

**COUNTY OF SAN DIEGO
SANITATION DISTRICT
WEDNESDAY, APRIL 22, 2026**

MINUTE ORDER NO. 1

SUBJECT: EXTENSION OF PERFORMANCE COMPLETION DATE ON SECURED AGREEMENT TO COMPLETE SUBDIVISION IMPROVEMENTS AND RELATED CEQA FINDINGS (DISTRICT: 3)

OVERVIEW

This is a request for the Board of Supervisors and the Sanitation District Board of Directors to extend the time allowed for the property owner to complete infrastructure associated with a previously approved project by extending the end date of a subdivision improvement agreement.

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 the improvements. It is not uncommon for development projects to require extended time to complete the improvements. Construction schedules can be affected by local economic conditions, the developer's circumstances, permitting, site conditions, and other related factors.

DPW staff monitors the status of subdivision improvement agreements and 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.

The request for a subdivision improvement agreement extension is for the following project: Tract No. 5365-4 (Map No. 15891), Harmony Grove Village Unit 4, located in the North County Metro area. This project has two (2) non-residential lots, and the overall area is 36.8 acres. On January 9, 2013 (02), the Board approved the Final Subdivision Map and Joint Improvement Agreement between the County, the San Diego County Sanitation District, Rincon Del Diablo Water District (collectively, Special Districts), and the subdivision owner, which includes street and drainage improvements. Other units of the Harmony Grove Village development are in various stages of completion; however, due to project phasing, construction for this unit has not yet started.

In this case, the property owner is considering options for a path forward for Unit 4, which may include not developing this property. DPW staff have determined an extension is still appropriate to preserve the County's legal rights under the agreement, and because of the County's continued interest in receiving the improvements, should the property ever be developed as originally envisioned. DPW staff also confirmed there will be no negative impacts associated with later delivery of the remaining improvements, and 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 agreement, should that become necessary to leverage in the future. For these reasons, staff believes there are no adverse consequences to granting the developers additional time to complete the improvements. Extending the agreement will also afford the property owner additional time to assess options for this parcel.

Today's request is for the Board and County of San Diego Sanitation District Board of Directors to approve the extension to April 22, 2028 of the performance completion dates in the subdivision improvement agreement for the development referenced by Tract No. 5365-4, for specified infrastructure improvements.

RECOMMENDATION(S)

CHIEF ADMINISTRATIVE OFFICER

Acting as the Board of Directors of the San Diego County Sanitation District:

Extend, to April 22, 2028, the performance completion date in the subdivision agreement for the development referenced by Tract No. 5365-4.

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. The effort will not adversely affect equity or result in unintended consequences to public health, housing, food, access and affordability, or jobs.

SUSTAINABILITY IMPACT STATEMENT

The extension will allow time for stormwater infrastructure to be completed by the developer, which will have environmental and sustainability benefits. Plans for Tract No. 5365-4 include construction of water quality basins for stormwater infiltration and protection against hydromodification (alteration of natural flow), as well as bioswales. 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 costs and no additional staff years.

BUSINESS IMPACT STATEMENT

N/A

(RELATES TO BOARD OF SUPERVISORS ITEM 03)

ACTION:

ON MOTION of Director Montgomery Steppe, seconded by Director Desmond, the Board of Directors of the County of San Diego Sanitation District 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 Sanitation District.

ANDREW POTTER
Clerk of the Board of Directors



A handwritten signature in cursive script, appearing to read "Andrew Potter", is written over a light blue horizontal line.

Signed
by Andrew Potter