

WARNER SPRINGS COMMUNITY SPONSOR GROUP
Regular Meeting Minutes
Thursday, October 16, 2025 | 6:00 PM
Warner Springs Community Center, 30950 SR-79, Warner Springs, California

A. Roll Call & Call to Order:

The Chair calls the meeting to order at 6:04 PM.

Group members present: Nina Karavasiles, Pamela Nelson, Joe Kleinman (Vice Chair, Secretary), Michael Johnson, Kathryn Fletcher (Chair), Bob Garcia, Andy Krogh.

Group members absent (excused): none.

Members of public present: Richard Carrico, Janet Taylor, Cliff Cook, Dorothy Willis, Sheri Smith, Byron Klemaske, Jenna Jackson, Karen Willat.

B. Approval of Minutes:

Andy moves to approve the September meeting minutes as distributed, Pam seconds, all vote in favor.

C. Public Communication:

None.

D. Action Items

1. **Discussion and vote:** on Community Park subcommittee input for County request for priorities submission.

Andy moves to approve Bob's list put together by his subcommittee as distributed, Pam seconds, all vote in favor.

E. Group Business

1. **Announcements and Correspondence Received**

- a. **Warner Springs Ranch Resort PD 2014-GPA-14-006.**

Kathryn and Joe spoke with Nick Koutoufidis on 10/9. He stated that William McWethy continues his meetings with the County multiple times every week and that they are making progress towards a final submission and public review. The request was made again to learn more about the specifics of the project proposal; Nick again said that he would speak with his supervisor about the request. McWethy requested and met with the WS Community Center board on 10/1. He did not discuss details of the Ranch project proposal at the meeting. Nick stated that it will be a County requirement as part of the project proposal to include land for a community park.

- b. **Highlands at Warner Springs SPA 06-001 ER 81-04-006A.**

1. **Iteration Letter #2 dated 10-8-2**

Now called "Highlands at Warner Ranch," there are 28 lots proposed, each 4-7.5 acres. The owner is willing to sell to a conservation group if a reasonable offer is made. A secondary access road on a legal

Purpose of Planning and Sponsor Groups:

Advise the County on discretionary projects as well as on planning and land use matters that are proposed within their respective community planning or sponsor group area.

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easement on Ranch Resort property (100 feet wide) is needed, but McWethy has challenged the legality of the easement before. Major road improvements are needed and there were comments questioning the overall feasibility of the project as it is currently proposed.

c. ADU regulations update.

The proposal was out for public review and comment 9/12-10/13. More information can be found at <https://www.sandiegocounty.gov/content/sdc/pds/longrangeplanning/ADU-ZO.html>.

d. Draft Socially Equitable Cannabis Program presentation at October 17th Planning Commission hearing.

https://www.sandiegocounty.gov/content/sdc/pds/PC/sop/PCHearing_stream/.

e. CA FAIR Plan request for 35.8% rate hike.

The CA insurance commission is considering the request; if approved, it would take effect in April 2026.

f. Update on 38181 Valley Oak Ln aka Chihuahua Valley “Chicken Ranch” or “NLG Family Farm of Love”

Neighbors continue to complain about the odor of chickens being raised and voiced frustration at the lack of response from the County to their complaints.

g. Redrawn WS CSG boundary to include Los Coyotes reservation.

County Board of Supervisors unanimously approved the request. Maps are being redrawn before the Registrar can certify applications of applicants who live on the reservation.

h. Group vacancies.

Stuart’s application to join the CSG has been received and will be on the agenda for November’s meeting.

2. Discussion Items

3. Meeting Updates

a. Next Meeting Thursday, November 20th – 6 PM.

b. The December meeting is canceled.

F. Adjournment

The Chair called the meeting adjourned at 7:53 PM.

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