



Notice of Determination

To:
 Office of Planning and Research
For U.S Mail: P.O. Box 3044
 Sacramento, CA 95812-3044

Street Address:
 1400 Tenth St.
 Sacramento, CA 95814

From:
 Public
 Agency: Riverside County
 Address: 3450 14th Street, 3rd Floor
Riverside, CA 92501
 Contact: Mike Sullivan
 Phone: (951) 955-8009

County Clerk
 Riverside County –
 County of: (County Clerk Office)
 Address: 2720 Gateway Drive
Riverside, CA 92507

Lead Agency (if different from above):
 Applicant PMB, LLC

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

State Clearinghouse Number (if submitted to State Clearinghouse): 2024010232

Project Title: RUHS-BH Mead Valley Wellness Village

Project Location: The project site is located in unincorporated Riverside County on Assessor's Parcel Number (APN) 317-260-034-0. The project site is located approximately 0.3 mile 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.

Project Description: The proposed project would develop the project site with the Riverside University Healthcare System (RUHS) 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 feet 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 feet 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.

In addition to the RUHS Wellness Village, 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.

The proposed project would include off-site improvements to existing Eastern Municipal Water District (EMWD) sewer infrastructure located within improved 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 or conveying title of separate components of the proposed project.

This is to advise that the Riverside County Board of Supervisors approved the above project on

Lead agency or Responsible Agency

3/19/24

and has made the following determinations regarding the above described project:

(Date)

1. The project will will not have a significant effect on the environment.
2. An Environmental Impact Report and Addendum was prepared for this project pursuant to the provisions of CEQA.
 A Mitigated 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 Final Initial Study with comments and responses and record of project approval, and/or the Mitigated Negative Declaration, is available to the General Public at:

County of Riverside
Facilities Management-Mike Sullivan
3450 14th Street, Suite 303,
Riverside, CA 92501 (951) 955-8009
msullivan@rivco.org

Mead Valley Library
21580 Oakwood Street
Mead Valley, California 92571

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

Signature:  Title: Senior Environmental Planner

Date: 3/19/24 Date received for filing at OPR: 3/20/2024

Authority cited: Sections 21083, Public Resources Code.
Reference Section 21000-21174, Public Resources Code.