

EXHIBIT A

**DEPARTMENTAL
CONDITIONS OF APPROVAL**

DATE: August 20, 2025

PROJECT FILE NO.: PL24-0151 (Site Approval)

LOCATION: West side of Corporate Center Avenue, approximately 625 feet west of Ramona Avenue (APN: 1025-211-29).

APPLICANT: BCT Dev. Acquisition Co., LLC

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
- ☒ Development Engineering Division
- ☐ ADA Accessibility Division

☒ Chino Valley Independent Fire District

☒ Police Department

☐ Finance Department

☐ Community Services