

City of Temecula
Community Development
Planning Division

Notice of Preparation

To: Attached Distribution List

Subject: Notice of Preparation of a Draft Subsequent Environmental Impact Report

Lead Agency: City of Temecula
Planning Department
41000 Main Street
Temecula, CA 92590

Consulting Firm:
Ascent Environmental
1230 Columbia Street, Suite 440
San Diego, CA 92101

Contact: Scott Cooper
Phone Number: (951) 506-5137

Contact: Andrew Martin
Phone Number: (619) 417-4218

The City of Temecula (City) Community Development Department, as the Lead Agency pursuant to the California Environmental Quality Act (CEQA), intends to prepare a Draft Subsequent Environmental Impact Report (SEIR) to the previously certified 2006 Temecula Regional Hospital Environmental Impact Report and 2008 Supplemental EIR (SCH# 2005031017). The originally proposed Temecula Regional Hospital Master Plan included development of a hospital complex, medical office buildings, a cancer center, a fitness rehabilitation center, a helipad, and a truck loading area and facilities plant over five phases on a 35.31-acre parcel in the City of Temecula, California. A General Plan Amendment, Zone Change, Development Plan, Conditional Use Permit, and Tentative Parcel Map were required to allow the development of the Temecula Regional Hospital. A 2011 Major Modification and Addendum was prepared to address changes to the originally approved master plan, which include reducing the number of beds in the proposed Phase I hospital, modifying the building facades of the proposed hospital towers, relocating the truck loading bays and service yard, and relocating mechanical equipment. In addition, a conservation easement was approved in 2012 to satisfy off-site mitigation requirements. Construction of Phase I began in June 2011, which included development of the Phase I hospital building, helipad, onsite roadways and access drives, drainage infrastructure, and stormwater quality basins. The hospital began operations in October 2013. A Supplemental EIR was certified in 2014, which allowed for the relocation of the previously approved helipad and development of a storage building.

The project applicant, Universal Health Services, Inc., is proposing the Temecula Valley Hospital Master Plan Update (proposed project), which consists of revisions to the currently adopted master plan. A description of the proposed project, location, and probable environmental effects is contained in the attached materials. A SEIR is needed to address changes to the previously approved master plan that were not discussed in the certified EIR and subsequent environmental documents.

This notice is made pursuant to Section 15082 of the CEQA Guidelines. The City is requesting input from your agency as to the scope and content of the environmental information that is relevant to your agency's statutory responsibilities in connection with the proposed project. Your agency will need to review this SEIR when considering your permit or other approval for the project. Due to the time limits mandated by State law, your response must be sent at the earliest possible date but **not later than 30 days after receipt of this notice**. In addition, comments can be submitted at a **Scoping Meeting** that will be held from 6:00 to 8:00 p.m. on Wednesday, March 23, 2022 at the Ronald H. Roberts Temecula Public Library located at 30600 Pauba Road, Temecula, CA 92592.

The Scoping Meeting is **not** a public hearing and no decision on the proposed project will be made at this meeting. This meeting will be an opportunity for agencies and the general public to provide input on the issues that should be addressed in the SEIR.

Please send your written response to **Scott Cooper, Associate Planner**, at the address shown above. We will need the name for a contact person in your agency.

Project Title: Temecula Valley Hospital Master Plan Update (proposed project)

Project Location: The proposed project is located at 31700 Temecula Parkway (project site) in the City of Temecula in the County of Riverside.

Project Description: The proposed project would include a Major Modification to the previously approved Temecula Valley Hospital Master Plan and a Planned Development Overlay (PDO) Amendment. The proposed project would be developed over three phases, consisting of the following primary components:

- Phase II includes development of an approximately 102,000-square-foot, four-story Behavioral Health Building and two visitor parking lots.
- Phase III includes development of an approximately 20,000-square-foot expansion to the emergency department; a 125,000-square-foot, five-story second hospital tower; an 80,000-square-foot medical office building; and a 14,000-square-foot utility plant. In addition, Phase III includes reconfiguration of existing parking lots and development of two new parking lots.
- Phase IV includes development of an approximately 125,000-square-foot, five-story third hospital tower; an 80,000-square-foot, three-story medical office building; and a four-story parking structure. In addition, Phase IV includes relocation of the existing helipad from its interim location west of the existing hospital and visitor parking lots to the roof of the proposed parking structure.

The existing 237,305-square foot hospital building, 5,180-square foot storage building, onsite roadways, drainage infrastructure, and stormwater quality basins that were constructed during Phase I of the previously approved master plan would be maintained in place.

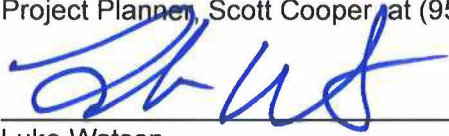
**Probable
Environmental
Effects:**

In accordance with State CEQA Guidelines Section 15063(a), the City determined that an SEIR would be required for this project. The SEIR will address the following environmental topics in Appendix G of the CEQA Guidelines:

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|-----------------------------------|---------------------------------|
| • Aesthetics | • Hydrology and Water Quality |
| • Air Quality | • Land Use and Planning |
| • Biological Resources | • Noise |
| • Cultural Resources | • Public Services |
| • Energy | • Traffic and Transportation |
| • Geology and Soils | • Tribal Cultural Resources |
| • Greenhouse Gas Emissions | • Utilities and Service Systems |
| • Hazards and Hazardous Materials | • Wildfire |

The SEIR will address whether the environmental impacts of the proposed project were adequately examined in the certified EIR and provide further analysis of any environmental topics requiring further analysis.

If you need additional information or have any questions concerning this project, please contact the Project Planner, Scott Cooper at (951) 506-5137 or scott.cooper@TemeculaCA.gov



Luke Watson
Director of Community Development

3/10/2022
Date
