

**COUNTY OF SAN DIEGO
BOARD OF SUPERVISORS - LAND USE
WEDNESDAY, OCTOBER 01, 2025**

MINUTE ORDER NO. 1

**SUBJECT: EXTENSION OF PERFORMANCE COMPLETION DATES ON VARIOUS
SECURED AGREEMENTS TO COMPLETE SUBDIVISION IMPROVEMENTS
AND RELATED CEQA FINDINGS (DISTRICT: 5)**

OVERVIEW

Private property owners may use the County of San Diego's (County) land development process to subdivide their land within the existing legal boundaries of their property, creating new internal legal lots and boundaries which are recorded on subdivision maps. Subdivision developers, as conditions of their permits, are often required to construct specific improvements that benefit the public, such as roads and storm drainage systems. In many cases, these improvements are accepted by the County into the County-maintained system at the completion of the project to be owned, operated, and maintained by the Department of Public Works (DPW) in perpetuity.

The County Code of Regulatory Ordinances allows for and establishes the requirements for time extensions for the completion of these required improvements on private development subdivisions to provide the developer additional time to complete construction, while also preserving the County's rights to have the improvements constructed by the developer. It is not uncommon for development projects to require extended time to complete the improvements. Construction schedules can be affected by local economic conditions, developer circumstances, permitting, site conditions, and other related factors.

DPW monitors the status of subdivision improvement agreements and the associated work. If developers need additional time, they can submit an extension request and provide a current cost estimate of the remaining work. DPW staff reviews the estimate to confirm the total security is adequate based on construction progress and estimated costs for remaining work based on current pricing. If staff determine a time extension is appropriate, staff will bring the request forward for Board of Supervisors (Board) consideration. Extending the agreement ensures the County's legal rights regarding the improvements are continued.

This is a request for the Board to approve a two-year extension of performance completion date for the following subdivisions in District 5:

1. Tract No. 5354-1 (Map No. 16418), Meadowood, located in the Fallbrook area. This project has 52 single-family residential lots, public and private active and passive recreational facilities, open space preserve areas, new public and private roadways to serve the project, and frontage improvements to SR-76, and the overall area is 205.26 acres. On September 15, 2020, the PDS Director approved the Final Subdivision Map and Joint Improvement Agreement between the County, Rainbow Municipal Water District, and subdivision owner, which includes street and drainage improvements, and water and sewer facilities. Construction of the housing units and the improvements supporting the development are 97% complete.
2. Tract No. 5354-2 (Map No. 16444), Meadowood, located in the Fallbrook area. This project has 233 single-family residential lots, one condominium lot, 10 future map lots, 31 HOA lots, 10 public roads and one private street lot, and the overall area is 137.38 acres. On April 6, 2021, the

PDS Director approved the Final Subdivision Map and Joint Improvement Agreements between the County, Rainbow Municipal Water District, and subdivision owner, which includes street and drainage improvements, and water and sewer facilities. Construction of the housing units and improvements supporting the development are 97% complete

DPW staff have determined an extension is appropriate to preserve the County's legal rights under the agreements, and because of the County's continued interest in receiving the improvements. DPW staff have confirmed there will be no negative impacts associated with later delivery of the remaining improvements. Staff have also determined that there is adequate security for all improvements (i.e., capacity through a bond or other financial instrument) to guarantee completion of the remaining work for the agreements, should that become necessary to leverage in the future to ensure improvements are constructed. For these reasons, staff believes there are no adverse consequences to granting the developers additional time to complete the improvements.

Today's request is for the Board to approve the extension of the performance completion dates in the subdivision agreements for the developments referenced by Tract No. 5354-1 and Tract No. 5354-2 to October 1, 2027.

RECOMMENDATION(S)

CHIEF ADMINISTRATIVE OFFICER

1. Find in accordance with Section 15060(c)(3) of the California Environmental Quality Act (CEQA) Guidelines that extension of the performance completion date in the subdivision agreements to complete subdivision improvements is not a "project" as defined in Section 15378 of the state CEQA Guidelines.
2. Extend the performance completion dates for County improvements identified in the subdivision agreements to October 1, 2027 and for improvements for the Rainbow Municipal Water District to the dates, if any, approved by the District, for the developments referenced by Tract No. 5354-1 and Tract No 5354-2.

EQUITY IMPACT STATEMENT

It is anticipated that the extension will allow time for infrastructure to be completed by the developer for the benefit of the unincorporated community where the project is located. This infrastructure includes roads and drainage systems that will support housing development.

SUSTAINABILITY IMPACT STATEMENT

The extension will allow time for stormwater infrastructure to be completed by the developer, which will have environmental sustainability benefits. Plans for Tract No. 5354-1 include construction of a basin for stormwater infiltration and protection against hydromodification (alteration of natural flow), as well as biofiltration modular wetland units. Plans for Tract No. 5354-2 include construction of basins for stormwater infiltration and protection against hydromodification, as well as biofiltration modular wetland units, inlet filters, dual vortex separators, and diversion structures. These measures are necessary to address stormwater quality.

FISCAL IMPACT

There is no fiscal impact associated with these recommendations. There will be no change in net General Fund cost and no additional staff years.

BUSINESS IMPACT STATEMENT

N/A

ACTION:

ON MOTION of Supervisor Montgomery Steppe, seconded by Supervisor Aguirre, 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