

Zoning Verification Permit: Standard		
EFFECTIVE 7/01/2025		INITIAL DEPOSIT
PDS PLANNING		\$1,655
STORMWATER		
DEHQ	SEPTIC/WELL	*
	SEWER	
PDS TRAILS REVIEW		
VIOLATION FEE <i>(not included in total)</i>		-
FEE TOTAL		
\$1,655		

Forms are available at: <http://www.sdcounty.ca.gov/pds/zoning/ZoningNumeric.html>, or the links below.

* Do not collect at intake. Fee will be collected by DEHQ per DEHQ fee ordinance after project submittal to the Zoning Counter.

https://www.sandiegocounty.gov/content/dam/sdc/deh/lwqd/lwqd_feeschedule.pdf

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 the 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 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: Plot Plan, Resource Protection Study, Grading Plan).** Please note: the USB Flash Drive will not be returned. **(See Note 2)**

- Plot Plan (see Notes 2, 4, 5).
- Storm Water Management Documents (see Notes 2, 3).
- [126 Acknowledgement of Filing Fees and Deposits:](#) (see Note 1).
- [305 Ownership Disclosure:](#)
- [320 Evidence of Legal Parcel](#) (and any Deeds)
- [346 Discretionary Permit Application:](#) (see Note 1).
- [346S Supplemental Application:](#)
- [396 DEHQ Pre-Screen](#)
- [581 Plan Check Pre-Application Notice:](#)

Storm Water Management Documents:

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

Or

[Priority Development \(PDP\) SWQMP: \(see Notes 2, 3\).](#)

Below are the specific forms for each type of Zoning Verification Permit (ZVP). Please only submit the forms below this section that are related to your (ZVP) application. Forms must be printed on paper, completed and have all required signatures.

- [232 Small Microbrewery/Micro-Distillery Zoning Verification Permit Checklist:](#)
- [234 Agricultural Homestay Zoning Verification Permit Checklist:](#)
- [377 Horse Stable Zoning Verification Permit Checklist:](#)
- [517 Organic Materials Processing:](#)

PART B:

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](#)
- [373 Horse Stable Customer FAQs](#)
- [906 Signature Requirements](#)
- [Policy G-3: Determination of Legal Parcel](#)

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.
- 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. **TO BE PLACED ON THE PLOT PLANS AND SIGNED:**

I, the property owner, understand that the use proposed at _____ must comply with the requirements of the County of San Diego Grading Ordinance, Stormwater Ordinance, Watershed Protection Ordinance, Zoning Ordinance, and regulations related to Noise Abatement and Control of the San Diego County Code of Regulatory Ordinances.

If the use permitted and installed on my property at any time does not meet the requirements of these ordinances, I understand that the County of San Diego will take enforcement action to bring the use into compliance with current requirements.

Signed, _____
Signature Printed Name Date

- 5. Plot plans and elevation drawings (Manufacturers specifications may be substituted for elevations) are to be stapled together in sets and folded to 8½" x 11" with the lower right-hand corner exposed.

6. If project is a violation, plans must have Code Compliance Officer's stamp before accepting the application.
7. 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.
8. DEHQ fees collected will be in accordance with the current fiscal year fee schedule. DEHQ fees are assessed at the time of assignment to DEHQ.
9. **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).
10. If you have any additional questions about the application, please email us at:
PDSZoningPermitCounter@sdcounty.ca.gov