



CITY OF MURRIETA

NOTICE OF EXEMPTION

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

Project Title: Development Plan 2025-00089

Project Applicant: Tony Pallotta, Black Rock Development, 9170 E Bahia Drive. Suite 101, Scottsdale, AZ 85260 (541) 531-2149

Description of Project: The project proposes the development of a 735-square-foot drive-through commercial coffee shop. The project site is 0.494 acres and part of a larger developed 12.7-acre commercial center. The drive-through aisle has two lanes that merge into one before reaching the menu board. Approximately 420 feet of vehicle stacking would be provided on-site, anticipated to accommodate up to 20 vehicles in the queue. For pedestrian customers, an outdoor walk-up window and patio are proposed. No indoor seating is proposed, and eight parking spaces are proposed. The site is located at 39440 Murrieta Hot Springs Road, 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.

Project Site Size: 0.494 acres, part of an existing built multi-building shopping center (Margarita Square).

Project Location: 394400 Murrieta Hot Springs Road, (APN: 913-160-066)

Public Agency Approval: On April 30, 2026, the City of Murrieta Planning Deputy Director made the determination that the project is exempt from the provisions of the California Environmental Quality Act (CEQA) guidelines Section 15332 – In-Fill Development Projects.

Exempt Status: (check one)

- X Categorical Exemption: Class 32 (Section Number 15332)
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 15332-In-Fill Development Project, 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 15332 for infill development projects that meet criteria a-e. As documented in the attached Environmental Checklist and Class 32 Urban Infill Exemption Consistency Analysis, the project would meet all applicable criteria and, thus, is exempt per Section 15332 of the CEQA Guidelines.

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

Signature: _____

Date: 04/30/26

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

SIGNATURE/TITLE