

EXHIBIT A

DEPARTMENTAL CONDITIONS OF APPROVAL

DATE: August 20, 2025

PROJECT FILE NO.: PL24-0131 (Special Conditional Use Permit)

LOCATION: 12795 Ross Avenue (APN: 1015-531-29)

APPLICANT: Michael Carpenter

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