

FINAL AGENDA
OFFICE OF THE ZONING ADMINISTRATOR
Regular Meeting
September 18, 2025, 8:30 A.M.
County Operations Center
5520 Overland Avenue, San Diego, CA 92123

For additional documentation on this item, please visit:
<https://www.sandiegocounty.gov/content/sdc/pds/zanext.html>

1. Oro Verde Tentative Parcel Map; PDS2022-TPM-21323; Proposed conformance with California Environmental Quality Act (CEQA) – Notice of Exemption (15183); North County Metro Subarea Plan (E. Scott)

The applicant, Wohlford Land Co. LLC, requests approval of a Tentative Parcel Map to subdivide one legal lot (51.2 acres) into two parcels. Parcel A (4.04 acres) and Parcel B (47.15 acres) at 2000 Oro Verde Road, Escondido, within the North County Metro Subarea Plan. The site is zoned Limited Agriculture (A70) with a General Plan Land Use Designation of Semi-Rural Residential (SR-2). No grading or earthwork is proposed; the existing agricultural grove will be retained, and no new development is proposed at this time. The project will be served by on-site septic systems and imported water from the Escondido Municipal Water District; no extension of water infrastructure is required. The project is consistent with the Zoning Ordinance, General Plan, and community plan. The Zoning Administrator will consider adoption of the §15183 findings and approval of the Tentative Parcel Map (APN: 241-140-02-00). For additional information, please contact Eddie Scott at (619) 323-8090 or Eddie.Scott@sdcounty.ca.gov