



**Peter Aldana**  
**Riverside County**  
**Assessor-County Clerk-Recorder**  
 2724 Gateway Drive  
 Riverside, CA 92507  
 (951) 486-7000  
 www.rivcoacr.org

**Receipt: 26-107028**

<b>Product</b>	<b>Name</b>	<b>Extended</b>
FISH	CLERK FISH AND GAME FILINGS	\$50.00
	# Pages	1
	Document #	E-202600293
	Filing Type	7
	State Fee Prev Charged	false
	No Charge Clerk Fee	false
F&G Notice of Exemption Fee		\$50.00
<b>Total</b>		<b>\$50.00</b>
Tender (Tyler Payments Charge)		\$50.00
Tyler Payments Item Id	SST3730S532	
Tyler Payments Confirmation Number	29564482	
Tyler Payments Id	0deaa63a-230b-49d8-98fa-8601cc5de268	



State of California - Department of Fish and Wildlife  
**2026 ENVIRONMENTAL DOCUMENT FILING FEE CASH RECEIPT**  
 DFW 753.5a (REV. 01/01/26) Previously DFG 753.5a

RECEIPT NUMBER: 26-107028
STATE CLEARINGHOUSE NUMBER (if applicable)

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY CITY OF MURRIETA	LEAD AGENCY EMAIL ARINTAMAKI@MURRIETACA.GOV	DATE 04/10/2026
COUNTY/STATE AGENCY OF FILING RIVERSIDE		DOCUMENT NUMBER E-202600293

PROJECT TITLE  
MINOR CONDITIONAL USE PERMIT 2025-00037

PROJECT APPLICANT NAME EMIL GREGORY	PROJECT APPLICANT EMAIL EMIL.AGREGORY@GMAIL.COM	PHONE NUMBER (951) 805-8837
PROJECT APPLICANT ADDRESS 18 VILLA RAVENNA,	CITY LAKE ELSINORE	STATE CA
		ZIP CODE 92532

PROJECT APPLICANT (Check appropriate box)

Local Public Agency     School District     Other Special District     State Agency     Private Entity

CHECK APPLICABLE FEES:

- Environmental Impact Report (EIR) \$4,227.50 \$ \_\_\_\_\_
- Mitigated/Negative Declaration (MND)(ND) \$3,043.75 \$ \_\_\_\_\_
- Certified Regulatory Program (CRP) document - payment due directly to CDFW \$1,437.25 \$ \_\_\_\_\_
- Exempt from fee
  - Notice of Exemption (attach)
  - CDFW No Effect Determination (attach)
- Fee previously paid (attach previously issued cash receipt copy)
- Water Right Application or Petition Fee (State Water Resources Control Board only) \$850.00 \$ \_\_\_\_\_
- County documentary handling fee \$ \_\_\_\_\_ \$50.00
- Other \$ \_\_\_\_\_

PAYMENT METHOD:

- Cash     Credit     Check     Other    TOTAL RECEIVED \$ \_\_\_\_\_ \$50.00

SIGNATURE <i>X Isabel Tejada</i>	AGENCY OF FILING PRINTED NAME AND TITLE Deputy Isabel Tejada
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CITY OF MURRIETA

FILED / POSTED

County of Riverside
Peter Aldana
Assessor-County Clerk-Recorder

E-202600293
04/10/2026 01:48 PM Fee: \$ 50.00
Page 1 of 1

Removed: By: Deputy
[Barcode]

NOTICE OF EXEMPTION

TO: County Clerk and Recorder's Office
County of Riverside
2724 Gateway Drive
Riverside, CA 92507
FROM: City of Murrieta
Planning Division
1 Town Square
Murrieta, CA 92562

Project Title: Minor Conditional Use Permit 2025-00037

Project Applicant: Emil Gregory, The Breakthru, LLC, 18 Villa Ravenna, Lake Elsinore, CA 92532 (951) 805-8837

Description of Project: Proposal to expand the operation of an existing business (bar) that sells beer and wine with a Type 42 ABC license by modifying the existing approved entitlement. The request is to replace it with a Type 48 (which includes distilled spirits) and extend the hours of operation from 11:00 p.m. to 2:00 a.m. within a 2,417-square-foot leased space located at 39400 Murrieta Hot Springs Road, Suite 123A, in Murrieta, CA (APN 913-160-066). The property is zoned Community Commercial (CC) and has parking available in the adjacent parking lot for the overall shopping center. An approved and valid Type 48 alcohol sales license will be required from the California Department of Alcohol Beverage Control (ABC) prior to use and reliance.

Project Site Size: Existing 2,417 square foot building/suite area within a shopping center (Margarita Square).

Project Location: 39400 Murrieta Hot Springs Road, Suite 123 A, near the intersection of Margarita Road (APN: 913-160-066)

Public Agency Approval: On April 8, 2026, the City of Murrieta Planning Commission made the determination that the project is exempt from the provisions of the California Environmental Quality Act (CEQA) guidelines Section 15301 - Existing Facilities.

Exempt Status: (check one)

[X] Categorical Exemption: Class 1 (Section Number 15301)

[ ] The activity is not subject to CEQA (Section 15061(b)(3))

Statement of Reasons Supporting the Finding that the Project is Exempt: The project is exempt under CEQA Guidelines Section 15301-Existing Facilities, based on the following findings:

The City of Murrieta conducted an environmental review, which determined that the proposed project is exempt from CEQA pursuant to CEQA Guidelines Section 15301 because the proposed business is located within an existing shopping center, involving no new building expansion and only interior tenant improvements within a 2,417 square-foot leased area. The space was previously occupied by a retail/service use. The proposed retail use is consistent with the Neighborhood Commercial zone and general plan, no hazardous substances are present at the location, and the project site has no value as habitat for endangered, rare, or threatened species. No significant effects are expected to occur in relation to traffic, noise, air quality, or water quality. The site is currently served by all required utilities and public services.

Contact Person: Aaron Rintamaki, Associate Planner Phone Number: (951) 461-6079

Signature: Rintamaki, Aaron

Digitally signed by Rintamaki, Aaron
DN: CN=Rintamaki, Aaron, OU=Planning-OU, OU=CityHall-OU,
OU=City-OU, DC=CityHall, DC=Murrieta, DC=org
Date: 2026.04.08 19:06:11-0700

Date: 04/08/26

Received for Filing: (To be completed by the County)
DATE

SIGNATURE/TITLE