



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

Receipt: 26-129128

Product	Name	Extended
FISH	CLERK FISH AND GAME FILINGS	\$50.00
	# Pages	2
	Document #	E-202600372
	Filing Type	7
	State Fee Prev Charged	false
	No Charge Clerk Fee	false
F&G Notice of Exemption Fee		\$50.00
Subtotal		\$50.00
Service Fee		\$1.08
Total		\$51.08
Tender (Tyler Payments Charge)		\$50.00
Tyler Payments Item Id	SST3735S1648	
Tyler Payments Confirmation Number	34469302	
Tyler Payments Id	7e961239-9b19-4101-a755-a585ca6197b5	



2026 ENVIRONMENTAL DOCUMENT FILING FEE CASH RECEIPT

DFW 753.5a (REV. 01/01/26) Previously DFG 753.5a

RECEIPT NUMBER: 26-129128
STATE CLEARINGHOUSE NUMBER (if applicable)

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY ATWELL, LLC	LEAD AGENCY EMAIL JWAGNER@ATWELL.COM	DATE 04/30/2026
COUNTY/STATE AGENCY OF FILING RIVERSIDE		DOCUMENT NUMBER E-202600372

PROJECT TITLE
BRC - MURRIETA - 39440 MURRIETA HOT SPRINGS ROAD

PROJECT APPLICANT NAME JACK WAGNER	PROJECT APPLICANT EMAIL JWAGNER@ATWELL.COM	PHONE NUMBER (714) 876-5413
PROJECT APPLICANT ADDRESS 505 PECAN STREET SUITE 201 FORT WORTH,	CITY FORT WORTH	STATE TX
		ZIP CODE 76102

PROJECT APPLICANT (Check appropriate box)

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

CHECK APPLICABLE FEES:

<input type="checkbox"/> Environmental Impact Report (EIR)	\$4,227.50	\$ _____
<input type="checkbox"/> Mitigated/Negative Declaration (MND)(ND)	\$3,043.75	\$ _____
<input type="checkbox"/> 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)

<input type="checkbox"/> Water Right Application or Petition Fee (State Water Resources Control Board only)	\$850.00	\$ _____
<input checked="" type="checkbox"/> County documentary handling fee		\$ _____ \$50.00
<input type="checkbox"/> 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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FILED / POSTED

County of Riverside
Peter Aldana
Assessor-County Clerk-Recorder

E-202600372
04/30/2026 01:45 PM Fee: \$ 50.00
Page 1 of 2

CITY OF MURRIETA

Removed: By: Deputy

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. 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: 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)

- 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: 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: 2026.04.29 13:50:37-0700

Date: 04/30/26

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

SIGNATURE/TITLE

<https://epc.murrietaca.gov/message/N6OmBPzFe4cFeGYIVrjz60> (-> urldefense.com) (-> urldefense.com)

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