

From: [Terry McGann](#)
To: [Bronczyk, Christopher](#)
Subject: De La Montana Winery and Tasting room - oppose
Date: Friday, August 30, 2019 1:55:27 PM

[**NOTICE:** This message originated outside of Washoe County -- **DO NOT CLICK** on **links** or open **attachments** unless you are sure the content is safe.]

Dear Mr. Bronczyk,

This email is sent to voice my opposition to the proposed De La Montana Winery and Tasting Room, scheduled for hearing on September 5, 2019.

While vineyards are attractive, what they attract and will bring to the area are definitely not. Grapes are food for bears. The proposed winery would be situated right next to Mt. Rose highway, where bears have been killed in the past. Moreover, it would be situated very close to a School Bus pickup and drop off point on Bordeaux Drive. Clearly, **we do not wish to put children in harms way** from the various trucks that will be needed by the winery; or, more importantly, from impaired drivers, after they have visited the tasting room.

I am a member of the Montreux Country Club, located on Bordeaux Drive and I oppose this project.

Sincerely,

Terry M. McGann

From: [sally thomas](#)
To: [Bronczyk, Christopher](#)
Subject: Winery
Date: Friday, August 30, 2019 9:43:21 AM

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To Whom it my Concern:

I think the location of this winery is terrible. The De La Montana Winery will be to close to a school stop for elementary children.

Please vote against this Winery.

Sally Thomas

Bye for now!

Sally Thomas

From: [Frank Bonetto](#)
To: [Bronczyk, Christopher](#)
Subject: Proposed Winery
Date: Thursday, August 29, 2019 7:29:10 PM

[NOTICE: This message originated outside of Washoe County -- DO NOT CLICK on links or open attachments unless you are sure the content is safe.]

Chris,

I am a Montreux resident and also a partner in a Napa Valley winery. I know from experience the heavy traffic flows that a winery can attract. While most visitors do not leave a winery drunk, most have at least the equivalent of 1 1/2 glasses of wine. This is certainly enough to impair driving. Add this to a very dangerous intersection and the potential for a serious accident goes up significantly.

In Napa a high percentage of the wine tasting traffic is driven by limousines and busses. This is a function of the number of wineries in the area. The proposed site is a one off location so I would predict that virtually all of the traffic will be individual vehicles. The proposed winery is bad idea in this location. I hope that you will vote against this proposal

Frank Bonetto
20525 Latour Way
Reno, NV 89511
510-409-1587

Sent from my iPhone

From: [Emma Wynn](#)
To: [Bronczyk, Christopher](#)
Subject: WADMIN 19-0014 De La Montanya Winery application
Date: Thursday, August 29, 2019 6:07:04 PM

[NOTICE: This message originated outside of Washoe County -- DO NOT CLICK on links or open attachments unless you are sure the content is safe.]

Dear Sir,

I am writing to express my concern regarding increased traffic on Bordeaux Drive resulting from the presence of a commercial business in this residential area.

I am not against the proposal to build the winery and vineyard in principle, if access from Mt Rose Highway was via Clarkson Drive I would not be contacting you to register my concerns. However, as access is via Bordeaux Drive, I am contacting you to register my concern regarding an increase in traffic. Bordeaux Drive is a well travelled residential road. Residency in Montreux has increased over the years; there is a steady stream of residents, visitors, golf club members and contractors using Bordeaux Drive. In addition there is a school bus stop in the portion of Bordeaux Drive between Mt Rose Highway and the proposed Winery access. This area is already congested prior to the bus' arrival.

I believe the addition of a commercial business would increase traffic and be potentially dangerous, especially to those using the school bus stop. I urge you to only allow development if access to and from the winery can be made directly from Mt Rose Highway. If access is to be from Bordeaux Drive I request that you deny the planning application.

Yours sincerely
Emma Wynn

6170 Rouge Drive
Reno, NV 89511

Sent from my iPad

From: [Kim Lundeen](#)
To: [Bronczyk, Christopher](#)
Subject: Proposed De La Montanya winery
Date: Sunday, September 01, 2019 8:01:13 PM

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Dear Mr. Bronczyk,

I am writing to you in opposition of this winery being approved in the Montreux/Timberline area. As a resident trying to enter Mt. Rose highway to go east, it is already an almost impossible task at peak hours. Let alone the fact that the teenagers who live on this street driving to Galena High School have to cross, with no protection lane, into 70 +mph cross traffic. Until a stoplight is added to this section of the highway there is no possible reasoning to support a commercial entity feeding into this intersection further. Please do not approve this application or even put it into consideration until a larger plan is in place to deal with the increase in population we are already encountering. As all the new homes and apartments built over the past year start to become occupied, our Timberline and Montreux area will quickly become burdened by a larger increase in recreational activity. This winery will not positively mitigate this rapidly growing issue.

Thank you for your time.

Kim Lundeen

Cell/Text - (775)997-4841

freehlr@yahoo.com

“It is better to be hated for what you are than to be loved for what you are not.”

*André Gide, **Autumn Leaves***

“Life isn't about finding yourself. Life is about creating yourself.”

George Bernard Shaw

From: [Mary Siemons](#)
To: [Bronczyk, Christopher](#)
Subject: De La Montaya Winery
Date: Sunday, September 01, 2019 2:37:53 PM

[NOTICE: This message originated outside of Washoe County -- DO NOT CLICK on links or open attachments unless you are sure the content is safe.]

We are, like many of our neighbors, appalled that the county would consider a winery and wine tasting room on Bordeaux Drive near Mt. Rose Highway.

This street is short and somewhat narrow, and not the safest to drive on in the best of circumstances. To place drivers who have been drinking wine on it is a mistake. To place drivers who have been drinking on Mt. Rose Highway is also a mistake.

But the biggest cause of concern is the use of that street as a drop-off and pickup spot for school busses. Every weekday morning and afternoon, children are on that street. Lots of children.

To endanger them with less-than-sober drivers would show a severe lack of judgement on the county's part.

I hope the county on Thursday realizes that this area is simply not acceptable as a winery and tasting room.

Mary And Allan Siemons
6370 Wetzel Court
Reno, NV 89511

310 699 9372

From: [Carol Zoner](#)
To: [Bronczyk, Christopher](#)
Subject: WADMIN19-0014 LaMontanya Winery
Date: Sunday, September 01, 2019 10:56:25 AM

[**NOTICE:** This message originated outside of Washoe County -- **DO NOT CLICK** on **links** or open **attachments** unless you are sure the content is safe.]

Dear Chris,

I am a resident of Montreux and am writing to express my concern and strong opposition to the planning application submitted by LaMontanya Winery to build a winery on 2 parcels of land off of Bordeaux Drive. I have read the application and can appreciate the consideration that went into the design to mitigate impacts to the residents immediately adjacent to the proposed site. However, it is simply not an appropriate location for a production facility and commercial tasting room. When we purchased our property 2 years ago, we took the time to research how land was zoned around us and were pleased the area was all residential. Now, I understand the CC&Rs have been amended which is frustrating to say the least. My principal concern, however, is one of safety along the Mt Rose corridor. Since we have lived here, there have been multiple fatalities on Mt Rose Highway and traffic has been ever increasing. Even after the community uproar following the fatalities at Callahan Road in 2018, nothing has changed. Yet the Planning Commission seems poised to make a decision to allow a commercial establishment within a residential area that would only serve to increase truck and other vehicle traffic (not to mention the winery contributing to the potential for an increase in impaired drivers). Left hand turns from or onto Mt Rose Highway are already dangerous enough with the volume of traffic especially around Bordeaux and Timberline as east bound vehicles routinely exceed the speed limit after their descent from the pass. In addition, the area of Bordeaux drive where the winery entrance will be located currently provides a safe place for the school bus to pick up and drop off neighborhood kids, and adding additional vehicle traffic to the mix is concerning and just not a good idea. Please place the safety of our residents as your highest priority and do not approve the application of LaMontanya Winery.

Thank you for your consideration.
Carol Zoner
16900 Delacroix

From: [Carol Todd](#)
To: [Bronczyk, Christopher](#)
Subject: Winery & tasting room next to Montreux
Date: Tuesday, September 03, 2019 8:50:25 AM

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The proposed winery & tasting room is not on appropriate fit for the neighborhood. The vines and fruit will attract deer and bear way to close to Mt. Rose Highway.....there is a school bus stop in that area...plus the regular traffic entering and exiting the area.

We moved up here for the peace and quite and tranquility of the area.

Thank you

Carol Todd (Montreux resident)

Sent from my iPad

From: [Arlene DeCoveny](#)
To: [Bronczyk, Christopher](#)
Subject: De La Montana Winery
Date: Thursday, August 29, 2019 1:47:32 PM

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I am totally opposed to a winery on Mt Rose and Bordeaux. It will have a terrible impact on both the homeowners who live next to the commercial business as well as the residents of Montreux. This is a residential neighborhood, and the traffic, the noise, and the late hours of operation will have a horrible effect on the residents of Montreux. This winery should never be allowed to be constructed here.
Arlene DeCoveny

From: [Richard Walker](#)
To: [Bronczyk, Christopher](#)
Subject: County Vote on Proposed De La Montanya Winery and Vineyard - Thursday, September 5, 2019 at 1:00 PM
Date: Thursday, August 29, 2019 12:31:59 PM

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For the following reasons we request a no vote on the locating of La Montanya Winery and Vineyard adjacent to the Montreux neighborhood.

1. Additional traffic on Bordeaux Drive, the main entrance to the Montreux neighborhood.
2. Inebriated drivers on Bordeaux Drive, a small residential street.
3. *Endangering children at an established and already hectic, public school bus stop.*
-
4. Adding additional traffic merging onto Mt. Rose Hwy which is already a dangerous intersection.
5. Inviting wildlife (especially bears) to jump the required 6 foot surrounding fence adjacent to Mt. Rose Highway, and feast on the grapes
6. Changing the character of our bucolic, residential neighborhood, negatively affecting our real estate values.

Richard W. Walker

Richard W. Walker

5720 Dijon Circle

Montreux

Reno, NV 89511

Phone: 775-432-1272

Cell: 310-780-9001

dick@rwwcompany.com

WADMIN19-0014
ADDITIONAL COMMENT - OPPOSED

From: [Reba Wolf](#)
To: [Bronczyk, Christopher](#)
Subject: Proposed De La Montanya Winery, Vineyard & Tasting Room
Date: Thursday, August 29, 2019 12:02:04 PM

[NOTICE: This message originated outside of Washoe County -- DO NOT CLICK on links or open attachments unless you are sure the content is safe.]

Hi Chris,

I wanted to reach out to you again regarding my objections to the proposed winery as the Board of Adjustment vote is scheduled for Sept. 5th, when my husband and I will be in Los Angeles celebrating some family birthdays, and unable to attend this meeting.

Almost everyone who has heard about this venture has been extremely negative and I'm hoping that I've encouraged any more people to write, call you, and/or attend the meeting. The major concerns are about personal and vehicular safety with increased traffic and changing the character of our neighborhood from a truly residential one to one with a commercial enterprise.

Specifically, here are my concerns and objections as previously written with additional comments.

The intersection of Mt. Rose Highway and Bordeaux Drive is already a dangerous and challenging one which has accidents and frequent near-misses due to the speed with which motorists drive and the danger of Bordeaux being at a blind curve with drivers turning into ongoing or opposing traffic. This situation will continue to get worse as the remaining lots in Montreux are built upon and the community grows. Workers and visitors to the vineyard and tasting room will definitely add to this pre-existing problem.

That the sole entrance to the proposed commercial venture is on Bordeaux Drive, and not Mt. Rose Hwy., will increase the danger to children who exit school buses on Bordeaux Drive daily. At bus drop-offs each afternoon, Bordeaux Drive has parents parked on both sides of the street. Young children, parents with baby carriages, strollers, and pets walk back and forth across the crowded street. Contrary to what the school bus company said, the buses stop in the middle of Bordeaux and not on the adjacent cul-de-sac. It is already chaotic and adding commercial traffic and potentially inebriated wine tasters will make it even worse. Mr. De La Montanya now states that the winery will only be accepting private appointments Monday - Thursday from 2:30 - 4:30, just when the buses drop off the young children. Children are our prized resource for the future and must be protected; a commercial venture of this sort will provide potential danger to their safety and should not be given priority over what is in children's best interests.

We moved to Reno and purchased in Montreux because of its bucolic nature and natural beauty. Having a winery and tasting room will dramatically change the access to our community on Bordeaux Drive from purely residential to commercial. This could also have a negative impact on our real estate values. Right now, only people who live in this neighborhood, are members of the Montreux Golf and Country Club, or work here have any reason to enter Bordeaux Drive. Adding this commercial venture would attract many visitors and delivery trucks and make this a much busier, louder, and more congested area. There have to be other 2 acre or larger lots available on Mt. Rose Hwy. that wouldn't have the same negative impact or change the personality of this neighborhood which has been here for more than twenty years.

In the CAB meeting, Mr. De la Montanya stated that he will only be able to grow 25% of what is necessary to produce wine on one of the acres he's purchased. That means he will be trucking in 75% of the grapes and supplies required to produce wine. He's also stated at the CAB meeting that he anticipates he'll need only 10 truck deliveries a year to accomplish this. This appears to be a disingenuous statement. As is his claim that he does not know if Nevada law will permit his visitors to purchase bottles of wine on site and drink them there as well. So his claim that he's sample 6-8 one ounce pours to visitors (quite enough to get some people drunk) could be just the first step to his visitors then buying bottles and snacks while on premises and becoming quite inebriated before driving out of the winery.

In our bucolic neighborhood, a vineyard's open invitation to the wildlife, bears specifically, will be a clarion call/dinner bell to invite wildlife down from the higher elevations to feast on the grapes. The required 6 foot fence that will surround the vineyard and production facility will not keep out the bears. As our home is on the perimeter of Montreux and adjacent to the national forest, we have seen bears of all sizes, easily jump the fence. We do not want to encourage them to venture down into the vineyard for food and possibly add to the number of bears who then venture onto Mt. Rose Hwy. and cause traffic accidents harming and/or killing drivers, passengers, and the bears themselves.

Please understand that we wish Mr. De La Montanya success with bringing his business to Nevada to escape California taxes, but not in this residential neighborhood. One of our concerns going forward is that, if the Board of Adjustment approves this application, De La Montanya will purchase more lots that are directly adjacent to this 2 acre parcel (one parcel is 12 acres) and this venture will go from being a 2 acre commercial enterprise to a 14 acre one, incrementally increasing all of the negative ramifications of having a very small winery vineyard, and tasting room on Bordeaux Drive.

Please submit this letter to the members of the Board of Adjustment with my husband's and my strong objections to the approval of this permit by De La Montanya.

Thank you,
Rebecca and Robert Wolf
Montreux Residents

From: [Merna De Coveny](#)
To: [Bronczyk, Christopher](#)
Subject: De La Montanya Winery and Vineyard
Date: Wednesday, August 28, 2019 6:21:51 PM

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Dear Chris

I am adamantly AGAINST the Winery/Vineyard proposed for Bordeaux Drive. I think it's a ridiculous idea.

Thank you

Merna DeCoveny

From: [RONALD CYBULSKI](#)
To: [Bronczyk, Christopher](#)
Subject: De La Montanya Winery
Date: Wednesday, August 28, 2019 6:39:02 PM

[NOTICE: This message originated outside of Washoe County -- DO NOT CLICK on links or open attachments unless you are sure the content is safe.]

Please DO NOT allow this commercial business be approved outside the Montreux gate. Construction traffic is bad enough, plus school busses that pick up in the am and drop off on the pm. 16 years ago, our lovely community was quite and peaceful with only 3 children. Now there are over 100 kids. We do not need anymore congestion at the entrance. Please DO NOT ruin our paradise!!!!
Lisa Cybulski

Sent from my iPad

From: [Sarah Catterson](#)
To: [Bronczyk, Christopher](#)
Subject: De La Montoya Winery
Date: Wednesday, August 28, 2019 8:08:23 PM

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Hi, Chris...

I am a resident of Montreux and am having a great deal of difficulty understanding why a commercial venture such as a Winery would be approved in a beautiful residential neighborhood.

And I don't know if this part is true or not but I heard that only 20% of the grapes used for the wine bottled there would be from the Vineyard. If true, Truckloads of grapes would need to arrive from elsewhere and unloaded (noisy?) continuously into the manufacturing site. This means it truly is a commercial venture. And surely there will also be shipments out, further exacerbating traffic and noise volume. There's just too much activity associated with such a commercial property for it to be placed in a neighborhood.

And I heard the access road to this Winery is via Bordeaux Dr. There is already too much traffic turning left onto Bordeaux Drive and the winery would most certainly aggravate it further.

I see absolutely no benefit to this commercial venture other than that which befalls the owner.

Please vote AGAINST this commercial venture.

Sarah Nielsen

Sent from my iPhone

From: [Alice Chi](#)
To: [Bronczyk, Christopher](#)
Subject: Winery off Bordeaux
Date: Wednesday, August 28, 2019 8:19:39 PM

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Dear Mr. Bronczyk,

My husband and I live in Montreux and really love the quiet neighborhood. We are very disappointed that a winery and a tasting room are being considered to be built within the confine of this neighborhood to disrupt the residential setting. Please do not allow this to happen! Unregulated alcoholic consumption around the already windy Mt Rose Freeway without a median divider would make it even more dangerous to drive year around. Please VOTE NO!
Thank you!

Sincerely,
Alice Chi, M.D.
alicesiegel@gmail.com

From: redtagphd@gmail.com
To: [Bronczyk, Christopher](mailto:Bronczyk_Christopher)
Subject: Re: Contact Information
Date: Tuesday, September 03, 2019 2:08:47 PM
Attachments: [image001.png](#)

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Good afternoon!

Thanks for your time on the phone today and for providing these contacts!

As mentioned, I'm re-forwarding (see below) the e-mail from last week that was apparently lost somewhere between my sending and your receiving. Per our telephone conversation today; I'm concerned that by examining the proposed winery traffic impacts simply as calculated additional trips; it does not address the various public safety traffic concerns that have been voiced by the various individuals in the two public meetings (and as you mentioned this afternoon that such public safety concerns were part of your purview).

These additional trips will serve to only compound these situations by introducing additional dangerous left hand turns (specifically required by the current design of this project's proposed traffic flows) at problematic road entry points. As pointed out in one meeting (i.e., at the South County Library) fatal accidents on Mount Rose Highway (e.g., one at the nearby Callahan Road entry point) have been the result of folks attempting such left handed turns against downhill traffic at similar intersections (i.e. where these high speed downhill stop sign controlled intersections pale by comparison to the safety proffered by traffic light controlled intersections).

Thanks!

PHD

p.s.- based upon recent e-mail history; please let me know when you have received this e-mail

----- Forwarded message -----

From: redtagphd@gmail.com <redtagphd@gmail.com>
Date: Thu, Aug 29, 2019 at 2:50 PM
Subject: On-going Safety Concerns with the proposed WADMIN19-0014 De La Montanya Winery
To: <cbronczyk@washoecounty.us>
CC: Reba Wolf <rwolfmft@gmail.com>

Good Afternoon !

After all of the traffic concerns that were mentioned at both meetings for this proposed new development; I must admit that it was disconcerting that all such concerns have apparently been addressed/papered over by the proffered generic simple less than a half of a page traffic impact report as now appended to the documents for the next related meeting on September 5th.

This "report" addresses none of the safety concerns brought up specifically by the various folks from the surrounding community as voiced at both public meetings; whilst simultaneously deleting all of those documented public safety concerns from the staff packet as prepared for this next meeting.

As I (and others) have some on-going public safety questions/concerns as well as questions about the "report" after reviewing the report/diagram now found on your report pages 34 and 35;
can you please advise the traffic engineer of record for this project to whom these questions can be best directed (as you indicated that you had nothing to do with specifically addressing such traffic concerns).

Thank you very much for your consideration in these matters!
Peter Durfee

On Tue, Sep 3, 2019 at 12:12 PM Bronczyk, Christopher <CBronczyk@washoecounty.us> wrote:

Hi Peter,

Attached is the contact information for the two individuals.

Mitch Fink- 775-328-2050, mfink@washoecounty.us

Donna Fagan – Power Point – 775-328-3616, dfagan@washoecounty.us



Chris Bronczyk

Planner | Planning & Building Division | Community Services Department

cbronczyk@washoecounty.us | Office: 775.328.3612 | Fax: 775.328.6133

1001 E. Ninth St., Reno, NV 89512

<https://www.washoecounty.us/>

From: [Margie Wonhof](#)
To: [Bronczyk, Christopher](#)
Subject: De La Montana Winery
Date: Friday, August 30, 2019 10:55:49 AM

[**NOTICE:** This message originated outside of Washoe County -- **DO NOT CLICK** on **links** or open **attachments** unless you are sure the content is safe.]

Hi Chris,
We are in favor and think this project has little if any impact on the surrounding communities.

Thank you,
Rob and Margie Wonhof
6340 Wetzel Court

[Click here for a free home E-Valuation](#)



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From: [Chris Champlin](#)
To: [Bronczyk, Christopher](#)
Subject: Vote on proposed De La Montanya Winery
Date: Friday, August 30, 2019 6:22:37 PM

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Chris: I got your info on our neighborhood website. There was a social media discussion on the proposed winery. My family and I live in neighboring Galana Forest.

I actually support and welcome something new “like a winery with tasting room” in our area. I think it will be great and do very well in our area since there is nothing else like it.

Good luck getting it approved!

Chris Champlin

Sent from my iPhone