

De La Montanya Winery & Vineyards



Washoe County Board of Adjustment 9-5-2019

De La Montanya Family

- Six generations of farmers/ranchers
- 25 years making wine
- 3 Boutique Wineries-Tasting rooms
 - Vineyards ranging from 5 acres - 50 acres
 - 200 acres of vineyards total
- Small batch handcrafted wines



Boutique Winery

- Small in scale – anticipated less than 5,000 cases a year
- 1 acre vineyard on site
- 4,000 sf production, barrel room, and tasting space
- Anticipated to be open to the public:
 - April-December
 - By appointment M-Th
 - Friday-Sunday 11am-6pm

History

- Use requires Administrative Permit
- Applicant spent over 18 months searching for perfect site that met the requirements of WC Code
 - Zoning, Sewer, Water, Access etc.
 - Pre-app meetings with County Staff
- Due Diligence on 6 other sites, escrow on 5 sites
- Selected site because of location, exposure to sun, access and compatibility

Location

16435 and 16445 Bordeaux Drive



Administrative Permit

- First of its kind in Washoe County
- Code amended to allow for this use in LDS Zoning
- Mitigation and Considerations for effects on Surround Residential Uses
 - Buffering with vineyard/grapes and fencing
 - Limited hours of operation
 - Ample onsite parking
 - Sustainable farming practices
 - Blending in to surrounding uses

Operation

- Production, Tasting Room and Storage.
Approximately 4-8 rotating wines for patrons to taste
- Limited hours and months of operation, conditions of approval
- Guest stay typically 30min-1hr, learn about wines, purchase wine and leave
 - Turnover is key
- Not a wine bar or lounge

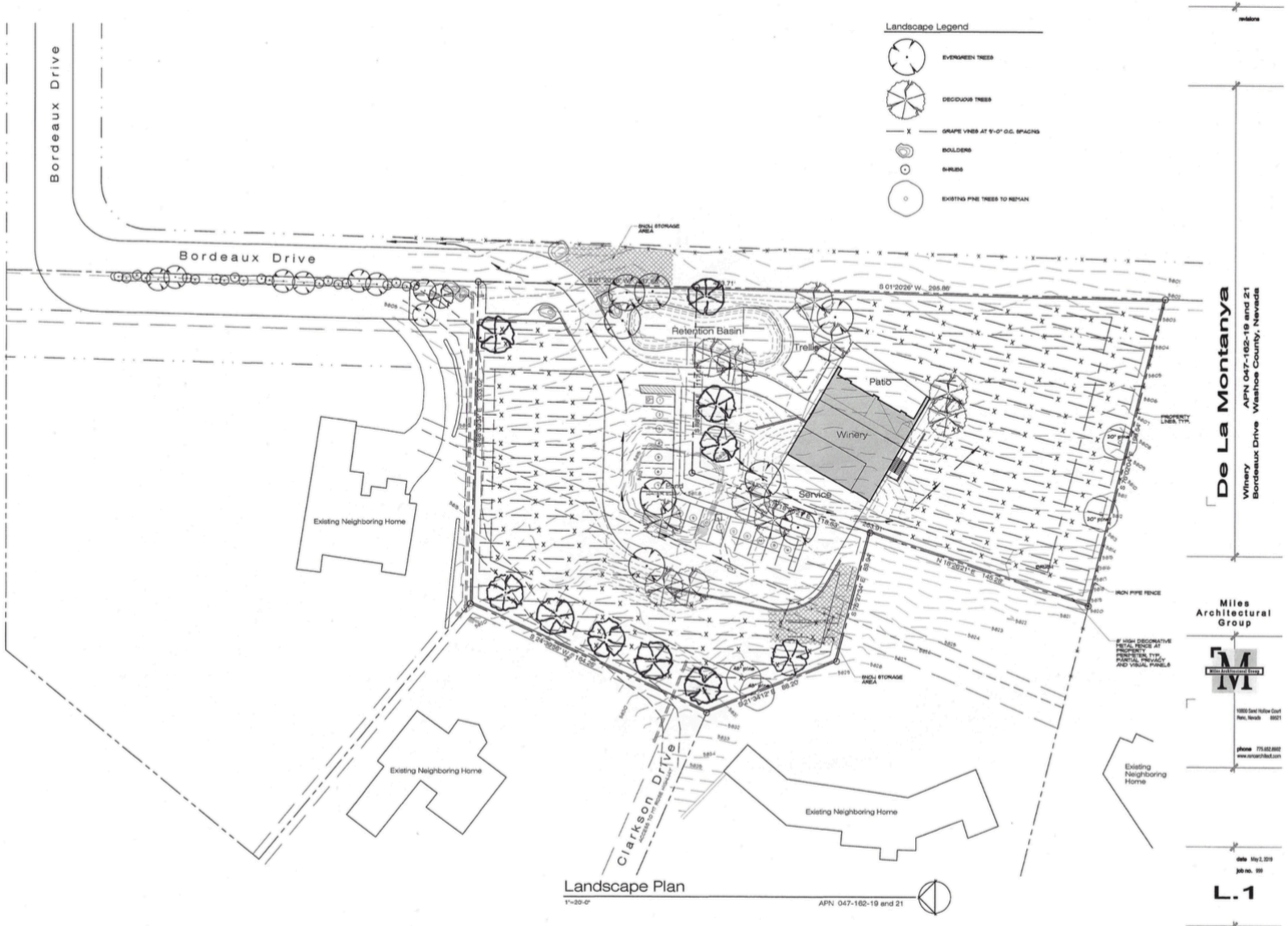
Operation

- Traffic- 30 trips per day. Report generated by WC Traffic Engineer. Single Family Residence generates 10 trips per day.
- Traffic
 - 5-10 large truck deliveries (10-wheel box trucks) annually
 - No truck and trailer deliveries
 - 10-12 small truck deliveries (8-12ft box trucks) annually

Site Improvements

- Crop production, vineyard and landscaping adjacent to neighbors
- Groundwater containment
- Permanent utility connections
- Driveway, parking, signage
- Fire turnaround
- Landscaping in common areas

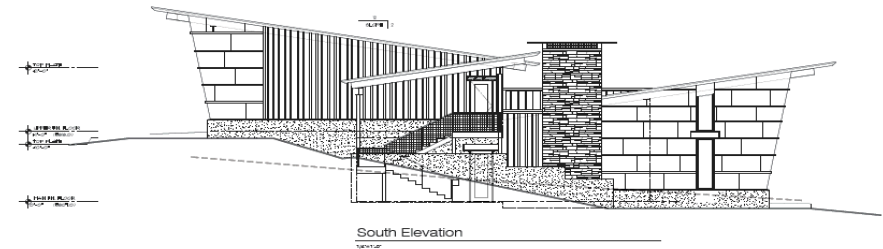
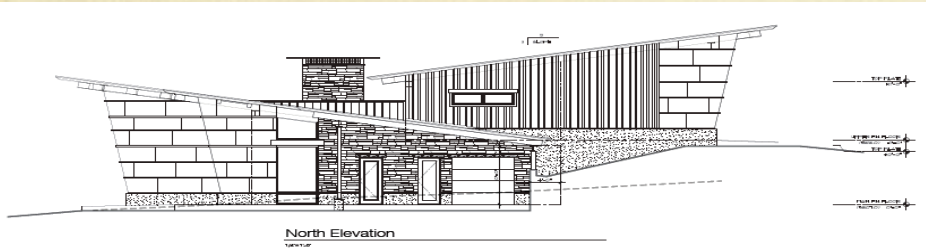
Site Development



Architectural Design

- 4,000sf Building- Production, Tasting and Barrel Room
- Contemporary yet rustic design using natural materials consistent with local setting
- Outdoor seating/patio
- Public areas screened and designed to face away from residential uses

Architectural Design



Compatibility- Surrounding Uses

- Agricultural not commercial
- Code was amended to allow for it in LDS Zoning.
- Compatible with residential uses
 - 2 of 4 adjacent residences next to 8,500sf office building (same zoning)
- Support of the project from adjacent neighbors

Concerns of the public

- Increased traffic
- School Bus Drop off
- Drinking establishment
- Decreased property values



School Bus Zone

- Hours of operation
 - Monday-Thursday hours by appointment only with limited appointments during the hours of 2:30-4:30
- Signage
 - Children at play/School Bus Drop off
 - Similar signage on Bordeaux as approved by Washoe County Public Works and Engineering Division
- Included as conditions of approval

Wildlife

- Mule Deer and Black Bear
- Consulted with NDOW and other local experts
- What works:
 - Tall fencing for Mule Deer
 - Electric fence for Bear
 - Motion detection sprinklers
 - Resident dog (Great Pyrenees)

Fencing

- Example of fencing- private crop production on north side of SR431
 - Grapes
 - Bee Hives
 - 4ft high



Conditions of Approval

- Reviewed Conditions of Approval
- Agree with conditions, no concerns

Closing

- Excited to bring the first Winery and Vineyard to the greater Truckee Meadows
- Willingness to work with neighbors and gain their support
- Adding to Washoe County and its community character

Questions?

○ Dennis Troy, Realm Constructors

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