



County of San Diego, Planning & Development Services

DISCRETIONARY PERMIT APPLICATION**ZONING DIVISION**

PDS2025-MUP-25-009 & PDS2025-REZ-25-002

RECORD ID(S): PDS2025-SP-25-001 & PDS2025-ER-25-02-01 & PDS2025-AP-25-001

	Planning	LD Review Teams	DEH	Trails Review	Other
FEES	_____ +	_____ +	1215 +	476 +	_____
DEPOSITS	59,535 +	3896 +	_____ +	_____ +	_____
TOTAL FEES AND INITIAL DEPOSIT: \$ 65122					

The submitted Initial Deposit is estimated to cover only the initial project review (Scoping). Additional monies will be required. A project-specific cost estimate will be provided at the conclusion of Scoping, along with a letter detailing any project issues, revisions, and studies as deemed necessary for compliance with State and County codes and ordinances.

Have you had a pre-application conference? YES ☒ NO ☐ If yes, Planner's Name _____Is this project the subject of a code violation? YES ☐ NO ☒ If yes, provide a copy of the Warning/Citation/Violation Notice.Are there any related, open applications such as DEH permits, Grading permits, etc? YES ☐ NO ☒

If yes, list permits: _____

Is there an existing Trust Account on any of the open records related to this proposed project? YES ☐ NO ☒

Are there any prior related cases such as a specific plan? If yes, list Case Number(s) _____

The Financially Responsible Party is responsible for all costs related to this application (See form PDS-126).

Assessor's Parcel No. (APN) 110-361-18, 110-361-19, 110-362-10

Owner's Name JTB FARMS LP Owner's Phone 760-746-2500Owner's Address 100 HOLLAND GLEN ESCONDIDO CA 92026
Number Street City State Zip

Owner's email _____ Owner's Fax _____

Applicant's Name SUNRISE CHRISTIAN EDUCATION FOUNDATION Applicant's Phone 760-638-7250
(If different from owner)Applicant's Address 100 HOLLAND GLEN ESCONDIDO CA 92026
Number Street City State Zip

Applicant's email _____ Applicant's Fax _____

Engineer's Name Bowman Consulting Group Engineer's Phone (619) 235-6471Engineer's Address 701 B St, Suite 800, San Diego, CA 92101
Number Street City State ZipEngineer's email Greg Shields <gshields@bowman.com> Engineer's Fax _____

Project Contact Person _____ Phone _____

Address _____
Number Street City State Zip

Project Contact's email _____ Project Contact's Fax _____

Project Name _____

Project Address & Nearest Cross Street Pala Road/SR-76, 1/4 mile east of Interstate 15

I declare under penalty of perjury under the laws of the State of California that the statements made as part of this application are true and correct. I hereby agree to provide the indemnification as required by Chapter 2 of Division 6 of Title 8 of the San Diego County Code.

***REQUIRED: an Authorized Agent signing below must attach a signed Letter of Authorization.**

Signature of Owner or *Authorized Agent

Print Signator's Name

Date

----- OFFICIAL USE ONLY -----
SDC PDS RCVD 09-10-25
SP25-011, REZ25-002,
MUP25-009, AP25-001



FOR DEPARTMENT USE ONLY

Existing Proposed

General Plan Designation _____

Regional Category _____

For Administrative Permits and Use Permits

Describe use:

SPECIFIC PLAN, REZONE, MAJOR USE PERMIT,

AGRICULTURAL PRESERVE

ZONE		
USE REGULATIONS		
ANIMAL REGULATIONS		
DEVELOPMENT REGULATIONS	Density	
	Lot Size	
	Building Type	
	Maximum Floor Area	
	Floor Area Ratio	
	Height	
	Lot Coverage	
	Setback	
	Open Space	
SPECIAL AREA REGULATIONS		

Thomas Guide (Page/Grid) _____

Tax Rate Area _____

Total Acres _____ No. of lots _____

Planning Group FALLBROOK

Community Plan FALLBROOK

Supervisor District _____

Within: Rural Village Boundaries? ☐ YES ☐ NO Village Boundaries? ☐ YES ☐ NO Special Study Area? ☐ YES ☐ NO

Project is within a Specific Plan? ☐ YES ☐ NO If yes, name of Specific Plan _____

Related Records/Permits? ☐ YES ☐ NO If yes, list _____

Project is subject to the County Groundwater Ordinance? ☐ YES ☐ NO FP-2 ☐ YES ☐ NO

Project is within 1/2 mile of a Regional Park? ☐ YES ☐ NO

Project is within 1 mile of a Highway? ☐ YES ☐ NO

Project is within 1 mile of a City? ☐ YES ☐ NO If yes, name of City _____

Project is proposed for Septic? ☐ YES ☐ NO

Project is proposed for Sewer? ☐ YES ☐ NO

Project is a Violation Case? ☐ YES ☐ NO

Military Notice is required? ☐ YES ☐ NO

Project is within 150' of the International Border? ☐ YES ☐ NO

If yes, notify the Department of Homeland Security. See Board of Supervisor's Policy I-111.

If the subject parcel was created through a PM or B/C, have you verified that all Covenants of Improvement have been satisfied? YES ☐ NO ☐ **IF NO, DO NOT ACCEPT THE APPLICATION.**

Is there a different owner of mineral rights than the owner of real property? YES ☐ NO ☐

If yes, identify name and address: _____

FOR PLANNER ASSIGNMENT - PLEASE CALL (858) 694-3292

Technician Initials: P. BROUKETTE Date: 9/3/2025 Technician's comments: _____