

CUMMINGS VALLEY PROTECTIVE ASSN.

Quarterly Newsletter No. 5 December 1991

Tamaron Project - Brite Valley

Approval for one-acre homesites on 166 acres in North West Brite Valley adjacent to Cummings Valley, was given by the Board of Supervisors on November 25, 1991. They ignored the protests of adjacent and nearby large landowners to accommodate Josephine Debs, who had stated that she had to have one acre zoning in order to make a profit on her investment.

The project is not needed, as there are already several thousand homesite properties on the market in the Tehachapi area. It constitutes leapfrog rezoning and degrades the rural farming character of Brite Valley. It could also put pressure on Cummings Valley for denser residential development.

The Brite Valley opponents have retained the law firm of Fallgatter and Wyatt and are filing suit against the Board of Supervisors in Superior Court. The litigation is based on various deficiencies of compliance with the California Environmental Quality Act (CEQA).

The CVPA Board also voted early on to not take an official stand against the project because it is outside our designated boundaries, but to encourage members to support Brite Valley opponents on an individual basis.

We all stand to suffer the effects of the project.

The litigation will be very expensive (\$8500 just to get the action prepared and filed), and the Brite Valley folks will be very appreciative of any financial

help. Donations can be sent to Thomas C. Fallgatter, Attorney, 5665 California Ave., Suite 16, Bakersfield, CA 93309. Be sure to indicate that it is for Tamaron litigation.

It is laudable that these four Brite Valley owners feel so strongly about preserving the quality of life in Brite Valley that they are committing a lot of their own money to the legal action, and are prepared to forego potential future profits from denser development of their own properties.

Vix Project

The Planning Department has notified us that they have received project plans from Mr. Vix. The proposal has been sent to the Environmental Review Group to reassess the Environmental Negative Declaration in light of a waste water treatment installation not in the original proposal. We will review this aspect of the project to see that CEQA requirements are met.

We will also review the project plans to see if CVPA can offer any constructive suggestions to minimize the degradation of the rural scenic beauty of this part of the valley.

When the General Plan Amendment from agriculture to commercial was approved in June of 1990, the project was represented as a C-1 zone (Neighborhood Commercial) project. The developer is now applying for a C-2 zone designation which is "for the widest range of retail commercial activities, including regional shopping centers and heavy commercial uses". CVPA will strongly oppose the C-2 zone approval.

You're In The Computer

Member John Mester of Stallion Springs has entered all of our membership data into a computer data base. He has designed a versatile system that will allow us to do many things like printing address labels sorted in various ways such as by zip code for bulk mailing. He will be able to print labels for members with non-local mailing addresses to whom we send meeting notice post cards. We can also print listings of those who have not paid their 1991-1992 dues! (We will be contacting you one last time)

Many thanks to John for this major effort.

Long Range Plan

Allison Cook, Masters Degree Candidate in the planning option at UCLA, has completed most of the data gathering for the Long Range Land Use Plan for Cummings Valley. She has also completed most of her interviews with key Cummings Valley ranchers and public officials at the County, City of Tehachapi and various agencies.

A survey questionnaire to get public preferences for land use in Cummings Valley was sent to 1237 area residents and landowners. It went to all landowners in Cummings Valley and Hidden Oaks, and to a 50% random sample of resident owners in Bear Valley Springs, Stallion Springs and Alpine Forest Park.

As of December 27, Allison had received 203 completed questionnaires. Anyone who received one and has not yet returned it completed is encouraged to do so as soon as possible so

Allison can get the results analyzed.

She still plans to have the project completed by early June.

Conservation Easement

We have started dialog with Pacific Earth Resources, who have 473 acres for sale southwest of the Pellisier - Giraud intersection, about the possibility of their granting CVPA a conservation easement on the property. The granting of such an easement would prohibit future development beyond what is presently allowed under agricultural zoning. Such a restriction would tend to reduce the value of the property. The decrease in value can be taken as an income tax write-off which in some circumstances is more beneficial to the owner than the higher sales price.

Pacific Earth Resources has agreed to evaluate the potential benefits and let us know if a conservation easement has any attraction to them.

Roadside Cleanup

The County is still evaluating the liability aspects of allowing CVPA members to remove trash from along roads in Cummings Valley. They are working on a waiver to be signed by participants. CVPA will also probably have to get waivers from it's volunteers. Nothing is simple anymore.

Billboards and Real Estate For Sale Signs

The following signs are still in violation:

- Country Cable TV - Two illegal billboards
- Key Mountain - One illegal billboard
- Airstyles by Phil - Two or three illegal billboards
- Turner Properties - Oversize for sale sign
- Van Ingram Real Estate - Oversize for sale sign

Complaints against most of these violations were filed February 5, 1991. Another letter has been sent to the authorities in Tehachapi with copy to Ted James, who has ultimate enforcement responsibility inakersfield, asking for a status report on enforcement efforts.

February 6 Meeting

Following a two month break, we will resume our monthly meeting schedule February 6. Meetings will be held on the first Thursday of each month at 7:30 P.M. through June.

For February Les Hansen, one of CVPA's earliest members, will speak on "Ostrich Ranching in Cummings Valley and Elsewhere". He has a videotape to go with his talk.

The meeting will be at 7:30 P.M. in the Stallion Springs meeting hall.

We will not send the usual meeting notice post cards to out-of-towners for this meeting but the telephone committee will call to remind "locals".

Happy New Year

We hope 1992 will be a good year for CVPA and all it's members.

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