

Notice of Determination

To:
Office of Land Use and Climate Innovation
[CEQA Submit](#)

From:
Department of Fish and Wildlife
Inland Deserts Region
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Ontario, CA 91764
Contact: Enola Fulgencio
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Lead Agency
Riverside County
4080 Lemon St. 12th Floor
Riverside, CA 92501
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SUBJECT: Filing of Notice of Determination pursuant to Public Resources Code section 21108

State Clearinghouse Number: 2022120110

Project Title: Rider Street and Patterson Avenue Project (Streambed Alteration Agreement No. EPIMS-RIV-46905-R6)

Project Location (Riverside): The Rider Street and Patterson Avenue Project (Project) is located south of Rider Street, west of Patterson Avenue, north of Walnut Street, and east of existing residential development in the County of Riverside, State of California. The Project is located within Assessor Parcel Numbers (APNs): 317-10-006, 317-210-008, 317-210-010, 317-210-011, 317-210-018, 317-210-022, 317-210-023, and 317-210-024.

Project Description: The California Department of Fish and Wildlife (CDFW) has executed Lake and Streambed Alteration Agreement (EPIMS-RIV-46905-R6), pursuant to Fish and Game Code section 1602, to the project Applicant, GCP Capital Properties, LLC.

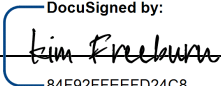
The project is limited to the grading and filling of several drainages, to construct a 591,203 square-foot (sq ft) warehouse building, which would include 7,300 sq ft of ground floor office space, 7,300 sq ft of mezzanine office space, and 576,603 sq ft of warehouse space. Approximately 6.0 acres along the western parcel boundary will consist of a landscaped berm between the proposed building and an existing residential community to the west. Frontage improvements will occur along Patterson Avenue, Walnut Street, and Rider Street, with a sidewalk and community trail proposed along Patterson Avenue and Walnut Street and a sidewalk proposed along Rider Street.

The Project will incorporate a bioretention basin and an underground infiltration system. The bioretention basin will be located in the northeastern corner of the Project site and the underground infiltration system will be located adjacent to the bioretention basin under the truck loading dock area. Stormwater and nuisance flows will be contained within the basin and treated in the underground infiltration system prior to exiting the site through a storm drain system.

This is to advise that CDFW, acting as a Responsible Agency, approved the project described above on 7/1/2025, and has made the following determinations regarding the project pursuant to California Code of Regulations section 15096, subdivision (i):

1. The project **will not** have a significant effect on the environment. This determination is limited to effects within CDFW's permitting jurisdiction as a Responsible Agency.
2. CDFW considered the environmental impact report prepared by the Lead Agency for this project pursuant to California Code of Regulations section 15096, subdivision (f).
3. Mitigation measures **were** made a condition of CDFW's approval of the project.
4. A Mitigation Reporting or Monitoring Plan **was** adopted by CDFW for this project.
5. Findings **were** made by CDFW pursuant to California Code of Regulations section 15091.

The Final EIR prepared for the project is available to the general public at the office location listed above for the Lead Agency. CDFW's record of project approval as a Responsible Agency is available at CDFW's regional office.

DocuSigned by:
Signature:  Date: 7/1/2025
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Notice of Determination

Kim Freeburn, Environmental Program Manager

Date Received for filing at LCI: