



memo riverside

to **Melody Arechiga, City of Beaumont**

from **Kent Norton, MIG Riverside**

re **Project Mustang – CEQA Finding of Consistency Memorandum**

date **February 24, 2026**

Summary

The McDonald Property Group (applicant) is processing a Plot Plan Amendment (PPA) through the City of Beaumont for the last remaining parcel (Building 3 – 457,444 SF) of the Rolling Hills Ranch Specific Plan (RHRSP). This property is referred to as Project Mustang and located at 1022 Prosperity Way – it is adjacent to two already developed parcels (existing Buildings 1 and 2).

The following information is intended to meet the requirements of the California Environmental Quality Act (CEQA) regarding this PPA as an allowed discretionary action under the approved RHRSP. This memorandum documents that no subsequent or supplemental environmental documentation is required of this project under CEQA Guidelines Sections 15162 and 15163. In addition, the PPA is less intense and consistent with the requirements of the RHRSP and its Program EIR and EIR Addendum No. 1, so it is also consistent with CEQA Guidelines Section 15168 regarding Specific Plan consistency. Therefore, the applicant is requesting the City make a Finding of Consistency for the PPA within the RHRSP, and also consistent with its EIR and Addendum No. 1 under CEQA and issue a new Notice of Determination (NOD) under CEQA.

Project History

The RHRSP was originally a residential specific plan but was amended on May 11, 2004, to establish an industrial land use designation (SPA No. 2). For the CEQA action an Addendum No. 1 to the RHRSP EIR (SCH#98101012) was approved at that time that allowed a total of 3 million square feet of Industrial Warehouse/Business Park building space on 115.1 net acres within the 155.1-acre specific plan area (see Exhibit 1). The entire RHRSP site was entitled under Plot Plan 04-PP-18 on March 8, 2005, for approximately 2.85 million square feet of warehouse/distribution light industrial buildings.

In conjunction with the approved RHRSP Amendment No. 3, the City of Beaumont confirmed Addendum No. 1 to the RHRSP EIR was still applicable. The City indicated that future development projects that were consistent with the RHRSP as amended would require either no further environmental documentation or, in special cases, focused environmental analysis and action pursuant to Section 15162 of the CEQA Guidelines. SPA No. 4 did not propose changes that affect the previously certified EIR and Addendum No. 1.

The current proposed project is the last phase of the RHRSP Amendment No. 4 approved in July 2018 along with the RHRSP Program Environmental Impact Report (EIR)(SCH#98101012) Addendum No. 1. The current RHRSP allows a total of 115.1 net acres and 3,000,000 square feet of Industrial Warehouse/Business Park uses including the PPA site (see Exhibit 2).

In 2018, Plot Plan 04-PP-18, the project was amended to allow the addition of approximately 676,799 square feet to an existing 720,000 square-foot warehouse (Building 1). Total warehouse area at that time was 1,396,799 square feet. At present, the site has two existing buildings (Bldg. 1 = 720,000 and Bldg. 2 = 704,659) for a total of 1,424,659 square feet. Adding the proposed Building 3 under the PPA would add 457,444 square feet for a total of 1,882,103 square feet on the entire property which is considerably less than the 3.0 million square feet allowed under SPA 4 (see Exhibits 3 and 4) and less than the 2.85 million square feet approved for PP 04-PP-18 in 2018.

Requested Action

In the current Plot Plan Amendment application, the applicant is proposing to amend the previously approved site plan (combined buildings) to a stand-alone warehouse building totaling 457,444 square feet, reducing the previously approved footprint by 219,335 square feet ($676,799 - 457,444 = 219,335$ SF).

Development of the entire PPA project site as IW/BP was fully evaluated in the previously certified RHRSP EIR Addendum, and the current PPA proposes less intense warehouse development than was evaluated in the EIR Addendum. The following demonstrates that the PPA does not trigger the need for supplemental or subsequent CEQA documentation. It also demonstrates the PPA is consistent with the RHRSP and its EIR. Therefore, the applicant requests the City adopt a Finding of Consistency of the PPA with the RHRSP and its EIR and determine that no additional CEQA documentation is required.

Exhibit 1: Specific Plan Amendment No. 2 (4-2004)

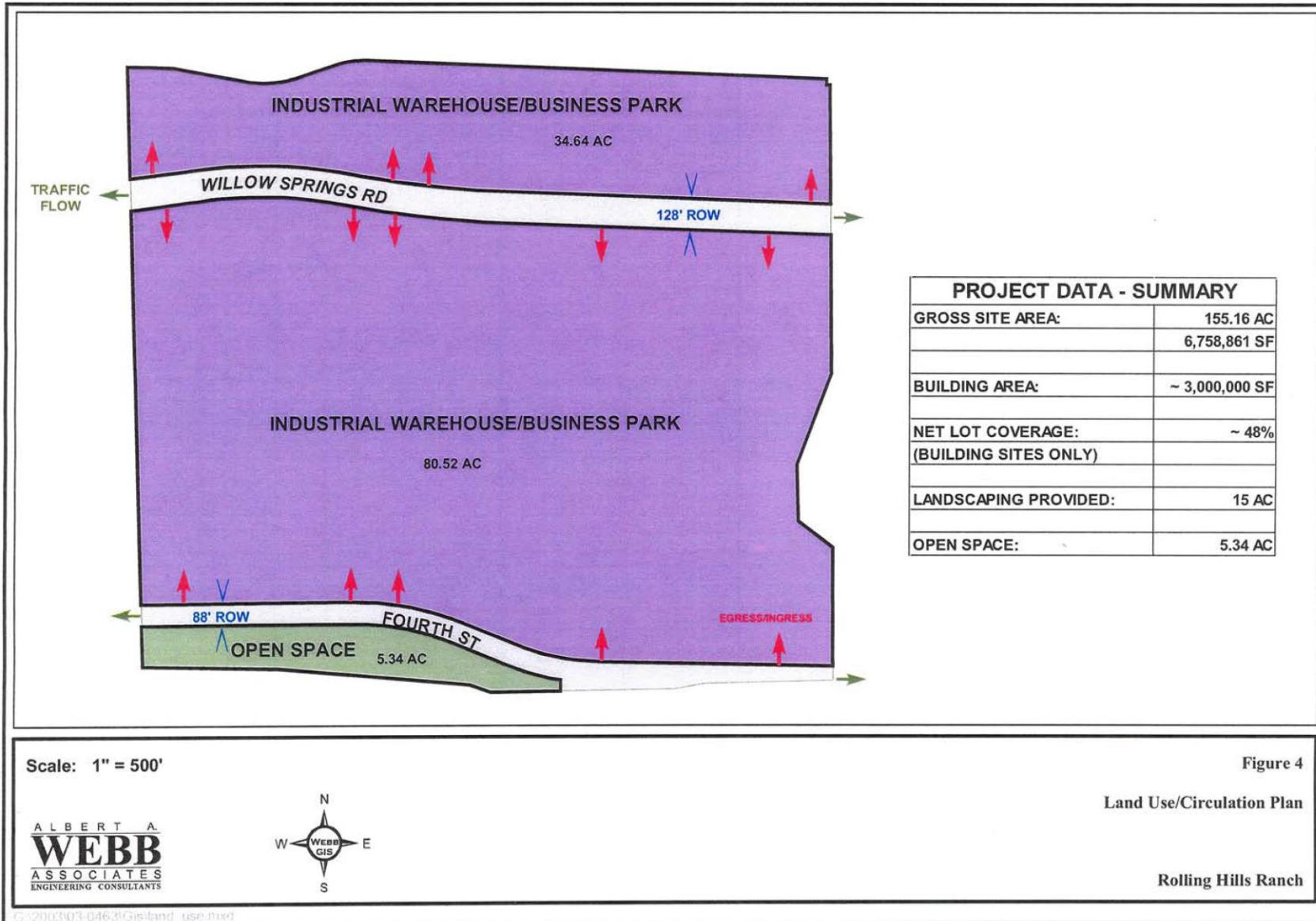


Exhibit 2: RHRSP SPA4 Land Use Plan 2018

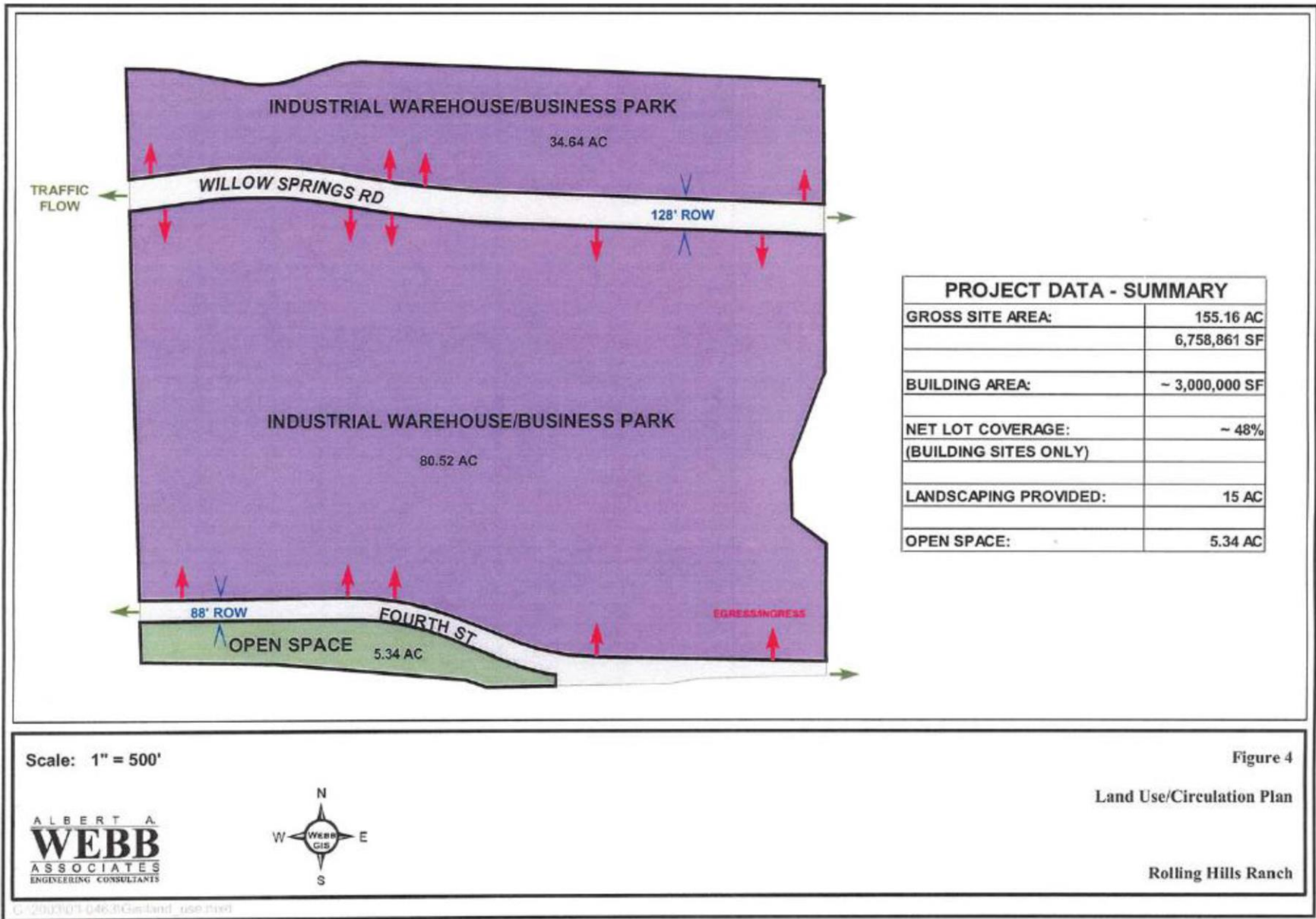
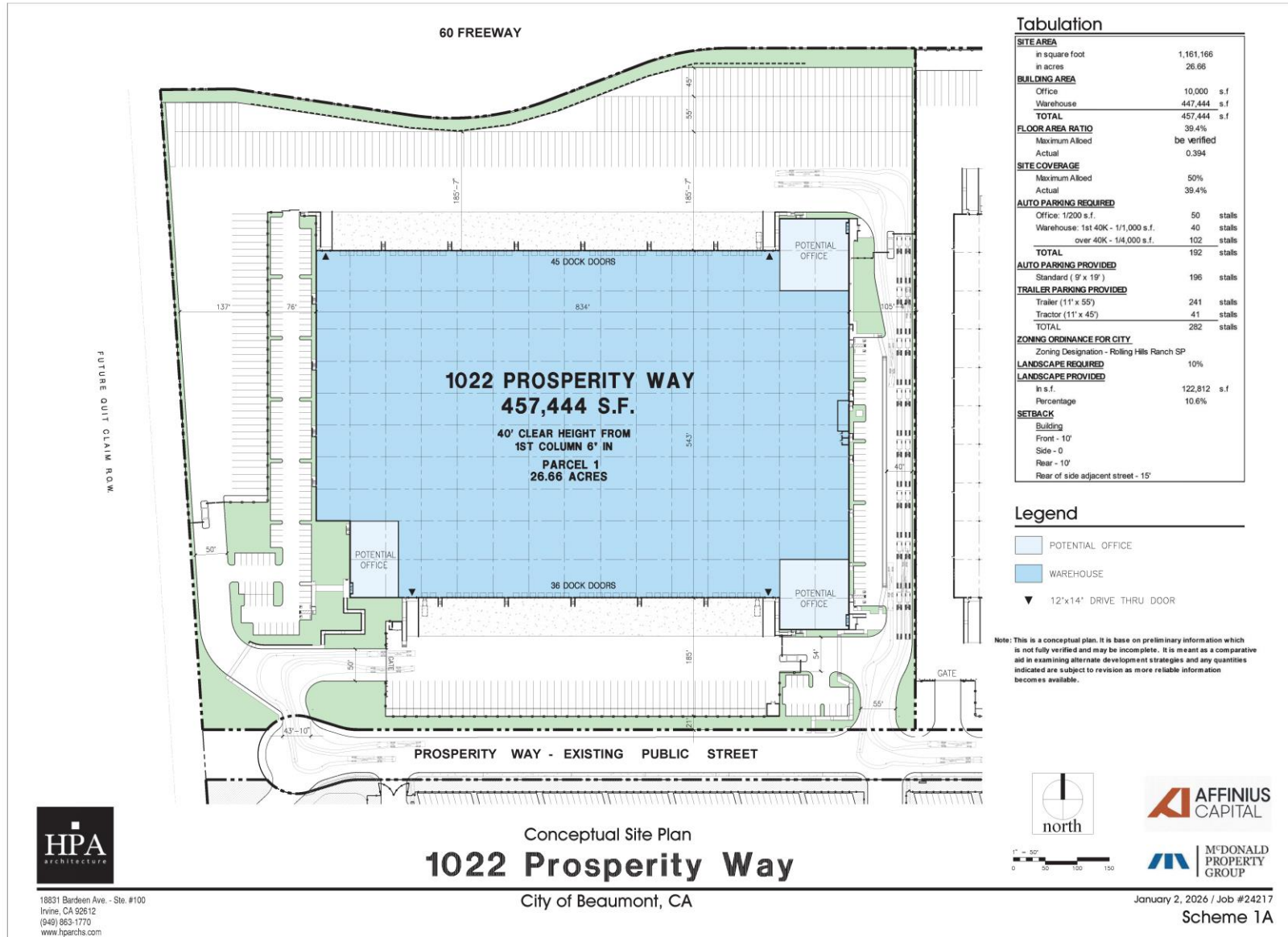


Exhibit 4: Current PPA Building 3 Site Plan



Tabulation

SITE AREA	
in square foot	1,161,166
in acres	26.66
BUILDING AREA	
Office	10,000 s.f.
Warehouse	447,444 s.f.
TOTAL	457,444 s.f.
FLOOR AREA RATIO	
Maximum Allowed	be verified
Actual	0.394
SITE COVERAGE	
Maximum Allowed	50%
Actual	39.4%
AUTO PARKING REQUIRED	
Office: 1/200 s.f.	50 stalls
Warehouse: 1st 40K - 1/1,000 s.f.	40 stalls
over 40K - 1/4,000 s.f.	102 stalls
TOTAL	192 stalls
AUTO PARKING PROVIDED	
Standard (9' x 19')	196 stalls
TRAILER PARKING PROVIDED	
Trailer (11' x 55')	241 stalls
Tractor (11' x 45')	41 stalls
TOTAL	282 stalls
ZONING ORDINANCE FOR CITY	
Zoning Designation - Rolling Hills Ranch SP	
LANDSCAPE REQUIRED	10%
LANDSCAPE PROVIDED	
In s.f.	122,812 s.f.
Percentage	10.6%
SETBACK	
Building	
Front - 10'	
Side - 0'	
Rear - 10'	
Rear of side adjacent street - 15'	

Legend

- POTENTIAL OFFICE
- WAREHOUSE
- 12'x14' DRIVE THRU DOOR

Note: This is a conceptual plan. It is based on preliminary information which is not fully verified and may be incomplete. It is meant as a comparative aid in examining alternate development strategies and any quantities indicated are subject to revision as more reliable information becomes available.



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Conceptual Site Plan
1022 Prosperity Way
City of Beaumont, CA

January 2, 2026 / Job #24217
Scheme 1A

CEQA Compliance – Supplemental or Subsequent EIR

CEQA authorizes a Lead or Responsible Agency to determine if a proposed action is within the scope of a previously analyzed project and none of the conditions described in CEQA Guidelines Section 15162 requiring the preparation of a Subsequent EIR or CEQA Guidelines Section 15163 requiring the preparation of a Supplement to an EIR are met.

Pursuant to CEQA Guidelines Section 15162:

- (a) *When an EIR has been certified or negative declaration adopted for a project, no subsequent EIR shall be prepared for that project unless the lead agency determines, on the basis of substantial evidence in the light of the whole record, one or more of the following:*
 - (1) *Substantial changes are proposed in the project which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects;*
 - (2) *Substantial changes occur with respect to the circumstances under which the project is undertaken which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; or*
 - (3) *New information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous EIR was certified as complete or the negative declaration was adopted, shows any of the following:*
 - (A) *The project will have one or more significant effects not discussed in the previous EIR or negative declaration;*
 - (B) *Significant effects previously examined will be substantially more severe than shown in the previous EIR;*
 - (C) *Mitigation measures or alternatives previously found not to be feasible would in fact be feasible and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measure or alternative; or*
 - (D) *Mitigation measures or alternatives which are considerably different from those analyzed in the previous EIR would substantially reduce one or more significant effects on the environment, but the project proponents decline to adopt the mitigation measure or alternative.*

- (b) *If changes to a project or its circumstances occur or new information becomes available after adoption of a negative declaration, the lead agency shall prepare a subsequent EIR if required under subdivision (a). Otherwise the lead agency shall determine whether to prepare a subsequent negative declaration, an addendum, or no further documentation.*
- (c) *Once a project has been approved, the lead agency's role in project approval is completed, unless further discretionary approval on that project is required. Information appearing after an approval does not require reopening of that approval. If after the project is approved, any of the conditions described in subdivision (a) occurs, a subsequent EIR or negative declaration shall only be prepared by the public agency which grants the next discretionary approval for the project, if any. In this situation no other responsible agency shall grant an approval for the project until the subsequent EIR has been certified or subsequent negative declaration adopted.*
- (d) *A subsequent EIR or subsequent negative declaration shall be given the same notice and public review as required under Section 15087 or Section 15072. A subsequent EIR or negative declaration shall state where the previous document is available and can be reviewed.*

Analysis

The project currently proposes considerably less square footage than allowed under RHRSPA No. 4 or PP 04-PP-18 so no substantial changes to the project are proposed, no new significant environmental effects are anticipated, and there would be no substantial increase in the severity of previously identified significant impacts. Therefore, the project is consistent with Section a.1 outlined above.

The last RHRSPA was adopted in 2018 and since then there have been no substantial changes with respect to the circumstances under which the project is undertaken which will require major revisions of the previous EIR or Addendum due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects. Therefore, the project is consistent with Section a.2 outlined above.

Since 2018, there has also been no new information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous EIR was certified as complete, as outlined in sub-sections A through D above, regarding the severity of impacts, or changes needed to planned mitigation measures for the project. Therefore, the project is consistent with Section a.3 outlined above.

Pursuant to CEQA Guidelines Section 15163:

- (a) *The lead or responsible agency may choose to prepare a supplement to an EIR rather than a subsequent EIR if:
 - (1) *Any of the conditions described in Section 15162 would require the preparation of a subsequent EIR, and*
 - (2) *Only minor additions or changes would be necessary to make the previous EIR adequately apply to the project in the changed situation.**
- (b) *The supplement to the EIR need contain only the information necessary to make the previous EIR adequate for the project as revised.*
- (c) *A supplement to an EIR shall be given the same kind of notice and public review as is given to a draft EIR under Section 15087.*
- (d) *A supplement to an EIR may be circulated by itself without recirculating the previous draft or final EIR.*
- (e) *When the agency decides whether to approve the project, the decision-making body shall consider the previous EIR as revised by the supplemental EIR. A finding under Section 15091 shall be made for each significant effect shown in the previous EIR as revised.*

Analysis

The current project proposes substantially less building square footage than allowed under RHRSPA No. 4 or PP 04-PP-18 so the previous environmental analysis in the EIR and Addendum No. 1 are sufficient for the proposed project. Therefore, the project is consistent with CEQA Guidelines Section 15163 and no supplemental or subsequent CEQA documentation is required.

CEQA Compliance – Program EIR Consistency

There are provisions in the CEQA Guidelines that allow Lead Agencies to find projects within the scope of a previously prepared Program EIR and thereby eliminate the need for new CEQA documentation (i.e., subsequent EIR, an addendum to the EIR or a Mitigated Negative Declaration). Provisions related to Program EIRs are found in Section 15168 of the CEQA guidelines, subsection (c) pertaining to the use of a Program EIR for later activities. Key language from CEQA Guidelines, pertaining to this project is contained in Subsections 15168(c)(2) as outlined below:

15168(c)(2) - *If the agency finds that pursuant to Section 15162, no subsequent EIR will be required, the agency can approve the activity as being within the scope of the project covered by the Program EIR, and no new environmental document will be required. Whether a later activity is within the scope of a Program EIR is a factual question that the lead agency determines based on substantial evidence in the record. Factors that an agency may consider in making that determination include, but are*

not limited to, consistency of the later activity with the type of allowable land use, overall planned density and building intensity, geographic area analyzed for environmental impacts, and covered infrastructure, as described in the Program EIR.

The RHRSP EIR indicated that any future individual project would be subject to its own CEQA review and would be evaluated in accordance with Section 15152 (Tiering) and 15153 (Use of an EIR from an Earlier Project) of the CEQA Guidelines to determine whether potential project impacts were addressed by the RHRSP EIR.

Consistency Analysis

The City, as the Lead Agency, must determine if this new PPA application complies with the RHRSP and its EIR and what type of CEQA compliance document, if any, must be prepared. The McDonald Property Group is currently processing a Plot Plan Amendment (PPA) through the City of Beaumont for the last remaining parcel (Building 3 – 457,444 SF) of the RHRSP. The current Plot Plan Amendment application proposes to amend the previously approved site plan to change the project to a stand-alone building totaling 457,444 square feet, reducing the footprint by 219,335 square feet from the approved plot plan. The proposed PPA would still be well under the total 3 million square feet approved by the most recent Addendum to the RHRSP EIR as the total square footage of the two existing buildings 1 and 2 plus the new proposed building 3 of the RHRSP would be 1,878,572 square feet. The project also currently proposes considerably less square footage than allowed under PP 04-PP-18 (2.85M SF).

Since the current PPA proposes less intense development than was evaluated in the RHRSP EIR and its subsequent Addendum, the proposed PPA does not involve changes that will result in new or increased environmental effects, new significant impacts, or the need for additional or increased mitigation beyond those identified in the previously certified RHRSP EIR. Thus, none of the conditions identified in CEQA Guidelines Section 15162 or 15163 will be triggered by the proposed PPA.

In addition, the proposed PPA site plan is consistent with the current RHRSP SPA No. 4 and the evaluation of its impacts under the RHRSP Program EIR Addendum. Therefore, the PPA is consistent with CEQA Guidelines Section 15168.

Conclusion

The preceding analysis demonstrates the proposed PPA is consistent with the RHRSP, is within the scope of the RHRSP EIR and its Addendum, is consistent with the CEQA Guidelines Sections 15162, 15163, and 15168(c)(2). Therefore, no additional analysis or documentation is required for this proposed PPA regarding CEQA or the RHRSP. A Notice of Determination (NOD) will be filed with the County Clerk and State Clearinghouse to fully document this CEQA compliance action.