

# CUMMINGS VALLEY PROTECTIVE ASSOCIATION

Quarterly  
Newsletter #2  
March 31, 1991

## SPECIAL EVENT



**APRIL 5 MEETING** -- This one should be a winner. We have MILDRED WIEBE, Tejon Ranch Historian, coming to give her excellent talk and slide presentation on "The Tejon." In addition we will have more details on the June fundraiser and we'll be looking for ideas from you. Bring your family, friends, neighbors. You don't want to miss this meeting!



## PROPOSED PRE-SCHOOL

An application was submitted to Kern County Planning Department for a General Plan amendment to convert from agricultural zone on 1.5 acres on the SW corner of Cummings Valley Road to a commercial zone on 1.5 acres, including the existing white house. This was to allow the house to be used as a pre-school.

CUPA discussed the proposal with the Planning Department at an early stage, and the department was aware that zoning ordinances allow schools to be established in agricultural zones under a conditional use permit (CUP). CUPA told Planning that it would support the preschool proposal if it were done under a CUP, but would oppose a zone change. A zone change could mean that the pre-school could later be abandoned leaving the corner open for other commercial ventures.

The applicant, Solveig Thompson, has agreed to a CUP. The Board of Zoning Adjustment will hold a hearing on the matter on March 28. CUPA has sent a letter commending the

Planning Department and the applicant for accepting this alternative.



## MEMBERSHIP

We now have 390 members from 222 households! This level of support is gratifying, and encourages us to build our membership in order to influence what happens in the valley.



## TREASURY REPORT

The balance in the bank is \$1451.64. Please remember that membership dues are our only source of funds except for donations generously made by members. Since expenses continue, we hope to increase membership and to have 100% renewal when the new membership year starts in July. Dues paid after March first will apply to the 1991-92 year.



Follow-up on our formal complaint to the enforcement division of the County Building Department seems to be a slow process.

The Karpe and R.J. Properties billboards recently came down -- perhaps as a result of the windstorms. Nevertheless, WC

have written letters thanking them for their cooperation. We have also written to Remax asking them to follow suit by taking their sign down.

Country Cable told us they have permits for the billboards in their approved franchise. We asked for documentation but did not receive it. We checked with the county, who tell us they have no such permits. The County Zoning Division in Bakersfield has promised to insure compliance with zoning ordinances.



## LONG RANGE PLAN

The idea of CUPA taking a pro-active approach by developing a new long range plan for Cummings Valley in cooperation with Kern County Planning and Development Services has received a generally favorable response. We are working with Cal Poly SLO and Fresno State to find a graduate student whose focus is environmental planning to take this as his/her thesis project.

We will no doubt need to provide some financial support.



Members Bob and Patty Souza, who own the historic 103 year old Elijah Stowell house, have generously offered to open their home for a fundraising tour and elegant old-fashioned tea on the grounds. The date is Sunday, June 2, from 1 PM until 5 PM. Invitations are being prepared for members, public officials, and community leaders. The donation of \$10.00 per person requested for this event is to raise funds to support the graduate student working on the long range plan.

Ben and Laurie Rude have volunteered to head the fundraiser committee to work with Bob and Patty. They will need help to organize and help with the event. If you can spare a few hours, please call Ben and Laurie at 821-1904.

The Board is working on the bylaws prepared by the Bylaws Committee. We



plan to have them reviewed by an attorney prior to submission for adoption by the membership at the June 7 Annual Meeting.

## ANNUAL MEETING



The bylaws in preparation provide that the

Annual Meeting and election of officers shall be held in June of each year. The Nominating Committee will be going into action soon to compile a slate of good candidates for 1991-92 officers.

Please plan to attend this important meeting on June 7.



## FOOD FOR THOUGHT

One of our Board Members was recently told by a prominent Tehachapi citizen that CUPA must be going a good job because, "You've sure got Ben Austin's attention!"

Let's keep getting new members and supporting the Association. We CAN help shape the destiny of this beautiful area!



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