



CITY OF WILDOMAR NOTICE OF DETERMINATION

TO BE SENT TO:

- County of Riverside County Clerk
2724 Gateway Drive
Riverside, CA 92507
- Office of Planning and Research
P.O. Box 3044
Sacramento, CA 95812-3044

FROM THE LEAD AGENCY:

City of Wildomar
23873 Clinton Keith Road, Suite 201
Wildomar, CA 92595
951-677-7751
Contact Person: Matthew Bassi, Planning Director

SUBJECT: Filing of Notice of Determination in compliance with Section 21108 or 21152 of the Public Resources Code.

PROJECT CASE NO: PA No. 20-0116

PROJECT TITLE: Inland Valley Medical Center Expansion Project (PA 20-0116)

PROJECT APPLICANT/SPONSOR: Southwest Healthcare System/Universal Health Services, Inc. (Alister Machoka, CEO); 36485 Inland Valley Drive, Wildomar, CA 92595

PROJECT LOCATION: The project site is the 22.24-acre Inland Valley Medical Center located 36485 Inland Valley Drive in the City of Wildomar in western Riverside County. The project site is bound to open space (part of the Oak Springs Ranch Specific Plan Area) to the north; Inland Urgent Care, Kaiser Permanente Wildomar Center, and industrial uses to the east; and Interstate 15 (I-15) to the south and west. The temporary offsite parking location, that would be made available during the construction phase, is located at Yamas Drive and Prielipp Road, approximately 0.3-mile to the east of the project.

APN(s): 380-250-026, 380-250-027, 380-250-009, 380-260-029, 380-260-037.

PROJECT DESCRIPTION: The IVMC expansion project proposes to demolish buildings on the project site to allow for the development of a new 7-story, 290,000-square-foot patient tower (resulting in a net increase of 105,316 square feet of hospital building space), and new surface parking lots. The new addition to the hospital would include expansion of all medical services and critical ancillary support for 100 new patient beds, bringing the total number of beds to 202. The proposed project also includes the creation of a new Medical Center (M-C) zoning district that will be applied to this project site and establishes development standards applicable to the project. Additionally, a temporary offsite parking lot would be used during the construction phase of the project.

This is to advise that the City Council of the City of Wildomar acting as the Lead Agency has approved the above referenced project at a noticed public hearing held on June 8, 2022, and has made the following determinations regarding the proposed project:

1. The project [will will not] have a significant effect on the environment.
2. An Environmental Impact Report was prepared for this project pursuant to the provisions of CEQA.
 A Negative Declaration was prepared for this project pursuant to the provisions of CEQA.
3. Mitigation measures [were were not] made a condition of the approval of the project.
4. A mitigation reporting or monitoring plan [was was not] adopted for this project.
5. A statement of Overriding Considerations [was was not] adopted for this project.
6. Findings [were were not] made pursuant to the provisions of CEQA.

This is to certify that the environmental review documents, public comments, etc. for the abovementioned project are available to the general public for review at the City of Wildomar located at 23873 Clinton Keith Road, Suite 201, Wildomar, CA. during normal business hours (8 am – 5 pm) Monday through Thursday (Closed Fridays).


Matthew C. Bassi, Planning Director

June 9, 2022
Date