

County Of San Diego  
Warner Springs Community Sponsor Group  
**Meeting Minutes**  
Thursday, May 18th, 2023 4 pm  
Warner Springs Community Resource Center  
30950 Highway 79, Warner Springs CA 92086

**A. Roll Call and Call to Order at 4:03 pm.**

**Members Present:** Hans Petermann, Kathryn Fletcher, Bob Garcia, Pam Nelson, Jessica Clabaugh, Nina Karavasiles, Andy Krogh.

**B. Approval of Minutes** It was moved by Krogh and seconded by Nelson that the minutes of April 20th be approved. All in favor.

**C. Project Presentation** by Karl Higgins on The Highlands at Warner Springs, A tentative Map to create 28 single family residential lots on 149.7 acres

Among the topics discussed were that the previous specific plans allowed for 35 lots. Minimum lot size is 2 acres, maximum lot size 5 acres. Project has a VMT small project exemption below 110 trips a day. Currently 101 now. Chaparral preservation will be needed and the endangered kangaroo rat is in one area of the project.

Only one residence per site but ADU might be permitted. There is no approval from the county or plans to build right now. The project's goal is to get a tentative map approved by the planning commission late 2023. There will be a 30 day public review process.

Two groundwater studies of four test wells were done, 2009 and 2021. Each lot must have its own well and a 10,000 gallon water tank and septic system. Resident Chris Rivera raised question about previous studies saying no wells above 2,000 feet should be dug but did not have documentation. This question has been raised in the past.

Mr. Higgins stated Cal Trans would object to secondary fire access road to highway 79 becoming the primary road as the CSG has suggested. Steve Grishkowsky of the Fire Safe Council raised question about Cal Fire Mitigation of the project. Dorothy Willis asked if there would be fire hydrants and if the wells would be tested for arsenic as the school water is contaminated. Higgins stated each residents must maintain a static storage in their 10,000 gallon tank for fire.

**D. Public Communication**

1. Attendees were reminded to limit their remarks to 3 minutes per person.
2. Steve Grishkowsky of the Fire Safe Council stated the Warner Cal Fire Station was being manned 24/7 by the end of May and that a second truck was being added. They hope a second truck will be added to the Sunshine Summit station. He suggested planning an evacuation drill for residents.

**E. Group Business- recurring Discussion Items**

1. Petermann reported the progress of applicants Bob Mc Fadden and Dorothy Willis to join our CSG. Mc Fadden has past the Register of Voters verification but needs to be approved by Board of Supervisors later in May to fill seat 5. Willis has completed her application to fill seat #9 but Los Coyotes Reservation needs to be added to our CSG area, as does Ranchita. Both candidates must complete training and receive approval by Board of Supervisors to be seated.

2. Warner Springs Ranch Resort - Petermann reported no new updates but Approval is looking difficult with major Vehicle Miles Travel restrictions.
3. Highlands at Warner Springs - See above. We need input from Los Coyotes on this project.
4. Roadways, Traffic and VMT (vehicle miles traveled) - no report
5. Dark Sky Community - no report
6. Community Park - Petermann reported that the proposal is in the County Capital Improvement plan pipeline. The HUB next to the resource center received a \$225,000 grant and received 67 responses to their community survey.
7. Fire Risk and Insurance - Fletcher asked to be insurance lead.
8. Equitable Cannabis - no report
9. Community Survey - Petermann reported the "Hub" next door was doing planning a summer showcase bulk mailing and wants to include tribal nations and Santa Ysabel zip code
10. Communications - still need lead for a Google Work Space for documents and meeting minutes and agendas.

#### **F. New Business**

All agreed we need to formulate the official position of our Community Sponsor Group and that we important input from the Los Coyotes Indian Reservation.

**F. Adjournment - 5:04 p.m. Moved by Krogh and Seconded by Clabaugh**