

Below is a summary of where the project stands with the County of San Diego and what remains before the building permit can be issued.

APPROVED / SUBSTANTIALLY COMPLETE

- Building plans (architectural/structural): substantially approved by the County. Structural sign-off is tied to the grading permit (see below).
- Zoning: substantially approved; final sign-off is pending the FAA item below.
- North County Fire: plans approved, including the fire hydrant location.

PENDING ITEMS FOR ISSUANCE

1. Grading / civil plans (Rancho Coastal Engineering): in what is expected to be the final County review. The County requested an additional review fee (approx. \$5,000), and Doug estimates approx. \$7,000 to update and resubmit. He expects approval with at most minor comments after this round.
2. Water main extension for the fire hydrant: in final review with the water district.
3. Landscape permit: required by the County because of the major grading permit. This will need a licensed landscape architect and a soil test. A proposal has been obtained but has not been contracted yet.
4. FAA Aeronautical Study (ASN 2026-AWP-4569-OE): the FAA determination is needed for final zoning sign-off.
5. Structural sign-off conditions: grading permit issued, compaction report, and County Form 073.
6. Issuance fees: school fees and construction and demolition (C&D) fees, paid at permit issuance.

NOTE ON POOL

The pool was removed from the current scope to allow the house permit to move forward. The pool would be permitted separately by a future owner.

Once the grading and landscape items are approved, the building permit should be ready to issue.

Estimate of Fees for Final Approval:

Roughly about \$25,000 in consultant costs plus \$6,500–8,000 in County fees