

CUMMINGS VALLEY PROTECTIVE ASSOCIATION

Quarterly Newsletter #19, June 30, 1995

ELECTION OF OFFICERS

Election of officers at the June 1st Annual meeting resulted in Chuck McCollough becoming president once again, Chris Grimes joining the Board as vice president, Carol Wein and Ann Miller trading places with Carol now treasurer and Ann recording secretary and Laurie Rude in for her second term as corresponding secretary.

We are very pleased to have Chris Grimes join the Board. He has a background in forestry with Weyerhaeuser, the State of Utah and in planning for both Kern County and the City of Tehachapi that gives him unique expertise to support the goals of CVPA. Chris currently works for the Tehachapi Unified School District as Facilities Director. In joining our Board as vice president and membership chairman Chris expressed the following: *"The CVPA is entering the sixth year with strong membership and new issues of concern for the area. As the newly elected vice president I hope to offer my expertise in planning and resource management towards the continuing support of our rural community. Having lived and worked in the Tehachapi area I have seen many changes, both positive and negative in how the area develops.*

By maintaining a strong membership base our organization does truly have the ability to affect land use policy and the destiny of our community. I hope that all past members will continue to support the CVPA and that we will welcome new members in the future."

FIFTH ANNIVERSARY

June 1990 is the official date of birth of CVPA when we first started signing up dues paying members. The gestation period started in 1987 or 1988 with research and information gathering.

The first informal meeting was held in August 1989. At that meeting Ken Burton, Kit Carter and Gene Vickery, all prominent leaders in Stallion Springs, agreed with Chuck McCollough that an organization such as CVPA had merit. It was agreed that various long time residents of the area and political figures would be contacted to determine how much support there would be.

The gestation ended and a quick birth occurred in early June of 1990 when a public notice in the Tehachapi News announced that the Kern County Board of Supervisors would hear on June 18th a proposal by John Vix for a General Plan Amendment and rezoning of 35 acres at Hwy. 202 and Cummings Valley Road to convert it from agricultural to commercial.

An action plan was formulated. Talks were given at several group functions in mountain communities around Cummings Valley, Petitions were circulated (352 signatures were obtained), letters written to the Supervisors and presentations to the Board including an eight minute video illustrating the inappropriateness of a commercial center at that location. A phone conversation with then Supervisor, Ben Austin revealed that he supported the commercial project even though the Planning Department had recommended against it.

It was later disclosed that because of our opposition some back room negotiations took place in which it was agreed to reduce the acreage from 35 to 6.5 in which case the Planning Department could recommend in favor and Austin would move for Board approval. Our presentation to the Board might as well have been to the wind as Austin's mind was, clearly, already made up and the rest of the Board went with his recommendation to approve ●●● our first hard lesson in how the Board of Supervisors functions ●●● not a victory in CVPA's first battle, but not total defeat either.

In the wake of the Board's apparent disregard for the public's wishes, membership in CVPA grew rapidly. At 524 members it is still growing.

The next CVPA project was to rid Cummings Valley of illegal billboards and oversize real estate signs. Under the able persuasion of Ben and Laurie Rude the signs were removed by their owners with great benefit to the beauty of the Valley.

We could continue with a long list of activities and achievements, but suffice it to say that CVPA is becoming increasingly effective having established good lines of communication with Kern County Planning and our new supervisor, Steve Perez.

SANTA FE PACIFIC PIPELINE

The proposed 12 inch petroleum products (primarily gasoline) pipeline through the Cummings, Brite and Tehachapi Valleys is on hold pending contract agreements between Santa Fe Pacific and shippers of the products.

CVPA had been supportive of a County proposal to require Conditional Use Permits (CUPs) for intercounty pipelines of this type. In light of two new pipeline bills in Sacramento and the County's reluctance to add to bureaucracy Supervisor Steve Perez and Planning Director Ted James are proposing to explore the feasibility of addressing County and resident concerns through the CEQA/NEPA process (California Environmental Quality Act/National Environmental Policy Act). If conditions can be built into the permit by this means and if there is an effective method of enforcement, we think this would protect landowner rights more effectively than a CUP at County level. Our CVPA Board voted to support this approach as long as it offers protection of CVPA's interests and those of our affected property owner members. Otherwise we will again push for a County CUP requirement.

PROPOSED GENERAL PLAN AMENDMENT AND ZONE CHANGE-BRITE VALLEY

Mr. Dave DiRado, owner of Two Boys Farm, was invited to meet with our Board to explain why he was considering applying for a General Plan Amendment and Zone change from 'A' (20 acre minimum parcel size) to 'A-1' (2½ acre minimum parcel size).

Mr. DiRado told us that he would prefer to keep the 'A' zoning and operate his permanent fruit and produce stand, but that county requirements were too prohibitive. He implied that three requirements stood in the way of his being able to make a living selling farm produce from his 40 acres. These were 1) extensive improvements to Banducci Road at his property, 2) paving his large parking area and 3) the requirement that all processed produce (e.g. cider, pies, turnovers, jams & jellies) must be grown on his property. He also felt he needed to sell nursery plants to supplement edible produce.

We told Mr. DiRado we are opposed to a zone change that could lead to denser development of that area and offered to meet with County Planning to see if we could alleviate some of his problems.

Ray Heit and Chuck McCollough went to Bakersfield to explore alternatives with Jim Ellis, Planning Operations Division Chief. It was agreed that widening of Banducci Road for a short section is not appropriate for this rural area, that the existing gravel covering of the parking area is preferable to asphalt for water percolation and rural character and with a careful reading of the zoning ordinance it would be concluded that produce for processing could be brought in from other sources. Nursery plants for retail sales would have to be grown on the property.

Although Mr. DiRado thanked us for our efforts he really wants a full blown commercial nursery with firewood, crushed rock and all the other things that go with such an operation. He has gone ahead with his application for a GPA and zone change.

Our new vice president, Chris Grimes, and some of his Brite Valley neighbors have sent a proposal to County Planning to prepare a specific plan for Brite Valley including Mr. DiRado's property. The proposal would preserve the existing General Plan and zoning. CVPA will, of course, support this proposal vigorously as it is consistent with our purpose and goals. It may also be an effective way to oppose Mr. DiRado's zone changing plans.

BUS TOUR OF CUMMINGS AND BRITE VALLEYS

The second bi-annual(?) bus tour was a huge success. We had to run the tour three times between 9:30 AM and 6:00 PM to accommodate the 115 reservations. New attractions this year were a big hit including Jack Palance's Holly Brooke Ranch where we were hosted by his son, Cody and the Tehachapi Ostrich Ranch where our hosts were CVPA charter member Les Hansen and his family.

A perennial favorite is Bob and Patty Souza's beautifully restored 1888 Victorian home built by Elijah Stowell for his bride Chloé Brite. With their usual hospitality they let us roam through the house as well as the old guest house and bunkhouse in the barn. Lemonade and cookies were served in the rose garden.

We owe a lot of thanks to a lot of people in addition to our host ranchers. Gloria Gossard bore the brunt of the organizing and reservations and had some dedicated help from Laurie Rude with telephone confirmations and bus assignments. Mary Farrell and Jon Hammond did a great job of narrating the history, flora and fauna and points of interest along the way.

Thanks to the ladies who baked the cookies.

Thanks to Norma Adams for donation of the Sunshine Girl quilt and to Betty and Rick Schreiber and Nancy Miller for handling the raffle. The drawing was held at the end of the bus tour with the winner being Ann Sutherland, CVPA member from Stallion Springs. We made \$190 from the raffle.

The purpose of the bus tour is to increase peoples' awareness of how special Cummings and Brite Valleys are, and we do not plan it to be a fund raiser. In spite of ourselves we netted an even \$100 after paying Knutes Express \$475 for the bus.

Thanks to everyone who took part in this event.

TIME TO RENEW YOUR MEMBERSHIP

Our membership year is from July 1 to June 30. The time has come for membership renewal and to celebrate the fifth year of the Cummings Valley Protective Association. The dues remain at \$12 for a family membership.

Look at your mailing label on the renewal slip included. If it shows a 96 in the center of the top line, you are paid for the 1995-1996 year and owe no dues. If it shows a 95 or earlier year, please return the renewal slip with your check.

If your label shows an 'I' instead of an 'A' you have been on honorary status (non dues paying). If your financial situation will now allow you to pay the \$12 dues, we would welcome you back as a regular paying member. However, if finances are still difficult, we certainly understand and will keep you as an honorary member until you can afford full membership.

We try to minimize the time and cost associated with maintaining the membership roster, so, **please return your renewal as soon as possible.**

Remember that CVPA's clout comes from having a large membership (at last count we have 524 members). You do not have to be active to be a part of that clout. Not having time is not a reason not to be a member. As the local economy begins to recover we can expect the return of the pressure for development that encouraged the formation of CVPA. New subdivisions, pipelines and commercial projects can be expected in the next few years. The fact that the CVPA has taken an active role in working with elected officials, county planners and the community has led to land use decisions that consider the desire of the members of CVPA and the community as a whole.

Thank you for your continuing support of CVPA.

Newsletter continues on back page.

----- CUT ALONG DASH LINE -----

Yes, we (I) want to continue to support CVPA!

Enclosed is \$12 dues for the membership year

July 1, 1995 to June 30, 1996.

Name/address change? Please correct this label.

Mail to: Cummings Valley Protective Association
c/o Christopher Grimes
22400 Courtland Court
Tehachapi, CA 93561

SEPTEMBER BARBECUE

Our annual BBQ will be on September 16th starting about noon at Horsethief Park in Stallion Springs. Les Hansen of the Tehachapi Ostrich Ranch in Cummings Valley has offered to donate the meat for **ostrich burgers!** Here's your chance to try this tasty red meat with almost no fat or cholesterol. We will also serve hot dogs for the less adventurous. Also served will be salads, barbecued beans, rolls, non-alcoholic beverages, dessert and coffee.

Bring other beverages of your choice, lawn chairs or blankets unless you plan to use the large picnic tables in which case you may want a tablecloth. We plan to have our usual raffle of prizes. The cost will be \$5.00 for adults and \$2.50 for children under the age of 12.

Please phone your reservations to Lucy Gaglione at 823-9195 before September 5th.

1995-1996 MEETING SCHEDULE

In a move to reduce the work load on all those involved in preparing for meetings, arranging for speakers and the telephone committee the Board voted to reduce the number of meetings this year from eight to five. Those meetings will be at the usual 7:30 PM the first Thursday of September, November, February, April and June. We are also looking into the possibility of using the meeting hall at Cummings Valley Elementary which is fairly centrally located. This would avoid the parking problem at Stallion Springs and the room size and gate entry problems of Bear Valley Springs.



Cummings Valley Protective Association

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