

Application Information

Contact Information

Project No. and Name:

PDS2022-TPM-21323 ORO VERDE TPM

Property Address and
APN:

2000 ORO VERDE ROAD APN# 241-140-02

Applicant Name and Co.:

WOHLFORD LAND CO LLC / DANA WOHLFORD

Contact Phone:

(760) 419-8911

Contact Email:

MUYMACHA@YAHOO.COM

Was a consultant retained to complete this checklist? ☒ Yes ☐ No

If Yes, complete the following:

Consultant Name:

RYAN MARTIN

Contact
Phone:

(858) 558-4500

Company Name:

HUNSAKER & ASSOCIATES

Contact Email:

RYANMARTIN@
HUNSAKERSD.COM

Project Information

1. What is the size of the project site (acres [gross and net])?

51.2 ACRES

2. Identify all applicable proposed land uses (indicate square footage [gross and net]):

☒ Residential (indicate # of single-family dwelling units):

☐ Residential (indicate # of multi-family dwelling units):

☐ Commercial (indicate total square footage [gross and net]):

☐ Industrial (indicate total square footage [gross and net]):

☐ Agricultural (indicate total acreage [gross and net]):

☐ Other (describe):

3. Provide a description of the project. This description should match the project description used for the CEQA document. The description may be attached to the Checklist if there are space constraints.

- SEE ATTACHED PROJECT DESCRIPTION

ORO VERDE PROJECT DESCRIPTION

The proposed Oro Verde project is approximately 51.2 acres located directly southeast of the City of Escondido, in an unincorporated portion of San Diego County, as shown in Figure 1. The project site is located at 2000 Oro Verde Road, north and east of the Diamond Ranch Road and Royal View Road intersection, approximately 3 miles northeast of Interstate 15. State Route 78 (SR-78) traverses from east to west approximately 0.5 miles to the south of the proposed project site.

The Oro Verde project proposes the subdivision of an approximately 51.2-acre parcel (APN 241-140-02-00) into two parcels (4.04 acres and 47.15 acres). On-site impacts are contained within the 4.04-acre proposed northern parcel and were previously permitted as a part of PDS2014-TM-5583. No additional grading is proposed.

Step 1: Demonstrate Consistency with the General Plan

The CAP uses growth projections based on implementation of the adopted General Plan to estimate future GHG emissions from activities occurring in the unincorporated area and County facilities and operations. Therefore, the first step in determining a project's consistency with the CAP is to demonstrate its consistency with the General Plan and Zoning Ordinance.

All projects must demonstrate consistency with existing General Plan regional categories, land use designations, and zoning designations. If a project is consistent with the General Plan and Zoning Ordinance, then Step 2 of the Checklist should be completed. If a project is not consistent with the regional categories and land use designations of the General Plan and zoning designations, then it shall not use the CAP Consistency Checklist for CEQA streamlining.

Step 1: Demonstrate Consistency with the General Plan		
CAP Consistency Requirement	Yes	No
1. Is the proposed project consistent with the existing General Plan regional category and land use designations and the uses and development density and intensity allowed under the Zoning Ordinance?	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Provide substantial evidence supporting the project's General Plan consistency determination. Attach additional information as needed.

THIS PROJECT IS CONSISTENT WITH THE GENERAL PLAN IDENTIFIED AS SEMI-RURAL RESIDENTIAL (SR-2). CURRENT ZONING IS A70 AND PERMITS MINIMUM LOT SIZE OF 1 ACRE. THIS PROJECT IS NOT PROPOSING TO AMEND THE GENERAL PLAN OR ZONING AND IS CONSISTENT WITH BOTH. THIS IS A PROJECT FOR A FUTURE LOT SALE AND NOT A PROJECT FOR CONSTRUCTION.

If "Yes," proceed to Step 2: Demonstrate Consistency with CAP Measures and Actions

If "No," the project is not consistent with the CAP and shall not use the CAP Consistency Checklist for CEQA streamlining. Such projects are required to prepare preparation of a separate GHG analysis as part of the CEQA document prepared for the project and may be required to prepare an EIR. Refer to the County's Guidelines for Determining Significance for Climate Change (Guidelines) for a complete description of the County's procedural and content requirements for evaluating a project's GHG emissions under CEQA.

Step 2: Demonstrate Consistency with CAP Measures and Actions

The second step of the CAP consistency review is to demonstrate a project's consistency with applicable CAP measures and actions. Projects are required to demonstrate consistency with the CAP consistency requirements or demonstrate why the requirements are not applicable. For ease of reference, two sets of CAP consistency requirements are provided in this section: one set of requirements that applies to privately-initiated projects (Table 1), and a second set of requirements that applies to County-initiated projects (Table 2).

Table 1. CAP Consistency Requirements for Privately-Initiated Projects				
CAP Consistency Requirement (Privately-Initiated Project)	Supporting CAP Measure (Action)	Project Consistency Determination		
		Consistent	Not Consistent	N/A
Built Environment and Transportation				
1. Electrify Loading Docks If the project includes cold storage or refrigerated warehouse facilities, it must comply with the County's Code of Regulatory Ordinances as amended to require electric truck loading docks must be equipped with adequate infrastructure to deliver electricity to electric-powered truck refrigeration units (e-TRUs). Note: The County will amend the Code of Regulatory Ordinances by 2030, pursuant to CAP Action T-3.1. This requirement does not apply to projects unless the Code of Regulatory Ordinances has been amended and the amendments have gone into effect. <i>Check "N/A" if the project is not a privately-initiated project, is not subject to the Code of Regulatory Ordinances as amended, or if the amendments are not in effect.</i>	T-3 (T-3.1)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Provide substantial evidence supporting the project's consistency determination. Attach additional information as needed.				
THIS PROJECT IS NOT PROPOSING ANY LOADING DOCKS. THIS IS A SUBDIVISION OF LAND/PROPERTY ONLY.				

Table 1. CAP Consistency Requirements for Privately-Initiated Projects

CAP Consistency Requirement (Privately-Initiated Project)	Supporting CAP Measure (Action)	Project Consistency Determination		
		Consistent	Not Consistent	N/A
<p>2. Install Electric Vehicle Charging Infrastructure The project must comply with the County's Code of Regulatory Ordinances as amended to require (Tier 2) CALGreen or similar electric vehicle charging infrastructure installations and preferential parking for ZEVs for new multifamily residential and nonresidential construction.</p> <p>If the Code of Regulatory Ordinances has not yet been amended, the project shall achieve Tier 2 status as set forth in the 2022 California Green Building Standards Code, Title 24, Part 11 (CALGreen), Appendix A4 Residential Voluntary Measures, Division A4.6, Tier 1 and Tier 2, Section A4.601.5, Tier 2, and Appendix A5 Nonresidential Voluntary Measures, Division A5.6, Voluntary Tiers, Section A5.601.3 CALGreen Tier 2.</p> <p>Note: The County will amend the Code of Regulatory Ordinances by 2026, pursuant to CAP Action T-3.1.</p> <p>Check "N/A" if the project is not a privately-initiated project or is not subject to CALGreen or the Code of Regulatory Ordinances as amended.</p>	T-3 (T-3.1)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Provide substantial evidence supporting the project's consistency determination. Attach additional information as needed.

There is NO HOUSING CURRENTLY PROPOSED ON THE SITE. THIS IS A PROJECT FOR FUTURE LOT SALE AND NOT PROPOSAL FOR CONSTRUCTION.

<p>3. Increase Active Transportation If both of the following conditions are met, the project must incorporate sidewalk and bikeway improvements from the County's Active Transportation Plan.</p> <ol style="list-style-type: none"> 1. Intersection or roadway segment improvements are proposed and/or required as part of the project, AND 2. The County's Active Transportation Plan identifies sidewalks or on-road bikeway facilities at intersection(s) or on roadway segment(s) that would be improved as part of the project. <p>Check "N/A" if the project does not meet both conditions.</p>	T-5 (T-5.1)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Provide substantial evidence supporting the project's consistency determination. Attach additional information as needed.

THE PROJECT DOES NOT MEET BOTH CONDITIONS BECAUSE THERE IS NO CONSTRUCTION PROPOSED AS A RESULT OF THIS APPLICATION. THIS IS A PROJECT FOR A FUTURE LOT SALE AND NOT A PROPOSAL FOR CONSTRUCTION.

Table 1. CAP Consistency Requirements for Privately-Initiated Projects

CAP Consistency Requirement (Privately-Initiated Project)	Supporting CAP Measure (Action)	Project Consistency Determination		
		Consistent	Not Consistent	N/A
4. Reduce Single Occupancy Vehicle Trips When the County has adopted the Transportation Demand Management (TDM) ordinance and it has gone into effect, the project must comply with the ordinance. Note: The County will adopt the TDM ordinance by 2028, pursuant to CAP Action T-6.2. This requirement does not apply to projects unless the TDM Ordinance has been adopted and has gone into effect. <i>Check "N/A" if the project is not a privately-initiated project, is not subject to the Code of Regulatory Ordinances as amended, or if the amendments are not in effect.</i>	T-6 (T-6.2)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Provide substantial evidence supporting the project's consistency determination. Attach additional information as needed.

THE TDM ORDINANCE DOES NOT APPLY TO THIS PROJECT AS THIS IS A PROJECT FOR A FUTURE LOT SALE AND NOT A PROJECT FOR CONSTRUCTION.

Energy

5. Electrify Buildings and Appliances The project must comply with the County's Code of Regulatory Ordinances as amended to incorporate all-electric appliances and equipment in new residential, commercial, and industrial construction or incorporate (Tier 2) CALGreen or similar energy efficiency requirements for existing development projects. If the Code of Regulatory Ordinances has not yet been amended, the project shall achieve Tier 2 status as set forth in the 2022 California Green Building Standards Code, Title 24, Part 11 (CALGreen), Appendix A4 Residential Voluntary Measures, Division A4.6, Tier 1 and Tier 2, Section A4.601.5, Tier 2, and Appendix A5 Nonresidential Voluntary Measures, Division A5.6, Voluntary Tiers, Section A5.601.3 CALGreen Tier 2. Note: The County will amend the Code of Regulatory Ordinances by 2026 to establish requirements for existing development projects, pursuant to CAP Actions E-2.1 and E-2.2. <i>Check "N/A" if the project is not a privately-initiated project or is not subject to CALGreen or the Code of Regulatory Ordinances as amended.</i>	E-2 (E-2.1, E-2.2)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Provide substantial evidence supporting the project's consistency determination. Attach additional information as needed.

THIS PROJECT IS NOT SUBJECT TO CALGREEN OR THE CODE OF REGULATORY ORDINANCES BECAUSE THIS IS A PROJECT FOR A FUTURE LOT SALE AND NOT A PROJECT FOR CONSTRUCTION.

Table 1. CAP Consistency Requirements for Privately-Initiated Projects

CAP Consistency Requirement (Privately-Initiated Project)	Supporting CAP Measure (Action)	Project Consistency Determination		
		Consistent	Not Consistent	N/A
<p>6. Increase Renewable Energy</p> <p>The project must comply with the County's Code of Regulatory Ordinances as amended to incorporate (Tier 2) CALGreen or similar renewable energy requirements for new residential and nonresidential construction.</p> <p>If the Code of Regulatory Ordinances has not yet been amended, the project shall achieve Tier 2 status as set forth in the 2022 California Green Building Standards Code, Title 24, Part 11 (CALGreen), Appendix A4 Residential Voluntary Measures, Division A4.6, Tier 1 and Tier 2, Section A4.601.5, Tier 2, and Appendix A5 Nonresidential Voluntary Measures, Division A5.6, Voluntary Tiers, Section A5.601.3 CALGreen Tier 2.</p> <p>Note: The County will amend the Code of Regulatory Ordinances by 2026, pursuant to CAP Action E-3.1.</p> <p><i>Check "N/A" if the project is not a privately-initiated project or is not subject to CALGreen or the Code of Regulatory Ordinances as amended.</i></p>	E-3 (E-3.1)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Provide substantial evidence supporting the project's consistency determination. Attach additional information as needed.

THIS PROJECT IS NOT SUBJECT TO CALGREEN OR THE CODE OF REGULATORY ORDINANCES AS THIS IS A PROJECT FOR A FUTURE LOT SALE AND NOT A PROJECT FOR CONSTRUCTION

Water and Wastewater

<p>7. Increase Water Efficiency</p> <p>The project must comply with the County's Code of Regulatory Ordinances as amended to require (Tier 2) CALGreen or similar water efficiency requirements and reduced outdoor water use for landscaping requirements.</p> <p>Residential projects: If the Code of Regulatory Ordinances has not yet been amended, residential projects must comply with the requirements of the 2022 California Green Building Standards Code, Title 24, Part 11 (CALGreen), Appendix A4 Voluntary Residential Measures by complying with at least three elective measures from Section A4.303, Section A4.304, and Section A4.305 Tier 2 Water Efficiency and Conservation Requirements.</p> <p>Nonresidential projects: If the Code of Regulatory Ordinances has not yet been amended, nonresidential projects must comply with the requirements of the 2022 California Green Building Standards Code, Title 24, Part 11 (CALGreen), Appendix A5 Voluntary Nonresidential Measures, Section A5.303.2.3.2 Tier 2 Water Efficiency and Conservation Requirements and three elective measures from Section A5.303, Section A5.304, and Section A5.305 Tier 2 Water Efficiency and Conservation Requirements.</p>	W-2 (W-2.1, W-2.2)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Table 1. CAP Consistency Requirements for Privately-Initiated Projects

CAP Consistency Requirement (Privately-Initiated Project)	Supporting CAP Measure (Action)	Project Consistency Determination		
		Consistent	Not Consistent	N/A
<p>Note: The County will amend the Code of Regulatory Ordinances by 2026, pursuant to CAP Action W-2.1 and W-2.2.</p> <p>Check "N/A" if the project is not a privately-initiated project, is not subject to CALGreen or the Code of Regulatory Ordinances as amended.</p>				

Provide substantial evidence supporting the project's consistency determination. Attach additional information as needed.

THIS PROJECT IS NOT SUBJECT TO CALGREEN OR THE CODE OF REGULATORY ORDINANCES AS THIS IS A PROJECT FOR A FUTURE LOT SALE AND NOT A PROJECT FOR CONSTRUCTION.

Agriculture and Conservation

8. Increase Tree Preservation

If the County's program to preserve native trees is in effect, the project must comply.

Check "N/A" if the project is not a privately-initiated project, is not subject to the native tree preservation program, or if the program is not in effect.

A-2
(A-2.1)

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Provide substantial evidence supporting the project's consistency determination. Attach additional information as needed.

THIS PROJECT IS NOT SUBJECT TO THE NATIVE TREE PRESERVATION PROGRAM AS THIS IS A PROJECT FOR A FUTURE LOT SALE AND NOT A PROJECT FOR CONSTRUCTION.

9. Increase Tree Planting

Single family residential: The project must comply with the tree planting requirements of the County's Landscaping Ordinance. Each new single family residential project shall include two trees per dwelling unit.

Check "N/A" if the project is not subject to the Landscaping Ordinance.

A-2
(A-2.2)

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Provide substantial evidence supporting the project's consistency determination. Attach additional information as needed.

THIS PROJECT IS NOT SUBJECT TO THE LANDSCAPING ORDINANCE AS THIS IS A PROJECT FOR A FUTURE LOT SALE AND NOT A PROJECT FOR CONSTRUCTION.

Table 2. CAP Consistency Requirements for County-Initiated Projects

CAP Consistency Requirement (County-Initiated Project)	Supporting CAP Measure (Action)	Project Consistency Determination		
		Consistent	Not Consistent	N/A
Built Environment and Transportation				
<p>1. Use Electric-Powered or Zero Emission Construction Vehicles and Equipment</p> <p>The project must use electric-powered or other zero emissions vehicles and equipment during construction activities. This requirement applies to medium- and heavy-duty vehicles and equipment (defined as equal to or greater than 50 horsepower).</p> <p><i>Check "N/A" if the project is not a County-initiated project.</i></p> <p><i>Check "N/A" if the project does not require the use of medium- or heavy-duty construction vehicles or equipment.</i></p> <p><i>Check "N/A" if electric-powered or zero emission vehicles and equipment are not commercially available for the project's medium- and heavy-duty vehicle and equipment needs during construction. To support this "N/A" response, demonstrate that a minimum of three fleet owners/operators/fuel providers in San Diego County or adjacent counties were contacted and responded that electric-powered or other zero emission equipment and/or fuel options are not commercially available for the project's vehicle and equipment needs during construction.</i></p>	T-1 (T-1.1)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Provide substantial evidence supporting the project's consistency determination. Attach additional information as needed.

THIS PROJECT DOES NOT REQUIRE THE USE OF ELECTRIC POWERED OR ZERO EMISSION CONSTRUCTION VEHICLES AS THIS IS A PROJECT FOR A FUTURE LOT SALE AND NOT A PROJECT FOR CONSTRUCTION.

Energy				
2. Increase Energy Efficiency and Renewable Energy Use The project must comply with the County Facilities Zero Carbon Portfolio Plan by complying with the following: <ol style="list-style-type: none"> 1. Use electric appliances and equipment. Appliances and equipment powered by non-electric sources are not permitted. 2. Achieve Zero Net Energy (i.e., produce enough renewable energy to meet its own annual energy consumption requirements) <i>Check "N/A" if not a County-initiated project.</i>	E-1 (E-1.1)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Provide substantial evidence supporting the project's consistency determination. Attach additional information as needed.

THIS IS NOT A COUNTY INITIATED PROJECT BUT RATHER A PROJECT FOR A FUTURE LOT SALE AND NOT A PROJECT FOR CONSTRUCTION.

Table 2. CAP Consistency Requirements for County-Initiated Projects

CAP Consistency Requirement (County-Initiated Project)	Supporting CAP Measure (Action)	Project Consistency Determination		
		Consistent	Not Consistent	N/A
Water and Wastewater				
3. Increase Water Efficiency The project must incorporate applicable measures identified in the County's Water Efficiency Plan. <i>Check "N/A" if the project is privately initiated.</i>	W-1 (W-1.1)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Provide substantial evidence supporting the project's consistency determination. Attach additional information as needed. THIS PROJECT IS PRIVATELY INITIATED AND IS A PROJECT FOR A FUTURE LOT SALE AND NOT A PROJECT FOR CONSTRUCTION.				