

July 14, 2026
City Council Meeting

PowerPoint Presentations
and
Information distributed
at Council meeting



Rancho Ridge Planned Unit Development (PUD)

City Council
July 14, 2026

Proposed Project

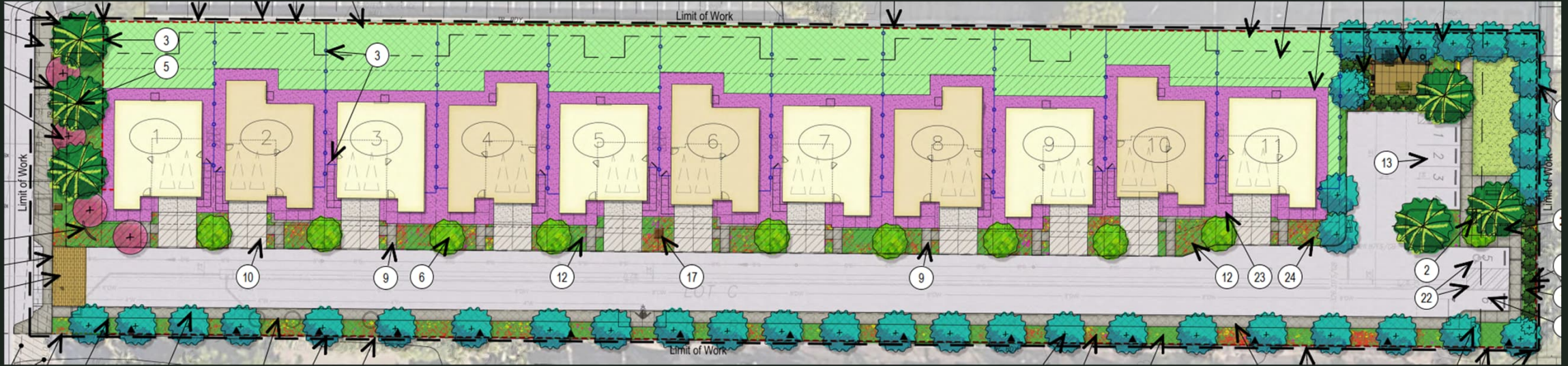
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- 647 N. Rancho Santiago Boulevard
 - Zoning: Single Family Residential – 10 (R1-10)
 - General Plan: Low Density Residential (LDR)



Analysis

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Recommendation

- Finding of CEQA Exemption
- Adopt City Council Resolution No. 11709, approving TTM No. 0052, CUP No. 3203, DR No. 5119, and MJSP No. 1137
- Introduce and conduct First Reading of Ordinance No. 12-26 to change the zoning classification



Questions?



Planned Unit Development Findings

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- Approval of a PUD must be justified by three required findings (OMC 17.16.030):
 1. Conforms to the General Plan regarding land use designation and density
 2. Utilizes creative and imaginative planning and design features to create a quality living environment, equal to or greater than might be accomplished under the base zoning designation
 3. The project preserves unique physical, topographical, or environmental features, where applicable



California Environmental Quality Act (CEQA)⁷

- Project analyzed for potential environmental impacts via Initial Study
 - Eligible for an exemption under CEQA Guidelines Section 15183



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June 2, 2025

Mayor Dan Slater
City Council Office
300 E. Chapman Ave.
Orange, CA 92866

Dear Mayor Slater,

I hope all is well with you, and I very much look forward to seeing you at the opening of the new Daniele C. Struppa Research Park, at the Killefer School, this coming August. You will receive an invitation soon.

I am writing to express my position after hearing from Brian and Alisa regarding the recent meeting they had with City Council.

We entered this discussion to help the city in its fiscal crisis. However, I must share that the counterproposal from the city is a non-starter for us. The increase of the period from three to five years, the increase of payment from \$100 to \$150, the request that we do not offer any more fireworks and that we eliminate the undie-run, are all requests we cannot accept.

Therefore, at this point Chapman declines to continue pursuing an agreement with the city.

As you know, I am retiring as president of Chapman in a few months (September 2nd). It is possible that my successor, Matt Parlow, may wish to re-open discussions, and so I recommend you and City Council reach out to him, in due time, to discuss options.

Warm regards,



Daniele C. Struppa