map, but Not in Use (Severely Overgrown or Steep) |

\* Source for Bicycle Routes: MARIN BICYCLE MAP FOR ROAD, MOUNTAIN, AND TRANSIT BIKING (2004), Published by the Marin County Bicycle Coalition

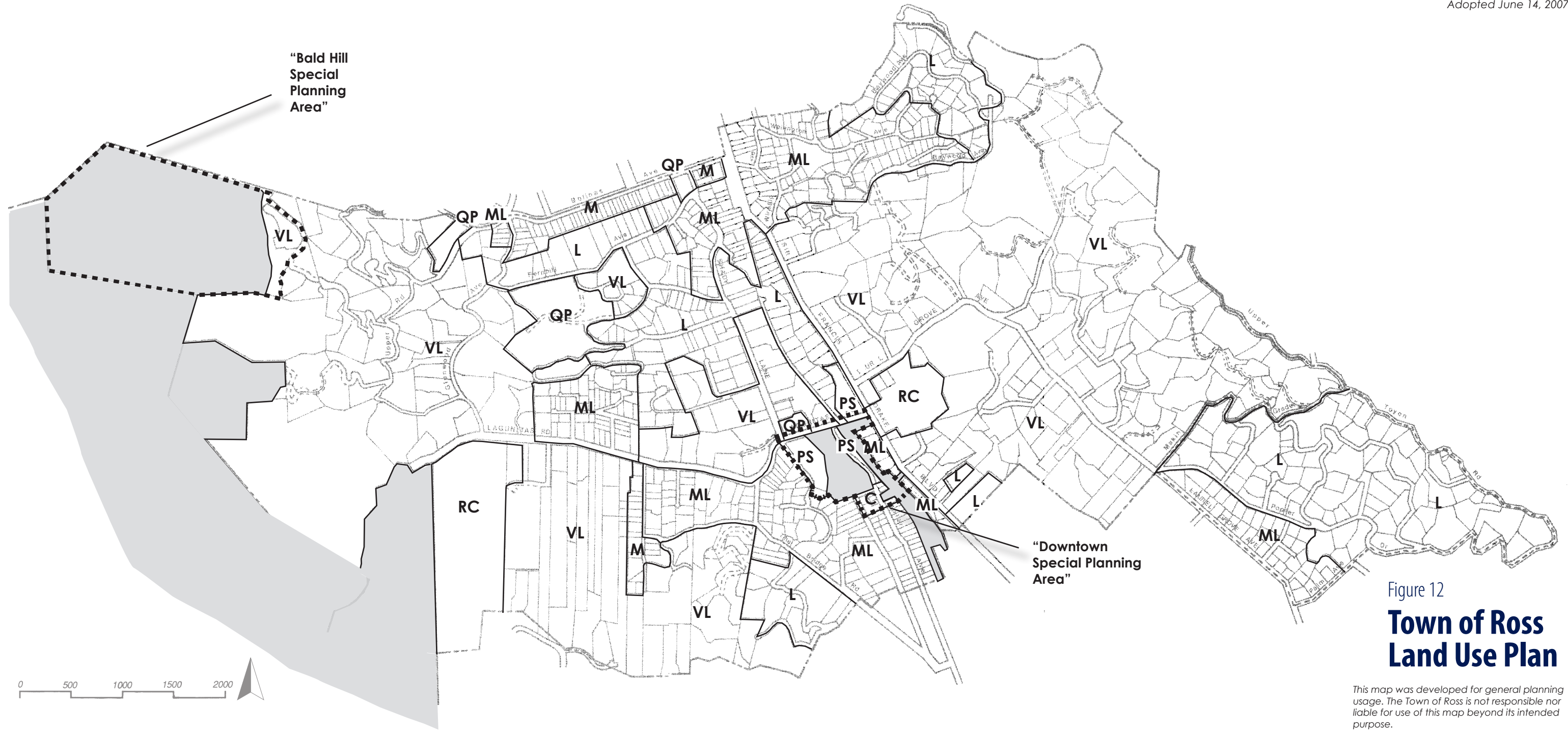


Figure 12  
**Town of Ross  
Land Use Plan**

*This map was developed for general planning usage. The Town of Ross is not responsible nor liable for use of this map beyond its intended purpose.*

**VL** **Very Low Density** (1-1 Unit/Acre). An average of 0.3 to 3.0 persons per acre; consistent with R-1:B-A, R-1:B-5A and R-1:B-10A zoning, with lots one acre or more in size.

**ML** **Medium Low Density** (3-6 Units/Acre). An average of 9.0 to 18.0 persons per acre; consistent with R-1:B-10 and R-1:B-7.5 zoning, with lots to 10,000 or 7,500 square feet in size, respectively.

**C** **Local Service Commercial** Applies to the downtown area and is intended to constitute a compact, centrally located area of such size as is necessary to contain local service commercial uses necessary for the convenience of the Town residents. Allows smaller scale residential uses. Uses could be allowed up to a 1.3 Floor Area Ratio but are dependent on consistency with design, parking, height and other policies or standards.

**Public Park and Open Space** Secured public and private parks, open space and lands managed by the Marin Municipal Water District. Building intensity and population density is essentially 0.

**RC** **Limited Specialized Recreational/Cultural** This is applied to established recreational or cultural uses (Marin Art and Garden Center and the Lagunitas Tennis Club) which should have very limited intensity, consistent with community character and environmental constraints. FAR is less than 0.1. Allows smaller scale residential uses.

**PS** **Public Service** Lands in this classification are existing public sites upon which public service uses are appropriate, such as Town Hall, Public Safety buildings, post office and Ross Elementary School. Generally, the FAR for these sites should be less than 0.5. Allowances may be made for increased intensity if needed for health and safety purposes. Also allows smaller scale residential uses.

**QP** **Limited Quasi-Public/Private Service** The Limited Quasi Public/Private Service designation recognizes existing quasi public uses, such as churches and private schools that are located throughout the community and which are expected to remain in a similar use throughout the planning period. Standards are intended to minimize impacts on surrounding residential areas.

Allows smaller scale residential uses to be included. Intensity of development should be less than 1.0 FAR and shall meet height limit and other development standards and the standards of the zone in which they are located.

**L** **Low Density** (1-3 Units/Acre). An average of 3.0 to 9.0 persons per acre; consistent with R-1:B-20 and R-1:B-15 zoning, with lots to 20,000 or 15,000 square feet in size, respectively.

**M** **Medium Density** (6-10 Units/Acre). An average of 18.0 to 30.0 persons per acre; consistent with R-1:B-6 and R-1 zoning, with lots to 6,000 or 5,000 square feet in size, respectively.

**Special Planning Area** Require further study and development of area-specific development guidelines.

*Note: To convert residential units to population, 3.0 persons per household should be used (based on 2000 U.S. Census). Retail uses convert to about 1 job for every 500 square feet of floor area. Office/service uses convert to about 1 job per 300 feet of floor area.*

Appendix B  
**ROSS GENERAL PLAN  
VISION FOR THE YEAR 2025**



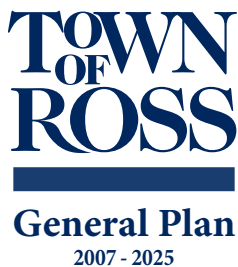
**TOWN  
OF  
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**General Plan**  
2007 - 2025

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# Ross General Plan Vision for the Year 2025

**Visioning** is a way of looking at the future and our ability to define a future state. A vision statement, in its simplest terms, is one's ability to define a future state. A community visioning event was held in 2005. The visioning ideas of the community have been incorporated into each general plan issue topic section.



## OUR VISION OF ROSS IN YEAR 2025

Set in a valley between open hillsides, Ross enjoys a natural environment where cultural and civic activities are encouraged and thrive. There's an abundance of green from tree-lined streets, parks and open space, to healthy creeks and watershed. Ross has maintained access to open space for all people, not just its residents, but this access should not disturb the privacy or peaceful enjoyment of the Town by its residents. Proper management of the eco-system helps to prevent erosion and excess stormwater runoff, reduces ambient temperatures, retains natural habitat for wildlife and birds, and enhances the beauty of the natural landscape.

To perpetuate the health of our community, we have followed environmentally sustainable management and development policies with regard to our environment. The natural environment for plant and animal health and habitat is not to be compromised. The Town has developed and follows policies for "green" building. We have worked to reduce our ecological footprint by shifting our reliance away from fossil fuels toward renewable sources of energy and by ameliorating the local conditions that contribute to global warming.

The Town has encouraged diversity in home design. While design review is based in part on the need to preserve architectural features that serve as significant reminders of the past, it nevertheless encourages 21st century creativity. The Town

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has made investments in infrastructure resulting in architecture and landscaping that promote the aesthetic and sustainable needs of the community.

Each neighborhood shows pride of community through maintenance and design quality. Our government responds to changing needs and is grounded in the recognition that creating and maintaining a quality environment in which to live is everyone's job.

Advisory Design Review (ADR) has been established to assist applicants, staff and Town Council with the permit process. ADR helps maintain and apply consistent guidelines for architectural and landscape design.

The architectural and environmental ambiance that attracted caring residents to Ross since the Town's incorporation in 1908 have been preserved through a tradition of stewardship that has guided the decisions of the Town Council. Ross Recreation, the Marin Art & Garden Center, Town parks, Natalie Coffin Greene Park, Phoenix Lake and proximity to the College of Marin are among the resources that provide cultural, educational and recreational opportunities.

The Lagunitas Bridge, symbolic entry to the Town proper, has been rebuilt to mitigate flood and seismic concerns. The new bridge maintains the character and style of the old bridge, and is consistent with the style of other bridges in Town that were designed by John Buck Leonard. The peaceful ambience of the Ross Common provides the focal point for the community.

The health and safety of the community are critical concerns. We have worked to prepare and practice emergency response and to minimize risks of fire danger by emphasizing responsible landscaping practices (especially in the steeper, less accessible areas of the Town). Additionally, we have worked to minimize noise pollution.

Flood control improvements have been made and a new creek management program has been completed. All new structures are above the 100-year flood elevation in the Downtown area and in new and remodeled houses located along the creeks and in the low areas. Houses in the floodplain have been granted expedited Council approval to be raised above flood levels and all businesses have installed flood protection mitigation. Specific standards for upstream mitigation and drainage system restoration have been implemented and overall runoff reduced.



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Measures are in place to keep our streets and walkways safe for adults, children, pedestrians, bikers and the disabled. We have developed safe bicycle routes and provided bicycle racks in public areas, including the Downtown, parks, schools and the post office. Drivers and cyclists are careful to “share the road.” Everyone observes traffic signs, signals and rules, with consistent enforcement by Public Safety.

As citizens of Ross we are dedicated to leaving our community a better and more beautiful place than we found it. Our neighborly connections, historic heritage, sense of community, natural ecological environments, attractive neighborhoods, local businesses and Town services all work well together.

The Ross Common is where Town residents participate in community celebrations throughout the year, including the annual Ross Town dinner, and the Fourth of July parade and picnic. Next to The Common is the Ross School. We recognize the importance of Ross School to our community. Maintaining the school’s academic excellence is a goal of everyone in Town. The Ross Post Office is an informal gathering place for the community and a place where residents can maintain their connection to the community as a whole.

The commercial downtown area has two-and three-story buildings that are home to an eclectic variety of retail stores, restaurants and professional offices. The Town encourages the community to support these businesses in order to maintain their viability and to sustain a timeless “country village” appeal to the Downtown area.

We visualize Ross in 2025 as a friendly and welcoming Town that encourages interaction and community involvement. The population is diverse and welcomes people of all races, ages, creeds and ethnic backgrounds. All members of the community treat others with friendly respect. Our amicable and considerate demeanor significantly influences the behavior of our children. There is a feeling of inclusion in the community that translates into the opportunity for everyone to participate in the civic and community life of the Town.

The Town has obtained funding to provide affordable housing for teachers, Ross Town personnel and others. Some of the affordable housing units are apartments above the retail establishments.

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The General Plan is a strategic document that identifies commitments to action and implementation goals. It is a blueprint for the adoption of ordinances and for establishing Town Council and staff work priorities.

The planning and permitting process is transparent, understandable and objective. Decisions are based on staff and design review recommendations, familiarity with the General Plan and sound judgment. Applicants for variances or use permits are assisted by staff and the Town's Advisory Design Review Committee (ADR), and are encouraged to familiarize themselves with the process for obtaining variances and permits. The process is simplified and efficient.

Appendix C  
**ROSS GENERAL PLAN INDEX**



**TOWN  
OF  
ROSS**

**General Plan**  
2007 - 2025

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