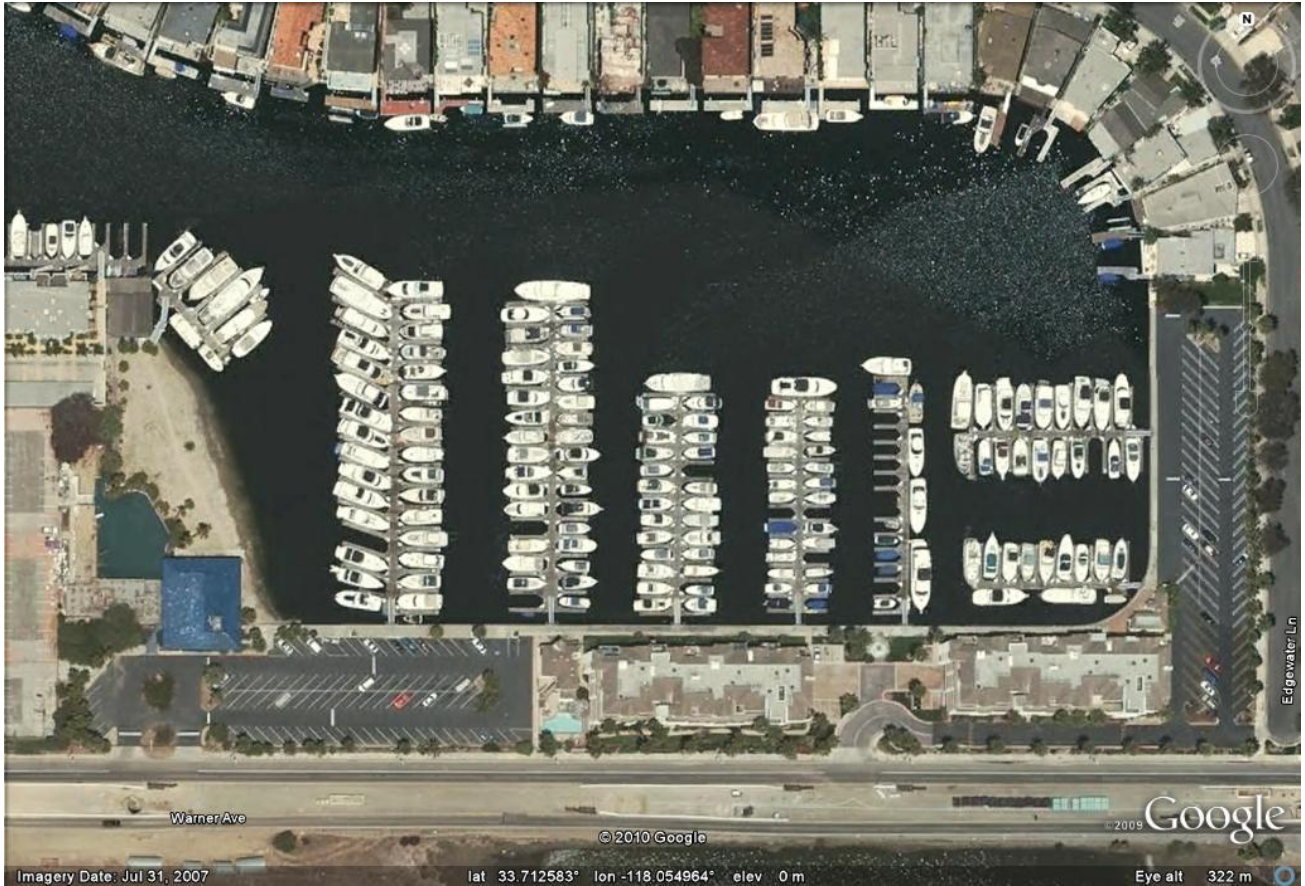


**Orange County Coastkeeper Management Plan  
for the  
Huntington Harbour Bay Club Public Easement  
June 4, 2012**



The goal of this management plan is to provide the public with safe and legal access to the beach, boardwalk and parking lot areas at Huntington Harbour Bay Club that were offered to the public by the owners. This plan will provide details on the public access.

## **Background**

The Huntington Harbour Bay Club public access easement was offered by the owners in November 1988 as part of an approval by the California Coastal Commission (CDP # 5-86-967) to develop other portions of the property. In November 2009 Orange County Coastkeeper (OCCK) accepted the offer to dedicate and took responsibility for the public access easement. As a necessary component of the acceptance process, OCCK prepared a Management Plan (dated November 10, 2009) which was approved by the Coastal Commission (CCC) and Coastal Conservancy (SCC) in December 2009. The purpose of the 2009 Management Plan was to enable OCCK to accept the OTD and then complete the necessary planning steps in order to determine the physical improvements needed to open the easement. Once those planning steps occurred, the OCCK was to prepare an amended Management Plan for concurrence by the CCC and SCC. Therefore, this 2012 amendment to the Management Plan is OCCK's plan to provide for site specific improvements that will result in the site being opened for public use.

## **Purpose**

OCCK accepted this public access easement in order to permanently protect the easement area for general public recreational use. It is OCCK's intent to improve the public knowledge of the site and opening it for daily public use.

The opening of this easement is part of OCCK's larger public access program that also includes managing another public access easement at Portofino Cove (CDP # 5-83-797 Crocker National Bank) also in Huntington Harbour. Additionally we anticipate accepting responsibility for managing other selected public access areas in Huntington Harbour and Orange County.

## **Site Description**

The site is located at the Huntington Harbor Bay Club, 4121 Warner Ave, Huntington Beach. The easement extends laterally over the bulkhead and lots "C", "D", and "E" of tract No 11881 for lateral public use and over the entire beach, Lot "F" for recreational use. Additionally 10 parking spaces in the parking lot are available for public use.

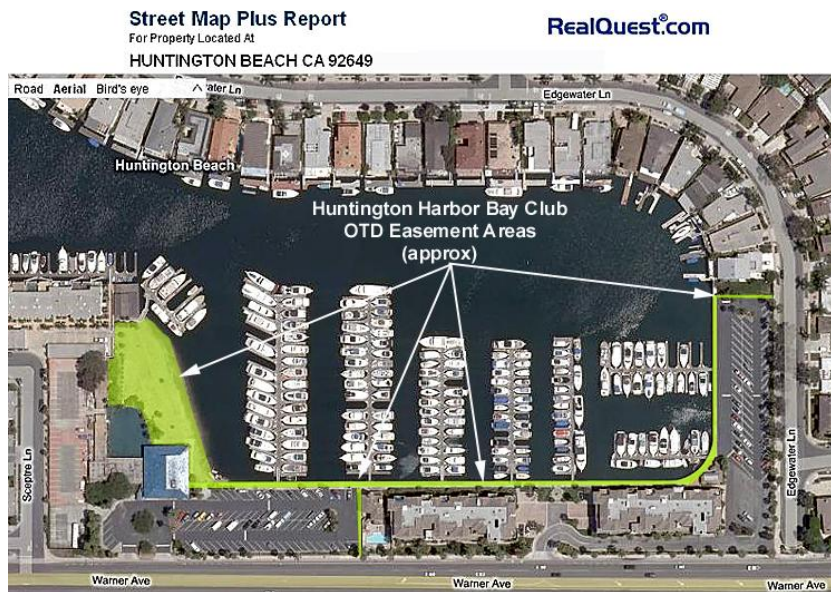
## **Site Use**

Prior to the expansion of the marina, decades ago, the beach at the Huntington Harbor Bay Club was commonly and historically used as a "baby beach" and included activities such as sun bathing and sabot (small sailboat) launching. Over the following decades and long before OCCK accepted the OTD, the beach area degraded due to marina related

activities and at this point it's most attractive feature is that it provides for a launching point into the marina. This small pocket beach is located with the protected Huntington Harbour waterways and provides a safe alternative for novice recreational water users from the open waters nearby at Huntington State Beach. Therefore, we are opening this area for hand launching of sabots, kayaks, standup paddle boards, windsurfers, etc., free of charge. Beach users will park in one of the 10 designated parking spots free of charge every day of the week, including holidays. Beach parking is valuable in this area and free public parking is a rarity in coastal Orange County.

The CCC's enforcement division has directed the property owner to install the public access and parking signage required by CDP # 5-86-967 and remove an unpermitted metal gate blocking access from the parking lot to the public beach. Therefore OCCK will defer to the CCC to ensure these conditions are complied with.

OCCK will maintain public access to the bulkhead walkway by ensuring the area continues to be free of obstruction. OCCK has not observed any impediments to public traffic on the bulkhead walkway since submitting our 2009 Management Plan. Recently, the owners of the Huntington Harbour Bay Club have erected public access signage that complies with CDP # 5-86-967.



### **Maintenance and Liability**

OCCK has assumed responsibility for maintenance and liability of the easement and will implement its maintenance responsibilities concurrent with official opening of the easement for public use.

## **Monitoring Reports**

One year after the opening of the Easement, OCCK will submit an Opening Report which documents the public use of the access way, any problems that may have arisen regarding public access, and steps taken to address any access problems.

OCCK shall maintain a log of all complaints that arise in connection with ownership of the Easement, including date, complainant identification, nature of the complaint, form of the complaint and OCCK response, resolution or attempted resolution. OCCK shall provide a copy of the complaint log to the CCC and the SCC on request.

If any material complaint is submitted to OCCK which cannot be resolved within 30 days by discussion and agreement between the complainant and OCCK, OCCK shall promptly provide to CCC and SCC a copy of the complaint (or a summary of the complaint if not in writing) and of OCCK's response to address, resolve, or respond to the complaint.

If any complaint is submitted to the CCC or SCC regarding OCCK's operation of the Easement, upon request by the CCC or SCC, OCCK shall submit a written report within 30 days, detailing its response to the issues identified in the complaint and any changes needed to address the issues.

For any reason, the CCC or SCC can require the submittal of a Monitoring Report. Upon written notification of the need for such a report, OCCK shall submit the written report within 30 days.

For all Coastal Commission required easements held and operated by OCCK, OCCK shall prepare and retain documentation of its activities related to maintenance, monitoring and management.

## **Written Approval of Conservancy and Commission**

OCCK shall obtain the advance written approval of the Conservancy, through its Executive Officer, and the Commission, through its Executive Director, before OCCK undertakes, authorizes or permits any action or enters into any agreement or participates in any litigation that may materially affect, alter, impair or delay the future use of this easement for public access or the use of this easement by the public or that may be inconsistent with the material terms of this amended Management Plan. The Conservancy and the Commission shall not unreasonably delay or withhold approval.

## **Amendment**

This Plan may be amended as needed, with the concurrence of all three signatories.

## **Agreement**

Should Orange County Coastkeeper cease to exist or fail to carry out its responsibilities pursuant to the approved management plan, as determined by the Executive Director of the California Coastal Commission or the Executive Officer of the State Coastal

Conservancy, then the State Coastal Conservancy shall have a right of entry upon the exercise of which all right, title, and interest in the easement shall be vested in the State of California, acting by and through the State Coastal Conservancy or its successor in interest, or in another public agency or nonprofit organization designated by the State Coastal Conservancy that has agreed to accept the easement. This right of entry has been set forth in the Certificate of Acceptance and Acknowledgement by the California Coastal Commission of Acceptance of Offer to Dedicate Public Access Easement by which the Orange County Coastkeeper accepted the public access Easement. The foregoing is agreed to by and between the Executive Director of Orange County Coastkeeper, the Executive Director of the California Coastal Commission, and the Executive Officer of the State Coastal Conservancy.

Signatures

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Garry Brown  
Executive Director  
Orange County Coastkeeper

Date

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Charles Lester  
Executive Director  
California Coastal Commission

Date

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Sam Schuchat  
Executive Officer  
State Coastal Conservancy

Date