

Summary Form for Electronic Document Submittal

Form F

Lead agencies may include 15 hardcopies of this document when submitting electronic copies of Environmental Impact Reports, Negative Declarations, Mitigated Negative Declarations, or Notices of Preparation to the State Clearinghouse (SCH). The SCH also accepts other summaries, such as EIR Executive Summaries prepared pursuant to CEQA Guidelines Section 15123. Please include one copy of the Notice of Completion Form (NOC) with your submission and attach the summary to each electronic copy of the document.

SCH #: _____

Project Title: Twelve Stones Winery, 17300 Laurel Road

Lead Agency: Santa Cruz County Planning Department

Contact Name: Evan Ditmars

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Project Location: _____
City *County*

Project Description (Proposed actions, location, and/or consequences).

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.

Identify the project's significant or potentially significant effects and briefly describe any proposed mitigation measures that would reduce or avoid that effect.

Although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.

If applicable, describe any of the project's areas of controversy known to the Lead Agency, including issues raised by agencies and the public.

Impacts will be less than significant. The existing visual setting is characterized by low density rural residential development in a mountainous area, so public viewsheds in the vicinity are minimal. Views of the project site may be possible from distant vantage points along Laurel Road or Redwood Lodge Road, but the project is designed and landscaped to fit into the setting, with the majority of the proposed development being subterranean and hidden from view.

Provide a list of the responsible or trustee agencies for the project.

Central Coast Regional Water Quality Control Board
Santa Cruz County Environmental Health Services
Department of Forestry