

# *CUMMINGS VALLEY PROTECTIVE ASSN.*

*Quarterly Newsletter No. 8 September 30, 1992*

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## \* PLANNING COMMISSION

On September 15, the County Board of Supervisors heard arguments for and against reinstatement of a County Planning Commission. Those in favor of a planning commission were mostly from the Tehachapi area or the Sierra Club. Opponents were from the Building Industry Association, developer's representatives and realtors.

CVPA and Friends of Tehachapi, among others, pulled no punches in testifying to the deplorable types of land use decisions being made by the Board - especially by Ben Austin. There were many references to the fact that Board Members almost always support the wishes of the Supervisor in whose district a project is up for approval. Each Supervisor, then, has absolute control of what is or is not approved in his or her district.

Austin felt compelled to respond that those who testified were liars, didn't know what they were talking about, but had not insulted him because he can only be insulted by someone he respects! It was quite a spirited afternoon.

In the end what we knew would happen, did. Ashburn, Austin and Hettinger voted approval of Ashburn's motion to have County Council formalize the notion that the five supervisors are in fact the Planning Commission. Pauline Larwood and Mary K. Shell demonstrated their sensitivity to the need for a real planning commission and voted against the motion.

The motion did include a provision for investigating the possibility of having a standing Planning Advisory Committee that could be activated by either the Board or the Planning Director to consider projects of "regional significance". Planning Director, Ted James is working on a definition for "regional significance".

The committee would have evening meetings, and should give the public a better opportunity to express concerns. However, the five members would be appointed by the Supervisors, so it is unlikely that much will be gained. (In a later action the committee was enlarged to seven members; each Supervisor will appoint one and the other two are to be chosen at large by the Board).

If we are to have a real planning commission that can weigh, without the bias, the needs and desires of all Kern County residents, it will have to be mandated through a ballot initiative. This could specify not only the requirement for a commission, but how it is to be constituted and how it shall function.

**\*ED HANKS - CUP**

CVPA member Ed Hanks applied for a conditional use permit (CUP) to expand his dog kennels to accommodate 50 more dogs, continue the dog training and pheasant hunting activities and to build a 10 to 20 space fenced RV park for sole use of hunting club members while training their dogs and hunting. The CUP would apply to 20 acres about one half mile east of the old Cummings Valley school on Pellisier Road.

CVPA is aware that dog training and practice hunting had been done in this area for many years and feels that this rural recreational use of the land is positive for open space preservation. The one concern was the RV park, but after discussions with Ed and with County Planning the Board was satisfied that long term RV parking is not likely to be a problem. The Hanks do not want long term parking of RV's, and the County Zoning Ordinance limits parking to 60 days. If we see RV's there for extended periods, we can take the necessary steps to get them removed.

**\*ALLISON COOK'S LONG RANGE LAND USE PLAN FOR CUMMINGS VALLEY**

Allison's study was completed in June. We received two bound copies of the nearly one inch thick report plus an unbound master copy. Her costs were \$1338 of the \$1500 we had approved as a limit. Additionally CVPA spent \$324 for printing and postage to expand the scope of her public opinion survey questionnaire. We also had six additional copies of the report made at a cost of \$121. If phone calls to Allison were added, the total cost would probably be about \$1850.

Allison came to our September 3 meeting to present the results with a narrated slide presentation. The conclusion is that any change in land use from that now existing would be premature for at least 10 years. This conclusion is based on modern planning techniques that consider land use and population density projections for the greater Cummings Valley Area including the surrounding mountain communities of Bear Valley Springs, Stallion Springs, Alpine Forest Park and Hidden Oaks. It was also influenced by the landowner opinion survey which shows that over 83 percent of those responding do not favor any additional residential or commercial development beyond what is allowed by existing zoning.

### \*CUMMINGS VALLEY SPECIFIC PLAN

CVPA is now considering the merits of extending Allison Cook's study to formulate a specific plan which could be recommended by the Planning Department and approved by the Board of Supervisors. If a newly approved specific plan proposes maintaining the status quo, it might be somewhat more difficult for developers to get favorable recommendation from the Planning Department. It should also provide a stronger argument against approval by the Supervisors.

On the other hand, it could provide an opportunity for development minded landowners to try to have land use changes built into the specific plan. Whether the Planning Department would consider such changes in light of the more than 80 percent opposition expressed in Allison Cook's survey is not predictable because new arguments from both sides would have to be considered.

These questions were discussed on September 24, when President Chuck McCollough, Vice President Ray Heit and Specific Plan Committee Chairman Dick Wiemer met with Planning Director Ted James and Senior Planner Dave Rickels. No clear cut answers came out of the meeting.

Ted James was scheduled to speak on the pros and cons of specific plans at the October 1 meeting, but has canceled because of a death in the family. Chris Grimes, Tehachapi City Planner, will address us instead. Hopefully, he will provide some insights on the merits of CVPA pursuing a specific plan.

The cost could be significant. Application fees would be almost \$2000, and if additional studies were required, they would add to this. On the other hand, because of Allison's work and the fact that we would be proposing to maintain the status quo, additional work should be minimal.

We would like to have ideas on this from the members.

### \*CVPA SEPTEMBER BARBECUE

The September 26 barbecue for members and guests was an outstanding success. Because of the tremendous amount of work to prepare the Cummings Ranch picnic area, our event was held at Horsethief Park in Stallion Springs. It proved to be a pleasant and comfortable site.

The highlight of the day was the whole lamb barbecued on a spit. The lamb was donated by ostrich rancher and long time CVPA member, Les Hansen. Les and his brother-in-law Dave Wheeler spent a long day tending the cooking of the lamb with their secret South African marinade, and barbecuing tri-tips, both of which made for succulent gourmet eating. Served also were salsa, green salad, beans, rolls, coffee and home baked dessert items.

Sincere thanks to Les and Dave for the meat course and to Carol Wein and all who helped with the rest of the food including the desserts.

A drawing was held at 4:00 pm for four donated prizes. First prize of a 40 dollar gift certificate for two dinners at the Summit Dining Hall and Saloon was won by John and Priscilla Mester. T-shirts donated by 'hachapi TEES were won by Gerry Trierweiler and Ernie and Bea Lostaunau. Chuck and Lorraine McCollough won ten Lotto scratchers (which yielded two dollars and another scratcher).

Thanks to Summit Dining Hall and Saloon and it's manager and CVPA member Tom Reding. Thanks also to Scott Friesen of 'hachapi TEES and to CVPA program chairlady Lucy Gaglione who arranged for the T-shirts and also donated the 10 Lotto Scratchers.

Gerry Trierweiler spent the afternoon glued to her chair selling copies of her book "The Cummings Valley Region: A Bright Spot in the Tehachapi Mountains". Her efforts brought in \$44.00.

Even with the modest \$5.00 price of the barbecue (\$2.50 for children) early estimates indicate we netted about \$100 from the attendance of 56 adults and 11 children. This includes raffle proceeds, but not book sales.

#### **\*BILLBOARDS**

Our persistent efforts to rid Cummings Valley and it's approaches of illegal billboards and oversize real estate signs has finally paid off. All are down except the Country Cable TV billboard near the BVS gate. Country Cable promised to remove it by September 30.

Special thanks to Ben and Laurie Rude for their tenacious grip on the problem. It was resolved by direct communication between CVPA and the involved parties including 3M in Minnesota and various other companies and landowners.

The next time you enter the valley on Hwy 202 we hope you will appreciate the improved scenic rural landscape.

#### **\*EXOTIC FELINE BREEDING COMPOUND**

As a result of a \$100 donation (\$25 CVPA Treasury & \$75 individuals) CVPA is a member of this organization.

The Breeding Compound has agreed that by showing your CVPA ID, (ie: membership card) you will be entitled to photograph the cats and receive a 10% discount at the gift shop.

**\*MEMBERSHIP**

Members who have not paid their dues or requested honorary status due to financial hardship by September 30, will be dropped from our membership list. At this point, we do not know what our membership number will be, but we expect to lose quite a few of the more than 500 we had due to moving away, etc.

It is important that we all sign up new members to keep our numbers growing. Please take a moment to think of friends and neighbors who may be interested in supporting our efforts to preserve the rural status of Cummings Valley and prevent poorly planned development. Actually, it is hard to find anyone in our area who didn't come here for the express purpose of escaping the city to live in a rural setting.

Convincing people to join is usually easy especially if you emphasize that they don't have to be active or attend meetings if they don't wish to. The important thing is that they are willing to let us add their names to the growing list of those who support CVPA's goals.

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CALENDAR OF COMING EVENTS  
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1992/1993

NOVEMBER: Jon Hammond --Popular Columnist  
DECEMBER: No Meeting  
JANUARY: No Meeting  
FEBRUARY: Ted James --Director, Dept. Planning & Development  
MARCH: Sandy Edwards --Account Executive KERO TV  
APRIL: Joe Fontaine --Sierra Club  
MAY: Scott Rogers --Environmentalist  
JUNE: Marty Smith --California Fish & Game  
JULY: No Meeting  
August: No Meeting

BULK RATE  
POSTAGE  
**PAID**  
PERMIT #10  
Tehachapi, CA

Cummings Valley Protective Association  
1835 Old Ranch Road • Cummings Valley  
Tehachapi, CA 93561 • (805) 822-3478 • (805) 822-1376

