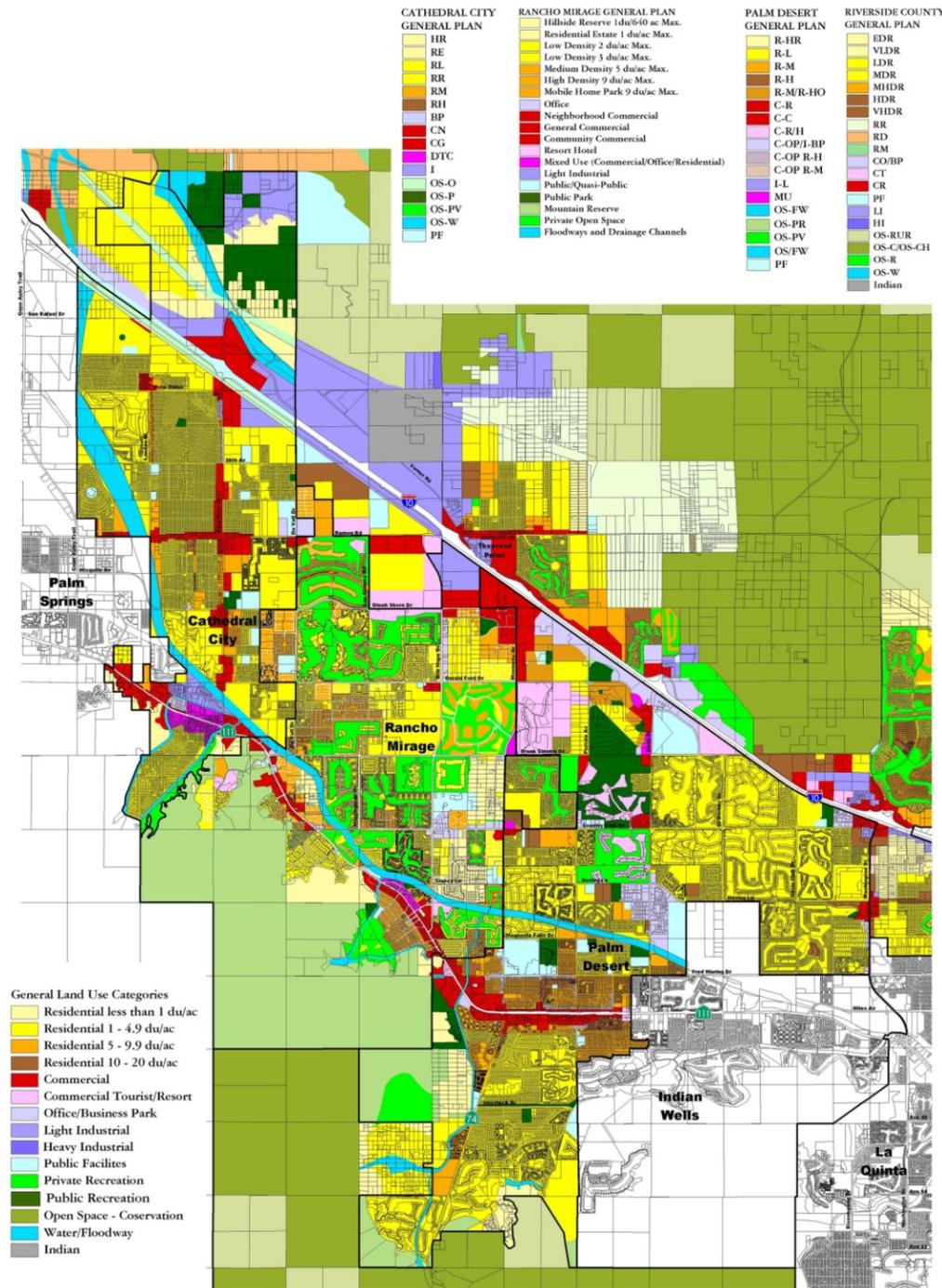


SURROUNDING GENERAL PLANS

The City of Rancho Mirage borders the Cities of Cathedral City (west) and Palm Desert (east), as well as unincorporated portions of Riverside County (north). These three jurisdictions maintain their own land use designations and therefore exert influence over Rancho Mirage's land use, circulation, and economic development. Accordingly, we have generated a regional General Plan land use map for revising the City's land use designations and policies. The land use colors have been synchronized to illustrate the location and amount of land uses and densities throughout the four jurisdictions.



What is a General Plan?

A QUICK GUIDE FOR THE CITY'S GENERAL PLAN UPDATE

WHAT IS A GENERAL PLAN?

The General Plan represents the community's *comprehensive* and *long-term* view of its future; it is a blueprint or constitution for the City's growth and development. The City Council and Planning Commission use the goals and policies of the General Plan as a basis from which to make land use decisions.

COMPREHENSIVE - The General Plan is considered "comprehensive" since it covers the territory within the boundaries of the City and any areas outside of its boundaries that relate to planning activities (e.g., spheres of influence, unincorporated areas). It is also comprehensive in that it addresses a wide variety of issues that characterize the City.

LONG-TERM - The General Plan is considered "long-term" since it looks 15 years or more into the future. The General Plan projects conditions and needs into the future as a basis for determining long-term objectives and policies for day-to-day decision making.

CONTENT & FORMAT

State law requires that a General Plan discuss a broad range of issues. The General Plan must address the City's physical development, such as general locations, appropriate mixtures, timing, and extent of land uses and supporting infrastructure. Recognizing social and economic development is another important aspect of the General Plan, and generally includes the topics of housing and fiscal redevelopment. Finally, the City must also address issues of safety and the environment, with discussion of public services, natural and man-made hazards, and conservation of resources.

While State law specifies the basic content of the General Plan, the format of the Plan is up to the City. A good General Plan is one that presents all of the important issues in a comprehensive yet concise and easy-to-read manner. The City's current Plan is divided into five issue areas in an effort to group topics in a manner logical to the general public (see below). The content can also be presented through a traditional structure of seven mandatory Elements and any number of optional Elements that may be of additional benefit to the community (see below).

1997 GENERAL PLAN ISSUE AREAS

- 1 Administration and Implementation
- 2 Community Development
- 3 Environmental Resources
- 4 Environmental Hazards
- 5 Public Services and Facilities

TRADITIONAL SEVEN ELEMENTS

- | | |
|----------------|------------------------------|
| 1 Land Use | 6 Noise |
| 2 Circulation | 7 Safety |
| 3 Housing | * optional element examples: |
| 4 Conservation | Economic Development |
| 5 Open Space | Community Design |

WHY IS RANCHO MIRAGE UPDATING THE GENERAL PLAN?

The current General Plan was last comprehensively updated in 1997. A lot has changed in the past 7 years, including much of the City Council. To adjust to the dynamics of a new Council and the rapidly changing conditions of the Coachella Valley, the Rancho Mirage City Council has authorized a comprehensive update to the City's General Plan. Adoption of the updated General Plan is expected in late 2005.

Some of the major challenges to be addressed in the new General Plan include: maintaining and enhancing the livability of Rancho Mirage's neighborhoods, planning for an optimal balance of land uses while enhancing economic opportunities within the City, and protecting the City's unique natural setting. The planning process will be a collaborative effort between City staff, City decision makers, professional planners, and the citizens and stakeholders of Rancho Mirage (through the General Plan Advisory Committee).

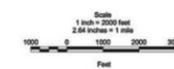
WHAT IS THE PURPOSE OF THE GENERAL PLAN ADVISORY COMMITTEE (GPAC)?

The General Plan Advisory Committee (GPAC) was created for the purpose of completing a comprehensive review of all Elements of the Rancho Mirage General Plan as part of the 2004-05 General Plan Update effort. As part of this review, the GPAC is charged with providing policy-level guidance to staff and the consultant team on local issues and work products related to the update process. The GPAC is also responsible for making advisory recommendations to the Planning Commission and City Council on policies, programs, and actions prior to General Plan adoption.



RANCHO MIRAGE GENERAL PLAN AND ZONING MAP

Legend		ACRES
RESIDENTIAL		
RE-1	Residential Estate 1 du/lot Max.	822
RE-2	Low Density 2 du/lot Max.	1955
RE-3	Low Density 3 du/lot Max.	822
RE-4	Medium Density 5 du/lot Max.	1350
RE-5	High Density 9 du/lot Max.	307
MHP	Mobile Home Park 9 du/lot Max.	99
HR	Hillside Reserve 15du/40 ac Max.	343
COMMERCIAL		
O	Office	133
NC	Neighborhood Commercial	113
GC	General Commercial	248
CC	Community Commercial	132
RS	Resort Hotel	153
MUR	Mixed Use (Commercial/Office/Residential)	56
INDUSTRIAL		
LI	Light Industrial	192
INSTITUTIONAL		
PP	Public/Quasi-Public	3
PS	City Hall	8
FS	Fire Station	4
HP	Hospital	100
S	School	62
L	Library	10
CDM	Children's Discovery Museum of the Desert	4
PO	Post Office	3
US	Utility Substation	9
OPEN SPACE		
OS	Open Space	50
PP	Public Park	5182
MR	Mountain Reserve	2275
PO	Private Open Space	332
FC	Floodways and Drainage Channels	332
Total City Area (including Roads) 15,796 Acres 24.68 Sq. Miles		
SPECIFIC PLANS AND OVERLAYS*		
111 West Specific Plan		249'
111 East Specific Plan		119'
Other Specific Plan Areas		2585'
Senior Overlay		9'
Special Corner		6'
Agua Caliente Indian Allottee		1388
Agua Caliente Tribal Trust		179
* These acreages are included in land use acreages above.		
OTHER SYMBOLS		
FP	Future Park	
ML	Measure V Line	
CC	Chamber of Commerce	
PS	Palm Springs Desert Resorts	
CV	Convention and Visitors Authority	
CD	Cul-de-sac	
ROAD TYPE		
PA	Primary Arterial	7
MA	Major Arterial	44
MR	Minor Arterial	170
MC	Major Collector	114
LR	Local Roads	777
FR	Future Roads	118



December 17, 2003

