

**COUNTY OF SAN DIEGO  
BOARD OF SUPERVISORS - LAND USE  
WEDNESDAY, AUGUST 27, 2025**

**MINUTE ORDER NO. 3**

**SUBJECT: COUNTY OF SAN DIEGO TRACT NO. 5447-1 (FINAL MAP NO. 15938):  
APPROVAL OF SECOND AMENDMENT TO AGREEMENT TO IMPROVE  
MAJOR SUBDIVISION (INCREASE AMOUNT OF SECURITY AND  
EXTENSION OF TIME) FOR QUANTUM ESTATES LOCATED IN THE SAN  
DIEGUITO COMMUNITY PLAN AREA (DISTRICT: 3)**

**OVERVIEW**

The San Diego County Code of Regulatory Ordinances establishes the requirements for time extensions for private developers to complete required improvements on their development projects, including new or improved roads, water, and sewer facilities. As conditions of their permits, private development applicants are often required to construct specific improvements that benefit the public, such as roads and stormwater drainage systems. In many cases, these improvements are accepted by the County of San Diego (County) into the County-maintained system to be owned, operated, and maintained by the Department of Public Works (DPW). Subdivision Improvement Agreements (IA) include the specific improvements that need to occur, when they need to be completed, and financial security requirements. The financial security requirements protect the County by ensuring any required improvements are constructed. In the event of a default by the applicant, the financial security can be used by the County to complete the required improvements. However, under certain circumstances, the County can grant time extensions to allow an applicant additional time to complete the improvements, while simultaneously preserving the County's rights to have the public improvements constructed by the applicant. The project developer has not started construction of housing project, as they are working to find a builder to construct the project, and therefore, the required improvements have also not begun.

The Quantum Estates project includes seven (7) single-family residential lots on 39.42 acres and is located in the San Dieguito Community Plan Area, south of the Del Dios Highway and El Camino Norte intersection, east of Paseo Delicias. On September 11, 2013 (8), the Board of Supervisors (Board) approved the Subdivision Map and IA, which includes private street and drainage improvements, and water and sewer facilities onsite to serve the proposed homes. The IA required the improvements to be completed within two years. Pursuant to Subdivision Ordinance 81.405(c), the Director of Planning & Development Services (PDS) may extend the time for a subdivider to complete improvements once, for up to two additional years. The Board, however, may grant additional time extensions. The PDS Director approved an extension to the IA on January 5, 2016. On October 12, 2022 (Item #2), the Board of Supervisors of San Diego County approved the "First Amendment to Agreement to Improve Major Subdivision," which extended the performance completion date for the improvements until October 12, 2024. Finally, on January 24, 2023, PDS approved an "Agreement to Assume Joint Agreement to Improve Major Subdivision," entered into by County, District, Former Owner, Owner, and Holder, whereby Owner fully assumed all rights and obligations relating to the Joint IA, Joint Lien Contract and Holding Agreement. The subdivision owner has requested an extension for an additional two-years to construct the public improvements. There is no limitation on the number of extensions that can be approved by the Board. To date, no improvements or construction has begun on the overall project, including the single-family homes, but the developer has requested another extension to move the project forward. Ultimately, it is up to the applicant whether the project moves forward with construction. If the project does not move forward within the next two years, another extension would

be required because no permits can be approved unless there is a valid improvement agreement with security.

This is a request for the Board of Supervisors (Board) to approve the Second Amendment to Agreement to Improve Major Subdivision (Second Amendment to Agreement), which includes an increase in the value of the security and a two-year extension of performance completion date for County Tract No. 5447-1 (Final Map No. 15938) also known as Quantum Estates.

## **RECOMMENDATION(S)**

### **CHIEF ADMINISTRATIVE OFFICER**

1. Find that the approval of the Second Amendment to Agreement and associated actions for County Tract No. 5447-1 is not a project subject to review under the California Environmental Quality Act (CEQA) pursuant to Section 15061(b)(3) of the CEQA Guidelines because the activity is covered by the commonsense exemption and that CEQA applies only to projects which have the potential for causing a significant effect on the environment. Where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA.
2. Approve and authorize the Clerk of the Board of Supervisors (Clerk) to execute the Second Amendment to Agreement and forward to County Recorder for recordation. This agreement extends the time to construct improvements to two (2) years after the execution of this Second Amendment to Agreement.

## **EQUITY IMPACT STATEMENT**

Planning & Development Services (PDS) ensures that public improvements are constructed as part of new housing developments, such as roads and stormwater drainage systems. PDS ensures the completion of the public improvements through agreements and financial security, which ensures communities are safe. This extension to the improvement agreement will allow the applicant additional time to complete the required public improvements, which will help provide housing for unincorporated communities.

## **SUSTAINABILITY IMPACT STATEMENT**

Planning & Development Services (PDS) is committed to promoting sustainable community growth by ensuring that essential public infrastructure, such as roads and stormwater drainage systems, are appropriately constructed in new housing developments. These improvements are essential for creating safe, resilient, and environmentally responsible communities. The extension will provide additional time for the applicant to complete essential improvements for the projects. This ensures that housing developments in the unincorporated communities meet both current and future sustainability standards.

## **FISCAL IMPACT**

There is no fiscal impact associated with the approval of the requested time extension as presented today. Any costs incurred to continue this project, at such time the owner moves forward, will be paid for by the developer. There will be no change in net General Fund costs and no additional staff years.

## **BUSINESS IMPACT STATEMENT**

N/A

**ACTION:**

ON MOTION of Supervisor Desmond, seconded by Supervisor Montgomery Steppe, the Board of Supervisors took action as recommended, on Consent.

AYES: Aguirre, Anderson, Lawson-Remer, Montgomery Steppe, Desmond

State of California)  
County of San Diego) §

I hereby certify that the foregoing is a full, true and correct copy of the Original entered in the Minutes of the Board of Supervisors.

ANDREW POTTER  
Clerk of the Board of Supervisors



**Signed**  
**by** Andrew Potter