

**NOTICE OF INTENT TO ADOPT A
MITIGATED NEGATIVE DECLARATION PURSUANT
TO THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA)
FOR A WINERY AND TASTING ROOM**

WHO: Steve vonRaesfeld and Duckhorn Wine Company, Koste Brown Winery and Tasting Room,
Permit Sonoma File No. PLP25-0012

WHAT: Duckhorn Wine Company propose a new Use Permit for Kosta Browne Winery including production of 90,000 cases annually with tasting and vineyard tours for 50 guests at one time with a maximum of 150 per day. A new 73,500 sq ft winery production facility, a new 3,600 sq ft tasting building and the conversion of a 3,900 sq ft existing barn to an additional tasting building is proposed. Tastings and Events would occur within the two tasting buildings, and their adjoining outdoor patios and courtyard. Tasting room hours of operation would be 7 days per week between 10:00 am and 5:00 pm, Monday through Sunday. The 24 agricultural events are proposed for up to 100 people any day of the week between 10:00 am and 10:00 pm and 4 industry wide events for up to 200 people on a 155.8 acre parcel located at 4151 and 4175 Slusser Road, Windsor, **APN 057-070-021 and 057-070-025; Supervisorial District 4.**

Parcel Zoning: Diverse Agriculture (DA), 60 acre density (B6 60), Accessory Dwelling Unit Exclusion (Z) with combining districts for Floodplain (F2), Oak Woodland (OAK), Riparian Corridor 50 and 100 ft setback (RC50/25 RC100/50) and Valley Oak Habitat (VOH)

In accordance with Public Resource Code and CEQA Guidelines, the County of Sonoma provides notice to agencies and interested parties that it is releasing a draft Initial Study and Mitigated Negative Declaration (IS/MND) for the project. The IS/MND did not find potential environmental impacts that could not be mitigated to a less-than-significant level. The IS/MND is available at Permit Sonoma at 2550 Ventura Avenue, Santa Rosa, CA 95403 and on the Environmental Notice page of the Permit Sonoma website
<https://permitsonoma.org/divisions/planning/environmentalnotices>.

**WHERE &
WHEN:** After the close of the IS/MND public review period, the Sonoma County Planning Commission is **tentatively** scheduled to hold a public hearing on November 5, 2026 to consider the adoption of the IS/MND. A final hearing notice containing instructions on how to join the meeting in person or virtually via Zoom will be issued ten (10) days prior to the confirmed hearing date.

**ADDITIONAL
MATERIALS:** Project materials and associated documents are available at Permit Sonoma, 2550 Ventura Avenue, Santa Rosa, CA 95403 and digitally through the Project Planner, Jen Chard Jen.Chard@sonomacounty.gov, or at (707) 565-2336. The IS/MND is available at Permit Sonoma at 2550 Ventura Avenue, Santa Rosa, CA 95403 and on the Environmental Notice page of the Permit Sonoma website. <https://permitsonoma.org/divisions/planning/environmentalnotices>. Alternative record accommodations are available upon request.

**GETTING
INVOLVED:** If you have questions or concerns regarding the proposed project, please contact the project planner listed above. The required 30-day public review period on the IS/MND is September 14, 2026, to October 14, 2026. Comments on the IS/MND must be received by October 14, 2026, at **5:00 PM**. All comments received after the review period will be included in the public record for consideration and provided to the decision-making body prior to or at the public hearing scheduled as above.

If you challenge the decision on the project in court you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to Permit Sonoma at or prior to the public hearing.

DATE: September 14, 2026
This notice was posted on 09/14/2026
and will remain posted for a period of thirty days
through 10/15/2026

Doc No.PST-202600145

Deva Marie Proto, County Clerk
BY: 
Emily Niedecker-Walski, Deputy Clerk