

EXHIBIT B
DEPARTMENTAL
CONDITIONS OF APPROVAL

DATE: June 17, 2026

PROJECT FILE NO.: PL25-0022 (Site Approval)

LOCATION: Northwest corner of Riverside Drive and Mountain Avenue
(APN: 1015-511-27)

APPLICANT: BCT Development Acquisition Co

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