



Board of Adjustment Staff Report

Meeting Date: September 5, 2019

Agenda Item: 8B

ADMINISTRATIVE CASE NUMBER: WADMIN19-0014 (De La Montanya Winery)

BRIEF SUMMARY OF REQUEST: To permit a winery use type in the Low Density Suburban regulatory zone on two parcels.

STAFF PLANNER: Chris Bronczyk
775.328.3612
cbronczyk@washoecounty.us

CASE DESCRIPTION

For possible action, hearing, and discussion to approve an administrative permit for a winery use type in the Low Density Suburban regulatory zone on two parcels; the winery will have a tasting room and any approval may include conditions such as days and hours of operation, occupancy limitations, noise level limitations, lighting restrictions, parking requirements and other conditions related to the contemplated use and its effects.

Applicant/Property Owner:	Dennis and Tina De La Montanya Trust
Location:	16435 and 16445 Bordeaux Drive
APN:	047-162-21 (1.01 Acre); 047-162-19 (1 Acre)
Parcel Size:	2.02 Acres
Master Plan:	Suburban Residential
Regulatory Zone:	Low Density Suburban
Area Plan:	Forest
Citizen Advisory Board:	South Truckee Meadows/Washoe Valley
Development Code:	Authorized in Article 808, Administrative Permits
Commission District:	2 – Commissioner Lucey



Vicinity Map

STAFF RECOMMENDATION

APPROVE

APPROVE WITH CONDITIONS

DENY

POSSIBLE MOTION

I move that, after giving reasoned consideration to the information contained in the staff report and information received during the public hearing, the Board of Adjustment approve Administrative Permit Case Number WADMIN18-0014 for Dennis and Tina De La Montanya, having made all five findings in accordance with Washoe County Development Code Section 110.808.25:

(Motion with Findings on Page 10)

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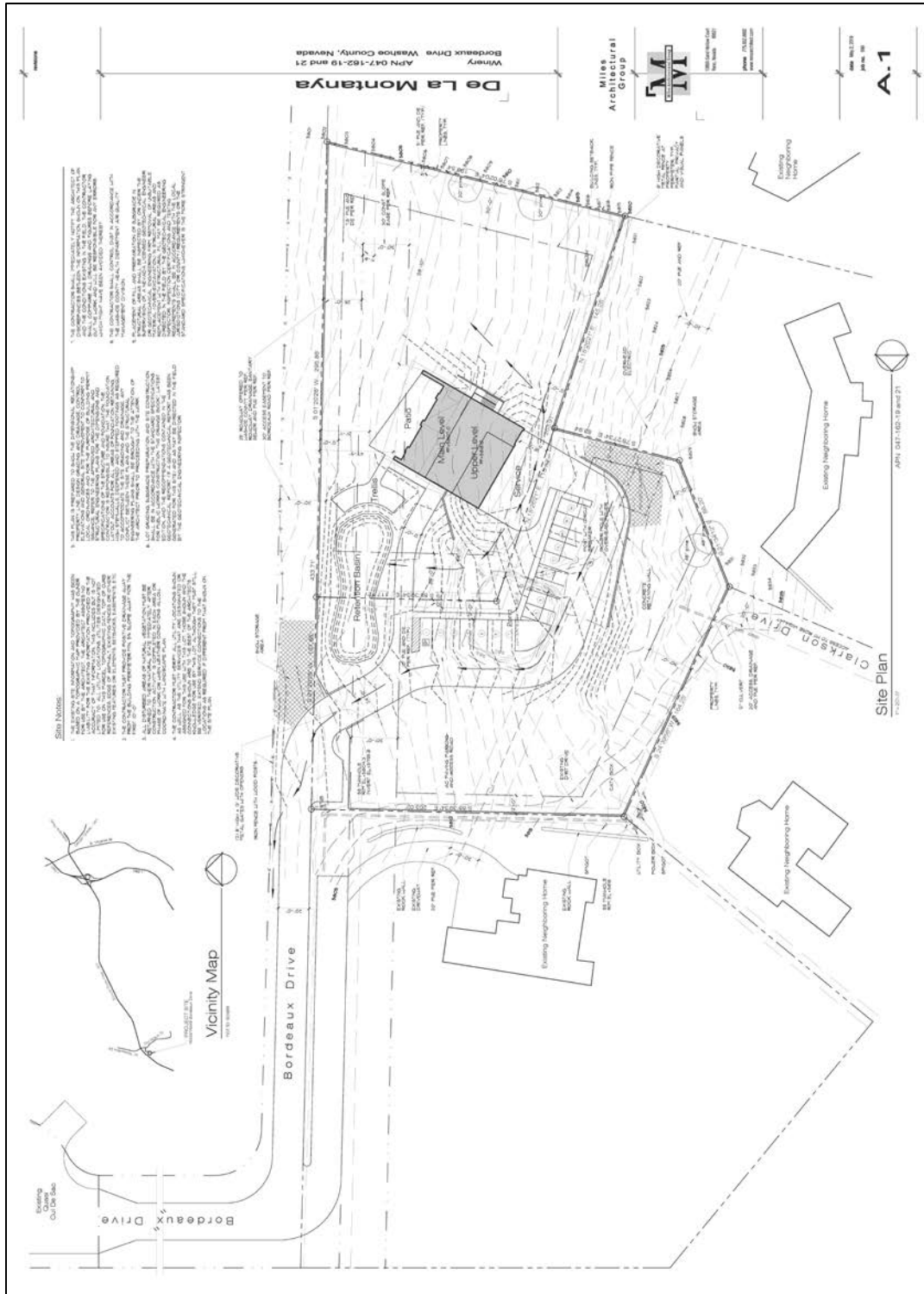
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Administrative Permit Definition

The purpose of an administrative permit is to provide a method of review for a proposed use which possess characteristics that requires a thorough appraisal in order to determine if the use has the potential to adversely affect other land uses, transportation or facilities in the vicinity. The Board of Adjustment or the Hearing Examiner may require conditions of approval necessary to eliminate, mitigate, or minimize to an acceptable level any potentially adverse effects of a use, or to specify the terms under which commencement and operation of the use must comply. Prior to approving an application for an administrative permit, the Board of Adjustment must find that all of the required findings, if applicable, are true.

The conditions of approval for Administrative Permit Case Number WADMIN19-0014 are attached to this staff report and will be included with the action order, if approved.

The subject property is designated Low Density Suburban (LDS). WCC Section 110.304.25 (gg), Commercial Use Types, requires an administrative permit for the winery use type. The winery use type is permitted within the LDS regulatory zone, as is the crop production use type. Winery with special events, which is a different use type within WCC Section 110.302, is not permitted within the LDS regulatory zone.



Site Plan

Project Evaluation

The application is requesting to construct a boutique winery (winery use type) with a tasting room and crop production on assessor's parcel numbers 047-162-21 (1.01 Acre) and 047-162-19 (1 Acre); the parcels are currently vacant. The crop production use type is allowed by right and therefore not subject to this administrative permit. The applicant is proposing a 4,100 square foot structure to be constructed over a 12-14 month period. The first floor will consist of a 2,400 square foot tasting and barrel room, a mechanical room, a small prep area, and restroom facilities. The second floor is the production component and will consist of a 1,170 square foot processing room and a 1,230 square foot area consisting of an equipment room, shed area, and storage rooms. The winery is proposing that one (1) acre of grapes be grown with drip irrigation provided to the vines. The application states that the intent is to sell pre-packaged and sealed cheese/meat/cracker assortments which will be prepared by a third party independent vendor, offsite. No food preparation will take place on site.

The applicant is proposing additional improvements to the site. There are 16 proposed parking spaces, including an ADA space. WCC Section 410, Parking and Loading, requires a minimum of 5 parking spaces for any public tasting room. The project also includes a paved 20'-wide driveway from the turnaround at Bordeaux Drive to the property within the existing access easement. A retention pond is being proposed to address on-site drainage. The site will be served by Truckee Meadows Water Authority (TMWA) for water and Washoe County will provide sanitary sewer service. Signage is proposed with the site, but the signage is not included, as part of this administrative permit application. The signage will be reviewed at the time of building permit approval.

The proposed winery will employ four (4) full time personnel and is anticipated to have approximately 80 patrons over the four (4) days of weekly operation. The winery will have deliveries one (1) day per week. The trip generation per day is expected to be around 30 average daily trips (ADT). This number of trips does not trigger a traffic impact report.

The applicant is intending to develop the site so that the crop production (grape vines) will be planted adjacent to the residential uses to the west, north, and south of the subject site. All outdoor seating and gathering areas are proposed to be placed on the east side of the building, facing away from the adjacent residential uses and instead facing towards a vacant 12.5 acre parcel which is owned by the Montreux Development Group LLC. The applicant states that the closest parking spot would be 120 feet from the adjoining property (APN: 047-162-17) and the winery building would be approximately 200-feet away from this property.

The application includes a copy of the current Covenants, Conditions & Restrictions (CC&R's). The existing CC&R's were established on July 17, 1964 and currently restrict uses for "business or commercial purposes" on the two parcels and several adjacent parcels. The applicant has been working with an attorney and adjacent property owners to amend the CC&R's to address this. The rescission of the CC&R's was recorded on 5/28/2019 and rescinded the CC&R's recorded as Document 1465 in their entirety. This rescission impacts APN: 047-162-17; APN: 047-162-19; APN: 047-162-21; APN: 047-162-18; APN: 047-162-22; and APN: 047-162-23. The rescission document is attached within the application packet (Exhibit G). Written approval from the registered Construction Committee, Architectural Control Committee or Common Property Committee will be required prior to issuance of a building permit for the winery.

The application was presented to the August 1, 2019 Board of Adjustment meeting and a number of new conditions were presented to the Board. The conditions of approval (Exhibit A) have been amended to reflect those changes, including the removal of Parks condition and the addition of Engineering's condition. Additional information regarding the changes related to conditions can be found within the Director's Modification of Standards found within this staff report.

Director's Modification of Standards

The applicant submitted a Director's Modification of Standards application on August 8, 2019 to modify the landscaping requirements within Washoe County Code Section 110.412.40 (c) and (d).

WCC 110.412.40 (c) Landscaped Buffers Adjoining Residential Uses. When a civic or commercial use adjoins a residential use, a landscaped buffer is required as follows:

- (1) The buffer shall be the width of the required front, side or rear yard for the entire length of the adjoining common property line; and*

Staff Comment: The applicant is proposing rows of grape vines that will abut all adjacent properties and act as a buffer to the existing and vacant adjacent residential uses. The height of these vines range from three (3) to five (5) feet tall. If this requirement was required it would be a loss of half an acre of crop production on this site. The primary winery use is central to the property. Staff is supportive of allowing the vines to replace the required landscape buffers, however, staff would like to see ornamental landscaping around the parking areas, entry to the property and around the winery structure itself.

- (2) The buffer shall include at least one (1) tree every twenty (20) linear feet of property frontage, or fraction thereof, planted in off-set rows or groupings to achieve maximum screening.*

Staff Comment: The applicant is requesting a modification of this requirement, instead of lining the trees around the perimeter; they are instead proposing trees to the interior of the site, surrounding the winery building, the entrance, and along the western property line. The applicant reasoning is to maximize sun exposure to the vineyards as shade is not pertinent to vineyard growth. Staff supports this request and believes that the densification of trees near the primary structure is still keeping in line with this requirement.

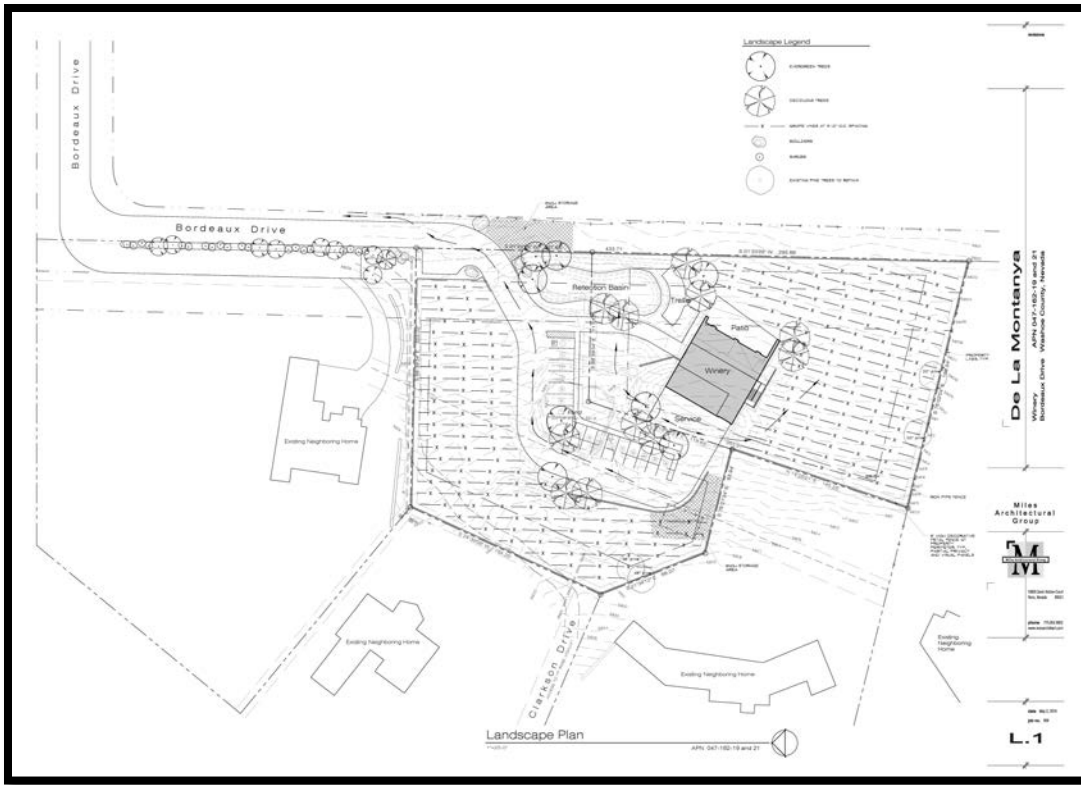
WCC 110.412.40 (d) Screening Adjoining Residential Uses. When a civic or commercial use adjoins a residential use, a solid decorative wall or fence shall be erected along the entire length of the common property line. This wall or fence shall be at least six (6) feet but not more than seven (7) feet in height.

Staff Comment: The applicant is requesting a modification of this requirement to allow for transparent predator resistant fencing, as well as three strand smooth wire fencing which is often used in agricultural settings. Staff supports this addition and agrees that this type of fencing is consistent with agricultural use types. This change also supports the neighbors input requesting open fencing (Exhibit H).

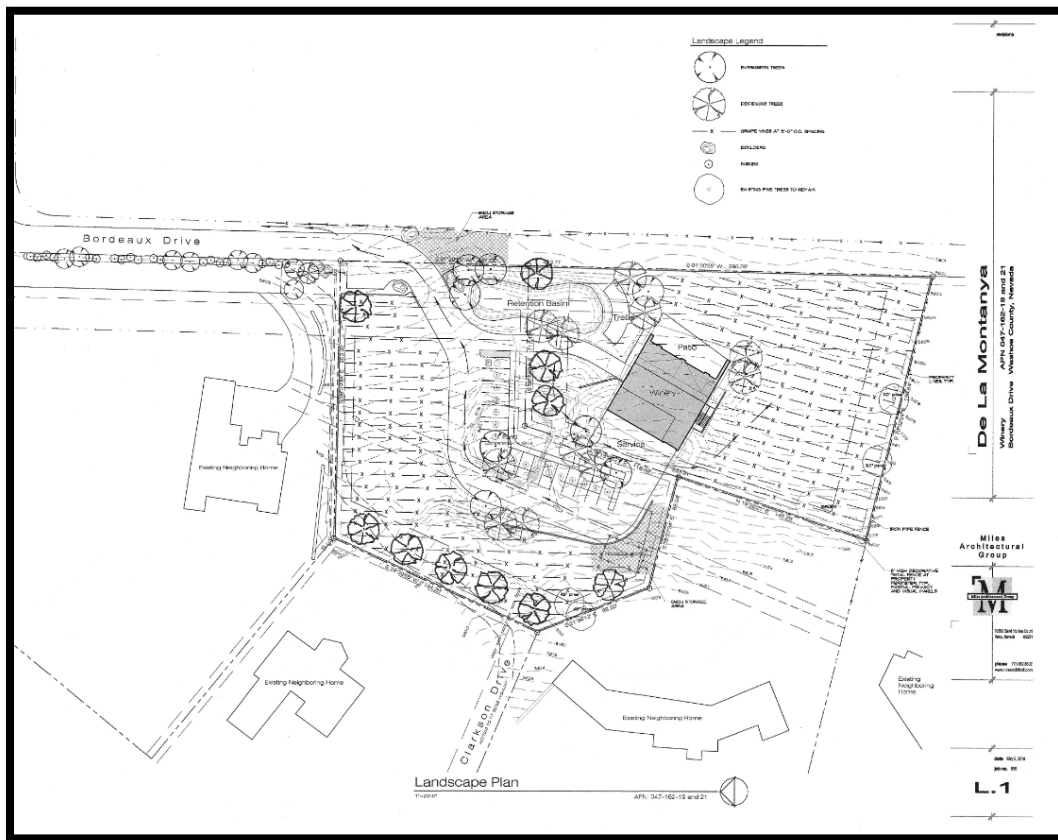
Staff has reviewed the modification request for WCC 110.412.40 (d), and supports the following modifications:

1. No landscaping buffer will be required, the vineyards are living cover, and will sufficiently meet this requirement. Staff instead will require ornamental landscaping around the parking areas, entry to the property, and around the structure itself.
2. No trees will be required every twenty (20) linear feet of property frontage. Staff instead will require the densification of trees near the primary structure, parking areas, and entry to the property.
3. The addition of smooth wire and transparent fencing is supported. Staff received a number of emails from the public requesting open fencing and believes that certain transparent fencing options would not be out of place for a winery use type.

These proposed modifications will be outlined within the conditions of approval (Exhibit A) for the Board of Adjustment to act on.



Landscape Plan (Original)



Landscape Plan (Amended)

Staff is recommending approval of this application, however, if approval of the administrative permit has been granted by the Board of Adjustment, the applicant will be required to obtain a wine makers license from the State of Nevada, which will also require approval from the Washoe County Board of County Commissioners. The applicable code citation is as follows:

“Pursuant to NRS 369.180, 369.190, and 369.200 and Washoe County Code (WCC) Sections 30.3331 and 30.3335, the Washoe County Commission shall approve or disapprove applications to engage in business as a wine maker in Washoe County.”

Washoe County Code Section 110.304 (gg) states that any allowed winery use type requires the issuance of the appropriate Washoe County business and liquor licenses pursuant to Chapters 25 and 30. The business license application process for an allowed winery shall include the noticing of all adjacent property owners within 500 feet of the subject parcel, homeowners associations or Architectural Control Committees that are registered with the Planning and Building Division and State of Nevada Department of Business and Industry - Real Estate Division, which have an interest in the subject parcel and any properties that share a privately maintained access road to the subject parcel. Review and approval of a business license application to establish a winery shall include, at a minimum; review by the Washoe County Health District, the fire department of jurisdiction, and any general improvement district with jurisdiction.

Forest Area Plan

F.2.3 Applicants required to present their items to the citizen advisory board (CAB) must submit a statement to staff regarding how the final proposal responds to the community input received from the CAB.

Staff Comment: *This application was presented at the July 11, 2019 South Truckee Meadows/Washoe Valley Citizen Advisory Board Meeting (STM/WVCAB). The CAB Memo can be found at Exhibit I.*

F.2.8 All landscape designs will emphasize the use of native and low water requirement vegetation, with non-native and atypical vegetation integrated sparingly into any landscaped area.

Staff Comment: *The application states that the landscaping will be done with native trees, shrubs and plantings. The applicant will be required to meet Washoe County landscaping requirements.*

F.2.10 The impact of development on adjacent land uses will be mitigated. The appropriate form of mitigation may include, but will not be limited to, open space buffering or parcel matching and should be determined through a process of community consultation and cooperation. Applicants shall be prepared to demonstrate how the project conforms to this policy.

Staff Comment: *The applicant has stated that they are planting the winery vineyards adjacent to residential properties, and to position the outdoor seating facing on the opposite side. Landscape buffers will be required due to the commercial nature of the winery use type.*

South Truckee Meadows/Washoe Valley Citizen Advisory Board (STM/WV CAB)

The STM/WV CAB reviewed the application for the De La Montanya Winery temporary event on July 11, 2019. There were numerous individuals present at the meeting who opposed the proposed winery; the concerns raised were the following:

- Added traffic
- Drinking and driving
- Safety for the children and other pedestrians

- Other businesses may follow to this location changing the character of the neighborhood
- Impacts to property values

Staff has also received a number of correspondences related to the proposed winery. Exhibit F provides public comments related to opposition of the proposed winery. Exhibit G provides public comment in support of the proposed winery. Exhibit H provides public comment related to the required fencing for commercial use types adjacent to residential.

Reviewing Agencies

The following agencies received a copy of the project application for review and evaluation.

- Washoe County Community Services Department
 - Engineering and Capital Projects Division
 - Parks and Open Spaces
 - Planning and Building Division
 - Utilities/Water Rights
- Washoe County Health District
 - Air Quality
 - Emergency Medical Services
 - Environmental Health Services Division
- Nevada Environmental Protection
- Nevada Department of Wildlife
- Nevada Division of Water Resources
- Washoe County District Attorney
- Regional Transportation Commission
- Truckee Meadows Fire Protection
- Washoe-Storey Conservation District

5 out of the 14 above listed agencies/departments provided comments and/or recommended conditions of approval in response to their evaluation of the project application. A **summary** of each agency's comments and/or recommended conditions of approval and their contact information is provided. The condition of approval document is attached to this staff report and will be included with the Action Order, if approved.

- Washoe County Planning and Building Division addressed landscaping, grading, and parking.
Contact: Chris Bronczyk, 775.328.3612, cbronczyk@washoecounty.us
- Truckee Meadows Fire Protection District addressed the International Fire Code (IFC) and International Wildland Urban Interface Code (IWUIC) requirements.
Contact: Don Coon, 775.326.6077, dcoon@tmfcpd.us
- Washoe County Engineering and Capital Projects addressed the construction plans, stormwater permits, paving requirements, grading bond requirements, drainage requirements, and sidewalks.
Contact: Leo Vesely, 775.328.2048, lvesely@washoecounty.us
- Nevada Department of Environmental Protection addressed Tentative Subdivision Map requirements to the State of Nevada, as well as water pollution control permits and/or pre-treatment permits.
Contact: Patrick Mohn, 775.687.9419, pmohn@ndep.nv.gov

- Nevada Division of Water Resources addressed the will-serve requirements and mylar map requirements.

Contact: Timber Weiss, 775.684.2887, tweiss@water.nv.gov

Staff Comment on Required Findings

WCC 110.808.25 requires that all of the following findings be made to the satisfaction of the Washoe County Board of Adjustment before granting approval of the administrative permit request. Staff has completed an analysis of the application and has determined that the proposal is in compliance with the required findings as follows.

1. Consistency. That the proposed use is consistent with the action programs, policies, standards and maps of the Master Plan and the Forest Area Plan.

Staff Comment: There are no policies or action programs that prohibit the approval of a winery use type in the Forest Area Plan.

2. Improvements. That adequate utilities, roadway improvements, sanitation, water supply, drainage, and other necessary facilities have been provided, the proposed improvements are properly related to existing and proposed roadways, and an adequate public facilities determination has been made in accordance with Division Seven.

Staff Comment: The applicant has addressed the applicable requirements for providing sanitation, and parking.

3. Site Suitability. That the site is physically suitable for a winery and crop production use type and for the intensity of such a development.

Staff Comment: The development suitability map shows the site as unconstrained. The site is suitable for the proposed use types.

4. Issuance Not Detrimental. That issuance of the permit will not be significantly detrimental to the public health, safety or welfare; injurious to the property or improvements of adjacent properties; or detrimental to the character of the surrounding area.

Staff Comment: The subject property is located in a residential area with nearby parcels of similar size. A buffer area including a fence and trees will be placed along the property lines to buffer the residences to the north, west, and south. Issuance of the permit will not be significantly detrimental to the public health, safety, or welfare, injurious to the property or improvements of adjacent properties, or detrimental to the character of the surrounding area.

5. Effect on a Military Installation. Issuance of the permit will not have a detrimental effect on the location, purpose or mission of the military installation.

Staff Comment: There is no military installation in the area that is required to be noticed for this Administrative Permit; therefore this finding does not need to be made.

Recommendation

Those agencies which reviewed the application recommended conditions in support of approval of the project. Therefore, after a thorough analysis and review, Administrative Permit Case Number WADMIN19-0014 is being recommended for approval with conditions.

Motion

I move that, after giving reasoned consideration to the information contained in the staff report and information received during the public hearing, the Board of Adjustment approve Administrative Permit Case Number WADMIN18-0014 for Dennis and Tina De La Montanya,

having made all five findings in accordance with Washoe County Development Code Section 110.808.25:

1. Consistency. That the proposed use is consistent with the action programs, policies, standards and maps of the Master Plan and the Forest Area Plan;
2. Improvements. That adequate utilities, roadway improvements, sanitation, water supply, drainage, and other necessary facilities have been provided, the proposed improvements are properly related to existing and proposed roadways, and an adequate public facilities determination has been made in accordance with Division Seven;
3. Site Suitability. That the site is physically suitable a winery and crop production use type, and for the intensity of such a development;
4. Issuance Not Detrimental. That issuance of the permit will not be significantly detrimental to the public health, safety or welfare; injurious to the property or improvements of adjacent properties; or detrimental to the character of the surrounding area;
5. Effect on a Military Installation. Issuance of the permit will not have a detrimental effect on the location, purpose or mission of the military installation.

Appeal Process

Board of Adjustment action will be effective 10 calendar days after the written decision is filed with the Secretary to the Board of Adjustment and mailed to the original applicant, unless the action is appealed to the Washoe County Board of County Commissioners, in which case the outcome of the appeal shall be determined by the Washoe County Board of County Commissioners. Any appeal must be filed in writing with the Planning and Building Division within 10 calendar days from the date the written decision is filed with the Secretary to the Board of Adjustment and mailed to the original applicant.

Applicant Dennis and Tina De La Montanya Trust
 999 Foreman Lane
 Healdsburg, CA 95448

Representatives: Realm Constructors
 Attn: Dennis Troy
 405 Marsh Ave
 Reno, NV 89509



Conditions of Approval

Administrative Permit Case Number WADMIN19-0014

The project approved under Administrative Permit Case Number WADMIN19-0014 shall be carried out in accordance with the conditions of approval granted by the Board of Adjustment on September 5, 2019. Conditions of approval are requirements placed on a permit or development by each reviewing agency. These conditions of approval may require submittal of documents, applications, fees, inspections, amendments to plans, and more. These conditions do not relieve the applicant of the obligation to obtain any other approvals and licenses from relevant authorities required under any other act or to abide by all other generally applicable codes, and neither these conditions nor the approval by the County of this project/use override or negate any other applicable restrictions on uses or development on the property.

Unless otherwise specified, all conditions related to the approval of this administrative permit shall be met or financial assurance must be provided to satisfy the conditions of approval prior to issuance of a grading or building permit. The agency responsible for determining compliance with a specific condition shall determine whether the condition must be fully completed or whether the applicant shall be offered the option of providing financial assurance. All agreements, easements, or other documentation required by these conditions shall have a copy filed with the County Engineer and the Planning and Building Division.

Compliance with the conditions of approval related to this administrative permit is the responsibility of the applicant, his/her successor in interest, and all owners, assignees, and occupants of the property and their successors in interest. Failure to comply with any of the conditions imposed in the approval of the administrative permit may result in the initiation of revocation procedures.

Operational conditions are subject to review by the Planning and Building Division prior to the renewal of a business license each year. Failure to adhere to the operational conditions may result in the Planning and Building Division recommending that the business license not be renewed until conditions are complied with to the satisfaction of Washoe County.

Washoe County reserves the right to review and revise the conditions of approval related to this Administrative Permit should it be determined that a subsequent license or permit issued by Washoe County violates the intent of this approval.

For the purpose of conditions imposed by Washoe County, “may” is permissive and “shall” or “must” is mandatory.

Conditions of approval are usually complied with at different stages of the proposed project. Those stages are typically:

- Prior to permit issuance (i.e., grading permits, building permits, etc.).
- Prior to obtaining a final inspection and/or a certificate of occupancy.
- Prior to the issuance of a business license or other permits/licenses.
- Some “Conditions of Approval” are referred to as “Operational Conditions.” These conditions must be continually complied with for the life of the project or business.

FOLLOWING ARE CONDITIONS OF APPROVAL REQUIRED BY THE REVIEWING AGENCIES. EACH CONDITION MUST BE MET TO THE SATISFACTION OF THE ISSUING AGENCY.

Washoe County Planning and Building Division

1. The following conditions are requirements of the Planning and Building Division, which shall be responsible for determining compliance with these conditions.

Contact Name – Chris Bronczyk, Planner, 775.328.3612, cbronczyk@washoecounty.us

- a. The applicant shall attach a copy of the action order approving this project to all administrative permit applications (including building permits) applied for as part of this administrative permit.
- b. The applicant shall demonstrate substantial conformance to the plans approved as part of this administrative permit. Planning and Building shall determine compliance with this condition.
- c. The applicant shall submit complete construction plans and building permits shall be issued within two (2) years from the date of approval by Washoe County. The applicant shall complete construction within the time specified by the building permits. Compliance with this condition shall be determined by Planning and Building.
- d. A note shall be placed on all construction drawings and grading plans stating:

NOTE

Should any cairn or grave of a Native American be discovered during site development, work shall temporarily be halted at the specific site and the Sheriff's Office as well as the State Historic Preservation Office of the Department of Conservation and Natural Resources shall be immediately notified per NRS 383.170.

- e. Prior to any ground disturbing activity, the applicant shall submit a landscaping design plan to the Planning and Building Division for review and approval. Said plan shall address parking, parking lot circulation and striping, signage, exterior lighting, trash enclosures, landscaping and plant material, type and size of plants, maturation size at full growth, landscaping location, and landscaping irrigation system.
- f. All landscaping, irrigation and screening shall be completely installed and shall satisfy the requirements prior to issuance of a certificate of occupancy.
- g. The wall or fence that is required to be constructed between the commercial uses and the adjacent residential uses shall be constructed of long-lasting materials, and shall be at least six (6) feet in height. The wall or fence shall be constructed out of stone, masonry, vinyl, or composite. Transparent predator resistant fencing, three strand smooth wire, and planted hedgerows shall also be permitted. Wood and chain link are not permitted.
- h. Trees shall be focused around the primary structure, parking areas, and entry location.
- i. Vineyards shall count as required landscape buffers.
- j. Agricultural machinery and tools shall be screened from adjacent properties when not in use.
- k. Any outdoor lighting on the property must adhere to dark sky lighting standards.

- I. Prior to Certificate of Occupancy, the owner shall install signage at the exit of the driveway indicating the presence of a school bus drop off zone and children present.
- m. Prior to Certificate of Occupancy, the owner shall work with Washoe County Engineering and Public Works to appropriately sign the section of Bordeaux Drive and the entrance of the project with appropriate signage. If Washoe County Engineering deems this condition unnecessary this condition shall not be enforced.
- n. The owner(s) of APNs 047-162-19 and 047-162-21, along with its successors and assignees, shall be responsible for the maintenance, in perpetuity, of roadway as described in Washoe County Recorder's Document Number 1926933, with the following exception of the easement area being south of the access driveway to APN 047-162-21. Should an additional ingress/egress driveway or other vehicular access, for purposes of serving either portion of APNs 047-162-19 and 047-162-21 be established within the easement described in Doc # 1926933, the maintenance and improved pavement sections shall be extended to the southern edge of that vehicular access. The agreement shall be executed between the owners of APNs 047-162-19 and APNs 047-162-21 (currently "Dennis and Tina De La Montanya Trust") and the Montreux Development Group LLC. A separate maintenance agreement shall be drafted between the "Dennis and Tina De La Montanya Trust" and surrounding property owners who use the road for access.
- o. The following **Operational Conditions** shall be required for the life of the business:
 - i. This administrative permit shall remain in effect until or unless it is revoked or is inactive for one year.
 - ii. Failure to comply with any of the conditions of approval shall render this approval null and void.
 - iii. All landscaping and irrigation systems shall be maintained at all times to conform with the Landscaping Section of the Washoe County Development Code for the life of the business, including the replacement of dead plants, trees, shrubs and all ground cover.
 - iv. The applicant and any successors shall direct any potential purchaser/operator of the site and/or the administrative permit to meet with Planning and Building to review conditions of approval prior to the final sale of the site and/or the administrative permit. Any subsequent purchaser/operator of the site and/or the administrative permit shall notify Planning and Building of the name, address, telephone number, and contact person of the new purchaser/operator within 30 days of the final sale.
 - v. This administrative permit shall remain in effect as long as the business is in operation and maintains a valid business license.
 - vi. Hours of operation shall be restricted to the hours of 9:00 A.M. to 8:00 P.M.; if times need to be adjusted, Planning Director approval will be required. No events will be permitted due to the Low Density Suburban (LDS) regulatory zone.
 - vii. The owner shall limit hours of operation to "by appointment only" on Monday - Thursday and shall limit appointments between 2:30 P.M. - 4:30 P.M.

Washoe County Engineering and Capital Projects

2. The following conditions are requirements of the Engineering Division, which shall be responsible for determining compliance with these conditions.

Contact Name – Leo Vesely, 775.328.2313, ivesely@washoecounty.us

- a. The application shows a retention basin and grape vines located within a 25 foot wide roadway and utility easement dedicated to Washoe County. With the submittal of final permit plans, no facilities shall be allowed within said easement. If the applicant wishes to explore the possibility of abandoning the easement, it is recommended they first meet with County Engineering staff to explore the feasibility of the abandonment.
- b. The proposed access road from Bordeaux Drive has an open offer of dedication to Washoe County, however, the offer has not been accepted since no permanent roadway has been constructed at this time. A privately owned and maintained access roadway conforming to Washoe County Code 110 to serve the development will be permitted upon the recordation of private access easements along the proposed roadway. Further, the private access easement shall not terminate or remove the existing Offers of Dedication provided on Parcel Map no. 3092 and Document No. 1926933. The applicant shall prepare engineering design drawings (plan and profiles, details) for the proposed roadway construction with hydrology report and submit to Washoe County for a Grading/Building Permit.

Truckee Meadows Fire Protection District (TMFPD)

3. The following conditions are requirements of the Truckee Meadows Fire Protection District, which shall be responsible for determining compliance with these conditions. Unless otherwise stated, these conditions shall be met prior to the issuance of any building or grading permit or on an ongoing basis as determined by TMFPD.

Contact Name – Don Coon, 775.326.6077, Dcoon@tmfpd.us

- a. Provide a Vegetation Installation, Management and Defensible Space Plan as required for the project in accordance with the requirements of the *IWUIC*.
- b. Provide adequate space for a turnaround for Fire Apparatus as defined in IFC Appendix #D.

Nevada Division of Environmental Protection

4. The following condition is a requirement of the Nevada Division of Environmental Protection, which shall be responsible for determining compliance with this condition.

Contact Name – Patrick Mohn, 775.687.9419, pmohn@ndep.nv.gov

- a. A pre-treatment permit is required if wine-making process wastewater will discharge to the public utility sewage collection and treatment system.
- b. A water pollution control permit will be required if the wine-making process wastewater is discharged to lined ponds, liquid storage structures or tanks, infiltration basins, infiltration trenches, or generally for any disposal of wine-making process wastewater.

Nevada Division of Water Resources

5. The following condition is a requirement of the Nevada Division of Water Resources, which shall be responsible for determining compliance with this condition.

Contact Name – Timber Weiss, 775.684.2887, tweiss@water.nv.gov

- a. Any water used on the described lands should be provided by an established utility or under permit issued by the State Engineer's Office.
- b. Any water or monitor wells, or boreholes that may be located on either acquired or transferred lands are the ultimate responsibility of the owner of the property at the time of the transfer and must be plugged or abandoned as required by Chapter 534.
- c. A Will Serve from Truckee Meadows Water Authority (TMWA) and mylar map of the

proposed project must be presented to the State Engineer for approval and signed through his office prior to development.

*** End of Conditions ***



WASHOE COUNTY

COMMUNITY SERVICES DEPARTMENT

Engineering and Capital Projects

1001 EAST 9TH STREET
RENO, NEVADA 89512
PHONE (775) 328-3600
FAX (775) 328.3699

INTEROFFICE MEMORANDUM

DATE: July 1, 2019
Revised August 1, 2019

TO: Chris Bronczyk, Planner, Planning and Building Division

FROM: Leo Vesely, Engineering and Capital Projects Division

SUBJECT: **WADMIN19-0014**
APN 047-162-21 & 047-162-19
De La Montanya Winery

GENERAL PROJECT DISCUSSION

Washoe County Engineering staff has reviewed the above referenced application. The Engineering and Capital Projects Division recommends approval with the following condition

1. The application shows a retention basin and grape vines located within a 25 foot wide roadway and utility easement dedicated to Washoe County. With the submittal of final permit plans, no facilities shall be allowed within said easement.
2. The proposed access road from Bordeaux Drive has an open offer of dedication to Washoe County, however, the offer has not been accepted since no permanent roadway has been constructed at this time. A privately owned and maintained access roadway conforming to Washoe County Code 110 to serve the development will be permitted upon the recordation of private access easements along the proposed roadway. Further, the private access easement shall not terminate or remove the existing Offers of Dedication provided on Parcel Map no. 3092 and Document No. 1926933. The applicant shall prepare engineering design drawings (plan and profiles, details) for the proposed roadway construction with hydrology report and submit to Washoe County for a Grading/Building Permit.

LV/iv



INTEGRITY



EFFECTIVE
COMMUNICATION



QUALITY
PUBLIC SERVICE

From: [Patrick Mohn](#)
To: [Bronczyk, Christopher](#)
Subject: Proposed De La Montanya Winery Project WADMIN1900014
Date: Wednesday, June 26, 2019 8:51:08 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.]

Chris,

Per request, the NDEP is providing comments on the Washoe County Planning and Building review for the De La Montanya Winery project WADMIN19-0014.

The NDEP notes that the proposed project intends to connect to community sewer and water, so the NDEP has no issues with the proposed methods of sewage disposal and water supply at this point. Nonetheless, a Tentative Subdivision Map (with fees) will ultimately need to be submitted to the state for review and approval.

In addition, the proposed winery will need a water pollution control permit if there is potential to discharge wine-making process wastewater to lined ponds, liquid storage structures or tanks, infiltration basins, infiltration trenches, or for road dust abatement, or generally for any disposal of wine-making process wastewater. If the wine-making process wastewater will discharge to the public utility sewage collection and treatment system, a pre-treatment permit will be required.

These are all the comments I have at this point.

Pat



Patrick A. Mohn, [M.Sc.](#), P.E.
UIC Compliance Coordinator
Bureau of Water Pollution Control (BWPC)
Nevada Division of Environmental Protection
901 South Stewart Street, Suite 4001
Carson City, NV 89701
p: 775.687.9419 fax: 775.687.4684
pmohn@ndep.nv.gov

Truckee Meadows Fire Protection District (TMFPD)

1. The following conditions are requirements of the Truckee Meadows Fire Protection District, which shall be responsible for determining compliance with these conditions. Unless otherwise stated, these conditions shall be met prior to the issuance of any building or grading permit or on an ongoing basis as determined by TMFPD.

Contact Name – Don Coon, 775.326.6077, Dcoon@tmfpd.us

- a. Fire protection of the new structures shall be as required by the current adopted International Fire Code, (*IFC*) International Wildland Urban Interface Code (*IWUIC*) 2012 *Ed*, with amendments and the requirements of the NFPA standard(s). (<https://codes.iccsafe.org/content/IWUIC2012> <https://codes.iccsafe.org/content/IFC2012>)
- b. The Fire Hazard designation for your project is available on the provided Washoe Regional Mapping System link. (<https://gis.washoecounty.us/wrms/firehazard>) After you have found your property using the address search feature, the color of the background area will indicate your wildland fire risk.
- c. When you have determined your Fire Risk Rating use the link provided, to determine the *IWUIC* construction and defensible space requirements. (https://www.washoecounty.us/building/Files/Files/2012%20WUI%20CODE%20GUIDE_rev%2011-25-13.pdf)
- d. Provide a Vegetation Installation, Management and Defensible Space Plan as required for the project in accordance with the requirements of the *IWUIC*.
- e. Provide adequate space for a turnaround for Fire Apparatus as defined in IFC Appendix #D.

From: [Fagan, Donna](#)
To: [Bronczyk, Christopher](#)
Subject: FW: June Agency Review Memo
Date: Tuesday, June 25, 2019 3:57:11 PM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)
[image013.png](#)

Chris,

Comments for WADMIN19-0014. 😊



Donna Fagan

Planning and Building Division | Community Services Department

dfagan@washoecounty.us | Office: 775.328.3616

1001 E. 9th Street, Reno, NV 89521



From: Timber Weiss [mailto:tweiss@water.nv.gov]
Sent: Tuesday, June 25, 2019 3:51 PM
To: Fagan, Donna
Subject: RE: June Agency Review Memo

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

Hello Donna,

The project tentatively looks good as far as water quantity is concerned, but that opinion is dependent on the following statement:

There are no active water rights appurtenant to the described lands in this proposed project. The lands of the proposed project lie within the Truckee Meadows Water Authority service area. Any water used on the described lands should be provided by an established utility or under permit issued by the State Engineer's Office.

All waters of the State belong to the public and may be appropriated for beneficial use pursuant to the provisions of Chapters 533 and 534 of the Nevada Revised Statutes (NRS), and not otherwise.

Any water or monitor wells, or boreholes that may be located on either acquired or transferred lands are the ultimate responsibility of the owner of the property at the time of the transfer and must be plugged and abandoned as required in Chapter 534 of the Nevada Administrative Code. If artesian water is encountered in any well or borehole it shall be controlled as required in NRS § 534.060(3).

WADMIN19-0014
EXHIBIT E

Municipal water service is subject to Truckee Meadows Water Authority rules and regulations and approval by the Office of the State Engineer regarding water quantity and availability.

A Will Serve from Truckee Meadows Water Authority and mylar map of the proposed project must be presented to the State Engineer for approval and signed through his office prior to development.

Please let me know if this comment is sufficient, or if you would like to see this statement in a letter.

Thank you and please let me know if you have any questions.

Timber Weiss

Water Resource Specialist II
Department of Conservation and Natural Resources
Nevada Division of Water Resources
901 S. Stewart St., Suite 2002
Carson City, NV 89701
Email address
(O) 775-684-2887 | (F) 775-684-2811

From: Fagan, Donna <DFagan@washoecounty.us>
Sent: Wednesday, June 19, 2019 2:31 PM
To: Timber Weiss <tweiss@water.nv.gov>
Subject: FW: June Agency Review Memo

Timber,

I received Steve's out of office notice.

Maybe you can review the items as listed below and provide any necessary comments as he will not be back until comments are due.

Thank you,
Donna

Donna Fagan
Planning and Building Division | Community Services Department



dfagan@washoecounty.us | Office: 775.328.3616

1001 E. 9th Street, Reno, NV 89521



From: Fagan, Donna
Sent: Wednesday, June 19, 2019 1:44 PM
To: sshell@water.nv.gov
Subject: June Agency Review Memo

Hi Steve,

Please find the attached Agency Review Memo with a case received this month by CSD, Planning and Building.

You've been asked to review item #1. Click on the highlighted item descriptions for a link to the application.

Please send any comments or conditions to the planner for that item.

Thank you,
Donna



Donna Fagan

Planning and Building Division | Community Services Department

dfagan@washoecounty.us | Office: 775.328.3616

1001 E. 9th Street, Reno, NV 89521



From: [Planning Counter](#)
To: [Bronczyk, Christopher](#)
Subject: FW: DeLaMontanya Winery 16435/16445 Bordeaux Dr
Date: Thursday, August 15, 2019 1:44:00 PM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)



[Insert Planner Name]

Planning Front Counter | Planning and Building Division | Washoe County Community Services Department

planning@washoecounty.us | Office: 775.328.3600 | Fax: 775.328.6133

PO Box 11130, Reno, NV 89520-0027

1001 East Ninth Street, Reno, NV 89512



From: Kevin Schaller [mailto:disasterkevin@gmail.com]
Sent: Wednesday, August 14, 2019 4:58 PM
To: Washoe County Planning and Development
Subject: DeLaMontanya Winery 16435/16445 Bordeaux Dr

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

Greetings,

I have become aware of the development application for the proposed winery & tasting room located adjacent to the Montreux community. This project is generating considerable concern in our community for the following reasons:

Traffic Projections: The developer suggests this project is "the first of its kind in Washoe County and offers the citizens of Washoe County an establishment and services that are not currently available". Yet, the Traffic Impact Report suggests less than 20 customers per day on a four day operational schedule, using a factor from the Napa Valley. Assuming this facility is a "one of a kind", one would expect a significantly larger visitor count. At the very least, an independent traffic analysis and validation of customer counts is in order before approving this project. Further, the access to Montreux community experiences significant traffic surges due to special events at the Club. Adding additional commercial traffic to a largely residential neighborhood is inappropriate. Should the project be ultimately approved, there must be operational timeframes included as a binding condition for commercial operations.

Architectural Design: The proposed building is wholly inconsistent with the existing

architecture of the community and surrounding structures. The project is placed among existing residences of a completely different architectural style.

Crop Production & Water Use: It is questionable as to the commercial viability of developing a small residential property for agricultural purposes and the use of a residential service for agriculture and winery operations raises questions as to the accuracy of water-use projections by the applicant. However, our community bear population will likely welcome the arrival of a vineyard. The proposed fencing will not provide a barrier to bears. This may easily be confirmed by NDOW.

CC&R Waivers: To suggest that "All interested parties have approved the changes" makes a broad generalization that only those properties immediate adjacent to the proposed project are impacted by the use change. Much to the contrary, multiple property owners in this community will be impacted by the change that are not party to the legal maneuvering underway.

I urge you to reject this application as the project is wholly inconsistent with the nature of this community and the proposed commercial activities will create further disruptions to gateway to our community. Should you have any questions, please feel free to contact me. Thank you for your consideration.

Respectfully,

Kevin Schaller
4849 Nestle Court
Reno, NV 89511
(775)450-1820

From: [Merna De Coveny](#)
To: [Bronczyk, Christopher](#)
Subject: Winery
Date: Friday, July 12, 2019 9:21:40 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.]

I am totally opposed to the winery on Bordeaux!!!!
Merna DeCoveny

From: [Barbara Burrowes](#)
To: [Bronczyk, Christopher](#)
Subject: Proposed Winery and Tasting Room
Date: Friday, July 12, 2019 9:02:47 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.]

As a resident and member of Montreux Golf and County Club I was recently informed about the proposed opening of a winery and tasting room on Bordeaux Drive.

I vehemently oppose this project for several reasons, listed below:

- 1) I have personally experienced several potential accidents from contractors exiting the construction gate. I believe that the risk of accidents on Bordeaux will increase substantially from drivers who are potentially inebriated from the winery/tasting room.
- 2) Concern of traffic congestion on Bordeaux: Commercial and additional traffic at Bordeaux and Mt. Rose Highway is already challenging and winery traffic will make it much worse.
- 3) In addition to the above concerns, there is the added danger to children who exit school buses daily in the same area on Bordeaux.
- 4) Having a winery/tasting room in the proposed location will dramatically change the appearance of the entrance to our community on Bordeaux from purely residential to commercial which could have a negative impact on our real estate values.
- 5) Outside of Bordeaux, Mt. Rose is already a dangerous highway accounting for many accidents and deaths so increasing the traffic to a winery is extremely disturbing.

I trust the Board will take this matter very seriously and oppose this winery/tasting room application.

Barbara E. Burrowes
6065 Lake Geneva Drive
Reno, NV 895111

Sent from my iPad

From: ardecov@gmail.com
To: [Bronczyk, Christopher](#)
Subject: I am totally opposed to the winery. What a dangerous spot for a commercial business to be.
Date: Friday, July 12, 2019 9:25:32 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.]

Arlene decoveny

Sent from my iPad

From: [Dorothy McDonald](#)
To: [Bronczyk, Christopher](#)
Subject: Proposed De La Montanya winery and tasting room
Date: Friday, July 12, 2019 5:20:44 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.]

Sirs:

It is my deep regret that a family illness prevents me from being able to attend the meeting Monday evening at which the De La Montanya Winery and Tasting Room is to be discussed.

While it might be appealing to those not living in Montreux, it will significantly impact and detract from the safety of ingress/egress of Montreux. It will also, more than likely, cause the installation of a traffic light on Mount Rose Highway; cause a hazard for school children being dropped off and picked up on Bordeaux Drive; cause increased congestion on Bordeaux Drive; be a potential concern regarding inebriated wine tasters, and significantly impact the real estate values of our community.

I am actually appalled that this is even a consideration! Have you thoroughly thought this through or are you being influenced financially for this seems absolutely absurd! The privacy and safety of residents in our community will be negatively impacted.

I implore you to deny this application. Much better use can be made of this property.

Thank you for considering my comments. I sincerely hope you take them to heart.

Sincerely,

WADMIN19-0014
EXHIBIT F

Dorothy A McDonald

20417 Bordeaux Drive

Reno, NV 89511

Sent from my iPhone

From: [Elizabeth Kelley](#)
To: [Bronczyk, Christopher](#)
Subject: Winery
Date: Saturday, July 13, 2019 1:34:25 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.]

I can't even imagine that this location is under consideration! No.

--

Liz Kelley
775-849-1513

From: m.k.pacheco
To: [Bronczyk, Christopher](mailto:Bronczyk.Christopher)
Subject: Wine tasting off Bordeaux Dr/Mt. ROse Hwy
Date: Saturday, July 13, 2019 2:49:12 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.]

Mr Bronczyk,

It has come to my attention that there is a proposal before the Washoe County Planning Commission for a wine tasting business off Mt Rose Hwy/Brodeaux Dr. I am a resident in Montreux and feel this would be a mistake for various reasons. It is already difficult to get in and out of our community. Turning onto Bordeaux is difficult and has a short turn lane driving east to west on Mt Rose Hwy. Traffic travels very fast down the Hwy and turning can be precarious. Adding a business would increase traffic which would make it even more dangerous. With construction and maintenance vehicles, residents and others already using this road an addition of a business would bring additional congestion. Also, the bus stop for the children in our community is located on that portion of Bordeaux. Parents have to park along that area to pick up their children. It is very congested and the addition of other drivers who do not know the area would make it very dangerous for children as they exit the buses and walk to their parents cars or walking home as some students do.

Please vote against approving this business as it is not appropriate at that location for all the various reasons I have mentioned.

Sincerely,
Karen Pacheco
6075 Lake Geneva Dr
Reno, NV. 89511

Cell: 925-352-9876

Sent from my Samsung Galaxy smartphone.

From: [Reba Wolf](#)
To: [Bronczyk, Christopher](#)
Subject: Proposed De La Montanya Winery, vineyard, and Tasting Room on Bordeaux Road
Date: Saturday, July 13, 2019 4:17:18 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.]

Hello Chris,

It was a pleasure meeting you and speaking with you at the Citizens' Advisory Committee meeting on Thursday evening at the South Valleys Library. My concerns about having a winery, vineyard, and tasting room so close to the entrance to my community were not calmed. I will address them individually.

The intersection of Mt. Rose Highway and Bordeaux Road 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 Drive 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 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 busses on Bordeaux Drive daily. At bus drop-offs each afternoon, Bordeaux Drive has parents parked on both sides of the street and young children, parents with baby carriages, strollers, and pets walk back and forth across the crowded street. It is already a bit chaotic and adding commercial traffic and potentially inebriated wine tasters will make it even worse. Mr. De La Montanya stated that the winery will only be open Thursday through Monday, from 11 AM to 6 PM, as if that would alleviate any issue with children's safety because the additional danger would only be on Thursdays, Fridays, and Mondays. Having our neighborhood children exposed to additional risk for only three days is not acceptable. Children are the prized resource of our future and should be protected; a commercial venture which adds potential danger to their safety should not be given priority over what is in the children's best interest.

My husband and I 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 and change it from purely residential to commercial. This could 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 but adding a commercial venture of this sort could attract many people who would make this a busier, louder, and more congested area. I'm sure that there are 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.

Thank you for attending the meeting and answering our many questions afterwards. Both your time and patience were greatly appreciated.

Best regards,
Rebecca Wolf
Montreux Resident

From: [Susan Barber](#)
To: [Bronczyk, Christopher](#)
Subject: De La Montanya Winery and Tasting Room
Date: Saturday, July 13, 2019 4:47:43 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.]

I have the following concerns about this business:

Traffic congestion on Bordeaux
Commercial and additional traffic at Bordeaux and Mt Rose Hwy,
which is already a challenging intersection without the winery traffic
Possible danger to children who exit school busses on Bordeaux
daily- from excess traffic and/or inebriated wine tasters
Having a winery/tasting room will dramatically change the entrance
to our community on Bordeaux from purely residential to
commercial.
This application being approved is, in my opinion, an invitation that
will attract other businesses to our immediate neighborhood.

Thank you for your attention,
Susan Barber
5805 Clarens Ct
Reno, NV 89511

775-849-2758

Sent from my iPad

From: inakat73891@aol.com
To: [Bronczyk, Christopher](#)
Subject: wine bar, vineyard and tasting room
Date: Saturday, July 13, 2019 4:47:46 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.]

I feel that having a wine bar, vineyard and tasting room off of Bordeaux and Mt Rose Highway will cause traffic congestion on Bordeaux bringing in additional traffic and more commercial traffic.

I'm concerned about a possible danger to children who exit school buses there, with excess traffic and possible inebriated wine tasters.

Having a winery/tasting room will change the entrance to our community from residential to commercial and could have a negative impact on our real estate values.

If approved, it is my opinion, that this is an invitation to attract other businesses to our immediate neighborhood.

Ina Katzman
Montreux resident

From: [Ron Parratt](#)
To: [Bronczyk, Christopher](#)
Subject: Winery and Tasting
Date: Sunday, July 14, 2019 9:13:24 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 Sir,

I just learned of a proposal to construct a Winery and Tasting Room off Bordeaux at or near the entrance to Montreux. Am I correct in this regard and where can I get more information? If true, I don't think this a good idea. This is already a congested area with all Montreux residents flowing in and out of the community on Bordeaux plus all of the construction and service traffic. School children are dropped off and picked up along this portion of Bordeaux as well.

Sincerely,

Ronald Parratt
Montreux Resident

Sent from my iPhone

From: [maria.constantino](#)
To: [Bronczyk, Christopher](#)
Cc: [Wim Roelandts](#)
Subject: Concerned Residences
Date: Sunday, July 14, 2019 11:25:19 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 Chris,

We live on Bordeaux and recently learned of the plan to build De La Montanya Winery/Tasting Room. Our concerns are:

1. Added Traffic to our street entrance
2. Drinking and Driving
3. Children safety
4. Other businesses might follow
5. Devalue of our properties

We ask that this plan be reconsidered and suggest a different location that is not so close to Montreux.

Kindly,
Maria & Wim Roelandts
20203 Bordeaux Drive
Reno, NV 89511
775/622-3834

From: [Wendy Wyrick](#)
To: [Bronczyk, Christopher](#)
Subject: Proposed De La Montanya Winery and Tasting Room on Bordeaux--Opposed View
Date: Monday, July 15, 2019 9:28:07 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.]

Hello,

I am writing to express my concern about the placement of this business in a residential area. This area is already heavily trafficked with residents and their visitors. Adding commercial traffic will only add to a bad situation on this two lane residential street. We pick our kids up from the bus stop there during the school year. Although we live inside the gates of Montreux, our children have friends on Bordeaux outside the gates. They ride their bikes to and from—again we are already concerned with the traffic we experience now much less adding more AND the fact patrons would leave after drinking wine.

I am not opposed to new businesses in Reno, I actually love the activity. However, this winery would be perfectly fitted for immediately off of Mt Rose highway. There is plenty of drive by advertising for all those going to and from the Lake if they were located on Mt Rose.

Lastly, any signage (which of course any business will need) would severely change the ambiance when turning on to Bordeaux. Montreux doesn't have signage and that is part of the charm. This would devalue our home value as it would appear to be a mixed zone area.

Thank you for listening to my concerns,

Wendy Wyrick

From: [Margaret Crowther](#)
To: [Bronczyk, Christopher](#)
Subject: Proposed winery in Montreux
Date: Monday, July 15, 2019 11:42:24 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 Mr. Bronczyk,

We are opposed to the winery/vineyard/tasting room business proposed for Montreux. This is a residential community, that was never intended for commercial development. Approval of this project would encourage more and more businesses to come to Montreux which would be entirely inappropriate.

We moved to Montreux to be in a safe, non commercial, gated community, not one that would now be open to the public creating more expense to monitor an influx of people from outside our community and a traffic nightmare for everyone who lives here.

Please reject this unwanted and non essential business for our Montreux community!

Sincerely,

Peg & Bob Crowther
16840 Delacroix

Stephen and Susan Gaddis
1675 Rouge Court/16475 Bordeaux Drive
Reno, NV 89511
510-909-6010

July 14, 2019

Mr. Chris Bronczyk
cbronczyk@washoecounty.us
Washoe County Planning Commission
1001 E. Ninth Street
Reno NV. 89512

RE: Request for Use Permit by De La Montanya Winery and Tasting Room with recommendation to reject this application due to public endangerment and an inappropriate land use within a residential neighborhood

Dear Mr. Bronczyk,

We have just been informed of an application by De La Montanya Winery and Tasting Room for a use permit to establish their business on property located off Bordeaux Drive in Washoe County. Bordeaux Drive is presently the only full-time access road for several neighborhoods to Mount Rose Highway.

It is important to note that the **only bus stop for school children** in the referenced neighborhoods is located on Bordeaux Drive between Mount Rose Highway and the access point to the proposed site for the Winery and Tasting Room. If this permit is approved, Children in these neighborhoods, will be walking to and from school buses with additional commercial traffic and wine tasting drivers that will intermittently cross their paths 5 days week! **Certainly, drinking, driving and childhood safety come to mind as a major concern regarding this application!!**

Additionally, residents will be commuting in a new environment where a business is potentially operating 7 days week and their customers will be driving in our neighborhood after consuming an undefined amount of wine. **Unquestionably, this negatively changes the character of our local community.**

Stephen and Susan Gaddis
1675 Rouge Court/16475 Bordeaux Drive
Reno, NV 89511
510-909-6010

I believe that there are approximately 450 developed residential properties that currently use Bordeaux Drive to access Mount Rose Highway. Also, there are about 100 more residential properties to be developed within the existing neighborhood, resulting in significant interaction with the applicant and their customers on a daily basis.

There are several commercial businesses West of Bordeaux Drive that are located directly off Mount Rose Highway. These businesses do not disrupt or endanger the residents that must rely on Bordeaux Drive as their sole access to Mount Rose Highway.

Finally, if this permit is approved, the surrounding residential properties near the proposed site may experience devaluation as a result of allowing this business in a residential neighborhood where residents must live and drive with their **potentially** inebriated customers 7 days a week. **Clearly, with devalued property values come reduced tax revenues!**

We respectfully request that the Planning Commission of Washoe County reject this land use permit , as defined, by applicant De La Montanya Winery and Tasting Room, due to public endangerment and as an inappropriate business use within an established residential neighborhood.

Thank you,

Stephen Gaddis and Susan Gaddis
16735 Rouge Court / 16475 Bordeaux Drive
Reno, NV 89511

510-909-6010
sbgaddis47@gmail.com

From: [Laurie Clifford](#)
To: [Bronczyk, Christopher](#)
Subject: De La Montana Winery
Date: Monday, July 15, 2019 12:04:10 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.]

My husband and I very much oppose the building of any commercial venue in the front yard of our special neighborhood. Traffic entering this location from Mount Rose is already getting more and more dangerous as we come and go. All of our neighbors chose Montreux to drive into an element of calm enroute to our homes and this we pay heavily for with our high property taxes. This also has assured us our children leaving the school buses at this location remain safe. This alone makes no sense to have wine tasting at this critical location. The entrance of this winery will also impede our construction gate and incur a traffic problem there. There's a place already around the bend on Mt Rose that has had multi owners thru the years and most not successful so why would another one so close be advantageous? In closing we so hope that the board will see this is absolutely a wrong place to combine wine with our private environment....LC and DC

Sent from my iPad

From: [Sejal Doshi](#)
To: [Bronczyk, Christopher](#)
Subject: De La Montanya Winery and Tasting Room.
Date: Monday, July 15, 2019 2:20:40 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.]

Hello Chris,

I would like to let you know my husband and I are Montreux residents and we oppose the development of the De La Montanya Winery and Tasting Room.

Thank you,
Sejal Doshi

From: [Beverly Champagne](#)
To: [Bronczyk, Christopher](#); [Beverly Champagne](#); [Larry Champagne](#)
Subject: Winery off of Bordeaux
Date: Monday, July 15, 2019 3:59:03 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.]

To whom it may concern:

We just want to go on record with serious concerns about the possibility of changing the zoning from single family dwelling to commercial on the two Bordeaux lots at the entrance of Montreux.

This is a very short street and would , in our opinion, make a very congested traffic situation, which is not a good thing. Also, turning onto Bordeaux is already busy.... add commercial stuff in the middle of a neighborhood could create havoc.

This is where children wait for and get dropped off from the WCSD Buses, so we think this could be a danger to the children.

Thank you for your consideration,

Bev and Larry Champagne

--

Beverly J Champagne

From: clarkson@clarkson.com
To: Peter.Durfee@wadmin.com
Subject: Final: Please review this draft that apparently must be submitted this afternoon (to be entered into the record) and please advise if you'd like your name attached to the e-mail. Thank! PHD
Date: Tuesday, July 16, 2019 7:43:48 AM
Attachments: [clarkson.com](#)
[Screenshot of Clarkston Drive Entrance and Exit from Bordeaux Drive](#)
[Screenshot of Clarkston Drive to Mount Rose.pdf](#)
[Screenshot with Clarkston Drive as entry drive.pdf](#)

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

Good Afternoon!

Thank you very much for your time last Thursday evening at the South Valley Library. Thank you very much for confirming to the Owner that the parcel's zoning will not now (nor ever in the future) permit any "Special Events" at the winery and that the Owner's proposed limited days and hours of operation would be part of approval (if such approval was actually granted).

Per our last conversation I wanted to follow up with the major concerns as expressed by my neighbors and myself. As noted repeatedly in the meeting, many of us are at a complete loss (i.e., with the possible exception of the Owner capitalizing on Nevada's obvious tax benefits) as to why this commercial project would be proposed in this residential (LDS) site with single [shared] driveway access (e.g., the location is in stark contrast to the Owner's website's vineyard priorities, the fact that the Owner explained that he wasn't sure if he could even grow grapes on this property and that the Owner admitted that trying to grow wine grapes on these parcels would be a "pioneering adventure" that may not work), but alas to each his own.

In addition to putting a commercial operation onto a residential site, I believe we both heard that the greatest underlying concern from everyone at the meeting was for the SAFETY of our school children (as the proposed project entrance/exit is adjacent to the neighborhood's school bus stop and Montreux contractor queuing), the SAFETY of all folks using Bordeaux Drive (with essentially the creation of a five way intersection in the middle of Bordeaux Drive), driving increased traffic to an intersection on Mount Rose Highway with a down hill curve to the west and the SAFETY of folks traveling on Mount Rose Highway (on a stretch of this highway that was specifically noted in the July 11th meeting by one resident in the meeting as already being fraught with deadly accidents in the last year).

These concerns are obviously amplified by the proposed use of the property to specifically sample/drink alcoholic beverages. Although the Owner explained that no one would be getting drunk on his several ounce wine samples; the Owner was (at best) evasive when asked about the consumption of bottles of wine purchased and enjoyed on the project's envisioned outdoor patio areas (i.e., the Owner ignored this question when initially asked on July 11th and then upon re-asking explained that he wasn't "familiar with Nevada liquor laws" to know if this on site consumption of purchased wine was permissible [or not]; needless to say we are very concerned about someone whose project's primary purpose is serving alcohol that is apparently flippant on this topic and that is self-admittedly unfamiliar with what would be the site's applicable liquor serving regulations).

In terms of SAFETY there seems to be a disconnect in the fact that Owner explained he picked the site because of the "Great" Mount Rose Highway access". The project proposes the driveway for these parcels become a commercial and public access/egress for the project. As you explained on the evening of the 11th that traffic concerns were not part of your assessment but that we could forward such concerns and others in the Development Department would examine this aspect of the project; the following items briefly highlight some of our SAFETY/traffic concerns for the project as proposed:

In addition to the driveway's placement near the neighborhood's school bus stop, the project's one proposed access point off Bordeaux Drive will in essence create a five way traffic intersection without the controls of a constructed traffic circle. Traffic studies (see related Attachments) have proven that such multiple stops sign entrances onto a main roadway introduce significant potential for vehicular and pedestrian conflicts and hence accidents. Study probabilities (refer to study from Las Vegas as referenced) analyses suggest that navigating this intersection area (especially after wine "tasting") will probably lead to increased SAFETY issues.

Even without any alcohol factoring; this access point is challenging as this creates three active roadway entrances onto Bordeaux Drive along about 100 feet of the Bordeaux Drive roadway, the middle Montreux service entrance/exit (i.e., middle lane of attached photo) is used by large vehicles that will block the view of the two driveways (with Montreux's Welcome Center's drive to the left and the project's [proposed] driveway to the right of this driveway) on either side of that entrance, and the landscaping at the residential property nearest the project's proposed access point visually challenges both entry and exit from the project's proposed access point (please see related photos).

As obviously there has been an investment by the Owner and independent of the myriad of many concerns expressed in the meeting on July 11th that were not SAFETY related (and especially in the spirit of not simply throwing up roadblocks to the project without offering compromising path(s) forward for a win-win for everyone involved); we suggest that if the project is to be approved; the project should only be approved as expressly conditioned upon the development and sole use of Clarkson Drive as the project's vehicular access point to/from Mount Rose Highway.

When this was suggested in the meeting on July 11th; the Owner indicated these lots didn't have access (rights to access?) Clarkson Drive that directly connects to the project's parcel. Logically the same immediate neighbors that we were told on July 11th that specifically changed their neighborhood's CC&R's to uniquely accommodate this new project would (logically) similarly embrace extending an access easement to the project parcels as a condition for the project that we were told they have greeted with open arms.

Additional attachments show the various locations surrounding the project with the various items listed, attachments also show the location of photos taken at the suggested Clarkson Drive entrance/exit and the suggested direct roadway connection to the project site from the adjacent Clarkson Drive. We know which location we would logically exit from after enjoying sampling (or enjoying a bottle of) wine.

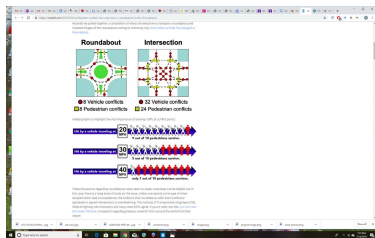
Although we are not Traffic Engineers, the proposed site use and the envisioned proposed single driveway entrance/exit will (over time and statistically) lead to accidents with potentially significant consequences. If our proposal to use only Clarkson Drive is problematic (again please read.....we are not traffic engineers); the next logical thing to us is to make the proposed project driveway a one-way entrance to the Winery (i.e., permitting only entry into the project site from Bordeaux Drive) and have all vehicles exit the Winery via Clarkson Drive onto Mount Rose Highway (with that exit as legally signed/posted as a right turn only exit). This conditional approval and approach would remove the project's most significantly problematic cross traffic left hand turns required by the projects currently proposed driveway uses (thus eliminating these exiting left hand turns both onto Bordeaux Drive and onto Mount Rose Highway).

Thanks for all of your consideration in these important matters!
Peter Durfee

p.s. - Although we are trained Sommoliers, based upon the De La Montanya web sites "site driven" grape growing philosophy (<http://www.dlmvine.com/dlmvineyards.html>).... we are wondering exactly how the teh wahr of this site compares to their other obviously highly selective vineyard's espoused perfect soils and micro-climates ?
p.s.s. - As written in haste to meet this afternoon's deadline, if any of this is unclear please call me with any related questions, comments or concerns

(mobile number is 714-920-5555).

Increased Vehicular and Pedestrian Conflicts:

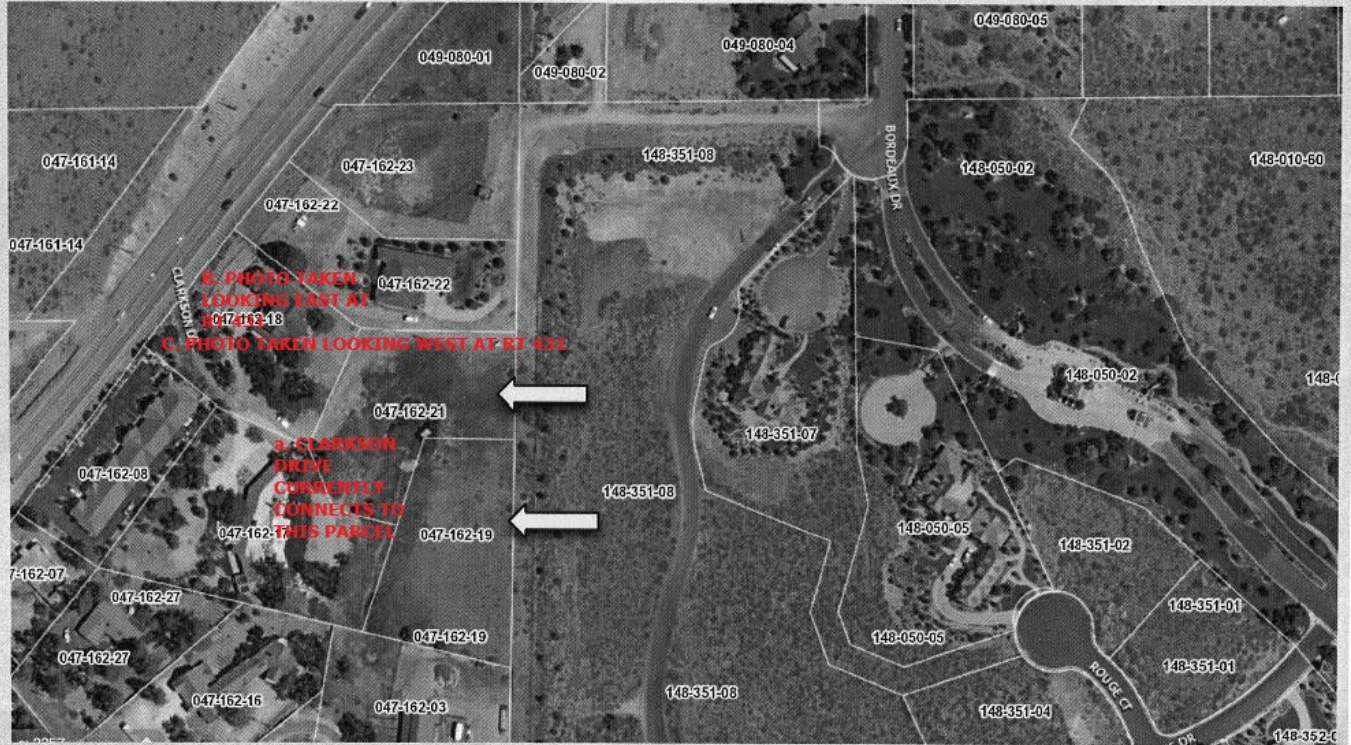


<https://nextst.com/2013/10/mythbusters-tackles-four-way-stop-v-roundabout-traffic-throughput/>

Related Roundabout Traffic Study From Las Vegas:

Location

16435 and 16445 Bordeaux Drive





WADMIN19-0014
EXHIBIT F



WADMIN19-0014
EXHIBIT F



WADMIN19-0014
EXHIBIT F

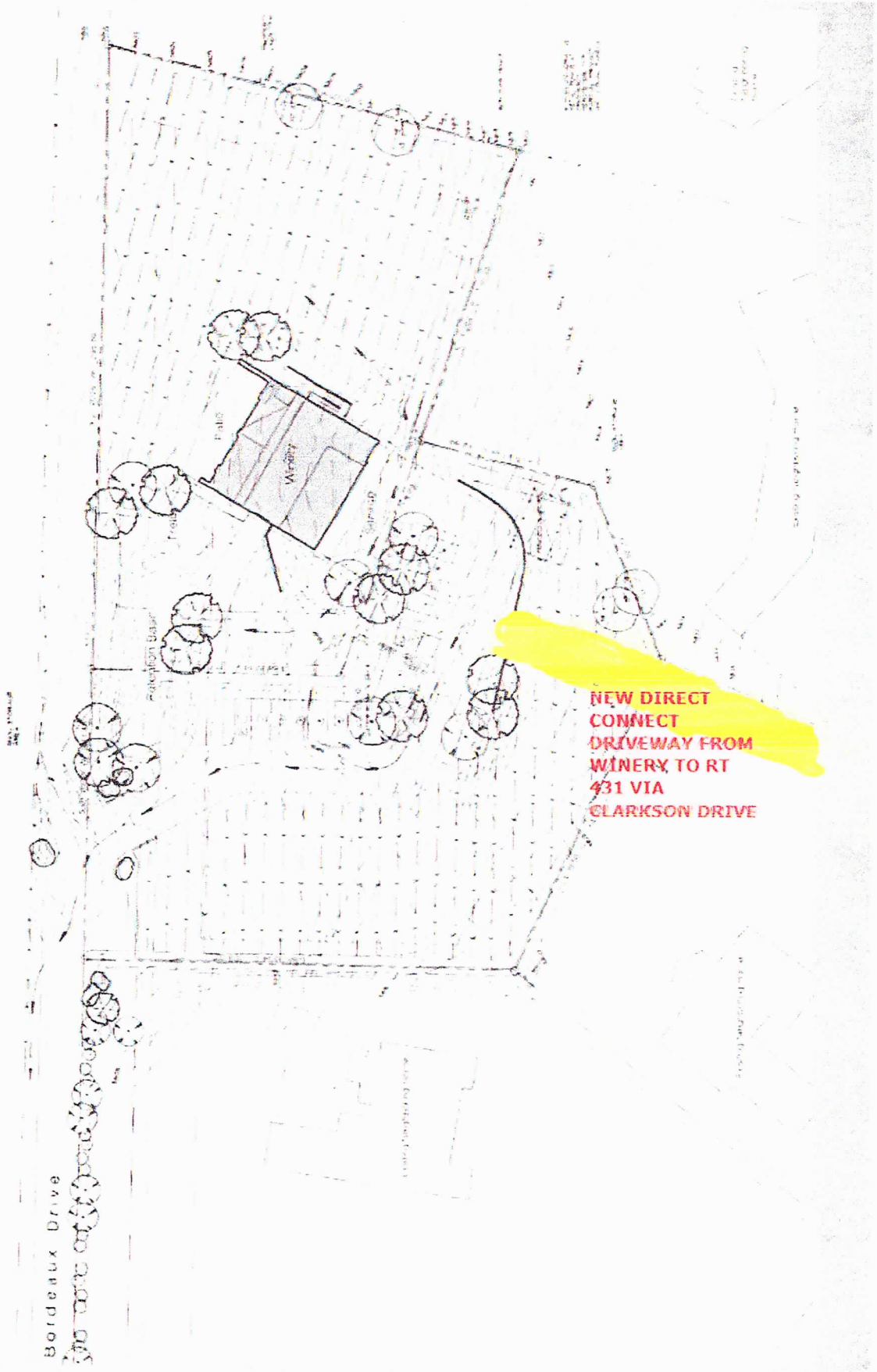


WADMIN19-0014
EXHIBIT F



WADMIN19-0014
EXHIBIT F

Site Development



**NEW DIRECT
CONNECT
DRIVEWAY FROM
WINERY TO RT
431 VIA
CLARKSON DRIVE**







From: [Lois Butler](#)
To: [Bronczyk, Christopher](#)
Subject: DeLaMontanya Winery & Tasting Room
Date: Tuesday, July 16, 2019 1:25:23 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 moved to Montreux in 2005. The main reason we love it here is that it is completely residential. We do not want commercial establishments or commercial traffic ruining our lovely community.

Thank you
Bill & Lois Butler

Sent from my iPhone

From: [Shane Dyer](#)
To: [Bronczyk, Christopher](#)
Cc: [Lauren Dyer](#)
Subject: De La Montanya Winery
Date: Monday, July 29, 2019 11:39:08 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.]

Chris

Thanks for taking the time to talk with me today.

I live on 16305 Bordeaux Dr. a residential street. I have 4 kids, ages 10, 8, 5, 2. There are other kids on in the area as well. It is a popular walking corridor and has no sidewalks.

- We don't feel our **residential street** should be used for **commercial access** to a winery.
- Access from HWY 431 on Clarkson Drive by the commercial office building (great basin institute) makes more sense and is more direct to the property.
- As a minimum, we would request some children at play signs and some traffic calming devices or speed bumps be installed.

Please let me know that this email was received.

Thanks!

Shane K. Dyer P.E., W.R.S.
Principal



Dyer Engineering Consultants, Inc.
9160 Double Diamond Parkway
Reno, NV 89521
(775) 852-1440 Phone
(775) 420-4552 Direct
(775) 852-1441 Fax

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From: [Planning Counter](#)
To: [Bronczyk, Christopher](#)
Subject: FW: WINERY ON BORDEAUX
Date: Monday, August 12, 2019 3:25:14 PM

From: William Cox [mailto:bill@williamjcoxcpa.com]
Sent: Monday, August 12, 2019 2:51 PM
To: Washoe County Planning and Development
Subject: WINERY ON BORDEAUX

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

TO WHOM IT MAY CONCERN;

A WINERY APPROVAL IN A RESIDENTIAL AREA AND A SCHOOL BUS STOP MAKES NO SENSE.

I WOULD HOPE THAT THE BOARD SEES THAT THIS IS THE WRONG PLACE FOR A TASTING ROOM AND THE SURROUNDING WINERY.

EVEN IF THIS PARCEL IS ZONED COMMERCIAL WITH THE CONTINUED DEVELOPMENT OF MONTREUX, AND ALL THE NEW HOMES THAT ARE BEING BUILT A COUNTY WOULD WANT TO PROTECT THE PROPERTY VALUES AND INSURE THE SAFTY OF CHILDREN GETTING OFF THE SCHOOL BUSES.

AS A HOME OWNER OF MONTREUX I AM AGAINST ANY APPROVAL FOR A WINERY ON THE PROPOSED LAND.

Bill Cox

From: [Planning Counter](#)
To: [Bronczyk, Christopher](#)
Subject: FW: proposed winery
Date: Monday, August 12, 2019 3:25:01 PM

From: Brian Haug [mailto:bhaug@haugquality.com]
Sent: Monday, August 12, 2019 3:13 PM
To: Washoe County Planning and Development
Subject: proposed winery

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

Planning Department,

As a Montreux resident, I am highly concerned about the impact of a proposed winery at the only entrance to our community. I completely agree with Reba Wolf's statement-

"This proposed winery will cause increased traffic on a narrow street which is already chaotic because it's a school bus stop. There was a traffic inquiry that did not take into account any additional traffic from owners of new homes, to be constructed on the many vacant lots that are still for sale in Montreux. Nor was the already present danger of merging onto Mt. Rose Highway effectively addressed."

"De La Montanya has significantly underestimated the traffic from trucks associated with delivery and production and the number of visitors to the winery and tasting room. He has negated the possibility of any danger from inebriated drivers leaving the tasting room."

Please add me to the list of opposition to this proposed use. Thanks You,
Brian Haug
4540 Alpes Way, Reno
408-605-9361

From: [Planning Counter](#)
To: [Bronczyk, Christopher](#)
Subject: FW: Wine tasting & winery off Bordeaux Drive
Date: Thursday, August 15, 2019 1:43:41 PM
Attachments: [e1b46f69b9ecc81203a00282d9788f75.png](#)

From: Mary Jo Blue [mailto:blueinc@verizon.net]
Sent: Thursday, August 15, 2019 10:18 AM
To: Washoe County Planning and Development
Subject: Wine tasting & winery off Bordeaux Drive

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

To Whom It May Concern:



We are totally behind the effort to **stop the proposed winery**. The choices for entrance and egress are unacceptable and will be hazardous to Montreux residents and the many children who use the school bus which arrives and departs near the proposed entrance. There will also be increased risk for accidents on Highway 431 due to increased traffic arriving and departing the winery, with drivers who have possibly consumed alcohol.

Also, we are concerned over the water usage for the winery portion of this business. There are many residents in the neighborhood of Montreux who have voiced their opposition to this proposed project in the email site for the Montreux neighborhood under Nextdoor Digest, should you care to read them.

Please do NOT approve these plans with the access off Bordeaux Drive, Reno.

Sincerely,
Richard W. Walker and
Mary Jo Blue
5720 Dijon Circle
Reno, NV 89511

Thank
Reply

H JAMES and JANET K WULFSBERG

6485 MONTREUX LANE
RENO, NEVADA 89511

August 12, 2019

Board of Adjustment
Washoe County
County Commission Chambers,
1001 E. 9th Street, Building A,
1st Floor, Reno, NV 89512

Re: Permit Application of De la Montoya Winery/ Bordeaux Drive, Reno, NV.
Hearing Date: September 5, 2019

Dear Board of Adjustment:

We reside at 6485 Montreux Lane, Reno, Nevada, 89511. We enter and leave our property from Bordeaux Drive on Mount Rose Highway. We oppose strongly the application of De La Montoya Winery to operate a winery and tasting room adjacent to the residences in and outside of the Montreux Golf and Country Club. We believe that the continuing traffic congestion caused by the operation of the winery and tasting room business would unduly increase the traffic congestion of what is a residential and golf community.

The Montreux Golf and Country Club area is currently zoned for additional residences, none of which involve the operation of a commercial enterprise and are accounted for in the plan for Montreux. The Montreux Golf and Country Club also conducts an annual golf tournament, now sponsored by the Professional Golf Association. This tournament has been ongoing for the last two decades. During this tournament, the traffic in and out of Bordeaux increases, but has been mitigated with the use of bus and similar transportation in and out of the event.

We respectfully request that we be provided with all environmental studies conducted by the Applicant including those aimed at mitigating the additional traffic anticipated at the proposed winery and tasting room. We note that the proposal includes provision for only 16 parking spaces that by itself seems inadequate and could easily lead to parking on Bordeaux Drive and adjacent streets when these few spaces are used.

We respectfully urge the Board of Adjustment to deny this application. There are numerous other locations, already zoned and suitable for such enterprises, on the lower areas of the Mount Rose Highway that could be used for the proposed winery and tasting room.

Respectfully submitted,


H. James and Janet K. Wulfsberg

From: [James Pickett](#)
To: [Bronczyk, Christopher](#)
Subject: Vineyard Tasting Room off of Bordeaux and Mt Rose Hwy.
Date: Monday, July 15, 2019 2:23:21 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,

My name is James Pickett and I am one of the owners of a lot (Assessor parcel number 047-162-23) which is next to the two lots proposed for a vineyard and wine tasting room. I also live in the Montreux Community. While I believe there are some concerns on increased traffic onto Bordeaux, I believe that the concept of the proposed vineyard and tasting room will fit in nicely with the area and be a good addition to the neighborhood. The other item to consider is the school bus pickup on Bordeaux and how a use like this could impact it but do believe the positives outweigh that one item of concern.

I am in support of the proposed use and believe the owner will do it tastefully and be sensitive to any traffic impacts.

Best,
James

James Pickett
775-398-2266 - Direct
480-213-1803 - Mobile
jpickett@laderaventures.com



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From: [Margie Wonhof](#)
To: [Bronczyk, Christopher](#)
Subject: Support for the De La Montanya Vineyard
Date: Tuesday, July 16, 2019 3:35:57 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'm not sure I can make the August 1 meeting, but wanted to let you know myself and many other Montreux residents are in favor of the De La Montanya's application for a Vineyard. My husband and I have lived here all our lives, in Montreux for 12 years as we are members for 20 years.

We believe this is a positive project for the community at large. Based on the De La Montanya's vineyard in Healdsburg, it will probably be a beautiful vineyard and barn.

We understand some residents object to the traffic, but we believe there will be a minimal number of vehicles daily. As Montreux gets built out, there will be less construction vehicles coming into our property in the next few years. As for concerns over drunk drivers, we believe the tastings are not sufficient to be a concern. We often go to tastings....this is a venue to taste wine not a bar. In addition, most people now use Uber when they are partying so the risk seems minimal.

We believe this project will only enhance our property value in Montreux and also the other adjacent properties.

Thank you for your time and consideration.

Margie and Rob Wonhof
6340 Wetzel Court
Reno, NV 89511



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From: [Betty Scott](#)
To: [Bronczyk, Christopher](#)
Subject: De La Montanya Winery in Reno
Date: Tuesday, July 16, 2019 4:33:10 PM

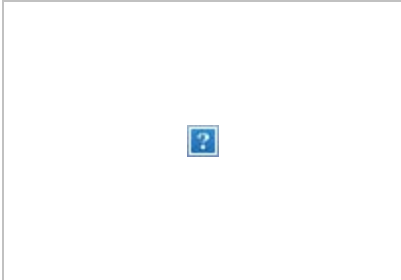
[**NOTICE:** This message originated outside of Washoe County -- **DO NOT CLICK** on **links** or open **attachments** unless you are sure the content is safe.]

Good afternoon,

I've been a wine club member at De La Montanya for 15 years and heard they are looking at a spot in South Reno. I'd love to have them represented here and think they'd be a great fit for the area.

Happy to provide any additional insight as needed.

Best,
Betty



Betty Scott CID, AKBD
Aspen Leaf Interiors
Lake Tahoe - SF Bay Area
10075 W. River Street, Truckee, CA 96161
[775-287-1168](tel:775-287-1168) mobile
[775-470-5494](tel:775-470-5494) STUDIO
[530-550-9574](tel:530-550-9574) HOME store
[206-600-4676](tel:206-600-4676) fax
www.AspenLeafInteriors.com

From: [Kathleen Wilson](#)
To: [Bronczyk, Christopher](#)
Subject: DeLaMontanya Boutique Vineyard
Date: Tuesday, July 16, 2019 4:33:44 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,

Please accept this email on behalf of my husband, Keith and I who are DLM Wine Club members and long-time fans of the DeLaMontanya's and their vineyards and wines. Tina and Dennis are exceptional vineyard owners, creating both a great wine and exceptional family vineyard experience. They work to maintain a small cadre of fans and wine club members, while growing grapes for some of the other companies, so they can remain "boutique" which is the allure of their successful business venture. They have been in business over 25 years with a successful business plan, which includes continuing in their "boutique" operation as well as supplier of CA. grapes for that region.

We have been "rooting" for their presence in Northern Nevada, even since Dennis announced that it has been a designed plan of both UNR and Washoe County Planning to "grow" the vineyard/wine business. They are excited at the prospect of doing just that and set about becoming Washoe County/Reno residents since 2017. They have knowledge of the industry and are leaders in this Northern Nevada pursuit to enhance what was dreamed by the University of Nevada, Reno some 12 years ago. They are respectful senior adults who understand the need for being part of the community and warrant welcoming by all of us. Their properties in the Healdsburg, CA areas are beautiful places to visit and their enhancements of the surrounding property values with their well-designed environments can't be argued.

They are a welcomed business and family and Reno and it's residents honored to have such great neighbors. As a little background, they sold their Galena Forest properties, and purchased in Montreux so they could begin in the development of a boutique vineyard so it would be close to their retirement property in Montreux, one many consider to be Reno's finest and exclusive developments. I would expect the intelligent clientele of of Montreux to see that a quality vineyard, like DLM Winery would enhance the already quality community of Montreux. My experience, as so many who visit the Napa/Sonoma vineyards know that wine tasting is not bar-hopping, and the DLM family understands this though their years of experience. It is not a first-time venture for the DeLaMontanya's. My husband and I can personally vouch for this project and Dennis & Tina as upstanding residents and are excited to have their presence in Northern Nevada.

I can be reached for further comment, if needed at 775-848-2552.

Kathy & Keith Sietsema
6155 E. Hidden Valley Drive
Reno, NV 89502

--

From: [Ron Borst](#)
To: [Bronczyk, Christopher](#)
Subject: De La Montana winery / tasting room
Date: Thursday, July 18, 2019 12:06:00 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.]

I have been a customer of De La Montana for the last 10 years. NEVER have we had a sub par wine . We have been over 100 wineries none match up to DLM! Dennis runs a first class winery in Dry Creek area of California and would be a great asset to Washoe County .

Thank you
Ron Borst

Sent from my iPhone

From: [Jen Eastwood](#)
To: [Bronczyk, Christopher](#)
Subject: In support of De La Montanya Winery in Reno
Date: Wednesday, July 17, 2019 11:37:21 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.]

Hello,

I'm sending a letter of support for De La Montanya Winery. I was previously a wine club member and had nothing but great experiences with the winery and al their staff. Washoe County would greatly benefit from having a De La Montanya Winery tasting room on Mount Rose Highway.

Thank you,
Jen Eastwood
(Reno native and resident)

From: [I harding](#)
To: [Bronczyk, Christopher](#)
Subject: DLMWine
Date: Thursday, July 18, 2019 2:04:43 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.]

I have been a member of this winery since one year after it's opening in Healdsberg, Ca.

I would like to see and have advocated to have this wine in Nevada.

I believe that if De La Montanya winery were allowed to open here in Nevada and folks tried their wines, there would be no resistance from the residents of Montreaux.

It would also generate tax monies for the state and also add to the job corps.

So in a nutshell, we are totally in favor of De La Montanya winery coming to the area.

From: [Vickie Borst](#)
To: [Bronczyk, Christopher](#)
Subject: De la Montanya
Date: Thursday, July 18, 2019 7:16:03 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.]

To whom it may concern,

I am not sure what the resistance is for a wine tasting facility of the top class as De la Montonya winery. My husband and I have been members for many years and have NEVER been disappointed in their quality of wine, or service. I would be very excited to attend their tasting room here in Reno. They are definitely a class act. Thank you.

Ron and Vickie Borst

775 846-7225 (if you call and no answer, please leave a message)

Sent from my iPhone

From: [Planning Counter](#)
To: [Bronczyk, Christopher](#)
Subject: FW: De La Montanya Winery near Montreux project
Date: Tuesday, August 13, 2019 5:06:19 PM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)



[Insert Planner Name]

Planning Front Counter | Planning and Building Division | Washoe County Community Services Department

planning@washoecounty.us | Office: 775.328.3600 | Fax: 775.328.6133

PO Box 11130, Reno, NV 89520-0027

1001 East Ninth Street, Reno, NV 89512



From: Elizabeth Coffey Curle [mailto:ecoffeycurle@gmail.com]
Sent: Tuesday, August 13, 2019 4:58 PM
To: Washoe County Planning and Development
Subject: De La Montanya Winery near Montreux project

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

I am writing in support for the development of the small vineyard and wine tasting room at the De La Montanya Winery near the Montreux housing development. I think it is a perfect business fit for that area of Galena.

I have a small 14 plant private vineyard near Saddlehorn and the climate is perfect for the growing of grape vines. Properly fenced, the bears and deer do not have access to the grapes and do not attempt to access the vines for food.

I've read where residents of Montreux are concerned about truck traffic and people under the influence leaving the facility. Deliveries can be scheduled for early morning. (Mt Rose Ski Tahoe requires all food deliveries to take place before 8 AM so the trucks do not interfere with the arrival of skiing guests.) The state of NV has a very well defined Alcohol Awareness Program that all persons serving alcohol must complete. The liability placed on the serving facility and bartenders themselves keep a check on persons being over served and behind the wheel of an automobile.

I hope you see the winery as a positive addition to the Galena community and allow the winery to proceed and the wine tasting room to open as planned.

I do not know anyone associated with the De La Montanya project. I am merely speaking as a Galena resident.

Thank you,

Elizabeth Coffey Curle
5844 Rock Farm Road
Reno, NV 89511
ecoffeycurle@gmail.com

From: [Alyson Jasper](#)
To: [Bronczyk, Christopher](#)
Cc: jarod@dmlwine.com; dennis@dmlwine.com
Subject: WADMIN19-0014 De La Montanya Winery
Date: Saturday, July 27, 2019 4:49:20 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.]

July 28, 2019

RE: [WADMIN19-0014 De La Montanya Winery](#)

Dear Chris Bronczyk:

I am writing to you regarding the application for De La Montanya Winery which is pending a hearing with the Board of Adjustment in August.

I have known Dennis, Tina and their team for many years and can attest to their integrity, business acumen, and commitment to the local community.

When described as a “boutique” winery near Montreux, I believe that is exactly what Dennis & Tina will deliver with no negative impact to the surrounding areas - a small winery which caters to mature wine enthusiasts who truly just enjoy wine, and connoisseurs with discerning tastes.

The current De La Montanya winery in the heart of Sonoma County, CA is a hidden gem, and I believe the local Washoe residents will benefit from such a hidden gem in Reno, NV.

I advocate for this business venture and would welcome any questions you may have which would expedite the approval to proceed at the next hearing.

Sincerely yours,

Alyson Jasper

Alyson Jasper

July 14, 2019

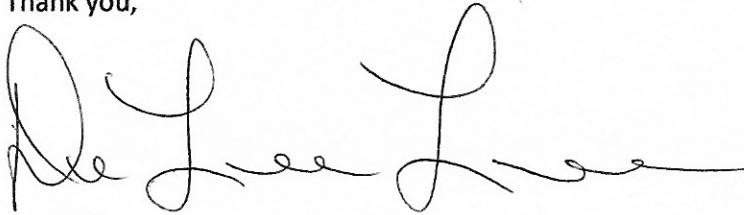
Washoe County Planning/ Community Development

Re: Application for use APN's 047-162-19 & 047-162-21

To whom it may concern;

Daniel & I are neighbors and share a joint border with above parcels. We would appreciate the fencing to be of an "open nature" so that we may enjoy the look of the grape vineyard & landscaping. We are excited for this project to be completed. We support the De La Montanya's and feel that the a micro winery will add to our quality of life, the view from our home, & enjoyment of our property.

Thank you,

A handwritten signature in black ink, appearing to read "DeLee Lee". The signature is fluid and cursive, with the first name "DeLee" and the last name "Lee" clearly distinguishable.

DeLee Lee

Email: dandecomm@gmail.com

Daniel & DeLee Lee

16700 Mt Rose Hwy

Reno, Nv 89511

Mailing; 18142 Wedge Pkwy

Reno, Nv 89511

July 12, 2019

Washoe County Planning/Community Development
Re: Application for Use APN's 047-162-19 & 047-162-21

To whom it may concern;

As a neighbor to both these parcels we encourage any fencing to be of an "open nature" so the surrounding land can be enjoyed. The use of a solid fencing material would detract from our ability to enjoy the land as a neighbor and may even attract nuisance activities like graffiti vandalism, vagrancy and would reduce any opportunity to observe such activities by providing a cover or concealment of behavior.

As a neighboring property, we do not have any issue or opposition to the use of open fencing. Please consider allowing open fencing for the above reasons. We also support the DeLaMontanya's use.

Respectfully submitted,



Jerry Keir
Great Basin Institute
16750 Mount Rose Hwy.
Reno, NV 89511
APN 047-162-08

From the Desk of

Tim Ritter, Trustee

Ritter Properties Trust

16730 Mt. Rose Highway

Reno, NV 89511

To Whom it May Concern,

I reside at the home located above the De La Montanya property, looking down into the proposed vineyard and tasting room. Their development of the property perhaps affects my property more than any other. The De La Montanya family has kept myself and the other neighbors apprised of their concept for a vineyard and the intended tasting room.

I am positive on the proposed agricultural use of growing grapes and would prefer an open fence for visual reasons rather than a solid fence around the property.

Should you have any questions feel free to contact me by mail at the above address or by email, tim@baystone.com or my cell phone 510-760-0292.

Many thanks,



Tim Ritter

Individually as resident, and as

Trustee, Ritter Properties Trust, Owner

July 14, 2019

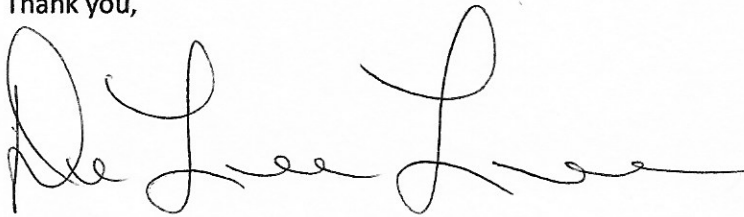
Washoe County Planning/ Community Development

Re: Application for use APN's 047-162-19 & 047-162-21

To whom it may concern;

Daniel & I are neighbors and share a joint border with above parcels. We would appreciate the fencing to be of an "open nature" so that we may enjoy the look of the grape vineyard & landscaping. We are excited for this project to be completed. We support the De La Montanya's and feel that the a micro winery will add to our quality of life, the view from our home, & enjoyment of our property.

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DeLee Lee

Email: dandecomm@gmail.com

Daniel & DeLee Lee

16700 Mt Rose Hwy

Reno, Nv 89511

Mailing; 18142 Wedge Pkwy

Reno, Nv 89511

From: [Mark Schimpf](#)
To: [Bronczyk, Christopher](#)
Subject: De La Montanya Winery
Date: Thursday, August 08, 2019 4:48:32 PM
Attachments: [IMG_5312.png](#)

[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 just left you a voicemail but thought I should follow up with an email as well.

My wife and I live on the corner of Bordeaux and the proposed entrance road to the winery.

The road behind our home is currently dirt and the dust we experience on a daily basis with the current "limited traffic" is becoming more and more troublesome.

While I note in the application, that, if approved, the applicant will pave the dirt road behind our home which will ultimately result in the elimination of the dust which is terrific.

However, I would also request that some sort of speed deterrent be a part of the paving process.....Speed Bumps.....Speed Humps.....Speed Pillows.....etc.

We have lived at this property since 2000. Since then the traffic has continually increased. There is now considerably more service traffic using this road as well including NV Energy and TMWA vehicles.

There are also multiple times a week when sub-contractors for Montreaux mistake this road for the Construction entrance. When they realize they made a wrong turn they race down the dirt road causing more and more dust. A speed deterrent of some sort would help reduce this occurrence greatly.

The De La Montanya's have obviously done their homework and put a lot of time and effort into this proposed project. While not opposed to the project in general I do have significant concerns regarding this additional traffic not only on Bordeaux in front of our home but also up and down the current dirt road behind our home. The study shows "up to" an additional 30 trips a day. Plus the added truck deliveries.....

Please consider installing Speed Bumps on this section of road if the application is approved.

Thank you very much,

Mark & Beverly Schimpf
16355 Bordeaux Drive
Reno 89511
980-223-9295





From: [Dennis Troy](#)
To: [Bronczyk, Christopher](#)
Cc: [Giesinger, Chad](#); [Kurt Stitser](#); [Dennis](#)
Subject: DeLaMontanya Winery CAB reponse
Date: Monday, July 15, 2019 8:44:22 AM
Attachments: [PastedGraphic-14.tiff](#)

[**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,

Below you will find a list of the questions/comments presented by the public at the South Valleys CAB meeting on July 11th, 2019 regarding the DeLaMontanya Winery. The responses to address the comments/questions follow. Per your request, these items were to be addressed in writing by no later than 5:00pm on July 15th.

If you have any further questions of clarification between now and the Board of Adjustment meeting on August 1st please do not hesitate to contact me.

Thank you,

Dennis Troy

1. Access, will it be paved? **The access will be constructed in full compliance of the Washoe County Public Works and Engineering Standards.**
2. School bus issues, traffic issues, and drunk drivers. People who over indulge, and those who get drunk off of one sip - how will this be dealt with. **The applicant worked with Washoe County Traffic Engineers to create a traffic study for this type of use. Based on the busiest of days, this project will create no more than 30 trips per day. The project and site improvements as required by the Washoe County Public Works and Engineering Standards will adequately address any and all traffic impacts associated with this project. Additionally, school time activities will not conflict with the wineries operational hours 65% of the time based on hours of operation of WCSD schools and buses. All wine educators working within the tasting room will be required to meet all state liquor control board laws. Further, all educators will be required to adhere to local, state and federal serving standards.**
3. High traffic area for the access, Montreux construction vehicles use this round about, and tons of kids in this area - how will this be handled. **The applicant worked with Washoe County Traffic Engineers to create a traffic study for this type of use. Based on the busiest of days, this project will create no more than 30**

trips per day. The project and site improvements as required by the Washoe County Public Works and Engineering Standards will adequately address any and all traffic impacts associated with this project.

4. Access to Mount Rose, it's dangerous. The applicant worked with Washoe County Traffic Engineers to create a traffic study for this type of use. Based on the busiest of days, this project will create no more than 30 trips per day. The project and site improvements as required by the Washoe County Public Works and Engineering Standards will adequately address any and all traffic impacts associated with this project. If the Washoe County Traffic Engineers deem that this project will trigger additional improvements then this will be addressed at that time.

5. Signage, what is being proposed? The project will have two signs as shown within the applicants submittal package. One address number and DLM sign will be at the driveway entrance identifying the winery (approximately 6"x18") and one larger monument sign will be on the site.

6. Will there be outdoor equipment? No, there will be no outdoor equipment.

7. Noise, night time lighting? The hours of operation and well thought out location of the building on the site will mitigate any noise associated with the project. The project strategically placed the building and vineyards/crops on a location to provide a buffer from adjacent residential uses. All nighttime lighting will be compliant with Washoe County Building/Planning Division lighting standards and be dark sky compliant. Further the hours of operation will limit the amount of lighting.

8. Why this location out of all of Washoe County? The applicant has spent that past 18 months searching for a site that is compatible with this use. The Washoe County Development Code was amended 2 years ago to allow for this type of use on sites with this exact zoning. The standards within the code are very particular about the standards that must be met to allow for this use, this site meets them. This site has the appropriate zoning, public water and sewer and is in a desirable location for crop production. The applicant performed due diligence on over 6 different sites before selecting this site. The applicant went as far as entering into escrow on 5 of those sites before ultimately selecting this site. Further the applicant met with Washoe County Planning staff for pre-development meetings on three separate occasions.

9. Do you have a backup site? This site meets all the Washoe County Planning Division requirements for this use and the applicants business pro forma to operate a successful boutique winery. At this time we are not actively looking at other sites to operate.

10. Montreaux for the project title? Do you have naming rights? This project does not have Montreaux in the title of it. Other than the general location of the facility, there is no tie/nexus to Montreaux

11. Have you talked to the HOA? The owner Dennis DeLaMontanya has reached out to all adjacent neighbors that have a vested interest in this project. The main focus has been on these neighbors as they are in direct proximity of the site. Additionally, he has reached out to the Montreaux HOA and provided his contact information should anyone have concerns.

12. Will special events be held here? Weddings etc. If the owners are approached by patrons about holding a special event at the site the applicant will work with Washoe County Business License Division to apply for a Special Events Permit in accordance with Chapter 25

13. Truck deliveries? How often, what type of trucks, etc. The use will generate approximately 5-10 large truck deliveries per year. (Large trucks being only 10 tire box trucks). We anticipate no truck and trailer deliveries. The use will also generate approximately 10-12 deliveries on an annual basis of smaller 8-12ft box trucks.

14. Is there a kitchen proposed? No

15. Will this be a bar? No, this will be tasting room educating guests on the art of enology. Additionally this will have a small production facility for DeLaMontany Wineries.

16. How much wine will be served at this location? The tasting room will offer 4-8 rotating wines for patrons. These are served in 1 oz pours. The business model encourages patrons to visit the site, learn about the wines, taste the wines and purchase wine for offsite consumption. This is not a wine bar. The guests of this project will typically stay between 30 minutes to 1 hour.

17. Hours of operation, why do you not want to be restricted? Amending conditions of approval in the future can be very arduous task and business patterns take time to establish themselves. Self-imposing limiting factors on a new business can make or break the operation.

18. Smell in the fall, how long will it linger, and is there anything planned to deal with it? There will be little to no smell associated with the production of the wine outside of the facility. The smell associated with the crush season is negligible for this size of winery.



Dennis Troy
Pre-Construction Manager
509-954-4284

Community Services Department
Planning and Building
ADMINISTRATIVE PERMIT APPLICATION
(Care for the Infirm see page 8)



Community Services Department
Planning and Building
1001 E. Ninth St., Bldg. A
Reno, NV 89512-2845

Telephone: 775.328.6100

Administrative Permit

Washoe County Code (WCC) Chapter 110, Article 808, Administrative Permit, provides methods for reviewing proposed uses which possess characteristics that require special appraisal in order to determine if the uses have the potential to adversely affect other land uses, transportation, or facilities in the vicinity. The Board of County Commissioners, the Board of Adjustment, or the hearing examiner, may require conditions of approval necessary to eliminate, mitigate, or minimize to an acceptable level any potentially adverse effects of a use or specify the terms under which commencement and operation of the use must comply. See WCC 110.808, for further information.

Development Application Submittal Requirements

1. **Fees:** See Master Fee Schedule. **Bring payment with your application to Community Services Department (CSD). Make check payable to Washoe County. (Note: All fees are waived for Administrative Permits for “temporary occupancy for the care of the infirm” [see Washoe County Code Section 110.310.35(g)]; however, the Administrative Permit Application process is still required.)**
2. **Development Application:** A completed Washoe County Development Application form.
3. **Owner Affidavit:** The Owner Affidavit must be signed and notarized by all owners of the property subject to the application request.
4. **Proof of Property Tax Payment:** The applicant must provide a written statement from the Washoe County Treasurer’s Office indicating all property taxes for the current quarter of the fiscal year on the land have been paid.
5. **Application Materials:** The completed Administrative Permit Application materials. (Some Administrative Permits, due to the minor impact of the application, will not require some of the requirements. You are encouraged to meet with a planner to determine the applicability of individual requirements.)
6. **Site Plan Specifications:**
 - a. Lot size with dimensions drawn using standard engineering scales (e.g. scale 1” = 100’, 1” = 200’, or 1” = 500’) showing all streets and ingress/egress to the property.
 - b. Show the location and configuration of all existing and proposed buildings (with distances from the property lines and from each other), all existing buildings that will remain (with distances from the property lines and from each other), all existing buildings that will be removed, and site improvements on a base map with existing and proposed topography expressed in intervals of no more than five (5) feet.
 - c. Show the location and configuration of wells, septic systems and leach fields, overhead utilities, water and sewer lines, and all existing and proposed easements.
 - d. Show locations of parking, landscaping, signage and lighting.
 - e. The cross sections of all existing and proposed rights-of-way, streets, alleys or private access ways within the proposed development, proposed name and approximate grade of each, and approximate radius of all curves and diameter of each cul-de-sac.
 - f. Property boundary lines, distances and bearings.
 - g. Contours at five (5) foot intervals or two (2) foot intervals where, in the opinion of the County Engineer, topography is a major factor in the development.
 - h. Indication of prominent landmarks, rock outcroppings, and natural foliage which will be deciding considerations in the design of the development.
 - i. If any portion of the land within the boundary of the development is subject to inundation or storm water overflow, as shown on the adopted Federal Emergency Management Agency’s Flood Boundary and Floodway Maps, that fact and the land so affected shall be clearly shown on the

map by a prominent note on each sheet, as well as width and direction of flow of each water course within the boundaries of the development.

- j. Vicinity map showing the proposed development in relation to Interstate 80, Highway 395, I-580, or a major arterial. The vicinity map shall also include a north arrow.
- k. Date, scale, and number of each sheet in relation to the total number of sheets, and the name of the person preparing the plans.
- l. Location of snow storage areas sufficient to handle snow removed from public and private street, if above 5,500 feet.
- m. All known areas of potential hazard (and the basis for delineation) shall be clearly designated on the map. Additionally, active fault lines (post-Holocene) shall be delineated on the map.
- n. Location of areas with slopes greater than fifteen percent (15%) and thirty percent (30%).
- o. Boundary of any wetland areas and/or floodplains within the project site.
- p. Note by the project engineer or design professional indicating compliance with all applicable provisions of the Washoe County Development Code.
- q. Significant Hydrological Resources. Indicate the critical and sensitive buffer zones according to Article 418 of the Washoe County Development Code.

7. Additional Site Plan Specifications for Grading:

- a. Location and limits of all work to be done.
- b. Existing contours and proposed contours.
- c. Location of any structures on adjacent parcels that are within fifteen (15) feet of the work site's parcel boundary.
- d. Existing draining (natural and man-made) and proposed drainage patterns.
- e. Sufficient elevation data to show the drainage will work as proposed.
- f. Quantities of excavation, fill, and disturbed surface area shall be calculated and shown on the site plan. **Areas under buildings and pavement need not be included in these calculations.**
- g. Quantities of material proposed to be removed from the site must be shown. The proposed disposal area and the disposition of fill must be noted on the plan.
- h. Limiting dimensions of cut and fill.
- i. Proposed BMPs (Best Management Practices) for controlling water and wind erosion if a disturbed area is left undeveloped for more than thirty (30) days.
- j. Cut and fill slopes setback from the property boundary.
- k. Structure setbacks from a slope.

8. Traffic Impact Report: Traffic impact reports are required whenever the proposed development project will generate 80 or more weekday peak hour trips as determined using the latest edition Institute of Transportation Engineers (ITE) trip generation rates or other such sources as may be accepted by the Engineering and Capital Projects. Projects with less than 200 peak hour trips may not need to perform an impact analysis for future years. Traffic consultants are encouraged to contact Engineering and Capital Projects staff prior to preparing a traffic impact report.

9. Floor Plan Specifications:

- a. If the project involves the use or construction of a building, include floor plans of the building(s).
- b. If the project involves the construction of an addition to a building or expansion of previously constructed structures, include floor plans of the existing and proposed construction.

10. Landscaping: Landscaping plans may be required. If required, a landscape plan must include: a soils evaluation; color and type of building material, such as fencing material; type of plant material; location of plant material and proposed maintenance schedule; size of plant material at planting and size of plant material at full maturation; type and amount of mulch material; and an irrigation plan.

- a. **Planting Plan Specifications.** The planting plan must include all necessary information to satisfy Washoe County Code Section 110.412.60 Planting Standards.
 - Location, spacing, size, and genus and/or species of proposed plantings, and identification of existing plants.
 - Existing vegetation, natural features, and site improvements on adjoining properties within ten (10) feet of the property line.
 - Plant list which includes the following: quantity of proposed plants; existing plants to remain; number of proposed trees; number of existing trees to be preserved; amount of paved area; and the amount of turf.
 - b. **Irrigation Plan Specifications.** The irrigation plan must include all necessary information to satisfy Washoe County Code Section 110.412.65 Irrigation Standards.
 - Location, size, and specifications of water source(s), water mains, meter(s), valves, and the controller.
 - Temporary or permanent water irrigation systems.
 - Specifications of irrigation equipment identified by manufacturer's name and equipment identification number.
 - An approved backflow prevention device is required on all landscape irrigation systems.
11. **Signage Plan:** Show the location and configuration of all proposed signage including sign dimensions, sign materials, and methods and intensity of lighting.
 12. **Lighting Plan:** Show the location and configuration of all proposed exterior lighting including a detail of the parking lot light fixtures, pole heights, security lighting, and wall mounted illumination fixtures. Parking lot areas shall be depicted showing lumen isolines demonstrating compliance with the provisions of the Washoe County Development Code.
 13. **Building Elevations:** All buildings and structures including fences, walls, poles and monument signs proposed for construction within the project shall be clearly depicted in vertical architectural drawings provided in accurate architectural scale. All architectural elevations from all building faces shall be presented.
 14. **Packets:** Three (3) packets and flash drive or DVD- any digital documents need to have a resolution of 300 dpi. One (1) packet must be labeled "Original" and contain a signed and notarized Owner Affidavit. Each packet shall include one (1) 8.5" x 11" reduction of any applicable site plan, development plan, and/or application map. These materials must be readable. Labeling on these reproductions should be no smaller than 8 point on the 8½ x 11" display. Large format sheets should be included in a slide pocket(s). Any specialized reports identified above shall be included as attachments or appendices and be annotated as such.

-
- Notes:
- (i) Application and map submittals must comply with all specific criteria as established in the Washoe County Development Code and/or the Nevada Revised Statutes.
 - (ii) Appropriate map engineering and building architectural scales are subject to the approval of Planning and Building and/or Engineering and Capital Projects.
 - (iii) All oversized maps and plans must be folded to a 9" x 12" size.
 - (iv) Based on the specific nature of the development request, Washoe County reserves the right to specify additional submittal packets, additional information and/or specialized studies to clarify the potential impacts and potential conditions of development to minimize or mitigate impacts resulting from the project. No application shall be processed until the information necessary to review and evaluate the proposed project is deemed complete by the Director of Planning and Building.
 - (v) **Labels:** If there is a mobile home park within five hundred (500) feet of the proposed project, the applicant is required to submit three (3) sets of mailing labels for every tenant residing in the mobile home park.

Washoe County Development Application

Your entire application is a public record. If you have a concern about releasing personal information, please contact Planning and Building staff at 775.328.6100.

Project Information		Staff Assigned Case No.: _____	
Project Name: DeLaMontanya Winery			
Project Description: DeLaMontanya Winery & Vinyards is requesting Administrative Permit Application approval to establish a boutique winery (tasting and production facility) and crop production on two parcels.			
Project Address: 16435 and 16445 Bordeaux Drive, Reno NV 89511			
Project Area (acres or square feet): 2.02ac			
Project Location (with point of reference to major cross streets AND area locator): Approximately 300-ft east of Mt. Rose HWY and 700-ft due west of the Montreux HOA			
Assessor's Parcel No.(s):	Parcel Acreage:	Assessor's Parcel No.(s):	Parcel Acreage:
047-162-21	1.018067	047-162-19	1.000298
Indicate any previous Washoe County approvals associated with this application: Case No.(s) N/A			
Applicant Information (attach additional sheets if necessary)			
Property Owner:		Professional Consultant:	
Name: Dennis & Tina DeLaMontanya Trust		Name: Realm Constructors	
Address: 999 Foreman Ln, Healdsburg CA		Address: 405 Marsh Ave	
Zip: 95448		Zip: 89509	
Phone: 707-483-3728	Fax:	Phone: 509-954-4284	Fax:
Email: dennisdml@gmail.com		Email: dtroy@realmconstructors.com	
Cell:	Other:	Cell:	Other:
Contact Person: Dennis DeLaMontanya		Contact Person: Dennis Troy	
Applicant/Developer:		Other Persons to be Contacted:	
Name:		Name:	
Address:		Address:	
Zip:		Zip:	
Phone:	Fax:	Phone:	Fax:
Email:		Email:	
Cell:	Other:	Cell:	Other:
Contact Person:		Contact Person:	
For Office Use Only			
Date Received:	Initial:	Planning Area:	
County Commission District:		Master Plan Designation(s):	
CAB(s):		Regulatory Zoning(s):	

Property Owner Affidavit

Applicant Name: DENNIS DELA MONTAÑA

The receipt of this application at the time of submittal does not guarantee the application complies with all requirements of the Washoe County Development Code, the Washoe County Master Plan or the applicable area plan, the applicable regulatory zoning, or that the application is deemed complete and will be processed.

STATE OF NEVADA)
COUNTY OF WASHOE)

I, DENNIS DELA MONTAÑA
(please print name)

being duly sworn, depose and say that I am the owner* of the property or properties involved in this application as listed below and that the foregoing statements and answers herein contained and the information herewith submitted are in all respects complete, true, and correct to the best of my knowledge and belief. I understand that no assurance or guarantee can be given by members of Planning and Building.

(A separate Affidavit must be provided by each property owner named in the title report.)

Assessor Parcel Number(s): APN 047-162-21 ; 047-162-19

Printed Name DENNIS DELA MONTAÑA

Signed [Signature]

Address 999 FOREMAN LN
HEALDSBURG CA. 95448

Subscribed and sworn to before me this
_____ day of _____, _____.

(Notary Stamp)

See attached.
Notary Public in and for said county and state

My commission expires: _____

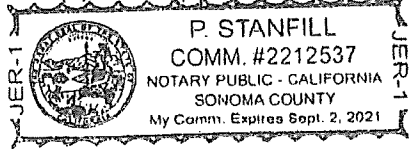
*Owner refers to the following: (Please mark appropriate box.)

- Owner
- Corporate Officer/Partner (Provide copy of record document indicating authority to sign.)
- Power of Attorney (Provide copy of Power of Attorney.)
- Owner Agent (Provide notarized letter from property owner giving legal authority to agent.)
- Property Agent (Provide copy of record document indicating authority to sign.)
- Letter from Government Agency with Stewardship

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Sonoma

Subscribed and sworn to (or affirmed) before me on this 17th
day of May, 2019, by Dennis De La Montaña
proved to me on the basis of satisfactory evidence to be the
person(s) who appeared before me.



(Seal)

Signature P. Stanfill

Administrative Permit Application Supplemental Information

(All required information may be separately attached)

1. What is the type of project or use being requested?

See Attached

2. What section of the Washoe County code requires the Administrative permit required?

See Attached

3. What currently developed portions of the property or existing structures are going to be used with this permit?

See Attached

4. What improvements (e.g. new structures, roadway improvements, utilities, sanitation, water supply, drainage, parking, signs, etc.) will have to be constructed or installed and what is the projected time frame for the completion of each?

See Attached

5. Is there a phasing schedule for the construction and completion of the project?

See Attached

6. What physical characteristics of your location and/or premises are especially suited to deal with the impacts and the intensity of your proposed use?

See Attached

7. What are the anticipated beneficial aspects or effect your project will have on adjacent properties and the community?

See Attached

8. What will you do to minimize the anticipated negative impacts or effect your project will have on adjacent properties?

See Attached

9. Please describe any operational parameters and/or voluntary conditions of approval to be imposed on the administrative permit to address community impacts.

See Attached

10. How many improved parking spaces, both on-site and off-site, are available or will be provided? (Please indicate on site plan.)

See Attached

11. What types of landscaping (e.g. shrubs, trees, fencing, painting scheme, etc.) are proposed? (Please indicate location on site plan.)

See Attached

12. What type of signs and lighting will be provided? On a separate sheet, show a depiction (height, width, construction materials, colors, illumination methods, lighting intensity, base landscaping, etc.) of each sign and the typical lighting standards. (Please indicate location of signs and lights on site plan.)

See Attached

13. Are there any restrictive covenants, recorded conditions, or deed restrictions (CC&Rs) that apply to the area subject to the administrative permit request? (If so, please attach a copy.)

Yes No

14. Utilities:

a. Sewer Service	Washoe County
b. Water Service	Truckee Meadows Water Authority

For most uses, the Washoe County Code, Chapter 110, Article 422, Water and Sewer Resource Requirements, requires the dedication of water rights to Washoe County. Please indicate the type and quantity of water rights you have available should dedication be required:

c. Permit #		acre-feet per year	
d. Certificate #		acre-feet per year	
e. Surface Claim #		acre-feet per year	
f. Other, #		acre-feet per year	

Title of those rights (as filed with the State Engineer in the Division of Water Resources of the Department of Conservation and Natural Resources):

Administrative Permit Application- Supplemental Information

1. DeLaMontanya Winery & Vinyards is requesting Administrative Permit Application approval to establish a boutique winery (tasting and production facility) and crop production on two parcels.
2. Development Code Section 110.304.25(gg) Commercial Use Types requires the Administrative Permit. Table 110.302.05.3 denotes "P" which requires an Administrative Permit as noted in the subtext.
3. The property is currently vacant and no uses or structures are on the two parcels. Historically the property has been used for cattle grazing. No developed portions of the site will be used with this permit.
4. The new project will propose the following improvements over a 12-14 month construction window.
5. New structures- The new Winery building will consist of two floors separating the uses. The 2nd floor production component will consist of a 1,170sf processing room. The 2nd floor equipment room, shed area and storage rooms will be approximately 1,230sf. The 1st floor Tasting and Barrel room will be approximately 2,400sf. There is also a small prep area, mechanical room and restroom facilitates located on the first floor. The structure in its entirety is 4,100sf of conditioned space with 700sf under the 2nd floor shed area. Additional improvements include the following:
 - a. Roadway improvements- The project will provide a paved 20' drive from the turnaround at Bordeaux Drive to the property within the existing public access easement.. When the road takes a 90 degree turn it will divide into two separate drives, one serving the private residence on APN 047-162-22 and one serving the winery parcels.
 - b. Utilities- All sewer, water, gas and electricity are either stubbed out onsite or available for tie in directly adjacent on a property line.
 - c. Sanitation-The site will be served by existing a Washoe County sanitary system that is in place on the site.
 - d. Water supply- TMWA will be providing the domestic water for the project. Per TMWA, the crop production is not of a large enough scale to require a separate agricultural line and all water will be provided through one domestic water hook up.
 - e. Drainage- The project will be providing a storage/retention pond to address on-site drainage
 - f. Parking- Sixteen parking spaces including ADA stalls are proposed with the site development.
 - g. Signage- Two signs are proposed with the project, one at the entrance of the private drive and one on the property line. An example of the signage posted at one of the owners other winery's has been attached.

- h. Crop production- The winery will be growing approximately 1 acre of grapes on the property. Drip irrigation will be provided to the vines.
 - i. Food- The owners intend to sell pre-packaged and sealed cheese/meat/crackers assortments. These will be prepared by a third party independent vendor, offsite, and delivered on an as needed basis. No food preparation will take place on site.
- 5. No phasing is proposed with the improvements
- 6. The low sloping site gently slopes to the South and is flat in many areas. The site will be developed in such a manner that the crop production (grape vines) will be planted adjacent to the residential uses to the West, North and South of the site. The site to the east is a vacant 12.5 acre parcel owned by the Montreux Development Group LLC. The closest parking spot would be approximately 120ft from APN 047-162-17 while the winery building would be approximately 200ft. All outdoor gathering/seating areas would be on the east side of the building facing away from the adjacent residential uses.
- 7. The establishment of this boutique winery is the first of its kind in Washoe County. This type of use offers the citizens of Washoe County an establishment and services that are currently not available in Washoe County. The property is currently in disrepair and has been neglected for decades. The development of this site will enhance it aesthetically, address runoff issues and provide the community/neighbors a gathering place and provide a sense of community.
- 8. The property directly adjacent to the residential uses will be planted with grapevines providing a buffer and transition zone to the winery/tasting room. This buffer provides an increased setback to minimize potential impacts with the neighboring residences. Further, the hours of operation are proposed to be from the months of April-December, Friday to Monday from 11am-6pm. Outside of these regular days of operation, it will be by appointment only. These limited hours/days of operation will further limit the potential for adverse impacts.
- 9. The months/hours of operation are proposed to be from April-December, Friday to Monday from 11am-6pm. Outside of these regular days of operation, it will be by appointment only. We believe that these general days and hours of operation will address any potential "community impacts". It is not requested that these operational timeframes be set as conditions of approval as they may need to be adjusted once operations begin and use patters establish themselves.
- 10. The winery and tasting room is proposing to provide 16 onsite parking spaces including ADA stalls.
- 11. The site will be developed with grape vines throughout. In the common areas surrounding the winery/tasting room it will be landscaped with native trees,

shrubs and plantings. A trellis is being proposed to provide shade in the outdoor seating areas. All ornamental plantings will be native species as to blend in with the surrounding environment.

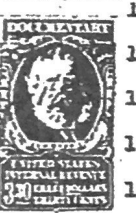
12. A small sign 1'x1' sign with the winery logo and address will be provided at the entrance drive (Bordeaux Circle driveway). A larger monument sign will be placed at the property line. The sign will be constructed with wood, metal and rock similar to the one attached. One full cut off/night sky compliant light will be incorporated into the sign.
13. Yes- Currently the CC&R's established on July 17, 1964 restrict uses for "business or commercial purposes" on the two parcels and several adjacent parcels. The owners have been working with a land use attorney and the adjacent property owners to amend these CC&R's to address this item. The owners have received written approval and signatures from all property owners having a vested interest in the CC&R's. All interested parties have given their written approval to amend the CC&R's to allow for a business with a commercial purpose. These rescission of the CC&R's was recorded on 5/28/2019 and is attached herein.

I.R.S.
#28.60

10733-3

1-100

JUL 17 1964



BOOK 5 PAGE 262

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THIS INDENTURE, made the 28th day of June, 1964,

between JACK M. CALLAHAN and ILDA I. CALLAHAN, his wife, both of the County of Washoe, State of Nevada, parties of the first part, and ROBERT H. CLARKSON and JUNE P. CLARKSON, his wife, both of the aforesaid County and State, parties of the second part, as joint tenants,

WITNESSETH:

That the said parties of the first part, for and in consideration of the sum of TEN DOLLARS (\$10.00), lawful money of the United States, to them in hand paid by the said parties of the second part, the receipt whereof is hereby acknowledged, do by these presents grant, bargain, sell and convey unto the said parties of the second part, with right of survivorship, and to the survivor of them, or either of them, as joint tenants and not as tenants in common, their assigns, and to the heirs and assigns of the survivor thereof, all that certain lot, piece or parcel of land situated lying and being in the County of Washoe, State of Nevada, and particularly described as follows, to wit:

Beginning at the North one quarter (1/4) corner of Section 3, T. 17 N.; R. 19 E., M.D.B.&M.; thence bearing S89° 08' W. and along the north line of said Section 3, for a distance of 1315.58 feet to the true point of beginning of tract hereafter described; thence S0° 27' 30" W. 731.68 feet to a point; thence N76° 55' W. 567.42 feet to a point; thence N38° 36' E. 264.42 feet to a point; thence N51° 24' W. 125.00 feet to a point, said last point situated on the Easterly right of way boundary of State Route 27 or Mt. Rose Highway; thence N38° 36' E. and along said right of way boundary for a distance of 403.00 feet to a point situated on the North line of said Section 3; thence N89° 08' E. 239.85 feet to the true point of beginning. Further described as a tract of land situated within the Northwest one quarter of the Northwest one quarter Sec. 3, T 17 N., R 19 E., M.D.B.&M. Containing an area of 6.57+-acres.

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise apper-

1.

SIDNEY W. ROBINSON
ATTORNEY AT LAW
SUITE 600
UNION FEDERAL BLDG.
100 SOUTH WHEAT ST.
RENO, NEVADA

JUL 17 1964

1 taining, and the reversion and reversions, remainder and remain-
2 ders, rents, issues and profits thereof, exclusive, however, of
3 any and all waters or water rights, none of which are transferred
4 hereunder or intended to be transferred hereunder, and all of
5 which are reserved unto parties of the first part.

6 TO HAVE AND TO HOLD, all and singular the said premises,
7 together with the appurtenances, unto the said parties of the sec-
8 ond part, with right of survivorship, and to the survivor of them,
9 as joint tenants and not as tenants in common, their assigns, and
10 to the heirs and assigns of the survivor thereof, forever.

11 PROVIDED ALWAYS, and this conveyance is made subject to
12 the following covenants and restrictions which shall be perpetually
13 binding upon the parties of the second part and their successors
14 in interest and which shall perpetually run with the title to the
15 real property hereby conveyed, to wit:

16 FIRST: No part or portion of said real property shall
17 at any time be used for business or commercial purposes.

18 SECOND: No building shall be erected or constructed upon
19 any part or portion of said property for residential purposes con-
20 taining less than 1,200 square feet of interior living area, ex-
21 clusive of open porches and attached garages.

22 THIRD: No temporary structure of any kind or character
23 shall at any time be used for residential or dwelling purposes.

24 FOURTH: Said real property shall at no time be subdivi-
25 ded or resubdivided into any lots or parcels having an area of
26 less than one (1) acre.

27 IN WITNESS WHEREOF, the said parties of the first part
28 have hereunto set their hands the day and year first above written.

29 *Jack M. Callahan*
30 JACK M. CALLAHAN

Ilda I. Callahan
ILDA I. CALLAHAN

5 PAGE 203

BOOK

SIDNEY W. ROBINSON
ATTORNEY AT LAW
SUITE 204
UNION FEDERAL BLDG.
175 SOUTH SIERRA ST.
RENO, NEVADA

JUL 17 1964

1 STATE OF NEVADA,)
2 COUNTY OF WASHOE.) SS

3 On this 28th day of June, 1964, before me, the under-
4 signed, a Notary Public in and for the aforesaid County and State
5 personally appeared JACK M. CALLAHAN and ILDA I. CALLAHAN, his
6 wife, known to me to be the persons described in and who executed
7 the annexed instrument, who acknowledged to me that they, and each
8 of them, executed the same freely and voluntarily, and for the
9 uses and purposes therein mentioned.

10 IN WITNESS WHEREOF, I have hereunto set my hand and
11 affixed my official seal at my office in the County of Washoe,
12 State of Nevada, the day and year in this certificate first above
13 written.

14 *Margaret A. Davis*
15 Notary Public in and for the
16 County of Washoe, State of Nevada
17 My Commission Expires: 7-11-65

BOOK 5 PAGE 264

18 1-105

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27 OFFICIAL RECORDS
28 WASHOE COUNTY, NEV.
29 RECORDED BY
FIRST COMMERCIAL TITLE, INC.
JUL 17 9 32 AM '64
30 DONALD QUESTA
COUNTY RECORDER
FEE 3.05 DEPT. 3

SIDNEY W. ROBINSON
ATTORNEY AT LAW
SUITE 200
UNION FEDERAL BLDG.
100 SOUTH BIRCH ST.
RENO, NEVADA

APN: 047-162-17; APN: 047-162-19;
APN 047-162-21; APN: 047-162-18;
APN 047-162-22; APN: 047-162-23;

WHEN RECORDED, RETURN TO:

Sheila Van Duyne, Esq.
VAN DUYNE LAW GROUP
1575 Delucchi Lane Ste 215
Reno, NV 89501

The undersigned hereby affirms that this document, including any exhibits, submitted for recording does not contain the social security number of any person or persons. (Per NRS 239B.030)



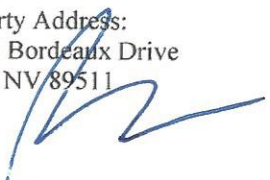
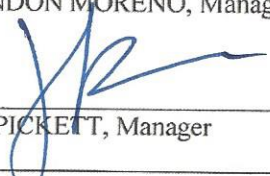
RESCISSION OF COVENANTS, CONDITIONS AND RESTRICTIONS ("CC&RS")

Please take notice that the set of CC&Rs recorded as Document 1465 on July 17, 1964, in Book 5, Page 262-264 and affecting Lots currently identified as APN: 047-162-17; APN: 047-162-19; APN 047-162-21; APN: 047-162-18; APN 047-162-22; APN: 047-162-23; is hereby rescinded by all affected Lot Owners by way of a unanimous vote. The CC&Rs recorded as Document 1465 are hereby RESCINDED in their entirety and shall have no further force, effect or legal application whatsoever.

Certification

We, the undersigned, hereby certify, under penalty of perjury, that this Rescission of CC&Rs was provided to all six of the affected Lot Owners bound by such set of CC&Rs, for action, and that each Lot Owner so encumbered voted in favor of the Rescission of the CC&Rs; that such action is hereby recorded below in this document which will then be recorded in the official property records of County.

SIGNATURES AND NOTARIES

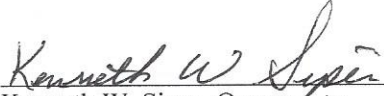
APN: 047-162-23 EL CAP HOLDINGS LLC	
Property Address: 16475 Bordeaux Drive Reno, NV 89511	
	Date <u>4-11-19</u>
BRANDON MORENO, Manager	
	Date <u>04/11/2019</u>
JEFF PICKETT, Manager	

RESCISSION OF COVENANTS, CONDITIONS AND RESTRICTIONS ("CC&RS")

APN: 047-162-22

Property Address:
16425 Bordeaux Drive
Reno, NV 89511

Mailing Address:
PO Box 20474
Reno, NV 89515


Kenneth W. Sipes, Owner, Trustee

Date April 10 - 2019

APN: 047-162-18

Property Address:
16700 Mount Rose Hwy
Reno, NV 89511

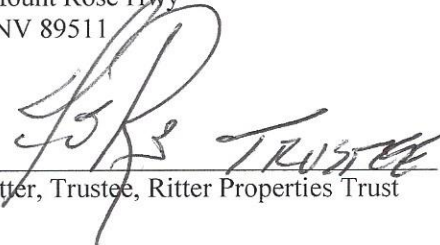
Mailing Address:
18124 Wedge Pkwy #162
Reno, NV 89511

_____ Date _____
Daniel T Lee, Owner

_____ Date _____
Delee Lee, Owner

APN: 047-162-17

Property Address:
6730 Mount Rose Hwy
Reno, NV 89511


Tim Ritter, Trustee, Ritter Properties Trust

Date 5-23-2019

RESCISSION OF COVENANTS, CONDITIONS AND RESTRICTIONS ("CC&RS")

APN: 047-162-22

Property Address:
16425 Bordeaux Drive
Reno, NV 89511

Mailing Address:
PO Box 20474
Reno, NV 89515

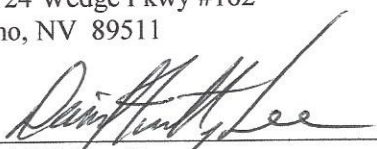
Kenneth W. Sipes, Owner

Date _____

APN: 047-162-18

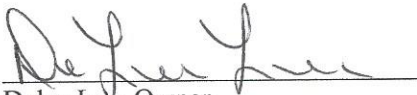
Property Address:
16700 Mount Rose Hwy
Reno, NV 89511

Mailing Address:
18124 Wedge Pkwy #162
Reno, NV 89511



Daniel T Lee, Owner

Date 4-15-2019



Delee Lee, Owner

Date 4/15/2019

APN: 047-162-17

Property Address:
6730 Mount Rose Hwy
Reno, NV 89511


Tim Ritter, Trustee, Ritter Properties Trust

Date _____

RESCISSION OF COVENANTS, CONDITIONS AND RESTRICTIONS ("CC&RS")

APN: 047-162-21

Property Address:
16435 Bordeaux Drive
Reno, NV 89511

 Date 4/10/19

Dennis De La Montanya, Trustee

 Date 4/10/19

Tina De La Montanya, Trustee

APN: 047-162-19

Property Address:
16435 Bordeaux Drive
Reno, NV 89511

 Date 4/10/19

Dennis De La Montanya, Trustee

 Date 4/10/19

Tina De La Montanya, Trustee

ACKNOWLEDGMENT

State of Nevada)
) ss
County of Washoe)

On _____, 2019 before me, _____, a Notary Public in and for the State of Nevada, personally appeared _____, personally known to me (or proved to me on the basis of satisfactory evidence) to be the persons whose names are subscribed to the within instrument.

WITNESS my hand and official seal.

Notary Public

RESCISSION OF COVENANTS, CONDITIONS AND RESTRICTIONS ("CC&RS")

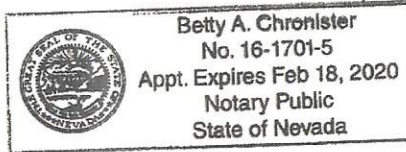
ACKNOWLEDGMENT

State of Nevada)
) ss
County of Washoe)

On 4/10/2019, 2019 before me, Betty A. Chronister Notary Public in and for the State of Nevada, personally appeared Kenneth Sipes, personally known to me (or proved to me on the basis of satisfactory evidence) to be the persons whose names are subscribed to the within instrument.

WITNESS my hand and official seal.

Betty A Chronister
Notary Public



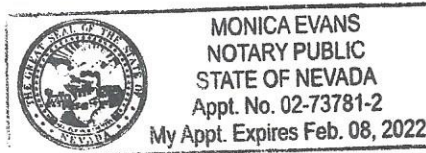
ACKNOWLEDGMENT

State of Nevada)
) ss
County of Washoe)

On April 11, 2019 before me, Monica Evans, a Notary Public in and for the State of Nevada, personally appeared Jeff Pickett personally known to me (or proved to me on the basis of satisfactory evidence) to be the persons whose names are subscribed to the within instrument.

WITNESS my hand and official seal.

Monica Evans
Notary Public



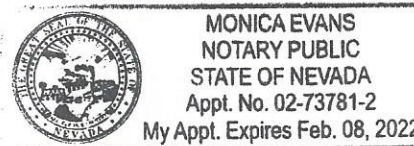
ACKNOWLEDGMENT

State of Nevada)
) ss
County of Washoe)

On April 11, 2019 before me, Monica Evans, a Notary Public in and for the State of Nevada, personally appeared Brandon Moreno personally known to me (or proved to me on the basis of satisfactory evidence) to be the persons whose names are subscribed to the within instrument.

WITNESS my hand and official seal.

Monica Evans
Notary Public



RESCISSION OF COVENANTS, CONDITIONS AND RESTRICTIONS ("CC&RS")

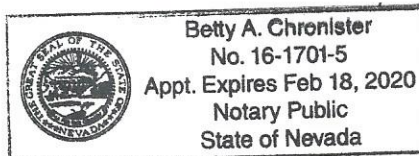
ACKNOWLEDGMENT

State of Nevada)
) ss
County of Washoe)

On 4/10/2019, 2019 before me, Betty A. Chronister Notary Public in and for the State of Nevada, personally appeared Kenneth Sipes, personally known to me (or proved to me on the basis of satisfactory evidence) to be the persons whose names are subscribed to the within instrument.

WITNESS my hand and official seal.

Betty A Chronister
Notary Public



ACKNOWLEDGMENT

State of Nevada)
) ss
County of Washoe)

On _____, 2019 before me, _____, a Notary Public in and for the State of Nevada, personally appeared _____, personally known to me (or proved to me on the basis of satisfactory evidence) to be the persons whose names are subscribed to the within instrument.

WITNESS my hand and official seal.

Notary Public

ACKNOWLEDGMENT

State of Nevada)
) ss
County of Washoe)

On _____, 2019 before me, _____, a Notary Public in and for the State of Nevada, personally appeared _____, personally known to me (or proved to me on the basis of satisfactory evidence) to be the persons whose names are subscribed to the within instrument.

WITNESS my hand and official seal.

Notary Public

RESCISSION OF COVENANTS, CONDITIONS AND RESTRICTIONS ("CC&RS")

ACKNOWLEDGMENT

State of Nevada)
) ss
County of Washoe)

On _____, 2019 before me, _____, a Notary Public in and for the State of Nevada, personally appeared _____, personally known to me (or proved to me on the basis of satisfactory evidence) to be the persons whose names are subscribed to the within instrument.

WITNESS my hand and official seal.

Notary Public

X

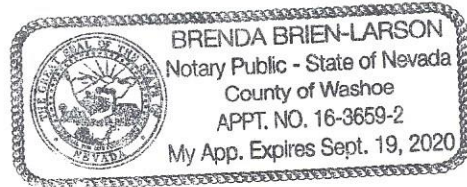
ACKNOWLEDGMENT

State of Nevada)
) ss
County of Washoe)

On April 15, 2019 before me, Brenda Brien-Larson, a Notary Public in and for the State of Nevada, personally appeared Debbie Lee & Daniel Lee, personally known to me (or proved to me on the basis of satisfactory evidence) to be the persons whose names are subscribed to the within instrument.

WITNESS my hand and official seal.

Brenda Brien-Larson
Notary Public



ACKNOWLEDGMENT

State of Nevada)
) ss
County of Washoe)

On _____, 2019 before me, _____, a Notary Public in and for the State of Nevada, personally appeared _____, personally known to me (or proved to me on the basis of satisfactory evidence) to be the persons whose names are subscribed to the within instrument.

WITNESS my hand and official seal.

Notary Public

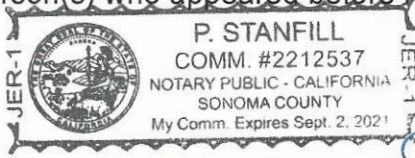
RESCISSION OF COVENANTS, CONDITIONS AND RESTRICTIONS ("CC&RS")

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of SONOMA.

Subscribed and sworn to (or affirmed) before me on this _____ day of April, 2019, by _____

Tina S. De la Montaña
proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.



(Seal)

Signature [Handwritten Signature]

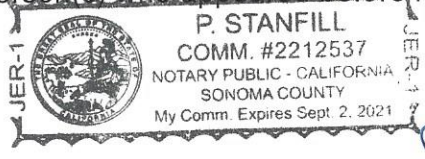
[Handwritten marks]

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Sonoma

Subscribed and sworn to (or affirmed) before me on this 10
day of April, 2019, by Dennis De La Montanya

proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.



(Seal)

Signature [Handwritten Signature]

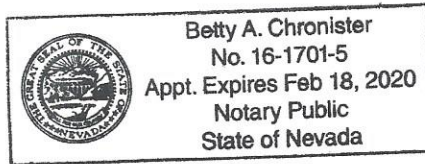
ACKNOWLEDGMENT

State of Nevada)
) ss
County of Washoe)

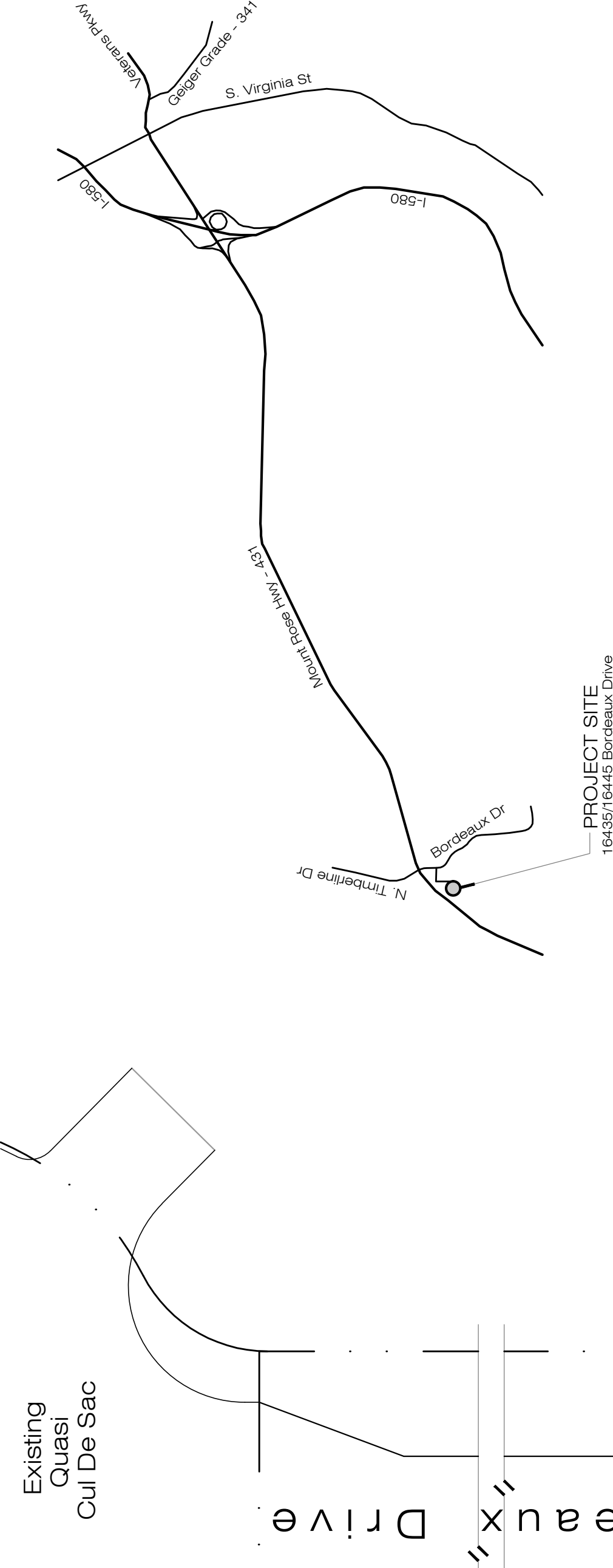
On 5/23/19, ~~2019~~ before me, Betty A. Chronister Notary Public in and for the State of Nevada, personally appeared Tim D. Ritter, personally known to me (or proved to me on the basis of satisfactory evidence) to be the persons whose names are subscribed to the within instrument.

WITNESS my hand and official seal.

Betty A Chronister
Notary Public



RESCISSION OF COVENANTS, CONDITIONS AND RESTRICTIONS ("CC&RS")

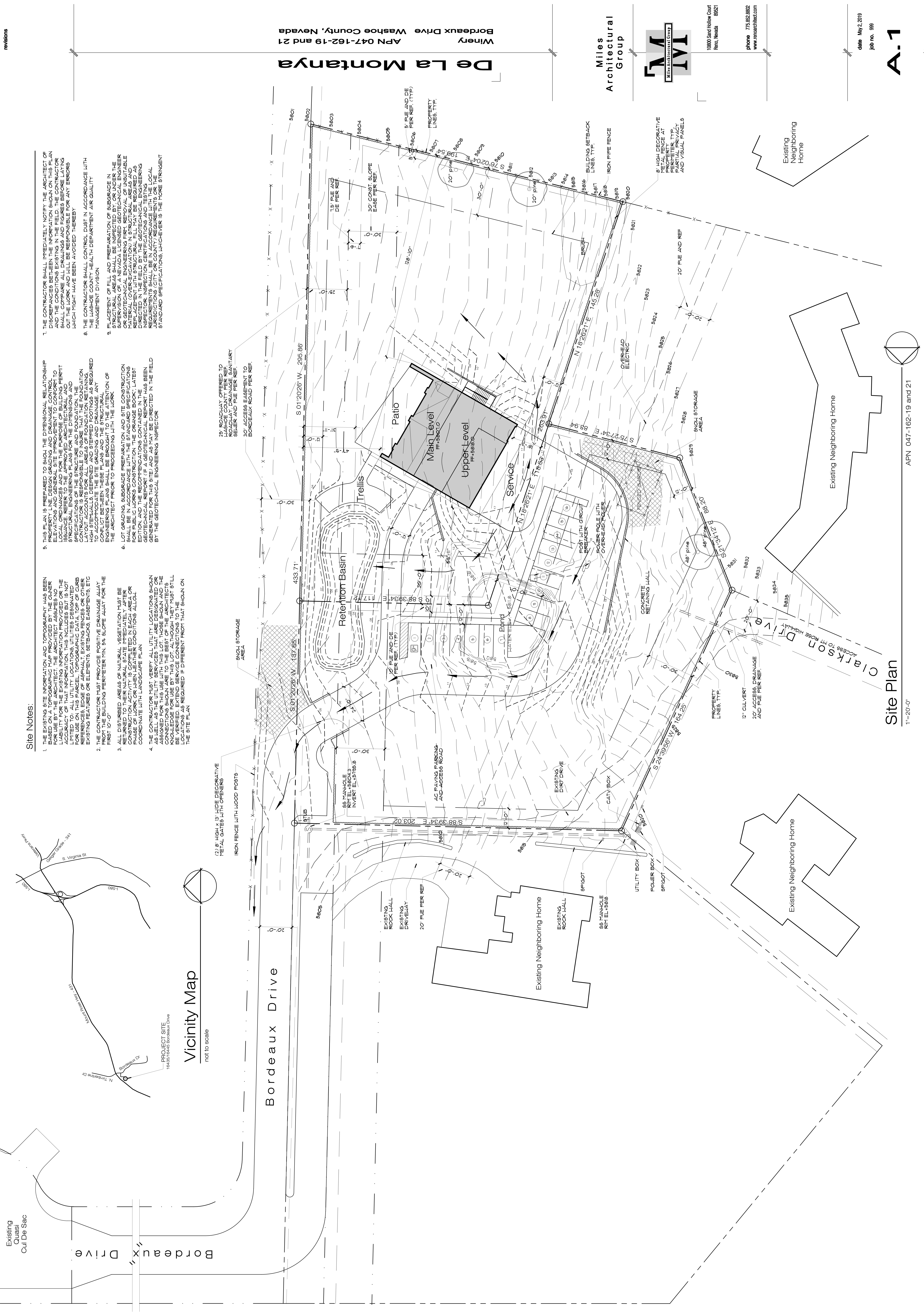


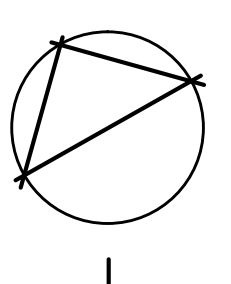
Site Notes:

1. THE EXISTING SITE INFORMATION AND TOPOGRAPHY HAS BEEN PROVIDED FOR THE ARCHITECT. THE ARCHITECT ASSUMES NO LIABILITY FOR THE EXISTING INFORMATION PROVIDED OR THE ACCURACY OF THAT INFORMATION. THIS INCLUDES BUT IS NOT LIMITED TO THE EXISTING TOPOGRAPHIC DATA, TOP OF COBBS REFERENCES, EDGE OF ASPHALT, EXISTING FENCES OR OTHER EXISTING FEATURES OR ELEMENTS, SETBACKS, EASEMENTS, ETC.
2. THE CONTRACTOR MUST PROVIDE POSITIVE DRAINAGE AWAY FROM THE BUILDING PERIMETER MIN. 5% SLOPE AWAY FOR THE FIRST 10'-0"
3. ALL DISTURBED AREAS OF NATURAL VEGETATION MUST BE RETURNED TO THEIR NATURAL STATE IMMEDIATELY AFTER COMPLETION OF THE PROJECT. THE CONTRACTOR SHALL COORDINATE WITH LANDSCAPE PLAN.
4. THE CONTRACTOR MUST VERIFY ALL UTILITY LOCATIONS SHOWN AS WELL AS THE UTILITY SERVICES THAT ARE DESIGNATED OR ASSIGNED FOR THIS USE WITH THIS LOT. HOSE SHOWN AND THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UTILITIES. KNOWLEDGE FOR USE BY THIS LOT, ALTHOUGH THEY MUST STILL BE VERIFIED. EXTEND SERVICE CONNECTIONS TO THE LOCATIONS AS REQUIRED IF DIFFERENT FROM THAT SHOWN ON THE SITE PLAN.
5. THIS PLAN IS PREPARED TO SHOW THE DIMENSIONAL RELATIONSHIP BETWEEN THE INFORMATION SHOWN ON THIS PLAN AND THE GENERAL SITE INFORMATION TO CONFORM TO LOCAL ORDINANCES AND FOR THE PURPOSE OF BUILDING PERMIT APPLICATIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FOR THE DIMENSIONS AND SPECIFICATIONS OF THE STRUCTURE AND FOUNDATION. THE CONTRACTOR IS RESPONSIBLE TO INSURE THAT THE FOUNDATION SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE LOCAL ORDINANCES (CITY OR COUNTY) REQUIREMENTS OR THE STANDARD SPECIFICATIONS, WHICHEVER IS THE MORE STRINGENT.
6. LOT GRADING, SUBGRADE PREPARATION, AND SITE CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONTAINED IN THE STANDARD SPECIFICATIONS AND THE RECOMMENDATIONS CONTAINED IN THE REPORT GENERATED FOR THIS SITE, AND AS MAY BE DIRECTED IN THE FIELD BY THE GEOTECHNICAL ENGINEERING INSPECTOR.
7. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ARCHITECT OF DISCREPANCIES BETWEEN THE INFORMATION SHOWN ON THIS PLAN AND THE GENERAL SITE INFORMATION TO CONFORM TO LOCAL ORDINANCES AND FOR THE PURPOSE OF BUILDING PERMIT APPLICATIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FOR THE DIMENSIONS AND SPECIFICATIONS OF THE STRUCTURE AND FOUNDATION. THE CONTRACTOR IS RESPONSIBLE TO INSURE THAT THE FOUNDATION SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE LOCAL ORDINANCES (CITY OR COUNTY) REQUIREMENTS OR THE STANDARD SPECIFICATIONS, WHICHEVER IS THE MORE STRINGENT.
8. THE CONTRACTOR SHALL CONTROL DUST IN ACCORDANCE WITH THE WASHOE COUNTY HEALTH DEPARTMENT AIR QUALITY MANAGEMENT DIVISION.
9. PLACEMENT OF FILL AND PREPARATION OF SUBGRADE IN STRUCTURAL AREAS SHALL BE INSPECTED BY OR UNDER THE SUPERVISION OF A NEVADA LICENSED GEOTECHNICAL ENGINEER OR GEOTECHNICAL ENGINEERING FIRM. REMOVAL OF UNSUITABLE SOILS SHALL BE IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS AND THE RECOMMENDATIONS CONTAINED IN THE REPORT GENERATED FOR THIS SITE, AND AS MAY BE DIRECTED IN THE FIELD BY THE GEOTECHNICAL ENGINEERING INSPECTOR.

29' ROADWAY OFFERED TO BORDEAUX DRIVE DRAINAGE SANITARY SEWER AND FUE PER REF.

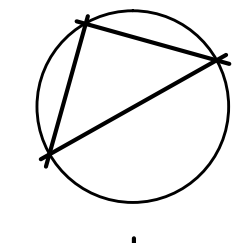
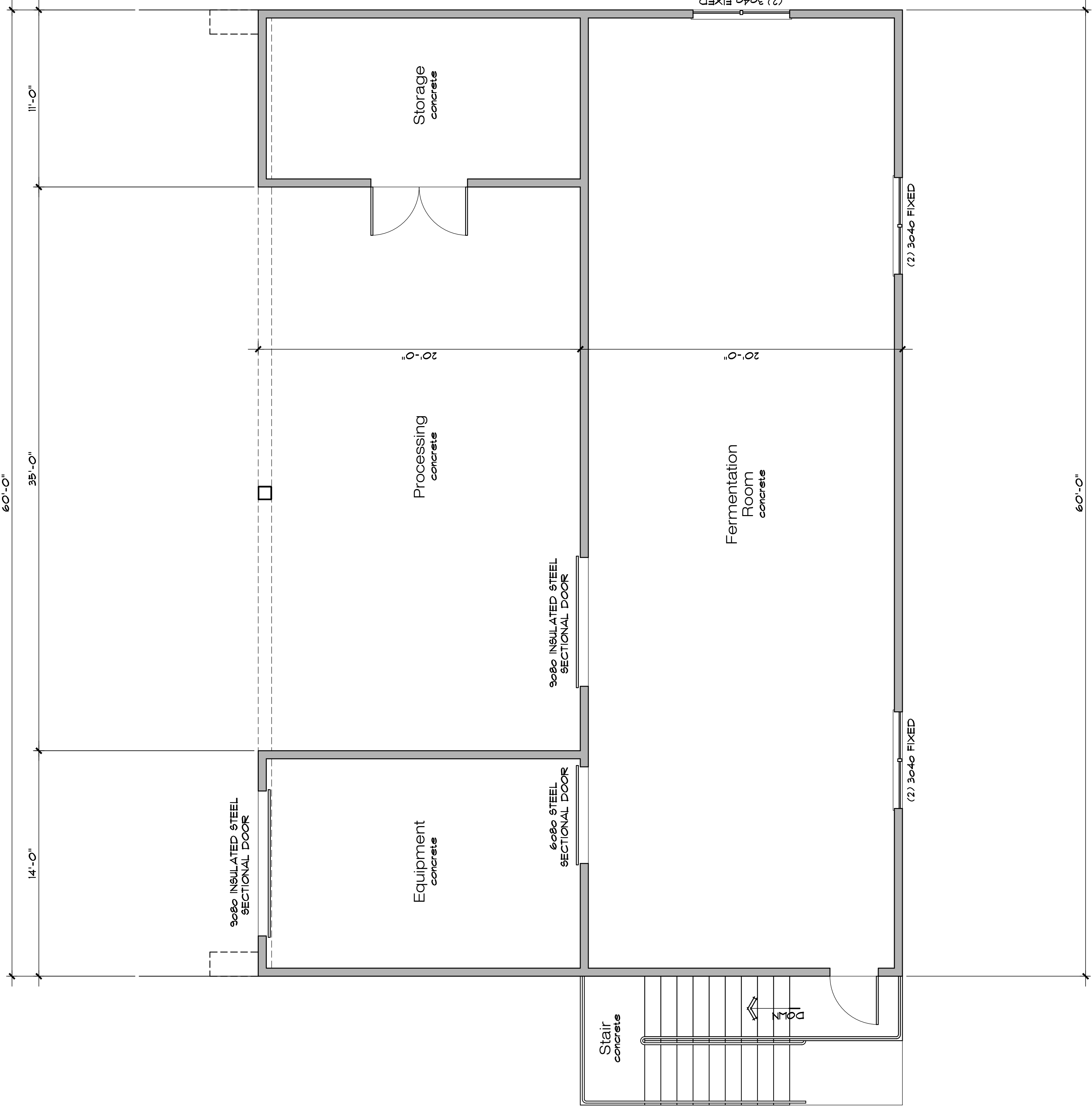
30' ACCESS EASEMENT TO BORDEAUX ROAD PER REF.





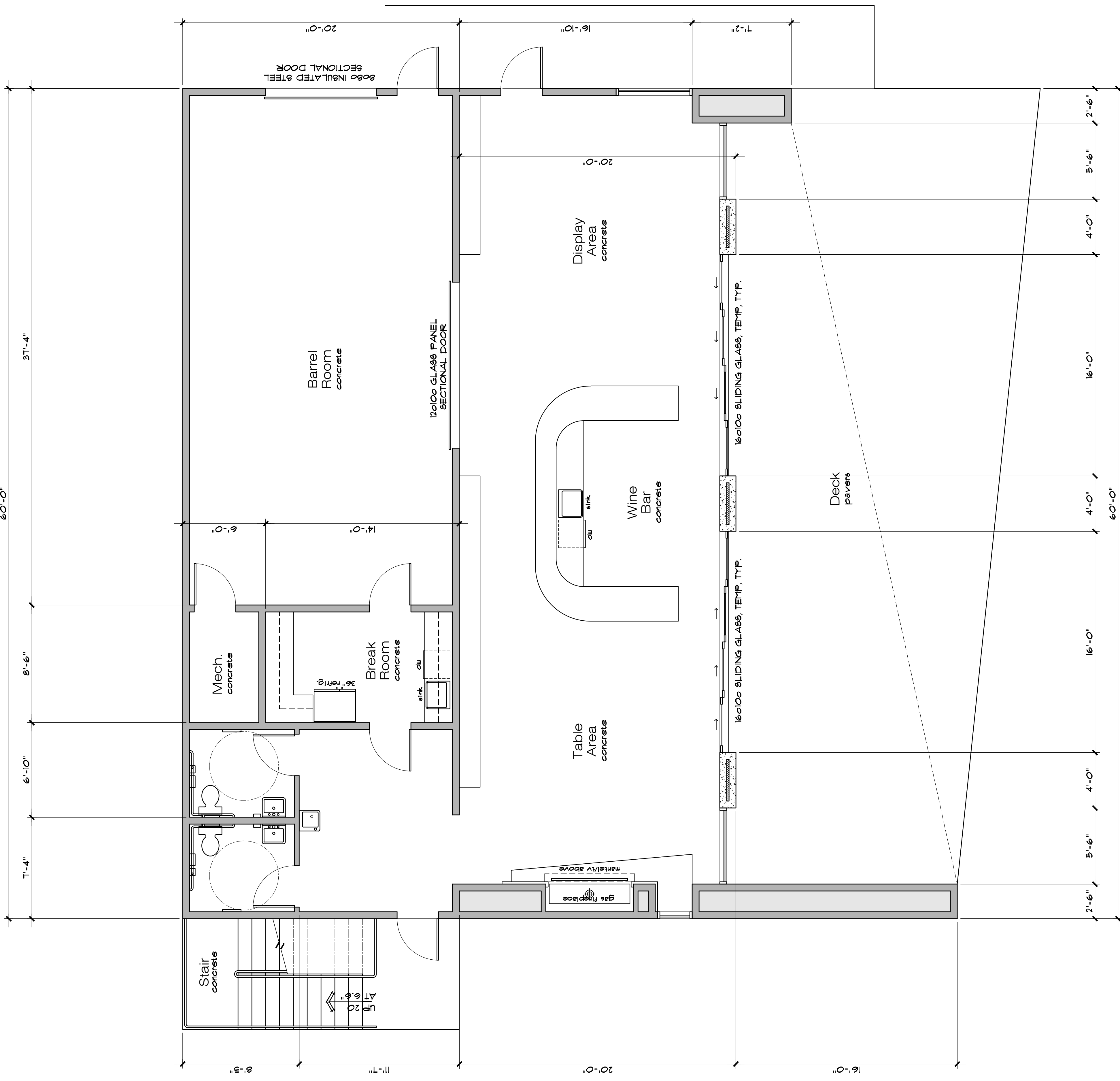
Main Floor Plan

1/4"=1'-0"
 winery: 2,400 s.f.



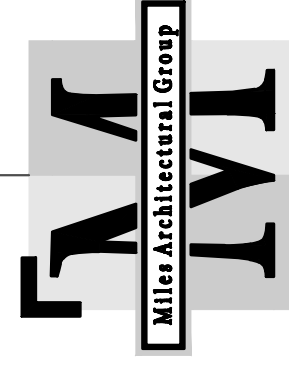
Upper Floor Plan

1/4"=1'-0"
 processing: 1,170 s.f.
 equip/shed/stor: 1,230 s.f.



De La Montanya
Winery
Bordeaux Drive Washoe County, Nevada
APN 047-162-19 and 21

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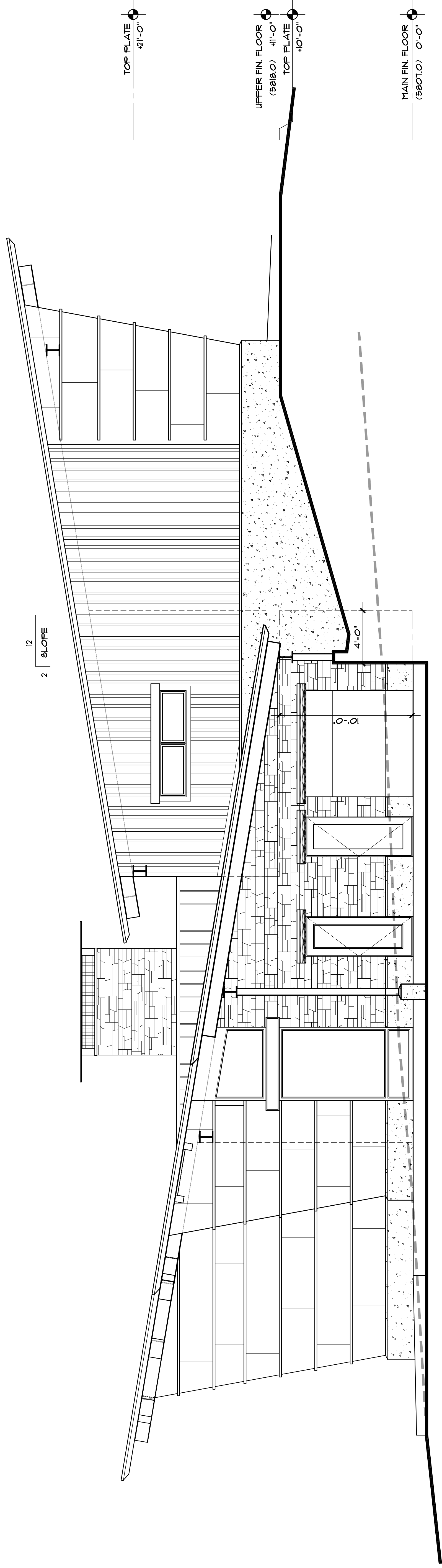


10800 Sand Hollow Court
Reno, Nevada 89521

phone 775.652.8802
www.renaarchitect.com

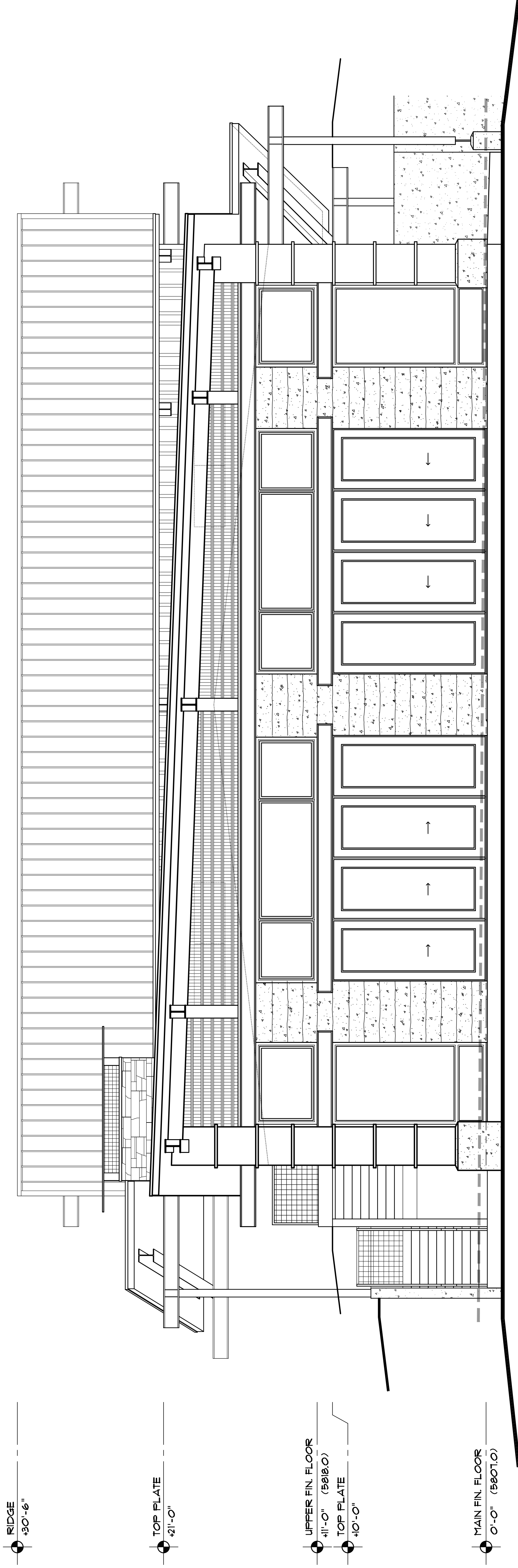
date May 2, 2019
job no. 999

A.3



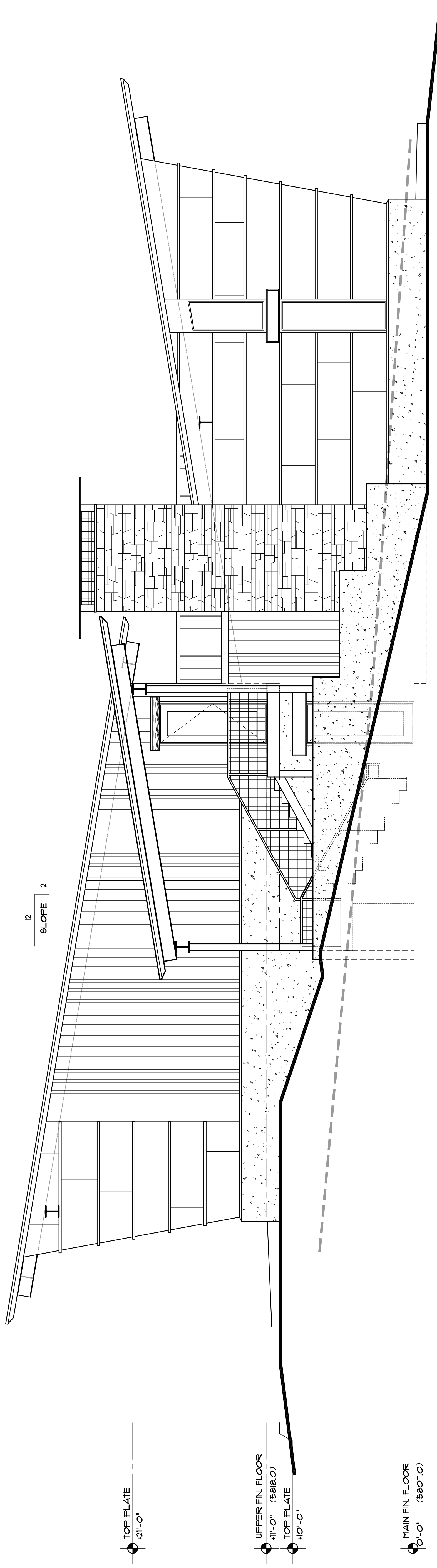
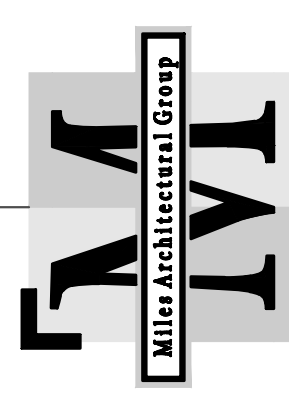
North Elevation

1/4"=1'-0"



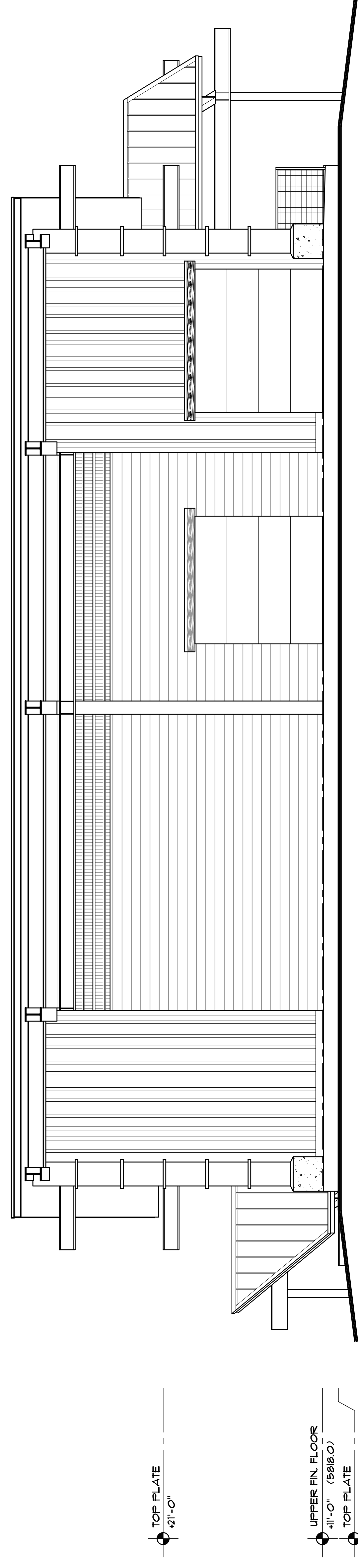
East Elevation

1/4"=1'-0"



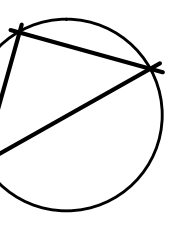
South Elevation

1/4"=1'-0"



West Elevation

1/4"=1'-0"

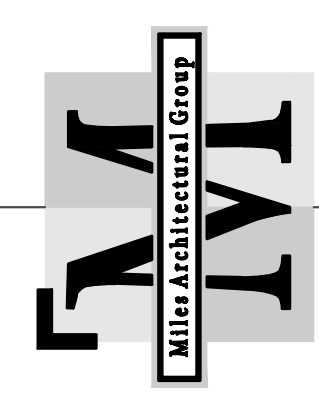


Roof Plan

1/4"=1'-0"

A.5

date May 2, 2018
job no. 999



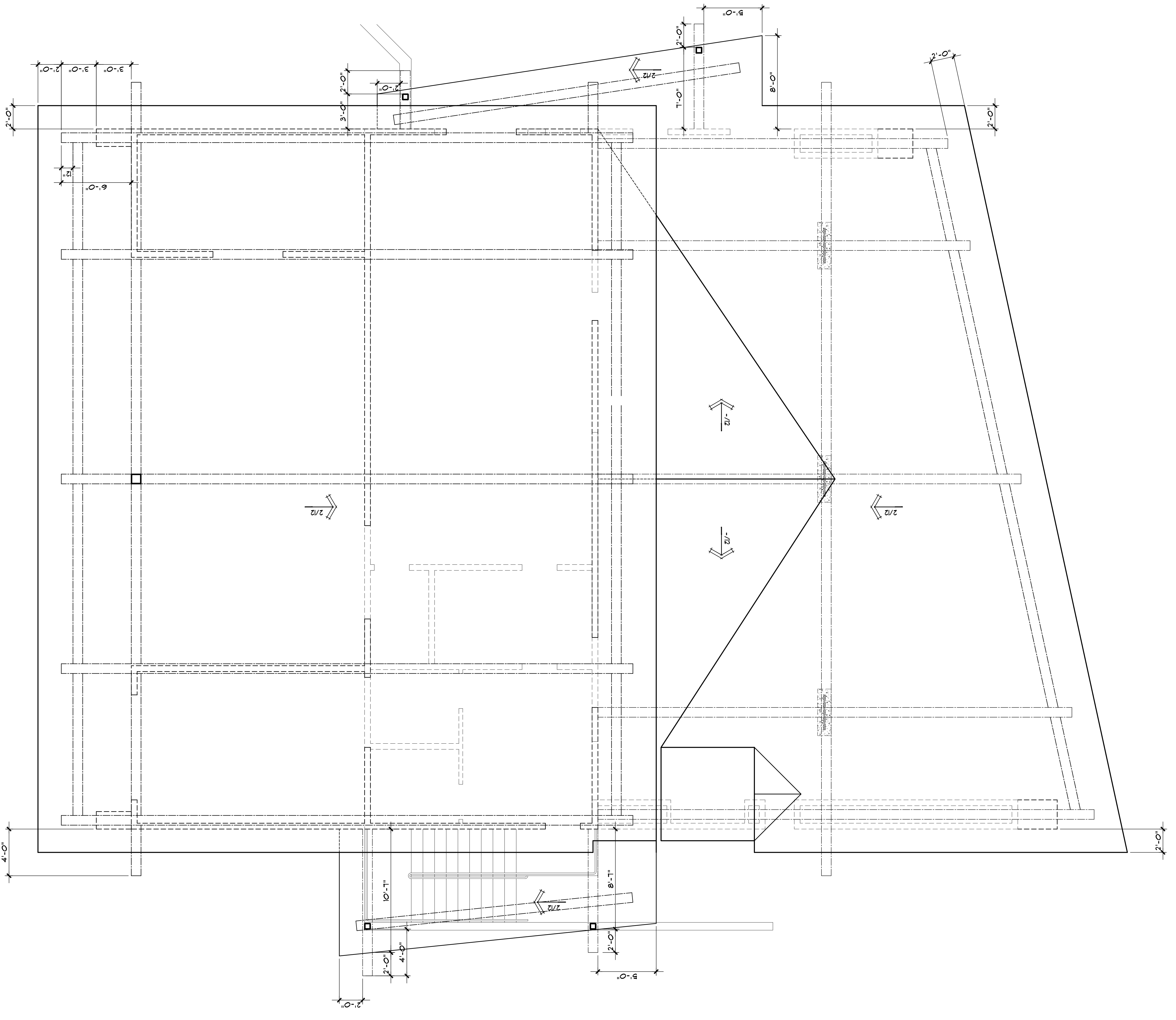
Miles
Architectural
Group

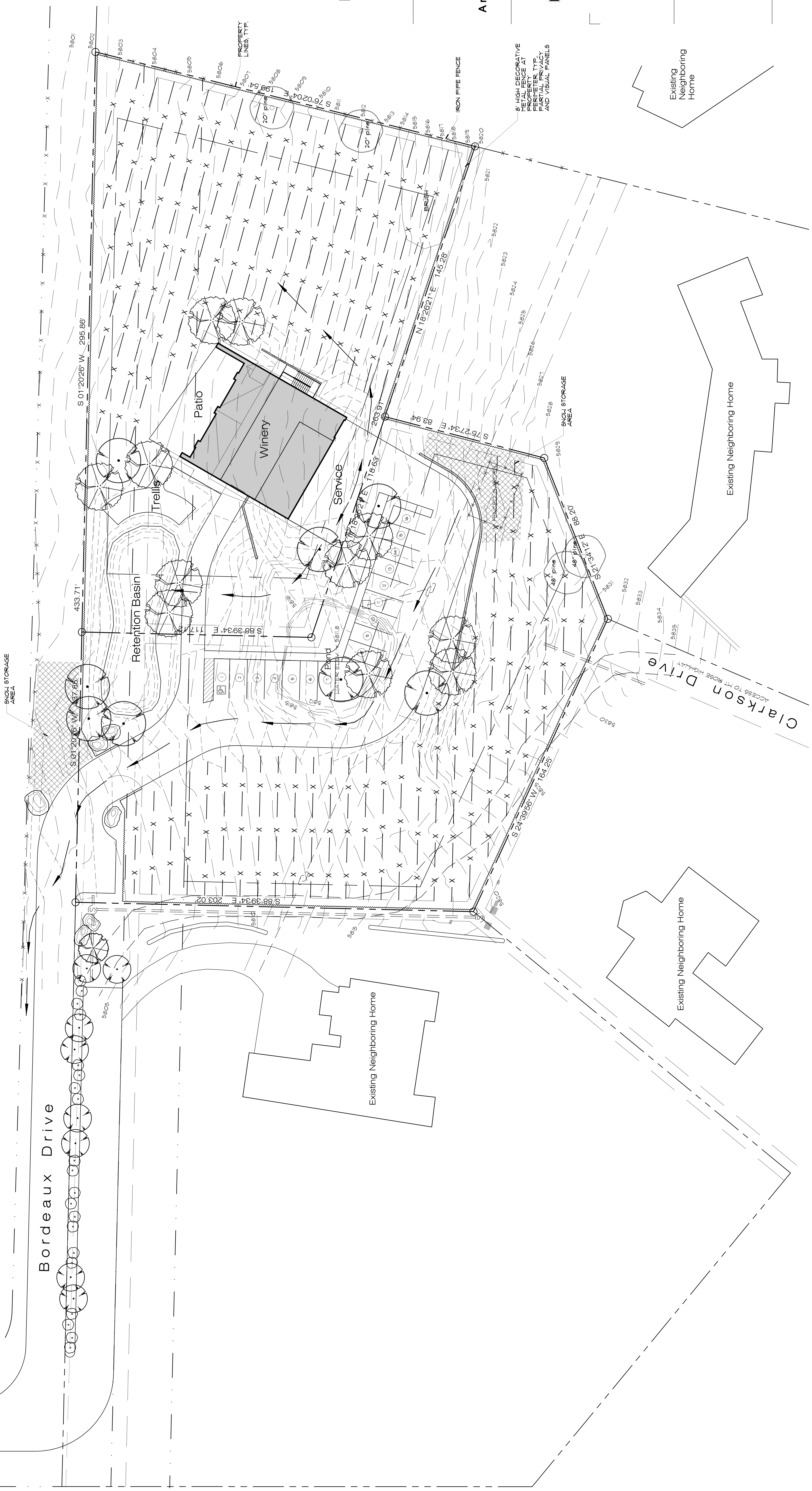
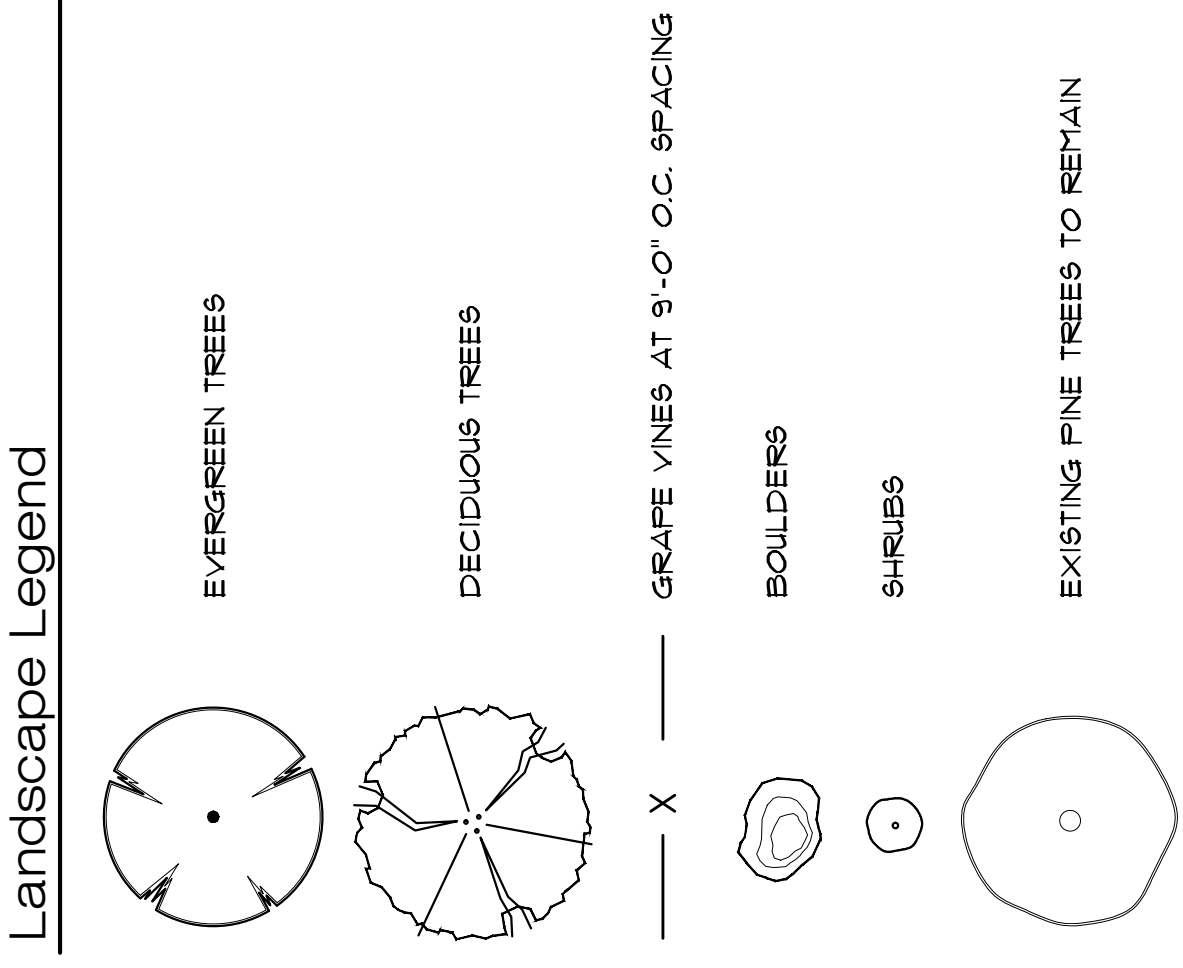
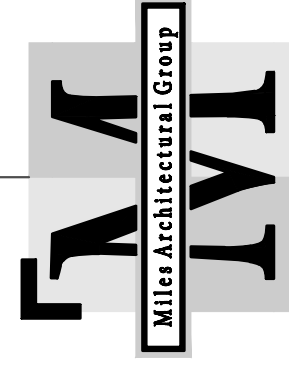
10800 Sand Hollow Court
Reno, Nevada 89521

phone 775.652.8800
www.renarchitect.com

De La Montanya
Winery
APN 047-162-19 and 21
Bordeaux Drive Washoe County, Nevada

revisions

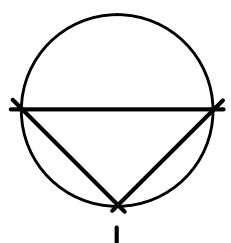




Landscape Plan

1"=20'-0"

APN 047-162-19 and 21





DL
M

TECTED BY
DAY
ALARM
SINCE 1948
800-470-1000



999
DE LA MONTANYA
WINERY

Traffic Impact Report

The DeLaMontanya Winery will employ 4 full time personnel. On a good week the winery will see approximately 80 patrons over the four days in which they are open. The winery will have at most 1 delivery a day for supplies.

The ITE does not have a trip generation multiplier for wineries. After speaking with Mitchell Fink in Engineering and looking at the multipliers for wineries in the Napa/Sonoma area, we came to the conclusion that the following was appropriate.

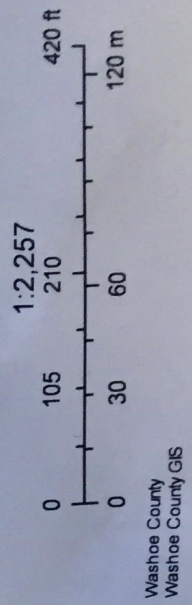
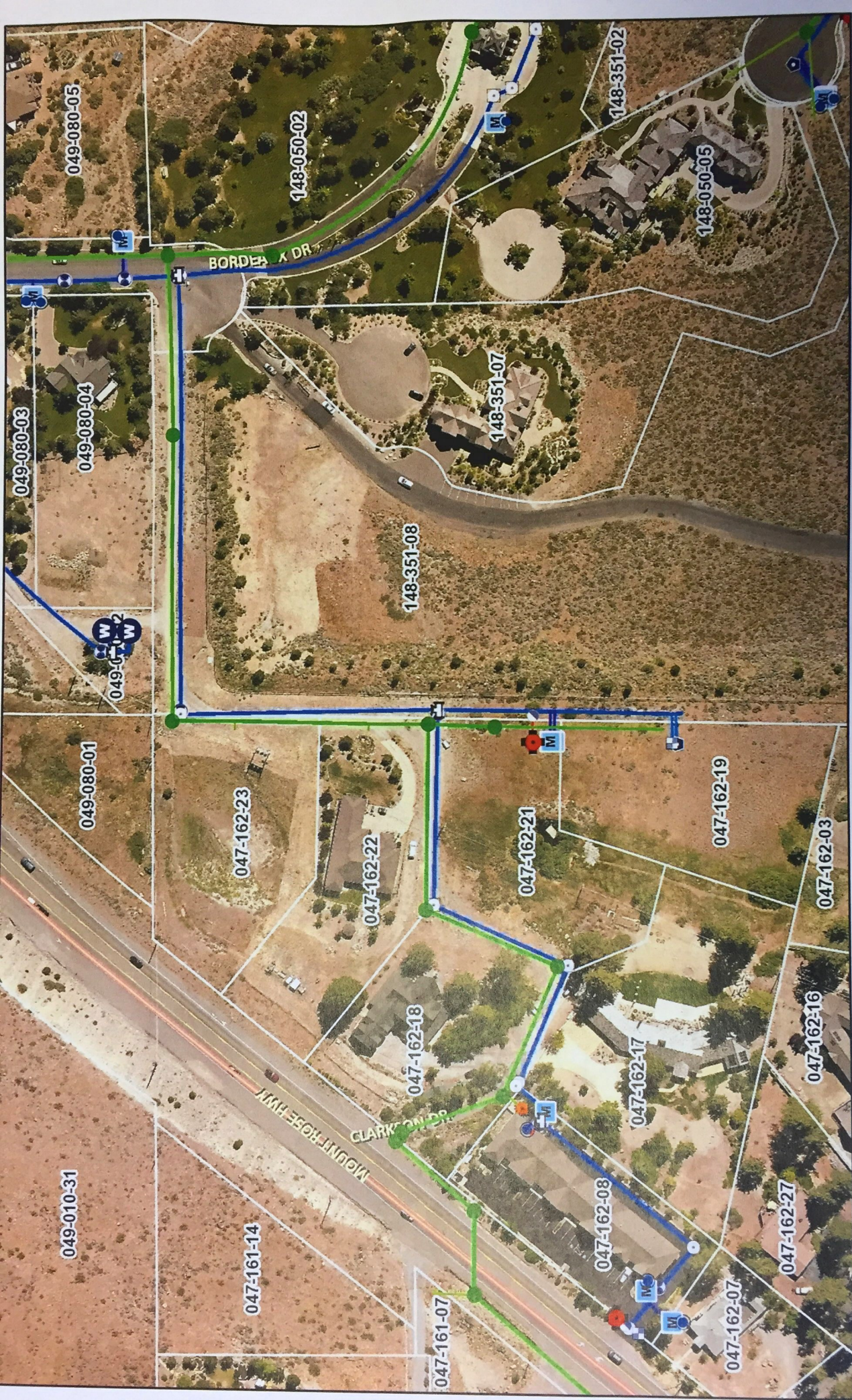
4 employees x multiplier of 2 = 8 trips

20 visitors per day x multiplier of .8* = 16 trips

1 delivery truck per day x multiplier of 6 = 6 trips

Total number of trips per day is 30. The total number of trips is far less than the 80 or more weekday peak hour trips that trigger a traffic impact report.

*multiplier commonly used in wine country in Napa/Sonoma



Washoe County
Washoe County GIS

- Sewer_Flow_Collection
- Sewer_Clean_Out
- Sewer_Manhole
- <all other values>
- III
- Sewer_Septic_Tank
- Sewer_Lateral
- Sewer_Treatment_Plant
- Sewer_Main
- Sewer_Lift_Station
- Sewer_Stub

February 19, 2019

WADMIN19-0014
EXHIBIT K

This information for illustrative purposes only. Not to be used for boundary resolution or location and not intended to be used for measurement, calculation, or delineation.

Washoe County Treasurer
Tammi Davis

Washoe County Treasurer
P.O. Box 30039, Reno, NV 89520-3039
ph: (775) 328-2510 fax: (775) 328-2501
Email: tax@washoecounty.us

Account Detail

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Disclaimer

- **ALERTS:** If your real property taxes are delinquent, the search results displayed may not reflect the correct amount owing. Please contact our office for the current amount due.
- For your convenience, online payment is available on this site. E-check payments are accepted without a fee. However, a service fee does apply for online credit card payments. See Payment Information for details.

CollectionCart

Collection Cart	Items	Total	Checkout	View
Collection Cart	0	\$0.00		

Pay Online

Washoe County Parcel Information

Parcel ID	Status	Last Update
04716221	Active	5/20/2019 2:07:07 AM

Current Owner:
DE LA MONTANYA TRUST, DENNIS & TINA
999 FOREMAN LN
HEALDSBURG, CA 95448

SITUS:
16435 BORDEAUX DR
WCTY NV

Taxing District:
4000

Geo CD:

Legal Description
Lot 4A Township 17 SubdivisionName _UNSPECIFIED Range 19

Pay By Check

Please make checks payable to:
WASHOE COUNTY TREASURER

Mailing Address:
P.O. Box 30039
Reno, NV 89520-3039

Overnight Address:
1001 E. Ninth St., Ste D140
Reno, NV 89512-2845

Tax Bill (Click on desired tax year for due dates and further details)

Tax Year	Net Tax	Total Paid	Penalty/Fees	Interest	Balance Due
2018	\$904.82	\$904.82	\$0.00	\$0.00	\$0.00
2017	\$868.38	\$881.87	\$0.00	\$0.00	\$0.00
2016	\$847.23	\$869.42	\$0.00	\$0.00	\$0.00
2015	\$843.85	\$854.29	\$0.00	\$0.00	\$0.00
2014	\$817.68	\$817.68	\$0.00	\$0.00	\$0.00
Total					\$0.00

Payment Information

Special Assessment District

Installment Date Information

Washoe County Treasurer
Tammi Davis

Washoe County Treasurer
P.O. Box 30039, Reno, NV 89520-3039
ph: (775) 328-2510 fax: (775) 328-2500
Email: tax@washoecounty.us

Account Detail

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CollectionCart

Collection Cart	Items	Total	Checkout	View
	0	\$0.00		

Pay Online

Washoe County Parcel Information

Parcel ID	Status	Last Update
04716219	Active	5/20/2019 2:07:07 AM
Current Owner: DE LA MONTANYA TRUST, DENNIS & TINA 999 FOREMAN LN HEALDSBURG, CA 95448		SITUS: 16445 BORDEAUX DR WCTY NV
Taxing District 4000	Geo CD:	
Legal Description Lot 3 Township 17 SubdivisionName _UNSPECIFIED Range 19		

Pay By Check


Please make checks payable to:
WASHOE COUNTY TREASURER


Mailing Address:
P.O. Box 30039
Reno, NV 89520-3039


Overnight Address:
1001 E. Ninth St., Ste D140
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2014	\$817.68	\$817.68	\$0.00	\$0.00	\$0.00
Total					\$0.00

 **Payment Information**

 **Special Assessment District**

 **Installment Date Information**