

**CITY OF TEMECULA
AGENDA REPORT**

TO: City Manager/City Council

FROM: Ron Moreno, Director of Public Works/City Engineer

DATE: August 12, 2025

SUBJECT: Approve Tract Map 36959-2 for SB Altair LLC Project to Include the Naming of Pu'éska Mountain Parkway (Located in the Southwest Portion of Old Town Temecula)

PREPARED BY: Valerie Caragan, Associate Engineer II

RECOMMENDATION: That the City Council:

1. Approve Tract Map 36959-2 in conformance with the conditions of approval; and
2. Approve the subdivision improvement and monumentation agreements with SB Altair LLC; and
3. Authorize the City Manager to execute the agreements on behalf of the City.

BACKGROUND: SB Altair LLC

Tract Map 36959-2 is a subdivision of Lot 5 of Tract Map 36959-1 on file in Book 498 pages 83 through 91 of Tract Maps, records of Riverside County, in the City of Temecula, County of Riverside, State of California. This is a map of a condominium project as defined in Section 4125 of the Civil Code of the State of California and is filed pursuant to the Subdivision Map Act.

Securities have been posted for the public improvements and monumentation as conditioned by the approval of Tentative Map 36959-2 by the planning commission on January 9, 2018.

The property owner/developer has met the terms of the Conditions of Approval for map recordation, and this Tract Map is in conformance with the approved Tentative Tract Map. The approval of a Subdivision Map, which substantially complies with the approved Tentative Tract Map, is a mandatory ministerial act under State law.

All fees have been paid.

FISCAL IMPACT: None

ATTACHMENTS:

1. Fees and Securities Report
2. Vicinity Map
3. Tract Map 36959-2