

PC RESOLUTION NO. 2025-25

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF TEMECULA RECOMMENDING THAT THE CITY COUNCIL ADOPT A RESOLUTION ENTITLED “A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TEMECULA APPROVING (1) PLANNING APPLICATION NO. PA21-1525 A MODIFICATION TO THE PREVIOUSLY APPROVED TEMECULA VALLEY HOSPITAL DEVELOPMENT PLAN AND CONDITIONAL USE PERMIT (PA07-0200 AND PA07-0202) AND (2) PA25-0181 A MODIFICATION TO REMOVE CONDITION OF APPROVAL NO. 27 FROM A PREVIOUSLY APPROVED PLANNING APPLICATION (PA18-1258) WHICH PROVIDED A DEADLINE ON THE COMMENCEMENT OF FOUNDATION CONSTRUCTION FOR FUTURE HOSPITAL BED TOWER 2 FOR THE PROJECT LOCATED AT 31700 TEMECULA PARKWAY (APN: 959-080-039)”

Section 1. Procedural Findings. The Planning Commission of the City of Temecula does hereby find, determine and declare that:

A. The Temecula Valley Hospital Development Plan and Conditional Use Permit was approved by the City Council on January 22, 2008 by the adoption of Resolution No. 08-12 (Conditional Use Permit) and Resolution No. 08-13 (Development Plan). Condition of Approval #27 for PA18-1258 was approved by the City Council on November 27, 2018 by the adoption of Resolution No. 18-77.

B. On November 21, 2021, Temecula Valley Hospital INC filed Planning Application No. PA21-1525, for a Modification to the Temecula Valley Hospital Development Plan, on January 26, 2022 filed PA22-0105, for an Amendment to the Temecula Hospital Planned Development Overlay District, and on May 6, 2025 filed PA25-0181, for a Modification to remove a previously approved Condition of Approval. These applications (collectively, “Project”) were filed in a manner in accord with the City of Temecula General Plan and Development Code.

C. The Project was processed including, but not limited to a public notice, in the time and manner prescribed by State and local law, including the California Environmental Quality Act.

D. A Subsequent Environmental Impact Report (SEIR) and Mitigation Monitoring and Reporting Program were prepared for the Project in accordance with the California Environmental Quality Act and the California Environmental Quality Act Guidelines (“CEQA”). On March 11, 2022, the City published and distributed a Notice of Preparation (NOP) to all agencies and persons that might be affected by the Project. The NOP was also distributed through the State Office of Planning and Research, State Clearinghouse (SCH # 2005031017).

The NOP was circulated from March 11, 2022 through April 11, 2022 to receive comments and input from interested public agencies and private parties on issues to be addressed in the SEIR. On March 3, 2022, a scoping session was held, at which time City staff and interested persons had an opportunity to determine the extent of issues to be addressed in the SEIR for the Project. The Draft SEIR was prepared under staff's direction by Ascent Environmental. Thereafter, City staff filed a Notice of Completion with the State Clearinghouse, and circulated a Notice of Availability with the Draft SEIR and Appendices to the public and other interested parties, for a 45-day comment period between November 3, 2022 through December 19, 2022. A Notice of Availability was also posted on the project site. Copies of the documents have been available for public review and inspection at the offices of the Community Development Department, located at City Hall, 41000 Main Street, Temecula, California 92590; the Ronald H. Roberts Temecula Public Library located at 30600 Pauba Road; Temecula Grace Mellman Community Library located at 41000 County Center Drive; the Temecula Chamber of Commerce located at 26790 Ynez Court, Suite A; and the City of Temecula website, where the documents were available 24 hours per day, 7 days per week. During the comment period, the City received five (5) written comments on the Draft SEIR from various agencies, individuals, and organization. In compliance with CEQA Guidelines Section 15088, the City prepared written responses to all comments. None of the comments presented any new significant environmental impacts or otherwise constituted significant new information requiring recirculation of the Draft SEIR pursuant to CEQA Guidelines Section 15088.5. The "Final SEIR" consists of the Draft SEIR and all of its appendices, the comments and responses to comments on the Draft SEIR, revisions to the Draft SEIR, and the Mitigation Monitoring and Reporting Program. The Final SEIR was made available to the public and to all commenting agencies in accordance with the law.

E. On June 4, 2025 the Planning Commission of the City of Temecula held a duly noticed public hearing on the proposed SEIR and the Project at which time all persons interested in these actions had the opportunity and did address the Planning Commission.

F. Following consideration of the entire record before it at the public hearing and due consideration of the Project the Planning Commission adopted Resolution No. 2025-23, "A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF TEMECULA RECOMMENDING THAT THE CITY COUNCIL OF THE CITY OF TEMECULA CERTIFY THE FINAL SUBSEQUENT ENVIRONMENTAL IMPACT REPORT, ADOPT FINDINGS PURSUANT TO THE CALIFORNIA ENVIRONMENTAL QUALITY ACT, ADOPT A STATEMENT OF OVERRIDING CONSIDERATIONS, AND ADOPT A MITIGATION MONITORING AND REPORTING PROGRAM FOR MODIFICATION TO THE PREVIOUSLY APPROVED TEMECULA VALLEY HOSPITAL DEVELOPMENT PLAN AND CONDITIONAL USE PERMIT (PA21-1525) AND AN AMENDMENT TO THE TEMECULA HOSPITAL PLANNED DEVELOPMENT OVERLAY DISTRICT (PA21-0105)".

G. All legal preconditions to the adoption of this Resolution have occurred.

Section 2. Further Findings. The Planning Commission, in recommending approval of Modification application No. PA21-1525 and Modification application PA25-0181, pursuant to Temecula Municipal Code Section 17.05.010 hereby finds, determines and declares that Modification application No. PA22-1525 and Modification application No. PA25-0181 are

Modification application No. PA22-1525 and Modification application No. PA25-0181 are consistent with the General Plan for the City of Temecula and with all applicable requirements of State law and other Ordinances of the City:

A. The proposed use is in conformance with the General Plan for Temecula and with all applicable requirements of State law and other Ordinances of the City;

Hospitals are a conditionally permitted use that was previously approved on this project site. The modifications to the previously approved development plan and conditions of approval do not change the use on the project site and therefore is in conformance with the General Plan land use of Professional Office. The site is properly planned and zoned and, as conditioned, is physically suitable for the type of hospital development proposed. The project, as conditioned, is also consistent with other applicable requirements of State law and local ordinances, including the California Environmental Quality Act (CEQA), the City Wide Design Guidelines, and fire and building codes.

B. The overall development of the land is designed for the protection of the public health, safety, and general welfare;

The overall design of the hospital, including the site, building, parking, circulation and other associated site improvements, is consistent with, and intended to protect the health and safety of those working in and around the site. The project has been reviewed for and, as conditioned, has been found to be consistent with all applicable policies, guidelines, standards, and regulations intended to ensure that the development will be constructed and function in a manner consistent with the protection of the public health, safety, and welfare. Nothing proposed in the Modification is anticipated to have an adverse impact to the public health, safety and general welfare.

Section 3. Recommendation. The Planning Commission of the City of Temecula recommends that the City Council adopt a resolution entitled, "A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TEMECULA APPROVING (1) PLANNING APPLICATION NO. PA21-1525 A MODIFICATION TO THE PREVIOUSLY APPROVED TEMECULA VALLEY HOSPITAL DEVELOPMENT PLAN AND CONDITIONAL USE PERMIT (PA07-0200 AND PA07-0202) AND (2) PA25-0181 A MODIFICATION TO REMOVE CONDITION OF APPROVAL NO. 27 FROM A PREVIOUSLY APPROVED PLANNING APPLICATION (PA18-1258) FOR THE PROJECT LOCATED AT 31700 TEMECULA PARKWAY (APN: 959-080-039)" in substantially the same form attached to this Resolution as Exhibit "A," and incorporated herein by this reference.

Section 4. **PASSED, APPROVED AND ADOPTED** by the City of Temecula Planning Commission this 4th day of June, 2025.


Lanae Turley-Trejo, Chair

ATTEST:



Matt Peters
Secretary

[SEAL]

STATE OF CALIFORNIA)
COUNTY OF RIVERSIDE)ss
CITY OF TEMECULA)

I, Matt Peters, Secretary of the Temecula Planning Commission, do hereby certify that the forgoing PC Resolution No. 2025-25 was duly and regularly adopted by the Planning Commission of the City of Temecula at a regular meeting thereof held on the 4th day of June, 2025, by the following vote:

AYES: 5 PLANNING COMMISSIONERS: Hagel, Solis, Turley-Trejo, Watson, Watts

NOES: 0 PLANNING COMMISSIONERS: None

ABSTAIN: 0 PLANNING COMMISSIONERS: None

ABSENT: 0 PLANNING COMMISSIONERS: None



Matt Peters
Secretary

RESOLUTION NO. 2025-

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TEMECULA APPROVING (1) PLANNING APPLICATION NO. PA21-1525 A MODIFICATION TO THE PREVIOUSLY APPROVED TEMECULA VALLEY HOSPITAL DEVELOPMENT PLAN AND CONDITIONAL USE PERMIT (PA07-0200 AND PA07-0202) AND (2) PA25-0181 A MODIFICATION TO REMOVE CONDITION OF APPROVAL NO. 27 FROM A PREVIOUSLY APPROVED PLANNING APPLICATION (PA18-1258) WHICH PROVIDED A DEADLINE ON THE COMMENCEMENT OF FOUNDATION CONSTRUCTION FOR FUTURE HOSPITAL BED TOWER 2 FOR THE PROJECT LOCATED AT 31700 TEMECULA PARKWAY (APN: 959-080-039)

THE CITY COUNCIL OF THE CITY OF TEMECULA DOES HEREBY RESOLVE AS FOLLOWS:

Section 1. Procedural Findings. The City Council of the City of Temecula does hereby find, determine and declare that:

A. The Temecula Valley Hospital Development Plan and Conditional Use Permit was approved by the City Council on January 22, 2008 by the adoption of Resolution No. 08-12 (Conditional Use Permit) and Resolution No. 08-13 (Development Plan). Condition of Approval #27 for PA18-1258 was approved by the City Council on November 27, 2018 by the adoption of Resolution No. 18-77.

B. On November 21, 2021, Temecula Valley Hospital INC filed Planning Application No. PA21-1525, for a Modification to the Temecula Valley Hospital Development Plan, on January 26, 2022 filed PA22-0105, for an Amendment to the Temecula Hospital Planned Development Overlay District, and on May 6, 2025 filed PA25-0181, for a Modification to remove a previously approved Condition of Approval. These applications (collectively, "Project") were filed in a manner in accord with the City of Temecula General Plan and Development Code.

C. The Project was processed including, but not limited to, a public notice, in the time and manner prescribed by State and local law, including the California Environmental Quality Act.

D. A Subsequent Environmental Impact Report (SEIR) and Mitigation Monitoring and Reporting Program were prepared for the Project in accordance with the California Environmental Quality Act and the California Environmental Quality Act Guidelines ("CEQA"). On March 11, 2022, the City published and distributed a Notice of Preparation (NOP) to all agencies and persons that might be affected by the Project. The NOP was also distributed through the State Office of Planning and Research, State Clearinghouse (SCH # 2005031017).

The NOP was circulated from March 11, 2022 through April 11, 2022 to receive comments and input from interested public agencies and private parties on issues to be addressed in the SEIR. On March 3, 2022, a scoping session was held, at which time City staff and interested persons had an opportunity to determine the extent of issues to be addressed in the SEIR for the Project. The Draft SEIR was prepared under staff's direction by Ascent Environmental. Thereafter, City staff filed a Notice of Completion with the State Clearinghouse, and circulated a Notice of Availability with the Draft SEIR and Appendices to the public and other interested parties, for a 45-day comment period between November 3, 2022 through December 19, 2022. A Notice of Availability was also posted on the project site. Copies of the documents have been available for public review and inspection at the offices of the Community Development Department, located at City Hall, 41000 Main Street, Temecula, California 92590; the Ronald H. Roberts Temecula Public Library located at 30600 Pauba Road; Temecula Grace Mellman Community Library located at 41000 County Center Drive; the Temecula Chamber of Commerce located at 26790 Ynez Court, Suite A; and the City of Temecula website, where the documents were available 24 hours per day, 7 days per week. During the comment period, the City received five (5) written comments on the Draft SEIR from various agencies, individuals, and organization. In compliance with CEQA Guidelines Section 15088, the City prepared written responses to all comments. None of the comments presented any new significant environmental impacts or otherwise constituted significant new information requiring recirculation of the Draft SEIR pursuant to CEQA Guidelines Section 15088.5. The "Final SEIR" consists of the Draft SEIR and all of its appendices, the comments and responses to comments on the Draft SEIR, revisions to the Draft SEIR, and the Mitigation Monitoring and Reporting Program. The Final SEIR was made available to the public and to all commenting agencies in accordance with the law.

E. On June 4, 2025, the Planning Commission of the City of Temecula held a duly noticed public hearing on the proposed SEIR and proposed Project at which time all persons interested in these actions had the opportunity and did address the Planning Commission.

F. Following consideration of the entire record before it at the public hearing and due consideration of the proposed Subsequent Environmental Impact Report and proposed Project the Planning Commission adopted Resolution No. 2025-, "A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF TEMECULA RECOMMENDING THAT THE CITY COUNCIL OF THE CITY OF TEMECULA CERTIFY THE FINAL SUBSEQUENT ENVIRONMENTAL IMPACT REPORT, ADOPT FINDINGS PURSUANT TO THE CALIFORNIA ENVIRONMENTAL QUALITY ACT, ADOPT A STATEMENT OF OVERRIDING CONSIDERATIONS, AND ADOPT A MITIGATION MONITORING AND REPORTING PROGRAM FOR MODIFICATION TO THE PREVIOUSLY APPROVED TEMECULA VALLEY HOSPITAL DEVELOPMENT PLAN AND CONDITIONAL USE PERMIT (PA21-1525) AND AN AMENDMENT TO THE TEMECULA HOSPITAL PLANNED DEVELOPMENT OVERLAY DISTRICT (PDO-9) (PA22-0105)".

G. At the conclusion of the Planning Commission hearing and after due consideration of the entire record before the Planning Commission hearing, and after due consideration of the testimony regarding the Project, the Planning Commission adopted Resolution No. 2025-, "A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF TEMECULA RECOMMENDING THAT THE CITY COUNCIL ADOPT A RESOLUTION

ENTITLED “A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TEMECULA APPROVING (1) PLANNING APPLICATION NO. PA21-1525 A MODIFICATION TO THE PREVIOUSLY APPROVED TEMECULA VALLEY HOSPITAL DEVELOPMENT PLAN AND CONDITIONAL USE PERMIT (PA07-0200 AND PA07-0202) AND (2) PA25-0181 A MODIFICATION TO REMOVE CONDITION OF APPROVAL NO. 27 FROM A PREVIOUSLY APPROVED PLANNING APPLICATION (PA18-1258 FOR THE PROJECT LOCATED AT 31700 TEMECULA PARKWAY (APN: 959-080-039)”.

H. On June 23, 2025 the City Council of the City of Temecula considered the Project and the Final SEIR for the Project, at a duly noticed public hearing at which time all interested persons had an opportunity to and did testify either in support or in opposition to this matter. The Council considered all the testimony and any comments received regarding the Project and the Final SEIR prior to and at the public hearing.

I. Following the public hearing, the Council adopted Resolution No. 2025-___ “A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TEMECULA CERTIFYING THE FINAL SUBSEQUENT ENVIRONMENTAL IMPACT REPORT, ADOPTING FINDINGS PURSUANT TO THE CALIFORNIA ENVIRONMENTAL QUALITY ACT, ADOPTING A STATEMENT OF OVERRIDING CONSIDERATIONS, AND ADOPTING A MITIGATION MONITORING AND REPORTING PROGRAM FOR MODIFICATION TO THE PREVIOUSLY APPROVED TEMECULA VALLEY HOSPITAL DEVELOPMENT PLAN AND CONDITIONAL USE PERMIT (PA21-1525) AND AN AMENDMENT TO THE TEMECULA HOSPITAL PLANNED DEVELOPMENT OVERLAY DISTRICT (PDO-9) (PA22-0105)=” Resolution No. 2025-___ and the findings therein are hereby incorporated by this reference as set forth in full.

J. All legal preconditions to the adoption of this Resolution have occurred.

Section 2. Legislative Findings. The City Council in approving the Project, pursuant to Temecula Municipal Code Section, 17.05.010, hereby finds, determines and declares that:

A. The proposed use is in conformance with the General Plan for Temecula and with all applicable requirements of State law and other Ordinances of the City;

Hospitals are a conditionally permitted use that was previously approved on this project site. The modifications to the previously approved development plan and conditions of approval do not change the use on the project site and therefore the Project is in conformance with the General Plan land use of Professional Office. The site is properly planned and zoned and, as conditioned, is physically suitable for the type of hospital development proposed. The project, as conditioned, is also consistent with other applicable requirements of State law and local ordinances, including the California Environmental Quality Act (CEQA), the City Wide Design Guidelines, and fire and building codes.

B. The overall development of the land is designed for the protection of the public health, safety, and general welfare;

The overall design of the hospital, including the site, building, parking, circulation and other associated site improvements, is consistent with, and intended to protect the health and safety of those working in and around the site. The project has been reviewed for and, as conditioned, has been found to be consistent with all applicable policies, guidelines, standards, and regulations intended to ensure that the development will be constructed and function in a manner consistent with the protection of the public health, safety, and welfare. Nothing proposed in the Modification is anticipated to have an adverse impact to the public health, safety and general welfare.

Section 3. Conditions of Approval. The City Council of the City of Temecula approves Planning Application Nos. PA21-1525 and PA25-0181, Modification applications for a update to the TVH Development Plan and removal of a previous Condition of Approval, subject to the Conditions of Approval set forth in Exhibit A, attached hereto, and incorporated herein by this reference.

Section 4. Effective Date. This Resolution shall take effect upon the effective date of Ordinance No. 2025-, "AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TEMECULA APPROVING AN AMENDMENT TO THE TEMECULA HOSPITAL PLANNED DEVELOPMENT OVERLAY (PDO-9) LOCATED AT 31700 TEMECULA PARKWAY (APN: 959-080-039) (PA22-0105)".

Section 5. Certification. The City Clerk shall certify to the adoption of this Resolution.

PASSED, APPROVED, AND ADOPTED by the City Council of the City of Temecula this 23rd day of June, 2025.

Brenden Kalfus, Mayor

ATTEST:

Randi Johl, City Clerk

[SEAL]

STATE OF CALIFORNIA)
COUNTY OF RIVERSIDE) ss
CITY OF TEMECULA)

I, Randi Johl, City Clerk of the City of Temecula, do hereby certify that the foregoing Resolution No. 2025- was duly and regularly adopted by the City Council of the City of Temecula at a meeting thereof held on the 23rd day of June, 2025 by the following vote:

AYES: COUNCIL MEMBERS:

NOES: COUNCIL MEMBERS:

ABSTAIN: COUNCIL MEMBERS:

ABSENT: COUNCIL MEMBERS:

Randi Johl, City Clerk