

PC RESOLUTION NO. 2025-24

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF TEMECULA RECOMMENDING THAT THE CITY COUNCIL ADOPT AN ORDINANCE ENTITLED “AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TEMECULA APPROVING AN AMENDMENT TO THE TEMECULA HOSPITAL PLANNED DEVELOPMENT OVERLAY (PDO-9) FOR THE PROJECT LOCATED AT 31700 TEMECULA PARKWAY (APN: 959-080-039) (PA22-0105)”

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

A. The Temecula Hospital Planned Development Overlay was approved by the City Council on January 22, 2008 by the adoption of Ordinance No. 08-01. The Temecula Hospital Planned Development Overlay as approved shall be referred to in this Resolution as the “PDO”.

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 a 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 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 of information received at the public hearing, 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)”. Resolution No. 2025-24 and the findings therein are hereby incorporated by this reference as set forth in full.

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

Section 2. Further Findings. The Planning Commission, in recommending approval the Zone Change/Planned Development Overlay Amendment Application No. PA22-0105, hereby finds, determines and declares that the Planned Development Overlay Amendment is 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 Ordinance is in conformance with the General Plan for Temecula and with all applicable requirements of State law and other Ordinances of the City;

The proposed Zone Change/Planned Development Overlay Amendment Ordinance conforms to the City of Temecula General Plan Land Use Element. Furthermore, the proposed Zone Change/Planned Development Overlay Amendment Ordinance directly responds to Goal 1 Policy LU-1.8 of the General Plan Land Use Element which encourages future development of a community hospital and related services.

The proposed project is consistent with the above General Plan Land Use Element goal and policy in that it is contributing to the development of a community hospital and has been designed to minimize impacts on surrounding land uses and infrastructure through required and proposed design guidelines and development standards, building orientation and location, circulation and access, and other features and requirements of the proposed Planned Development Overlay Amendment.

Section 3. Recommendation. The Planning Commission of the City of Temecula recommends that the City Council adopt an Ordinance entitled “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)” in substantially the same form attached hereto 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, Chairperson

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. 2025-24 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

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)

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

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

A. The Temecula Hospital Planned Development Overlay was approved by the City Council on January 22, 2008 by the adoption of Ordinance No. 08-01. The Temecula Hospital Planned Development Overlay as approved shall be referred to in this Resolution as the “PDO”.

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 a Amendment to the Temecula Hospital Planned Development Overlay District, and on May 6, 2025 filed PA25-0181, for a Modification to 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.

E. 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.

F. On June 4, 2024 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.

G. Following consideration of the entire record of information received at the public hearing, 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)."

H. Following consideration of the entire record of information received at the public hearings and due consideration of the Project, the Planning Commission adopted Resolution No. 2025-24, "A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF TEMECULA RECOMMENDING THAT THE CITY COUNCIL ADOPT AN ORDINANCE ENTITLED "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)".

I. On June 23, 2025, the City Council considered the Project and the SEIR at a duly noticed public hearing at which time the City staff presented its report, and all interested persons had an opportunity to and did testify either in support or in opposition to the Project and the SEIR.

J. 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.

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

Section 3. Legislative Findings. The City Council in approving the Planned Development Overlay/Zone Change hereby makes the following findings:

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

The proposed Zone Change/Planned Development Overlay Amendment Ordinance conforms to the City of Temecula General Plan Land Use Element. Furthermore, the proposed Zone Change/Planned Development Overlay Amendment Ordinance directly responds to Goal 1 Policy LU-1.8 of the General Plan Land Use Element which encourages future development of a community hospital and related services.

The proposed project is consistent with the above General Plan Land Use Element goal and policy in that it is contributing to the development of a community hospital and has been designed to minimize impacts on surrounding land uses and infrastructure through required and proposed design guidelines and development standards, building orientation and location, circulation and access, and other features and requirements of the proposed Planned Development Overlay Amendment.

Section 4. Zoning Code Amendment. The City Council hereby amends Chapter 17.22 (PLANNED DEVELOPMENT OVERLAY ZONING DISTRICT (PDO-9)) of Title 17 (Zoning) of the Temecula Municipal Code by amending Article X, entitled “Temecula Hospital Planned Development Overlay District 9” in its entirety to read as provided in Exhibit A, attached to this Ordinance and incorporated herein as thought set forth in full.

Section 5. Severability. If any portion, provision, section, paragraph, sentence, or word of this Ordinance is rendered or declared to be invalid by any final court action in a court of competent jurisdiction, or by reason of any preemptive legislation, the remaining portions, provisions, sections, paragraphs, sentences, and words of this Ordinance shall remain in full force and effect and shall be interpreted by the court so as to give effect to such remaining portions of the Ordinance.

Section 6. Effective Date. This Ordinance shall take effect thirty (30) days after its adoption.

Section 7. Notice of Adoption. The City Clerk shall certify to the adoption of this Ordinance and cause it to be published in the manner required by law.

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 Ordinance No. 2025- was duly introduced and placed upon its first reading at a meeting of the City Council of the City of Temecula on the 23rd day of June, 2025, and that thereafter, said Ordinance was duly adopted by the City Council of the City of Temecula at a meeting thereof held on the ____ day of _____, 2025 by the following vote:

AYES: COUNCIL MEMBERS:

NOES: COUNCIL MEMBERS:

ABSTAIN: COUNCIL MEMBERS:

ABSENT: COUNCIL MEMBERS:

Randi Johl, City Clerk