

September 03, 2019

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

Jamie:

Thank you for being on the conference call today. Based upon the discussion on the conference call, the following is the Town's understanding:

1. Under Canvas is updating the project description and site plan. It is anticipated these updated items will be completed within the next three to four weeks;
2. The number of units on the proposed project are likely not being changed; the tennis courts are being removed and the mountain biking areas are being removed; The other site improvements and amenities will remain as part of the revised/updated site plan, albeit with modifications in the overall project design and layout.
3. At the time that Under Canvas submits the revised project description and site plan, applications for Conditional Use Permit, General Plan Amendment, Rezoning, Specific Plan, and Environmental Review will be submitted along with the pertinent application fees. I will forward the fee schedule to you under separate communication.
4. After the above have been submitted, Placeworks will complete a proposal for the environmental review with an accompanying fee schedule for Town review. Under Canvas will need to deposit with the Town the funds necessary to undertake and complete the environmental review process.
5. Any environmental studies/background studies prepared for the site on behalf of Under Canvas will be provided to the Town as part of the review process. It is the Town's understanding that one or more biological reports are or will be available.
6. Once under contract, Placeworks and its subconsultants, if any, will need access to the project site.

Finally, when Under Canvas legal counsel is participating in technical discussions, the Town needs to be aware of that fact in advance. The Town typically will not hold meetings on private land development projects when the applicant's legal counsel is participating in the discussion, but the Town has not made aware of that fact in advance and could not have the Town Attorney's office participate in that discussion.

Please contact me if you have any questions.

Thank you,



Diane Olsen  
Assistant Planner



The Town of  
**Yucca Valley**

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