



County of San Diego, Planning & Development Services

SCHEDULE OF FILING FEES AND DEPOSITS (effective 07/01/2025) **ZONING DIVISION**

Includes fees and deposits for other Departments collected by Planning & Development Services (PDS) at the time of application.

Permits: <http://www.sandiegocounty.gov/content/sdc/pds/zoning/ZoningPermits.html>

PERMIT TYPE	PDS ⁷ PLANNING	PDS LD REVIEW TEAMS	DEHQ SEPTIC/ WELL	DEHQ SEWER	PDS ^{8, 9} TRAILS REVIEW	SWQMP
	AMOUNT	AMOUNT	AMOUNT	AMOUNT	AMOUNT	AMOUNT
ADMINISTRATIVE PERMITS (V)						
Additional Story for Main Residence	\$2,623 (F,V)					
Appeal – Administrative Permits	Refer to Appeals					
Agricultural Clearing	\$2,589 (D,V) ¹²					\$1,475 (D)
Brushing/Clearing	\$4,107 (D,V)		\$1,308 (F)			\$1,475 (D)
Density Bonus for affordable Senior Housing	\$6,027 (D)		\$1,308 (F)			\$1,475 (D)
Family Day Care	Fees Waived		Fees Waived			
Fence Height	\$2,393 (F,V)					
Host Home	\$4,113 (F,V) ¹		\$1,308 (F)			\$1,475 (D)
Meteorological Testing Facilities	\$4,407 (D,V) ¹		\$1,308 (F)			\$1,475 (D)
Minor Deviation	\$1,390 (F,V)		\$1,308 (F) ¹⁰	\$1,308 (F) ¹⁰		
Mobile Financial Business Office	\$4,407 (F,V)		\$1,308 (F)			\$1,475 (D)
Modification	\$4,854 (D,V,L)		\$1,308 (F)			\$1,475 (D)
Off-Premise Sign	\$1,047 (F,V)					
On-Premise Sign	\$1,107 (F)					
Open Space Encroachment	\$5,529 (D,V)					
Oversized Accessory Structure	\$4,133 (F,V,L) ¹		\$1,308 (F)			\$1,475 (D)
Recycling Collection Facility (Small)	\$4,407 (D, V, L)		\$1,308 (F)			\$1,475 (D)
Small Winery	\$4,407 (D,V,L)		\$1,308 (F)			\$1,475 (D)
Standard (see #8 of coversheet for all Standard AD"s)	\$6,027 (D,V,L) ¹		\$1,308 (F)			\$1,475 (D)
Time Extension	\$1,405 (F)		\$1,215 (F)			
AGRICULTURAL PRESERVES (V)						
Contracts	\$6,084 (D)					
Establishment/ Disestablishment	\$7,808 (D)					
Notice of Non-Renewal	No Charge					



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PERMIT TYPE	PDS ⁷ PLANNING	PDS LD REVIEW TEAMS	DEHQ SEPTIC/ WELL	DEHQ SEWER	PDS ^{8, 9} TRAILS REVIEW	SWQMP
	AMOUNT	AMOUNT	AMOUNT	AMOUNT	AMOUNT	AMOUNT
ALCOHOLIC BEVERAGE LICENSE						
Alcoholic Beverage License Application	\$1,857 (F)					
Appeal of Decision to Planning Commission	Refer to Appeals					
APPEALS						
of Administrative Decisions	\$2,321 (D/F) ⁵					
to Board of Supervisors	\$1,000 (D/F) ⁵					
to Planning Commission	\$1,000 (D/F) ⁵					
of Scoring for Environmental Consultant List	\$431 (F)					
BOUNDARY ADJUSTMENTS (V)						
Appeal – Boundary Adjustments	Refer to Appeals					
Boundary Adjustment with Certificate of Compliance *Plus \$95 for each additional lot or part of a lot	\$2,896*(D,V)					
Boundary Adjustment without Certificate of Compliance	\$3,801 (F,V)					
CERTIFICATES OF COMPLIANCE (V)						
Certificate of Compliance without Boundary Adjustment *Plus \$250 for each additional increment of 1 lot or part thereof	\$2,909* (F,V)					
In Lieu of Tentative Map (TMC)	\$9,262 (D)					\$3,896 (D)
In lieu of Tentative Parcel Map (TPC)	\$9,262 (D)					\$1,475 (D)
Non-Refundable Violation Fee	\$600 (F)					
Violation of Subdivision Ordinance (MSV)	\$15,676 (D,V)					
CONDITION SATISFACTION REVIEW						
Condition Satisfaction (for Projects approved BEFORE February 5, 2007)	Time & Materials at \$238 per hour					
Condition Satisfaction Cost depends on the amount of conditions. (for Projects approved AFTER February 5, 2007)	\$599 (F) 1-5 \$1,198 (F) 6-10 \$1,734 (D) 11-15		Time & Material at \$238 Per Hour			



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	AMOUNT	AMOUNT	AMOUNT	AMOUNT	AMOUNT	AMOUNT
ENVIRONMENTAL ACTIONS (CEQA) (V)						
Application for Environmental Initial Study (AEIS) Average (all other discretionary forms)	\$5,190 (D) ¹					
Application for Environmental Initial Study (AEIS) Large	\$7,631 (D) ¹					
(AEIS) Previous CEQA Action Minor	\$2,007 (D) ¹					
Appeal of an Environmental Determination by a non-elected County Decision maker	Refer to Appeals					
CEQA Exemption Review	\$904 (F/D) ¹					
ENVIRONMENTAL CONSULTANT CERTIFICATION PER APPLICANT						
Open Enrollment	\$587 (F)					
Renewal Applications	\$288 (F)					
Appeal of Scoring for Placement on the CEQA Consultant List	\$431(F)					
FISH & WILDLIFE FEES (Effective January 1, 2022)						
Environmental Impact Report (EIR)	\$4,123.50 (F)					
Negative Declaration (ND)	\$2,968.75 (F)					
GENERAL PLAN AMENDMENT						
Initial Consultation	\$6,216(F)					
General Plan Amendment	\$21,210 (D)				\$714 (F) Initial \$476 (F) Subsequent	
HABITAT LOSS PERMIT						
Habitat Loss Permit	\$7,033 (D)					
LANDSCAPE & IRRIGATION PLANS						
Landscape Plan (over 2,500 square feet)	\$2,454 (F,V,S)				\$238 (F) Initial \$238 (F) Subsequent	
Modification	\$1,227 (F,V)					
Revegetation Plan	\$6,683 (D,V)					



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	AMOUNT	AMOUNT	AMOUNT	AMOUNT	AMOUNT	AMOUNT
MAJOR USE PERMIT (V)						
Appeal – Major Use Permit	Refer to Appeals					
Administrative Deviation (Planned Development only)	\$379 (F)					
Borrow Pit	\$13,392 (D,V) ²		\$2,011 (D) ²	\$2,011 (D) ²		
Compliance Inspection	\$1,029 (F)					
Group Care (Occupancy of Not More than 14 persons)	Fees Waived	Fees Waived	\$2,011 (D)			
Minor Deviation	\$1,093 (F,V,S)		\$1,206 (F) ¹⁰	\$1,206 (F) ¹⁰		\$1,475 (D) ¹⁰
Modification	\$9,928 (D,V,L)		\$1,206 (F)	\$1,206 (F)	\$238 (F) Initial \$238 (F) Subsequent	\$3,896 (D)
Planned Development	\$13,392 (D,V,L)		\$2,011 (D)	\$2,011(D)		\$3,896 (D)
Standard Application	\$13,392 (D,V,L)		\$2,011 (D)	\$2,011 (D)	\$223 (F) Initial \$223 (F) Subsequent	\$3,896 (D)
Threshold Decision (Mobile Home Park I-105)	\$4,596 (D)					
Tier 4 (Wireless Telecommunications)	\$13,511 (D,V,S)		\$2,011 (D)	\$2,011 (D)	\$238 (F) Initial \$238 (F) Subsequent	\$1,475 (D)
Time Extension	\$7,088 (D,S)		\$1,215 (F)	\$1,215 (F)		\$1,475 (D)
Waiver of "P" Designator; Planned Development Requirements	\$1,274 (D)					
MILLS ACT						
Mills Act Application	\$1,670 (F)					
MINOR USE PERMIT (V)						
Appeal – Minor Use Permit	Refer to Appeals					
Minor Deviation	\$2,365 (F)		\$1,215 (F) ¹⁰	\$1,215 (F) ¹⁰		\$1,475 (D) ¹⁰
Modification	\$5,312 (D, S)		\$1,215 (F)	\$1,215 (F)		\$3,896 (D)
Standard Application	\$7,063 (D, S)		\$1,215 (F)	\$1,215 (F)		\$3,896 (D)
TIER 3 Telecom. w/in the County Right-of-Way	\$7,063 (D, S)		\$1,215 (F)	\$1,215(F)		\$1,475 (D)
TIER 3 Telecom. w/in the County Right-of-Way Modification	\$5,312 (D, S)		\$1,215 (F)	\$1,215 (F)		\$1,475 (D)
Time Extension	\$2,208 (F, S)		\$1,215 (F)	\$1,215 (F)		\$1,475 (D)



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PERMIT TYPE	PDS ⁷	PDS LD	DEHQ	DEHQ	PDS ^{8, 9}	SWQMP
	PLANNING	REVIEW TEAMS	SEPTIC/ WELL	SEWER	TRAILS REVIEW	
	AMOUNT	AMOUNT	AMOUNT	AMOUNT	AMOUNT	AMOUNT
OPEN SPACE MATTERS (V)						
Open Space Encroachment	\$5,529 (D,V)					
Open Space Vacation	\$6,318 (D,V)					
PLANNER REVIEW OF BUILDING PLAN						
Expedited Review	1.5 x Staff Rate					
PRE-APPLICATION CONFERENCE						
General Plan Amendment Initial Consultation	\$6,216 (F)					
Initial Consultation with Land Use Environmental Planner (+ \$500 for each additional specialty requested)	\$3,236 (D)		\$479 (F) ⁶	\$476 (F) ⁶		
Major Pre-Application with Land Use Environmental Planner	\$14,256 (D)		\$1,557 (F)	\$1,445 (F)	\$476 (F)	
RECLAMATION PLAN (V)						
Standard Application	\$13,328 (D,V) ²		\$1,215 (F) ²	\$1,215 (F) ²	\$476 (F) Initial ² \$238 (F) Subsequent	
Modification	\$7,840 (D,V)		\$1,215 (F)	\$1,215 (F)	\$476 (F) Initial \$238 (F) Subsequent	
RESOURCE MANAGEMENT PLAN						
Initial Review	\$3,478 (D)					
Resource Management Plan (RMP) Annual Report	\$476 (D)					
By Land Use Environmental Planner	Time & Material					
REZONE						
Rezone	\$14,065 (D)		\$1,215 (F)			
SIGNS (V)						
Off-Premise	\$1,047 (F, V)		\$ 311 (D)			
On-Premise (roof signs)	\$1,107 (F)					



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PERMIT TYPE	PDS ⁷	PDS LD	DEHQ	DEHQ	PDS ^{8, 9}	SWQMP
	PLANNING	REVIEW TEAMS	SEPTIC/ WELL	SEWER	TRAILS REVIEW	
	AMOUNT	AMOUNT	AMOUNT	AMOUNT	AMOUNT	AMOUNT
SITE PLANS (V)						
Appeal – Site Plans	Refer to Appeals					
Standard Application	\$8,374 (D,V)		\$1,088 (F)		\$476 (F) Initial \$238 (F) Subsequent	\$1,475 (D)
B Designator	\$4,936 (D,V,S) ⁴		\$1,088 (F)		\$476 (F) Initial \$238 (F) Subsequent	\$1,475 (D) ⁴
B Designator Design Review Checklist Exemption	\$1,214 (F)					
B Designator Modification	\$5,432 (D,V,S) ⁴		\$1,088 (F)		\$238 (F) Initial \$238 (F) Subsequent	\$1,475 (D) ⁴
D Designator	\$4,936 (D,V,S)		\$1,088 (F)		\$476 (F) Initial \$238 (F) Subsequent	\$1,475 (D)
D Designator Modification	\$5,432 (D,V,S)		\$1,088 (F)		\$238 (F) Initial \$238 (F) Subsequent	\$1,475 (D)
J Designator	\$4,396 (D,V,S)		\$1,088 (F)		\$476 (F) Initial \$238 (F) Subsequent	\$1,475 (D)
J Designator Modification	\$5,090 (D,V,S)		\$1,032 (F)		\$238 (F) Initial \$238 (F) Subsequent	\$1,475 (D)
Minor Deviation	\$1,714 (F,V,S)		\$1,088 (F) ¹⁰			\$1,475 (D) ¹⁰
Modification	\$5,432 (D,V,S)		\$1,088 (F)		\$238 (F) Initial \$238 (F) Subsequent	\$1,475 (D)
Time extension	\$1,547 (F)		\$1,088 (F)			
Wireless TIER 1 (Administrative Site Plan)	\$8,374 (D,V)		\$1,088 (F)		\$476 (F) Initial \$238 (F) Subsequent	\$1,475 (D)
SPECIFIC PLAN						
Amendment	\$21,210 (D)		\$1,215 (F)		\$238 (F) Initial \$238 (F) Subsequent	
Standard Application	\$24,270 (D)		\$1,215 (F)		\$476 (F) Initial \$238 (F) Subsequent	
STORM WATER QUALITY MANAGEMENT PLAN (SWQMP)						
Standard Project (Standard) SWQMP						\$1,475 (D)
Priority Development Project (PDP) SWQMP						\$3,896 (D)



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PERMIT TYPE	PDS ⁷	PDS LD	DEHQ	DEHQ	PDS ^{8, 9}	SWQMP
	PLANNING	REVIEW TEAMS	SEPTIC/ WELL	SEWER	TRAILS REVIEW	
	AMOUNT	AMOUNT	AMOUNT	AMOUNT	AMOUNT	AMOUNT
TENTATIVE MAP (Major Subdivision)						
Appeal – Major Subdivisions	Refer to Appeals					
Standard Application	\$25,255 (D,L)		\$3,719 (D)	\$3,719 (D)	\$476 (F) Initial \$238 (F) Subsequent	\$3,896 (D)
Change of Circumstance (Map Modification)	\$8,120 (D,S)		\$3,719 (F) ¹¹	\$3,719 (F)		\$1,475 (D)
Condo Conversion	\$13,432 (D,L)		\$3,719 (F)	\$3,719 (F)		\$3,896 (D)
Environmental Subdivision	All Fees Waived					
Revised Map	\$11,731 (D,L,S)		(D) ¹⁰	(D) ¹⁰	\$238 (F) Initial \$238 (F) Subsequent	\$3,896 (D)
Time Extension	\$7,593 (D,S)		\$3,719 (F)	\$3,719 (F)		\$3,896 (D)
TENTATIVE PARCEL MAP (Minor Subdivision)						
Appeal – Minor Subdivisions	Refer to Appeals					
Standard Application	\$15,330 (D,L,S)		\$2,021 (D)	\$2,021 (D)	\$238 (F) Initial \$238 (F) Subsequent	\$3,896 (D)
Standard Application (2 lots)	\$20,253 (F,L,S)		\$2,021 (D)	\$2,021 (D)	\$238 (F) Initial \$238 (F) Subsequent	\$3,896 (D)
Condo Conversion	\$15,530 (D,L)		\$2,021 (F)	\$2,021 (F)		\$3,896 (D)
Environmental Subdivision	All Fees Waived					
Modification (Final Notice of approval Amendment)	\$1,211					
Parcel Map Review	\$5,946 (D)					
Parcel Map Amendment Review (Map Modification)	\$7,542 (D,S)					\$1,475 (D)
Revised Parcel Map	\$5,431 (D,L,S)		(D) ¹⁰	(D) ¹⁰	\$238 (F) Initial \$238 (F) Subsequent	\$3,896 (D)
Time Extension	\$4,772(F)		\$2,021 (F)	\$2,021 (F)		\$3,896 (D)
SB-9 – 2 Lot Tentative Parcel Map (Planning)	\$6,678 (F)		\$2,021 (D)	\$2,021 (D)		
THRESHOLD DECISION						
Mobilehome Park	\$4,596 (D,V,L,S)					
Mobilehome Park Change of Use/Closure (Board Policy I-105)	\$4,596 (D)					
Mobilehome Park Conversion (Board Policy I-105)	\$4,596 (D)					



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PERMIT TYPE	PDS ⁷ PLANNING	PDS LD REVIEW TEAMS	DEHQ SEPTIC/ WELL	DEHQ SEWER	PDS ^{8, 9} TRAILS REVIEW	SWQMP
	AMOUNT	AMOUNT	AMOUNT	AMOUNT	AMOUNT	AMOUNT
VARIANCE (V)						
Appeal – Variance	Refer to Appeals					
Administrative	\$4,922 (F)		\$1,215 (F)			
Minor Deviation	\$1,596 (F,V)		\$1,215 (F)			
Modification	\$4,802 (F,V)		\$1,215 (F)			
Standard Application	\$5,057 (D,V)		\$1,215 (F)			
Noise Only	\$1,840 (F)					
Time Extension	\$1,157 (F)		\$1,215 (F) ¹⁰			
ZONING VERIFICATION PERMIT						
Standard	\$1,655 (F,V)		\$1,308 (F)			

MISCELLANEOUS	
Copy of Letter and Legal Size Documents	Time & Materials (F)
Audio Tapes Copies & Transcription Certification	Per tape \$8.50 +Time & Materials (F)
Compact Disk (CD)	Time & Materials (F)
Expedited Review	Time & Material (D) (at 1.5 x Staff Rate)
Microfilm Copies	Per page \$2.60 (F)
(PACE) Purchase of Agricultural Conservation Easements Mitigation Credit	\$3,827 (F)
Rebuild Letter	Time & Material (F)
Zoning History Letter	Time & Material (F)
Zoning/Planning Overlays	Per page \$2.10 (F)

ACRONYMS	
CAC	County Administrative Code
CC	San Diego County Code
(D)	Deposit. Amount listed is "Intake Deposit" only. Additional deposits may be required.
DEHQ	Department of Environmental Health
(F)	Fee
GC	California Government Code
(L)	A Landscape intake deposit or fee may apply; refer to the Landscape and Irrigation Plans case type for applicable deposit.
PACE	Purchase of Agricultural Conservation Easements Mitigation Credit
PDS	Planning & Development Services



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PDS LD	Planning & Development Services, Land Development
(S)	A stormwater intake deposit may apply; refer to Storm Water Quality Management Plan (SWQMP) case type for applicable stormwater deposits. When multiple permits are submitted concurrently, only one stormwater deposit is required.
T&M	Time & Materials
(V)	Subject to violation fee, see 362(b)(8).
ZO	San Diego County Zoning Ordinance

NOTES

1	Notwithstanding the CEQA intake deposits listed; if any project is found to have a potentially significant impact, the appropriate CEQA deposit will be required. For concurrent submittals with multiple permits, only one CEQA deposit (the highest amount) is required per Department.
2	Reclamation Plans submitted at intake concurrently with a Major Use Permit Borrow Pit Application do not require submittal of separate PDS and DEHQ Reclamation Plan deposit. If the Reclamation Plan is not submitted concurrently, the deposit is required.
3	Fees for Farm Employee Housing <i>may</i> be waived if applicable conditions are met pursuant to 7602 of the Zoning Ordinance.
4	PDS deposits for processing a Site Plan Application for community design review of a single dwelling on an existing legal lot, or for buildings or structures accessory to such a dwelling within the I-15 corridor shall have such fees and deposits waived (excepting DEHQ and Trails Review). Cross Reference: 362(h) CC.
5	The cost of the appeal will be taken in as a deposit if the applicant files the appeal. For non-applicant filed appeals, the amount is taken in as a fee. Administrative appeals (AA) filed shall be subject to full cost recovery. Fees are waived for appeals from a recognized Community Planning Group, Community Sponsor Group or Design Review Board.
6	If DEHQ is requested, please collect the fee.
7	If the project deposit account is still open and has, at a minimum, the amount of funds listed in the INTAKE DEPOSIT/ FEE column, an additional deposit is not required.
8	INITIAL REVIEW FEE. An Initial Review Fee in the amount listed in Section 362.1 shall be paid when an application or plan is submitted for one or more of the following: General Plan Amendment, Major Use Permit, Major Use Permit Modification, Site Plan, Site Plan Modification, Specific Plan, Specific Plan Amendment, Tentative Map (Major Subdivision) Revised Tentative Map, Tentative Parcel Map (Minor Subdivision), Revised Tentative Parcel Map, Grading Plan, Reclamation Plan, Reclamation Plan Modification, and Landscape Plan.
9	SUBSEQUENT REVIEW FEE. During the initial review, the Department of Planning and Development Services may determine that additional (subsequent) review is necessary for issues related to parks and/or issues related to trails. If the Department determines that additional review is necessary, a Subsequent Review Fee in the amount(s) specified in Section 362.1 shall be applied for the applications listed above if the applicant wants to proceed with the project.
10	Do not collect at intake. Planner will determine if deposit/ fee payment is necessary.
11	Individual layout fees for each parcel submitted directly to DEHQ.
12	Collect at intake. Planner will determine if additional deposit/ fee payment is necessary.

VIOLATIONS

When a Violation of any County Ordinance includes or results from the failure to obtain a required permit, the following requirements shall apply;

Administrative Permits: The standard fee or deposit for obtaining the permit required to correct the violation in the amount of \$500 shall be collected.

All other Deposit/Flat Fee cases subject to a violation fee [as indicated by a (V)]: The standard deposit/flat fee for obtaining the permit required to correct the violation shall be collected. A violation fee shall also be collected in the amount of the same intake deposit/flat fee amount, not to exceed \$1000. See coversheet of permit application for correct violation fee at: <http://www.sandiegocounty.gov/content/sdc/pds/zoning/ZoningPermits.html>

The violation fee shall be treated as a non-refundable flat fee.



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Certain discretionary permit applications require public notifications. Please see table below for minimum distribution distance of Public Notices and minimum numbers of property owners. See PDS-515 and PDS-516 for additional information.

500' min. distribution distance of Public Notices; min. of 20 Property owners)	1000' min. distribution distance of Public Notices; min. of 50 Property owners)	1500' min. distribution distance of Public Notices; min. of 100 Property owners)
• Administrative Permit, incl. Time Extension	• Agricultural Preserve Establishment/ Disestablishment	• General Plan Amendment
Habitat Loss Permit	• Alcoholic Beverage License	• Rezone
• Minor Use Permit, incl. Time Extension	• Open Space Vacation, incl. Time Extension	• Specific Plan • Specific Plan Amendment
• Open Space Encroachment, incl. Time Extension	• Tentative Map (<50 lots), incl. Time Extension	• Major Use Permit, incl. Time Extension
• Reclamation Plan, incl. Time Extension	• Site Plan (>10,000 sq ft), incl. Time Extension	• Tentative Map (>50 lots), incl. Time Extension
• Site Plan (<10,000 sq ft), incl. Time Extension	• Appeals of above projects	• Site Plan (>25,000 sq ft), incl. Time Extension
• Tentative Parcel Map, incl. Time Extension		• Appeals of above projects
• Variance, incl. Time Extension		
• Wireless Facilities, incl. Time Extension		
• Appeals of above projects		

Please click [here for Zoning Information](#) if your property is within the unincorporated area of the County of San Diego.

If you have any additional zoning questions, please email us at PDSZoningPermitCounter@sdcounty.ca.gov

5510 OVERLAND AVE, SUITE 110, SAN DIEGO, CA 92123

<http://www.sdcounty.ca.gov/pds>