



State of California - Department of Fish and Wildlife  
**2025 ENVIRONMENTAL DOCUMENT FILING FEE**  
**CASH RECEIPT**  
 DFW 753.5a (REV. 01/01/25) Previously DFG 753.5a

RECEIPT NUMBER: 25-83667
STATE CLEARINGHOUSE NUMBER (If applicable) 2025010665

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY COUNTY OF RIVERSIDE	LEAD AGENCY EMAIL JLAPARICIO @RIVCO.ORG	DATE 03/20/2025
COUNTY/STATE AGENCY OF FILING RIVERSIDE		DOCUMENT NUMBER E-202500239

PROJECT TITLE  
PPT220010 - MEXIN TEME WINERY

PROJECT APPLICANT NAME MEXIN TEME AGRICULTURE - SANDY WANG/MTAD	PROJECT APPLICANT EMAIL MTADSANDY@HOTMAIL.COM	PHONE NUMBER (951) 816-2252
PROJECT APPLICANT ADDRESS 2666 HUNTINGTON DRIVE,	CITY DUARTE	STATE CA
		ZIP CODE 91010

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)	\$4,123.50	\$ _____
<input checked="" type="checkbox"/> Mitigated/Negative Declaration (MND)(ND)	\$2,968.75	\$ <u>2,968.75</u>
<input type="checkbox"/> Certified Regulatory Program (CRP) document - payment due directly to CDFW	\$1,401.75	\$ _____
<input type="checkbox"/> Exempt from fee		
<input type="checkbox"/> Notice of Exemption (attach)		
<input type="checkbox"/> CDFW No Effect Determination (attach)		
<input type="checkbox"/> Fee previously paid (attach previously issued cash receipt copy)		
<hr/>		
<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		\$ <u>50.00</u>
<input type="checkbox"/> Other		\$ _____

PAYMENT METHOD:

Cash   
  Credit   
  Check   
  Other

TOTAL RECEIVED    \$ 3,018.75

SIGNATURE <i>X Isabel Tejada</i>	AGENCY OF FILING PRINTED NAME AND TITLE Deputy Isabel Tejada
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# RIVERSIDE COUNTY PLANNING DEPARTMENT

**John Hildebrand**  
Planning Director

## NOTICE OF DETERMINATION

TO:  Office of Planning and Research (OPR)  
P.O. Box 3044  
Sacramento, CA 95812-3044  
  
 County of Riverside County Clerk

FROM: Riverside County Planning Department  
 4080 Lemon Street, 12th Floor  
P. O. Box 1409  
Riverside, CA 92502-1409

38686 El Cerrito Road  
Palm Desert, California 92211

**SUBJECT: Filing of Notice of Determination ("NOD") in compliance with Section 21108 or 21152 of the California Public Resources Code.**

PPT220010  
*Project Title / Case Number*

Joseluis Aparicio (Contract Planner); 951-955-6035  
*County Contact and Phone Number*

SCH No. 2025010665

*State Clearinghouse Number (if submitted to the State Clearinghouse)*

Mexin Teme Agriculture  
*Project Applicant*

APN's 943-250019  
*Address*

The Project site is located at the north-east corner of Calle Contento and Rancho California Road  
*Project Location*

Plot Plan No. 220010 is a proposal for the construction of a Class V Winery facility on a 20.04 gross acre lot. The development would consist of the following areas: a winery warehouse that contains the production, storage, bottling, and labeling for the wine production operations; an interior service space with a wine tasting area, a wine bar, a dining room, and a general retail area; an exterior service space with a wine tasting area, a fire pit, and a lawn venue for special occasion ceremonies; and a Bed & Breakfast Inn with 10 suites. The use of outdoor amplified sound is not permitted at any time during the operation of the winery nor the special occasion uses (e.g., the outdoor lawn venue area, and any other outdoor spaces intended to be used during the ceremony, cocktail hour, or reception of a special occasion event). The proposal includes 139 standard parking spaces, including 5 ADA parking spaces, 5 EV parking spaces, and 4 bicycle parking spaces, to service these amenities during regular operations. To service special event operations, an additional 6 tandem overflow valet parking spaces can be utilized, if needed, for a total of 145 spaces.  
*Project Description*

This is to advise that the Riverside County, as the lead agency, has approved the above-referenced project on March 19<sup>th</sup> 2025, and has made the following determinations regarding that project:

1. The project WILL NOT have a significant effect on the environment with the incorporation of the mitigation as required under the MND.
2. A Mitigated Negative Declaration (MND) was prepared for the project pursuant to the provisions of the California Environmental Quality Act and reflect the independent judgment of the Lead Agency.
3. Mitigation measures WERE made a condition of the approval of the project.
4. A Mitigation Monitoring and Reporting Plan/Program WAS NOT adopted; however, mitigations have been included as conditions of approval to the Project.
5. A statement of Overriding Considerations WAS NOT adopted
6. Findings were not made pursuant to the provisions of CEQA.

This is to certify that the final MND with comments, responses, and record of project approval, is available to the general public at: Riverside County Planning Department, 4080 Lemon Street, 12th Floor, Riverside, CA 92501.

  
*Signature*

Contract Planner  
*Title*

3/19/2025  
*Date*

Date Received for Filing and Posting at OPR: \_\_\_\_\_

Please charge deposit fee case#: PPT220010 CFG / CDFW

### FOR COUNTY CLERK'S USE ONLY

**FILED / POSTED**

County of Riverside  
Peter Aldana  
Assessor-County Clerk-Recorder

E-202500239  
03/20/2025 02:09 PM Fee: \$ 3018.75  
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Removed: \_\_\_\_\_ By: \_\_\_\_\_ Deputy

