



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: 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: _____ Date: 04/08/26 _____

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