

Notice of Determination

To: Office of Planning and Research
1400 Tenth Street, Room 121
Sacramento, CA 95814

From: City of Palm Desert
73-510 Fred Waring Drive
Palm Desert, CA 92270

County Clerk
County of Riverside
2724 Gateway Drive
Riverside, CA 92507

Subject: Filing of Notice of Determination in compliance with Section 21108 or 21152 of the Public Resources Code.

Project Title: University Medical Office Park, SP/EA22-0002, PP22-0009, TPM 38728

Project Applicant: Desert Care Network/Tenet Healthcare

State Clearinghouse Number:	Contact Person:	Area Code / Telephone / Extension:
2023050370	Nick Melloni, Principal Planner	760-346-0611

Project Location: Southwest corner of Gerald Ford Drive and Technology Drive in the City of Palm Desert in Riverside County.

Project Description:

The Project proposes the development of a medical office center on ±10.5 acres of vacant land at the southwest corner of Gerald Ford Drive and Technology Drive in the City of Palm Desert, Riverside County, California. The proposed medical center consists of two Contemporary buildings totaling 114,700 square feet and 581 onsite parking spaces, 94 of which are reserved for electric vehicle parking and charging. Building 1 is three-stories, 94,700 square feet and includes medical offices, an urgent care, and potentially labs and radiology services. Building 2 is a two-story, 20,000 square foot outpatient surgery facility. All medical appointments and procedures will be outpatient care, no emergency services or overnight care is proposed.

This is to advise that the City of Palm Desert has approved the above described project on October 26, 2023.

Lead Agency Responsible Agency

and has made the following determinations regarding the above described projects.

1. The project (will will not) have a significant effect on the environment.
2. A Mitigated Negative Declaration was prepared for this project pursuant to the provisions of CEQA.
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3. Mitigation measures (were were not) made a condition of the approval of the project.
4. A mitigation reporting or monitoring plan (was was not) adopted
5. A statement of Overriding Considerations (was was not) adopted.
6. Findings (were were not) made pursuant to the provisions of CEQA.

This is to certify that the Initial Study with comments and responses and record of project approval is available to the General Public at Palm Desert City Hall, 73-510 Fred Waring Drive, Palm Desert, CA 92260.



Signature (Public Agency)

10/27/23
Date

Principal Planner
Title