

Notice of Public Hearing

THE CITY OF TEMECULA
41000 Main Street
Temecula, CA 92590

A PUBLIC HEARING has been scheduled before the **CITY COUNCIL** to consider the matter(s) described below.

Case No.: PA21-1525, PA22-0105, & PA25-0181

Applicant: Temecula Valley Hospital INC

Location: 31700 Temecula Parkway

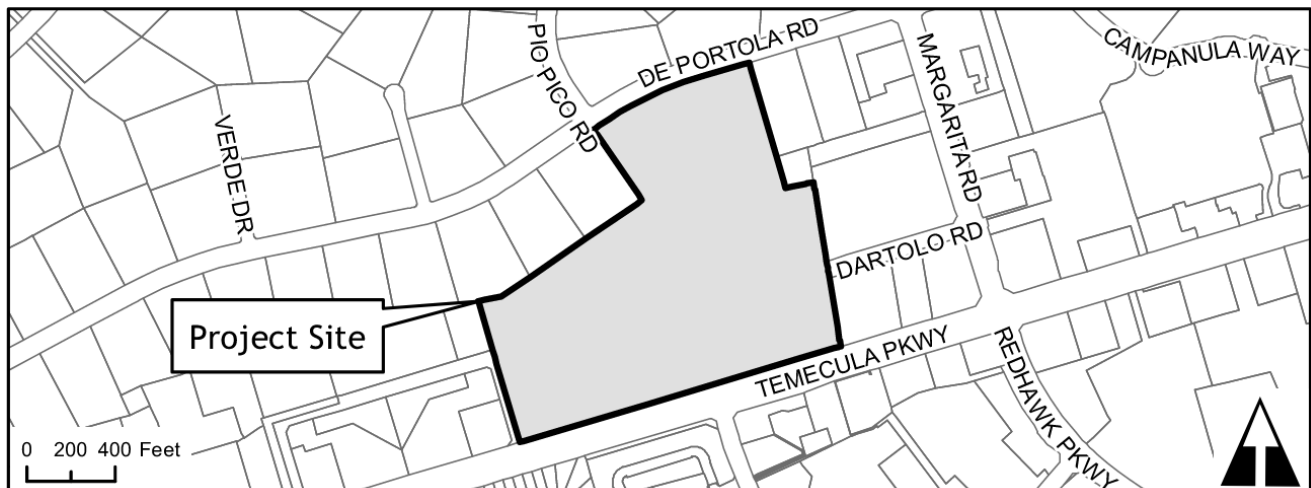
Proposal: A Modification (PA21-1525) to the previously approved Temecula Valley Hospital Master Plan Development Plan and Conditional Use Permit (PA07-0200 and PA07-0202) that at buildout will include the existing 206,341 square foot hospital building and 5,180 square foot storage building along with 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 (PA22-0105) 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 (PA25-0181) 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.

Environmental Action: The project has been reviewed in accordance with the California Environmental Quality Act (CEQA). The proposed project will have four (4) significant impacts upon the environment (air quality, greenhouse gas emissions, noise, transportation) based upon a completed Final Subsequent Environmental Impact Report (SEIR) and Mitigation Monitoring and Reporting Plan. As a result, a Statement of Overriding Considerations will be required in compliance with CEQA. Staff is recommending that the Planning Commission take action on a recommendation that the City Council certify the Final SEIR for the project.

PLACE OF HEARING: 41000 Main St., Temecula, CA 92590, City of Temecula, Council Chambers

DATE OF HEARING: June 23, 2025

TIME OF HEARING: 10:00 AM



Any person may submit written comments to the City Council before the hearing or may appear and be heard in support of or opposition to the approval of the project at the time of hearing.

Any petition for judicial review of a decision of the City Council shall be filed within the time required by, and controlled by, Sections 1094.5 and 1094.6 of the California Code of Civil Procedure. In any such action or proceeding seeking judicial review of, which attacks or seeks to set aside, or void any decision of the City Council, shall be limited to those issues raised at the hearing or in written correspondence delivered to the City Clerk at, or prior to, the public hearing described in this notice.

The proposed project application may be viewed at the public information counter, Temecula Civic Center, Planning Department, 41000 Main Street, Monday through Friday from 8:00 a.m. until 5:00 p.m. Questions concerning the project(s) may be addressed to Scott Cooper, City of Temecula Planning Department, (951) 506-5137.