

# EXHIBIT A

## DEPARTMENTAL CONDITIONS OF APPROVAL

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**DATE:** July 15, 2026

**PROJECT FILE NO.:** PL25-0086 (Special Conditional Use Permit) and PL25-0086 (Site Approval)

**LOCATION:** 13925 Benson Avenue, 13822 Oaks Avenue and 13910 Oaks Avenue (APNs: 1021-121-05, 1021-211-02, and 1021-211-05)

**APPLICANT:** Dirac Project LLC

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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