County of San Diego, Planning & Development Services

ESTIMATE OF DISCRETIONARY PROCESSING TIME AND COSTS IN THE COUNTY OF SAN DIEGO

ZONING DIVISION

Please note the following processing times and costs for discretionary permits are estimates only and may vary depending on project-specific factors and the required environmental review. These cost estimates are based on 2026 staffing levels and are for the time County staff spends reviewing application(s). Applicants are responsible for covering all related costs, regardless of the initial estimate provided.

	Average Complexity		Complex and Controversial	
Permit Type	**Cost**	**Processing Time**	**Cost**	**Processing Time**
Administrative Permit (incl. Modification)	$6,000 - 10,000	6 - 18 months	> $10,000	1 + years
Alcohol Beverage Control License	Fee Schedule	1 - 2 months	Fee Schedule	3 + months
Boundary Adjustments	$3,000 - 5,000	4 - 8 months	> $6,000	1 + years
Certificate of Compliance	Fee Schedule	3 - 6 months	Fee Schedule	7 + months
General Plan/Specific Plan Amendment/Rezone	$150,000	2-3 years	> $250,000	2 + years
Major Use Permit (incl. Modification)	$100,000 - 150,000	18 months - 3 years	> $150,000	3 + years
Major Use Permit - Minor Deviation	Fee Schedule	10 days - 3 months	Fee Schedule	3 + months
Major Use Permit - Wireless Facilities	$25,000 - 45,000	1 - 2 years	> $50,000	2 + years
Minor Use Permit (incl. Modification)	$25,000 - $50,000	9 months – 2 years	> $50,000	3 + years
Open Space Vacation	$40,000 - 70,000	1 - 2 years	> $70,000	3 + years
Major Pre-application	$16,000	4 - 6 months	> $20,000	7 + months
Reclamation Plan	$70,000 - 90,000	2 - 3 years	> $100,000	3 + years
Site Plan (incl. Modification)	$15,000 - 50,000	9 - 18 months	> $50,000	18 + months
Site Plan Minor Deviation	Fee Schedule	10 days - 2 months	Fee Schedule	2 + months
Tentative Map (incl. Condo Conversions	$60,000 - 90,000	1 - 3 years	> $90,000	3 + years
Tentative Parcel Map	$40,000 - 70,000	1 - 2 years	> $70,000	2 + years
2 lot Tentative Parcel Map	$26,408 (flat fee)	1 - 2 years	$26,408 (flat fee)	2 + years
SB-9 Tentative Parcel Map	$8,699 (flat fee)	60 days	$8,699 (flat fee)	60 days
Variance	$10,000 - 20,000	3 - 6 months	> $20,000	7 + months
Zoning Verification Permit	Fee Schedule	4 - 6 months	Fee Schedule	6 + months

Footnotes:

The Estimate of Discretionary Permit Processing Time and Costs for the County of San Diego, Planning & Development Services (PDS) will vary based on the project's complexity, controversy, and the level of environmental review required. These estimates are estimates only and may vary depending on project specifics.

Please refer to the link below for PDS's Fee Schedule for any additional information:
Fee Schedule

5510 OVERLAND AVE, SUITE 110, SAN DIEGO, CA 92123
For any questions, please contact
Zoning at (858) 694-8985 or via email at **PDSZoningPermitCounter@sdcounty.ca.gov**

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Key Points to Note:

- Variation in Time and Costs: The time and cost associated with processing a discretionary permit requiring a deposit can differ greatly. Factors influencing this include the type of entitlement, project complexity, plan changes, applicants' responsiveness, and more.
- Potential for Cost Deviation: Actual costs might vary from the online estimates due to factors such as project location, environmental considerations, planning constraints, proposed changes, multiple meetings, appeals, or code/ordinance compliance.
- Applicants' Financial Responsibility: Applicants are required to cover all costs associated with application processing, regardless of the initial estimate provided or historical costs.

Additional Considerations:

- Significant Impacts: If a project is found to have a potentially significant impact, the initial cost estimate may be inaccurate, and additional deposits will be required.
- Concurrent Submittals: For projects requiring multiple permits, only one deposit (the highest amount) is required per department.

Basis of Estimates:

- Processing time and costs are based on historical data from completed projects and include all deposits based on PDS costs and applicable Department of Public Works (DPW), Department of Parks and Recreation (DPR), and Department of Environmental Health and Quality (DEHQ) costs.
- Estimates exclude applicant's consultant/engineering costs or costs for post-discretionary review (e.g., final map, condition satisfaction, etc.).

Project-Specific Factors:

- Cost estimates are contingent upon the project description, remaining consistent throughout the process and the applicant submitting requested information according to the schedule and timelines.
- Costs assume adherence to the project schedule assumptions and are paid in installments throughout the process.

Complex Projects:

- For projects requiring multiple permits, the cost estimate can be reviewed for additional permits required.
- Estimates are based on the relative cost of projects of similar complexity and exclude applicant's consultant/engineering costs and county costs for post-discretionary reviews (e.g., final map).
- Additional deposits for Trails Review, DEHQ review, or DGS review, etc., may be required.

All costs incurred by the County in processing the application, including overhead, whether within or over the project-specific estimate provided with the initial scoping letter, must be paid by the financially responsible party.

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