

**County of San Diego**  
**Descanso Community Planning Group**  
**Regular Meeting Minutes**  
**December 18, 2025 @ 6:00PM**  
**Descanso Town Hall, 24536 Viejas Grade, Descanso, CA 91916**

Archived Agendas & Minutes go to: <http://www.sandiegocounty.gov/content/pds/Groups/descanso.html> County Planning & Sponsor Groups – <http://www.sdcounty.ca.gov/pds/Communitygroups.html>

**A. Roll Call 5:30 pm**

1. Kerry Forrest	4. John Elliott	7. Aubrey Taft
2. Jo Ellen Quinting	5. Mark Gassert	
3. Riley Burrell	6. Camille O'Briant	

**B. Pledge of Allegiance**

C. **Approval of the Minutes** for the meeting of October 16, 2025 **Gassert/Quinting 7-0-0-0**  
D. **Public Communication:** Opportunity for members of the public to speak to the Group on any subject matter within the Group's jurisdiction that is not on the posted agenda. Group action is not permitted on items not on the agenda in accordance with the Brown Act.

**E. Action Items**

1. Renewal. MUP 25-013, for existing tower, Wireless, At 7505 Campbell Ranch Road, Alpine **PDS2025-ZAP-00-028W5** for project “Wallace Peak”. **No changes to the site are planned; the cell tower requires renewal every 10 years regardless. Motion to make a formal recommendation to approve with recommended conditions: Burrell/Gassert. 7-0-0-0. The recommended conditions are: refurbish faux foliage on tower, keep in good visible condition. Monthly visit by technician for inspection and maintenance.**
2. Add an additional use to existing parcel to include RV Storage Area and UHaul Rental, 24680 Viejas Grade Road, Behind Perkins Store. MUP 78-112W1 modification **PDS2025-MUP-78-112W1** for project “Yaldo & Sons Inc.” **DCPG brought awareness to a 12/13/2025 letter from Scott Rosecrans, County Environmental Health Specialist III, indicating that Department of Environmental Health & Quality Group cannot recommend approval of the project due to 1) the proposed parking areas directly impacting the existing septic system and 2) fill material covering primary and reserve leach field areas. As-builts on file with DEHQ show multiple repairs to the existing system. DCPG mentioned concerns that the heavy vehicles could cause further damage. Neighboring property has already incurred damage from septic breakage. The designated Open Space Easement from June 19, 1992 does not allow for applied use. Furthermore, the “Dark Skies” zone A designation limits the lighting options, which could decrease security of the lot. Neighborhood concerns include: increase in dust generation due to traffic, noise disruption due to 24/7 access for U-hauls, increase in crime due to RV storage, increase in accidents due to narrow entryway onto the access road Oak Grove Drive, fire safety issues due to highly flammable lithium batteries in RVs, negative impact to community character, and negative impact to aesthetics (visual character). Property owners declared the lot will be fenced; trash dumping and mistreatment of the back lot of Perkins Store has occurred with the current open space designation. The group did not make a formal recommendation. Motion to continue if applicant returns with revised project: Taft/Quinting. 7-0-0-0.**

**F. Group Business**

1. Announcements and Correspondence Received

2. Discussion Items

- a. Association of Planning Groups update **Gassert reported that SB240, authored by Senator Brian Jones, intended to give a voting seat at SANDAG Board of Directors to the unincorporated areas. Supervisor Joel Anderson's office emailed the CPG's in November to ask for letters of support for the bill. The recently revised bill has raised concerns with the Association of Planning Groups (APG) due to changes in who would qualify for the voting seat. APG will be meeting January 10<sup>th</sup> and will issue a statement.**
- b. Quarterly Community Planning and Sponsor Group Chair's Meeting **Forrest reported the following discussion topics from the meeting: 1) The Socially Equitable Cannabis program, a 2021 ordinance not yet approved, was discussed in relation to its application in unincorporated areas. Forrest will send a letter of support for Valley Center Community Planning Group, who wrote a letter of concern to the County regarding the impact of new cannabis farms and dispensaries on local groundwater (usage and pollution) and wildlife. 2) Vehicle Miles Traveled (VMT) is in favor of high density development in Spring Valley. 3) Battery Energy Storage Systems (BESS) focus groups held by County staff are now available for scheduling. Forrest will invite the focus group to our monthly meeting. 4) Department of Environmental Health and Quality is evaluating separate septic systems for ADUs. 5) No current ordinance for regulating short term rentals in unincorporated areas, which has already impacted Borrego Springs and Julian by causing a housing shortage for residents.**
- c. Planning Group Training Mandates for 2026 **In-person mandatory training in 2026. Annual training will take place online. Conflict of interest training is required every 2 years.**

3. Request for Agenda Items on Upcoming Agendas

4. Meeting Updates, next meeting: January 15, 2026 @ 6:00PM.

**G. ADJOURNMENT 7:30 pm**

Any Questions or Comments; Please contact Kerry Forrest, Chair: [descansocpg@gmail.com](mailto:descansocpg@gmail.com)

**DCPG Statement** *The Descanso Community Planning Group was formed for the purpose of advising and assisting the Director of Planning, the Zoning Administrator, the Planning Commission and the Board of Supervisors in the preparation, amendment and implementation of community and sub-regional plans. The Descanso Community Planning Group is an advisory body only.*

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