

## **Exhibit E.**

### **PERMITTED USES AND ACTIVITIES**

#### **A. Allowable Uses**

1. Pedestrians are to remain on designated trails in areas with sensitive wildlife and plant habitats. Cross-terrain hiking is allowable outside of sensitive habitat areas. All users shall observe proper trail etiquette.
2. Bicycling. Bicycle riding is allowed on trails that are marked as bicycle access. There are no "bicycle only" trails. Bikes will share trails with pedestrians.
3. Dogs. Dogs must be under the control of their owner on all parts of the Ranch. The Ranch Manager has the authority to require leashes on any trail for safety purposes. A dog park may be provided on the East Ranch.
4. Active Recreation. Active recreation uses are allowed only within the designated Community Park area on the eastern portion of the Ranch.

#### **B. Regulated Uses**

1. Animal Grazing. Animal grazing is allowed per the conditions in the Management Plan. (see Restoration Activities below)
2. Horseback Riding. Equestrians associated with an organized horse group are allowed by permit on prearranged dates. No single equestrians are allowed. Horses are to walk only.
3. Fishing. Ocean fishing is permitted subject to State and Federal regulations. Fishing is not allowed in Santa Rosa Creek.
4. Group Assembly/Public Gatherings. Gatherings will be allowed by special event permit or agreement issued by the Ranch Manager, as described in Chapter 9, Implementation.
5. Special Studies. Scientific observation and studies may be conducted by individuals or educational institutions with permission of the Ranch Manager. These studies may not alter the landscape in any way, or impede normal allowed public access. No harvesting of natural resources on the Ranch may occur. Small plant and geologic samples may be taken for recording purposes. No native animals may be removed from their habitat. Any organization or individual requesting to study a portion of the Ranch must submit an outline of proposed procedures for the study, to be approved by a Manager. The researcher will share the results of the study with the Ranch Manager.

6. **Motorized Vehicle Access.** The use of motorized vehicles on the Ranch shall be limited to emergency access, and to vehicular access necessary to carry out maintenance, construction or restoration activities or grazing operations in the designated areas. With the exception of public health and safety emergencies, the Ranch Manager shall authorize all vehicular access to the Ranch.
7. **Cell Towers.** Cell towers may be installed per County approved plans and permits. (See Physical Improvements, below.)
8. **Utility / Service Facilities.** Utility easements, access roads, utility construction, and the CCSD water works are allowed as specified in the Management Plan. (See Physical Improvements, below.)
9. **County Storage Yard.** The County storage yard as permitted in the lease agreement with CCSD until an approved alternative County storage yard is finalized. (See Physical Improvements, below.)

### **C. Allowed Physical Improvements**

The construction or installation of physical improvements, as well as any activities associated with maintenance of the Ranch and with the restoration of natural resources, shall be limited to those described in the Management Plan and per the design standards, specifications and locations specified in the Plan. Only those persons or organizations approved by the Ranch Managers will be allowed to install improvements or carry out construction, management or restoration activities. Allowed improvements shall be limited to the following:

1. **Trails.** The Ranch Managers will approve and appoint all construction activity and personnel.
2. **Gates and Stiles.** Stiles or locked vehicle gates and bollards are allowed as designated in the Plan.
3. **Fences.** The Ranch Managers are responsible for fence repair and maintenance.
4. **Benches.** Benches may be placed along trails as designated in the Management Plan
5. **Boardwalk.** Boardwalk trails may be used to prevent erosion and other environmental damage only as recommended in the Management Plan
6. **Community Park.** Active recreational facilities associated with the development of a community park may be constructed on that portion of the Property described in Exhibit B. The precise location and nature of said facilities will be determined pursuant to a public planning process undertaken by the Grantor. Such recreational facilities may include, but are not limited to, soccer and softball playing fields, volleyball and basketball courts, and a community center, and may only be

constructed in accordance with a community park plan that has been adopted by Grantor. Improvements, which require mitigation in order to bring them to a "less than significant impact", must follow mitigation recommendations, or be better than mitigated recommendations, as outlined in Exhibit H.

7. Cell Tower. A cell towers may be constructed only in the location described in Exhibit C and in accordance with the standards described in the Management Plan. The cell tower must be located and designed to have little to no visual impacts or impacts on the natural features of the Ranch, and constructed and maintained in such a way as to not impede public enjoyment of the Ranch.
8. Utility Easements. The maintenance of utility lines and utility access roads as specified in the Management Plan.
9. CCSD Water Works. The relocation and subsequent maintenance of the water works and storage yard as specified in the Management Plan.
10. County Equipment Yard as permitted in the lease agreement with CCSD until such time as it can be relocated.
11. Signs. The placement of signs is allowed only in accordance with the standards and policies of the Management Plan and in the locations set forth in the Plan.

#### **D. Restoration Activities**

1. Bank stabilization. Bank stabilization methods must use bio-engineered methods described in Chapter 5, Soils section of the Management Plan. No grazing is allowed on creek banks or in the creek corridor except as specifically prescribed by the restoration procedures in the Management Plan.
2. Invasive/Nonnative Removal. Invasive and non-native plants may be removed per the methods described in the Management Plan.
3. Gully Stabilization. Gully stabilization may use restoration and stabilization methods as described in the Management Plan.
4. Animal Grazing. Grazing animals may be used as a vegetation management tool as described in the Management Plan. No animal grazing on creek banks or in the creek corridor except as specifically prescribed by the restoration procedures in the Management Plan.
5. Habitat Restoration. Habitat restoration efforts will be conducted per the Management Plan with permission of and coordination with the Ranch Manager. The Ranch Manager has the authority to allow propagation of native plants for restoration purposes.