

MICHAEL SULLIVAN
20690 Eaton Road
Reno, Nevada 89521

April 11, 2019

Parcel Map Review Committee

Re: WTPM19-0003 Sullivan Foothill Road

Good afternoon, I am Michael Sullivan. I am one of the owners of the property being discussed today for approval of our parcel map. This property was purchased in 1954 by my parents and was home for my brothers and me. My brothers and I inherited the property from our father after his passing in 2010. The property has been in agricultural use for the duration of my family's ownership and long before historically. Our water rights for the property have a priority date of January 14, 1878. We raised sheep, cattle, horses, chickens, rabbits, vegetables and hay.

I am here today as an owner of the property to provide comments on the Staff Report and to commend staff for their professionalism and dedication to upholding the provisions of Washoe County codes and procedures. We appreciate members of Staff making time to discuss the application and review process and for making a site visit to see firsthand the character and condition of the property.

We agree to and will comply with all of the provisions required for labelling, notations and other delineations on the final maps.

I have been in contact with the Washoe County Health Department concerning requirements for future septic leech fields and have obtained permits for test trenches. As soon as the weather settles down we will dig the test trenches in accordance with the standards for the inspection.

We are in the process of acquiring 6 acre feet of ground water rights for dedication as required so that the three new parcels will be able to install domestic water wells. We are trading some of our surface water rights for the ground water rights and are currently finalizing a map showing the areas of irrigated acreage to be relinquished as part of the trade.

The condition that we show all building pads on each parcel has been discussed with Staff and my understanding is that this provision will be revised to require a notion on the map showing areas outside of the stream sensitive zone that could be built upon. I think

WTPM19-0003
Submission

this is a reasonable compromise, as we have no way of knowing where a future owner of the property would want to build.

A drainage easement will be shown across Parcel 2 as noted by Washoe County Engineering and Capital Projects item 3. i.

I object to the requirement that a cul-de-sac be constructed at the end of Mallory Lane and dedicated to Washoe County. Access to Parcel 3 from Mallory Lane will be a private drive way, with location to be determined by a future owner of the parcel. If I were the future owner, I would want to install a gate across the driveway to contain livestock and to provide privacy.

I also object to the requirement that we provide a wetland delineation study of the property. As I have discussed, this is an agricultural property that has been irrigated for many years. I don't believe seasonally irrigated pastures should be considered potential wetlands. I understand and have seen a copy of the original aerial photography used by the U S Fish and Wildlife Service to identify areas of potential wetland. The photograph shows and includes the irrigation ditches and irrigated fields as potential wetlands and was obviously taken during the irrigation season when the ground was wet. This is obviously an overreach of the intended purpose of the wetlands inventory and should be reviewed across the County to also correct this designation for other agricultural properties with irrigated pastures. I respectfully request that this condition of approval be removed.

Thank you for your attention. I would be happy to answer any questions.