March 10, 2017

NOTICE OF AVAILABILITY

From: Les Johnson
City of Indio Development Services Director
100 Civic Center Mall
Indio, CA 92201

SUBJECT: Notice of Availability of the Supplemental Environmental Impact Report (SEIR) for the Joint Replacement Hospital of America (JRHA) project

The City of Indio (City), as the Lead Agency pursuant to the California Environmental Quality Act (CEQA), is recirculating a Draft Supplemental Environmental Impact Report (SEIR) for the proposed Joint Replacement Hospital of America (JRHA) project (proposed project). In accordance with §15088.5 of the State CEQA Guidelines, the City has prepared this Notice of Availability (NOA) to provide Responsible Agencies and other interested parties with information describing the proposed project and to identify its potential environmental effects pursuant to State requirements. The 45-day public review period for the Recirculated Draft SEIR starts on March 10, 2017, and ends on April 23, 2017.

Project Location: The proposed project is located on a 4.5 acre parcel located within the eastern portion of the approved Northgate Conceptual Specific Plan, north of Avenue 42, west of Burr Street, south of Indio Boulevard and U.S. Interstate 10, and east of Jefferson Street in the northwest portion of the City of Indio. The Bermuda Dunes public airport is located 2,440 feet (0.46-miles) to the northwest of the proposed project site. The proposed project site is accessible from the Jefferson Street exit from Interstate 10 (I-10) from the east, via Indio Boulevard, and the Monroe Street exit from the east, via Indio Boulevard.

Project Description: The proposed project is intended to be a general acute care licensed surgical hospital for hip and knee replacement primarily and sports medicine secondarily. The facility would be approximately 30,450 gross square feet (GSF) in a single-story, 24-foot-high building comprising an outpatient evaluation center, a reception/patient education center, advanced imaging department, a surgical suite (three operating rooms), a pre- and post-surgical care unit, 12 inpatient beds, and a post-surgical physical therapy/rehabilitation center. Ingress and egress would be from Burr Street and Avenue 42. Water lines providing both domestic water and fire protection would be connected to the Jefferson Street main line at the intersection with Avenue 42. Laterals would be extended to the proposed project parcel. Water service would be provided by the Indio Water Authority. The proposed project would connect to the existing sanitary sewer main in Burr Street to the east. Storm water runoff from the proposed project would be 100 percent retained on-site in retention and detention areas in an existing retention basin located in the south east of the site. All grading would be balanced within the property limits without the need for import or export from the site. The proposed project is required by the City to include 88 standard parking spaces and 6 designated handicap parking spaces, for a total of 94 parking spaces per City standards.
The proposed project is located within the Northgate Conceptual Specific Plan. The City General Plan designation for the proposed project site is Community Commercial (CC), as delineated in the Northgate Conceptual Specific Plan. The proposed project site is zoned by the City as Project Master Plan (PMP). The PMP zone implements the CC Northgate Crossing Specific Plan designation discussed above. Zoning surrounding the proposed project site includes Industrial Park (IP) to the north, BP to the east, Residential Low (RL) to the south, and PMP to the west.

Project Approvals: Approval of the proposed project would require a conditional use permit, a mass grading permit from the City of Indio, and a National Pollution Discharge Elimination System (NPDES) permit from the Colorado River Regional Water Quality Control Board. The Joint Replacement Hospitals of America (JRHA) constitutes a “Project” for the purposes of CEQA.

The Draft SEIR was previously circulated for a 45-day comment period from October 27, 2016, to December 12, 2016, and addressed potential impacts from Cultural Resources, Hazards and Hazardous Materials, Land Use, and Noise. This Draft SEIR is being recirculated as a result of revisions to the project description requested by the project applicant to increase the maximum building occupancy from 50 to 140 (an increase of 90 persons). No other components of the project description have been revised. The total gross building square footage of 30,450 square feet, building footprint location, height, parking spaces, and parcel size of 4.5 acres remains the same as when the NOC/NOA was released on October 27, 2016. A reevaluation and analysis of the proposed change in building occupancy resulted in the need to recirculate the Hazards and Hazardous Materials and Land Use and Planning environmental issue areas as a result of potential impacts from being located within an airport land use plan and the potential to result in a safety hazard for people residing or working in the project area; and the potential of the project to result in impacts from potential conflicts with applicable land use policies and regulations. The changes to the project description resulting in this recirculation of the Draft SEIR do not affect the significance conclusions in the previously circulated Draft SEIR.

The recirculated Draft SEIR is available in hard copy and electronically for public review and comments during the public review period, from March 10, 2017, to April 23, 2017.

The recirculated Draft SEIR completed for the proposed project is available for review at the following locations:

City of Indio
100 Civic Center Mall
Indio, California 92201


Libraries:

Indio Branch Library - Public Library
200 Civic Center Mall
Indio, CA 92201
(760) 347-2383

La Quinta Public Library - Public Library
78275 Calle Tampico
La Quinta, CA 92253
(760) 564-4767
Palm Desert Branch Library - Public Library
73300 Fred Waring D.
Palm Desert, CA 92260
(760) 346-6552

Coachella Branch Library - Public Library
1538 7th St
Coachella, CA 92236
(760) 398-5148

Responses: The City of Indio requests interested parties provide written or verbal comments on the Draft SEIR, in connection with the proposed project. The **45-day public review period starts on March 10, 2017, and ends on April 23, 2017.** Due to the time limits mandated by State law, and to ensure full consideration in the Final SEIR, please send your written response to the City of Indio at the address below at the earliest possible date but no later than **April 23, 2017, at 5:00 p.m.**

Please include your name and address for all written correspondence. Responses may also be submitted by email to ijohnson@indio.org

Les Johnson
City of Indio Development Services Director
100 Civic Center Mall
Indio, California 92201
760-541-4255

Date: 3/8/2017

Signature: [Signature]
Les Johnson, Development Services Director