



City of Temecula

Community Development

41000 Main Street • Temecula, CA 92590

Phone (951) 694-6400 • Fax (951) 694-6477 • TemeculaCA.gov

VIA-ELECTRONIC SUBMITTAL

CEQAProcessing@asrcrkrec.com

June 24, 2025

Supervising Legal Certification Clerk
County of Riverside
Post Office Box 751
Riverside, CA 92501-0751

SUBJECT: Filing a Notice of Determination for Planning Application No. PA21-1525, Modification Temecula Valley Hospital Development Plan and Conditional Use Permit (PA07-0200 and PA07-0202); PA22-0105, Amendment to Temecula Hospital Planned Development Overlay District (PDO-9), and PA25-0181, Modification to Remove Condition of Approval No. 27 from Planning Application (PA18-1258); Project Location - 31700 Temecula Parkway (APN: 959-080-039)

Dear Sir/Madam:

Enclosed is the Notice of Determination for the above referenced project. In addition, pursuant to Assembly Bill 3158 (Chapter 1706) the Applicant will pay for the County Administrative fee to enable the City to file the Notice of Determination required under Public Resources Code Section 21152 and 14 California Code Regulations 1507. The payment of the \$50.00 filing fee is under protest. It is the opinion of the City that the administrative fee has been increased in a manner inconsistent with the provisions of State Law. Under Public Resources Code Section 21152 and 14 California Code Regulations 1507, the County is entitled to receive a \$25.00 filing fee.

Also, please email a stamped copy of the Notice of Determination **within five working days** after the 30-day posting to the email listed below.

If you have any questions regarding this matter, please contact Scott Cooper at (951) 506-5137 or at email scott.cooper@TemeculaCA.gov.

Sincerely,

Matt Peters
Director of Community Development

Attachments: Notice of Determination Form, Electronic Payment - Filing Fee Receipt

City of Temecula

Community Development

Planning Division

Notice of Determination

TO: County Clerk and Records Office
County of Riverside
P.O. Box 751
Riverside, CA 92501-0751

FROM: Planning Division
City of Temecula
41000 Main Street
Temecula, CA 92590

SUBJECT: Filing of a Notice of Determination in compliance with the provisions of Section 21152 of the California Public Resources Code

State Clearinghouse No.: 2005031017

Project Title: Temecula Valley Hospital (PA21-1525, PA22-0105, PA25-0181)

Project Location: APNs: 959-080-039

Project Description: A Modification to the previously approved Temecula Valley Hospital Master Plan 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; a Planned Development Overlay 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, including specifically not allowing a behavioral health hospital without further approvals; and 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.

Lead Agency: City of Temecula, County of Riverside

Contact Person: Scott Cooper

Telephone Number: (951) 506-5137

This is to advise you that the City Council for the City of Temecula has approved the above-described project on June 23, 2025 and has made the following determinations regarding this project:

1. The project will have a significant effect on the environment.
2. That an Environmental Impact Report was prepared for this project pursuant to the provisions of CEQA.
3. Mitigation measures were made a condition of the approval of the project.
4. A Mitigation Monitoring or Reporting Program was adopted for this project.
5. A Statement of Overriding Consideration was adopted for this project.
6. Findings were made pursuant to the provisions of CEQA.

This is to certify that the Environmental Impact Report and Addenda that were prepared for the Roripaugh Ranch Specific Plan, together with comments and responses is available to the General Public at the City of Temecula, 41000 Main Street, Temecula, California, 92590.

Signature: _____

Date: _____

Matt Peters, Director of Community Development

Date received for filing at the County Clerk and Records Office: