

Hernandez Valley Property Owners

Discussion Topics for BLM Meeting
(Monday - February 22, 2010)

10 MAR -8 PM 2:31

RECEIVED
U.S. DEPARTMENT OF THE INTERIOR
BUREAU OF LAND MANAGEMENT
HOLLISTON, UTAH 84303

Social Issues

1. If BLM sells Tucker Zone property, members of the public who currently use this BLM land for hunting, hiking, camping, etc. will no longer be able to use this land. BLM will be provided with written comments from these members of the public.
2. The Tucker Zone is prime habitat for bald eagles, condors, elk and other wildlife:
 - (a) If BLM sells the Tucker Zone property, there is no assurance that the buyer will adequately protect these invaluable wildlife resources. Moreover, if the property is sold, the public will be deprived of the opportunity to enjoy such wildlife.
 - (b) If BLM opens the Tucker Zone to OHV use or even "jeep trail" use, the bald eagles, condors, elk and other wildlife will be scared away and their habitat will be destroyed. The current OHV areas in the CCMA are devoid of significant wildlife.
 - (c) The Tucker Zone should be maintained by BLM as a wildlife conservation/study area to mitigate damage to wildlife and wildlife habitat elsewhere in the CCMA.
3. If BLM allows the OHV (and/or more non-OHV vehicles) recreation area to expand into the Tucker Zone, neighboring landowners will encounter more noise, dust, trespassers and conflicts (with a potential for violence). The peace and tranquility they currently enjoy will be destroyed.
4. Cane Canyon, which is in the Tucker Zone, is eligible for inclusion in the Wild and Scenic River Inventory. As indicated on Page 657 of the RMP/EIS, BLM must place this area under protective management.
5. Landowners to the West of the Tucker Zone will be providing BLM with a separate written proposal to deal with the problems described above, and to provide members of the public with access to the Tucker Zone for a variety of purposes, including hunting elk, wildlife observation, study and photography, and other uses compatible with the "wildlife oriented" Tucker Zone.

Economic Issues

1. If BLM sells the Tucker Zone property, the property values of the Hernandez Valley

landowners will be devastated. People buy land in Hernandez Valley to enjoy nature, including hiking, wildlife viewing, hunting and exploring the wilderness. Much of this activity occurs in the Tucker Zone. That's pretty much all there is to do in Hernandez Valley. If prospective buyers cannot enjoy these activities in the Tucker Zone, many of them simply would not consider purchasing our land. As a consequence, local property values will be seriously affected.

2. If BLM opens the Tucker Zone to OHV or non-OHV vehicle use, the wildlife will be scared away, the wildlife habitat will be destroyed, and the unique and natural wonders of the Tucker Zone will be lost forever. Like the wildlife, this would also scare away prospective purchasers of Hernandez Valley land and, in the process, destroy the value of our land.

Formal Record

The undersigned Hernandez Valley property owners request that this discussion outline be considered formal comments with respect to the Clear Creek Management Area Draft Resource Management Plan and Environmental Impact Statement issued by BLM in November, 2009. Please also make this discussion outline part of the official record for BLM's February 22, 2010 public meeting/workshop regarding such matters.

Tracy Kepple _____
Tracy Kepple _____
Clara Kepple _____
Natalie Kepple _____
Adey Kepple _____

cc: CCMA RMP/EIS Comments
Attention: Planning Coordinator
Bureau of Land Management
Hollister Field Office
20 Hamilton Court
Hollister, CA 95023

Hernandez Valley Property Owners

EAST HERNANDEZ VALLEY PROPERTY OWNERS

February 20, 2010

10 MAR -8 PM 2:31
BUREAU OF LAND MANAGEMENT
HOLLISTER FIELD OFFICE

Rick Cooper
Field Manager
Bureau of Land Management
Hollister Field Office
20 Hamilton Court
Hollister, CA 95023

RE: Public Access Proposal for Tucker Zone
November 2009 Draft Resource Management Plan and Environmental
Impact Statement (RMP/EIS) for the Clear Creek Management
Area ("CCMA")

Dear Mr. Cooper:

The undersigned own land between the existing entrance to the CCMA on Coalinga Road and what is referred to as the Tucker Zone in the RMP/EIS (Cane, Baker, Biles and Post Canyons and part of Tucker Mountain). We propose that BLM adopt as its preferred alternative for the Tucker Zone under the RMP/EIS a Wildlife Conservation and Wilderness Study Area alternative that promotes the conservation and study of wildlife (including bald eagles, condors and elk) and wildlife habitat in the Tucker Zone. A variety of endangered, threatened and other wildlife already exist in this area, and the preservation of the Tucker Zone as wildlife habitat will help mitigate the loss of habitat elsewhere in the CCMA.

Our proposal involves a cooperative effort between the undersigned, BLM, the California Department of Fish and Game ("DFG"), and a reputable conservation organization. We propose the Ventana Wildlife Society ("VWS") as the participating conservation organization. Our proposal also involves the undersigned landowners granting BLM nonexclusive easements to BLM land in the Tucker Zone for the following limited purposes:

1. Allowing BLM (and DFG) employees, contractors and agents access to the Tucker Zone for range/land management and law enforcement purposes.
2. With appropriate DFG orientation, allowing a limited number of La Panza elk tag holders access for elk hunting purposes on BLM land (for no special fee) and, perhaps, on neighboring private land. Some private landowners may charge a fee for hunting on their land, but some may not if the right tag holder is involved (i.e., disable, veterans, children). As an alternative to the La Panza elk hunt, perhaps DFG could establish a special hunt with its own tags just for the Hernandez Valley

herd.

3. Limited access (in terms of frequency and numbers of people) for members of the public to go on organized educational and photographic hiking trips in the Tucker Zone. The VWS has expressed an interest in organizing and conducting such trips.

Please understand that our proposal is not intended to exclude any members of the public from entering the Tucker Zone in any other legal manner or for any legal purpose. However, our proposal is conditioned on the following:

- a) BLM not selling or exchanging away any BLM land in the Tucker Zone.
- b) BLM not authorizing or constructing any new on or off road vehicle roads or trails into or within the Tucker Zone.
- c) BLM granting non-exclusive rights-of-way to the undersigned covering approximately 300 yards of an existing dirt road on BLM land near Cane Canyon. The purpose of the right-of-way would be to provide the undersigned with emergency access to and from their respective properties when the flow of water in the San Benito River prevents them from safely crossing the River (at the Coalinga Road access point to the CCMA).
- d) The undersigned, BLM, DFG and VWS entering into mutually acceptable written easements, rights-of-way and other appropriate agreements to accomplish the above.

We hope this proposal provides an acceptable alternative for BLM with respect to the Tucker Zone. We look forward to your response.

Sincerely,

Signature: Tracy R. Kepple
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Name: _____
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Telephone: _____
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email: _____

cc: Joe Hobbs
California Department of Fish & Game

Jeff Cann
Department of Fish & Game

Kelly Sorenson
Ventana Wildlife Society

CCMA RMP/EIS Comments
Attention: Planning Coordinator
Bureau of Land Management
Hollister Field Office
20 Hamilton Court
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