

EXHIBIT A

DEPARTMENTAL CONDITIONS OF APPROVAL

DATE: August 19, 2026

PROJECT FILE NO.: PL25-0103 (Site Approval), PL25-0104 (Special Conditional Use Permit) & PL26-0076 (Special Conditional Use Permit)

LOCATION: Southeast corner of Central Avenue & Schaefer Avenue (APN: 1021-031-16 & 1021-031-12)

APPLICANT: Evergreen Devco

The departments listed below have reviewed the above referenced applications. 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