

EXHIBIT "A"

Conditional Use Permit No. CUP-173-2019

12900 Euclid Street, Suite 110
(Assessor's Parcel No. 090-164-37)

CONDITIONS OF APPROVAL

General Conditions

1. The applicant shall execute a "Notice of Agreement with Conditions of Approval and Discretionary Permit of Approval," as prepared by the City Attorney's Office. All Conditions of Approval set forth herein shall be binding on and enforceable against each of the following, and whenever used herein, the term "applicant" shall mean and refer to each of the following: the project applicant, SteelCraft Garden Grove, L.P., the developer of the project, the tenants(s) of the property, future transferees of the property from the City of Garden Grove, and each of their respective successors and assigns. All conditions of approval are required to be adhered to for the life of the project, regardless of property ownership. Any changes of the Conditions of Approval require approval by the Planning Commission, except as otherwise provided herein.
2. Approval of this Conditional Use Permit shall not be construed to mean any waiver of applicable and appropriate zoning and other regulations; and wherein not otherwise specified, all requirements of the City of Garden Grove Municipal Code shall apply. Modifications which do not change the intent of the project may be approved by the Community and Economic Development Director.
3. Minor modifications to these Conditions of Approval may be approved by the Community and Economic Development Director, in his or her discretion. The approved site plan, floor plan, and use of the subject property, as represented by the Applicant, are an integral part of the decision approving this Conditional Use Permit. Proposed modifications to the floor plan, site plan, the project, these Conditions of Approval, or other related changes that result in the intensification of the project or create impacts that have not been previously addressed, determined by the Community and Economic Development Director not to be minor in nature shall be subject to approval of new and/or amended land use entitlements by the applicable City hearing body.
4. All conditions of approval shall be implemented at the applicant's expense, except where specified in the individual condition.

FINAL

Public Works Water Services Division

5. The applicant shall install reduced pressure principal devices per City Standard B-770 on the domestic and irrigations supply lines. Any carbonation dispensing equipment shall have an internal stainless steel RPPD device. Installation shall be per City Standards and shall be tested by a certified backflow device tester immediately after installation. Cross connection inspector shall be notified for inspection after the installation is completed. Owner shall have RPPD device tested once a year thereafter by a certified backflow device tester and the test results to be submitted to Public Works, Water Services Division. The applicant must open a water account upon installation of RPPD device.
6. If fire service is required, the applicant shall install a fire service connection per City Standard B-773 with a FDC. Fire service shall have above-ground backflow device with a double-check valve assembly. Device shall be tested immediately after installation and once a year thereafter by a certified backflow device tester and the results to be submitted to Public Works, Water Services Division. Device shall be on private property and is the responsibility of the applicant. The above-ground assembly shall be screened from public view as required by the Planning Division.
7. Any new or existing water valve located within new concrete driveway or sidewalk construction shall be reconstructed per City Standard B-753.
8. Commercial food use of any type shall require the installation of an approved grease interceptor prior to obtaining a business license.
9. In the event that an approved grease interceptor is not already installed, a properly sized grease interceptor shall be installed on the sewer lateral and maintained by the applicant. There shall be a separate sanitary waste line that will connect to the sewer lateral downstream of the grease interceptor. All other waste lines shall be drained through the grease interceptor. Grease interceptor shall be located outside of the building and accessible for routine maintenance. The applicant shall maintain comprehensive grease interceptor maintenance records and shall make them available to the City of Garden Grove upon demand.
10. Food grinders (garbage disposal devices) are prohibited per Ordinance 6 of the Garden Grove Sanitary District Code of Regulations. Existing units are to be removed.

Police Department

11. There shall be no gaming tables or gaming machines, as outlined in City Code Sections 8.20.010 and 8.20.050, on the premises at any time.
12. Hours of operation for the brew pub/wine-tasting establishment tenant shall be permitted between 6:00 a.m. to 12:00 a.m., seven (7) days a week. The City of Garden Grove reserves the right to reduce hours of operation of the establishment, by order of the Chief of the Police Department, in the event problems arise concerning the operation of this business.
13. Alcoholic beverages shall only be sold and served in cups/containers that are distinct and different than cups/containers of non-alcoholic beverages. In the event there are multiple (more than one) vendors selling and/or serving alcoholic beverages within the SteelCraft establishment, said alcoholic beverages shall only be sold and served in distinctive cups/containers, different than cups/containers of non-alcoholic beverages, and with a logo from the location they have been dispensed from.
14. The business shall show proof to the Police Department that all members of the business staff have completed the LEAD training (Licensee Education on Alcohol and Drugs) through Alcoholic Beverage Control (ABC) or an ABC approved "Responsible Beverage Service (RBS) Training" program.
15. Any violations or noncompliance with the conditions of approval may result in the issuance of an Administrative Citation up to \$1,000 pursuant to GGMC 1.22.010(a).
16. In the event that an Alcoholic Beverage Control (ABC) License is suspended for any period of time and/or fined for any ABC violation as a result of disciplinary action, the Conditional Use Permit shall be presented to the Hearing Body for review or further consideration.

Community and Economic Development Department

17. The establishment shall be operated as a wine tasting establishment, and within the privileges and restrictions for an Alcoholic Beverage Control (ABC) Type "02" License, as defined by the California Department of Alcoholic Beverage Control. As a tenant of SteelCraft, the winery establishment's customers will utilize the outdoor communal dining areas within the enclosed confines of the SteelCraft development. All applicable requirements under the approval of the Conditional Use Permit for the overall SteelCraft

development (under Conditional Use Permit No. CUP-116-2017), including any additional Conditions of Approval included herein, as part of Conditional Use Permit No. CUP-173-2019, will apply to the winery establishment.

18. No storage or displays, outside the enclosed confines of the SteelCraft establishment, shall be permitted at any time.
19. There shall be no uses or activities permitted of an adult-oriented nature as outlined in City Code Section 9.16.020.070.
20. The Conditional Use Permit may be called for review by City staff, the City Council, or Planning Commission, if noise or other complaints are filed and verified as valid by the Code Enforcement office or other City department concerning the violation of approved conditions, the Garden Grove Municipal Code, or any other applicable provisions of law.
21. In the event the parking demand generated by the winery establishment, at any given time, causes a nuisance, hindrance, and/or problem with parking and/or circulation within the areas on-site, or any adjacent areas off-site, the applicant shall devise and implement a plan approved by the City to relieve the situation.

Upon written request by the City, the applicant shall submit a plan to manage parking issues for review and approval by the Community and Economic Development Department. The plan may include, but is not be limited to: reducing the hours of operation, instituting an off-site parking arrangement; having on-site parking control personnel; and/or others actions that may be deemed applicable to the situation.

If the City's Community and Economic Development Director deems such action is necessary to address parking and circulation problems, such action shall be implemented within 30 days of written notice. Failure to take appropriate action shall be deemed a violation of these Conditions of Approval and may result in the City restricting the overall use of the facility.

22. No roof-mounted mechanical equipment, including exhaust vents, shall be permitted unless a method of screening complementary to the architecture of the building is approved by the Community and Economic Development Department, Planning Division. Said screening shall block visibility of any roof-mounted mechanical equipment from view of public streets and surrounding properties.

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Conditions of Approval

23. No satellite dish antennas shall be installed on said premises unless, and until, plans have been submitted to and approved by the Community and Economic Development Department, Planning Services Division. No advertising material shall be placed thereon.
24. Permits from the City of Garden Grove shall be obtained prior to displaying any temporary advertising (i.e., banners).
25. Signs shall comply with the City of Garden Grove sign requirements. No more than 15% of the total window area and clear doors shall bear advertising or signs of any sort. No signs advertising alcoholic beverages shall be placed on the windows. Any opaque material applied to the store front, such as window tint, shall count toward the maximum window coverage area.
26. Any modifications to existing signs or the installation of new signs shall require approval by the Community and Economic Development Department, Planning Services Division prior to issuance of a building permit.
27. A copy of the decision approving Conditional Use Permit No. CUP-173-2019 shall be kept on the premises at all times.
28. The permittee shall submit a signed letter acknowledging receipt of the decision approving Conditional Use Permit No. CUP-173-2019, and his/her agreement with all conditions of the approval.
29. The Conditional Use Permit shall be reviewed within one year from the date of this approval, and every three (3) years thereafter, in order to determine if the business is operating in compliance.
30. The applicant shall, as a condition of project approval, at its sole expense, defend, indemnify and hold harmless the City, its officers, employees, agents and consultants from any claim, action, or proceeding against the City, its officers, agents, employees and/or consultants, which action seeks to set aside, void, annul or otherwise challenge any approval by the City Council, Planning Commission, or other City decision-making body, or City staff action concerning Conditional Use Permit No. CUP-173-2019. The applicant shall pay the City's defense costs, including attorney fees and all other litigation related expenses, and shall reimburse the City for court costs, which the City may be required to pay as a result of such defense. The applicant shall further pay any adverse financial award, which may issue against the City, including, but not limited to, any award of attorney fees to a party

challenging such project approval. The City shall retain the right to select its counsel of choice in any action referred to herein.

31. The applicant is advised that if the use of the establishment ceases to operate for more than 90 days, then the existing Conditional Use Permit will become null and void and the new applicant shall be required to apply for a new Conditional Use Permit subject to the approval by the Community and Economic Development Department, Planning Services Division.
32. Unless a time extension is granted pursuant to Section 9.32.030.D.9 of Title 9 of the Municipal Code, the use authorized by this approval of Conditional Use Permit No. CUP-173-2019 shall become null and void if the subject use or construction necessary and incidental thereto is not commenced within one (1) year of the expiration of the appeal period and thereafter diligently advanced until completion of the project.