

Landscape Plan: Revegetation Plan (VIOLATION)			
EFFECTIVE 7/01/2025		FEES*	INITIAL DEPOSIT*
PDS PLANNING			\$5,683
STORMWATER			
DEHQ	SEPTIC/WELL		
	SEWER		
PDS TRAILS REVIEW			
VIOLATION FEE		\$1,000	
INITIAL DEPOSIT & FEE TOTAL			
\$6,683 (incl. violation fee of \$1,000)			

If you're submitting any additional studies or reports for review, you are required to add an extra \$5,000 for each one. This helps us make sure all departments can keep working smoothly and finish the review on time.

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

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

Email Option: Email PDSDiscretionaryPermitIntake@sdcounty.ca.gov all required documents below for an email submittal of the project. Please keep in mind that **ONLY 30 MB** can be sent via email. If your files exceed this, the full submittal must be completed in person. Please ensure that all files are properly labeled. Please see **note 2** for further information. An invoice will be provided once a complete submittal is verified. Please email receipt once invoice is paid.

NOTE: Processing of plans will not start until the submittal is deemed complete, and fees have been paid and verified.

PART A:

Each item below must be completed and saved as an electronic PDF file on a USB Flash Drive. Please name each PDF file on the USB Flash Drive based on the "Title or Type" of document being submitted (examples: Restoration Plan text, Construction Drawings, Implementation Drawings, and Biological Survey). Please note: the USB Flash Drive will not be returned. (See Note 2)

- Restoration Plan text (see Note 2).
- Construction/ Implementation Drawings (see Note 2).
- Biological Survey (see Note 2).
- Violation Notice or Administrative Warning:
- [126 Acknowledgement of Filing Fees and Deposits](#): (see Note 1).
- [346 Discretionary Permit Application](#): (see Note 1).

PART B:

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

- [209 Defense and Indemnification Agreement FAQs](#)
- [310 Clearing Violation Restoration Plans Applicant's Guide](#)
- [906 Signature Requirements](#)

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 Restoration Plan text, Construction Drawings, Implementation Drawings, and Biological Survey, 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.
3. Size of plans **MUST BE** standard 24" x 36" sheets. Any other size is unacceptable.
4. Construction/ Implementation drawings must be legible, prepared by a California Registered Landscape Architect and be a print of an original drawing (not a copy of a print).
5. Plans must show all easements including any open space easements on the property.
6. An Encroachment permit application must be submitted if the violation occurred within an open space easement.
7. Application must be submitted to PDS Zoning Counter within 60 days after the warning was issued.
8. Plans must have Code Compliance Officer's stamp before accepting the application.
9. 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.
10. **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).
11. If you have any additional questions about the application, please email us at:
PDSZoningPermitCounter@sdcounty.ca.gov