



TEDA, Inc.

TUOLUMNE ECONOMIC DEVELOPMENT AUTHORITY, Inc.

Attention Applicants for Westside Property Use

Westside Property Use Requirements:

The Tribe purchased the 328-acre West Side Property formally known as the West Side Lumber Company in 2004. First and foremost, the Tribe is committed to preserving, protecting, and enhancing traditional ancestral lands and acknowledges our responsibility of being good stewards for natural, cultural, and wildlife resources. The Westside property is a unique treasure that includes a combination of critical fish and wildlife habitat, significant historical properties and cultural resources, and most importantly critical values for economic development. The property was purchased to further the Tribal goal of becoming economically self-sufficient.

Approximately three quarters of the site will be used for the golf course, subdivision and commercial endeavors. However economic development is only a complementary part of the Tribe's overarching plan and is only one of many benefits the site entails. To fulfill the Tribe's objectives for the property the remaining acreage will be managed under a plan for restoration, preservation and enhancement of wildlife habitat, native plant species, historic properties and cultural resources.

Pursuing the goals outlined by Tribal, TEDA provided for:

- ✓ A formal wetland delineation for the property with the US Army Corps of Engineers verifying the results.
- Approximately 31.2 acres have been identified as wetlands and ponds that are jurisdictional waters of the U.S. These waters, ponds, riparian and emergent wetlands providing habitat critical for many invertebrates, reptiles, amphibians, birds, mammals and native plantspecies.
 - Through the permitting process a plan was developed and incorporated into the permits as a condition for the development that mandates protection and preservation of significant resources.

- ✓ A federal historic property evaluation was performed to identify eligible sites. The State Historic Property Office (SHPO) and the US Army Corps of Engineers (ACOE) concurred with the findings.
 - Multiple sites were identified and evaluated for significance.
 - As required by the permitting process a Historic Property Treatment Plan was implemented and incorporated into the permits as a condition for the development which requires protection and preservation of significant resources.

An integral part of the plans for the Westside property is a Wildlife Restoration Plan, dedicated to bringing back and maintaining a healthy, native ecosystem; including native plants, riparian and aquatic life. In addition, a plan was developed to protect the significant historical and archeological sites. These sites were capped for eternal preservation or incorporated into the project design as protected areas and delineated by fences for protection as development progresses. Ultimately permanent barriers will be constructed when property is used by the public.

Meeting the objective for the Westside property requires an economic development plan supported by the Wildlife Restoration Plan, dedicated to bringing back and maintaining a healthy, native ecosystem; and a plan to protect and preserve the significant historical and archeological sites.

As clearing and excavation work has progressed the Westside property has become more visible and accessible from the outside. People from the surrounding areas have been increasingly accessing Westside; with and without authorization, for walking, hiking, bicycling and operating motorized vehicles.

As a result of the above referenced activities, it has become apparent that misuse of the property has resulted in property damage to protected areas. In order to protect the assets of the Tribe and to maintain the integrity of the development permits, TEDA has initiated more stringent controls over use of the property and will more vigorously enforce these controls.

The controls and requirements that have been implemented effective April 15, 2015 are as follows:

- ✓ **Non-Tribal User**
 - Application for use of property must be made in writing and be AUTHORIZED by a TEDA Officer prior to use. A copy of document to be filed by TEDA and user must retain a copy of signed authorization in their possession while using Westside property.
 - A 'Waiver' absolving TEDA of liability must be signed by applicant prior to use. This waiver requires authorized users to acknowledge their liability for personal injury & property damage; and acceptance of personal liability for damage of TEDA property they may cause.
 - If applicant request includes use of a motorized vehicle(s), user must review map of Westside property with authorized TEDA Agent, a signed map to be filed with TEDA and user must retain a copy of signed map in their possession while using Westside property.
 - Group (10 people or more) activities require proof of liability insurance of \$1,000,000 for personal injury & property damage; naming TEDA, Inc. as 'Also Insured'.

✓ **Tribal Members**

- If use includes use of motorized vehicle(s), user must review map of Westside property with authorized TEDA Agent and user must retain a copy of signed map in their possession while using Westside property.

Sincerely,

TEDA Board of Directors