



NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION

<p>Notice is hereby given that the public agency named below has completed an Initial Study/Mitigated Negative Declaration of the following described project:</p>	
Public Agency:	<p>County of Riverside Facilities Management 3450 14th Street, 2nd Floor, Riverside, CA 92501</p>
Project Name:	<p>Riverside University Health System Mead Valley Wellness Village Project</p>
Project Location:	<p>The project site is located in unincorporated Riverside County on property designated as Assessor's Parcel Number (APN) 317-260-034-0. The project site is located approximately 0.3 miles west of Interstate 215 (I 215). The project site is bounded by Placentia Avenue to the north, Harvill Avenue to the east, Water Street to the south, and a small residential parcel and vacant land to the west.</p>
Project Description:	<p>The proposed project would develop the project site with the Riverside University Health System (RUHS) Mead Valley Wellness Village, consisting of five buildings, associated living facilities for patients, 633 surface parking spaces, landscaping, and walkways set in a campus setting. The five buildings would range in size from one to four stories and would include: (1) an approximately 99,250-square-foot community wellness and education center; (2) an approximately 40,854 square foot building for children and youth services, which will include 24 beds associated with the children and youth services crisis residential program and 6 bed associated with the short-term residential therapeutic program, for a total of 30 beds; (3) an approximately 50,989 square foot building for urgent care services, including 16 beds associated with the crisis residential program and 40 beds associated the substance use disorder residential program, for a total of 56 beds. This building would also include 12 "non-bed" spots associated with adult mental health urgent care services, 12 spots associated with the children's mental health urgent care services, and 15 spots associated with the sobering center; (4) an approximately 192,495-square-foot supportive transitional housing building for those receiving treatment, including 76 beds associated with the recovery residence and 220 beds associated with supportive housing, for a total of 296 beds; and (5) an approximately 66,773-square-foot extended residential care building for those receiving treatment, including 50 beds associated with mental health rehabilitation and 90 beds associated with adult residents, for a total of 140 beds. The five buildings would total approximately 450,361 square feet. Overall, the proposed project would develop the project site with approximately 522 beds. Of the 522 beds, 442 are expected to be used by those staying longer than 30 days. The RUHS Wellness Village provides for an entire continuum of behavioral health and wellness care, from urgent mental health treatment to supportive housing, including outpatient care, education, and social services. Services provided would also include mental health residential services for children and adults and substance use disorder residential services for adults.</p> <p>In addition, the proposed project includes potential buildout of a conceptual future building that would include up to 20,000 square feet of administrative/office uses on the project site independent from the RUHS Wellness Village. Construction of the future building is not being contemplated at this time, but the County anticipates the future building will be constructed in the near future; therefore, its development is reasonably foreseeable and evaluated in the Initial Study/Mitigated Negative Declaration at the project level, to the extent feasible.</p>

The proposed project would include off-site improvements to existing Eastern Municipal Water District (EMWD) sewer infrastructure in the vicinity of the project site. The improvements would occur predominantly within existing rights-of-way, with one segment within an EMWD beneficial easement on private property. The existing 8-inch-diameter sewer lines in Placentia Avenue, Water Street, and along West Frontage Road between Placentia Avenue and Water Street would be replaced with 10-inch-diameter sewer lines and connect to the existing 10-inch-diameter sewer line in West Frontage Road.

The proposed project also includes a Schedule J Tentative Map that proposes to subdivide the site into six (6) lots to facilitate financing and/or conveying title of separate components of the proposed project.

This Initial Study was completed in accordance with the County’s Guidelines for implementing the California Environmental Quality Act. This Initial Study was undertaken for the purpose of deciding whether the project may have a significant effect on the environment. On the basis of this Initial Study, the County Staff has concluded that the project will not have a significant effect on the environment, and has, therefore, prepared a Mitigated Negative Declaration. The Initial Study/Mitigated Negative Declaration reflects the independent judgment of the County.

- The project site IS on a list compiled pursuant to Government Code section 65962.5.
- The project site IS NOT on a list compiled pursuant to Government Code section 65962.5.
- The proposed project IS considered a project of statewide, regional or areawide importance.
- The proposed project IS NOT considered a project of statewide, regional or areawide importance.
- The proposed project WILL affect highways or other facilities under the jurisdiction of the State Department of Transportation.
- The proposed project WILL NOT affect highways or other facilities under the jurisdiction of the State Department of Transportation.
- A scoping meeting WILL be held by the lead agency.
- A scoping meeting WILL NOT be held by the lead agency.

Copies of the Initial Study/Mitigated Negative Declaration are on file and available for public review, located at:

Available online at: <https://rivcofm.org/Environmental>

Mead Valley Library
21580 Oakwood Street
Mead Valley, CA 92570

Comments will be received starting on **January 11, 2024**, until the following date: **February 12, 2024**. Any person wishing to comment on this matter must submit such comments, in writing, prior to this date. Comments of all Responsible Agencies are also requested.

All comments shall be submitted by U.S Mail to:

County of Riverside
Facilities Management - Michael Sullivan
3450 14th Street, Suite 303,
Riverside, CA 92501

Or by email to: msullivan@rivco.org

The Board of Supervisors will consider the project and the Initial Study/Mitigated Negative Declaration. If the Board of Supervisors finds that the project will not have a significant effect on the environment, it may adopt the Mitigated Negative Declaration. This means that the Board of Supervisors may proceed to consider the project without the preparation of an Environmental Impact Report.