



## CITY OF SOLANA BEACH

635 SOUTH HIGHWAY 101 • SOLANA BEACH, CA 92075 • (858) 720-2400 • FAX (858) 792-6513  
www.cityofsolanabeach.org

### COURTESY NOTICE

June 25, 2025

SAN ELIJO HILLS II HOA  
K/O KEYSTONE PROPERTY MANAGEMENT  
5050 AVENIDA ENCINAS SUITE 160  
CARLSBAD CA 92008

**Subject: Unapproved clearing and removal of Environmentally Sensitive Habitat Area (ESHA) designated vegetation; Case No. CC25-074**

Dear Property Owner,

The City has noted the recent removal or clearing of protected vegetation designated as ESHA, situated within property located at 974 San Lorenzo Ct. & 982 Santa Helena, Solana Beach, CA 92075. City staff learned that a landscape professional hired by the local homeowner's association (HOA), San Elijo Hills II HOA, completed the brush removal. Full removal or trimming within these designated areas typically requires a wildlife biologist assessment report and a clearing permit issued the City and/or permit issued by the California Coastal Commission, prior to commencing any brush removal or reduction.

***Immediately and hereafter, no further brush removal shall occur by the homeowner's association, property owner(s), or any hired professional, within designated locations of ESHA without prior authorization from the City's Planning Division and Fire Dept.***

Within thirty (30) days from the date of this notice letter, the individual property owner(s) of cleared brush or the homeowner's association shall retain a wildlife biologist to conduct an assessment of ESHA species impacted by this clearing activity as a necessary component of the permitting process, then make contact with the officer identified below. A list of biologists has been included with this notice letter (Attachment 1).

Failure to comply with this notice will result in issuance of a Notice of Violation to you. Further non-compliance may result in fines issued to you, the recording of a Notice of Violation on Real Property against the property's title record, and/or, referral of this matter to the City Attorney for Nuisance Abatement action or California Coastal Commission for enforcement action.

Thank you for your cooperation in this matter. Should you have any questions, I may be reached at [dwelte@cosb.org](mailto:dwelte@cosb.org) or (858) 720-2403.

Respectfully,

Daniel Welte, Sr. Code Compliance Officer  
COMMUNITY DEVELOPMENT DEPARTMENT

Attachment 1

- Chagala James Chagala & Associates 10324 Meadow Glen Way East Escondido CA 92026 760-751-2691 [jchagala@hotmail.com](mailto:jchagala@hotmail.com)
- Greco F. James T&B Planning Consultants, Inc. 8885 Rios San Diego, Suite 227 San Diego CA 92108 619-325-0290 [jgreco@tbplanning.com](mailto:jgreco@tbplanning.com)
- Larkin Nick RECON Environmental, Inc. 3111 Camino del Rio North, Suite 600 San Diego CA 92108 619-308-9333 [nlarkin@reconenvironmental.com](mailto:nlarkin@reconenvironmental.com)
- Shamlou Shawn Dudek & Associates 605 Third Street Encinitas CA 92024 760-479-4228 [sshamlou@dudek.com](mailto:sshamlou@dudek.com)
- Unverzagt Lance ICF 525 B Street, Suite 1700 San Diego CA 92101 619-444-3922 [lance.unverzagt@icf.com](mailto:lance.unverzagt@icf.com)

The City is aware of the consultants listed above with the County of San Diego's website for Biological Resource Consultants:

<https://www.sandiegocounty.gov/content/dam/sdc/pds/docs/CEQA%20Consultants%20List-11.13.24.pdf>

**Important: There are other biological consultants operating in the San Diego area that you may consult, however, please ensure that your professional's firm is not contracted with the City for biological assessment services, as we may not accept any reports from an entity already contracted with the City of Solana Beach.**