



**Planning and Development Services Department  
Project List Update  
Revised August 24, 2021**

Private development projects in the City of Grand Terrace

**APPROVED PROJECTS**

Applicant: Golden Star Investments, LLC

Project Number: Conditional Use 21-01, Site and Architectural 20-08, Variance 20-01, Sign Program 20-05, and Environmental 20-08

Project Location: 22200 Barton Road

Project Status: In Plan Check Review

On March 18, 2021, the Planning Commission approved the construction of a 5,342 square-foot, multi-tenant shopping center on 0.88-acres, with a “pick-up only” drive-through lane. Piarra Pizza and Wing Stop are anticipated to occupy two of the tenant spaces.

The project is expected to open 2022.



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Applicant: GrandT-1 Inc

Project Numbers: Conditional Use Permit 19-01, Site and Architectural 19-03, and Environmental 19-05

Project Location: APN: 0275-191-06 and 30, located approximately 385 feet north of Vivienda Avenue

Project Status: In Plan Check Review

On August 23, 2020, the City Council upheld the Planning Commission's decision by approving an industrial semi-trailer storage facility on approximately 22-acres. A maximum of 650 empty trailers and chassis will be stored on the Site. There will be 12 total employees.

The site is currently being rough graded.



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Applicants: Leonardo and Anel Aguayo

Project Number: Site and Architectural 19-04, and Environmental 19-03

Project Location: La Cadena Drive, about 400 feet north of Palm Avenue and 1,200 feet south of Litton Avenue

Project Status: Under Construction

On June 6, 2019, the Planning Commission approved the construction of a 3,627 square feet home with an 874 square foot three car garage with full curb, gutter, and sidewalk improvements on a 0.48-acre lot.

The project is nearly complete.



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Applicants Frank and Melanie Randall  
Project Number: Site and Architectural 17-10 and Environmental 17-09  
Project Location: 23400 Westwood Street  
Project Status: Under Construction

On April 18, 2019, the Planning Commission approved the construction of a 3,884-square foot single family residence with an 800 square foot three car garage on a one-acre lot.

The project is nearly complete.



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Applicant: Jai Ganesh, LLC

Project Number: Tentative Parcel Map 16-03, Site and Architectural 17-02, Variance 17-01 and Environmental 16-14

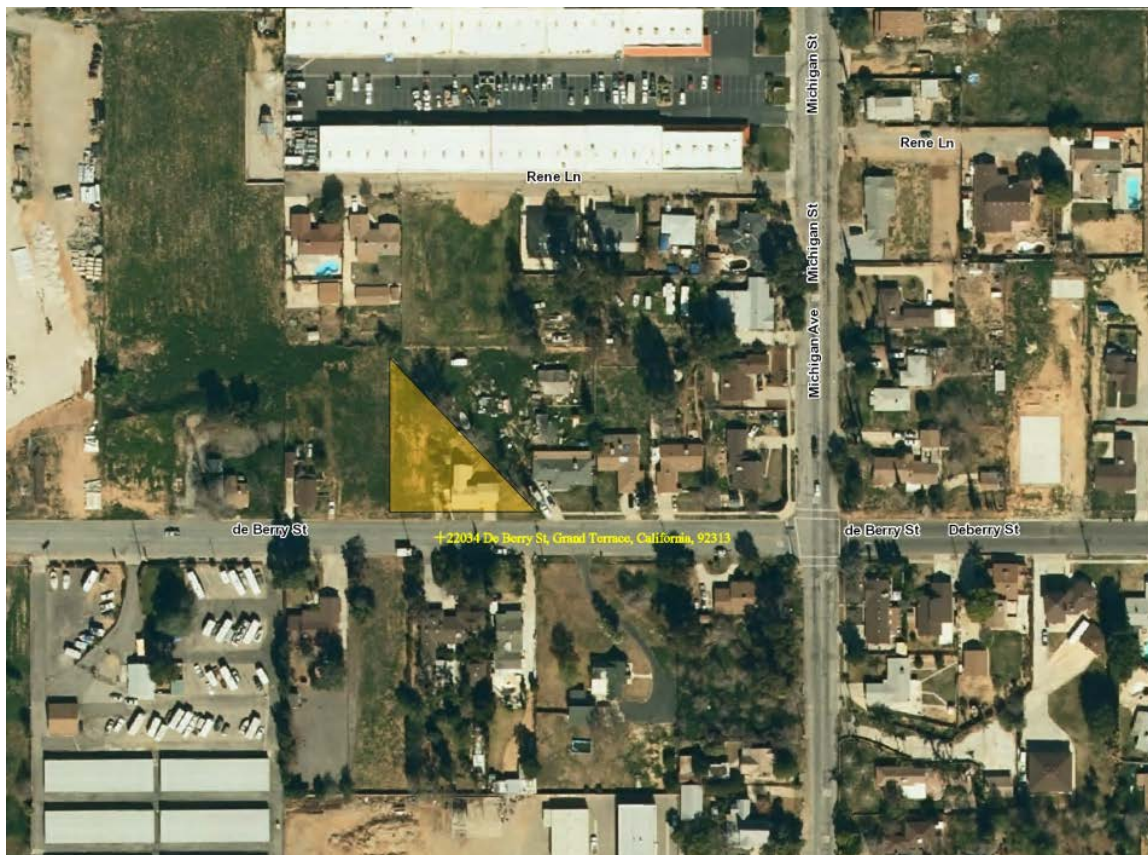
Project Location: 22034 De Berry Street

Project Status: In Plan Check Review

On November 16, 2017, the Planning Commission approved the construction of a 2,290 square foot single family house on a 0.25-acre lot created by the subdivision of Tentative Parcel Map No. 18274.

On December 12, 2017, the City Council approved Tentative Parcel Map No. 18274 and Variance 17-01 to subdivide a 0.42-acre lot into two single family lots. The proposed parcels will be 7,369 square feet and 10,677 square feet respectively.

Two Tentative Parcel Map project extensions have been granted.



## **PROJECTS BEING PROCESSED**

Applicant: Jay Gees, LLC

Project Numbers: Tentative Tract map 21-01, Site and Architectural Review 21-005, and Environmental 21-03

Project Location: 11899 Rosedale Avenue

Jay Gees, LLC ("Applicant") is proposing to subdivide 3.8-acres into 6 single family lots. Each lot will have a minimum lot size will be of 20,000 square-feet. One of the six lots will include the existing residence located on the west side of the property, fronting Rosedale Avenue. The property is zoned R1-20-V, Very Low Density Single Family Residential with an Agricultural Overlay District and designated Low Density Residential on the General Plan Land Use Map.



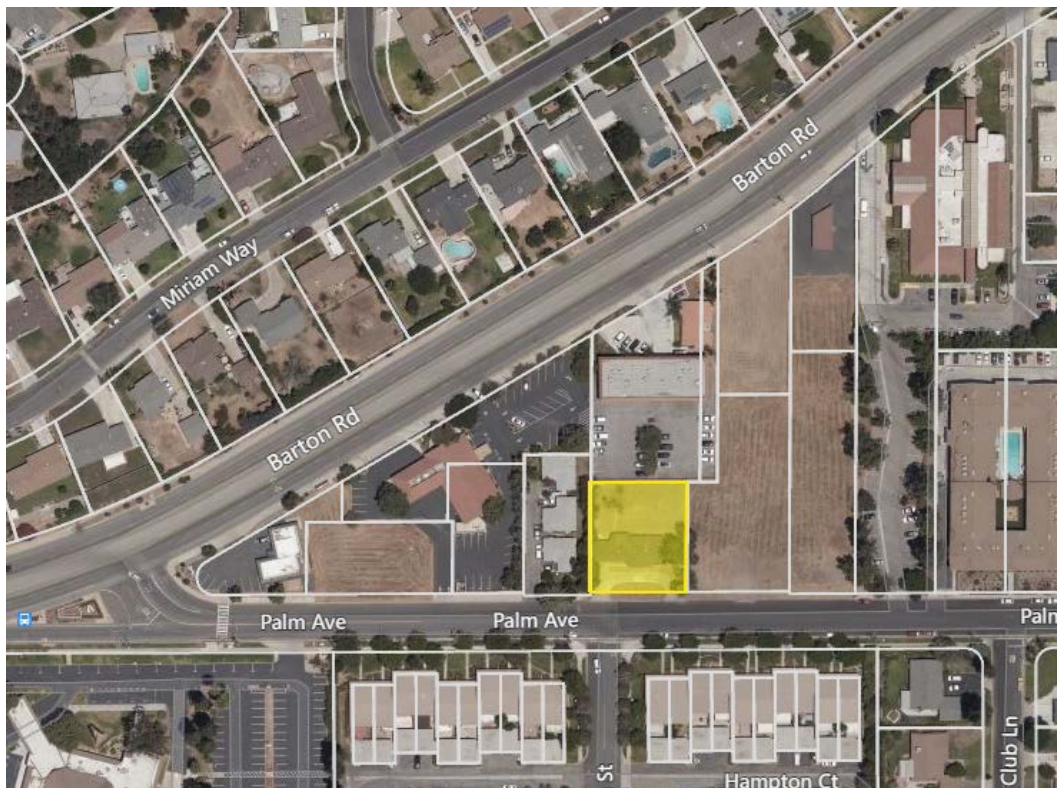
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Applicant: Yakuta Enterprises

Project Numbers: Conditional Use Permit 21-03, Site and Architectural Review 21-03,  
and Environmental 21-02

Project Location: 22756 Palm Avenue

Yukata Enterprises, Inc. ("Applicant") is proposing to convert an existing 1,371 square foot nonconforming residence to a multifamily duplex on a 0.32-acre lot. The site improvements will include façade improvements, curb, sidewalk, streetscape, pathway from the sidewalk to each unit, front lawn landscape, driveway and required parking. The property is zoned Barton Road Specific Plan, Office Professional.



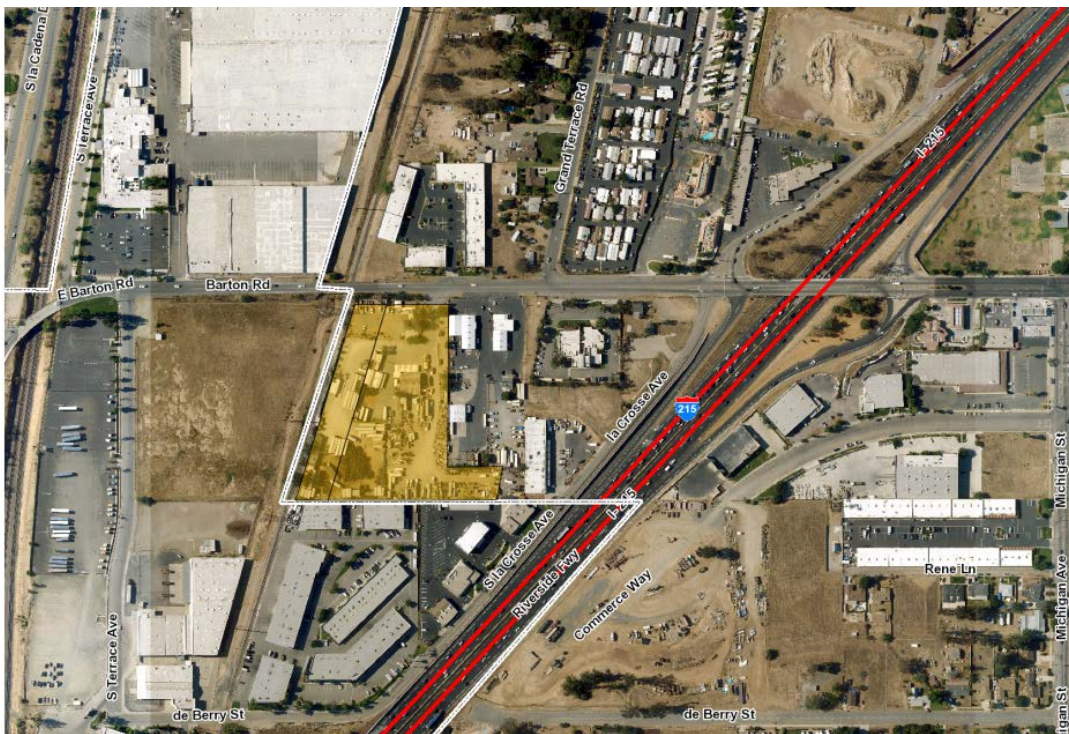
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Applicant: Edwin Renewable Fuels

Project Numbers: Site and Architectural Review 19-05, Conditional Use Permit 19-04,  
Minor Deviation 19-01, and Zoning Code Amendment 19-01

Project Location: 21801 Barton Road

Edwin Renewable Fuels ("Applicant") is proposing to establish an industrial use consisting of conversion of plastics into fuel, storage of fuel, and transport of fuels off-site on approximately 5.44-acres. The proposal includes the construction of an 80,898 square foot, 42-foot high industrial building.



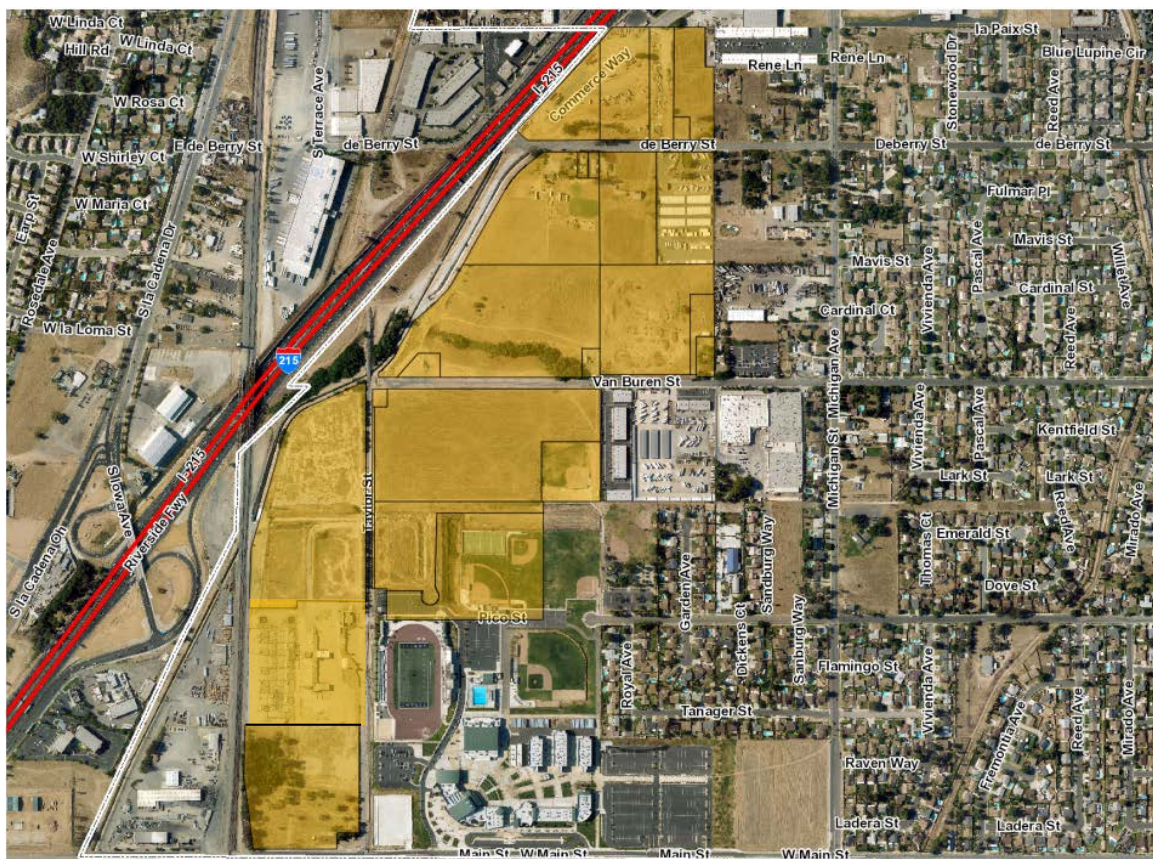
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Applicant: Lewis Management Corp

Project Numbers: Specific Plan 17-01, Tentative Tract Map 18-01, Site and Architectural 18-04 and Environmental 17-16

Project Location: APN's: 1167-151-22, 1167-151-68, 1167-151-71, 1167-151-73, 1167-151-74 and 1167-151-75

The Lewis Management Group (“Applicant”) is proposing “The Gateway Specific Plan” encompassing approximately 131-acres. The Specific Plan proposes to designate the properties within the Specific Plan as Residential, Commercial, Business Park, Public Facilities, and Public Facilities Overlay. The Residential component of the Specific Plan would be comprised of 748 multiple dwelling units and the non-commercial component of the Plan would allow up to 877,538 square feet of maximum development.



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Applicant: Condor Energy Storage, LLC

Project Numbers: Conditional Use Permit 20-03, Site and Architectural Review 20-09,  
and Environmental 20-09

Project Location: 21660 Main Street

Condor Energy Storage, LLC (“Applicant”) is proposing to construct a 200-megawatt battery energy storage system (BESS) located on approximately a 10-acre parcel. The proposed project will consist of lithium-ion energy batteries installed with racks, inverters, switchgear, and other associated equipment to directly interconnect into the Southern California Edison (SCE) Highgrove Substation located directly north. The project improvements will include, but are not limited to perimeter wall and fencing, perimeter landscaping, underground electrical cabling, concrete pad for the electrical equipment, and street improvements.



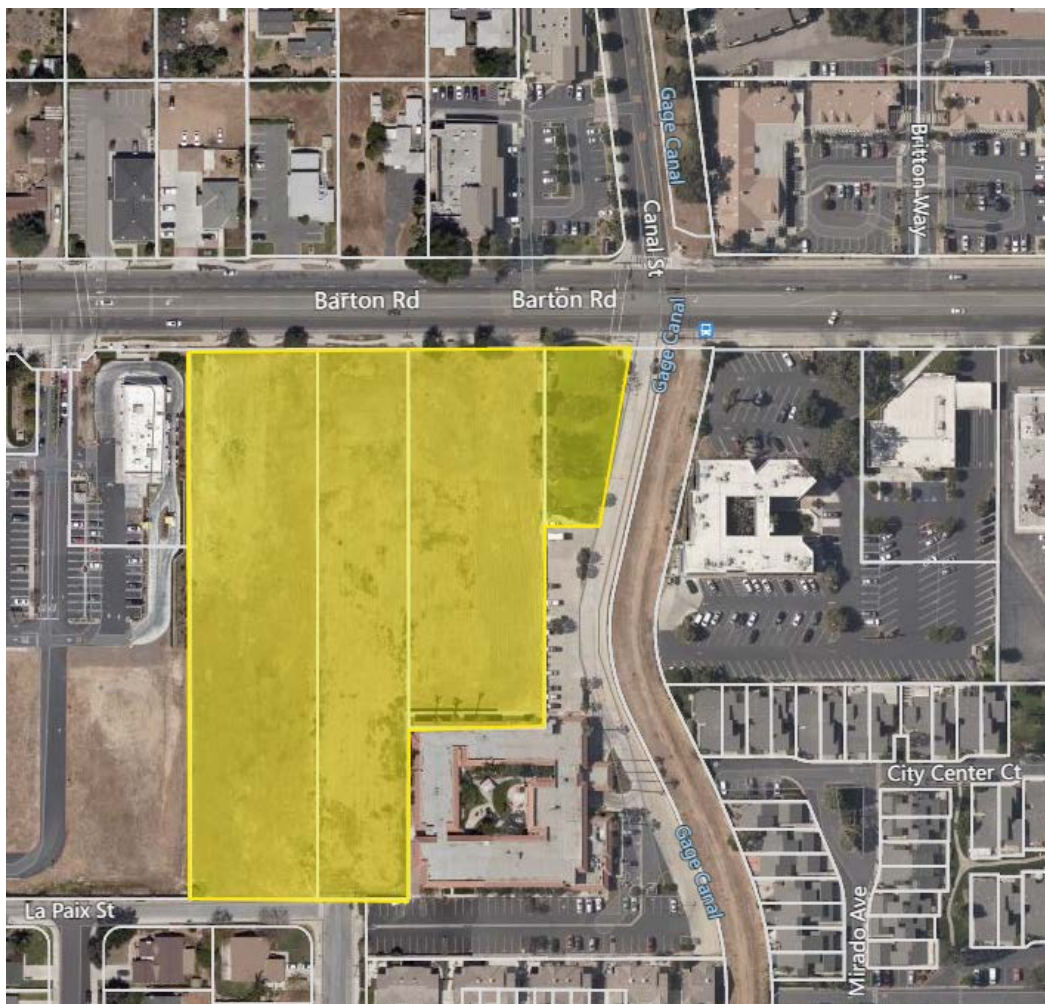
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Applicant: Greens INV

Project Numbers: General Plan Amendment 20-02, Specific Plan Amendment 20-02, Conditional Use Permit 20-01, Site and Architectural Review 20-03, and Environmental 20-03

Project Location: 22317, 22273, 22293 Barton Road

Greens INV 15, LLC ("Applicant") is proposing to develop an approximate 4.68-acre lot. The project will include a 1.78-acre commercial site, including a 4-story hotel and potential restaurant or retail uses on the north side of the property. A 2.9-acre multi-family residential development is proposed on the south side of the property, to include 7 multi-family buildings and amenities. The site improvements include parking, drive thru, landscaping, trash enclosures, loading areas, access, and street improvements. The site is located on the Barton Road Specific Plan, General Commercial zoning. A Specific Plan Amendment update for Barton Road is being prepared and an expanded environmental is also being prepared by Michael Baker to support the development.



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Applicant: Aegis Builders

Project Numbers: General Plan 20-01, Zoning Code Amendment 20-01, Specific Plan 20-01, Tentative Tract Map, Site and Architectural Review, and Environmental 20-02

Project Location: 122667 Michigan Street

Aegis Builders (“Applicant”) is proposing to develop a 4.5-acre residential infill project. The applicant is proposing a General Plan Amendment and Zoning Code Amendment to change the zoning from R1-7.2 Single Family Residential to R2-Low Medium Density Residential and to reduce the minimum 3-acre lot size requirement for the existing church to 2-acres. The proposal includes a Tentative Tract Map subdivision of 22 residential lots and a 2-acre lot for the existing church. A Specific Plan has been submitted as part of the 22 residential housing development. The proposed two-story homes will vary in size between 2,766 square feet to 4,593 square feet and the lots will range in size from about 3,000 square feet to about 5,400 square feet. The project has been placed on hold by the applicant’s request.



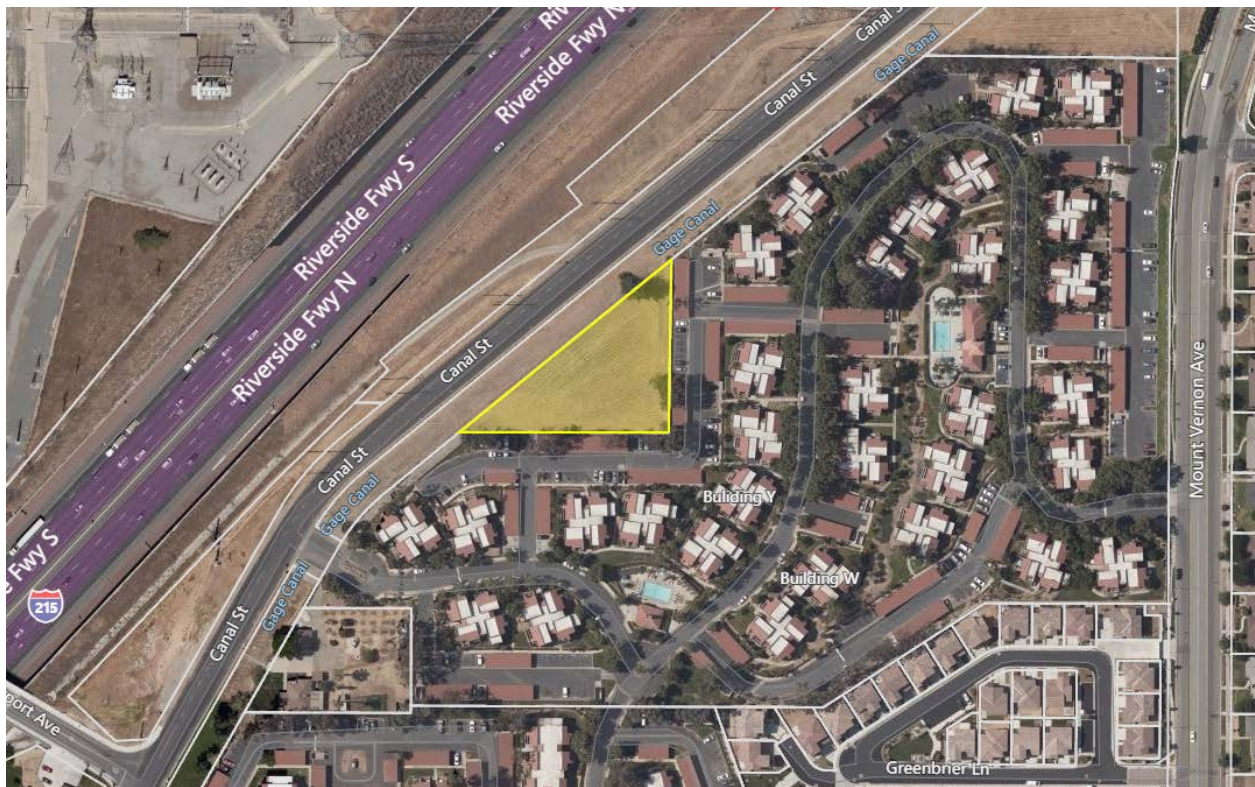
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Applicant: Aegis Builders

Project Numbers: Site and Architectural Review 18-09, Variance 18-001, and  
Environmental 18-08

Project Location: 11695 Canal Street

Aegis Builders (“Applicant”) is proposing a 16-unit apartment community development on 0.82-acres. The design consists of sixteen (16) 2-story apartments arranged in 3 buildings, including 2 efficiency studio units, 2 one-bedroom units, 6 two-bedroom units, and 6 three-bedroom units. The Project site is triangularly shaped and does not have direct access to a public street. Access to the public street will be across the Gage Canal property. The City of Grand Terrace has been interfacing with the City of Riverside, owner of the Gage Canal, and has assured access to the parcel which has historical rights of access over the canal. The property is zoned R3-20-Medium High Density Residential.



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Applicant: National Logistics Team

Project Numbers: Conditional Use Permit 17-08, Site and Architectural 15-04 and  
Environmental 15-07

Project Location: APN: 1167-151-77

National Logistics Team (“Applicant”) is proposing to legalize the establishment of a pallet business on a 3.7-acre parcel, including use of the existing 6,420 square foot office, a 2,400 square foot metal shop and four 3-sided work canopies will be used for the repair and manufacturing of pallets.

