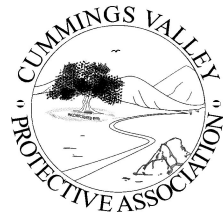


# BRITE VALLEY AREA

## 2005 LAND OWNER OPINION SURVEY

( 1307 questionnaires mailed - 431 responses = 33% )  
Abbreviate Response Highlights

	Want No More Residential than the 1,558 now allowed	Consider Open Space Very Important	Want More Agriculture	Want No Commercial Development
All respondents who gave opinion	78%	75%	60%	65%
Respondents with homes who gave opinion	92%	86%	62%	76%



P.O. Box 1020  
Tehachapi, CA 93581

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# CVPA NEWS

Published Quarterly by Cummings Valley Protective Association, Inc., a Nonprofit Public Benefit Corporation

Serving the Community Since 1990

P.O. Box 1020, Tehachapi, CA 93581 (661)822-3478

No 56, August, 2005

## BARBEQUE - SEPT. 24, 4:00 PM - SOUZA RANCH

Another outstanding barbeque is on tap at the fabulous Souza Ranch, Menu features will be deep pit beef and pork, beans, salads, rolls, roasted potatoes (?), lemonade, dessert and coffee. Beer and wine tickets will be sold at three for \$5. Music by Betty and JJ.

Admission will be \$15 for members and \$17 for non members. Mail payment early to CVPA, P. O. Box 1020, Tehachapi, CA 93581. You will be put on an entry list: tickets will not be issued. Pre paid non members who join CVPA at the event may request a \$2 refund per new member. Walk-ins are not encouraged, but will not be turned away. This is not an appropriate event for children under 12. *cm*

## NOVEMBER MEETING - THURSDAY, NOV. 3, 7:30 PM STALLION SPRINGS CSD BOARD ROOM

How do you plan growth in mountain communities to be beneficial to the greatest number of people while minimizing negative impacts on established land owners and residents? This is the tough question our planners, elected officials and concerned groups and individuals will try to answer.

Ted James, Kern County Planning Director, and Jason Caudle, Tehachapi City Manager, will address the issue in giving us their visions of how a master specific plan will be developed in the next two or three years for the greater Tehachapi area.

This will be a meeting of high interest to everyone who values the treasure that is the Tehachapi area. Please mark the date and plan to be there. *cm*

## CVPA OPINION SURVEY OF THE BRITE VALLEY AREA

With two subdividing proposals going to the Board of Supervisors in early September, another in the engineering stage and two or three others rumored, the CVPA Board decided it was time to find out what established land owners in the area thought about such things. Questionnaires were mailed to all 1307 property owners of record in the Brite Valley area which also includes both the valley and mountain portions of Alpine Forest Park and the Jury Ranch area. Results are shown on the following two pages with a summary of percentages of the responses to factors of immediate concern.

Results were reviewed with Supervisor, Don Maben, and others at a meeting on August 1. Supervisor, Maben, said the results of our survey would be valuable to the master plan effort, and he asked that we encourage all of you to participate in the process by attending workshops to be held or submitting your ideas by letters or other means.

Results have been computerized and analyzed for relationships by our treasurer / computer guru, John Mester. Anyone wishing to see the analyzed data may e-mail "[cvpa@isp.com](mailto:cvpa@isp.com)" and ask for it to be e-mailed. *cm*

Resp 08/05/05  
431 Responses to CVPA - Brite Valley Survey Form  
Still being received/processed.

The Cummings Valley Protective Association (CVPA), a non profit organization of more than 400 members, is concerned with preservation and development issues in both Cummings and Brite Valleys. It is working with county and local governments on the concept of developing a master land use plan for the greater Tehachapi area. Such a plan is probably several years away, and in the meantime growth pressures and increasing land values are resulting in conversion of land to increased residential subdivision. As residential occupancy increases, we expect proposals for zoning changes allowing small commercial development to occur.

CVPA believes that public input is a critical part of land use decisions, so it is seeking your opinion on what kind of place you would like Brite Valley to be. Your wishes will be an important tool for CVPA and impacted land owners to use in dealing with the Kern County Planning Department, Planning Commission and Board of Supervisors when General Plan amendments and zone change proposals are brought before them.

Current zoning allows for a total of 1,558 single family residences in all of the Brite Valley area (including 1,082 in Alpine Forest Park). There is no commercial zoning, although there is a commercial nursery operating under a conditional use permit, and fruit stands allowed by existing zoning.

Please circle the appropriate answer or answers to the following questions, and return the questionnaire in the pre addressed postage paid envelope. Thank you for your effort and timely response.

1. Do you favor more RESIDENTIAL development in the Brite Valley area than would be possible under current zoning regulations? (A maximum of 1,558 single family units is possible under current zoning)

- 84 a) YES  
291 b) NO  
46 c) DON'T KNOW

67 wrote reason in response to: 2. If you favor more RESIDENTIAL development, please explain why.

3. If you favor more RESIDENTIAL development beyond what current zoning allows, how much more would you be in favor of?

- 12 a) Between 1-20 single family homes  
17 b) Between 21-50 single family homes  
6 c) Between 51-75 single family residences  
47 d) More than 75 single family residences

4. Do you favor having commercial development in Brite Valley?

- 133 a) YES  
247 b) NO  
40 c) DON'T KNOW

5. If you favor commercial development in Brite Valley, what types? (More than one answer may be circled.)

- 54 a) Offices  
100 b) Restaurants  
90 c) Services (example: Gas station)  
80 d) Minor retail stores (example, mini mart, video store)  
73 e) Major retail stores (example, supermarket)  
23 f) Other

6. Do you own land in Brite Valley outside Alpine Forest Park?

- 136 a) YES  
290 b) NO

7. If yes, do you have a home on your property in Brite Valley?

- 79 a) YES  
55 b) NO

8. Is your property in Alpine Forest Park?

- 319 a) YES  
106 b) NO

9. If yes, do you have a home on your property in Alpine Forest Park?

- 114 a) YES  
205 b) NO

10. Do you have a confirmed source of water for your property?

- 265 a) YES  
106 b) NO  
56 c) UNCERTAIN

11. If yes on #10, is the water source

- 103 a) Community?  
136 b) Private?  
22 c) Both?

12. Do you farm or raise animals in Brite Valley?

- 52 a) YES  
33 For personal use  
11 For sale  
366 b) NO

13. Would you favor more agricultural activity in Brite Valley?

- 223 a) YES  
148 b) NO

14. Would you like to have a community park in Brite Valley with picnic/barbeque areas, playground equipment, horseshoe pits, and other activities?

- 251 a) YES  
81 Near me is OK  
40 Not near me  
153 b) NO

15. How important is open space to you?

- 15 a) Not important  
90 b) Somewhat important  
316 c) Very important

Please use the following space for any additional comments.

159 Wrote comments/remarks about their answers and/or the questions and/or their perception of the purposes of the survey and/or their perceived motives of the CVPA.

RESPONSES RECEIVED BY JULY 31 WILL BE INCLUDED IN SURVEY ANALYSIS

Members, check your label! Your membership expires June 30 of the year printed center of the top line. Please keep your membership current. We value your support.

## Cummings Valley Protective Association, Inc.

Membership Application - July 1 through June 30

Name(s) \_\_\_\_\_

Local Address \_\_\_\_\_ Phone ( ) \_\_\_\_\_

Mail Address \_\_\_\_\_ Phone ( ) \_\_\_\_\_  
(If not same as local)

### Check Appropriate Area

- |  |   |                                       |                                      |   |
|--|---|---------------------------------------|--------------------------------------|---|
| <input type="checkbox"/> Alpine Forest Park  | <input type="checkbox"/> Country Oaks     | <input type="checkbox"/> Golden Hills | <input type="checkbox"/> Oak Knolls  | <input type="checkbox"/> Stallion Springs |
| <input type="checkbox"/> Bear Valley Springs | <input type="checkbox"/> Cummings Valley  | <input type="checkbox"/> Hidden Oaks  | <input type="checkbox"/> Old Town    | <input type="checkbox"/> Tehachapi        |
| <input type="checkbox"/> Brite Valley        | <input type="checkbox"/> Fairview Ranches | <input type="checkbox"/> Indian Hills | <input type="checkbox"/> Sand Canyon | <input type="checkbox"/> ? _____          |

e-mail addr: \_\_\_\_\_

Annual dues are \$12 per family.

Please check one:

- One year \$12     Two years \$24     Three years \$36

Mail with payment to:

Cummings Valley Protective Association  
P.O. Box 1020  
Tehachapi, CA 93581-1020