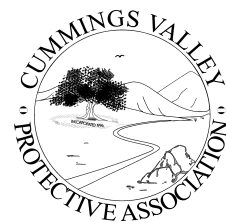


## CVPA BBQ 2005 Report

On September 24, 2005 a gathering of at least 78 CVPAers and guests enjoyed the surroundings, company, food, refreshments, entertainment and weather at our annual deep pit BBQ event, once again held at the inviting Souza Ranch facility for which we are extremely grateful to Bob and Patty. The treasury benefitted from 83 paid reservations, 132 drink tickets sold and \$7 in donations at the gate. Four new memberships and three extensions were also recorded. The gate was abandoned after the food started serving and I suspect there were some late comers, who may or may not have had paid reservations, who also enjoyed the fine evening. (Our treasury is open for deposits from anyone suffering a guilty conscience.) In any event, for this event everyone seemed to be having a good time; I know for a fact, I did. *jm*

## Membership Report

The current membership roster shows 459 members from 273 memberships, but almost half of the memberships are "dues challenged". One reason is that our membership year emulates our fiscal year, that is, it ends on June 30<sup>th</sup>. So, please look at your address label and get your dues in if warranted. The 50 memberships prepaid to 30June2007 or beyond are really appreciated. We need to keep our voice strong and increased membership will help. *jm*



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# CVPA NEWS

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P.O. Box 1020, Tehachapi, CA 93581 (661)822-3478 No 57, October, 2005

## HEAR THE SCOOP ON THE NEW TEHACHAPI COMMUNITY PLAN

Join us on Thursday, November 3<sup>rd</sup> at 7:30PM at the Stallion Springs CSD building for what promises to be a very interesting discussion of the new regional (community) plan, which has been preliminarily funded to the tune of \$200,000 by the County and the City of Tehachapi. Ted James, the Director of Planning for Kern County will be present to explain the process. In addition, a representative from the City of Tehachapi will attend to help answer questions. This Tehachapi area plan would provide an updated land use, public facility and circulation planning document for the incorporated and unincorporated portions of the Tehachapi area. The area thus far has been primarily defined as the area encompassed by the Tehachapi Cummings County Water District, with some minor modifications. This is a great opportunity to get in on the ground level of this project - come hear about it! The public is invited - and - refreshments will be served.

## CVPA Trash Pickup

Give us a few hours of your labor, we will give you a feeling of helping the community and also lunch! On Saturday, November 5<sup>th</sup> we will be assembling at the Cummings Valley School on Bear Valley Road at around 8AM (come later if you are a late riser) to pick up trash, as part of our goal of keeping the Cummings Valley clean. Bring gloves and some drinking water and wear sturdy clothing and shoes. All else will be provided, including lunch. Come join us! If there are any questions, don't hesitate to call Janice at 821-0346 or Chuck at 822-3478.

## CVPA Board Position Available

Sandy Young decided to resign as CVPA Vice President because of her continuing duties with the Stallion Springs Property Owners Association. Thanks for your service, Sandy! If anyone is interested in joining the Board by taking this position, please contact Janice Armstrong at 821-0346 or [armstronghagen@sbcglobal.net](mailto:armstronghagen@sbcglobal.net). They would be in the company of:

Janice Armstrong - President  
Barbara Zervas - Recording Secretary  
Laurie Rude - Corresponding Secretary  
John Mester - Treasurer

## Next Board Meeting

The next CVPA Board meeting will be Wednesday, November 16<sup>th</sup> at 8:30AM at the home of Jo Anne and Les Huckins (29260 Stallion Springs Drive). All CVPA members are invited to attend (but be warned, if more than 40 of you show, we will enjoy a problem). Join us as we execute the business of the CVPA.

# Brite Valley Subdividing

Two proposals to amend the General Plan and/or “downzone” two Brite Valley parcels were approved by the Kern County Board of Supervisors over strong opposition by the CVPA. The Klempfner 25.66 acres between the east fence of the TCCWD (at Brite Lake) and Vincent Street north of Banducci was approved for rezoning from Estate 20 acre minimum to Estate 5 acre minimum. The proposed General Plan Amendment to allow 2.5 acre parcels was not approved. The Brite Meadows, Inc. 56.99 acres between Highway 202 and Highline Road extension west of the "Banducci/Old Town/Highline cut-across" was approved for a General Plan Amendment with a zone change from Exclusive Agriculture to Estate 5 acre minimum.

Jo Anne Huckins addressed the Board, arguing that it was illogical and premature to make these kind of changes prior to the development of the planned formulation of a master specific plan for the greater Tehachapi area (editor's note - this is the same as the community or regional plan, also referenced in this newsletter). Chuck McCollough presented the results of the CVPA opinion survey of established land owners in the Brite Valley area which showed overwhelming opposition to permitting any more residential parcels than the General Plan currently allows. Barbara Zervas spoke about possibilities for a public park site in the Brite Creek riparian portion of the Brite Meadows parcel, and read a letter from Smart Growth-Tehachapi Valley who also opposed approval of the two subdivisions.

Jo Anne Huckins and Janice Armstrong had a few days earlier visited a number of county supervisors' offices in Bakersfield to present our position on the issues. Jo Anne and Janice's perception was that Supervisor Michael Rubio appeared sympathetic to our position and favorably impressed by the CVPA opinion survey. The staffs of Supervisors Ray Watson and Barbara Patrick also seemed similarly inclined.

It was disappointing, then, at the hearing that neither Rubio or Patrick said a word, and our survey results were totally ignored by all. Supervisors Ray Watson and Jon McQuiston made some philosophical comments that could have given our Supervisor, Don Maben, reason to disapprove the proposals had he been inclined to do so. It is hard to fathom Supervisor Maben's motivation for recommending the approvals. His only rationale was that they were consistent with the existing zoning in the area (back to the planning department's “logical progression” argument...). Our opinion is that this is a bit of a stretch. Granted, this is true to the east and south, but in both cases it pushed residential zoning into agricultural or recreational zoning to the north and west.

Either way, a number of people in the Tehachapi area have verbalized that the “San Fernando-ification” of the Tehachapi Valleys continues.

Don Maben did put forth two positive positions. The approvals are contingent on access roads in the subdivisions being paved to County standards. He stated that he is “through” approving projects with dirt roads. This would improve the quality of the area and may also delay further exploitation due to cost.

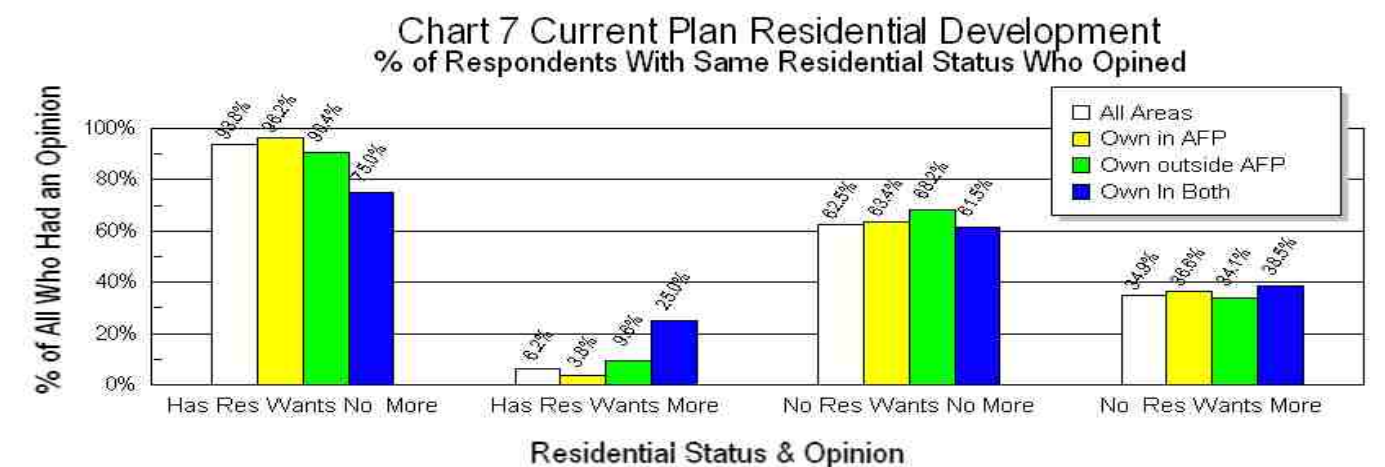
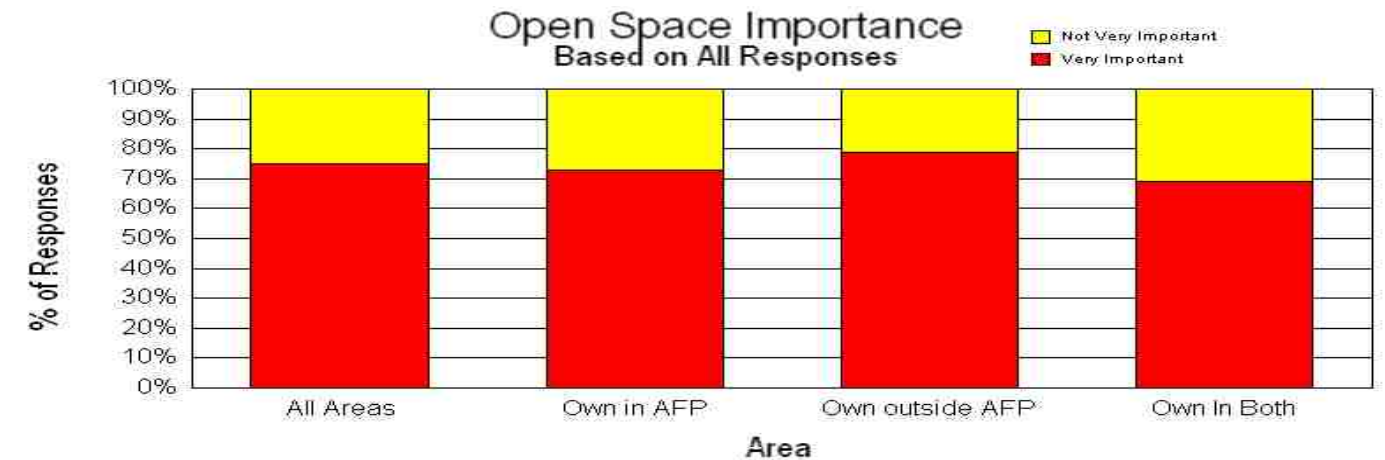
The other positive was his instruction to Planning Director, Ted James, to “strongly discourage” any new subdividing proposals west of the Brite Meadows, Inc. parcel, indicating that he was not prepared to consider such projects prior to development of the master specific plan. This may hold up at least three such projects that we hear are being engineered or are in the talking stage. We commend Don Maben for taking this position.

We like to think, at least, that perhaps CVPA's opinion survey and good arguments had something to do with the partial positive outcomes.

ja

# CVPA - Brite Valley Survey

We continue to receive returns from the CVPA - Brite Valley Survey questionnaire; the latest total is 452 returned which is better than 35% of those actually mail delivered. The analysis cutoff date was a postmark of August 1, 2005 for which 427 responses qualified with only 425 answering questions. An interesting aside is that three people returned our last newsletter (which, you may recall, showed the survey questions along with the results) with their responses to the questions circled. There is, indeed, a great interest. More results:



## 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