

Project:

Kosta Browne Winery
4151 and 4175 Slusser Road
Windsor, California
APNs 057-070-021 & 057-070-025
B&R Job No. 5075.01
County File No. PLP25-0012

Applicant:

Duckhorn Wine Company
1201 Dowdell Lane
Saint Helena, CA 94574

LOT LINE ADJUSTMENT PROPOSAL STATEMENT

Duckhorn Wine Company proposes a lot line adjustment to relocate the boundary between two parcels located at 4151 and 4175 Slusser Road, Windsor, California: Parcel A (APN 057-070-025), described in Partnership Grant Deed Document Number 88-004893, currently 161.3 acres, zoned DA B6 60 Z, F2 OAK RC50/25 RC100/50 VOH with a land use of DA 60, and Parcel B (APN 057-070-021), described in Grant Deed Document Number 1999-0052041, currently 10 acres, zoned DA B6 60 F2 with a land use of DA 60.

The adjustment will transfer approximately 5.5 acres from Parcel A to Parcel B, resulting in Parcel A decreasing to 155.8 acres and Parcel B increasing to 15.5 acres, with no new parcels created.

The purpose of this adjustment is to relocate the residential Parcel B, APN 057-070-021 to the northwest corner of Parcel A, APN 057-070-025, thereby providing adequate area for the proposed winery development as outlined in Planning Application Number PLP25-0012, under review by the County of Sonoma.

This relocation ensures compliance with zoning and land use regulations, supports efficient land use for agricultural and residential purposes, and facilitates the winery project by providing necessary space for operations, setbacks, and infrastructure, with no additional environmental impacts beyond those reviewed in the use permit process.

The parties to this proposed Lot Line Adjustment agree to voluntarily merge any and all parcels and parcel fragments underlying the final parcel configuration.