



CITY OF PALM DESERT
NOTICE OF INTENT
TO ADOPT A MITIGATED NEGATIVE DECLARATION
University Medical Office Park
Case Nos: SP/EA22-0002, PP22-0009, and TPM 38728

LEAD AGENCY: City of Palm Desert
73510 Fred Waring Drive
Palm Desert, CA 92260

CONTACT PERSON: Nick Melloni, Principal Planner
Development Services Department
(760) 346-0611 ext. 479

PROJECT TITLE: University Medical Office Park

PROJECT LOCATION: Southwest corner of Gerald Ford Drive and Technology Drive in the City of Palm Desert located in Riverside County.
Assessor's Parcel Nos. 694-580-026 and -027

PROJECT DESCRIPTION: The applicant proposes the construction of a medical office center on ±10.5 acres of vacant land that consists of two buildings totaling 114,700 square feet and 581 onsite parking spaces. Building No. 1 is three-stories, 94,700 square feet, and includes medical offices, urgent care, and potentially labs and radiology services. Building No. 2 is a two-story, 20,000 square-foot outpatient surgery facility. The project includes a Specific Plan Amendment to the University Neighborhood Specific Plan to allow medical uses in the Neighborhood Center (NC) designation and to provide specific standards for medical offices, clinics, and professional offices. The project also includes a Tentative Parcel Map to subdivide the site into two parcels.

FINDINGS/DETERMINATION: The City has reviewed and considered the proposed project and has determined that any potentially significant impacts can be mitigated to a less than significant level. The City hereby prepares and proposes to adopt a Mitigated Negative Declaration for this project.

PUBLIC REVIEW PERIOD: A 20-day public review period for the Draft Mitigated Negative Declaration will commence at 8:00 a.m. on May 16, 2023, and end on June 5, 2023, at 5:00 p.m. for interested individuals and public agencies to submit written comments on the document. Any written comments on the Mitigated Negative Declaration must be received at the above address within the public review period. In addition, you may email comments to the following address: nmelloni@palmdesert.gov. Copies of the Mitigated Negative Declaration and Initial Study are available for review at the above address and on the City's website at <https://www.palmdesert.gov/our-city/palm-desert-planning-notice-of-intent>.

PUBLIC MEETING: This matter has been tentatively set for public hearing before the Planning Commission on June 6, 2023, at 6:00 p.m. in the Council Chamber at 73510 Fred Waring Drive, Palm Desert. City Council consideration is expected at a public hearing in July 2023.