

Agenda Item 3B

Roger Moellendorf - Bently property

From: Juan Guzman
To: 'Scott Brooke'; 'Scott Brooke'; Abowd, Karen; Djacquet1@aol.com; Eva...
Date: 1/31/2012 4:21 PM
Subject: Bently property
CC: Biddle, Allan; Burnham, Andy; Case, Tom; Chuck@nvlc.org; Drews, Mich...

To All:

Congratulations the last big piece, (497 Ac.) of the land puzzle comprising the Carson River Nature Park, has been acquired in partnership with the V&T. Now the challenge is to provide for the safe enjoyment by our residents and visitors of this magnificent space. Lets set a high standard for the stewardship of resources and the celebration of our cultural resources and historic mining past.

Special thanks to Mr. Bently and Scott Brooke his Attorney; Chairman Millard and the V&T Commission; Michael Smiley Rowe, Attorney for the V&T; Chairman Jacquet and the Open Space Advisory Committee; Chairman Pahl and the Carson River Advisory Committee; BLM Staff in Carson, Chris, who organized the meeting that resulted in all of us beginning to march in the same direction; Jim and Rachel, who braved the most recent fire and showed up with documents needed to release the grant; also BLM-SNPLMA in Las Vegas, Libby with her infinite patience and Jeff who shed light into a complex grant process; NDEP, Jeff Collins and gang who unveil the secrets of the superfund requirements; and Rebecca with the SOHP, who helped us comply with the Historic Preservation Act.

Thanks to Stella, Nancy, Beth, Kathy and Daria what a team. Stella, I hate to tell you but there is at least one more progress report due and Daria I cannot wait to share with you the SNPLMA Grant closing instruction memoranda! Team, all or your efforts resulted in the successful funding of the escrow and incredible flow of the paper work needed to complete the transaction. Tina, thanks for always smiling as you made me look at the NRS or CCMC one more time.

Thanks to our consultants Lyn Norberg, it only took three addendums and one hypothetical; Tony Wren for teaching me to spell hypothetical; Mike with Gnomon, who has an incredible skill in making archeology a relevant subject; Lynn, Robin and Marvin with RCI, for a 4 inch wide Phase I and II Report; Ken and Jim with Manhad who also found some extra acres of river land while explaining aliquot parts for the hundredth time. To these dedicated professional groups not only thanks for helping us day and night but for also falling in love with this land. Thanks to you Lanette and Tammy at NNT, by the way, could you explain, Schedule A exclusion no. 55 for the last time!! And finally, thanks to our Board of Supervisors who have the vision and courage to allow us at the Parks and Recreation Department to continue to work on such very special projects. Shelly you do not have to correct the grammar and never mind the punctuation!

Juan F. Guzman
Open Space / Property Manager
Carson City Parks & Recreation Dept.
3303 Butti Way, #9
Carson City, NV 89701
T: 775-887-2262 ext. 7341
F: 775-887-2145

A 'Canyon-do' spirit

Carson officials' sustained efforts yield the final tract for river recreation area

BY SANDI HOOVER 1-8-17
shoover@nevadaappeal.com

Visitors to Nevada's capital city would not suspect that within its borders lies a scenic and rugged wilderness area offering outdoor enthusiasts a complete escape from the politics and commerce of downtown.

The last piece of Carson City's open space puzzle fell into place on the east side of town this week as the board of supervisors agreed to purchase nearly 500 acres of land owned by Don Bently along the river in the Carson River Canyon.

During the same month last year, a deal was struck between the city and John Serpa for the other major piece in the canyon — 419 acres.

"There are restrictions that this can only be used for natural recreational uses," Open Space Manager Juan Guzman told the board Thursday. "It has been used in the past for camping and

See **River**, Page A5

"The number of accidents out there is not going to be that huge, but the V&T will be a huge attraction."

— FIRE CHIEF STACEY GIOMI

RIVER

From Page A1

shooting and dumping trash, but the property is in pretty clean condition right now."

The city's Parks and Recreation Department envisioned the river corridor — located east of Deer Run Road — as a scenic playground for hikers, mountain bikers, fishermen and equestrian users, with the Aquatic Trail as its centerpiece for canoeing and rafting.

But picking up the final piece has not been easy.

"This is a complicated transaction," Guzman said.

The Nevada Commission for the Reconstruction of the V&T Railway will buy the property for \$1.6 million, then turn around and sell it to Carson City for about \$1.4 million.

As part of the deal, Carson City will grant easements to the V&T of about 28 acres, which will be used to extend the rails from the Eastgate Depot on the old railroad bed

that now extends deep into the steep canyon.

"Mr. Bently wasn't a willing seller, but he wants to advance the goals of the V&T," Guzman explained. "The sale to the city is contingent on that V&T right of way."

Grant funding was obtained from the Southern Nevada Public Land Management Act, Parks Trails and Natural Area program to help with \$650,000.

Other money came from the Open Space Acquisition Account, which is funded by the voter-approved state Conservation and Resource

Protection Grant Program, also known as Question 1, and Carson City's Question 18 Quality of Life Initiative.

Along with its recreational value, the corridor has environmental and historic cultural value, Guzman said.

"Along this stretch of the Carson River, mine owners established their ore processing mills to take advantage of the available water and proximity to the Comstock mines to the north," said Mike Drews, chairman of the Carson City Historic Resources Commission, in a report to the board.

"This property encompasses the remains of the Nevada historic Santiago and Vivian Mills and is adjacent to the site of the Brunswick and Copper Canyon mills," he said.

Questions over environmental issues also came up during the process.

Due to mercury contamination from the mill activities, the river canyon has been designated as a Superfund site, but a letter from the Nevada Department of Environmental Protection states that sampling studies have determined that the



COURTESY CARSON CITY
Carson City Open Space Manager Juan Guzman looks out over the Carson River last fall in anticipation of purchasing nearly 500 acres of property in the Carson River Canyon from Don Bently. The board of supervisors approved the purchase Thursday.



COURTESY CARSON CITY



COURTESY FILE PHOTO

ABOVE: The Vivian Mill, seen in this photo collection from John Meder, was the easternmost mill in the Carson River Canyon. A few remains of the mill contribute to the historic value of the property in the canyon.

LEFT: This scenic view of the Carson River Canyon last fall shows why the city's purchase of nearly 500 acres of open space there will add to the non-motorized recreational opportunities the city will be able to offer. The road where the V&T Railway will run can be seen on the right.

land is suitable for general recreation.

Safety concerns were also part of the discussion.

Fire Chief Stacey Giomi said that from a fire protection standpoint nothing has changed.

"Our cost to suppress fires on private land vs. city property is equal. It is still our financial responsibility," Giomi said.

Emergency response will be a problem, however, he said, because while the road is open right now, motorized traffic eventually will be blocked at both ends, except

for some of the property on the south side of the river.

"The train has always concerned me since day one. The V&T will be on that road with a lot of people on it, and there will come a time when there will be a problem for medical or fire having no road access," he said.

Weighing the risk has been difficult, he said.

"The number of accidents out there is not going to be that huge, but the V&T will be a huge attraction," Giomi said. According to the purchase agreement, the transaction must be completed by Jan. 31.