



Agenda Item

Orange City Council

Item #: 3.13.

6/9/2026

File #: 25-0681

TO: Honorable Mayor and Members of the City Council

THRU: Jarad Hildenbrand, City Manager

FROM: Christopher Cash, Public Works Director

1. SUBJECT

Approval of Final Tract Map for Tract 18163 for the Mabury 22 project located at 6000 E. Mabury Avenue

2. SUMMARY

Tract Map 18163 is a subdivision of 22 single-family homes on the south side of East Mabury Avenue.

3. RECOMMENDED ACTION

Approve Final Map for Tract 18163.

4. FISCAL IMPACT

None.

5. STRATEGIC PLAN GOALS

Goal 5: Improve Infrastructure, Mobility, and Technology

6. DISCUSSION AND BACKGROUND

On August 25, 2020, the City Council approved Resolution No. 11268 which includes Tentative Tract Map 0050-20 located at 6000 E. Mabury Avenue. The proposed project would involve subdividing and constructing 22 detached single-family dwelling units on approximately 10.9 acres of the approximately 15.4 acre site north of Santiago Creek. It would involve an open space dedication of approximately 4.5 acres along the Santiago Creek corridor on the portion of the site designated as Low Density Residential (LDR). Residential lots would comprise approximately 5.4 acres and the remaining approximately 5.5 acres would be used for infrastructure.

The Final Map for Tract 18163 conforms to the approved Tentative Tract Map. The Final Map also includes dedication of easements for streets, fire access, utility and public trail purposes.

All required fees have been paid, and bonds have been posted to guarantee construction of on-site improvements, and off-site street improvements.

7. ATTACHMENTS

- Site Map
- Tract 18163 Final Map