

**COUNTY OF SAN DIEGO
BOARD OF SUPERVISORS - LAND USE
WEDNESDAY, FEBRUARY 11, 2026**

MINUTE ORDER NO. 3

SUBJECT: COUNTY OF SAN DIEGO TRACT NO. 4750-1 (FINAL MAP NO. 14502): APPROVAL OF THIRD AMENDMENT TO AGREEMENT TO IMPROVE MAJOR SUBDIVISION AND SECOND AMENDMENT TO JOINT LIEN CONTRACT AND HOLDING AGREEMENT (EXTENSION OF TIME) AND RELATED CEQA EXEMPTIONS FOR RANCHO ALEGRE LOCATED IN THE FALLBROOK COMMUNITY PLAN AREA (DISTRICT: 5)

OVERVIEW

The San Diego County Code of Regulatory Ordinances establishes the requirements for time extensions for developers to complete required improvements on private 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 outline 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, 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 Rancho Alegre project (Project) includes 33 single-family residential lots on 116.15 acres and in the Fallbrook Community Plan. Since the subdivision map was recorded, the project has changed ownership and faced delays due to economic and financing challenges, which is why these required improvements have not been made. In these cases, it is typical for the County to grant a time extension to allow the developer additional time to construct the improvements. The project is located north of Reche Road between Ranger Road and Yucca Road. On October 28, 2015 (01), the Board approved the First Amendment to the Joint Agreement to Improve Major Subdivision, Lien Contract, and Holding Agreement, including extension of time to complete the subdivision improvements within two years. On September 17, 2024, the Director of Planning & Development Services approved the Second Amendment (Amendment) to Joint Agreement to Improve Major Subdivision and First Amendment to the Joint Lien Contract and Holding Agreement (Change of Ownership, and associated agreements). The subdivision owner has requested 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.

This is a request for the Board of Supervisors (Board) to approve the Third Amendment to Agreement to Improve Major Subdivision and Second Amendment to the Joint Lien Contract and Holding Agreement (Extension of Time) for the extension of time to allow a two-year extension of performance completion date for County Tract No. 4750-1 (Final Map No. 14502), also known as Rancho Alegre. If today's action is denied, the applicant would likely need to revise the development permits and approvals, which could require additional environmental review. These revisions could result in construction delays or impact project feasibility.

RECOMMENDATION(S)
CHIEF ADMINISTRATIVE OFFICER

1. Find that the approval of the Third Amendment to Agreement to Improve Major Subdivision and Second Amendment to the Joint Lien Contract and Holding Agreement (Extension of Time) (Attachment A, on file with the Clerk of the Board) and associated actions for County Tract No. 4750-1 is not a project subject to review under the California Environmental Quality Act (CEQA) pursuant to Sections 15061(b)(3) and 15378(b)(5) of the CEQA Guidelines because the administrative activities of the governments will not result in a direct or indirect physical change in 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 Third Amendment to Agreement to Improve Major Subdivision and Second Amendment to the Joint Lien and Holding Agreement (Extension of Time). This agreement extends the time to construct improvements to two (2) years after the execution of this Second Amendment to Agreement.
3. Authorize the Clerk to forward the Third Amendment to Agreement to Improve Major Subdivision and Second Amendment to the Joint Lien Contract and Holding Agreement (Extension of Time) for Tract No. 4750-1, to the County Recorder for recordation.

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, is appropriately constructed in new housing developments. These improvements are essential for creating safe, resilient, and environmentally responsible communities. The extensions for improvement agreement provide additional time for the applicant to complete essential required 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. If the developer moves forward with the project, they will incur all costs. 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 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