



County of San Diego, Planning & Development Services
**CLEARING VIOLATION RESTORATION
PLANS APPLICANT'S GUIDE**
ZONING DIVISION

NOTE TO THE PUBLIC: Restoration Plans must be prepared in accordance with the County Report Format and Content Guidelines available online at: http://www.sdcounty.ca.gov/dplu/docs/Revegetation_Report_Formats.pdf

Following these guidelines will ensure a more timely and complete plan review. Ensure your Restoration Plan is complete before you submit it for review. Unacceptable or incomplete applications will result in a failure to comply with an order for restoration and shall constitute a violation of Division 7 of the San Diego County Code. This will cause delays in obtaining plan approval and will delay you in obtaining building permits for your site. It may also result in additional enforcement action being taken for failure to comply with a County order. The site must be restored to the original condition prior to the violation. The restoration plan must include re-vegetation with types of plants identical to what was removed.

It is important to note that you will be required to hire licensed consultants to complete the plan for you. You must hire a Biologist on the County's approved consultant list and a California Registered Landscape Architect to prepare the required restoration plan and related documents. Refer to the County's [Environmental Consultants List](#) for Biologists. For Landscape Architects, please refer to the directory of members for the San Diego Chapter of the American Society of Landscape Architects.

All Clearing Violation Restoration Plans, regardless of acreage, shall be entered into a Secured Agreement with the County of San Diego's Planning & Development Services, secured by a letter of credit, bond, or cash for 100 percent of the estimated costs associated with the required restoration and preparation of the Biological Survey (if required), in addition to a 10 percent (of the bond amount) cash deposit not to exceed \$30,000. Bonding will be based on the Project Cost Estimate. Guidance for preparing the cost estimate is available in the Report Format and Content Requirements for Revegetation Plans.

Materials to be submitted to the Zoning Division (within 60 days of the Warning)

- a. A completed and signed Application - PDS-346.
- b. Two (2) copies of the restoration plan text and Construction/Implementation Drawings.
- c. Provide a copy of the Violation Notice or Administrative Warning requiring submittal of a Clearing Violation Restoration Plan.
- e. Show all easements including any open space easements on the property. If the violation occurred within an open space easement, you will need an encroachment permit to proceed with the restoration. For additional information, contact Planning & Development Services at (858) 565-5981.

Additional Requirement for Projects using Reclaimed Water

- f. Two (2) additional copies of the construction/implementation plan are required if the project will be using reclaimed water. The additional copies are for review by the Department of Environmental Health.