

Major Use Permit: Planned Development			
EFFECTIVE 7/01/2019		FEES*	INITIAL DEPOSIT*
PDS PLANNING			\$10,224
STORMWATER			\$2,875
DEH	SEPTIC/WELL		\$1,434
	SEWER		\$1,434
PDS TRAILS REVIEW			
VIOLATION FEE <i>(not included in total)</i>		\$1,000	
INITIAL DEPOSIT & FEE TOTAL			
\$14,533			

* Use our [Discretionary Permit Cost Guide](#) to estimate the County portion of your project's cost. Forms are available at: <http://www.sdcounty.ca.gov/pds/zoning/ZoningNumeric.html>, or the links below.

Please follow all notes and instructions carefully to avoid delays in processing.

PART A:

Each item below must be saved as an electronic PDF file on a USB Flash Drive.

- Plot Plan ([see Note 2](#)).
- Resource Protection Study
- Storm Water Management Documents ([see Notes 2, 3](#)).

PART B:

Each item below must be printed on paper, completed and have all required signatures.

- Plot Plans: **TEN (10)** copies ([see Note 4](#));
If in the Alpine Community Planning Group area: **ELEVEN (11)** copies.
If in the (USD RIP) River Way Specific Plan area: **TWELVE (12)** copies.
- Public Notice Package (see [PDS-516](#) for specific requirements): **ONE (1)** copy.
- [126 Acknowledgement of Filing Fees and Deposits](#): **ONE (1)** copy ([see Note 1](#)).
- [299 Supplemental Public Notice Certification](#): **ONE (1)** copy.
- [305 Ownership Disclosure](#): **ONE (1)** copy.
- [319 Required Notice must be printed \(minimum size 24" x 36"\) and posted on-site](#) ([see Note 13](#)).
- [320 Evidence of Legal Parcel](#) (and any Deeds): **ONE (1)** copy.
- [346 Discretionary Permit Application](#): **ONE (1)** copy ([see Note 1](#)).
- [346S Supplemental Application](#): **ONE (1)** copy.
- [367 Application for an Environmental Initial Study \(AEIS\)](#): **ONE (1)** copy.
- [394 Preliminary Floodplain Evaluation](#): **ONE (1)** copy.
- [399F Fire Availability](#): **ONE (1)** copy.
- [399S Sewer Availability](#): **ONE (1)** copy.
- [399SC School Availability](#): **ONE (1)** copy.
- [399W Water Availability](#): **ONE (1)** copy.
- [514 Public Notice Certification](#): **ONE (1)** copy.
- [524 Notice To Property Owners](#): **ONE (1)** copy.
- [580 Hazardous Waste/ Substance Verification](#): **ONE (1)** copy.
- [581 Plan Check Pre-Application Notice](#): **ONE (1)** copy.

Storm Water Management Documents:

- Step 1: [Storm Water Intake Form for All Permit Applications](#): **ONE (1)** copy (see Notes 2, 3).
Step 2: **As determined by the Intake Form above, complete the required SWQMP below.**
[Standard Project SWQMP](#): **ONE (1)** copy (see Notes 2, 3).
Or
[Priority Development \(PDP\) SWQMP](#): **ONE (1)** copy (see Notes 2, 3).

PART C:

All items below are for your information. Please do not bring in these items.

- [090 Minimum Plot Plan Information](#)
- [209 Defense and Indemnification Agreement FAQs](#)
- [247 Fish and Wildlife Fees](#)
- [298 Supplemental Public Notice Procedure](#)
- [313 Major Use Permit Applicant's Guide](#)
- [374 Resource Protection Study](#)
- [515 Public Notice Procedure](#)
- [516 Public Notice Applicant's Guide](#)
- [906 Signature Requirements](#)
- [Policy G-3: Determination of Legal Parcel](#)
- [Policy I-49: Distribution of Notification of Land Use Hearings](#)

NOTES:

1. IMPORTANT:

A Registered Property Owner **MUST SUBMIT** a **Signed Letter of Authorization** for an Agent if;
An Authorized Agent signs the PDS-346 form and is not the registered owner of the parcel.
Or, the parcel is owned by two or more registered owners.
Or, not all of the registered owners are signing the PDS-346 form.
Or, the Authorized Agent is not the Financially Responsible Party.
Or, the parcel is owned by a Corporation.

ADDITIONALLY:

Financially Responsible Party **MUST SIGN** form PDS-126.

Financially Responsible Party **INFORMATION MUST MATCH EXACTLY** on form PDS-126

Authorized Agent **may sign** form PDS-346 **ONLY IF ATTACHED** to a **Signed Letter of Authorization**.

2. Save each complete Study, Report, Plot Plan, Map, etc., as an electronic PDF file onto ONE (1) USB Flash Drive. Provide only ONE (1) USB Flash Drive. Submit only the requested files. Files CANNOT have any security restrictions or passwords. Please name each PDF file on the USB Flash Drive based on the "Title or Type" of document being submitted (examples: Plot Plan, Resource Protection Study, Grading Plan). Please note: the USB Flash Drive will not be returned.
3. The Storm Water Intake Form determines whether a project requires a Standard SWQMP or Priority Development Project (PDP) SWQMP. These forms and documents must be submitted on paper and as PDF files on the USB Flash Drive and have all required signatures.
4. Plot plans, elevation drawings, floor plans, etc. (must be at least 11" x 17") are to be stapled together in sets and folded to 8½" x 11" with the lower right-hand corner exposed.
5. Fees may be waived for some mobile home parks. (See Zoning Ordinance Section 7602.d.3/&4).
6. Give applicant PDS-319 (Notice of Application Form) and PDS-382 (Flagging Procedure for Projects.)
7. **A Major Pre-Application Meeting is MANDATORY prior to the submittal of this application.**

8. At INTAKE, a copy of the Major Pre-Application letter from PDS or a copy of the form waiving the Major Pre-Application Meeting MUST be submitted by the applicant. Techs: Check ACCELA to be sure the applicant has completed a Major Pre-Application Meeting. If not, we cannot accept the submittal.
9. Project goes to local Community Planning Group and/or Design Review Board for recommendation.
10. Use the PROJECT# (not case#) as the Major Pre-Application when entering this application into ACCELA.
11. If project is a violation, plans must have Code Compliance Officer's stamp before accepting the application.
12. Your application package must be complete when you bring it in for submittal. The submittal process begins at the main "Check-In" counter on the first floor.
13. The applicant is responsible for the initial posting of the notice(s) and assuring that the notice(s) stays posted until the eleventh day after final action is taken on the permit application, at which time the applicant shall remove the notice(s). The Notice shall be posted within ten (10) days of payment of the application fees. Applicants shall use PDS-319 (Public Notice) which can be found at <https://www.sandiegocounty.gov/content/dam/sdc/pds/zoning/formfields/PDS-PLN-319.pdf> or can be requested at the time of application submittal. Please see PDS-298 and PDS-515 for complete posting requirements. **The applicant must email the Planner photo(s) showing that the required Notice has been posted.**

Failure to post or comply with the posting guidelines may delay processing of your project or delay the public hearing.

On-Site Posting of PDS-319 is required for Major Use Permits, Major Use Permit Modifications, Minor Use Permits, Minor Use Permit Modifications, Specific Plans, Specific Plan Amendments, Tentative Maps, Tentative Parcel Maps, and Zone Reclassifications.

14. Office Location and Hours:

5510 Overland Avenue, Suite 110 (First Floor), San Diego, CA 92123.

Monday - Friday: 8:00 a.m. to 11:45 a.m. and 12:30 p.m. to 4:00 p.m. (Except County Holidays).