



# Napa County Fire Marshal's Office

## AB 720 / Type 93 Estate Tasting Event Permit Review and Approval of Pilot Program

**Fire Marshal Jason Downs**





# Purpose of State-mandated AB 720 & County Role

Overview of the Bill, County's Responsibilities, and Key Takeaways



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# Purpose of State-mandated AB 720 & County Role

## Purpose of AB 720 (ABC Type 93 Permit):

- Allows limited outdoor wine-tasting events
- On vineyard parcels without winery production facilities
- Adjacent or nonadjacent vineyards owned/controlled by licensee

## County Role:

- Implement AB 720 without changing existing land-use definitions
- Preserve:
  - Napa County zoning
  - Road & Street Standards
  - Fire and life-safety requirements
- Ensure emergency access and public safety



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# November 18th BOS Meeting: Key Takeaways

## Public Comment Themes:

- Occupancy limits viewed as too restrictive
- Transportation requirements viewed as overly burdensome

## Board Direction to Staff:

- Consider increasing occupancy
- Consider reducing transportation requirements
- Establish a clear local permit process
- Evaluate road-based variations (ag vs. commercial)





# Key Changes & General Parameters

Safety Standards, Compliance Requirements, and Operational Limits



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# Proposed Key Changes (Staff Response)

## Staff-Recommended Revisions:

- Increase max occupancy from 15 to **49 persons**
- **Eliminate** previous transportation requirements
- Applicants manage traffic within **40 ADT**
- Define event as **one calendar day only**
- **Streamline** local permit review process

## Result:

- Direct response to Board direction and public concerns



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# General Permit Parameters (Revised)

## Occupancy & Traffic:

### Max 49 persons total (staff + guests)

- Below Fire Code assembly thresholds
- Below Napa County Temporary Event thresholds

### Max 40 Average Daily Trips

- Maintains agricultural road classification
- **Emergency Access:** 14-ft clear width Required turnouts and turnarounds

## Event Operations:

- Daylight hours only
- One-day duration per event



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# Safety, Compliance & Limitations

## Event Limitations:

- Max 36 events per year
- No events during Red Flag Warnings
- No tents or interior assembly uses
- Compliance Requirements:

## Does not override:

- Existing use permits
- ADT or occupancy limits already imposed

## Full compliance with:

- Fire & life safety
- ADA
- Health and environmental regulations





# Local Permit Process & Enforcement

Streamlined Approvals, Compliance, and Accountability



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# Local Permit Process (Streamlined)

## Annual Fire Marshal Permit Includes:

- 1) Online annual application
- 2) Valid ABC Type 02 license
- 3) Fire & Life Safety Acknowledgement
- 4) Aerial site map showing:
  - Property boundaries
  - Emergency access routes
  - Event and parking areas

## Permit Term:

- Valid January–December
- Annual renewal required

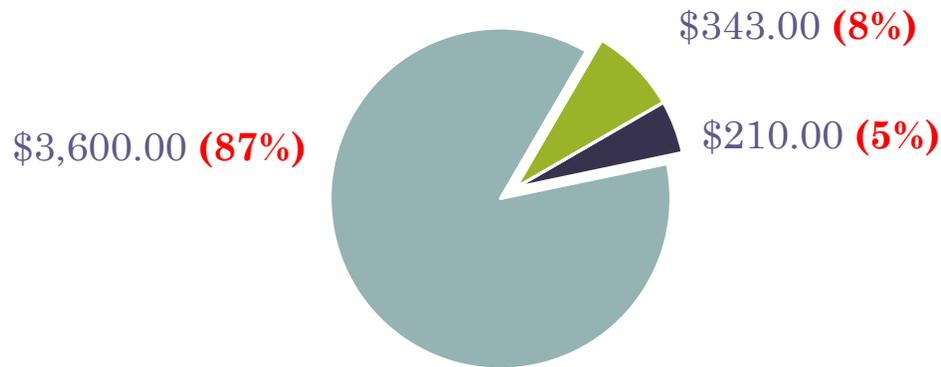


# Local Permit Process (Streamlined)

## Annual Fee:

- \$343 Fire Marshal review fee

### AB 720 / Type 93 Permit Annual Cost Breakdown



- ABC Annual Fee
- ABC Event Authorization Fee (\$100 per event)
- NCFMO Annual Permit Fee



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# Enforcement & Accountability

## Permit May Be Modified or Revoked If:

- ADT limits exceeded
- Fire or life-safety violations occur
- Site conditions change
- Events create hazardous conditions

## Key Point:

Responsibility for compliance remains with the permit holder at all times.





# Pilot Program Summary

Timeline, Purpose, and Key Limitations



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# Overall Effect & Recommendation

## Pilot Program Parameters:

- Effective: January 1, 2026
- Expires: July 1, 2027 (unless extended)
- Purpose:
  - Evaluate AB 720 effectiveness and track outcomes
  - Validate Fire Marshal review procedures
  - Monitor cumulative impacts and compliance

## Key Principle:

Pilot does not expand entitlements or override existing use permits.





# Overall Effect and Staff Recommendation

Summary, Policy Alignment, and Recommended Board Action



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# Overall Effect & Recommendation

## Overall Effect:

- Upholds AB 720 intent
- Preserves all Napa County standards
- Addresses Board and public concerns
- Encourages compliance rather than circumvention

## Staff Recommendation:

- Approve the revised Type 93 Estate Tasting Event Permit framework
- Proceed with the pilot program as proposed





# Thank You!

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