

City of Temecula
DEPARTMENT OF PUBLIC WORKS
PROJECT STATUS REPORT
December 9, 2025

CAPITAL IMPROVEMENT PROJECTS

CIRCULATION PROJECTS

Diaz Road Expansion, PW17-25

Description Improve Diaz Road to meet the roadway classification of Major Arterial (4 Lanes Divided), between Cherry Street and Rancho California Road. The 2.2-mile stretch will be widened, extended, and/or improved to create a contiguous Major Arterial segment. The project will be developed and constructed in two phases. Phase 1 will include improvements on Diaz Road from Winchester Road to Rancho California Road. Phase 2 will include improvements to Diaz Road from Cherry Street to Winchester Road.

Cost: \$17,050,991

Status: The environmental Initial Study has been approved, Mitigated Negative Declaration adopted, and Notice of Determination filed in May 2022. Design is 60% complete. Regulatory permit applications must be re-submitted for USACE 404 Nationwide Permit and CDFW Streambed Alteration 1602 due to the change in scope of the Murrietta Creek Phase 2B Project, headed by ACOE and RCFC. Current activities include design coordination with utility purveyors (SCE, RCWD, and EMWD) and City project PW16-05 Murrieta Creek Bridge at Overland Drive, and RCFC of regulatory permit applications for SWRCB 401 Water Quality Certification and USACE Section 408. Staff is looking at mitigation options in Temecula Creek to comply with regulatory permits. Construction previously anticipated to start in Spring of 2024 is now delayed to Spring of 2027 due to coordination with ACOE and RCFC on their Murrietta Creek Phase 2B Project and the federal Funding of \$2M added to project for Federal 26/27 fiscal year. Federal Funding requires completion of NEPA, prior to construction of the project, which is anticipated to take approximately 1 year to complete once funding is authorized.

French Valley Parkway/Interstate 15 Improvements - Phase II, PW16-01

Description: Design and construction of the two-lane northbound collector/distributor road system beginning north of the Winchester Road interchange on-ramps and ending just north of the Interstate 15/Interstate 215 junction with connection to Interstate 15 and Interstate 215.

Cost: \$139,751,346

Status: The project was opened for public use on April 28, 2025. For detailed information, please visit the project website at [TemeculaCA.gov/FVP2](https://temeculaCA.gov/FVP2).

City of Temecula
DEPARTMENT OF PUBLIC WORKS
PROJECT STATUS REPORT
December 9, 2025

CIRCULATION PROJECTS (*Continued*)

French Valley Parkway/Interstate 15 Improvements - Phase III, PW19-03

Description: Design and construction of the full width French Valley Parkway from Jefferson Avenue to Ynez Road, including the bridge overcrossing of Interstate 15 and the northbound on-ramps.

Cost: \$69,256,794

Status: Design, environmental, and right of way activities started in April 2025 and are expected to be complete in September 2028.

Murrieta Creek Bridge at Overland Drive, PW16-05

Description: Design and construction of a new bridge crossing over Murrieta Creek between Rancho California Road and Winchester Road.

Cost: \$31,944,641

Status: Design plans are 90% complete. Project has received MSHCP conformance. NEPA approval was achieved in October 2023. CEQA was approved in February 2024. Construction start is anticipated in Summer 2027 depending on availability of HBP funds. Staff continues to work with Caltrans to advance HBP funds to earlier fiscal years to meet the project schedule. Also, additional coordination is required with ACOE and RCFC as Murrieta Creek Phase 2B will likely be in construction concurrently with this project. As of May 2024, Caltrans has authorized full funding of PE and ROW Phases, so all preconstruction activities are authorized for HBP funds at this time. ROW phase has started and is anticipated to be completed by end of 2025/ early 2026.

Overland Drive Widening, PW20-11

Description This project includes widening Overland Drive from Jefferson Avenue to Commerce Center Drive, to two lanes in each direction, and the completion of missing segments of sidewalk, streetlights, and installation of the traffic signal at Commerce Center Drive and the modification of the traffic signal at Jefferson Avenue.

Cost: \$6,857,804

Status: On July 3, 2024, the IS/MND started the 30-day public notice for comments. It was completed on August 2, 2024. Design is in progress. Consultant and staff are working on project right of way requirements and temporary construction easements.

City of Temecula
DEPARTMENT OF PUBLIC WORKS
PROJECT STATUS REPORT
December 9, 2025

CIRCULATION PROJECTS (*Continued*)

Rancho California Road Median Improvements, PW23-04

Description: Design and construction of missing raised concrete medians with landscaping between Humber Drive and Butterfield Stage Road. In addition, there will also be construction of missing improvements on the north side of Rancho California Road, between Riesling Court and Promenade Chardonnay Hills. The improvements will include median curbs, curb and gutter, sidewalks, and landscape and irrigation.

Cost: \$5,458,000

Status: 90% design documents under review.

Ynez Road Improvements – Phase I, PW23-02

Description: This project includes widening the easterly side of Ynez Road, from Rancho Vista Road north roughly 1600 feet, to two lanes in each direction, and the completion of missing segments of curb and gutter, sidewalk, and striped medians, in coordination with adjacent development.

Cost: \$4,518,787

Status: This project is currently in design, environmental, and right of way clearance.

De Portola Road/Jedediah Smith Road Roundabout Project, PW23-01

Description: This project includes the design and construction of a roundabout on Ynez/De Portola Road at the intersection of Jedediah Smith Road. The improvements include the construction of a raised traffic circle with desert style hardscape inside the circle.

Cost: \$4,469,000

Status: This project is currently in design, environmental, and right of way clearance. Design completion anticipated early 2026.

City of Temecula
DEPARTMENT OF PUBLIC WORKS
PROJECT STATUS REPORT
December 9, 2025

CIRCULATION PROJECTS (*Continued*)

Citywide Pavement Rehabilitation, PW24-08

Description: Roadway rehabilitation of Santiago Road from Ynez Road to the Santiago Road I-15 overcrossing, Felix Valdez Avenue from Sixth Street to Vincent Moraga Drive, and Rancho Way from Diaz Road and Business Park Drive. Work will generally consist of full-width cold milling of existing asphalt, preparation of grade, placement of Asphalt Concrete Pavement, and crack seal. Work also includes removal and replacement of ADA access ramps, spandrel, and cross gutter, adjustment of existing utilities to grade, installation and removal of temporary video detection, restoration of existing striping, and detector loop removal and replacement.

Cost: \$2,100,000

Status: Construction complete. Project acceptance scheduled for the 12/09/25 City Council meeting.

Citywide Slurry Seal, PW25-06

Description: Slurry Seal the following communities: **Villages, Rancho Del Sol, Verano, Rancho Solano, Costain Signet, Avendale, Barclay Estates, Woodcrest Country, Ridgeview, Promenade at Temecula.**

Cost: \$1,800,000

Status: Contract work started 11/10/2025. Construction duration is approximately 4.5 months.

City of Temecula
DEPARTMENT OF PUBLIC WORKS
PROJECT STATUS REPORT
December 9, 2025

INFRASTRUCTURE PROJECTS

Bike and Trail Program – Great Oak Trail Lighting, PW21-16

Description: Project includes the installation of solar lights along the Great Oak Trail adjacent to the northeast side of Pechanga Parkway from Deer Hollow Way to Loma Linda Road.

Cost: \$852,808

Status: Staff is working with Riverside County Flood Control and Water Conservation District to obtain an encroachment permit. Plans and specifications are 90% complete. Project is expected to bid in January 2026.

Fire Station 73 Gym/Garage, PW19-13

Description: Project consists of adding a second garage in the rear of the property to park the squad and Urban Search and Rescue (USR) vehicle, along with a gym and storage rooms. The construction is anticipated to be completed in the Fiscal Year 2025/26.

Cost: \$5,165,680

Status: The Joint Project Review (JPR) with the Western Riverside County Regional Conservation Authority (RCA) is ongoing and progressing toward completion, though the review process is taking longer than initially anticipated. Coordination with regulatory agencies will continue once the RCA review is finalized. Project plans and specifications are near completion. Project bidding will follow the conclusion of environmental review activities. The Western Riverside County Regional Conservation Authority (RCA) has been conducting a Joint Project Review (JPR) for the project since August 6, 2025. Regulatory agencies will have 10 days to conduct their JPR once RCA is complete. Anticipate RCA response to latest JPR submittal in early December 2025. Plans and specifications are complete. Bidding is scheduled after environmental regulation review is complete.

Fire Station 84 Renovation, PW19-14

Description: This project includes the design, construction, and renovation of Fire Station 84. The renovations include adding a Wellness Room, expanding the Storage Room, and upgrading the Training Room. Also, the upgrades include electrical, windows, flooring, paint, tile, HVAC, cabinets, plumbing fixtures, garage bay doors and any necessary improvements needed to conform to ADA accessibility access.

Cost: \$3,529,450

Status: Construction started on 10/27/2025. Construction duration anticipated to take 12 months.

City of Temecula
DEPARTMENT OF PUBLIC WORKS
PROJECT STATUS REPORT
December 9, 2025

INFRASTRUCTURE PROJECTS (*Continued*)

Interstate 15/State Route 79 South Interchange Enhanced Landscaping, PW17-19

Description: Landscape beautification of the Interstate 15 corridor between French Valley Parkway and Temecula Parkway, including each interchange, in association with Visit Temecula Valley and the Pechanga Tribe. This project includes the design and construction of enhanced landscaping, hardscape, and irrigation between the freeway and ramps on the west side of the Interstate 15 / State Route 79S (Temecula Parkway) interchange.

Cost: \$3,630,295

Status: Project has entered Landscape Maintenance phase. Contractor is responsible for maintaining plants for one year until November 2026.

Sidewalks – Citywide (Pauba Road, Elinda Road to Showalter Road), PW19-20

Description: New sidewalks and street widening on the South side of Pauba Road from Elinda Road to Showalter Road.

Cost: \$1,257,124

Status: Construction began November 3rd with a duration of approximately 5.5 months.

Sidewalks – Citywide, PW24-06

Description: Sidewalk and other concrete repairs citywide.

Cost: \$605,000.

Status: Construction complete. Project acceptance scheduled for the 1/27/2026 City Council meeting.

Bike Lane Upgrades - Citywide, PW23-10

Description: This project will install greenback bike lane pavement markings/legends on various bicycle corridors throughout the City.

Cost: \$274,500

Status: This project is anticipated to be bid for construction in December 2025.

City of Temecula
DEPARTMENT OF PUBLIC WORKS
PROJECT STATUS REPORT
December 9, 2025

INFRASTRUCTURE PROJECTS (*Continued*)

Pedestrian Ramp Upgrades - Citywide, PW23-11

Description: This project will install ADA compliant ramp upgrades at school crossing sites throughout the City.

Cost: \$275,000

Status: Construction is largely complete. Contractor is working on minor punch list items.

Traffic Signal - Safety Lights and Signal Communications Upgrade – Citywide, PW23-13

Description: This project will upgrade all traffic signals safety lights to LED and install communication system upgrades to 42 signals Citywide. Upgraded traffic signal improvements include LED streetlights, signal wiring, vehicle heads, controller cabinets, fiber cable, ethernet switches, wireless radios, and related communication equipment to improve safety and operations with optimized traffic signal timing coordination. Signal timing coordination will be improved along Butterfield Stage Road and Ynez Road corridors.

Cost: \$3,255,900

Status: This project is currently in design. Design completion anticipated December 2025.

Traffic Signal Fiber Optic Extension, PW25-01

Description: This project will provide the design and installation of fiber optic communications including conduit, cable, pullboxes, and related communication equipment to traffic signals operations. Various signalized intersections will be improved along the Margarita Road, Meadows Parkway, Date Street, and Nicolas Road corridors.

Cost: \$1,675,000

Status: This project is currently in design. Design completion anticipated March 2026.

City of Temecula
DEPARTMENT OF PUBLIC WORKS
PROJECT STATUS REPORT
December 9, 2025

PARKS AND RECREATION PROJECTS

Murrieta Creek Improvements – Trail Lights, PW21-13

Description: This portion of the project involves installing 27 solar lights along the Murrieta Creek trail on the east side of the creek from Rancho California Road to First Street.

Cost: \$200,000

Status: The construction contract was awarded to Asad Holdings LLC DBA OrangeBlue General Contractors by City Council on July 22, 2025. Construction is complete, and we are in the close out process.

Long Canyon Creek Park Restrooms, PW23-18

Description: This project provides for the design and construction of a new restroom facility at Long Canyon Creek Park that meets current ADA accessibility compliance standards.

Cost: \$1,497,930

Status: Design complete. Project is currently out to bid with the bid opening scheduled for December 18, 2025. The contract will be awarded in January 2026, and construction is anticipated to begin in January/February 2026.

Park Restroom Renovations, Expansion and Americans with Disabilities Act (ADA), PW17-06

Description: Renovation of Ronald Reagan Sports Park North/South Ball Field Restroom Building (new roof, cabinets, fixtures, and other building improvements).

Cost: \$1,127,800

Status: The construction contract was awarded to Leslie Gunner Campbell Construction by City Council on March 11, 2025. Construction was completed in September 2025 and the Notice of Completion (NOC) will go to City Council for approval on December 9, 2025.

City of Temecula
DEPARTMENT OF PUBLIC WORKS
PROJECT STATUS REPORT
December 9, 2025

PARKS AND RECREATION PROJECTS (*Continued*)

Ronald Reagan Sports Park Hockey Rink, PW22-06

Description: This project will include the renovation of the existing hockey rink to install new flooring material, arena style roof structure, bleachers, and various ADA compliance improvements.

Cost: \$4,120,406

Status: Construction continues with anticipated completion in December 2025. Electrical work, including interior and exterior lights, camera, fans, and scoreboard installation is completed with the exception of the push button switch for the interior lighting. Dasher boards are installed, and contractor is working on installing cap rail and plexiglass. Concrete work is about 90% complete with the only remaining concrete being the ramp and stairs from the parking lot to the rink. Landscaping will proceed when concrete is completed.

Ronald Reagan Sports Park Skate Park, PW22-07

Description: Remove and replace the existing skate park and install state-of-the-art skate plaza elements.

Cost: \$6,110,000

Status: Project design is complete. Project went out to bid on September 9, 2025, with the bid opening on October 14, 2025. The construction contract will be recommended for award in December 2025, and construction is anticipated to begin in January 2026.

Vail Ranch Park Restrooms, PW23-06

Description: This project provides for the design and construction of a new restroom facility at Vail Ranch Park that meets current ADA accessibility compliance standards.

Cost: \$1,392,930

Status: This project design is complete. Project is currently out to bid with bid opening scheduled for December 18, 2025. The contract will be awarded in January 2026, and construction is anticipated to begin in February 2026.

City of Temecula
DEPARTMENT OF PUBLIC WORKS
PROJECT STATUS REPORT
December 9, 2025

LAND DEVELOPMENT PROJECTS

TRACT DEVELOPMENTS

Altair Tract Development

Description/ Location: Construction of approximately 1,750 new residential units and the construction of the Western Bypass (Pu'éska Mountain Parkway) in the western Temecula hills above the Old Town District between Rancho California Road and Temecula Parkway/ State 79 South.

Developer: Brookfield Residential

Status: Currently precise grading lots and streets for Villages A and B phase 1 on the Northern section of the development and Villages C1, C2 and C3 phase 2 on the Central section of the development. Maintaining erosion and sediment control measures in area cleared for Villages phase 3 and 4 on the Southern section of the development. Performing wet utility tie-in work on First Street west of Pujol Street within a temporary road closure.

Elderberry Park Tract Development

Description/ Location: Construction of approximately 164 single family residential homes in the Southeast region of the City located along Butterfield Stage Road between De Portola Road and Temecula Parkway.

Developer: Woodside Homes

Status: Currently precise grading for lots, finalizing storm drain systems. Completing paved interior streets and preparing for begin of home production. Performing dry utility tie-in structures on Butterfield Stage Road at De Portola Road.

Richmond American Homes Tract Development

Description/ Location: Construction of approximately 132 single family residential homes within three separate parcels in the Northeast region of the City located along Butterfield Stage Road between Nicolas Road and Murrieta Hot Springs Road.

Developer: Richmond American Homes

Status: Currently precise grading for lots and streets. Beginning home production. Finalizing wet utility tie-ins from Murrieta Hot Springs Road.

City of Temecula
DEPARTMENT OF PUBLIC WORKS
PROJECT STATUS REPORT
December 9, 2025

MULTI-FAMILY DEVELOPMENTS

Rendezvous Apartments

Description/ Location: Phase two of the Rendezvous apartment complex located on South side of Rancho California Road at West of Cosmic Drive.

Developer: Pacific West Development

Status: Constructing both phase 1 and 2 buildings of the development.

Prado Townhomes

Description/ Location: Construction of 204 multi-family units located in the Northwesterly region of the City along the West side of Ynez Road between County Center Drive and Equity Drive.

Developer: Meritage Homes

Status: Currently precise grading lots and streets. Beginning home production.

City of Temecula
DEPARTMENT OF PUBLIC WORKS
PROJECT STATUS REPORT
December 9, 2025

COMMERCIAL DEVELOPMENTS

Solana Senior Assisted Living

Description/ Location: Construction of a 49,000 square foot senior assisted living facility located along the East side of Margarita Road between Via La Vida and Solana Way.

Developer: Griffin Living

Status: The site is currently inactive while the developer secures additional funding to complete the project. The City's Code Enforcement Division continues to monitor the property under an active code case. The site remains secure and contained, with periodic monitoring by the Temecula Police Department and Fire Department as needed.

Apollo Storage

Description/ Location: Construction of a 28,000 square foot storage facility located along Madison Avenue at McCabe Court.

Developer: Avidovich Construction

Status: Constructing buildings and interior streets.

Lantern Crest

Description/ Location: Construction of a 526,762 square foot, 494-unit independent living community located at the southeast corner of Date Street at Ynez Road.

Developer: M Grant Corporation

Status: Currently rough grading site.

City of Temecula
DEPARTMENT OF PUBLIC WORKS
PROJECT STATUS REPORT
December 9, 2025

INFRASTRUCTURE DEVELOPMENT PROJECTS

Nicolas Road/ Calle Girasol Realignment Improvements

Description/ Location: Construction of the realignment and extension of Nicolas Road from Butterfield Stage Road to Joseph Road, including an arch culvert bridge over Santa Gertrudis Creek and a multi-use trail adjacent to the roadway.

Developer: Woodside Homes

Status: Currently finalizing preparations for the new roadway over Santa Gertrudis Creek. Expected completion early 2026.

Murrieta Creek Phase 2B Creek Restoration Project

Description/ Location: Drainage improvements and restorations to Murrieta Creek between Via Montezuma to approximately 600 feet South of Rancho California Road.

Developer: US Army Corps of Engineers

Status: Currently performing vegetation clearing, potholing for utilities, and installing de-water well structures.
