

January 10, 2022

Jamie Schmidt  
Under Canvas, Inc  
1172 Happy Lane  
Belgrade, MT 59715

**RE: PRE-APPLICATION, PA 07-21  
UNDER CANVAS**

Jamie Schmidt:

Thank you for participating in a pre-application meeting on January 5, 2022. Below is a summary of discussion topics for the meeting.

1. Paved access to the proposed facilities is required.
2. Staff recommends consulting California Department of Fish & Wildlife (CDFW) to discuss CDFW take permit requirements. Western Joshua Tree take permits for commercial developments are issued by CDFW.
3. The applicant will develop a new zoning and General Plan designations for the proposed project.
4. Public access to the National Park may not be recommended by staff, pending the results of the Traffic Impact Analysis.
5. The traffic consultant for the proposed project is preparing trip generation rates for the proposed project.
6. The proposed restaurant would be restricted to guests and is not anticipated to generate additional vehicle trips.
7. The applicant's environmental consultant has prepared new biological surveys for the property as of 2021.
8. Please illustrate electric vehicle (EV) parking spaces on site plan.
9. The Town contracts for CEQA report preparation and environmental review. The applicant is required to reimburse the Town for the costs associated with those services. The applicant is required to submit technical environmental studies identified in the submittal requirements for the required permit application(s).

Planning  
(760) 369-6575  
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The Town of  
**Yucca Valley**

COMMUNITY DEVELOPMENT/PUBLIC WORKS DEPARTMENT  
58928 Business Center Dr.  
Yucca Valley, California 92284

If you have any questions or require any additional information, please contact Planning Division staff at 760-369-6575, x317.

Best regards,

A handwritten signature in black ink, appearing to read "Jared Jerome", written over a horizontal line.

Jared Jerome  
Associate Planner