

**STAFF REPORT – PLANNING
CITY OF TEMECULA
PLANNING COMMISSION**

DATE OF MEETING: June 4, 2025

TO: Planning Commission Chairperson and members of the Planning Commission

FROM: Matt Peters, Director of Community Development

PREPARED BY: Scott Cooper, Case Planner

PROJECT SUMMARY: 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) that at buildout will include the existing 206,341 square foot hospital building and 5,180 square foot storage building along with a proposed approximately 20,000 square foot expansion to the emergency department, a 125,000 square foot, five story second hospital tower, a 80,000 square foot, four story medical office building, and a 14,000 square foot utility plant in Phase 2, an approximately 125,000 square foot, five story third hospital tower, a 80,000 square, three story medical office building, and a four story parking structure with the existing helipad relocated from its interim location to the roof of the parking structure in Phase 3; PA22-0105, an Amendment to the Temecula Hospital Planned Development Overlay District (PDO-9) including establishing an administrative approval process and design guidelines for buildings and structures, revising development standards, and clarifying the allowable mix of structures and uses in the PDO; and 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. The project is located at 31700 Temecula Parkway (APN: 959-080-039).

RECOMMENDATION: Adopt the proposed Planning Commission Resolutions recommending the City Council (1) certify the Subsequent Environmental Impact Report (SEIR), (2) adopt a Planned Development Overlay Amendment, and (3) approve Modifications subject to Conditions of Approval.

CEQA: Subsequent Environmental Impact Report (SEIR)

PROJECT DATA SUMMARY

Name of Applicant: Temecula Valley Hospital INC

General Plan

Designation: Professional Office (PO)

Zoning Designation: Temecula Hospital Planned Development Overlay (PDO-9)

Existing Conditions/ Land Use:

Site: Temecula Valley Hospital, Vacant Land / Professional Office (PO)

North: Single Family Homes / Very Low Density Residential (VL)

South: Temecula Parkway, Single Family Homes, Commercial Center / Low Medium Density Residential (LM), Medium Density Residential (M), Community Commercial (CC)

East: Multifamily Residential, Commercial Buildings / Professional Office (PO), Highway Tourist (HT)

West: Single Family Homes, Medical Office Buildings / Professional Office (PO), Very Low Density Residential (VL)

	<u>Existing/Proposed</u>	<u>Min/Max Allowable or Required</u>
Lot Area:	33.9 Acres	5.0 acres
Floor Area Ratio:	0.44	0.55 Maximum
Landscape Area/Coverage:	30%	25% Minimum
Parking Required/Provided:	1,903 Parking Spaces Option A 1,851 Parking Spaces Option B	960 Parking Spaces

BACKGROUND SUMMARY

On June 30, 2004, Universal Health Services of Rancho Springs, Inc. ("UHS"), filed Planning Application No. PA04-0462, General Plan Amendment; on October 12, 2005 filed PA05-0302, Zone Change to PDO-9 (Planned Development Overlay-9); on June 30, 2004 filed PA04-0463, Conditional Use Permit and Development Plan; and on November 4, 2004 filed PA04-0571, Tentative Parcel Map for the property consisting of approximately 35.31 acres generally located on the north side of Highway 79 South, approximately 700 feet west of Margarita Road, known as Assessor's Parcel Numbers 959-080-001 through 959-080-004 and 959-080-007 through 959-080-010 for the construction of the Temecula Valley Hospital ("Previous Project").

On April 6, 2005, the Planning Commission considered the Previous Project at a noticed public hearing. Based on testimony presented by the general public, the Planning Commission determined that an Environmental Impact Report would be required for this Previous Project.

On April 20, 2005, a scoping session was held before the Planning Commission to determine the extent of issues to be addressed in the Environmental Impact Report for the Previous Project. A Draft Environmental Impact Report was prepared in accordance with the California Environmental Quality Act and the California Environmental Quality Act Guidelines and was circulated for public review from September 28, 2005 through October 28, 2005.

On November 16, 2005, and again on January 5, 2006, the Planning Commission considered the Previous Project at noticed public hearings. After consideration of the Previous Project at the noticed public hearings, the Planning Commission adopted Resolution No. 06-01 recommending that the City Council certify the Final Environmental Impact Report for the Project and approve a Mitigation Monitoring Program for the Previous Project, adopted Resolution No. 06-02 recommending approval of the General Plan Amendment (PA04-0462), adopted Resolution No. 06-03 recommending approval of the Zone Change (PA05-0302), adopted Resolution No. 06-04 recommending approval of the Conditional Use Permit and Development Plan (PA04-0463), and adopted Resolution No. 06-06 recommending approval of the Tentative Parcel Map (PA04-0571).

On January 24, 2006, the City Council held a noticed public hearing on the Final Environmental Impact Report and on the Conditional Use Permit and Development Plan for the Previous Project (PA04-0463). Following due consideration of the proposed Project, the City Council adopted Resolution No. 06-05, certifying the Final Environmental Impact Report for the Previous Project, adopted Resolution No. 06-06, amending the General Plan to remove the Project site from the “Z - Future Specific Plan” overlay designation and corresponding two-story height restriction (PA04-0462), adopted Resolution No. 06-07, approving the Conditional Use Permit and Development Plan for the Project (PA04-0463), and adopted Resolution No. 06-08, approving Tentative Parcel Map No. 32468 to consolidate the Previous Project’s eight lots into one lot (PA04-0571).

On February 24, 2006, the California Nurses Association and Citizens Against Noise and Traffic each filed a separate petition challenging the City of Temecula’s approval of the Previous Project.

On May 3, 2007, the Riverside County Superior Court ordered that the City of Temecula set aside its approval of the Previous Project, including without limitation, its certification of the Final Environmental Impact Report and all related approvals and permits, until the City of Temecula has taken the actions necessary to bring the Project into compliance with the California Environmental Quality Act (“CEQA”). The Riverside County Superior Court ruled in favor of the California Nurses Association and Citizens Against Noise and Traffic, holding that: (1) the MTBE (methyl tertiary butyl ether; a gasoline additive) plume was not properly analyzed in the Final Environmental Impact Report; (2) the siren noise at the hospital was significant and should have been mitigated; and (3) not all feasible traffic mitigation measures were adopted for cumulative traffic impacts. The Riverside County Superior Court also held that the Final Environmental Impact Report properly addressed: (1) cumulative noise, light and glare, and aesthetic impacts; (2) landscaping mitigation deferral; (3) biological resources; (4) geology and soils mitigation; and (5) land use consistency.

On July 3, 2007, Universal Health Services, Inc., submitted Planning Application PA07-0198, a General Plan Amendment, PA07-0199, a Zone Change, PA07-0200, a Development Plan, PA07-0201, a Tentative Parcel Map, and PA07-0202, a Conditional Use Permit, for a 320-bed hospital, 80,000 square foot medical office building, 60,000 square foot medical office building, 10,000

square foot cancer center, and an 8,000 square foot fitness center for the 35.3 acre project generally located on the north side of Temecula Parkway, approximately 700 feet west of Margarita Road (“Project”).

On July 12, 2007, another scoping session was held to determine the extent of issues to be addressed in the new Environmental Impact Report for the Project. In response to the Riverside County Superior Court’s decision, a new Draft Environmental Impact Report was prepared in accordance with the California Environmental Quality Act and the California Environmental Quality Act Guidelines and circulated for public review from November 5, 2007 through December 5, 2007.

On January 9, 2008, the Planning Commission considered Planning Application Nos. PA07-0198 (General Plan Amendment), PA07-0199 (Zone Change), PA07-0202 (Conditional Use Permits), PA07-0200 (Development Plan), PA07-0201 (Tentative Parcel Map), and PA07-0202 (Conditional Use Permit) at a noticed public hearing. Following consideration of the Project at the public hearing, the Planning Commission adopted Resolution No. 08-01 recommending that the City Council certify the new Final Environmental Impact Report for the Project and approve a Mitigation Monitoring Program for the Project, adopted Resolution No. 08-02 recommending approval of the General Plan Amendment (PA07-0198), adopted Resolution No. 08-03 recommending approval of the Zone Change (PA07-0199), adopted Resolution No. 08-04 recommending approval of the Conditional Use Permit (PA07-0202), adopted Resolution No. 08-05 recommending approval of the Development Plan (PA07-0200).

On January 22, 2008, the City Council rescinded and invalidated its approvals of Planning Application Numbers PA04-0462, General Plan Amendment; PA05-0302, Zone Change to PDO-9 (Planned Development Overlay-9); PA04-0463, Conditional Use Permit and Development Plan; and PA04-0571, Tentative Parcel Map for the Previous Project.

On January 22, 2008, the City Council considered the Development Plan (PA07-0200) at a noticed public hearing and adopted Resolution No. 08-10, certifying the Supplemental Environmental Impact Report for the Project, adopted Resolution No. 08-11 approving the General Plan Amendment (PA07-0198), adopted Ordinance No. 08-01 approving the Zone Change (PA07-0199), adopted Resolution 08-12 approving the Conditional Use Permit (PA07-0202), adopted Resolution 08-13 approving the Development Plan (PA07-0200), and adopted Resolution 08-14 approving the Tentative Parcel Map (PA07-0201).

On December 30, 2009, Universal Health Services of Rancho Springs, Inc., applied for a first Extension of Time for the Development Plan and Conditional Use Permit. The City Council approved Resolution No. 10-08 for the Extension of Time on January 26, 2010, thereby extending the approval of the Development Plan and Conditional Use Permit to January 22, 2011. In Resolution 10-08 the City Council specified that in construing the phrase “beginning of substantial construction contemplated by this approval” as used in Condition No. 9 of Resolution No. 08-12 and Condition No. 5 of Resolution No. 08-13 the Council will consider the following schedule of actions required to begin substantial construction of the Hospital in 2010: (1) the submission by UHS of all documents required for the City to issue a grading and a building permit for the Hospital on or before April 30, 2010; (2) the award of a construction contract for the Hospital by July 1, 2010; (3) commencement of actual construction of the Hospital foundations by October 1, 2010;

and (4) diligent progress on the construction of the Hospital thereafter. The City Council further specified in Resolution 10-08 that in approving the extension of the land use entitlements for the Hospital and Ancillary Facilities, the City Council did not approve the “Temecula Medical Campus Development Timeline” described in the UHS application for the extension and that in order to implement a phasing program UHS would need to file for a Major Modification of the entitlements.

On June 18, 2010, Universal Health Services of Rancho Springs, Inc., filed Planning Application No. PA10-0194, a Major Modification Application to change the phasing of the Project by reducing the number of beds from 170 to 140 for Phase I of the Project, to modify the building facades of the hospital towers, to relocate the truck loading bays and service yard, and to relocate mechanical equipment from an outdoor area at the service yard to an expanded indoor area at the northern portion of the hospital building.

On December 15, 2010, the Planning Commission considered Planning Application No. PA10-0194 (Major Modification) at a noticed public hearing. Following consideration of the Project at the public hearing, the Planning Commission adopted Resolution No. 10-28 recommending that the City Council approve the Major Modification (PA10-0194) and certified the Addendum to the Final Supplemental Environmental Impact Report for the Major Modification.

On February 8, 2011, the City Council considered Planning Application No. PA10-0194 (Major Modification) at a noticed public hearing. At the public hearing the City Council added a Condition of Approval (COA #27) that provided deadline for commencement of construction of the foundation of hospital bed tower 2 within 5 years of issuance of the Certificate of Occupancy for the Phase I hospital building (hospital bed tower 1), or no later than February 8, 2019. Following consideration of the Project at the public hearing, the City Council adopted Resolution No. 11-17 approving Planning Application No. PA10-0194 (Major Modification) and certifying an Addendum to the Final Supplemental Environmental Impact Report for the Major Modification at a noticed public hearing.

On May 31, 2013, Universal Health Services of Rancho Springs, Inc., filed Planning Application No. PA13-0141, a Major Modification to a Development Plan (PA07-0200) and Conditional Use Permit (PA07-0202) for the Temecula Valley Hospital to relocate the previously approved helistop to two new locations including an interim location for use during preliminary project phases and a permanent location on the roof of a future hospital tower to be constructed during a later phase and to construct an approximately 5,000 square foot, single-story storage building for non-hazardous material storage (including disaster supplies, linens, and storage of excess construction materials to allow for repairs) to be located at the site of the previously approved helistop.

On April 15, 2015, the Planning Commission considered Planning Application No. PA13-0141 for a proposed Major Modification to the Development Plan (PA07-0200) and Conditional Use Permit (PA07-0202). Following consideration of the Project at the public hearing, the Planning Commission adopted Resolution No. 15-05 recommending that the City Council approve the Major Modification to the Development Plan (PA13-0141) and Conditional Use Permit (PA07-0202) and adopted Resolution 15-06 recommending certification of the Supplemental Environmental Impact Report and approval of a Mitigation Monitoring Program for the Project.

On July 28, 2015, the City Council was scheduled to consider Planning Application No. PA13-0141 (Major Modification) at a noticed public hearing. However, on July 27, 2015 staff received a letter concerning the noise analysis, alternatives analysis, project description, and feasible mitigation measures contained within the Supplemental EIR prepared for the Project. The City Council continued the item at the July 28, 2015 City Council hearing to allow time for a Recirculated Supplemental EIR to be prepared to address the comment letter.

On May 4, 2016, the Planning Commission considered Planning Application No. PA13-0141 for a proposed Major Modification to the Development Plan (PA07-0200) and Conditional Use Permit (PA07-0202). Following consideration of the Project at the public hearing, the Planning Commission adopted Resolution No. 16-12 recommending that the City Council approve the Major Modification to the Development Plan (PA13-0141) and Conditional Use Permit (PA07-0202) and adopted Resolution 16-13 recommending certification of the Supplemental Environmental Impact Report and approve a Mitigation Monitoring Program for the Project.

On May 24, 2016, the City Council considered Planning Application No. PA13-0141 for a proposed Major Modification to the Development Plan (PA07-0200) and Conditional Use Permit (PA07-0202). Following consideration of the Project at the public hearing, the City Council adopted Resolution No. 16-28 certifying a recirculated Supplemental Environmental Impact Report for the project and adopted Resolution 16-29 approving Planning Application No. PA13-0141 (Major Modification).

On September 13, 2018, Universal Health Systems Temecula Valley Hospital filed Planning Application No. PA18-1258, a Modification to revise Development Plan (PA10-0194) Condition of Approval No. 27 to require the commencement of the Phase IV hospital bed tower (hospital bed tower 2) foundation within 15 years of the issuance of the Certificate of Occupancy for the Phase I hospital building (hospital bed tower 1), or no later than February 8, 2029.

On November 27, 2018, the City Council considered Planning Application No. PA18-1258 for a proposed Modification to the Development Plan (PA10-0194). Following consideration of the Project at the public hearing, the City Council adopted Resolution No. 18-77 approving Planning Application No. PA18-1258.

On November 24, 2021, Temecula Valley Hospital INC filed 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) that at buildout will include the existing 206,341 square foot hospital building and 5,180 square foot storage building along with a proposed approximately 20,000 square foot expansion to the emergency department, a 125,000 square foot, five story second hospital tower, a 80,000 square foot, four story medical office building, and a 14,000 square foot utility plant in Phase 2, an approximately 125,000 square foot, five story third hospital tower, a 80,000 square, three story medical office building, and a four story parking structure with the existing helipad relocated from its interim location to the roof of the parking structure in Phase 3.

On January 26, 2022, Temecula Valley Hospital filed Planning Application No. PA22-0105, an Amendment to the Temecula Hospital Planned Development Overlay District (PDO-9) including

establishing an administrative approval process and design guidelines for buildings and structures, revising development standards, and clarifying the allowable mix of structures and uses in the PDO. No other mix of structures and uses, including behavioral health, are permitted without further environmental review, entitlements, and approvals by the City Council. On May 6, 2025, Temecula Valley Hospital Inc filed Planning Application No. 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.

Staff has worked with the applicant to ensure that all concerns have been addressed, and the applicant concurs with the recommended Conditions of Approval.

ANALYSIS

The Modification to the Development Plan, the Planned Development Overlay Amendment, and the removal of a Condition of Approval do not propose the actual construction or architecture of new buildings and structures. The Development Plan is being updated to reflect the current and future needs of TVH in the form of uses, square footage of those uses, and locations of the uses within the Development Plan. As individual buildings and structures are proposed TVH will submit the buildings and structures to the City of Temecula as individual Development Plans for review.

Previously Approved Development Plan

On January 22, 2008 the City Council approved the TVH Development Plan that consisted of the following components:

- Hospital Facility
 - Two (2) towers with 320 beds
 - Emergency room, intensive and cardiac care services, outpatient and inpatient surgical services, and administrative offices
- Helipad
- 80,000 square foot, four-story medical office building
- 60,000 square foot, three-story medical office building
- 10,000 square foot cancer center
- 8,000 square foot fitness rehabilitation center
- Surface parking

Of the previously approved TVH Development Plan components only an approximately 206,341 square foot main hospital building that contains a single tower with 140 beds, helipad, and surface parking were constructed. In 2016 the City Council approved the relocation of the helipad and a 5,180 square foot storage building. These were ultimately constructed and exist on the TVH project site today along with the hospital building and parking. This is referred to as Phase I of the TVH Development Plan.

Proposed Development Plan

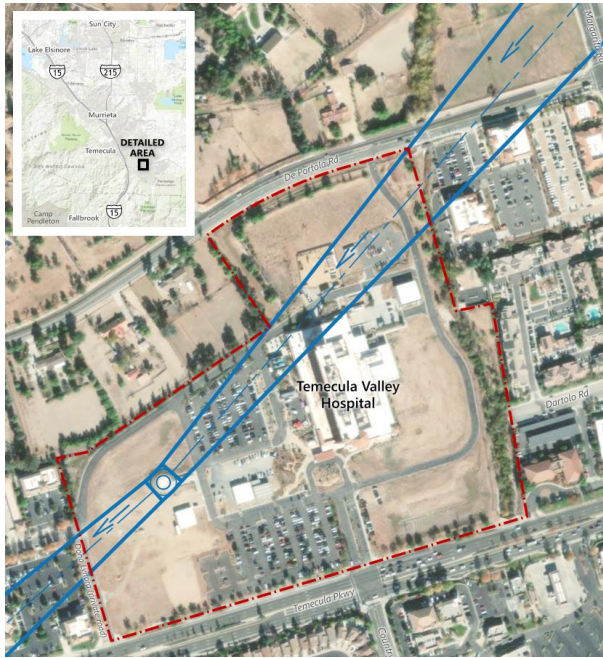
The proposed TVH Development Plan contains three (3) phases. The specifics of each phase are as follows:

- Phase I (currently constructed and operational since October 14, 2013):
 - 206,341 square foot hospital facility that contains a single tower with 140 beds
 - Helipad
 - 5,180 square foot storage building
 - Surface parking (489 parking spaces)
- Phase II:
 - 20,000 square foot emergency department expansion including expanding the number of emergency bays from 21 to 30
 - 125,000 square foot, five story, 75'-0" high, second hospital tower with 140 beds
 - 80,000 square foot, four story, 73'-0" high, medical office building
 - 12,600 square foot central utility plant that serves the energy needs of the hospital
 - Surface parking (427 parking spaces)
- Phase III:
 - 125,000 square foot, five story, 75'-0" high, third hospital tower with 140 beds
 - 80,000 square foot, four story, 73'-0" high, medical office building
 - Four story, 55'-0", parking structure
 - Relocation of the helipad to the southwest corner of the parking structure
 - 987 or 935 parking spaces depending on final location of the Phase III medical office building.

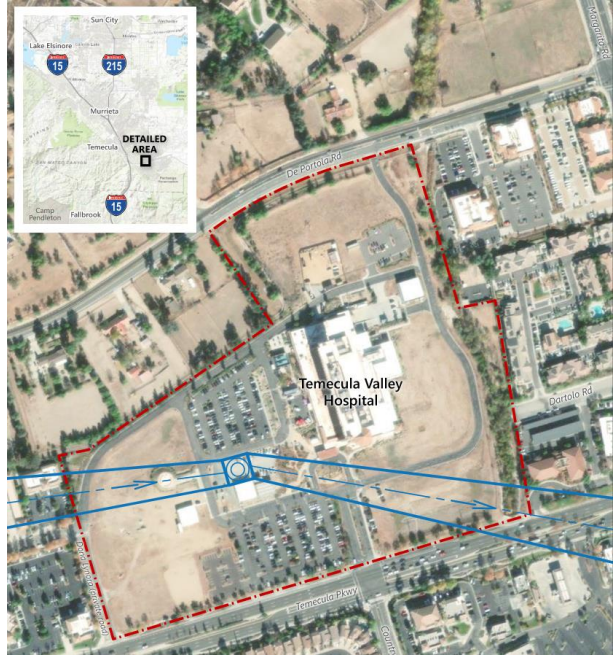
Helipad Relocation & Flight Path

In 2016 the City Council approved the current location of the helipad. This location was an interim location with the final location proposed on the roof of the second hospital tower. The new proposed location is on the southwest corner of the proposed parking structure. The new location would utilize a new more east-west arrival/departure path as compared to the existing northeast-southwest flight path shown below in blue. The new flight path would minimize noise impacts to surrounding residential land uses or developments. The Project would not change the existing average number of helicopter trips per month (approximately six (6) trips). Prior to the future approval of the Development Plan for the parking structure and relocation of the helipad to the roof of the parking structure the project will be required to receive approval from the Federal Aviation Administration and Caltrans Division of Aeronautics for the new location of the helipad.

EXISTING FLIGHT PATH



PROPOSED FLIGHT PATH



Planned Development Overlay Amendment

The Project is proposing an amendment to the existing Temecula Hospital Planned Development Overlay. The proposed amendment includes establishing an administrative approval process and design guidelines for buildings and structures, revising development standards, and clarifying the allowable mix of structures and uses in the PDO. The amendment includes:

- Adding Design Guidelines which include the overall aesthetics of future buildings, exterior finishes, colors, and materials, mechanical equipment screening, additional design elements, and requiring the future parking structure to adhere to the city design and development standards for parking garages.
- Adding an allowance for future buildings and structures that are in conformance with the architectural design guidelines outlined in the Planned Development Overlay they can be approved administratively.
- Adding a maximum Floor Area Ratio (FAR) and maximum percentage of lot coverage. Currently the City of Temecula Development Code allows for a FAR of 0.30 and lot coverage of 50%. A FAR of 0.30 would not allow TVH to achieve their current needs and future goals given the scope of the proposed Development Plan. An increase of the FAR to 0.55 provides for the proposed Development Plan buildings and structures and an increase in the lot coverage to 55% will allow for the FAR and lot coverage to align.

- Adding minimum parking requirements that adhere to the City of Temecula Municipal Code parking space requirements for hospitals and medical offices as well as the number of parking spaces associated with the phases of the Development Plan.
- Providing anticipated traffic patterns for service, staff, emergency, and public vehicles in the form of two graphics.
- At the applicant's request, behavioral health is not a component of the Project. Should the applicant wish to add behavioral health, or any other use/structure to the Project, this will require further environmental review, entitlements, and approvals by the City Council.

Modification to PA18-1258

On February 8, 2011 a Modification Application (PA10-0194) was considered and approved by the City Council to change the phasing of the TVH Development Plan by reducing the number of beds from 170 to 140 in Phase I of the project, to modify the building facades of the hospital towers, to relocate the truck loading bays and service yard, and to relocate mechanical equipment from an outdoor area at the service yard to an expanded indoor area at the northern portion of the hospital building. During this hearing the City Council added a Condition of Approval (COA #27) that provided a deadline for commencement of construction of the foundation of hospital bed tower 2 within 5 years of issuance of the Certificate of Occupancy for the Phase I hospital building (hospital bed tower 1), or no later than February 8, 2019.

On November 27, 2018, a Modification Application (PA18-1258) was considered and approved by the City Council for a Modification to revise Development Plan (PA10-0194) Condition of Approval No. 27 to require the commencement of construction of the foundation of hospital bed hospital bed tower 2 from within 5 years to within 15 years of the issuance of the Certificate of Occupancy for the Phase I hospital building (hospital bed tower 1), or no later than February 8, 2029 rather than February 8, 2019 which was a 10 year extension. The request was made by TVH as at the time the second bed tower was not feasible due to market conditions and the extension of the construction start date would allow TVH the flexibility to add new beds at an appropriate time when they were needed in the community.

TVH has requested for the removal of COA #27 from PA18-1258 as the timeframe is not realistic and it will allow TVH to add hospital bed tower 2 and the additional beds at the time when it's appropriate for not only TVH but the City of Temecula and the surrounding area.

Subcommittee Meetings

On November 2, 2021 staff presented the Project to the City Council Ad Hoc Hospital Subcommittee which consisted of Councilmember Matt Rahn and former Council Member Maryann Edwards. The applicant gave a presentation and there was a discussion on the proposed services of the Project.

On April 19, 2023 staff presented the Project to the Planning Commission Hospital Subcommittee which consisted of Chairperson Lenae Turley-Trejo and former Planning Commissioner Adam Ruiz. The applicant presented the Project including the proposed operations of each building and

phase, discussed previous meeting with surrounding neighbors and adjacent HOA and answered questions of the subcommittee. The majority of the discussion and questions from the subcommittee focused on the behavioral health hospital which has since been removed from the Project by the applicant.

On April 25, 2023 staff presented the project to the City Council Ad Hoc Hospital Subcommittee which consisted of Council Member Zak Schwank and former Council Member Curtis Brown. The applicant gave a thorough presentation regarding the Development Plan Update, operations of each of the buildings and phases, as well as answered questions of the Subcommittee. There was a conversation that focused on the previously proposed behavioral health hospital that has been removed from the Project by the applicant.

On August 23, 2023 staff presented the Project to the City Council Ad Hoc Hospital Subcommittee which consisted of Council Member Zak Schwank. The applicant provided an update on the Project and other projects in the region. There was also a discussion on the need for a community meeting to present the Project to the public and get feedback.

On February 14, 2024 staff presented the Project to the City Council Ad Hoc Hospital Subcommittee which consisted of Council Member Brenden Kalfus and Council Member Zak Schwank. The applicant provided a further update on the Project and there was a discussion over discharge procedures and the future specialties of the hospital.

On May 6, 2025 staff presented the Project to the City Council Ad Hoc Hospital Subcommittee which consisted of Mayor Brenden Kalfus and Council Member Jessica Alexander. Staff provided an update to the proposed TVH Development Plan Update which includes the removal of the behavioral health hospital. The applicant provided information on future parking demands and plans to meet those demands. There was also a discussion on the removal of a previous condition of approval related to the timing of construction of bed tower 2 as well as the timing of the Planning Commission and City Council meetings.

Community Meetings

On November 9, 2021 a community meeting was organized by the applicant and held at the Ronald H. Roberts Library. A presentation was given by the applicant and their development team that showed the proposed phasing, explained why the expansion was needed, detailed the future plans of the hospital and introduced the behavioral health hospital which has since been removed from the Project by the applicant. There were eight (8) members from the public in attendance at the meeting.

On March 23, 2022 a publicly noticed scoping meeting was held at the Ronald H. Roberts Library. A presentation was given by the selected environmental consultant, Ascent Environmental, that introduced the Project, provided a history of the hospital including previous environmental studies, showed the proposed phasing and changes from the previously approved Development Plan and detailed the CEQA process. Following the presentation there was a question and answer session. There were three (3) members from the public in attendance at the meeting.

On November 13, 2023 a community meeting was organized by the applicant and held at the City of Temecula Conference Center at City Hall. There were a total of approximately 130 people in attendance for this meeting where the applicant presented the Project and answered questions from those in attendance. Staff was not in attendance at this meeting. The meeting was filmed and posted on the City of Temecula YouTube channel as well as on the city's CEQA page for this Project.

On March 26, 2025 a community meeting was organized by the applicant and held at the City of Temecula Conference Center at City Hall. There were a total of eight (8) people in attendance for this meeting where the applicant provided an update of the Project. Staff was not in attendance for this meeting. The meeting was filmed and posted on the City of Temecula YouTube channel as well as on the city's CEQA page for this project.

Digital Mailing List

A digital mailing list was set up by staff where community members could sign up to be notified in order to stay up to date with the project. A quick response (QR) code was provided at the scoping meeting that provides a direct link to the City of Temecula CEQA page where the digital mailing list sign up could be accessed. To date, 22 people have taken advantage of this digital mailing list.

LEGAL NOTICING REQUIREMENTS

The notice of the public hearing was published in the Press Enterprise on May 23, 2025, and mailed to the property owners within 600-foot radius.

ENVIRONMENTAL DETERMINATION

The Temecula Valley Hospital Development Plan was approved by the City Council on January 22, 2008 by the approval of the Development Plan (PA07-0200) at a noticed public hearing and adopted Resolution No. 08-10, certifying the Supplemental Environmental Impact Report (SCH #2005031017) for the Project, adopted Resolution No. 08-11 approving the Zone Change (PA07-0198), adopted Resolution No. 08-12 approving the Conditional Use Permit (PA07-0202), adopted Resolution 08-13 approving the Development Plan (PA07-0200), and adopted Resolution 08-14 approving the Tentative Parcel Map (PA07-0201).

Staff has reviewed the Project in accordance with the California Environmental Quality Act (CEQA) (Public Resources Code § 21000, *et seq.*) and has determined the project could have a significant impact on the environment; therefore, a Subsequent Environmental Impact Report (SEIR) has been prepared for the Project.

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 23, 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. The City published a Notice of Availability for the Draft SEIR in the Press-Enterprise, a newspaper of general circulation within the City. A Notice of Availability was also posted on the Project site. Copies of the documents were 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.

The City of Temecula received five (5) written comments and responded to each comment in the Final SEIR, which includes all timely received written comments and responses thereto. Comments were provided by the Riverside County Airport Land Use Commission, South Coast Air Quality Management District, Riverside Transit Authority, Southern California Gas Company, and Southwest Mountain States Regional Council of Carpenters. The Final SEIR was provided to commenting agencies in compliance with State law. A copy of the Final SEIR, which includes the Draft SEIR, written comments, responses to comments, and revisions to the text of the Draft SEIR, has been provided to the Planning Commission.

The environmental analysis identified four (4) areas; Air Quality, Greenhouse Gas Emissions, Noise, and Transportation as creating significant and unavoidable impacts. In the event the Council decides to certify the Final SEIR and approve the project, and in accordance with Section 15093 of the State CEQA Guidelines, a Statement of Overriding Considerations must be adopted prior to approval of the project because of this significant and unavoidable impacts. A Statement of Overriding Considerations states that any significant adverse project effects are acceptable if the expected project benefits outweigh unavoidable adverse environmental impacts. In addition, if the Council decides to approve the project, it will be required to adopt Findings and Facts in Support of Findings in connection with the Final SEIR and a Mitigation Monitoring and Reporting Program.

FINDINGS

Zone Change/Planned Development Overlay Amendment

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.

Modification (Section 17.05.030.E)

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.

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.

- ATTACHMENTS**
1. Aerial Map
 2. PC Resolution – Subsequent EIR
 3. Exhibit A – Draft City Council Resolution
 4. Exhibit B – CEQA Findings and SOC
 5. Exhibit C – Mitigation Monitoring and Reporting Program
 6. PC Resolution – Planned Development Overlay Amendment
 7. Exhibit A – Draft City Council Ordinance
 8. Exhibit B – Planned Development Overlay Amendment
 9. PC Resolution – Modification
 10. Exhibit A – Draft City Council Resolution
 11. Exhibit B - Draft Conditions of Approval (Development Plan Modification)
 12. Exhibit C – Plan Reductions (Development Plan Modification)
 13. Exhibit D – Conditions of Approval (COA Modification)

14. Draft Subsequent Environmental Impact Report (SEIR) with Appendices which can be downloaded at: <https://temeculaca.gov/362/Environmental-Review-CEQA>
15. Final Subsequent Environmental Impact Report (SEIR) which can be downloaded at: <https://temeculaca.gov/362/Environmental-Review-CEQA>
16. Notice of Public Hearing