

**From:** Mark Ruh [REDACTED]  
**Subject:** Re: Vegetation/Defensible Space - San Elijo Hills  
**Date:** July 28, 2025 at 10:04 PM



**To:** RON TINKHAM [REDACTED]  
**Cc:** Daniel Welte [dwelte@cosb.org](mailto:dwelte@cosb.org), tinatinkham [REDACTED], [REDACTED] sims [REDACTED], Brian Coe [REDACTED], kmerritt@keystonepacific.com, martha [REDACTED], ssnow [REDACTED], tpickwel [REDACTED], jlim@cosb.org, Katie Strickland [kstrickland@cosb.org](mailto:kstrickland@cosb.org), LHeebner@cosb.org, KBecker@cosb.org, Jill MacDonald [jmacdonald@cosb.org](mailto:jmacdonald@cosb.org), JEdson@cosb.org, DZito@cosb.org, [REDACTED]

Hi Ron,

Thank you again for your San Elijo Hills II HOA leadership. Sadly, COSB bureaucrats continue to send nothing but condemnations and threats regarding our HOA's attempt to protect our homes and families given the CalFire assessment of wildfire risk that we face (and have faced for many years, but which has been ignored by the COSB).

Even more sad is the lack of leadership from the City Council of Solana Beach. Has the HOA Board had any outreach or communication from any member of the City Council regarding the HOA's initiative to protect our property and families from wildfire? Does the City Council of Solana Beach care that HOA property owner insurance rates have skyrocketed and that property owners have had insurance cancelled? I've copied them all; just maybe one will be a community leader and reach out in support of the risk we face and our need to protect property. Or sadly, maybe they will just continue to kowtow to the radical Coastal Commission.

Once again:

- Massively overgrown vegetation was trimmed from *private property zoned ~35 years prior* to the adoption of the COSB LUP.
- Vegetation was only trimmed; it was not removed. I walked the area just this past weekend and new growth is already evident.
- The idea of a restoration plan is absurd and counterproductive. "Replant" an area that will just grow back (and will probably need to be trimmed again in 5-10 years)? *Adding vegetation* to an area deemed at very high wildfire risk by Cal Fire...it's so absurd it's almost laughable, if the consequences of such absurdity were not so serious. Who thinks this stuff up? Where is the common sense? The Pacific Palisades and Altadena fires were only six months ago; how quickly memories fade. Truly tragic.
- The California Coastal Act does not prevent maintenance and trimming, it only speaks to "removal" related to development. No plants were removed (were any shovels, rototillers, power equipment, etc. used to remove plants from the ground? No). Only brush was cleared, as is performed throughout high risk areas of San Diego County. **The reason that the area looks so bare is that the brush was so thick that there were no underlying green plants! Want proof of this? Walk the area directly adjacent and you will see bare ground under the massively thick brush.** No biologist required for that assessment.
- The COSB LUP essentially illegally annexed private property by designating private property as a ESHA without property owner notification or input. This can and should be challenged in court, if required.
- The SEH II HOA has an extensive history going back to the mid-1970s of maintaining its common areas; long prior to the adoption of the LUP in 2013. Precedents matter in court challenges.
- Who authorized some COSB hired biologist onto private land to find some supposedly endangered plant and then designate such private property an ESHA? Frankly, I'd call that trespassing. COSB - stay off our private property.

I would suggest that the HOA please do not spend any time or resources considering hiring a biologist or considering restoration plans. HOA maintained land is private land that was appropriately maintained. As an HOA resident, my vote is that we manage it as the HOA deems appropriate.

And, I strongly recommend that our HOA push the COSB to **trim the massively overgrown land it owns at the end of Santa Helena**. This exacerbates the wildfire risk faced by our HOA, and is thus a COSB liability.

Hope springs eternal - just maybe common sense will prevail. Just maybe the COSB and/or the City Council will think through the risks we face and reach out in support as the next wildfire season approaches!

And once again, great job Ron and HOA Board. You are making a positive impact and helping to keep us safe!!

Regards,  
Mark Ruh  
949 San Lorenzo Court

PEOPLE AND PROPERTY FIRST! PLANTS SECOND.

P.S., Visit <https://solanabeachcommunityfuelbreak.org/> This communication will be posted there. And I continue to build a communication list of east side residents.

On Jul 25, 2025, at 11:12 AM, RON TINKHAM <[rtinkham@roadrunner.com](mailto:rtinkham@roadrunner.com)> wrote:

Daniel,  
As you know, after the horrible fires in LA, where 15,000 homes were lost, there were several meetings with the City, the Fire Dept, and HOA's to discuss making our area safer. Fire Breaks were talked about, but at no time were we told that our slope easements on homeowners properties, which the County pays us to maintain, would need permits to lower the wildfire risk in that area. This area is next to the Lagoon, where the Rangers perform their yearly Fire Break work in September. Restoration of the HOA area, on the slope side of the yearly Lagoon Fire Break work, doesn't make sense. As to protecting habitat, the Rangers are focused on Bird Nesting, and Mario/crew saw none. In my opinion, the City has placed a proactive HOA in a very bad position, and should close the Courtesy Notice for reasons noted above. In the future, with more input from the City, projects like this will be handled correctly.

Thanks  
Ron Tinkham  
HOA President San Elijo Hills II  
PS status of our next meeting

**From:** Daniel Welte <[dwelte@cosb.org](mailto:dwelte@cosb.org)>  
**Sent:** Thursday, July 24, 2025 6:00 PM  
**To:** RON TINKHAM [REDACTED]  
**Subject:** RE: Vegetation/Defensible Space - San Elijo Hills

No. Coastal may require the HOA or property owners to hire a biologist to assess and determine the need for a restoration plan, which, if one is necessary, the owners and/or HOA would be responsible for implementing the restoration under a permit with Coastal. Coastal enforces the State laws. They do not restore properties.

Thank you,



**Daniel Welte**  
Senior Code Compliance Officer  
Community Development Dept.  
City of Solana Beach  
Phone: (858) 720-2403  
[dwelte@cosb.org](mailto:dwelte@cosb.org)

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**From:** RON TINKHAM [REDACTED]  
**Sent:** Thursday, July 24, 2025 5:41 PM  
**To:** Daniel Welte <[dwelte@cosb.org](mailto:dwelte@cosb.org)>  
**Subject:** RE: Vegetation/Defensible Space - San Elijo Hills

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Hi.....

Mario our landscaper, said that because it was not clear cut by this crew, many brushes will be coming back soon. He said to keep this Fire Break, yearly maintain could be required. Also the 100 foot defensible space is part of this area and again on private property. You telling me that the Coastal Commission is going restore or re-vegetate private property. Please advise on this asap.....

Again we had way knowing that private property was included in the ESHA.

Please close this Courtesy Notice, knowing that the City and the Fire Dept, share blame in this matter, via the onsite meetings. I can see no reason to go to the next level, time will resolve this issue.

Thanks

Ron Tinkham  
HOA President

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**From:** Daniel Welte <[dwelte@cosb.org](mailto:dwelte@cosb.org)>  
**Sent:** Thursday, July 24, 2025 11:25 AM  
**To:** RON TINKHAM [REDACTED]  
**Subject:** RE: Vegetation/Defensible Space - San Elijo Hills

Hello,

No, not exactly. The HOA excessively cleared the areas identified in the Courtesy Notice. I'll be turning the matter over to Coastal to address with their enforcement team. They may require a biologist to assess and restore or re-vegetate areas. It is an issue of State law, so the Coastal can decide on the resolution and compliance.

Respectfully,



**Daniel Welte**  
Senior Code Compliance Officer  
Community Development Dept.  
City of Solana Beach  
Phone: (858) 720-2403  
[dwelte@cosb.org](mailto:dwelte@cosb.org)

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**From:** RON TINKHAM [REDACTED]  
**Sent:** Thursday, July 24, 2025 11:11 AM  
**To:** Daniel Welte <[dwelte@cosb.org](mailto:dwelte@cosb.org)>  
**Subject:** RE: Vegetation/Defensible Space - San Elijo Hills

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Hi.....

After Wednesday meeting which was very informative, and knowing that our HOA will only proceed with City guidance, can the Courtesy Notice be considered closed??

Thanks and please advise.

Ron Tinkham  
HOA President

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**From:** Daniel Welte <[dwelte@cosb.org](mailto:dwelte@cosb.org)>  
**Sent:** Friday, July 11, 2025 11:21 AM  
**To:** [REDACTED]  
**Subject:** RE: Vegetation/Defensible Space - San Elijo Hills

Mr. Tinkham,

We have discussed this matter internally with the Frie Dept. The synopsis is that the Coastal Commission has jurisdiction over brush reduction in ESHA, including fire fuel reduction. We are awaiting feedback from the local Coastal Commission office as to how San Elijo Hills II may seek approval to reduce brush in the SDGE easement area, and how to remedy areas already cleared. I will circle back to you once we have identified a path forward.

You may view the entire City LUP document here:  
<https://www.cityofsolanabeach.org/sites/default/files/Solana%20Beach/Community%20Development/Shoreline%20Management/Documents/LCPLUP-COMPLETE.pdf>

Respectfully,



**Daniel Welte**  
Senior Code Compliance Officer  
Community Development Dept.  
City of Solana Beach  
Phone: (858) 720-2403  
[dwelte@cosb.org](mailto:dwelte@cosb.org)

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**From:** Daniel Welte  
**Sent:** Thursday, July 3, 2025 10:48 AM  
**To:** RON TINKHAM [REDACTED]; Katie Strickland <[kstrickland@cosb.org](mailto:kstrickland@cosb.org)>; 'Kyle Merritt' <[kmerritt@keystonepacific.com](mailto:kmerritt@keystonepacific.com)>  
**Cc:** [REDACTED]; 'HOA Amy Sims' [REDACTED]; 'HOA Brian Coe' [REDACTED]; [REDACTED]; 'martha' [REDACTED]; 'HOA Steve Snow' [REDACTED]; 'Tim Pickwell' [REDACTED]; Joseph Lim <[jlim@cosb.org](mailto:jlim@cosb.org)>; Jordan Villagomez <[jvillagomez@encinitasca.gov](mailto:jvillagomez@encinitasca.gov)>  
**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](mailto:dwelte@cosb.org)

**From:** RON TINKHAM [REDACTED]  
**Sent:** Thursday, July 3, 2025 10:10 AM  
**To:** Daniel Welte <dwelte@cosb.org>; Katie Strickland <kstrickland@cosb.org>; 'Kyle Merritt' <kmerritt@keystonepacific.com>  
**Cc:** tinatinkham [REDACTED]; 'HOA Amy Sims' [REDACTED]; 'HOA Brian Coe' [REDACTED]; marthar [REDACTED]; 'HOA Steve Snow' [REDACTED]; 'Tim Pickwell' [REDACTED]; Joseph Lim <jlim@cosb.org>; Jordan Villagomez <jvillagomez@encinitasca.gov>  
**Subject:** RE: Vegetation/Defensible Space - San Elijo Hills

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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





