



County of Santa Cruz

Department of Community Development and Infrastructure

701 Ocean Street, Fourth Floor, Santa Cruz, CA 95060
Planning (831) 454-2580 Public Works (831) 454-2160
<https://cdi.santacruzcountyca.gov/>

MITIGATED NEGATIVE DECLARATION

Project: Twelve Stones Winery 17300 Laurel Road

APN(S): 095-101-22

Application #: 221332

Project Description: Proposal to establish a new wine tasting and production facility on a site developed with a single-family dwelling. Winery and production facilities consisting of an approximately 3,000 square foot wine cave and 1,200 square foot tasting room. The project includes approximately 4,500 cubic yards of excavation, all of which would be stockpiled and retained on-site.

Project Location: The project site is located on the southeast side of Laurel Road, approximately one-half mile east of the intersection of the Laurel Road and Highway 17 intersection in the Summit Planning Area in unincorporated Santa Cruz County (Figure 1). Santa Cruz County is bound on the northwest by San Mateo County, on the north by Santa Clara County, on the southeast by San Benito County, and on the south by the Monterey County and the Pacific Ocean.

Owner: KAREN AND AAFTAB MUNSHI

Applicant: MARTA MARQUES

Staff Planner: EVAN DITMARS

Email: evan.ditmars@santacruzcountyca.gov

California Environmental Quality Act Mitigated Negative Declaration Findings:

Find, that this Mitigated Negative Declaration reflects the decision-making body's independent judgment and analysis, and; that the decision-making body has reviewed and considered the information contained in this Mitigated Negative Declaration and the comments received during the public review period; and, that revisions in the project plans or proposals made by or agreed to by the project applicant would avoid the effects or mitigate the effects to a point where clearly no significant effects would occur; and, on the basis of the whole record before the decision-making body (including this Mitigated Negative Declaration) that there is no substantial evidence that the project as revised will have a significant effect on the environment. The expected environmental impacts of the project are documented in the attached Initial Study on file with the County of Santa Cruz Planning Department located at 701 Ocean Street, 4th Floor, Santa Cruz, California. A digital copy of the document can be reviewed at the following web address:
<http://www.sccoplanning.com/PlanningHome/Environmental/CEQAINitialStudiesEIRs/CEQADocumentsOpenforPublicReview.aspx>

Review Period Ends: 8/31/2024

Note: This Document is considered Draft until it is Adopted by the Appropriate County of Santa Cruz Decision-Making Body

Date: 7/24/24



MATT JOHNSTON, Environmental Coordinator
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