

**RESOLUTION NO. 2026-019**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ELK GROVE  
FINDING NO FURTHER ENVIRONMENTAL REVIEW IS NECESSARY PURSUANT TO  
STATE CEQA GUIDELINES SECTION 15183 AND APPROVING A CONDITIONAL USE  
PERMIT AND CONDITIONAL USE PERMIT AMENDMENT FOR THE  
BARTHOLOMEW WINERY AMENDMENT PROJECT (PLNG24-056)  
LOCATION: 9696 ELK GROVE BOULEVARD AND 9654 BRADSHAW ROAD  
APN: 134-0110-082**

**WHEREAS**, the Community Development Department of the City of Elk Grove (the “City”) received an application on December 27, 2024, from H/B 2007 Living Trust (the “Applicant”) requesting a Zoning Text Amendment to Elk Grove Municipal Code Title 23, Conditional Use Permit, and Conditional Use Permit Amendment for the Bartholomew Winery Amendment Project (the “Project”); and

**WHEREAS**, the proposed Project is located on real property in the incorporated portions of the City more particularly described as APN: 134-0110-082; and

**WHEREAS**, the Community Development Department considered the Project request pursuant to the Elk Grove General Plan, the Elk Grove Municipal Code (EGMC) Title 23 (Zoning), Title 22 (Land Development), the Elk Grove Design Guidelines, and all other applicable State and local regulations; and

**WHEREAS**, the Planning Commission of the City (the “Planning Commission”) held a duly-noticed public hearing on November 6, 2025, as required by law to consider all information presented by staff, information presented by the Applicant, and public testimony presented in writing and at the meeting and voted 4-1 (O’con opposed) to recommend approval of the Project to the City Council; and.

**WHEREAS**, the City Council held a duly-noticed public hearing on January 28, 2026, as required by law to consider all of the information presented by staff, information presented by the Applicant, and public testimony presented in writing and at the meeting.

**NOW, THEREFORE, BE IT RESOLVED**, that the City Council of the City of Elk Grove hereby finds that no further environmental review is necessary pursuant to State CEQA Guidelines Section 15183 (Consistency with a General Plan, Community Plan, or Zoning) based upon the following findings:

**CEQA**

Finding: Finding that no further environmental review is necessary under CEQA pursuant to State CEQA Guidelines Sections 15183 (Projects Consistent with a Community Plan, General Plan, or Zoning) and 15162 (Subsequent EIRs and Negative Declarations).

Evidence: CEQA requires analysis of agency approvals of discretionary “projects.” A “project,” under CEQA, is defined as “the whole of an action, which has a potential for resulting in either a direct physical change in the environment, or a reasonably foreseeable indirect physical change in the environment” (State CEQA Guidelines Section 15378). The proposed Project is a project under CEQA.

No further environmental review is required under CEQA pursuant to State CEQA Guidelines Section 15162 (Subsequent EIRs and Negative Declarations) and Section 15183 (Consistency with a General Plan, Community Plan, or Zoning). State CEQA

Guidelines Section 15162 (Subsequent EIRs and Negative Declarations) provides that when an EIR has been certified for an adopted project, no subsequent EIR shall be prepared for that project unless the lead agency determines, on the basis of substantial evidence in light of the whole record, that one or more of the following exists:

1. Substantial changes are proposed in the project which will require major revisions of the previous EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects;
2. Substantial changes occur with respect to the circumstances under which the project is undertaken which will require major revisions of the previous EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; or
3. New information of substantial importance, which was not known and could not have been known with exercise of reasonable diligence at the time of the previous EIR was certified as complete shows any of the following:
  - a. The project will have one or more significant effects not discussed in the previous EIR;
  - b. Significant effects previously examined will be substantially more severe than shown in the previous EIR;
  - c. Mitigation measures or alternatives previously found not to be feasible would in fact be feasible and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measure or alternative; or
  - d. Mitigation measures or alternatives which are considerably different from those analyzed in the previous EIR would substantially reduce one or more significant effects on the environment, but the project proponents decline to adopt the mitigation measures or alternative.

Staff has reviewed the Project and analyzed it based upon the above provisions in Sections 15162 and 15183 of the State CEQA Guidelines. State CEQA Guidelines Section 15183 (Public Resources Code §21083.3), provides that projects which are consistent with the development density established by an existing Community Plan, General Plan, or Zoning for which an environmental impact report (EIR) has been certified “shall not require additional environmental review, except as might be necessary to examine whether there are project-specific significant effects which are peculiar to the project or its site.” In February 2019, an EIR was prepared and certified by the City Council as part of the Elk Grove General Plan (SCH# 2017062058). That document provides a programmatic review of the potential impacts associated with implementation of the overall General Plan. A Final Subsequent EIR (SCH #2022020463) to the 2019 General Plan EIR was prepared and adopted in 2023 with the adoption of the Livable Employment Area Community Plan with the City of Elk Grove General Plan Amendments and Update of Vehicle Miles Traveled Standards Project.

The Project is subject to the Mitigation, Monitoring and Reporting Programs (MMRPs) adopted with 2019 General Plan EIR and 2023 Final Subsequent EIR. No physical changes are proposed on the Project site; therefore, biological surveys, erosion

control, cultural resource mitigation, nor a Climate Action Plan (CAP) Consistency Review Checklist are required. The Project land uses are consistent with the development anticipated under the existing General Plan, for which an EIR was certified and the existing CUP issued by the City of Elk Grove. The General Plan EIR relies on Vehicle Miles Traveled (VMT) as a measure of transportation impacts. The Project site is in a pre-screened area as defined by the City's Transportation Analysis Guidelines adopted with the General Plan. A Noise Study was prepared by Bollard Acoustical Consultants (BAC) (October 15, 2025) for the Project to analyze the proposed amplified music to verify compliance with General Plan noise standards and policies, and EGMC Chapter 6.32, Noise Control. The Noise Study determined that noise levels are predicted to be consistent with the City's standards.

The Project also includes a Text Amendment to EGMC Title 23, Zoning to conditionally allow "Outdoor Event Center" use in the agricultural-residential zoning districts. The Project is being undertaken pursuant to and in conformity with the approved Elk Grove General Plan. The General Plan EIR and Final Subsequent EIR analyzed full buildout of the City based upon the land plan, development standards, and policies contained in the General Plan. Future development under the proposed EGMC Text Amendment is subject to the General Plan Mitigation, Monitoring and Reporting Program (MMRP). The proposed EGMC Text Amendment by itself does not approve any specific development and therefore, does not result in the possibility of creating significant or cumulative effects on the environment. Future development under the proposed Text Amendment will be subject to CEQA at that time, as, to the extent applicable, those actions would be classified as "projects" under CEQA.

No potential new impacts related to the Project have been identified that would necessitate further environmental review beyond the impacts and issues already disclosed and analyzed in the General Plan EIRs. No other special circumstances exist that would create a reasonable possibility that the Project will have a significant adverse effect on the environment. Therefore, the prior EIRs are sufficient to support the proposed action and pursuant to State CEQA Guidelines Sections 15183 and 15162, no further environmental review is required.

**AND BE IT FURTHER RESOLVED**, that the City Council of the City of Elk Grove hereby approves the Conditional Use Permit and Conditional Use Permit Amendment for the Bartholomew Winery Amendment Project (PLNG24-056), as described in Exhibit A and illustrated in Exhibit B, subject to the conditions of approval in Exhibit C (all attached and incorporated herein by this reference), based upon the following findings:

### **Conditional Use Permit/Conditional Use Permit Amendment**

Finding #1: The proposed use is consistent with the General Plan and all applicable provisions of this title.

Evidence #1: The General Plan Estate Residential (ER) designation is generally characterized by large lot residential development. The AR-1 zoning district is considered consistent zoning district of the ER land use designation according to Table 3-1 (Consistency Matrix) in the General Plan. The AR-1 zoning district is intended to accommodate low density single-family residential uses in a rural setting with agricultural and accessory uses. The Project will be consistent with Policy LU-1-6, which supports the development of neighborhood serving commercial uses

adjacent to residential areas that provide quality, convenient, and community serving retail choices in a manner that does not impact neighborhood character and with Policy ED-1-2, which promotes programs and services that support a diverse local economy. The Project is an amendment to an existing use in the agricultural residential zoning district, which is surrounded by other commercial sites on the north and east sides. The existing commercial uses at the corner of Elk Grove Boulevard and Bradshaw Road are small businesses that serve the adjacent neighborhood as well as well as the entire City. The on-site wine tasting, and special events will be associated with the existing winery, which is an agricultural use that will continue to add to the diverse local economy in the community.

Finding #2: The establishment, maintenance or operation of the use applied for will not, under the circumstances of the particular case (location, size, design, and operating characteristics), be detrimental to the health, safety, peace, morals, comfort, or general welfare of persons residing or working in the neighborhood of such use, or the general welfare of the City.

Evidence #2: The approval of the new CUP and the proposed CUP Amendment would allow the Applicant to expand the hours for on-site wine tasting on the Project site, increase the number of winery events, allow outdoor event center use, and allow amplified music/sound. The Project expands the hours of operations for on-site wine tasting to 11:00 AM to 8:00 PM, seven days a week and allows amplified sound/music up to 75 dBA maximum at the Reference Point. The Project would also add an additional 24 winery events per calendar year for the winery (48 events total per calendar year) to be permitted seven days a week with a maximum of 125 people in attendance (amplified music/sound ending at 8:00 PM). The new CUP would also allow up to 18 outdoor events per calendar year from 11:00 AM to 10:00 PM on Fridays, Saturdays, and Sundays only with a maximum of 125 people in attendance (amplified music/sound ending at 9:00 PM).

A Noise Study was prepared by Bollard Acoustical Consultants (BAC) (September 2025) for the Project to analyze the proposed amplified music to verify compliance with General Plan noise standards and policies, and EGMC Chapter 6.32, Noise Control. To quantify amplified music levels which would result from the typical winery event (e.g., ambient/background music) as well as the outdoor event center use (e.g., dance music played during a wedding reception), BAC conducted noise level measurements during an amplified music event simulation at the winery on April 9, 2025, and during an amplified music event at the winery on May 18, 2025. For the “typical winery events”, noise levels received at the nearby residences are predicted to be well within compliance of the City of Elk Grove daytime 50 dBA exterior noise standard and below the City’s Municipal Code threshold of 5 dBA over the ambient noise level. Noise levels for “typical winery events” at the adjacent Montessori school are also predicted to be in compliance with City standards due to the location of the school on the east side of Bradshaw Road based on the existing traffic noise and location/direction of the sound system. As a result, no noise mitigation measures would be required for amplified music generated during “typical winery events.” For the “outdoor events,” such as during the playing of dance music at wedding receptions, noise levels are also predicted to be consistent with the City’s standards. Due to the proposed days and hours of operations for the outdoor events, the proposed outdoor event center would not affect the Montessori school as all amplified music for the outdoor events would occur outside of

school hours. To ensure compliance with the City of Elk Grove exterior noise level standards and to reduce the potential for adverse reaction to amplified music generated at the winery, Noise Study recommended measures that have been incorporated into the conditions of approval for the Project. With implementation of the measures described above, the proposed amplified music/sound would be consistent with the General Plan and EGMC noise standards.

There is an existing masonry wall and vineyards that provide a buffer between the adjacent residential neighborhood and the location of the tent/wine production building and outdoor seating area. Neither the amended uses or the new uses are expected to negatively impact any of the surrounding neighborhood or other commercial businesses on Bradshaw Road. The Project will not generate excessive amount of noise as the Project-related uses will be subject to the operational conditions provided in the associated Conditions of Approval.

Based on the characteristics of the operation and its compliance with City standards, the Project would not be detrimental to the public health and safety of the residences and commercial uses surrounding the Project.

Finding #3: There are changed circumstances sufficient to justify the modification of the approval.

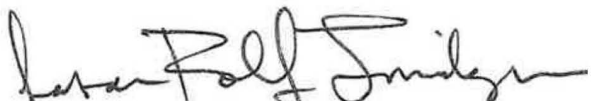
Evidence #3: Since the original approval of the CUP for the existing winery in 2019 and the CUP Amendment in 2021, the Applicant has a desire to expand the services that Bartholomew Winery provides to the local community and grow the business by expanding the on-site wine tasting and winery events available the existing and future customers thereby showcasing the location of where the winery is located in Elk Grove. The typical winery events and outdoor event center use will allow for visitors/customers to enjoy the wine at the winery and learn the wine making process from the existing grapevine fields to the production facility. In addition, the Applicant expressed that the wine tasting will allow for visitors to experience and taste the wine to make buying decisions easier. This will allow for the existing business to expand and continue to add to the local economy.

**PASSED AND ADOPTED** by the City Council of the City of Elk Grove this 28<sup>th</sup> day of January 2026



BOBBIE SINGH-ALLEN, MAYOR of the CITY OF ELK GROVE

ATTEST:



JASON LINDGREN, CITY CLERK

APPROVED AS TO FORM:



JONATHAN P. HOBBS, CITY ATTORNEY

**Exhibit A**  
**Bartholomew Winery Amendment (PLNG24-056)**  
**Project Description**

**PROJECT DESCRIPTION**

The Bartholomew Winery Amendment Project (“Project”) consists of a Conditional Use Permit to allow “Outdoor Event Center” use with up to 18 events per year with amplified music and an Amendment to the previously-approved Bartholomew Vineyard Conditional Use Permit (CUP) (PLNG19-008) to expand the hours of on-site wine tasting with amplified music/sound; and allow additional winery events up to 48 events per year with amplified music.

**Exhibit B**  
**Barthlomew Winery Amendment (PLNG24-056)**  
**Project Plans**

**SITE PLAN**





REVISIONS	NO.	DATE	DESCRIPTION
		19 MARCH 2025	

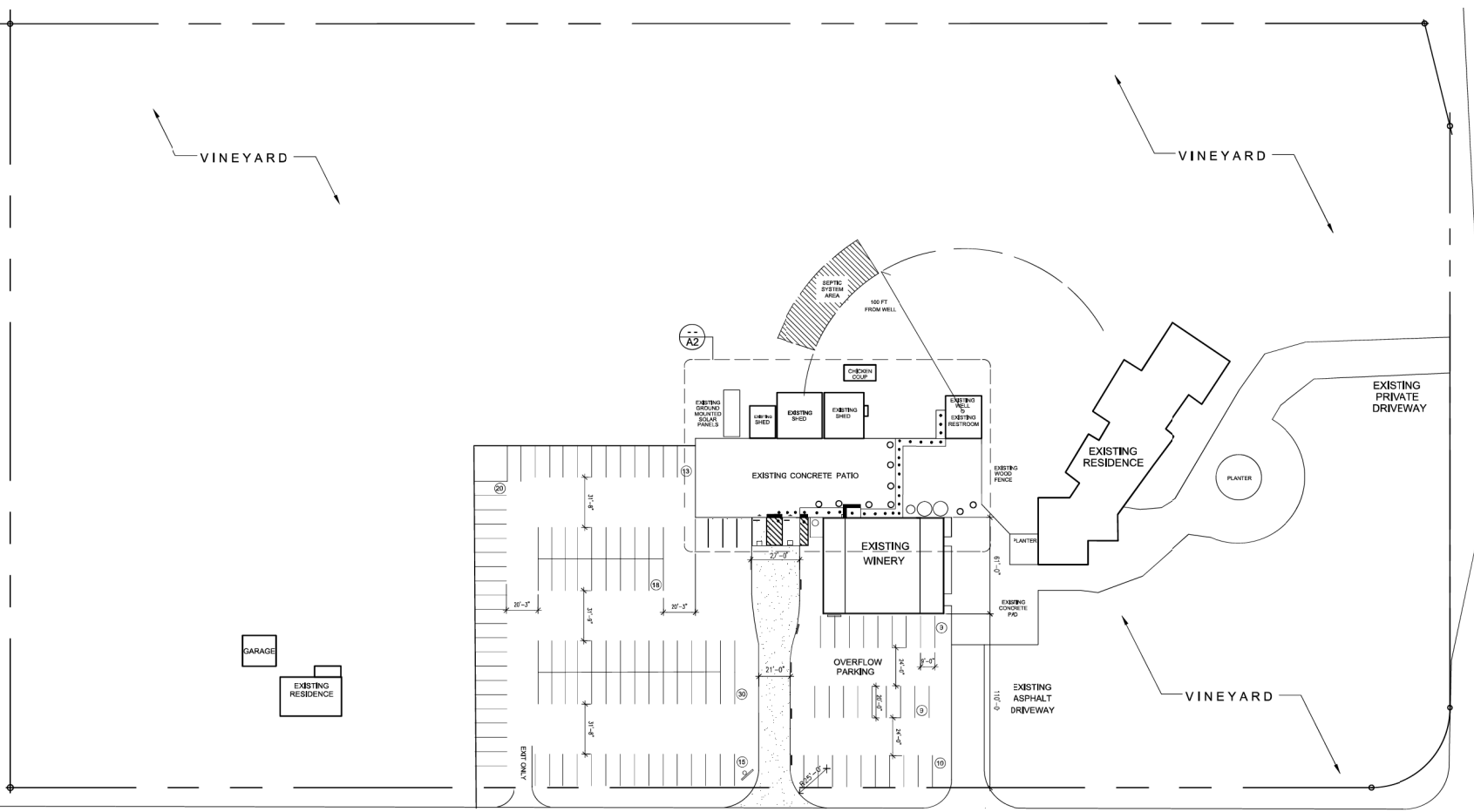
DRAWN BY

CHECKED BY

DATE 10 MARCH 2025 DRAWING NO.

CADFILE PROJECT NO. 25003

**A1**



**OVERALL SITE PLAN**

1/32" = 1'-0"  
 REF. NORTH

ARCHITECTURAL ARTISTS  
 PETER B. DANNEFELSER ARCHITECTS

peterdaia@sbcgoba.net  
 PH (916) 442-1144 FX (916) 442-1121

OWNER

PROJECT  
 AN OCCUPANCY PERMIT FOR

9654  
 BRADSHAW  
 ROAD

95624  
 ELK GROVE  
 CALIFORNIA

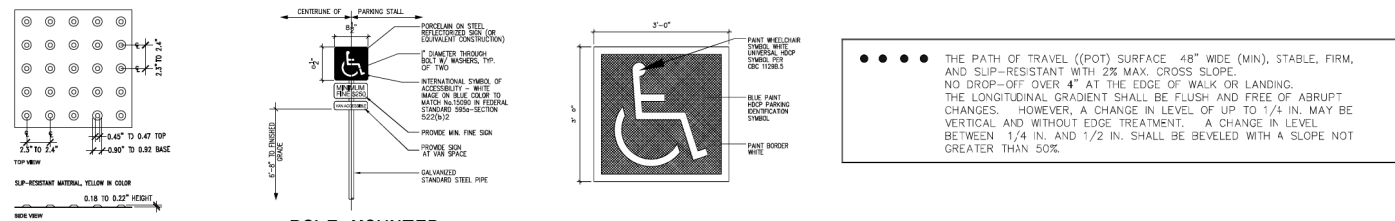
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**OVERALL  
 SITE PLAN**

*[Handwritten Signature]*



REVISIONS	NO.	DATE	DESCRIPTION
	17	MARCH 25	

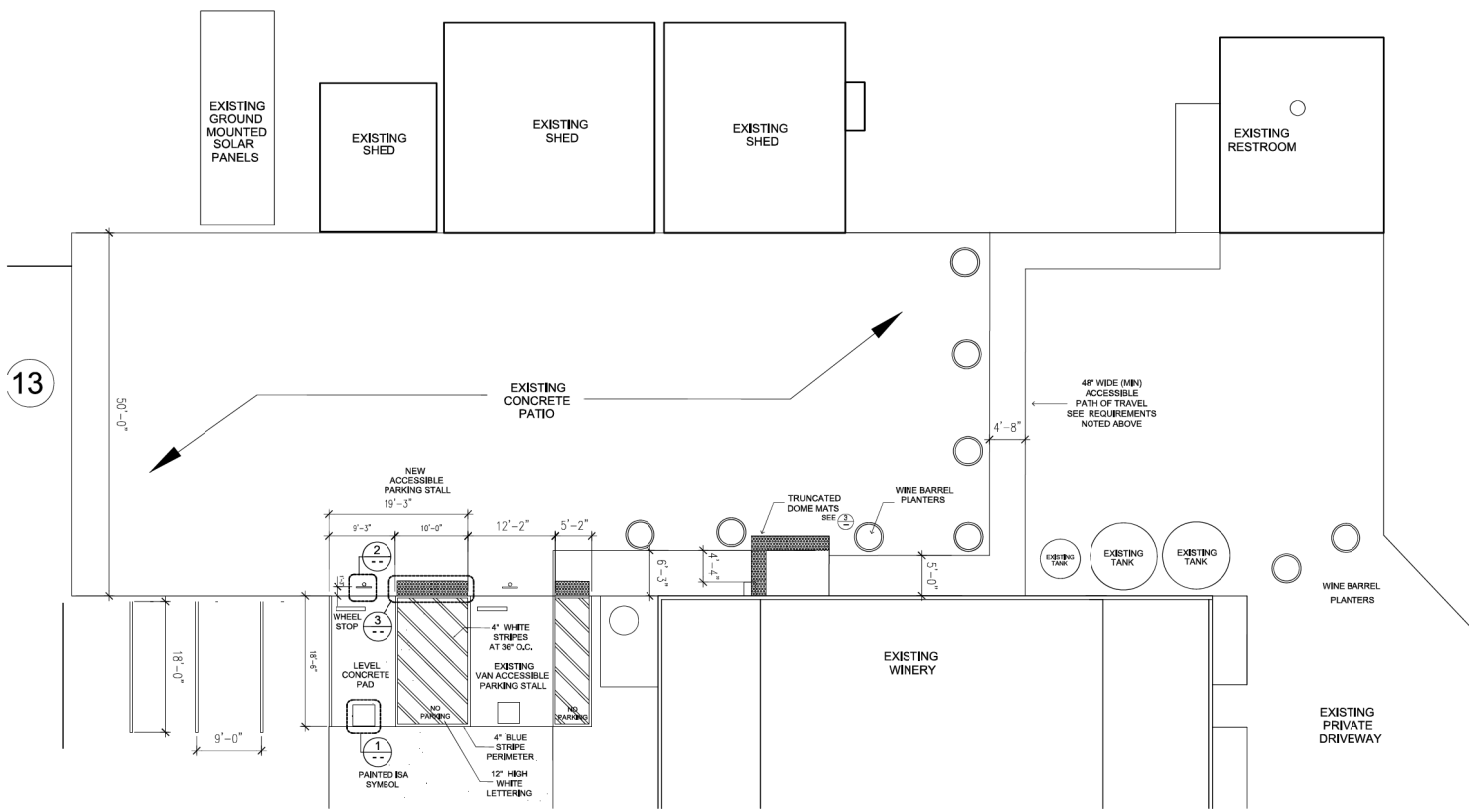
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 DATE 6 APRIL 2021  
 CADFILE  
 PROJECT NO. 21005  
 DRAWING NO. **A2**



**3** TRUNCATED DOME MAT      **2** POLE-MOUNTED PARKING STALL SIGNS      **1** ISA PARKING SYMBOL

● ● ● ● THE PATH OF TRAVEL (POT) SURFACE 48" WIDE (MIN), STABLE, FIRM, AND SLIP-RESISTANT WITH 2% MAX. CROSS SLOPE. NO DROP-OFF OVER 4" AT THE EDGE OF WALK OR LANDING. THE LONGITUDINAL GRADIENT SHALL BE FLUSH AND FREE OF ABRUPT CHANGES. HOWEVER, A CHANGE IN LEVEL OF UP TO 1/4 IN. MAY BE VERTICAL AND WITHOUT EDGE TREATMENT. A CHANGE IN LEVEL BETWEEN 1/4 IN. AND 1/2 IN. SHALL BE BEVELED WITH A SLOPE NOT GREATER THAN 50%.

CHICKEN  
 COUP



**13**

NOTE: EVERYTHING DEPICTED ON THIS SHEET IS EXISTING - TO REMAIN, WITH THE EXCEPTIONS BEING THE ADDITION OF ACCESSIBILITY UPGRADES

**DETAILED PARKING PLAN**

1/8" = 1'-0"



**Exhibit C**  
**Bartholomew Winery Amendment Project (PLNG24-056)**  
**Conditions of Approval**

<u>Conditions of Approval</u>		<u>Timing/ Implementation</u>	<u>Enforcement / Monitoring</u>	<u>Verification (date and Signature)</u>
<b>ON-GOING</b>				
1.	Development and operation of the proposed Project shall be consistent with the Project Description and Project Plans as provided in Exhibits A and B, incorporated herein by this reference. Deviations from the approved plans shall be reviewed by the City for substantial compliance and may require amendment by the appropriate hearing body.	On-Going	Planning	
2.	This action does not relieve the Applicant of the obligation to comply with all ordinances, statutes, regulations, and procedures.	On-Going	Planning	
3.	The Applicant, or Successors in Interest (hereinafter referred to as the Applicant) shall indemnify, protect, defend, and hold harmless the City, its officers, officials, agents, employees, and volunteers from and against any and all claims, damages, demands, liability, costs, losses or expenses including without limitation court costs, reasonable attorney's fees and expert witness fees arising out of The Project including challenging the validity of this Application/permit or any environmental or other documentation related to approval of this application.	On-Going	Planning	
4.	As to any fee, dedication, reservation or exaction established by these conditions of approval that are subject to the Mitigation Fee Act, notice is hereby given pursuant to California Government Code Section 66020(d) that the 90-day period in which you may protest the fees set forth herein has begun to run as of the date of approval of The Project. Other limitation periods may apply. The City reserves all rights.	On-Going	Planning	
5.	Except as otherwise specified or provided for in the Project plans or in these conditions, the Project shall conform to the development standards and design requirements adopted by the City of Elk Grove, specifically including but not limited to the following: <ul style="list-style-type: none"> <li>• The Elk Grove Zoning Code (Title 23 of the EGMC)</li> <li>• EGMC Title 16 (Building and Construction)</li> <li>• EGMC Title 22 (Land Development)</li> </ul>	On-Going	Planning	

<b><u>Conditions of Approval</u></b>		<b><u>Timing/ Implementation</u></b>	<b><u>Enforcement / Monitoring</u></b>	<b><u>Verification (date and Signature)</u></b>
6.	The Applicant shall design and construct all improvements in accordance with the City of Elk Grove Improvement Standards, as further conditioned herein, and to the satisfaction of the City.	On-Going	Engineering SCWA SacSewer SMUD PG&E	
7.	The Applicant shall pay all plan check fees, impact fees, or other costs as required by the City, the Cosumnes Community Services District (CCSD), Sacramento Area Sewer District (SacSewer), Sacramento County Water Agency (SCWA), or other agencies or services providers as established by law.	On-Going	Planning Engineering CCSD SCWA SacSewer	
8.	Approval of The Project does not relieve the Applicant from the requirements of subsequent permits and approvals, including but not limited to the following as may be applicable: <ul style="list-style-type: none"> <li>• Building Permit and Certificate of Occupancy</li> <li>• Fire Department review for permits and/or occupancy</li> </ul>	On-Going	Planning Engineering Building CCSD SCWA SacSewer	
9.	The Applicant shall be subject to all conditions of approval previously approved under the original Conditional Use Permit entitlement for Bartholomew Vineyard (PLNG19-008) and the Bartholomew Vineyard Amendment Project (PLNG21-003) except as otherwise amended by this Project.	On-Going	Planning	
10.	The Applicant shall obtain all required Building Permits and Fire Permits for any existing buildings that include conversion of an occupancy change.	On-Going/Prior to Occupancy of any conversion	Building CCSD Fire	
11.	No other buildings and/or structures shall be used for the Winery and/or any Event use, other than the existing 3,200 sq. ft. warehouse building. Existing single-family dwellings on the property shall not be used for winery events or public use of any kind unless separately permitted for public use by City of Elk Grove and Cosumnes Fire Department.	On-Going	Planning Building CCSD Fire	

<b><u>Conditions of Approval</u></b>		<b><u>Timing/ Implementation</u></b>	<b><u>Enforcement / Monitoring</u></b>	<b><u>Verification (date and Signature)</u></b>
12.	Signage is not approved with this Application. Future signs shall be reviewed under a separate Sign Permit application and shall comply with the development standards (EGMC Chapter 23.62) for signs in effect at the time of submittal in order to be approved.	On-Going	Planning	
13.	All events and operations must be in compliance with all laws and regulations as it relates to alcohol permitting and licensing through the California Department of Alcoholic Beverage Control.	On-Going	Police Department	
14.	The Applicant shall comply with all applicable noise requirements set forth in EGMC Chapter 6.32 (Noise Control). In the event the City receives noise complaints associated with the uses approved herein, which are validated by the Police Department or Code Enforcement Division, this Conditional Use Permit may be subject to revocation by the Approving Authority following a noticed public hearing.	On-Going	Police Department Planning	
15.	On-site wine tasting not associated with Typical Winery Events or Outdoor Event Center events is limited to 11:00 AM to 8:00 PM seven days a week. Amplified sound/music for wine tasting shall be limited to 75 dBA maximum at the Reference Position (position 50 feet directly in front of the speakers as shown on Figure 1 of the Noise Study), except as otherwise allowed as part of a Typical Winery Event or Outdoor Event Center Event.	On-Going	Planning	
16.	Typical Winery Events are limited to 48 events per calendar year from 11:00 AM to 9:00 PM seven days a week with a maximum of 125 people in attendance. "Typical Winery Events" shall be defined as events that are tied to the marketing and fundraising for the winery, including but not limited to events for wine tours, winemaker dinners, blending seminars, harvest experiences, dinners in the vineyard, or similar. Small events, functions, meetings, or similar that are exclusively held within the existing warehouse/tasting room building shall not be counted as a "Typical Winery Event." All amplified music/sound shall cease by 8:00 PM as further conditioned below.	On-Going	Planning	

<u>Conditions of Approval</u>	<u>Timing/ Implementation</u>	<u>Enforcement / Monitoring</u>	<u>Verification (date and Signature)</u>
17. "Outdoor Event Center," as defined in EGMC Section 23.26.202.O.6, Events are limited to 18 events per calendar year from 11:00 AM to 10:00 PM on Fridays, Saturdays, and Sundays only with a maximum of 125 people in attendance. "Outdoor Event Center" means outdoor facilities for public assembly and group entertainment, other than sporting events, including facilities for weddings, "live" theater and concerts and similar entertainment. All amplified music/sound shall cease by 9:00 PM as further conditioned below.	On-Going	Planning	
18. The sound system shall be located at the proposed position shown on Figure 1 of the Noise Study with the speakers oriented as proposed towards the northeast, also as shown on Figure 1 of the Noise Study.	On-Going	Planning	
19. The sound system output shall be limited to a maximum of 75 dBA for on-site wine tasting and 85 dBA for Typical Winery Events/Outdoor Event Center Events at a position 50 feet directly in front of the speakers ("Reference Position") as shown on Figure 1 of the Noise Study.	On-Going	Planning	
20. Amplified music/sound up to 85 dBA maximum at the Reference Position (position 50 feet directly in front of the speakers as shown on Figure 1 of the Noise Study) shall be permitted only between the following hours as follows: <ul style="list-style-type: none"> <li>• Typical Winery Events: Monday through Sunday, 11:00 AM to 8:00 PM (48 events per calendar year)</li> <li>• Outdoor Event Center Events: Fridays, Saturdays and Sundays 11:00 AM to 9:00 PM (18 events per calendar year)</li> </ul>	On-Going	Planning	
21. The use of subwoofers and amplification of traditional drum sets shall be prohibited for on-site wine tasting operations. The use of subwoofers and similar bass enhancing equipment shall only be permitted during Outdoor Event Center Events and Typical Winery Events.	On-Going	Planning	

<b><u>Conditions of Approval</u></b>		<b><u>Timing/ Implementation</u></b>	<b><u>Enforcement / Monitoring</u></b>	<b><u>Verification (date and Signature)</u></b>
22.	A representative of the winery shall remain on the premises for the entire duration of any Events utilizing amplified music/sound to measure sound levels with a procured sound level meter at the Reference Position (position 50 feet directly in front of the speakers as shown on Figure 1 of the Noise Study) using a sound level meter meeting the American National Standards Institute requirements (S1.4) for either a Type 1 or 2 sound level meter. Should the sound levels at the Reference Position exceed 85 dBA, the winery representative shall immediately notify the band or DJ to reduce the level to 85 dBA or below.	On-Going	Planning	
23.	The Applicant/Operator shall keep a log for all Typical Winery Events and Outdoor Event Center Events. At a minimum, the log shall include the date, the start time and duration of the Event, the Type of Event, the measurement of audio level at the sound check, and the intermittent measurements of the audio level during the event. The log shall be maintained on-site for a period of not less than 60 days following each Event, and shall be made available to the Community Development Director upon request. The log and the associated components shall be to the satisfaction of the Community Development Director.	On-Going	Planning	
24.	The Applicant shall provide the City with the contact information of a primary and alternate representative of the winery should the City receive and need to forward any complaints regarding amplified music. Such complaints should be investigated, and any necessary corrective actions shall be taken immediately to ensure satisfaction with these recommended measures.	On-Going	Planning	
25.	The Applicant/Operator shall publish the contact information of a primary and alternate representative of the winery on the business website to receive any complaints from the public. A log of complaints and responses shall be maintained for a period of not less than 60 days following each Event and shall be made available to the City upon request.	On-Going	Planning	
26.	The Conditional Use Permit may be revoked or modified for cause as provided in EGMC Section 23.20.020. Calls for police services may be cause for additional review and potential modifications to the CUP recommended by the Chief of Police or their designee for review and approval by the Approving Authority.	On-Going	Police Department Planning	

<b><u>Conditions of Approval</u></b>		<b><u>Timing/ Implementation</u></b>	<b><u>Enforcement / Monitoring</u></b>	<b><u>Verification (date and Signature)</u></b>
27.	The Applicant shall comply with, record, and pay the initial deposit of \$5,000 for the Mitigation Monitoring and Reporting Programs (MMRPs) adopted as part of the General Plan EIR. Until the MMRP deposit has been paid and all MMRP has been recorded with the County Recorder against the subject property, no occupancy permit from the City or County will be approved.	Prior to issuance of any plans or permits associated with the Project and prior to the start operation of the use	Planning	
28.	SMUD reserves the right to use any portion of its easements on or adjacent to the subject property that it reasonably needs and shall not be responsible for any damages to the developed property within said easement that unreasonably interferes with those needs, including but not limited to vegetation management, tree pruning or removal, weed abatement and application of weed abatement material, and a height restriction of 15-feet tall at full maturity.	On-Going	SMUD	
29.	Any necessary future SMUD facilities located on the Applicant's property shall require a dedicated SMUD easement. This will be determined prior to SMUD performing work on the Applicant's property. Applicant shall be responsible for confirming with SMUD appropriate/acceptable landscaping including placement within the easement area. SMUD reserves the right to prune & remove trees that encroach into the easement area. Applicant shall submit landscape improvement plans with tentative or final map as a condition of approval. New landscaping improvements shall be restricted to a maximum height of 15-feet tall at full maturity.	On-Going	SMUD	

<b><u>Conditions of Approval</u></b>		<b><u>Timing/ Implementation</u></b>	<b><u>Enforcement / Monitoring</u></b>	<b><u>Verification (date and Signature)</u></b>
30.	In the event the Applicant requires the relocation or removal of existing SMUD facilities on or adjacent to the subject property, the Applicant shall coordinate with SMUD. The Applicant shall be responsible for the cost of relocation or removal. Applicant is further made aware that the proposed location of any relocated facilities will be subject to SMUD's vegetation management practices including restrictions of 15-feet high at full maturity and placement of trees within SMUD easements. Applicant shall bear cost to remove vegetation or trees located within proposed new facilities area and SMUD retains the right to engage in customary vegetation management practices at proposed new location after facility relocation. Applicant shall submit landscape improvement plans with tentative or final map as a condition of approval.	On-Going	SMUD	
31.	The fire alarm system shall be in good working order at all times.	On-Going	CCSD Fire	
32.	All tents, singular or in series, greater than 400 square feet shall obtain a permit from CSD Fire and shall be operated in accordance with the adopted California Fire Code at time of permit and use. All tents of less than 400 square feet, singular or in series shall comply with the adopted California Fire Code for manufacturing, labeling, and flame resistance, and the like.	On-Going	CCSD Fire	
33.	The primary wine tasting/barrel storage building shall be limited to a maximum of 49 persons.	On-Going	CCSD Fire	
34.	Storage of wine barrels on racks and shelving shall be in accordance with the adopted California Fire Code.	On-Going	CCSD Fire	
35.	Operational permits as set forth in California Fire Code Chapter 1 may apply to the Project.	On-Going	CCSD Fire	
36.	The fire alarm system shall be inspected, tested, and maintained regularly in accordance with California Code of Regulations Title 19, California Fire Code, and Cosumnes Fire Department Fire Code Ordinance.	On-Going/ Prior to start of any Project operations	CCSD Fire	

<b><u>Conditions of Approval</u></b>		<b><u>Timing/ Implementation</u></b>	<b><u>Enforcement / Monitoring</u></b>	<b><u>Verification (date and Signature)</u></b>
37.	All fire alarm system inspection, testing and maintenance reports shall be uploaded to The Compliance Engine at:  <a href="https://www.cosumnescsd.gov/1291/Maintaining-Commercial-Fire-Systems">https://www.cosumnescsd.gov/1291/Maintaining-Commercial-Fire-Systems</a>	On-Going/Prior to start of any Project operations	CCSD Fire	
38.	At the existing main driveway, the Applicant shall obtain an encroachment permit and construct as asphaltic concrete driveway apron measuring 10 feet into the Project site from the existing edge of pavement along Bradway Road.	Within 12 months of Project Approval	Engineering	
39.	The Applicant shall dedicate an Irrevocable Offer of Dedication (IOD) to the City consistent with the applicable General Plan roadway classifications for the ultimate Right-of-Way for Bradshaw Road (4 lane Thoroughfare), Elk Grove Boulevard (2 Lane Minor Arterial), and the expanded intersection, based on City Standards and to the satisfaction of the City.	Within 6 months of Project Approval	Engineering	

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**CERTIFICATION**  
**ELK GROVE CITY COUNCIL RESOLUTION NO. 2026-019**

STATE OF CALIFORNIA            )  
COUNTY OF SACRAMENTO    )        ss  
CITY OF ELK GROVE            )


*I, Jason Lindgren, City Clerk of the City of Elk Grove, California, do hereby certify that the foregoing resolution was duly introduced, approved, and adopted by the City Council of the City of Elk Grove at a regular meeting of said Council held on January 28, 2026 by the following vote:*

**AYES:**            **COUNCILMEMBERS:**        *Singh-Allen, Suen, Brewer, Robles, Spease*

**NOES:**           **COUNCILMEMBERS:**        *None*

**ABSTAIN:**       **COUNCILMEMBERS:**        *None*

**ABSENT:**        **COUNCILMEMBERS:**        *None*

  
\_\_\_\_\_  
**Jason Lindgren, City Clerk**  
**City of Elk Grove, California**