

Summary Form for Electronic Document Submittal

Form F

Lead agencies may include 15 hardcopies of this document when submitting electronic copies of Environmental Impact Reports, Negative Declarations, Mitigated Negative Declarations, or Notices of Preparation to the State Clearinghouse (SCH). The SCH also accepts other summaries, such as EIR Executive Summaries prepared pursuant to CEQA Guidelines Section 15123. Please include one copy of the Notice of Completion Form (NOC) with your submission and attach the summary to each electronic copy of the document.

SCH #: 2005031017

Project Title: Temecula Valley Hospital Master Plan Update and Planned Development Overlay Amendment

Lead Agency: City of Temecula

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Project Location: City of Temecula
City

Riverside County
County

Project Description (Proposed actions, location, and/or consequences).

The Temecula Valley Hospital Master Plan Update and Planned Development Overlay Amendment (proposed project) consists of revisions to the currently adopted master plan that require a Major Modification and Planned Development Overlay Amendment. The proposed project would revise the approved master plan to allow for development of the following structures: an approximately 102,000-square-foot, four-story Behavioral Health Building; an approximately 20,000-square-foot expansion to the existing hospital building emergency department; a 125,000-square-foot, five-story second hospital tower; two four-story, 80,000-square-foot medical office buildings; a 14,000-square-foot utility plant; an approximately 125,000-square-foot, five-story third hospital tower; and a four-story parking structure. In addition, the proposed project includes relocating the existing helipad from its interim location to the roof of the proposed parking structure and changing the arrival/departure path for emergency helicopter flights to a more east-west alignment.

Identify the project's significant or potentially significant effects and briefly describe any proposed mitigation measures that would reduce or avoid that effect.

Air Quality: Construction emissions would exceed SCAQMD regional mass emission thresholds. Mitigation Measures 3.2-1 and 3.3-2 would reduce VOC and NOx emissions, but not to less-than-significant levels.

Greenhouse Gas (GHG) Emissions: Operational GHG emissions would conflict with State GHG reduction goals. Mitigation Measures 3.6-1, 3.6-2, and 3.13-1 through 3.13-3 would reduce GHG emissions, but not to less-than-significant levels.

Noise: The project would expose sensitive receptors to construction and operational noise. Mitigation Measure 3.10-1 would reduce construction noise, but not to less-than-significant levels. Mitigation Measure 3.10-2 would reduce noise from the central utility plant to less-than-significant levels. No feasible mitigation is available to reduce operational helicopter noise.

Transportation: The project would conflict with CEQA Guidelines Section 15064.3(b). Mitigation Measures 3.13-1 through 3.13-3 would reduce vehicle miles traveled, but not to less-than-significant levels.

Hazards: Potentially contaminated soils could pose a hazard to construction workers. Mitigation Measure 3.7-1 requires monitoring and disposal of contaminated soils, which would reduce impacts to less-than-significant levels.

Cultural, Tribal Cultural, and Paleontological Resources: Construction activities have potential to damage previously undiscovered resources. Mitigation Measures 3.3-1a through 3.3-1c, 3.3-2a, 3.3-2b, and 3.5-4 would require construction monitoring, a worker awareness program, and procedures to follow in the event of discoveries, which would reduce impacts to less than significant.

If applicable, describe any of the project's areas of controversy known to the Lead Agency, including issues raised by agencies and the public.

Key concerns and issues that were expressed during the scoping process include the following:

- (1) Avoiding inadvertent discoveries of Native American human remains and protecting tribal cultural resources;
- (2) Avoiding potential conflicts with bicycle circulation in the project area;
- (3) The length of construction worker vehicle trips;
- (4) Helicopter noise impacts on nearby residences;
- (5) Noise impacts on residences from proposed project generated increases in vehicle trips along roadways in the project area;
- (6) Noise impacts on residences from vehicles using the proposed project's 4-story parking garage; and
- (7) Noise impacts on residences from operation of the proposed project's central utility plant.

Provide a list of the responsible or trustee agencies for the project.

In addition to the City of Temecula, permits and approvals would be required from the following agencies:

- California Department of Health Care Access and Information
- Federal Aviation Administration
- California Department of Transportation Division of Aeronautics
- Riverside County Airport Land Use Commission
- Pechanga Band of Luiseño Indians
- Regional Water Quality Control Board
- Rancho California Water District
- Riverside County Flood Control
- Riverside County Health Department