

**EXHIBIT A**  
**DEPARTMENTAL**  
**CONDITIONS OF APPROVAL**

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**DATE:** June 17, 2026

**PROJECT FILE NO.:** PL25-0120 (Site Approval) and PL25-0121 (Tentative Tract Map No. 20845)

**LOCATION:** 13918 Cypress Avenue (APNs: 1021-241-02, -03, and 1021-251-01)

**APPLICANT:** PLC Communities

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The departments listed below have reviewed the above referenced application. Those departments marked with an "X" have required conditions of approval to be imposed on the project.

Development Services Department –  
 Planning Division  
 ADA Accessibility Division

Public Works Department –  
 Engineering Division  
 Traffic Division

Chino Valley Independent Fire District

Police Department

Finance Department

Community Services, Parks & Recreation Department