

**From:** [Hingtgen, Robert J](#)  
**To:** "Ben Pitta"; [David Pitta](#)  
**Subject:** RE: Boulevard Prop. Wollgast trust & David Pitta Trust  
**Date:** Monday, January 14, 2013 12:01:40 PM  
**Attachments:** [S92landusezone.pdf](#)  
[WollgastAndPittaTrustLands.pdf](#)

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Benjamin and David,

It was a pleasure speaking with you this morning. I have the following for your information:

The link to all of the documents that are part of the Notice of Preparation phase for the Soitec Solar Development project can be viewed at:

<http://www.sdcounty.ca.gov/pds/ceqa/GPA12-010.html>

The plot plan for the Rugged Solar portion of the Soitec Solar Development proposal can be viewed at:

<http://www.sdcounty.ca.gov/pds/regulatory/docs/3800-12-010-GPA/3800-12-010-GPA-RUGGED-PLOT.pdf>

I've attached a description of the S92 Land Use Zone which describes the permitted uses (Section 2922), and those allowed subject to limitations, minor use permit, or Major Use Permit (Sections 2923, 2925, and 2926) on your properties. Staff at our zoning counter can help you with any questions regarding highest and best use of your properties, they can be reached at (858) 565-5981 or (888) 267-8770.

I've also attached a map showing your properties in relation to the Rugged Solar portion of the Soitec proposal. Rugged Solar is in Red outline, David's property is bright Green, Wollgast Trust is shown in Yellow, and the new Border Patrol station David mentioned is shown in Blue. Also as shown on the map, David's property is actually in the RL-80 General Plan Designation which allows a density of 1 dwelling per 80 acres. However, one single family residence would be allowed on the parcel whether the designation was RL-40 or RL-80, as long as it is a legal parcel.

Please let me know if you have any questions.

Thanks,

**Robert Hingtgen**, Planner III  
Planning and Development Services  
5510 Overland Avenue, 3rd Floor  
San Diego, CA 92123  
Tel - (858) 694-3712  
email - [robert.hingtgen@sdcounty.ca.gov](mailto:robert.hingtgen@sdcounty.ca.gov)

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**From:** Ben Pitta [mailto:[benpitta@yahoo.com](mailto:benpitta@yahoo.com)]  
**Sent:** Monday, January 14, 2013 11:18 AM  
**To:** Hingtgen, Robert J; David Pitta; Ben Pitta  
**Subject:** Boulevard Prop. Wollgast trust & David Pitta Trust

Dear Robert,

It was in fact a pleasure speaking and the time u gave my  
cousin & I. David Pitta (my cousin) E- mail is [dpitta@cox.net](mailto:dpitta@cox.net).  
Mine is below. Thankz again Robert!!! Benjamin Pitta

**Pitta & Associates Inc.**

**Benjamin Pitta/Broker**

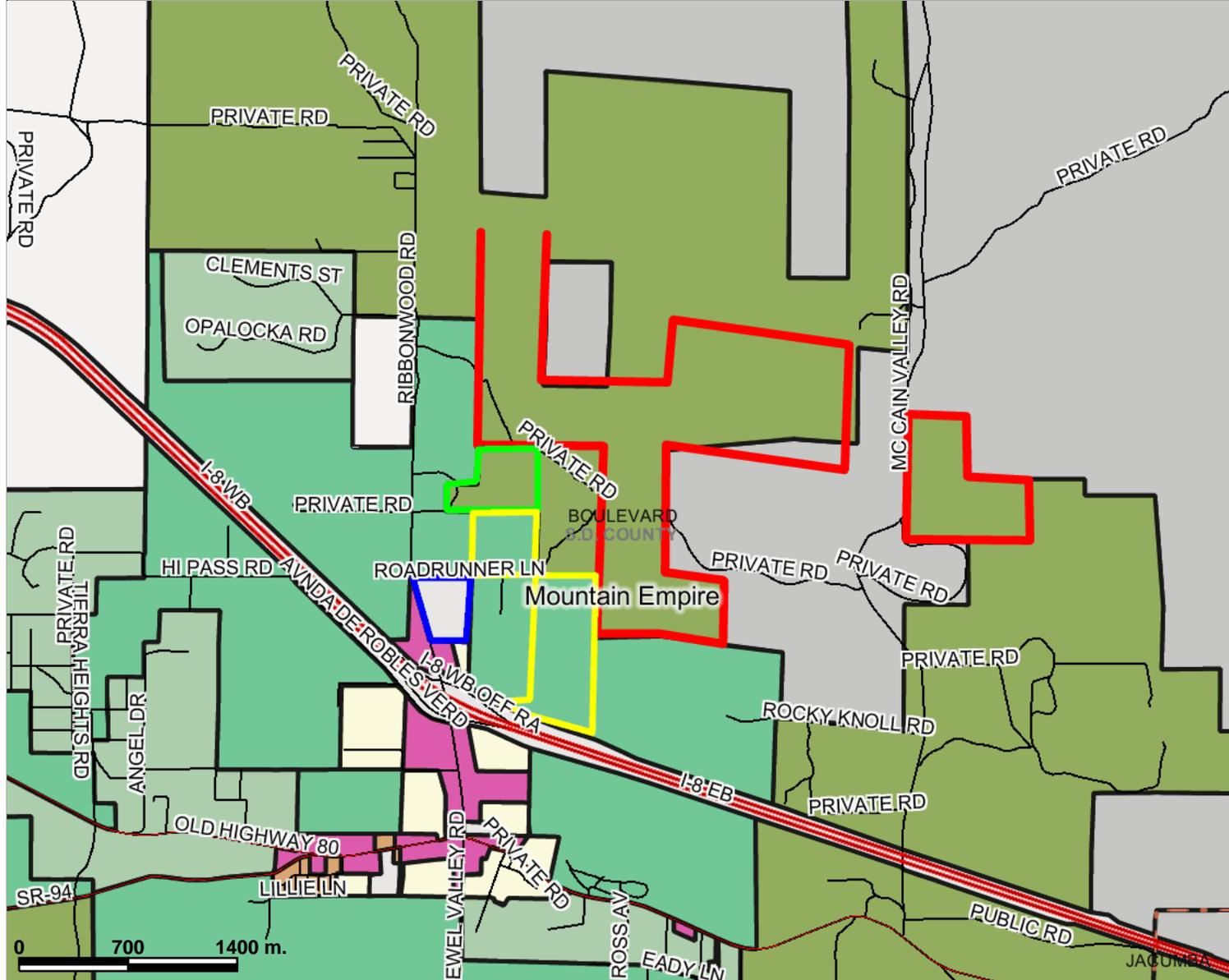
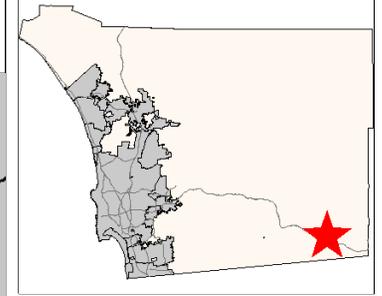
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# Wollgast and Pitta Trust lands in relation to Rugged Solar



### Legend

- Highways
- Freeways
- Streets
- Water Bodies
- Sponsor Groups
- Sponsor Groups
- Other
- Community Planning Area
- Community Planning Areas
- Incorporated Areas
- S.D. COUNTY
- Other
- CMTY\_GENERAL\_PLAN\_DRAFT\_PUBLIC

- Village Residential (VR-30)
- Village Residential (VR-24)
- Village Residential (VR-20)
- Village Residential (VR-15)
- Village Residential (VR-10.9)
- Village Residential (VR-7.3)
- Village Residential (VR-4.3)
- Village Residential (VR-2.9)
- Village Residential (VR-2)
- Semi-Rural Residential (SR-0.5)
- Semi-Rural Residential (SR-1)
- Semi-Rural Residential (SR-2)
- Semi-Rural Residential (SR-4)
- Semi-Rural Residential (SR-10)
- Rural Lands (RL-20)
- Rural Lands (RL-40)
- Rural Lands (RL-80)
- Specific Plan Area

Scale: 1:39,646

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Map center: 32° 41' 19.8" #034; N, 116° 16' 45.8" #034; W

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**S92 GENERAL RURAL USE REGULATIONS****2920 INTENT.**

The provisions of Section 2920 through Section 2929, inclusive, shall be known as the S92 General Rural Use Regulations. The S92 Use Regulations are intended to provide appropriate controls for land which is: rugged terrain, watershed, dependent on ground water for a water supply, desert, susceptible to fires and erosion, or subject to other environmental constraints. Various applications of the S92 Use Regulations with appropriate development designators can create or protect areas suitable for low intensity recreational uses, residences on very large parcels, animal grazing, and other uses consistent with the intent of this Section.

(Added by Ord. 5508 (N.S.) adopted 5-16-79)

**2922 PERMITTED USES.**

The following use types are permitted by the S92 Use Regulations:

**a. Residential Use Types.**

Family Residential

**b. Civic Use Types.**

Essential Services

Fire Protection Services (see Section 6905)

Law Enforcement Services (see Section 6905)

**c. Agricultural Use Types.**

Horticulture (All Types)

Tree Crops

Row and Field Crops

Packing and Processing: Limited

(Added by Ord. 5508 (N.S.) adopted 5-16-79)

(Amended by Ord. No. 6654 (N.S.) adopted 9-21-83)

(Amended by Ord. No. 6782 (N.S.) adopted 5-16-84)

(Amended by Ord. No. 7741 (N.S.) effective 3-28-90 (Urg. Ord.))

(Amended by Ord. No. 9101 (N.S.) adopted 12-8-99)

2923

2923 PERMITTED USES SUBJECT TO LIMITATIONS.

The following use types are permitted by the S92 Use Regulations subject to the applicable provisions of Section 2980. The number in quotes following the use type refers to the subsection of Section 2980 which applies.

a. Commercial Use Types.

Animal Sales and Services: Veterinary (Large Animals) "6"  
Animal Sales and Services: Veterinary (Small Animals) "6"  
Recycling Collection Facility, Small or Large "2"  
Recycling Processing Facility, Wood and Green Materials "3"

(Added by Ord. No. 5508 (N.S.) adopted 5-16-79)  
(Amended by Ord. No. 5652 (N.S.) adopted 11-21-79)  
(Amended by Ord. No. 5935 (N.S.) adopted 11-19-80)  
(Amended by Ord. No. 6924 (N.S.) adopted 2-20-85)  
(Amended by Ord. No. 8058 (N.S.) adopted 4-15-92)  
(Amended by Ord. No. 10006 (N.S.) adopted 9-16-09)

2925 USES SUBJECT TO A MINOR USE PERMIT.

The following use types are allowed by the S92 Use Regulations upon issuance of a Minor Use Permit.

a. Civic Use Types.

Minor Impact Utilities  
Small Schools

b. Agricultural Use Types

Farm Labor Camps

c. Commercial Use Types

Cottage Industries "17" (see 6920)

(Added by Ord. No. 5508 (N.S.) adopted 5-16-79)  
(Amended by Ord. No. 5935 (N.S.) adopted 11-19-80)  
(Amended by Ord. No. 6654 (N.S.) adopted 9-21-83)  
(Amended by Ord. No. 7741 (N.S.) effective 3-28-90 (Urg. Ord.))  
(Amended by Ord. No. 7768 (N.S.) adopted 6-13-90)  
(Amended by Ord. No. 7964 (N.S.) adopted 8-14-91)  
(Amended by Ord. No. 8175 (N.S.) adopted 11-18-92)  
(Amended by Ord. No. 8271 (N.S.) adopted 6-30-93)  
(Amended by Ord. No. 9101 (N.S.) adopted 12-8-99)  
(Amended by Ord. No. 10003 (N.S.) adopted 8-5-09)  
(Amended by Ord. No. 10006 (N.S.) adopted 9-16-09)

## 2926 USES SUBJECT TO A MAJOR USE PERMIT.

The following use types are permitted by the S92 Use Regulations upon issuance of a Major Use Permit.

## a. Residential Use Types.

Group Residential

## b. Civic Use Types.

Administrative Services  
 Ambulance Services  
 Child Care Center  
 Civic, Fraternal or Religious Assembly  
 Clinic Services  
 Community Recreation  
 Cultural Exhibits and Library Services  
 Group Care  
 Major Impact Services and Utilities  
 Parking Services  
 Postal Services

## c. Commercial Use Types.

Agricultural and Horticultural Sales (all types)  
 Explosive Storage (see Section 6904)  
 Participant Sports and Recreation: Outdoor  
 Transient Habitation: Campground (see Section 6450)  
 Transient Habitation: Resort (see Section 6400)

## d. Agricultural Use Types.

Animal Waste Processing (see Section 6902)  
 Packing and Processing: Winery  
 Packing and Processing: General  
 Packing and Processing: Support

## e. Extractive Use Types.

Mining and Processing (see Section 6550)

(Added by Ord. No. 5508 (N.S.) adopted 5-16-79)  
 (Amended by Ord. No. 6543 (N.S.) adopted 3-2-83)  
 (Amended by Ord. No. 6761 (N.S.) adopted 4-25-84)  
 (Amended by Ord. No. 6782 (N.S.) adopted 5-16-84)  
 (Amended by Ord. No. 10006 (N.S.) adopted 9-16-09)