

# City of Temecula Community Development Department

## Notice of Availability Draft Subsequent Environmental Impact Report

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**To:** Agencies/Interested Persons

**Subject:** Notice of Availability of a Draft Environmental Impact Report

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**Lead Agency:** City of Temecula  
Community Development Department  
41000 Main Street  
Temecula, CA 92590

**Staff Contact:** Scott Cooper, Senior Planner  
**Phone Number:** (951) 506-5137

The City of Temecula Planning Division will be the Lead Agency and has prepared a Draft Subsequent Environmental Impact Report (EIR) for the project identified below. As required by Section 15105 of the California Environmental Quality Act, the 45-day public review period for this Draft Subsequent EIR begins on **November 3, 2022** and ends on **December 19, 2022**. Written comments must be received by the Community Development Department by **5:00 p.m. on December 19, 2022**, in order to be addressed as part of the formal Draft Subsequent EIR review process.

The public Notice of Availability of this Draft Subsequent EIR is provided through:

The Local Newspaper     Posting the Site     Notice to Adjacent Property Owners

Please send your response to **Scott Cooper** with the City of Temecula Planning Division at the address shown above.

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**Project Title:** Temecula Valley Hospital Master Plan Update and Planned Development Overlay Amendment (State Clearinghouse No. 2005031017)

**Project Location:** 31700 Temecula Parkway, City of Temecula, Riverside County, California

**Project Description:** The project applicant, Universal Health Services, Inc. (UHS), is proposing the Temecula Valley Hospital Master Plan Update and Planned Development Overlay Amendment (proposed project), which is the subject of this Subsequent EIR. The proposed project would consist of revisions to the currently approved Temecula Valley Hospital Master Plan, which would require a Major Modification and Planned Development Overlay (PDO) Amendment. The amendment revises the purpose and intent of the PDO; establishes an administrative approval process for buildings and structures that conform to the architectural standards of the PDO; clarifies the allowable mix of structures and uses in the PDO; sets forth design guidelines for buildings and structures, and parking standards.

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. The design and architectural style of new buildings would be consistent with the Spanish-Mediterranean or Mission styles of existing development on the project site and nearby development. Several structures that were originally proposed in the currently approved master plan would not be included in the proposed master plan, including the cancer center and fitness rehabilitation center.

The proposed project would be implemented through three phases of development: Phase II (behavioral health building); Phase III (emergency department expansion; second hospital tower; 4-story medical office building; central utility plant); and Phase IV: (third hospital tower; a second 4-story medical office building; relocation of helipad to roof of proposed 4-story parking structure; new east-west helicopter arrival/departure path).

**Significant Environmental Effects:** The Draft Subsequent EIR concluded the proposed project would result in significant unavoidable impacts in the following issue areas:

- Air Quality: The proposed project would generate construction emissions in exceedance of South Coast Air Quality Management District's regional mass emission thresholds.
- Greenhouse Gas Emissions: The proposed project would generate annual greenhouse gas (GHG) emission levels that would conflict with State GHG reduction goals and result in a significant impact on the environment.
- Noise: The proposed project would expose existing sensitive receptors to substantial short-term construction noise and operational helicopter noise with potential to cause sleep disturbance.
- Transportation: The proposed project would generate vehicle miles traveled (VMT) in excess of City of Temecula VMT thresholds and would, therefore, conflict or be inconsistent with CEQA Guidelines Section 15064.3(b).

All other environmental effects were found to be less than significant or able to be mitigated to less than significant levels. The project site is not included on any of the lists enumerated under Section 65962.5 of the Government Code (hazardous waste sites).

All are invited to comment on the Draft Subsequent EIR. Written comments must be received by the Community Development Department by 5:00 p.m. on December 19, 2022, in order to be addressed as part of the formal Draft Subsequent EIR review process. The document can be reviewed at the City of Temecula, 41000 Main Street, Temecula, CA 92590; Ronald H. Roberts Temecula Public Library, 30600 Pauba Road, Temecula, CA 92592; Temecula Grace Mellman Library, 41000 County Center Drive, Temecula CA 92591, the Temecula Chamber of Commerce, 26790 Ynez Court, Ste. A, Temecula, CA 92591; and the City of Temecula Website: <https://temeculaca.gov/362/Environmental-Review-CEQA>. The previous environmental documentation that has been prepared for the Temecula Valley Hospital and is incorporated by reference in the Draft Subsequent EIR is available at the website shown above.

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Luke Watson, Deputy City Manager

11/2/2022

Date