

City of Temecula
DEPARTMENT OF PUBLIC WORKS
PROJECT STATUS REPORT
July 28, 2026

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 resubmitted for the U.S. Army Corps of Engineers (USACE) 404 Nationwide Permit and California Department of Fish and Wildlife Services (CDFW) Streambed Alteration 1602 due to the change in scope of the Murrietta Creek Phase 2B Project, headed by ACOE and Riverside County Flood Control and Water Conservation District (RCFC&WCD). 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&WCD of regulatory permit applications for SWRCB 401 Water Quality Certification and USACE Section 408. Staff is evaluating mitigation options for Temecula Creek to comply with regulatory permits. Construction previously anticipated to start in Spring of 2024 is now delayed to mid-2028 due to coordination with USACE and RCFC&WCD on their Murrietta Creek Phase 2B Project, and the federal funding of \$2M added to the project for the Federal 26/27 fiscal year. Federal funding requires completion of certain environmental documentation, such as under the National Environmental Policy Act (NEPA), prior to project construction, 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. Project close out is in progress.

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).

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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: \$74,430,000

Status: Design, environmental, and right-of-way activities started in April 2025 and are expected to be complete in March 2029.

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. The 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 the availability of HBP funds. Staff continue to work with Caltrans to advance HBP funds to earlier fiscal years to meet the project schedule. Also, additional coordination with ACOE and RCFC is required, as Murrieta Creek Phase 2B will likely be under construction concurrently with this project. As of May 2024, Caltrans has authorized full funding for PE and ROW Phases, so all preconstruction activities are currently authorized for HBP funds. ROW phase has started and is anticipated to be completed by winter 2027. On January 27, 2026, the City Council authorized the project to proceed with ROW negotiations with RCFC&WCD.

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 the 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 Initial Study/Mitigated Negative Declaration (IS/MND) started the 30-day public notice for comments. It was completed on August 2, 2024. The project is in Environmental Review and Design phase. The City consultant and staff are working on the project's right-of-way requirements and temporary construction easements. Construction is estimated to start in late 2027.

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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. Additionally, 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: Design on hold at 90% because of deficiency in construction funds.

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: The project is currently in design, environmental review, and right-of-way acquisition. The Notice of Intent to Adopt a Mitigated Negative Declaration (MND) was posted on December 10, 2025. The corresponding public review comment period also commenced on December 10, 2025, and concluded on January 9, 2026. The MND environmental document was adopted on January 27, 2026. Construction is estimated to start in mid-2027.

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 a desert-style hardscape.

Cost: \$4,469,000

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

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CIRCULATION PROJECTS (*Continued*)

La Paz Road Roundabout Reconstruction, PW25-04

Description: Redesign and reconstruction of the existing roundabout on Ynez Road at the intersection of La Paz Road. The improvements include reconstructing the raised traffic circle, entry medians, landscaping, lighting, and the overall alignment of the existing roundabout.

Cost: \$3,000,000

Status: The project is currently being designed. Construction is anticipated to begin late 2026.

Mercedes Street Sidewalk, PW25-09

Description: This project will construct the missing segment of sidewalk on the west side of Mercedes Street between Main Street and a point approximately 160' south of 3rd Street. The project will also construct crosswalks at 3rd Street and a potential mid-block crosswalk connecting the southern limit of the project to the parking structure.

Cost: \$2,400,000

Status: Design began in December 2025. Once the design is complete, including coordination with private properties, bids for construction will be requested, and construction will follow. The total design and construction budget is estimated to exceed \$2M, depending on bids. Construction is estimated to start in mid-2027.

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INFRASTRUCTURE PROJECTS

Pauba Road Pavement Rehabilitation, PW25-05

Description: This project will rehabilitate approximately 1.4 centerline miles of roadway along Pauba Road between Margarita Road and Ynez Road, totaling approximately 440,000 square feet of pavement. The roadway rehabilitation will consist of grinding three inches of the existing pavement, followed by placement of three inches of new asphalt concrete materials. The work also includes removal of existing pavement delineation, restriping, and replacement of existing curb ramps with Americans with Disabilities Act (ADA)-compliant curb ramps. This project supports the City's core values, i.e., Transportation, Mobility and Connectivity.

Cost: \$2,039,471 (Construction Contract)

Status: Contractor has been given the notice to proceed on 6/29/2026. Concrete work began on 7/13/2026, to be followed by asphalt rehabilitation. Anticipated completion for construction is scheduled for the end of September.

Meadows Parkway Pavement Rehabilitation, PW25-07

Description: This project will rehabilitate approximately 4.5 centerline miles of roadway across 3 roads: Meadows Parkway between Temecula Parkway and Rancho California Road, Rancho Vista Road between Ynez Road and Margarita Road, Pauba Road between Butterfield Stage and Via Del Monte, and the intersection of Margarita Road and Winchester Road. The roadway rehabilitation will consist of grinding the existing pavement, followed by placement of new asphalt concrete materials. The work also includes removal of existing pavement delineation, restriping, and replacement of existing curb ramps with Americans with Disabilities Act (ADA)-compliant curb ramps. This project supports the City's core values, i.e., Transportation, Mobility and Connectivity.

Cost: \$4,195,697

Status: Project specifications are at 90%. Staff is anticipating asking City Council for authorization to bid the project in September 2026.

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

Description: The 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: Authorization to bid from City Council was approved by the City Council on 7/14/2026. Construction is anticipated to begin in October 2026.

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INFRASTRUCTURE PROJECTS (*Continued*)

Fire Station 73 Gym/Garage, PW19-13

Description: The 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. The RCA response to latest JPR submittal was submitted in December 2025. The City Council approved the project plans and specifications and authorized advertising for construction bids on July 14; construction contract is anticipated to be awarded by the City Council in October 2026.

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 other necessary improvements to comply with ADA accessibility requirements.

Cost: \$3,529,450

Status: Construction started on October 27, 2025. Construction duration is anticipated to take 12 months, through October 16, 2026.

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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 the Landscape Maintenance phase. The 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: Project is complete and is being closed out. Notice of Completion was filed with Riverside County on 6/18/2026.

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: Currently in construction with completion anticipated mid-2026.

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 complete. The Notice of Completion was approved by the City Council at its July 14, 2026, meeting.

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INFRASTRUCTURE PROJECTS (*Continued*)

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: Design is complete. Anticipated to be advertised for public bidding in August 2026.

Traffic Signal Fiber Optic Extension, PW25-01

Description: This project will provide the design and installation of fiber optic communications, including conduit, cable, pull boxes, and related communication equipment for traffic signal 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 the design phase. Design completion anticipated June 2026.

ADA Transition Plan Implementation – CDBG Ramps, PW24-07

Description: Replace approximately 40 curb ramps with ADA-compliant curb ramps. & ramps on Ynez Road and the remainder in the Harveston community.

Cost: \$403,660

Status: Award of the construction contract is anticipated to be considered by the City Council on July 28, 2026.

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PARKS AND RECREATION PROJECTS

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: Construction started on January 26, 2026. Notice of completion is anticipated to be considered by the City Council in September 2026. The project ribbon cutting was on July 8th, 2026.

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: Staff is working on project closeout. Acceptance of project and notice of completion anticipated to be considered by City Council on 8/11/2026.

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: Construction started on January 6, 2026. Anticipated completion in November 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: Construction started on January 26, 2026. Notice of completion is anticipated to be considered by the City Council in September 2026. The project ribbon cutting was on July 15th, 2026.

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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, production phases for Villages A and B phase 1 on the Northern section of the development, and precise grading lots for Villages C1, C2, and C3 phase 2 on the Central section of the development. Maintaining erosion and sediment control measures in the area cleared for Villages phases 3 and 4 on the Southern section of the development. Finalizing First Street improvements at Pujol Street.

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: Taylor Morrison

Status: Currently, in production phases for homes and continuing to perform street onsite and offsite improvements.

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, continuing production phases for homes and continuing to perform street onsite and offsite improvements.

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TRACT DEVELOPMENTS (*Continued*)

Oak Creek Development

Description/ Location: Construction of 113 single family homes located in the Northeasterly region of the City along the East side of Joseph Road between Nicolas Road and Rita Way.

Developer: Lennar Homes

Status: Currently, rough grading site and installing utility infrastructure.

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MULTI-FAMILY DEVELOPMENTS

Rendezvous Apartments

Description/ Location: Phase two of the Rendezvous apartment complex is located on the south side of Rancho California Road, west of Cosmic Drive.

Developer: Pacific West Development

Status: Finalizing 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 of lots and streets. Continuing home production.

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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: Continuing construction on buildings and interior improvements.

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. Finalizing road improvements on Madison Avenue.

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.

Sanborn Gas Station

Description/ Location: Construction of a 10,000 square foot storefront and gas station at the southeast corner of Sanborn Avenue at Jefferson Avenue.

Developer: Western States Construction

Status: Currently rough grading site.

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COMMERCIAL DEVELOPMENTS (*Continued*)

Amazon Phase II

Description/ Location: Renovation of existing warehouse, parking lot improvements, construction of a new sidewalk and parkway landscape improvements along Diaz Road at Via Montezuma.

Developer: Oltman's Construction

Status: Preparing to pave interior streets and parking lot. Performing street and parkway improvements.

U-haul Storage

Description/ Location: Renovation and expansion of existing U-haul storage and parking lot at 27941 Jefferson Avenue.

Developer: DAI General Construction

Status: Currently, rough grading site.

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INFRASTRUCTURE BY OTHERS (DEVELOPMENT PROJECTS)

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 grading of slopes and construction of storm drain improvements. The contractor is preparing to dredge the creek and export soil. The Notice of Intent (NOI) currently under review by the San Diego Regional Water Quality Control Board.

EMWD Wine Country Sewer Expansion Project

Description/Location: Construction of sewer expansion improvements for both Northern and Southern Temecula Wine County. A section of the project in City Limits: De Portola Road from Butterfield Stage Road to East City Limits.

Developer: JW Fowler

Status: Preparing to final pave section of De Portola Road.
