

Notice of Completion & Environmental Document Transmittal

Mail to: State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613
 For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

SCH #**Project Title:** Kosta Browne Winery and Tasting Room

Lead Agency: County of Sonoma-Permit Sonoma

Contact Person: Jen Chard

Mailing Address: 2550 Ventura Avenue

Phone: 707-565-2336

City: Santa Rosa

Zip: 95403

County: Sonoma

Project Location: County: Sonoma City/Nearest Community: Windsor

Cross Streets: Slusser Road and River Road

Zip Code: 95492

Longitude/Latitude (degrees, minutes and seconds): 38 ° 29 ' 48.4 " N / 122 ° 50 ' 21.5 " W Total Acres: 155.8

Assessor's Parcel No.: 057-070-021 and 057-070-025

Section: 34

Twp.: 8 N

Range: 9 W

Base: Mt Diablo

Within 2 Miles: State Hwy #: 101

Waterways: Mark West Creek

Airports: Sonoma County

Railways:

Schools:

Document Type:CEQA: ☐ NOP☐ Draft EIRNEPA: ☐ NOIOther: ☐ Joint Document☐ Early Cons☐ Supplement/Subsequent EIR☐ EA☐ Final Document☐ Neg Dec

(Prior SCH No.) _____

☐ Draft EIS☐ Other: _____☒ Mit Neg Dec

Other: _____

☐ FONSI**Local Action Type:**☐ General Plan Update☐ Specific Plan☐ Rezone☐ Annexation☐ General Plan Amendment☐ Master Plan☐ Prezone☐ Redevelopment☐ General Plan Element☐ Planned Unit Development☒ Use Permit☐ Coastal Permit☐ Community Plan☐ Site Plan☐ Land Division (Subdivision, etc.)☐ Other: _____**Development Type:**☐ Residential: Units _____

Acres _____

☐ Office: Sq.ft. _____

Acres _____

Employees _____

☐ Transportation: Type _____☒ Commercial: Sq.ft. 81,000

Acres 1.86

Employees _____

☐ Mining: Mineral _____☐ Industrial: Sq.ft. _____

Acres _____

Employees _____

☐ Power: Type _____

MW _____

☐ Educational: _____☐ Waste Treatment: Type _____

MGD _____

☐ Recreational: _____☐ Hazardous Waste: Type _____☐ Water Facilities: Type _____

MGD _____

☐ Other: _____**Project Issues Discussed in Document:**☒ Aesthetic/Visual☐ Fiscal☐ Recreation/Parks☐ Vegetation☐ Agricultural Land☐ Flood Plain/Flooding☐ Schools/Universities☐ Water Quality☒ Air Quality☐ Forest Land/Fire Hazard☐ Septic Systems☐ Water Supply/Groundwater☒ Archeological/Historical☐ Geologic/Seismic☐ Sewer Capacity☐ Wetland/Riparian☒ Biological Resources☐ Minerals☐ Soil Erosion/Compaction/Grading☐ Growth Inducement☐ Coastal Zone☐ Noise☐ Solid Waste☐ Land Use☐ Drainage/Absorption☐ Population/Housing Balance☐ Toxic/Hazardous☐ Cumulative Effects☐ Economic/Jobs☐ Public Services/Facilities☐ Traffic/Circulation☐ Other: _____**Present Land Use/Zoning/General Plan Designation:**

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)

Project Description: (please use a separate page if necessary)

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 on a 155.8 acre parcel. 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.

Note: The State Clearinghouse will assign identification numbers for all new projects. If a SCH number already exists for a project (e.g. Notice of Preparation or previous draft document) please fill in.

Reviewing Agencies Checklist

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with an "X".
If you have already sent your document to the agency please denote that with an "S".

☒ Air Resources Board	☐ Office of Historic Preservation
☐ Boating & Waterways, Department of	☐ Office of Public School Construction
☐ California Emergency Management Agency	☐ Parks & Recreation, Department of
☐ California Highway Patrol	☐ Pesticide Regulation, Department of
☒ Caltrans District # <u>4</u>	☐ Public Utilities Commission
☒ Caltrans Division of Aeronautics	☒ Regional WQCB # <u>1</u>
☐ Caltrans Planning	☐ Resources Agency
☐ Central Valley Flood Protection Board	☐ Resources Recycling and Recovery, Department of
☐ Coachella Valley Mtns. Conservancy	☐ S.F. Bay Conservation & Development Comm.
☐ Coastal Commission	☐ San Gabriel & Lower L.A. Rivers & Mtns. Conservancy
☐ Colorado River Board	☐ San Joaquin River Conservancy
☐ Conservation, Department of	☐ Santa Monica Mtns. Conservancy
☐ Corrections, Department of	☐ State Lands Commission
☐ Delta Protection Commission	☐ SWRCB: Clean Water Grants
☐ Education, Department of	☐ SWRCB: Water Quality
☐ Energy Commission	☐ SWRCB: Water Rights
☒ Fish & Game Region # <u>3</u>	☐ Tahoe Regional Planning Agency
☐ Food & Agriculture, Department of	☐ Toxic Substances Control, Department of
☒ Forestry and Fire Protection, Department of	☐ Water Resources, Department of
☐ General Services, Department of	☒ Other: <u>So Co Public Infrastructure</u>
☐ Health Services, Department of	☐ Other: _____
☐ Housing & Community Development	
☐ Native American Heritage Commission	

Local Public Review Period (to be filled in by lead agency)

Starting Date September 14, 2026 Ending Date October 14, 2026

Lead Agency (Complete if applicable):

Consulting Firm: _____	Applicant: <u>Steve vonRaesfeld and Duckhorn Wine Company</u>
Address: _____	Address: <u>21 Deer Valley Court</u>
City/State/Zip: _____	City/State/Zip: <u>Petaluma, CA 94952</u>
Contact: _____	Phone: <u>707-762-6006</u>
Phone: _____	

Signature of Lead Agency Representative: *Jim Chard* Date: 09/14/2026

Authority cited: Section 21083, Public Resources Code. Reference: Section 21161, Public Resources Code.