

From: RON TINKHAM

Sent: Thursday, July 3, 2025 12:51 PM

To: Daniel Welte <dwelte@cosb.org>

Subject: RE: Vegetation/Defensible Space - San Elijo Hills

Hi Daniel,

The HOA, including myself, our management company or the landscape company , had no knowledge that clearing homeowner properties needed any kind of approval! Thank you for providing the document below, that includes ESHA maps. This document states, Chapter 3 page 22, **“This program maximizes the protection of natural resources and minimizes the risk from wildfire in the City at the wildland-urban interface along the San Elijo Lagoon. Fire hazard related policies are consolidated in Chapter 4 of the LUP.”** I really want to see how they are minimizing the risk of wildfire. Please provide this Chapter 4/LUP, where they are taking on this responsibility.

Thanks

Ron Tinkham

President San Elijo Hills II

PS I have not received the “notice” from you?

Association and the Fire District's Association of San Diego County establishes guidelines and a cooperative mechanism whereby the USFWS and the CDFW assess, minimize and help account for potential effects to sensitive species and habitats resulting from vegetation abatement activities necessary to reduce wildfire risk.

In January 2009, the City along with the USFWS, CDFW, County of San Diego and the San Elijo Lagoon Conservancy prepared the San Elijo Lagoon Vegetation Management Plan (http://www.ci.solana-beach.ca.us/vertical/Sites/%7B840804C2-F869-4904-9AE3-720581350CE7%7D/uploads/SAN_ELIJO_-_VEG._MGMT_PLAN.pdf) and signed a second more specific MOU for the purpose of establishing a vegetation management program for the lands in and adjacent to the lagoon. This program maximizes the protection of natural resources and minimizes the risk from wildfire in the City at the

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CHAPTER 3—MARINE AND LAND RESOURCES

wildland-urban interface along the San Elijo Lagoon. Fire hazard related policies are consolidated in Chapter 4 of the LUP.

The LUP requires the protection of native trees; including oak, manzanita, sycamore, cottonwood, willow, and toyon trees. Development must be sited and designed to avoid removal of trees and encroachment into the root zone of each tree. Where the removal

From: Daniel Welte <dwelte@cosb.org>

Sent: Thursday, July 3, 2025 10:48 AM

To: RON TINKHAM; Katie Strickland; 'Kyle Merritt'

Cc: 'HOA Amy Sims'; 'HOA Brian Coe'; 'HOA Steve Snow'; 'Tim Pickwell'; Joseph Lim; Jordan Villagomez

Subject: RE: Vegetation/Defensible Space - San Elijo Hills

Mr. Tinkham,

Thank you for your response. We understand the importance of brush management near your community, but there is a process that was not adhered to.

The ESHA maps can be found on page 15 of this

document: <https://www.cityofsolanabeach.org/sites/default/files/Solana%20Beach/Community%20Development/Shoreline%20Management/Documents/LCPLUP-Chapter3.pdf>

Presently, the typical review process to seek approval for removing or impacting ESHA has involved a privately hired biologist with a prepared report proposing brush reduction, approval by the local office of the California Coastal Commission and the City, which includes review by planning and the fire department staff.

We will discuss this matter internally, and more guidance as to the next steps in the process will be provided as to the current clearing violation area and the proposed areas for brush reduction in your map. In the meantime, please make progress toward hiring a biologist. The areas recently cleared to the ground surface are beyond any standard of allowable brush reduction or thinning in an ESHA zone for defensible space purposes.

As a reminder, the presentations to the HOA's by the fire department informed attendees to coordinate brush reduction with the City prior to commencing the work. That did not happen in this instance.

Respectfully,



Daniel Welte

Senior Code Compliance
Officer
Community Development
Dept.

City of Solana Beach

Phone: (858) 720-2403

dwelte@cosb.org

From: RON TINKHAM

Sent: Thursday, July 3, 2025 10:10 AM

To: Daniel Welte <dwelte@cosb.org>; Katie Strickland <kstrickland@cosb.org>; 'Kyle Merritt'

Cc: 'HOA Amy Sims'; 'HOA Brian Coe'; 'HOA Steve Snow'; 'Tim Pickwell'; Joseph Lim; Jordan Villagomez

Subject: RE: Vegetation/Defensible Space - San Elijo Hills

Hi Daniel,

How do you weigh “Environmentally Sensitive Habitat Area”, by a biologist to “VERY HIGH FIRE HAZARD SEVERITY ZONE” by CalFire. We are talking about people’s homes and lives vs vegetation/brush. I’m hoping you are in favor of making the homeowners and their homes as safe as possible, and that we can work together on this goal. In January, 15,000 (15 thousand) homes and lives were lost in LA, because of, in my opinion, a lack of common sense.

Please provide maps and documentation, showing that the private homeowners’ lots along Santa Helena are in ESHA, see map below. Also’ who at the City has the authority to approve the removal of dangerous brush near homes? The process of this approval is very unclear.

Thanks

Ron Tinkham

President San Elijo Hills II



Solana Beach

Very High Fire Hazard Severity Zones in 1 As Recommended by CAL FIRE





PLEASE BID TO FIRE BREAK THE
SLOPE BEHIND THESE HOMES FROM
SANTA VICTORIA TO THE LAGOON

From: Daniel Welte <dwelte@cosb.org>

Sent: Wednesday, July 2, 2025 2:20 PM

To: RON TINKHAM; Katie Strickland <kstrickland@cosb.org>; 'Kyle Merritt'

Cc: 'HOA Amy Sims'; 'HOA Brian Coe'; 'HOA Steve Snow'; 'Tim Pickwell'; Joseph Lim; Jordan Villagomez

Subject: RE: Vegetation/Defensible Space - San Elijo Hills

Mr. Tinkham,

Portions of ESHA were designated on areas of private and public property by biological consultants in preparation for the City's Local Coastal Program (LCP) and Land Use Plan (LUP), which are required for the City to be in compliance with the California Coastal Act and California Coastal Commission. The City's LCP and LUP contain provisions restricting the removal of ESHA.

City Council reviewed these policies in 2013: <https://portal.laserfiche.com/Portal/DocView.aspx?id=9446302&repo=r-c3b2ee98>

Numerous opportunities for hearings and public comment were provided in this process. By adopted resolution, the City expressed agreement that it will administer project approvals covered by the LCP/LUP in a manner consistent with the California Coastal Act and in compliance with the Coastal Commission.

The application for the clearing of ESHA may entail an application to the Coastal Commission, or it may be a local (City) application. We understand the need for your community to manage brush, and we intend to provide feedback as to how this process moves forward soon. In the meantime, please work toward retaining a biological consultant to assist the HOA with the habitat impact assessment necessary for brush reduction permits in ESHA zones.

The City's LUP can be reviewed here: <https://www.cityofsolanabeach.org/en/government/departments/community-development/shoreline-management>

Respectfully,



Daniel Welte

Senior Code Compliance
Officer
Community Development
Dept.

City of Solana Beach

Phone: (858) 720-2403

dwelte@cosb.org

From: RON TINKHAM

Sent: Wednesday, July 2, 2025 12:45 PM

To: Katie Strickland <kstrickland@cosb.org>; 'Kyle Merritt'

Cc: 'HOA Amy Sims' ; 'HOA Brian Coe' ; 'HOA Steve Snow' ; 'Tim Pickwell' ; Joseph Lim ; Daniel Welte ; Jordan Villagomez

Subject: RE: Vegetation/Defensible Space - San Elijo Hills

Katie,

This area is defined by CALFIRE as "VERY HIGH FIRE HAZARD SEVERITY ZONE" and we are being proactive ! Who with what authority labeled this area ESHA ??? This area is totally on the Homeowners properties. Please advise asap. To whom and what address was the "notice" sent to? Also I have asked Dan Wilta, several times over the last week or so, to send me the "notice". I am the HOA President, and need this document.

Thanks

Ron



Solana Beach

Very High Fire Hazard Severity Zones in 1 As Recommended by CAL FIRE



From: Katie Strickland <kstrickland@cosb.org>

Sent: Wednesday, July 2, 2025 11:47 AM

To: RON TINKHAM ; Kyle Merritt

Cc: HOA Amy Sims ; HOA Brian Coe ; HOA Steve Snow ; Tim Pickwell ; Joseph Lim ; Daniel Welte ; Jordan Villagomez

Subject: RE: Vegetation/Defensible Space - San Elijo Hills

Ron,

The area in question is considered ESHA (Environmentally Sensitive Habitat Area). We are working with the city to answer your questions, but I recommend not conducting any work in this area until we get back to you.

Per our previous conversations, a notice has been sent from the city to the HOA regarding the area north of Santa Helena that has already been cleared. For questions regarding this notice, please contact Daniel Welte with Code Enforcement (CC'd).

We will get back to you with answers as soon as possible.

Respectfully,



Katie Strickland

Fire Prevention Specialist

Solana Beach Fire Department

Office: (858) 720-2415

Cell: (858) 863-3116

Email: kstrickland@cosb.org

Upcoming City Hall Closures: July 4, 18

Upcoming out of office dates:

From: RON TINKHAM

Sent: Monday, June 30, 2025 1:09 PM

To: Katie Strickland kstrickland@cosb.org; Kyle Merritt

Cc: HOA Amy Sims; HOA Brian Coe; HOA Steve Snow; Tim Pickwell

Subject: RE: Vegetation/Defensible Space - San Elijo Hills

Hi.....

Attached are some of my questions and the Fire Break maps used for bidding.....

Please verify that you received this, and contact me soon to discuss 😊

Thanks

Ron Tinkham

HOA President San Elijo Hills II

281 728-7178

- Still have **not** seen the “violation”.
- There must be a **documented procedure** by the City, to explain how to handle Fire Breaks. Please give me a copy.
- How can the City, tell an owner that he can’t clear his property? Who is responsible, if a cleared area, could have saved their home. Also, this could force them to lose their insurance. And as you must know, insurance is a must for any mortgage company.
- As stated by you, there are areas that DON’T have habitat concerns or are excluded. Please note where.
- Homeowners are having their insurance **cancelled or threatened**, unless nearby vegetation is removed. Many are affected homeowners!! Insurance companies want a 100 ft cleared area from the home’s roof.

- We/HOA understand that the Lagoon Managers/CA Park Dept does clear areas, but not necessarily on slopes, due to their equipment. We would like to coordinate with the Park Dept, to achieve a min 100 ft Fire Break along the Lagoon.
- What **local animals, vegetation/etc.** are part of protected habitat?

The HOA has a very clear form, for homeowners to use, to get Project Approval. The City must have something similar, for this critical concern for homeowner living along or next to the Lagoon.

The HOA had no idea that clearing an Homeowner Property, as part of a necessary Fire Break project, could be a problem??? We the HOA/Mario know that any clearing on the Lagoon reserve, must be coordinated/approved by the Park Dept. There are markers that clearly define the Lagoon bounties. This is the approx. area that Mario cleared, except for the area around the Lagoon gate.....



This map shows the next area that needs to be cleared, and has been bid. This area is on 11 homeowners' properties, behind Santa Helena homes. Any habitat issues here?



From: RON TINKHAM

Sent: Thursday, June 26, 2025 5:21 PM

To: 'Katie Strickland' <kstrickland@cosb.org>

Subject: RE: Vegetation/Defensible Space - San Elijo Hills

Hi.....

I will forward shortly, my questions and maps of future Fire Breaks. See attached CalFire docs for ref.....

Thanks for your much needed help.

Ron Tinkham

HOA President San Elijo Hills II

PS Received zero from Dan Welte 😞

From: Katie Strickland <kstrickland@cosb.org>

Sent: Thursday, June 26, 2025 3:22 PM

To:

Subject: Vegetation/Defensible Space - San Elijo Hills

Hi Ron,

Per our phone conversation, please send your vegetation/defensible space questions to me.

Respectfully,



Katie Strickland

Fire Prevention Specialist

Solana Beach Fire Department

Office: (858) 720-2415

Cell: (858) 863-3116

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Upcoming City Hall Closures: July 4, 18

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