



CITY OF RANCHO SANTA MARGARITA

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June 14, 2021

William Lyon Homes (now Taylor Morrison)
Attn: Michael Battaglia
4695 MacArthur Court, 8th Floor
Newport Beach, CA 92660

SUBJECT: CLOSURE OF PLANNING APPLICATION RSM 19-010 (GENERAL PLAN AMENDMENT, ZONE CHANGE, SPECIFIC PLAN, VESTING TENTATIVE TRACT MAP NO. 15921, SITE DEVELOPMENT PERMIT, AND ENVIRONMENTAL IMPACT REPORT)

Dear Mr. Battaglia,

This letter is to inform you that Planning Application RSM 19-010 has lapsed due to inactivity and is now closed pursuant to Section 9.08.240 of the Rancho Santa Margarita Municipal Code. A refund of the unused case deposit is enclosed.

In accordance with Section 9.08.240 of the Rancho Santa Margarita Municipal Code, a permit application is considered inactive and closed if the applicant fails to submit, resubmit, or respond to a request for materials or additional information within 180 calendar days from the date the application was deemed complete. The applicant, William Lyon Homes (now Taylor Morrison) submitted Planning Application RSM 19-010 to the City of Rancho Santa Margarita on July 24, 2019. This project, known as "Paloma Square" requests to construct a 120-unit townhome development on property located at 31931 Dove Canyon Drive, and involves the discretionary actions listed above. Staff responded in writing to the July 24, 2019 submittal, as well as the November 18, 2019 resubmittal. Letters from the City dated August 21, 2019, December 17, 2019, and February 4, 2020 deem the application incomplete and request additional information to enable continued review of the application. The applicant has not responded to the requests for over one year. Accordingly, **Planning Application RSM 19-010 is considered closed as of the date of this letter.**

The City received a deposit totaling \$59,092.00 at the time of application in accordance with the fee schedule in effect at the time of submittal. A refund of the unused deposit in the amount of \$43,269.23 is enclosed.

If you have any questions regarding this letter, please contact me at (949) 635-1816.

Sincerely,

Cheryl Kuta
Development Services Director

cc

Patrick Parker, Dove Canyon Recovery Acquisition, LLC, 1925 Palomar Oaks Way, Suite 204,
Carlsbad, CA 92008

Raintree Investment Corp. 12275 El Camino Real, San Diego, CA 9210

File: RSM 19-010

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