

## ARE YOU AWARE THAT ALL OF THIS IS HAPPENING IN CAPAY VALLEY?

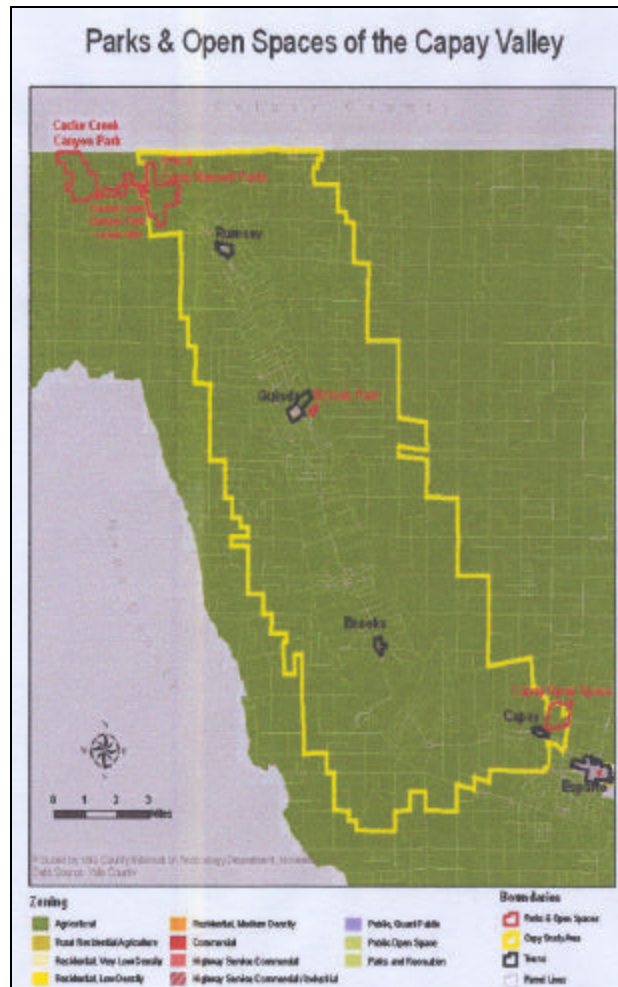
Under the guise of protecting agricultural land and the environment, the rights that belong to private property owners are being eroded and undermined.

The following list of programs are going to affect your private property rights.

- Yolo County General Plan and its Parks and Open Space proposals, especially for Capay Valley
- Blue Ridge Berryessa Natural Area
- Agricultural Districts

How many kinds of protection do you need on your private property until it's not private property anymore?

Private property or agricultural land is not open space, nor is it an agricultural park or part of the BRBNA unless you choose it to be.



Every piece of property in the Capay Valley is considered open space as shown on the above map within the yellow lines.

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# YOLO COUNTY AND CAPAY VALLEY LANDOWNER RIGHTS UNDER ATTACK

**WARNING:**  
Agricultural  
Open Space Lockdown!



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Proposed are three different programs that will violate your property rights. They are as follows:

### 1. OPEN SPACE AND GENERAL PLAN

Are you aware that your property is under consideration for County Open Space?

The Capay Valley is being considered for an open space designation in the Yolo County General Plan Update. Individual private land will be impacted and be put into an open space lockdown. To see how Yolo County plans to control your private property visit: [www.yolocountygeneralplan.org](http://www.yolocountygeneralplan.org)

### 2. YOLO COUNTY AGRICULTURAL DISTRICTS

In the Yolo County General Plan Update, the County is proposing Agricultural Districts that would have special areas, such as Clarksburg and Capay Valley, which will focus marketing efforts on these agricultural region. Each area will have a "separate area plan, tailored zoning and other additional regulations, and could serve as a basis for strategic conservation easements and similar tools". While the goal is to preserve agriculture, additional regulations and easements can serve as a vehicle to negatively impact farms and ranches in the aforementioned regions.

### 3. BLUERIDGE BERRYESSA NATURAL AREA (BRBNA)

This plan is to manage and acquire 800,000 acres of public and private lands with the purpose to protect agricultural lands; provide new opportunities for recreation, conservation, and stewardship; and support local economies of the adjacent communities. The exact boundaries have yet to be determined. The goal of this plan is for this area to become a federally recognized National Conservation Area (NCA).

The map on this page shows the sphere of influence of the BRBNA, blanketing private property that is not in conservation easements. On the one hand, the BRBNA states



*Proposed boundary for the Blue-Ridge Berryessa National Conservation Area. Final boundaries have not yet been determined.*

working ranches that the group feels need to be "well-managed".

While it claims that it has no effect on local and state jurisdiction, it clearly states once designated, lands will be managed by agencies and non-profits such as Tuleyome (a non-profit whose vision is rooted in conservation biology) and BRBNA. Be sure to familiarize yourself with the Tuleyome board members and their biographies by visiting their website.

Suzanne Easton, the manager of the BRBNA Conservation Partnership stated, "There is nothing regulatory or binding in anything we do. We are not an incorporated organization and so have no official legal status." Yet, if the BRBNA is promoting protection of a region, how can they do so without regulation and imposition on neighboring private properties?

Go to: [www.tuleyome.org](http://www.tuleyome.org) and [www.brbna.org](http://www.brbna.org) for additional information on these plans.

### QUESTIONS

1. What impact will an open space designation have on my private property?
2. How can the value of property increase when it has certain unknown constraints placed upon it?
3. What are the rules for operating a business or farm when you're in an open space designation?
4. As a private landowner can I opt out?
5. Who will regulate the areas under the designations?
6. Does these overlaying programs expose private property to unsolicited public access and impacts?
7. How will private lands be assimilated into the sphere of influence of the BRBNA and Tuleyome?
8. If the project only includes federal lands, are there not private lands within the 800,000 acres?

### A FEW ISSUES

- A National Conservation Area (NCA) designation claims no effects on activities outside the NCA, which implies there will be effects on activities inside the NCA. As noted, they are already claiming that it will prohibit mining within the area and will limit off-road vehicles to designated roads only.
- There is no set criteria for managing a National Conservation Area. What impacts will it have on private property that is not under an easement program?
- A National Conservation Area can be managed according to site specific needs by the region as set by a local management team.
- The open space element gives the perception of entitlement to the public that ranches and farms in this area are open space.
- Under the BRBNA guiding principles it states that it respects the rights of private landowners, yet a majority of landowners are unaware their land is within its boundaries.
- Under the BRBNA, all positions on an issue will be considered, but only support activities when the partnership has reached consensus. Historically, landowners who come to the table under the consensus process, walk away less than whole.
- The stated purpose of The BRBNA is to protect the valley's habitat from development, thus, how can it "create new opportunities for marketing and business growth and development". Any improvements may require that the rest of your property has to go into the agricultural easement.