

CUMMINGS VALLEY PROTECTIVE ASSOCIATION

Quarterly Newsletter No.7 June 30,1992

*VIX PROJECT

Contrary to the way things looked at the time of the last newsletter, it now appears that Mr. Vix intends to proceed with his commercial project at Hwy. 202 and Cummings Valley Road. He submitted the required reports to the Planning Department including Springtime biota survey, site plan, wastewater management plan and traffic study.

These documents were sent to 26 review agencies for review and comment. CVPA received a copy of the package. We focused on the traffic study to see if there is any aspect that should be challenged. After discussions with prison representatives and Caltrans, we could not establish any flaws in the study. It concludes that a traffic signal will be needed when the Vix project and other developments in the Tehachapi area are completed, but that four-way stop will be adequate on an interim basis. A four-way stop will be helpful to most of us since the through traffic to and from the prison will have to stop. This will make it easier to get onto Hwy. 202 from Cummings Valley Road and should reduce accidents.

A major problem with the Vix project submittal is that it is still requesting a C-2 (heavy commercial) zone rather than a C-1 (neighborhood commercial) as Vix promised. When asked about it, Vix said he thought the change had been made and will ensure that his architects get it corrected. We will be watching this very closely to make sure it is changed to C-1 before it goes to hearing.

The Planning Department is now analyzing the review agency responses to see if an environmental negative declaration is appropriate (it no doubt will rule that it is) or if the EIR is required. The project will then be scheduled for hearing before the Board of Supervisors for approval of the project plans and zone designation.

*REINSTATEMENT OF A PLANNING COMMISSION

Pressure is building on the Board of Supervisors to reinstate a planning commission:

- a. With prompting by CVPA and others, the Kern County Grand Jury investigated the current project approval practices and issued a position paper recommending that the County establish a planning commission with members representing a cross-section from both the urban and rural sectors. Members should be free of financial and political ties to the immediate past or current elected county officials.
- b. Although now apparently dead, Assembly Bill 3102 had a sobering effect on the Supervisors. It would have required that a county have a planning commission in order to receive State transportation funds.
- c. The Bakersfield Californian newspaper is giving a lot of coverage to the issue.
- d. CVPA (Chuck McCullough and Ray Heit) joined others in giving testimony at the Board of Supervisors hearing on May 26 in support of a planning commission. The Supervisors (Austin was absent) voted to have the Planning Department conduct a series of workshops in perhaps a dozen cities (including Tehachapi) to get public input on the desire for a planning commission.

A one-hour forum was programmed on KERN radio on Saturday June 6. Supervisor Pauline Larwood and Planning Director Ted James were in the studio to comment on phone calls and answer questions. Chuck McCullough and Ray Heit both got their comments aired in support of a planning commission. Seven calls were aired with four in favor and three against. The comments of Supervisor Larwood and Director James seemed to be quite objective, and even perhaps favorable to a planning commission.

*LONG RANGE PLAN

Allison Cook has completed the long range use plan for Cummings Valley. The main conclusion of her study is that additional residential or commercial development beyond what is currently allowed is not appropriate for 10 years or more. It identifies some small areas on the northeast and southwest margins of the Valley that could be considered if conditions dictate the need for more development beyond 10 years.

Her public opinion survey showed that, of those who bothered to respond (18.4%), the vast majority (over 80%) did not favor any additional development. These findings were important in reaching her conclusions about land use.

We will now look at the possibility of using Allison's study as the foundation for a Cummings Valley Specific Plan which would be prepared by the Planning Department and, hopefully, adopted by the Board of Supervisors. A planning commission should be helpful toward this goal.

Allison, accompanied by Dick Weimer, Ray Heit and Bill Dresser, was recently interviewed by the Tehachapi News and the Bakersfield Californian. A front page article appeared in the News in the June 24th edition. It was a fairly reported article with a good headline. As the reporter from the Californian seemed sympathetic, Dick and Bill are expecting a favorable article to appear soon.

***SEPTEMBER CVPA BARBEQUE**

We are considering a barbeque fundraiser for CVPA members and guests in September. So far it looks good for having it at the picnic grounds under the big oak trees of old Cummings Ranch. More details will be provided when they become known.

***MEMBERSHIP RENEWAL**

All members whose membership does not already extend to June 30, 1993 should have received a dues notice and addressed return envelope. Please send your renewal promptly. Last year we spent a lot of time and money reminding members that they had not yet renewed. Please help us avoid having to do this again.

If you cannot continue membership for reasons other than money, please return the dues slip or something telling us that you are dropping membership so we don't do unnecessary follow-up. For those who are financially strapped but support CVPA's goal, we would like to keep you as honorary members until finances improve. Your moral support is of utmost importance - the money is secondary. Just let us know that you would like to be put on honorary status.

If you did not receive your renewal notice, call 822-3478 or 822-1376. Or send a note to CVPA, c/o Dorothy Woods, 18835 Old Ranch Road, Tehachapi, CA. 93561.

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