



# RIVERSIDE COUNTY PLANNING DEPARTMENT

*John Hildebrand  
Planning Director*

## NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION

Riverside County Planning Department  
P.O. Box 1409  
Riverside, California 92502-1409

NOTICE IS HEREBY GIVEN that Riverside County Planning Department (RCPD) has prepared a Draft Initial Study & Proposed Mitigated Negative Declaration (IS-MND) for the project listed below pursuant to the California Environmental Quality Act (CEQA) State Guidelines'§15000 et seq. Anyone desiring to comment on the IS-MND may do so in writing within the 20-day public review period from Wednesday, January 22, 2025, through Tuesday, February 11, 2025.

**Project Title:** Plot Plan (PPT) 220010 “Mexin Teme / Chimney’s Winery”

**Project Location:** The project is located north of Rancho California Road, east of Calle Contento, southeast of Vista del Monte Road, and west of Bucharest Lane, in the County of Riverside. The site occupies approximately 20.04 gross acres, also known as Assessor Parcel Number (APN) 942-030-011. The project location is shown below in Figure 1.

The proposed project is not located on a site that is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5.

**Brief Project Description:** Plot Plan No. 220010 (PPT 220010) proposes a Class V Winery on 20.04 gross acres, with 18,506 gross square feet of new building area on 2.8 acres in the central portion of the site to include an indoor tasting room, patio tasting room, offices, restaurant, 10 hotel guest rooms, and a special occasion area. A total of 139 parking spaces are provided (103 required), and there is also a roughly 450-foot-length dirt road leading from the public street to the building that can accommodate an extra ~50 parking spaces for a super peak demand potential of 187 spaces. Landscaping is provided along the perimeter of the winery building as well as parking areas; approximately 38,448 square feet of the project is landscaped. Additionally, the project will include vineyard planting on approximately 15 acres or 75% of the site. Approximately ten (10) employees are anticipated.

**Public Meeting:** The Planning Commission of Riverside County, California will consider the IS-MND during a regular Planning Commission meeting on March 19, 2025, beginning at 9:00 a.m., at 4080 Lemon Street, Riverside, CA 92501.

**20-Day Document Review:** The IS-MND is available for public review from Wednesday, January 22, 2025, through Tuesday, February 11, 2025 at the RCPD office at 4080 Lemon Street, Riverside, California 92501 from 8:00 a.m. to 5:00 p.m., Monday through Friday. The IS-MND may also be accessed from the RCPD website, <https://planning.rcplma.org/>.

**Contact Person:** Written comments may be submitted to:  
Joseluis Aparicio, Project Planner  
P.O. Box 1409, Riverside, CA 92502-1409  
Phone: (951) 955-6035  
Email: [JLAparicio@Rivco.org](mailto:JLAparicio@Rivco.org)



# RIVERSIDE COUNTY PLANNING DEPARTMENT

*John Hildebrand*  
*Planning Director*

Figure 1

