

**ENVIRONMENTAL CHECKLIST FORM
CITY OF HUNTINGTON BEACH
PLANNING & BUILDING DEPARTMENT
NEGATIVE DECLARATION NO. 11-005**

- 1. PROJECT TITLE:** Tennis Estates Tree Trimming and Management Plan
- Concurrent Entitlements:** Coastal Development Permit No. 10-010
- 2. LEAD AGENCY:** City of Huntington Beach
2000 Main Street
Huntington Beach, CA 92648
- Contact:** Jill Arabe, Associate Planner
Phone: (714) 536-5271/jarabe@surfcity-hb.org
- 3. PROJECT LOCATION:** 16380 Wimbledon Lane, Huntington Beach, CA 92649
(southwest corner of Saybrook Lane and Humboldt Drive –
Huntington Harbour)
- 4. PROJECT PROPONENT:** Tennis Estates Homeowners Association
16419 Wimbledon Lane
Huntington Beach, CA 92649
- Contact Person:** Dan Schultz
Phone: 714-900-0881
- 5. GENERAL PLAN DESIGNATION:** Residential Low Density – 7 dwelling units per acre (RL-7)
- 6. ZONING:** Residential Low Density – Coastal Zone Overlay (RL-CZ)
- 7. PROJECT DESCRIPTION** (Describe the whole action involved, including, but not limited to, later phases of the project, and secondary support, or off-site features necessary for implementation):

The proposed project is to permit the establishment of a Tree Trimming and Management Plan that will be implemented within the Tennis Estates Homeowners Association property (Refer to Figure 1). The Tree Trimming and Management Plan addresses maintenance and management procedures of trees on the subject site, including those that have the potential to provide heronry functions (e.g. – nesting, roosting, cover/protection) for birds protected under the Migratory Bird Treaty Act. Additionally, the project includes a mitigation plan and provisions to make permanent all work under six emergency coastal development permits that were issued by the California Coastal Commission (CCC). The mitigation plan describes the methods for the installation and requirements for the

monitoring of 21 pine trees to be planted as compensation for seven trees that were previously removed or trimmed without permits on the property.

Background

Under the Coastal Act, the City’s Local Coastal Program, and Huntington Beach Zoning and Subdivision Ordinance Chapter 245, the definition of development includes the removal or harvesting of major vegetation. The Coastal Commission considers any tree that support heron or egret roosting, or nesting areas as major vegetation. Accordingly, requests for development within the coastal zone that cannot be exempt or categorically excluded are subject to approval of a Coastal Development Permit with the City.

In 2006, Tennis Estates Homeowners Association (TEHOA) performed work within the subject site that included the removal of one Aleppo pine tree (*Pinus halepensis*) and the removal of several large limbs of other pine trees which supported active great blue heron, great egret, and snowy egret nesting and roosting sites. The purpose of the work was to remove trees with the potential to cause injuries or damages to person or property. As a result, the California Coastal Commission identified that the work performed by Tennis Estates HOA was unpermitted and they issued a Consent Cease and Desist Order (CDO) that prevented the removal or the trimming of trees that support active or inactive heron or egret nesting or roosting areas and prevented the undertaking of any unpermitted development that would have the effect of removing, disturbing, or harassing herons or egrets, and of removing or disturbing active heron or egret nests. Per the CDO, the TEHOA planted three Aleppo pine trees where the original violation occurred. Additionally, TEHOA was required to monitor the site to follow the status and recovery of the heronry and mitigation trees for five years.

Subsequently in 2009/2010, TEHOA performed more work as part of their ongoing maintenance of the site, which included the trimming of five trees and removal of two pine trees. Although TEHOA did not believe the maintenance action to be in violation of the Coastal Act, the Coastal Commission asserted that the additional unpermitted work violated the Coastal Act, the CDO, and the City of Huntington Beach’s Local Coastal Program. The CCC further required a 3:1 replacement for the pine trees that were affected. This would result in the planting of 21 replacement trees.

Project Entitlement

The proposed project requires the following entitlement request:

- Coastal Development Permit: to permit 1) a tree trimming and management program; 2) a mitigation plan for the unpermitted trimming/removal of seven pine trees, and 3) all maintenance work performed under six California Coastal Commission issued emergency coastal development permits on a site determined to have major vegetation per the Coastal Act and City’s Local Coastal Program.

8. SURROUNDING LAND USES AND SETTING:

North and West:

General Plan: Residential Low Density – 7 dwelling units per acre (RL-7)

Zoning: Residential Low Density – Coastal Zone Overlay (RL-CZ)

East:

General Plan: Residential Low Density – 7 dwelling units per acre (RL-7)

Zoning: Manufactured Home Park – Senior Manufactured Home Park Overlay (RMP-SR)

South:

General Plan: Residential Medium High Density – 25 dwelling units per acre (RMH-25)

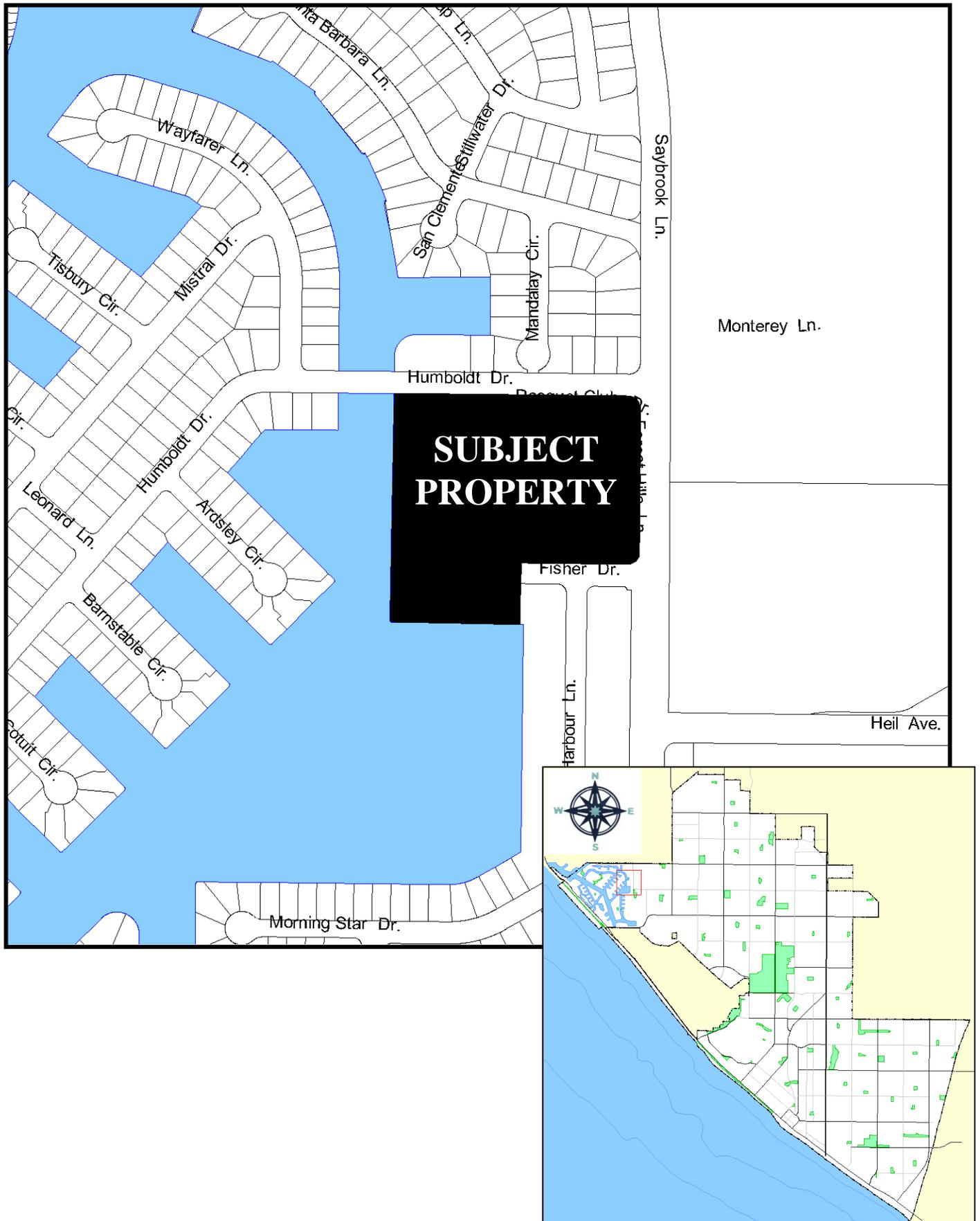
Zoning: Residential Medium High Density

The subject site is approximately 8 acres and contains 63 townhome units. There are currently 181 onsite trees.

9. OTHER PREVIOUS RELATED ENVIRONMENTAL DOCUMENTATION: None

10. OTHER AGENCIES WHOSE APPROVAL IS REQUIRED (AND PERMITS NEEDED) (i.e. permits, financing approval, or participating agreement): None

Figure 1 – Project Location



ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact" or is "Potentially Significant Unless Mitigated," as indicated by the checklist on the following pages.

- | | | |
|--|--|---|
| <input type="checkbox"/> Land Use / Planning | <input type="checkbox"/> Transportation / Traffic | <input type="checkbox"/> Public Services |
| <input type="checkbox"/> Population / Housing | <input type="checkbox"/> Biological Resources | <input type="checkbox"/> Utilities / Service Systems |
| <input type="checkbox"/> Geology / Soils | <input type="checkbox"/> Mineral Resources | <input type="checkbox"/> Aesthetics |
| <input type="checkbox"/> Hydrology / Water Quality | <input type="checkbox"/> Hazards and Hazardous Materials | <input type="checkbox"/> Cultural Resources |
| <input type="checkbox"/> Air Quality | <input type="checkbox"/> Noise | <input type="checkbox"/> Recreation |
| <input type="checkbox"/> Agriculture Resources | <input type="checkbox"/> Greenhouse Gas Emissions | <input type="checkbox"/> Mandatory Findings of Significance |

DETERMINATION

(To be completed by the Lead Agency)

On the basis of this initial evaluation:

I find that the proposed project **COULD NOT** have a significant effect on the environment, and a **NEGATIVE DECLARATION** will be prepared.

I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because the mitigation measures described on an attached sheet have been added to the project. **A MITIGATED NEGATIVE DECLARATION** will be prepared.

I find that the proposed project **MAY** have a significant effect on the environment, and an **ENVIRONMENTAL IMPACT REPORT** is required.

I find that the proposed project **MAY** have a "potentially significant impact" or a "potentially significant unless mitigated impact" on the environment, but at least one impact (1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and (2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An **ENVIRONMENTAL IMPACT REPORT** is required, but it must analyze only the effects that remain to be addressed.

I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or **NEGATIVE DECLARATION** pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or **NEGATIVE DECLARATION**, including revisions or mitigation measures that are imposed upon the proposed project, **nothing further is required.**

Signature 

Date 5/13/15

Printed Name Jill Arabe

Title Associate Planner

EVALUATION OF ENVIRONMENTAL IMPACTS:

1. A brief explanation is required for all answers except “No Impact” answers that are adequately supported by the information sources a lead agency cites in the parentheses following each question. A “No Impact” answer is adequately supported if the referenced information sources show that the impact simply does not apply to the project. A “No Impact” answer should be explained where it is based on project-specific factors as well as general standards.
2. All answers must take account of the whole action involved. Answers should address off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.
3. “Potentially Significant Impact” is appropriate, if an effect is significant or potentially significant, or if the lead agency lacks information to make a finding of insignificance. If there are one or more “Potentially Significant Impact” entries when the determination is made, preparation of an Environmental Impact Report is warranted.
4. “Potentially Significant Impact Unless Mitigated” applies where the incorporation of mitigation measures has reduced an effect from “Potentially Significant Impact” to a “Less than Significant Impact.” The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level (mitigation measures may be cross-referenced).
5. Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration. Section 15063(c)(3)(D). Earlier analyses are discussed in Section XIX at the end of the checklist.
6. References to information sources for potential impacts (e.g., general plans, zoning ordinances) have been incorporated into the checklist. A source list has been provided in Section XIX. Other sources used or individuals contacted have been cited in the respective discussions.
7. The following checklist has been formatted after Appendix G of Chapter 3, Title 14, California Code of Regulations, but has been augmented to reflect the City of Huntington Beach’s requirements.

(Note: Standard Conditions of Approval - The City imposes standard conditions of approval on projects which are considered to be components of or modifications to the project, some of these standard conditions also result in reducing or minimizing environmental impacts to a level of insignificance. However, because they are considered part of the project, they have not been identified as mitigation measures. For the readers’ information, a list of applicable standard conditions identified in the discussions has been provided as Attachment No. 3.

SAMPLE QUESTION:

<i>ISSUES (and Supporting Information Sources):</i>	<i>Potentially Significant Impact</i>	<i>Potentially Significant Unless Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
<i>Would the proposal result in or expose people to potential impacts involving:</i>				
<i>Landslides? (Sources: 1, 6)</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<i>Discussion: The attached source list explains that 1 is the Huntington Beach General Plan and 6 is a topographical map of the area which show that the area is located in a flat area. (Note: This response probably would not require further explanation).</i>				

ISSUES (and Supporting Information Sources):	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
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I. LAND USE AND PLANNING. Would the project:

- a) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect? (Sources:1, 2, 14)

Discussion: The project is to establish a tree trimming and management plan within an existing 8-acre residential property consisting of 63 townhomes, permit a mitigation plan for the 3:1 replacement of seven pine trees, and authorize all work undertaken for six emergency coastal development permits issued by the California Coastal Commission (CCC). The project site is located within the Residential Low Density zone and the Coastal Zone Overlay. Implementation of the project would not result in a change to the existing land use and/or zoning designation and would not alter the size or intensity of the existing land use. Landscaping and tree requirements of the Huntington Beach Zoning and Subdivision Ordinance (HBZSO) would still comply.

The project site requires a Coastal Development Permit (CDP) in accordance with Chapter 245 of the HBZSO. The CDP is required because the proposed project constitutes development and involves the removal or harvesting of major vegetation. The project will comply with other applicable requirements of the HBZSO. The proposed development is consistent with the following goal, policy, and objective of the General Plan Land Use and Coastal Elements:

Policy LU 4.1.3: Require property owners to maintain landscaping, remove and abate weeds, and replace unhealthy or dead landscape.

Goal LU 5: Ensure that significant environmental habitats and resources are maintained.

Objective C 1.1: Ensure that adverse impacts associated with coastal zone development are mitigated or minimized to the greatest extent feasible.

The tree trimming and management plan allows the Tennis Estates Homeowners Association (TEHOA) to proceed with the maintenance of trees within the subject site. Since 2009, the trees have overgrown and have become a life safety concern for residents and visitors in the community. Because the site has a history of providing heronry functions, the tree trimming plan addresses maintenance work during and outside the breeding season. Based upon the monitoring surveys performed by Glen Lukos Associates for the past five years per the Cease and Desist Order, the trees have gradually ceased to provide adequate nesting, roosting, cover, or protection for the migratory birds. Furthermore, the 21 replacement trees will mitigate for the trimming/removal of seven pine trees in 2009 that were trimmed or removed without permits. The additional trees may improve the former habitat of the migratory birds. Also, the work performed under the six emergency coastal development permits did not have an adverse impact on the heronry. Impacts would be less than significant.

- b) Conflict with any applicable habitat conservation plan or natural community conservation plan? (Sources:1, 2, 14)

Discussion: The project would not conflict with any habitat conservation plan or natural community

ISSUES (and Supporting Information Sources):	Potentially Significant Impact	Potentially Significant Mitigation Incorporated	Less Than Significant Impact	Potentially Significant No Impact
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conservation plan as none are adopted for the City of Huntington Beach. As discussed in Section VII. Biological Resources, observation and surveys of the subject site demonstrate that trees onsite are no longer providing adequate nesting, roosting, cover, or protection for the migratory birds. However, mitigation measures are included as part of the project due to the site's history as a heronry. No impacts would occur.

- c) Physically divide an established community?
(Sources:1, 4)

Discussion: The proposed project will not disrupt or physically divide an established community. The project involves the trimming and maintenance of existing trees, installation and monitoring of new trees, and authorization of unpermitted tree trimming/removal at the subject site. The site will continue to operate as a residential community with no changes to the buildings or land use. No impact would occur.

II. POPULATION AND HOUSING. Would the project:

- a) Induce substantial population growth in an area, either directly (e.g., by proposing new homes and businesses) or indirectly (e.g., through extensions of roads or other infrastructure)? (Sources:1, 4)

Discussion: The project involves the trimming and maintenance of existing trees, installation and monitoring of new trees, and authorization of unpermitted trimming/removal of trees at the subject site. It would not induce population growth in the area; therefore, no impact would occur.

- b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere? (Sources:1, 4)

Discussion: See discussion under item c.

- c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere? (Sources:1, 4)

Discussion: The project involves the trimming and maintenance of existing trees, installation and monitoring of new trees, and authorization of the unpermitted trimming/removal of trees at the subject site. The maintenance plan would allow for the safety of residents in the community by trimming the overgrown vegetation. The project would not display people or housing and no impact would occur.

III. GEOLOGY AND SOILS. Would the project:

- a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:
- i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault ? (Sources:1, 5)

ISSUES (and Supporting Information Sources):	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
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Discussion: The site is not located within the Alquist-Priolo Earthquake Fault Zone and no known or potentially active faults cross the site. The proposed maintenance work would not result in increased risks associated with a rupture of a known fault. The project is expected to improve the safety of residents in the community by trimming the overgrown vegetation and maintaining the canopy growth of the trees. No impact would occur.

- ii) Strong seismic ground shaking? (Sources:1, 5)

Discussion: Southern California geology and seismicity are affected by plate tectonics and the forces that cause these plates to move within the earth's crust. The project would include a tree maintenance plan of existing trees and a mitigation plan for new trees onsite, and would not reduce the ability of the trees or site to withstand seismic ground shaking. The project would not increase exposure of people or structures to potential adverse effects involving seismic ground shaking; therefore, no impacts would occur.

- iii) Seismic-related ground failure, including
liquefaction? (Sources:1, 5)

Discussion: The City's General Plan indicates that the subject site has a very high potential for liquefaction. However, the project involves a tree maintenance plan of existing trees and a mitigation plan for new trees. The project would not reduce the capability of the trees or site to withstand seismic-related ground failure and would not increase exposure of people or structures to these impacts. Therefore, there would be no impact.

- iv) Landslides? (Sources:1, 5)

Discussion: According to the City's General Plan, potential landslide areas in Huntington Beach are limited to those areas near mesa bluffs. The site is not located near the mesa bluffs, and the project would not affect any slopes in the vicinity; therefore no impact would occur.

- b) Result in substantial soil erosion, loss of topsoil, or changes in topography or unstable soil conditions from excavation, grading, or fill? (Sources:1, 5)

Discussion: The project involves a tree maintenance plan of existing trees and mitigation plan for new trees. No grading, fill, or excavation is proposed. The project would not result in soil erosion, loss of topsoil, or changes in topography or unstable soil conditions; therefore, there would be no impact.

- c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on or off-site landslide, lateral spreading, subsidence, liquefaction or collapse? (Sources:1, 5)

Discussion: According to the City's General Plan, the project area has a very high potential for liquefaction. However, the project does not involve structures that would jeopardize the stability of the site or existing structures on the property. The project involves a tree maintenance plan of existing trees and mitigation plan for new trees. Proposed work would not result in landslides, lateral spreading, subsidence or collapse. No impact would occur.

ISSUES (and Supporting Information Sources):	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
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| d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property? (Sources:1) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|

Discussion: According to the City’s General Plan, the potential for expansive soils varies from moderate to high on the subject site. However, the project involves a tree maintenance plan of existing trees and mitigation plan for new trees. The Uniform Building Code does not apply to vegetation or the project. The project would not result in reduced geologic stability of the site or increased risks to life or property related to soil expansion, and there would be no impact.

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| e) Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of wastewater (Sources:1) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|

Discussion: The project involves a tree maintenance plan of existing trees and mitigation plan for new trees, and would not require the use of septic tanks or alternative wastewater disposal systems. Therefore, there would be no impact.

IV. HYDROLOGY AND WATER QUALITY. Would the project:

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|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a) Violate any water quality standards or waste discharge requirements? (Sources:1, 13) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

Discussion: The project involves a tree maintenance plan of existing trees and mitigation plan for new trees. It does not include the discharge of waste; therefore, it would not violate waste discharge requirements. The existing trees are located in existing landscape areas and proposed trees would be located in similar areas. Water quality would not be affected by the project. No impact would occur.

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| b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)? (Sources:1, 13) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

Discussion: The project involves a tree maintenance plan of existing trees and mitigation plan for new trees. It would not require any excavation or significant work below the ground surface that would deplete groundwater supplies or interfere with groundwater recharge. No impact would occur.

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| c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on or off-site? (Sources:1, 13) | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|

ISSUES (and Supporting Information Sources):	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
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Discussion: The project involves a tree maintenance plan of existing trees and mitigation plan for new trees. The existing trees are and proposed trees will be within existing landscaped areas. The planting of trees would not substantially alter the existing drainage pattern of the site. Less than significant impacts would occur.

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|--|--------------------------|--------------------------|-------------------------------------|--------------------------|
| d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on or off-site? (Sources:1, 13) | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|

Discussion: The project involves a tree maintenance plan of existing trees and mitigation plan for new trees. The existing trees are and proposed trees will be within existing landscaped areas; therefore no increase in surface runoff would occur that would result in flooding on or offsite. Less than significant impacts would occur.

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|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| e) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff? (Sources:1, 13) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

Discussion: The project does not involve an increase in impervious surface area; therefore, the project would not result in increased runoff or contribute to runoff water that would exceed the capacity of the storm water drainage system. The project consists of a tree maintenance plan and mitigation plan. No impact would occur.

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|---|--------------------------|--------------------------|-------------------------------------|--------------------------|
| f) Otherwise substantially degrade water quality? (Sources:1, 13) | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|

Discussion: The project consists of a tree maintenance plan and mitigation plan, which would not impact water quality. The plans involve corrective management of existing trees and planting of new mitigation trees within existing landscaped areas. Less than significant impacts would occur.

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|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| g) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map? (Sources:1, 2, 13) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
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Discussion: The project consists of a tree maintenance plan and mitigation plan. The site is not located within a 100-year flood hazard area and does not include the construction of any housing; therefore, no impact would occur.

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| h) Place within a 100-year flood hazard area structures which would impede or redirect flood flows? (Sources:1, 2, 6) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

Discussion: The project consists of a tree maintenance plan and mitigation plan. The site is not located within a 100-year flood hazard area and does not include the construction of any housing; therefore, no impact would occur.

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|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| i) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
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ISSUES (and Supporting Information Sources):	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
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a result of the failure of a levee or dam? (Sources:1, 6)

Discussion: The project consists of a tree maintenance plan and mitigation plan. It does not involve construction or alterations to the site that would expose people or structures to the significant risk of loss, injury, or death involving flooding. Therefore, no impact would occur.

- j) Inundation by seiche, tsunami, or mudflow?
(Sources:1)

Discussion: A seiche is an oscillation of an enclosed or partially enclosed water body, such as a lake or harbor; a tsunami is a large ocean wave associated with a seismic event; and a mudflow is the rapid, downhill movement of a large mass of mud formed from loose soil and water. Land within and near the project area is relatively flat and developed with residential uses that have limited exposed soils; therefore, the project area would not be impacted by mudflows. The project site is not mapped as a tsunami run-up area in the Environmental Hazards of the General Plan. No significant change is proposed on the subject site; therefore, the likelihood or potential damage associated with inundation by seiche or tsunami would not be increased. No impact would occur.

- k) Potentially impact stormwater runoff from construction activities? (Sources:1, 13)

Discussion: See discussion under l.

- l) Potentially impact stormwater runoff from post-construction activities? (Sources:1, 13)

Discussion k & l: The project does not involve construction activities that would potentially impact stormwater runoff. The project consists of a tree maintenance plan and mitigation plan. Maintenance of existing trees would include mechanized equipment during the non-nesting season and hand tools. Debris or excess vegetation would be properly disposed offsite. Additionally, the project does not increase impervious surfaces or changes in drainage patterns. No impact would occur.

- m) Result in a potential for discharge of stormwater pollutants from areas of material storage, vehicle or equipment fueling, vehicle or equipment maintenance (including washing), waste handling, hazardous materials handling or storage, delivery areas, loading docks or other outdoor work areas? (Sources:1, 13)

Discussion: The project does not involve areas of material storage, vehicle or equipment fueling, vehicle or equipment maintenance, waste handling, or loading docks. The project consists of a tree maintenance plan and mitigation plan involving existing landscaped areas. No impact would occur.

- n) Result in the potential for discharge of stormwater to affect the beneficial uses of the receiving waters?
(Sources:1, 13)

ISSUES (and Supporting Information Sources):	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
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Discussion: The project involves a tree maintenance plan and mitigation plan. Debris or excess vegetation during maintenance of existing trees will be properly disposed offsite and storm water runoff would be contained within the project area. Beneficial uses of the receiving waters would not be affected. No impact would occur.

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|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| o) Create or contribute significant increases in the flow velocity or volume of stormwater runoff to cause environmental harm? (Sources:1, 13) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|

Discussion: Increases in impervious surfaces or changes in drainage patterns can increase the amount of storm water runoff. The project does not involve an increase in impervious areas; therefore, the project would not result in an increase in velocity or volume of storm water runoff to cause environmental harm. No impact would occur.

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|--|--------------------------|--------------------------|-------------------------------------|--------------------------|
| p) Create or contribute significant increases in erosion of the project site or surrounding areas? (Sources:1, 13) | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|

Discussion: Vegetation removal, which may expose bare soils, can result in erosion. Although tree removal may occur as part of the maintenance plan as a result of the poor health of the trees, replacement of the trees would also occur, which would minimize the potential for erosion. The project does not involve an increase in impervious surfaces or changes in drainage patterns which can increase the amount of surface water runoff and result in erosion. Less than significant impacts would occur.

V. AIR QUALITY. The city has identified the significance criteria established by the applicable air quality management district as appropriate to make the following determinations. Would the project:

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|---|--------------------------|--------------------------|-------------------------------------|--------------------------|
| a) Violate any air quality standard or contribute substantially to an existing or projected air quality violation? (Sources:1, 7) | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|

Discussion: See discussion under e.

- | | | | | |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|
| b) Expose sensitive receptors to substantial pollutant concentrations? (Sources:1, 7) | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|

Discussion: See discussion under e.

- | | | | | |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|
| c) Create objectionable odors affecting a substantial number of people? (Sources:1, 7) | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|

Discussion: Objectionable odors from the project may result during tree maintenance from mechanized equipment; however, they would be temporary and intermittent. In addition, odor emissions would disperse rapidly from the site and would not cause significant effects affecting a substantial number of people. Proposed tree maintenance activities are typical of all sites with trees and vegetation. Less than significant impacts would occur.

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|--|--------------------------|--------------------------|--------------------------|--------------------------|
| d) Conflict with or obstruct implementation of the | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
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ISSUES (and Supporting Information Sources):	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Potentially Significant Less Than Significant Impact	No Impact
applicable air quality plan? (Sources:1, 7)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Discussion: For a project to be consistent with the Air Quality Management Plan (AQMP) adopted by the South Coast Air Quality Management District (SCAQMD), the pollutants emitted from the project should not exceed the SCAQMD daily threshold or cause a significant impact on air quality, or the project must already have been included in the population, housing, and employment assumptions that were used in the development of the AQMP. The most recent AQMP is the 2012 AQMP. The Final 2012 AQMP was adopted by the SCAQMD Governing Board on December 7, 2012, and approved by Air Resources Board (ARB) on January 25, 2013.

The project consists of a tree maintenance plan and mitigation plan. Implementation of the project would not affect population, housing units, or employment, or be inconsistent with the growth forecasts identified in the AQMP. Emissions from the project may result during maintenance activities, but they would be minimal and temporary. Less than significant impacts would occur.

e) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)? (Sources:1, 7)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Discussion a, b & e: The City of Huntington Beach is located within the South Coast Air Basin, which is regulated by the South Coast Air Quality Management District (SCAQMD). The entire Basin is designated as a national- and State-level nonattainment area for Ozone and fine particulate matter (PM_{2.5}) and State-level nonattainment for respirable particulate matter (PM₁₀). Population groups such as children, the elderly, and acutely and chronically ill persons, especially those with cardio-respiratory diseases, are considered more sensitive to air pollution than others. Sensitive receptors in the vicinity of the proposed project include residences that surround the project area to the north, east, and south. The project consists of a tree maintenance plan and mitigation plan, which includes the use of mechanized equipment and hand tools. However, the project does not involve construction activities with emissions that would exceed significant thresholds for any criteria pollutant, violate any air quality standard, or expose sensitive receptors to substantial pollutant concentrations. Maintenance activities for the trimming and planting of trees are short-term and would not be cumulatively considerable. Less than significant impacts would occur.

VI. TRANSPORTATION/TRAFFIC. Would the project:

a) Conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit? (Sources:1, 9)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Discussion: The project consists of a tree maintenance plan and mitigation plan for the planting of replacement trees. All maintenance activities will be contained onsite with exception of the disposal of debris

ISSUES (and Supporting Information Sources):	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	Potentially Significant No Impact
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or excess vegetation as a result of the management practices. The project will not generate significant levels of traffic or add to the existing transportation system. It would not conflict with established circulation system performance measures. No impact would occur.

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| b) Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways? (Sources:1, 9) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

Discussion: The project site is not adjacent to a CMP intersection. The nearest CMP intersections to the project site are Bolsa Chica Street and Warner Avenue and Pacific Coast Highway and Warner Avenue. The project would not contribute to or cause a deficiency at the intersections or any other CMP intersection. The project consists of a tree maintenance plan and mitigation plan. No impact would occur.

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|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks? (Sources:1, 10) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

Discussion: The nearest airports are the Joint Forces Training Base in Los Alamitos and the John Wayne Airport and the project site is not located within any of the Airport Impact Zones. The onsite trees are existing and the proposed project would not affect air traffic patterns or a change in location that results in a safety risk. No impact would occur.

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|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses? (Sources:1) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

Discussion: The project does not propose any off-site improvements that would change the existing circulation pattern on surrounding streets. Access to the site is via Humboldt Drive and Fisher Drive. Maintenance activities associated to the project are contained onsite and involve existing landscaped areas. The project would allow for the appropriate trimming and management of trees to ensure safety on internal private drives and adjacent streets. No impact would occur.

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|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| e) Result in inadequate emergency access? (Sources:1) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
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Discussion: The project will not alter existing emergency access into and out of the site. It involves a tree maintenance plan and mitigation plan for the planting of new trees. The project would improve safety and access by ensuring that overgrown vegetation is properly managed and not impede into existing driveways or streets. No impact would occur.

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|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| f) Result in inadequate parking capacity? (Sources:1, 2) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
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Discussion: The project consists of a tree maintenance plan and mitigation plan for the planting of new trees in existing landscaped areas on the subject site. No parking areas are proposed or affected the project. No impact would occur.

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| g) Conflict with adopted policies, plans, or programs | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
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ISSUES (and Supporting Information Sources):	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities? (Sources:1)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion: The project consists of a tree maintenance plan and mitigation plan and is limited to existing landscaped areas on the subject site. The project would not conflict with existing City policies or plans such as the Circulation Element of the General Plan or Bicycle Master Plan. No impact would occur.

VII. BIOLOGICAL RESOURCES. Would the project:

a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service? (Sources:4, 14, 15, 16)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Discussion: Several colonial waterbird species including the Great blue heron (*Ardea herodias*), Great egret (*Ardea alba*), and Snowy egret (*Egretta thula*) have been historically observed to utilize a number of trees at the subject site for nesting, roosting, and for cover and protection. The City’s General Plan identifies the Great blue heron and Snowy egret as sensitive biological species that are known within the City of Huntington Beach. Since 2006 when a Cease and Desist Order was issued by the Coastal Commission, the Tennis Estates Homeowners Association was required to monitor the site to follow the status and recovery of the heronry and the three mitigation trees for five years. Yearly monitoring of the heronry began during the 2009/2010 season and was completed in 2014.

According to the final monitoring report in 2014 performed by Glen Lukos Associates, the number of trees supporting active nests in one season has decreased from a high of five trees in 2010 to no trees at all in 2013 and 2014. The overall wading bird population has precipitously declined. Although it is difficult to fully account for the steep decline, a contributing factor to the overall decline of the heronry is that one of the trees (Tree C12), which has traditionally supported the bulk of nests on site, has lost three large branches since 2010. As a result, each remaining branch is very weak and all branches are in danger of breaking in the future. The loss of the three branches has essentially opened up the canopy to light, the elements and potential nest predators, including corvids. Because wading species are typically gregarious in nature and form communal roosts and breeding rookeries, the absence of birds nesting in Tree C12 has likely deterred other individuals from nesting nearby.

The project includes a tree maintenance plan and mitigation plan. The maintenance plan identifies that the trimming or removal of trees, whether they have historically provided nesting, roosting, or cover and protection within the last five years or not, shall be conducted during the non-nesting season to the greatest extent feasible. The non-nesting season is between October 1 and December 31. Although it is unlikely that maintenance activities will impact biological resources in the project area based upon the 2014 final monitoring report, the maintenance plan requires several provisions to minimize potential impacts on sensitive biological species which include:

- Submittal of an annual survey by a qualified biologist to determine if the site continues to function as a heronry;
- Notification to and approval from the City and Coastal Commission if tree maintenance is needed during the nesting season and/or if maintenance is needed on trees historically observed with heronry functions;
- Restricting activities during the nesting season to emergency work;

ISSUES (and Supporting Information Sources):	Potentially	Potentially	Less Than	No Impact
	Significant	Significant	Significant	
	Impact	Unless	Impact	
		Mitigation		
		Incorporated		

- Submittal of a biologist prepared tree survey report and certified arborist prepared tree trimming/removal plan relative to proposed activities during the nesting season and on trees historically observed with heronry functions;
- Use of mechanized equipment outside of the nesting season and/or beyond 300 feet of active nesting;
- Removal and replacement procedures of trees during the non-nesting season.

The mitigation plan is to mitigate for the unpermitted trimming and removal of seven Aleppo pine trees. Mitigation includes the planting of 21 Aleppo pine trees and performing a minimum of five years of maintenance and monitoring until all 21 trees have been found to be healthy for a minimum of three years. By ensuring the growth of the replacement trees, the trees could provide suitable roosting or nesting habitat for herons or egrets.

The tree maintenance plan and the mitigation plan provide sufficient mitigation measures to minimize potential impacts to the heronry. Significant impacts will be avoided through trimming or tree removal outside the nesting season or through monitoring by a qualified biologist to ensure avoidance should it be necessary to work during the nesting season. Less than significant impacts would occur.

The work undertaken for six emergency coastal development permits included partial branch removals of three Aleppo pine trees and removal of a total of three trees. No impacts to nesting herons or egrets occurred with the branch or tree removals. None of the herons or egrets are listed as threatened, endangered, or candidate, under the State or federal Endangered Species Acts and none are listed as California Species of Concern or have any other special status. Although the Great egret and Snowy egret are identified in the City’s General Plan, the emergency work was necessary to ensure the safety of the community and none of the bird species were disturbed during the activities. No mitigation is necessary to address the maintenance performed under the emergency coastal development permits. The impacts are less than significant.

- b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations, or by the California Department of Fish and Game or US Fish and Wildlife Service? (Sources: 1, 4, 14, 15, 16)
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Discussion: The project site does not contain any riparian habitat or sensitive natural community identified in local or regional plans, policies, regulations, or by the California Department of Fish and Game or US Fish and Wildlife Service. It is currently developed with residential uses. The project incorporates provisions to minimize potential impacts to avian species that previously utilized this site for nesting, roosting, or cover and protection. Since 2010, there has been a decline in the presence of the colonial waterbird species based upon observations and monitoring of the site. It may be considered that the site does not provide heronry functions. Furthermore, the project will not result in any loss to endangered or sensitive animal or bird species and does not conflict with any habitat conservation plans. Less than significant impacts would occur.

- c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means? (Sources: 1, 4)
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Discussion: The site is currently developed with residential buildings. It does not contain or is not located

ISSUES (and Supporting Information Sources):	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	Potentially Significant	No Impact
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within the vicinity of any wetlands; therefore no impact will occur.

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| d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors or impede the use of native wildlife nursery sites? (Sources:1, 4, 14, 15, 16) | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|

Discussion: The site previously functioned as a wildlife nursery site based upon prior observations that herons and egrets would utilize some of the trees for nesting, roosting, or for cover and protection. Due to the Coastal Commission issued Cease & Desist Order in 2006, tree maintenance on the site became limited. With the lack of proper tree maintenance, the natural failure of several branches on the trees occurred and led to the removal of some trees in order to protect the safety of the residents in and around the project site. Current assessment of the trees recommends the removal of at least 39 trees based upon overgrowth and disease, lack of space, and safety risks. Of the 39 trees to be removed, most do not provide heronry functions, nor have they contained active nests in the past. Trees that provide or have provided heronry functions in the past are required to be replaced at a 2:1 ratio per existing City policy. The conditions of approval would specify that the final tree trimming and management plan include language consistent with this City policy. Per the tree trimming and management plan, trees to be removed would be surveyed in accordance with protocol to ensure that no active heronry functions would be affected and that the required replacement trees would be at least 36" box or equivalent and of a species capable of providing heronry functions equivalent to the tree being replaced. Trees that do not provide heronry functions or have the potential to provide heronry functions would be replaced at a 1:1 ratio per Chapter 232 of the HBZSO if they are required.

The proposed project would minimize the potential impacts to the herons and egrets by performing maintenance work or tree removals during the non-nesting season. Exceptions may only occur in demonstrated emergencies. Additionally, the planting of 21 Aleppo pine trees will mitigate for the removal of seven trees onsite per Coastal Commission requirements. Based upon recent monitoring of the site in 2014, the presence of herons and egrets is minimal. No impacts to nesting herons or egrets occurred with the branch and tree removals issued under the six emergency coastal development permits. Furthermore, adequate provisions incorporated into the project would reduce potential impacts to less than significant.

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| e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance? (Sources:1, 2) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|

Discussion: The herons and egrets that have previously been observed at the project site are protected under the Migratory Bird Treaty Act. The project incorporates mitigation measures that address tree maintenance relative to the nesting season of the herons and egrets. The site does not contain any trees protected by a preservation policy or ordinance. No impact would occur.

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| f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan? (Sources:1) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|

Discussion: There is no Habitat Conservation Plan or Natural Community Conservation Plan adopted for the City of Huntington Beach. The site is not located within a Conservation Overlay. No impact would occur.

VIII. MINERAL RESOURCES. Would the project:

ISSUES (and Supporting Information Sources):	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state? (Sources:1)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Discussion: See discussion under item b.				
b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan, or other land use plan? (Sources:1)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Discussion a & b: Huntington Beach has historically been an area used for oil, gas, sand, gravel, and peat extraction. The project site does not support any oil or mineral extraction operations and is not a known or listed mineral resource recovery site. The project consists of a tree maintenance plan of existing trees and mitigation plan for the planting of new trees. No impacts would occur.				

IX. HAZARDS AND HAZARDOUS MATERIALS.

Would the project:

a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials? (Sources:1, 12)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Discussion: See discussion under c.				
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment? (Sources:1, 12)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Discussion: See discussion under c.				
c) Emit hazardous emissions or handle hazardous or acutely hazardous material, substances, or waste within one-quarter mile of an existing or proposed school? (Sources:1, 12)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion a-c: The nearest school, Harbor View Elementary School, is approximately 0.1-mile from the project site. The project consists of a tree maintenance plan and mitigation plan. It will not involve the routine transport, use or disposal of hazardous materials. Debris and overgrown vegetation will be disposed after associated tree maintenance activities. The project does not provide on-site fuel dispensing, underground, or outdoor storage of hazardous materials. Mechanized equipment associated with the maintenance of the trees will not emit hazardous emissions or handle hazardous substances within one-quarter mile of the existing school. No impacts would occur.

d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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ISSUES (and Supporting Information Sources):	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
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environment? (Sources:1, 12)

Discussion: The project site is not listed on the State’s Hazardous Waste and Substance Site List. No impact would occur.

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| e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area? (Sources:1, 10) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
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Discussion: See discussion under f.

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| f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area? (Sources:1, 10) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
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Discussion e & f: The project is not within the vicinity of an airport or private airstrip. The project does not involve any new structures with heights that would interfere with existing airspace or flight patterns. No impacts would occur.

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|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan? (Sources:1) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
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Discussion: The project will not impede emergency access to the surrounding area. During tree maintenance or removal, all public walkways will be flagged or staked to ensure public safety. No impact would occur.

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| h) Expose people or structures to a significant risk of loss, injury, or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands? (Sources:1) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
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Discussion: The project site is developed and is surrounded by existing residential development. There are no wildlands within or surrounding the project area. No impact would occur.

X. NOISE. Would the project result in:

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|---|--------------------------|--------------------------|-------------------------------------|--------------------------|
| a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies? (Sources:1, 13) | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
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Discussion: See discussion under d.

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|---|--------------------------|--------------------------|-------------------------------------|--------------------------|
| b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels? (Sources:1, 13) | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
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ISSUES (and Supporting Information Sources):	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
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Discussion: See discussion under d.

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| c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project? (Sources:1, 13) | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|

Discussion: See discussion under d.

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|--|--------------------------|--------------------------|-------------------------------------|--------------------------|
| d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project? (Sources:1, 13) | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|

Discussion a-d: The project site is currently developed with and surrounded by residential uses. Maintenance activities associated to the project could result in short-term and intermittent increases in noise levels in the project area. Noise levels would vary depending on the mechanized equipment for the trimming and removal/replacement of trees and the duration of use. Accordingly, the project will comply with Chapter 8.40 – Noise, of the Huntington Beach Municipal Code which restricts noise sources associated with the maintenance of real property between the hours of 8:00 a.m. and 8:00 p.m. on any day except Sunday or between the hours of 9:00 a.m. and 6:00 p.m. on Sunday or a federal holiday.

The project will not involve excessive groundborne vibration nor substantially increase ambient noise levels above existing levels. Maintenance activities are exempt from noise levels per the City’s Noise Ordinance provided hours of maintenance are in compliance. Less than significant impacts would occur.

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| e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels? (Sources:1, 10) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
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Discussion: See discussion under f.

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|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels? (Sources:1, 10) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
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Discussion e & f: The project consists of a tree maintenance plan and mitigation plan for the management of existing and new trees on the subject site. The project is not within two miles of a public airport or private airstrip. Although the City is located within the Airport Environs Land Use Plan for Joint Forces Training Base Los Alamitos, the project will not result in the development of new structures or buildings that would expose people residing or working in the area to excessive noise levels. No impacts would occur.

XI. PUBLIC SERVICES. Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance

ISSUES (and Supporting Information Sources):	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
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objectives for any of the public services:

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| a) Fire protection? (Sources:1) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
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Discussion: See discussion under e.

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|-----------------------------------|--------------------------|--------------------------|--------------------------|-------------------------------------|
| b) Police Protection? (Sources:1) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
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Discussion: See discussion under e.

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| c) Schools? (Sources:1) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
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Discussion: See discussion under e.

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| d) Parks? (Sources:1) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
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Discussion: See discussion under e.

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|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| e) Other public facilities or governmental services? (Sources:1) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
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Discussion a-e: The project consists of a tree maintenance plan and mitigation plan on private property. It would not result in population growth that would require the need for additional fire protection services, police protection services, schools, parks, or other public facilities or governmental services. The purpose of the project is to allow for the proper management practices of existing and new trees on the subject site and protect the safety of the residential uses from overgrown vegetation. No impact to public services would occur.

XII. UTILITIES AND SERVICE SYSTEMS. Would the project:

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| a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board? (Sources:1, 13) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
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Discussion: Implementation of the project would not induce population growth or generate wastewater; therefore there would be no impact.

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| b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects? (Sources:1, 13) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
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Discussion: Implementation of the project would not induce population growth or result in a need for additional water or wastewater treatment facilities; therefore there would be no impact.

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| c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
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ISSUES (and Supporting Information Sources):	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
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construction of which could cause significant environmental effects? (Sources:1, 13)

Discussion: Implementation of the project would not induce population growth or result in a need for the construction or expansion of storm water drainage facilities; therefore there would be no impact.

- | | | | | |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed? (Sources:1, 13) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|

Discussion: The project will occur within existing landscaped areas on the project site. Existing irrigation and water supplies on the subject site will accommodate any replacement trees. No impact would occur.

- | | | | | |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| e) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project’s projected demand in addition to the provider’s existing commitments? (Sources:1, 13) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

Discussion: The project would not require wastewater treatment; therefore, there would be no impact.

- | | | | | |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| f) Be served by a landfill with sufficient permitted capacity to accommodate the project’s solid waste disposal needs? (Sources:1, 13) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|

Discussion: See discussion under g.

- | | | | | |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| g) Comply with federal, state, and local statutes and regulations related to solid waste? (Sources:1, 13) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

Discussion f & g: Rainbow Environmental Services is the exclusive hauler of all solid waste for the City of Huntington Beach. Rainbow Environmental Services operates a Transfer Station, located at 17121 Nichols Street with the City of Huntington Beach, and two Materials Recovery Facilities (MRFs) through which all solid waste is processed. The Transfer Station has a design capacity of 2,800 tons per day, and current utilization ranges between 53 and 71 percent. In addition, the two MRFs sort and separate all waste and recycle appropriate materials further reducing the waste generation going to the landfills.

Prior to 2008, Assembly Bill (AB) 939 required a 50 percent diversion of solid waste by the year 2000. Based on 2006 data, the City of Huntington Beach maintained a 71 percent diversion rate from the Orange County landfills, which exceeded the AB 939 requirement. In 2008, California enacted Senate Bill (SB) 1016, which established a per capita disposal rate target of 10.4 pounds per person per day (PPD). According to the City’s annual reports to CalRecycle, the City’s PPD rate was 4.7 in 2011, demonstrating compliance with SB 1016.

The Orange County Integrated Waste Management Department (IWMD) currently owns and operates three active landfills that serve the Orange County region, including: Frank R. Bowerman Landfill in Irvine; Olinda Alpha Landfill in Brea; and Prima Deshecha Landfill in San Juan Capistrano. All three landfills are permitted as Class III landfills and have a combined design capacity of 20,500 tons per day. Solid waste from the project site would be sent to the Frank R. Bowerman Landfill in Irvine. Permitted capacity for the landfill is limited to 8,500 tons per day. However, if the per day capacity is reached at the Bowerman Landfill, trucks are diverted to one of the other two landfills: Olinda Alpha in Brea (capacity 8,000 tons/day) and Prima Deshecha in San Juan

ISSUES (and Supporting Information Sources):	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
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Capistrano (capacity 4,000 tons/day) in the county.

The project consists of a tree maintenance plan and mitigation plan. It does not contribute to the solid waste generated by the residential uses on the project site. Felled branches, debris or overgrown vegetation will be taken offsite. No impacts would occur.

- | | | | | |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| h) Include a new or retrofitted storm water treatment control Best Management Practice (BMP), (e.g. water quality treatment basin, constructed treatment wetlands?) (Sources:1, 13) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

Discussion: The project does not involve construction or activities that require a new or retrofitted storm water treatment control BMP. The project is limited to a tree maintenance plan and mitigation plan. No impact would occur.

XIII. AESTHETICS. Would the project:

- | | | | | |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a) Have a substantial adverse effect on a scenic vista? (Sources:1) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

Discussion: See discussion under d.

- | | | | | |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway? (Sources:1) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|

Discussion: See discussion under d.

- | | | | | |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| c) Substantially degrade the existing visual character or quality of the site and its surroundings? (Sources:1) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

Discussion: See discussion under d.

- | | | | | |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area? (Sources:1) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

Discussion: The project consists of a tree maintenance plan and mitigation plan for the management of existing and new trees on the subject site. The site is currently developed. It is not located along a state scenic highway and there are no historic resources or rock outcroppings. The removal of trees would not degrade the visual character or quality of the site. Trees that have provided heronry functions in the past that are removed would be replaced at a 2:1 ratio and not substantially change the visual character of the site. The project will improve the quality of the site by allowing for the proper management practices of the onsite vegetation. The trimming or planting of trees will not create a new source of light or glare. Views will not be affected. No impacts would occur.

XIV. CULTURAL RESOURCES. Would the project:

- | | | | | |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a) Cause a substantial adverse change in the significance of | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|

ISSUES (and Supporting Information Sources):	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
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a historical resource as defined in §15064.5?
(Sources:1)

Discussion: See discussion under d.

- | | | | | |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?
(Sources:1) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|

Discussion: See discussion under d.

- | | | | | |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| c) Directly or indirectly destroy a unique paleontological resource or site unique geologic feature? (Sources:1) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|

Discussion: See discussion under d.

- | | | | | |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| d) Disturb any human remains, including those interred outside of formal cemeteries? (Sources:1) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|

Discussion a-d: The project site is developed with residential uses and associated improvements. No unique geological features or paleontological resources have been identified or are present on the site. The project does not involve ground disturbing activities that would uncover human remains or archaeological resources. Maintenance activities are limited to the trimming and the removal/replacement of trees. No impacts to cultural resources would occur.

XV. RECREATION. Would the project:

- | | | | | |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a) Would the project increase the use of existing neighborhood, community and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated? (Sources:1) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

Discussion: See discussion under c.

- | | | | | |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment? (Sources:1) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

Discussion: See discussion under c.

- | | | | | |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| c) Affect existing recreational opportunities? (Sources:1) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|

Discussion a-c: The project consists of a tree maintenance plan and mitigation plan for the management of existing and new trees on the subject site. It would not increase the use of existing parks nor involve construction of recreational facilities. Associated work with the project is contained onsite and will not affect existing recreational opportunities. No impacts to recreation would occur.

ISSUES (and Supporting Information Sources):	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
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XVI. AGRICULTURE RESOURCES. In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland. Would the project:

- | | | | | |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use? (Sources:1) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|

Discussion: See discussion under c.

- | | | | | |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| b) Conflict with existing zoning for agricultural use, or a Williamson Act contract? (Sources:1) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|

Discussion: See discussion under c.

- | | | | | |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| c) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use? (Sources:1) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

Discussion a-c: The property is currently development with residential uses. The site is not shown on any map of the California Resources Agency as important, unique or prime farmland. The proposed maintenance plan and mitigation plan would not result in the conversion of land zoned for agricultural uses or conflict with a Williamson Act contract. No impacts would occur.

XVII. GREENHOUSE GAS EMISSIONS. Would the project:

- | | | | | |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

Discussion: See discussion under b.

- | | | | | |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|

Discussion a & b: The project consists of a tree maintenance plan and mitigation plan. The project will not generate significant levels of GHG emissions because it does not involve construction equipment or vehicles traveling to and from the site above existing conditions. No impact would occur.

ISSUES (and Supporting Information Sources):	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
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XVIII. MANDATORY FINDINGS OF SIGNIFICANCE.

- a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory? (Sources:1-16)
-

Discussion: As discussed in Section VII. Biological Resources, the project does not have the potential to substantially degrade the quality of the environment through habitat or species degradation or threaten significant biological resources. Most recent monitoring of the site demonstrates that the population of herons and egrets has declined over the years. The planting and maintenance of new and existing trees may help to reestablish the avian species at the subject site. Impacts would be less than significant.

- b) Does the project have impacts that are individually limited, but cumulatively considerable? (“Cumulatively considerable” means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects.) (Sources:1-16)
-

Discussion: As discussed in Sections I to XVI, the project is not anticipated to have significantly cumulatively considerable impacts due to the relatively small scale and nature of the project as well as implementation of the tree trimming and mitigation plan and standard City codes and policies that would further reduce impacts. Less than significant impacts are anticipated.

- c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly? (Sources:1-16)
-

Discussion: As discussed in Sections I to XVI, all potential impacts that could have environmental effects on humans as a result of the project have been found to be less than significant due to the relatively small scale and nature of the project as well as implementation of the tree trimming and mitigation plan and standard City codes and policies. As such, impacts would be less than significant.

XIX. EARLIER ANALYSIS/SOURCE LIST.

Earlier analyses may be used where, pursuant to tiering, program EIR, or other CEQA process, one or more effects have been adequately analyzed in an earlier EIR or negative declaration. Section 15063 (c)(3)(D). Earlier documents prepared and utilized in this analysis, as well as sources of information are as follows:

Earlier Documents Prepared and Utilized in this Analysis:

<u>Reference #</u>	<u>Document Title</u>	<u>Available for Review at:</u>
1	City of Huntington Beach General Plan	City of Huntington Beach Planning and Building Dept., 2000 Main St. Huntington Beach and at http://www.huntingtonbeachca.gov/Government/Departments/Planning/gp/index.cfm
2	City of Huntington Beach Zoning and Subdivision Ordinance	City of Huntington Beach City Clerk's Office, 2000 Main St., Huntington Beach and at http://www.huntingtonbeachca.gov/government/elected_officials/city_clerk/zoning_code/index.cfm
3	Reduced Site Plan	Attachment #1
4	Project Narrative	Attachment #2
5	City of Huntington Beach Geotechnical Inputs Report	City of Huntington Beach Planning and Building Dept., 2000 Main St. Huntington Beach
6	FEMA Flood Insurance Rate Map (2009)	“
7	CEQA Air Quality Handbook South Coast Air Quality Management District (1993)	“
8	City of Huntington Beach CEQA Procedure Handbook	“
9	Trip Generation Handbook, 7 th Edition, Institute of Traffic Engineers	“
10	Airport Environs Land Use Plan for Joint Forces Training Base Los Alamitos (Oct. 17, 2002)	“
11	State Seismic Hazard Zones Map	“
12	Hazardous Waste and Substances Sites List	www.calepa.gov/sitecleanup/cortese
13	City of Huntington Beach Municipal Code	City of Huntington Beach City Clerk's Office, 2000 Main St., Huntington Beach and at http://www.huntingtonbeachca.gov/govern

Tennis Estates Homeowners Association

Huntington Beach, Ca. 92649

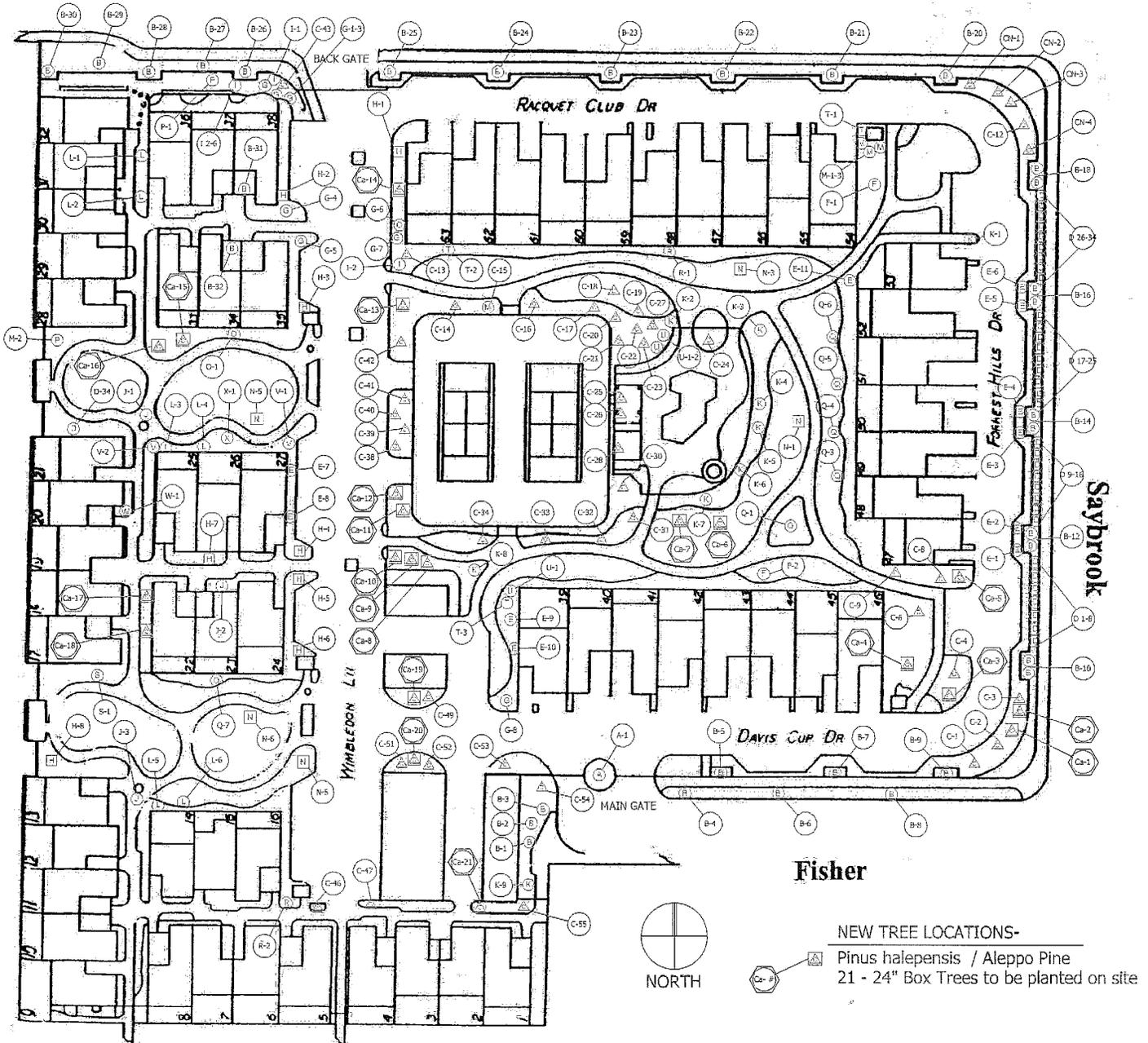
EXISTING TREES NAME AND LOCATION MAP

Exhibit 4

November 2014

NOTE: Tree layout provided is a representational schematic. Verify locations in field.

Humboldt



TREE SYMBOL AND NAME

- ⊗ Erthrina caffra / Coral Tree
- ⊗ Syagrus romanzoffianum / Queen palm
- △ Pinus halepensis / Aleppo Pine
- ◻ Pinus halepensis / Aleppo Pine
- ⊗ Cupressus arizonica / Arizona Cypress
- ⊗ Melaleuca quinquenervia / Paperbark Tree
- ⊗ Lophostemon confertus / Brisbane Box
- ⊗ Pinus canariensis / Canary Island Pine
- ◻ Eucalyptus citriodora / Lemon-Scented Gum
- ⊗ Juniperus c. 'Torulosa' / Hollywood Juniper
- ⊗ Lagerstroemia indica / Crape Myrtle
- ⊗ Ficus benjamina / Weeping Fig
- ⊗ Archontophoenix cunninghamiana / King Palm

TREE SYMBOL AND NAME

- ⊗ Pinus eldarica / Mondel Pine Tree
- ◻ Eucalyptus cladocalyx / Sugar Gum Tree
- ⊗ Araucaria heterophylla / Norfolk Island Pine
- ⊗ Pinus nigra / Black Pine
- ⊗ Schinus molle / California Pepper Tree
- ⊗ Podocarpus gracilior / Fern Pine
- ⊗ Liquidamber styraciflua / American Sweet Gum
- ⊗ Pittosporum tobira / Tobira Pittosporum
- ⊗ Eugenia myrtifolia / Bush Cherry
- ⊗ Prunus cerasifera / Purple Plum
- ⊗ Betula pendula / European White Birch
- ⊗ Pinus radiata / Monterey Pine Tree
- ⊗ Ficus crassifolia / Wax Leaf Fig Tree

TENNIS ESTATES HOMEOWNERS ASSOCIATION
CITY OF HUNTINGTON BEACH
COASTAL DEVELOPMENT PERMIT PROJECT DESCRIPTION

Project Description

The Tennis Estates Homeowners Association (“TEHOA”) proposes to establish a Tree Trimming and Management Plan (“TTMP”) that will be implemented within the TEHOA property. The TTMP addresses maintenance and management for 1) trees that have provided heronry functions (e.g., nesting, roosting, cover, and/or shelter) during at least one the previous five years and 2) and all other trees which do not provide heronry functions. The TTMP has been prepared in support of Coastal Development Permit (CDP) 2010-010 and includes a number of components, each of which is addressed in more detail below.

The project description, as set forth below, also responds to Application Requirement No. 15 on the City Planning Department’s “General Application”:

(a) Description of project and services, including proposed use, square footage, hours and days of operation, number of employees, and other information as appropriate

As noted, the project consists of the implementation of the TTMP, which establishes the procedures for TEHOA’s ongoing tree maintenance activities within the Site. No construction is proposed. Any tree maintenance and/or removal activities conducted pursuant to the CDP shall constitute “commencement” of the project for purposes of Section 245.36 of the Huntington Beach Municipal Code. Tree maintenance activities will be conducted in accordance with all provisions of the Huntington Beach Municipal Code, including but not limited to Chapter 8.40, *Noise Control* as well as with the TTMP and associated documents described below. The TTMP will be implemented by a team consisting of a Certified Arborist and associated landscape crew and a Biological Monitor with at least two year experience conducting nesting surveys and nest monitoring for herons and egrets and who is also experienced in conducting nesting surveys for all birds covered under the Migratory Bird Treaty Act.

(b) Reasons for initiating this application

The Coastal Commission considers any tree that supports heron and/or egret roosting and/or nesting areas to constitute “major vegetation” the removal of which or trimming of its branches, in turn, constitutes “development” under the Coastal Act and the City’s Local Coastal Program (“LCP”) requiring prior authorization pursuant to a CDP. This application has been initiated to gain approval of TEHOA’s tree maintenance program (TTMP) and associated documents that would then be authorized by a CDP. Completion of the CDP would also “Make Permanent” Emergency Permits No. 5-10-179-G, 5-11-143-G, 5-11-309-G, 5-12-174-G, 5-12-186-G, and G-5-14-0015. With issuance of the CDP, TEHOA could conduct needed maintenance of the trees on the TEHOA property in a manner fully consistent with the TTMP and associated documents

TTMP and Associated Documents

The TTMP, is the central and controlling document to be addressed by the CDP, and provides all necessary procedures, in sufficient detail for addressing the full range of circumstances wherein it will be permitted to trim all trees on site including those trees determined to be “major vegetation” when necessary to (a) maintain the health of the tree; and/or (b) prevent property damage or personal injury from the tree. The CDP will authorize the trimming of trees that CCC considers “major vegetation” provided the trimming is conducted in a manner that does not disturb nesting and/or roosting herons and egrets, while at the same time protecting life, property and minimizing the future need to remove trees. In order to achieve this, the TTMP includes the following:

- Annual monitoring requirements/protocols for the heronry;
- Annual reporting requirements;
- List of trees which have been used for nesting and/or roosting in the last five years;
- Procedures for trimming or removal during the nesting season;
- Procedures for trimming or removal outside the nesting season;
- Procedures for trimming trees within the heronry and outside the heronry; and
- Procedures to be followed during emergencies

Implementation of the TTMP as set forth, will ensure that:

- The potential for significant impacts to the heronry caused by tree trimming or removal has been reduced to the maximum extent feasible;
- The potential for significant impacts to individual herons or egrets (of any kind), associated with tree trimming or removal has been eliminated;
- Any potential impacts to the heronry, identified by the project biologist, can and will be fully mitigated such that any potential impacts are reduced to less than significant.
- Significant impacts on other avian species covered under the MBTA would be avoided through trimming or tree removal outside the avian breeding season or through monitoring to ensure avoidance should it be necessary to work during the breeding season.

The Mitigation Plan supports the TTMP in that it describes the methods for installation and the requirements for monitoring of 21 pine trees to be planted as compensation for seven trees that were previously removed on the TEHOA property. Once installed, these trees will be subject to the provisions in the Mitigation Plan and will also be subject to the provisions in the TTMP. Once the 21 trees meet their five-year performance standards, they will no longer be subject to the provisions of the Mitigation Plan but will remain subject to the provisions of the TTMP. The Mitigation Plan includes the following components:

- Goals of the Restoration Plan;
- Responsible Parties;
- Planting Procedures;
- Maintenance Schedule;

- Maintenance Requirements;
- Monitoring Requirements;
- Performance Standards; and Reporting Requirements

TEHOA is requesting that included in the CDP will be a provision that will **Make Permanent All Work Undertaken for Six Emergency Coastal Development Permits** (No. 5-10-179-G, 5-11-143-G, 5-11-309-G, 5-12-174-G, 5-12-186-G, and G-5-14-0015) issued for Tennis Estates Located in Huntington Beach, Orange County, California. This request is set forth in a letter to Ms. Jill Arabe that summarizes the need for each emergency permit as well as the measures to ensure that coastal resources (specifically nesting or roosting herons and/or egrets) were protected during implementation. As described in the referenced letter, the work associated with the six emergency permits did not have an adverse impact on the heronry and as such, no mitigation is necessary to address the maintenance performed under the emergency permits.