



TITLE

Napa Airport Corporate Center Development Agreement Extension

RECOMMENDATION

Adopt an Ordinance to approve a Development Agreement for a 5-Year extension to the Napa Airport Corporate Center Development Agreement from September 3, 2025, to September 3, 2030, located at the southeast corner of Devlin Road and South Kelly Road APN 057-090-086 (PL25-0008).

CONTACT

Brent Cooper, AICP, Community Development Director

BACKGROUND & ANALYSIS

On July 15, 2025, the City Council approved the first reading of an Ordinance approving a 5-year extension to the Napa Airport Corporate Center Development Agreement. The NACC project is located at the southeast corner of Devlin Road and S. Kelly Road. The location is depicted in Attachment 2.

If the final reading is approved, the Development Agreement will become effective on September 3, 2025. A copy of the Ordinance is included as Attachment 1.

COUNCIL PRIORITY PROGRAMS AND PROJECTS

Economic Development and Vitality: "Attract and expand diverse business and employment opportunities."

FISCAL IMPACT

The fiscal impacts of the Projects were addressed as part of the Development Agreement.

ENVIRONMENTAL REVIEW

The Amended Development Agreement monitoring is categorically exempt from California Environmental Quality Act (CEQA) in accordance with Government Code 15321 – Enforcement Actions by Regulatory Agencies (Class 21). Class 21 applies as an exemption because the Development Agreement is intended to serve as a tool to enforce the Napa Airport Commerce Center Entitlements.

In addition, 1. The City had the 2020 Addendum to the Napa Airport Corporate Center Project Final EIR prepared (the "Addendum") to evaluate the proposed reduction in project square footage, proposed expansion of preserved wetlands on the project site, and implications of the approval of the Development Agreement for the approved project, which was identified in the FEIR as a potential project approval.

2. As set out in the 2020 Addendum, there have been no Project changes, changed circumstances, or new information which would result in new, or substantially more severe, environmental impacts.

3. The environmental impacts of the NACC Project, as anticipated to be modified by minor modifications to the Conditional Use Permits for Lots 4 and 5 and as modified by the approval of the proposed Development Agreement, which would extend the life of the Project Approvals for five years and require the project owner contribute certain substantial community benefits, were adequately considered in the certified Final EIR as set forth in City Council Resolution No. 2018-85, which adopted findings, a Mitigation Monitoring and Reporting Program, and a statement of overriding considerations for the NACC Project.

4. Based on its own independent review, consideration, and exercise of its independent judgment, the Planning Commission hereby finds and determines on the basis of substantial evidence in the entire record before the City that none of the circumstances necessitating further environmental review under CEQA and the CEQA Guidelines are present for the reasons set forth in the Addendum and the Final EIR.

COMMUNICATION

Level 0: No Further Public Communication Needed

ATTACHMENTS:

[1. NACC DA Extension Ordinance rev 08.01.2025](#)

[1. Exhibit A NACC Development Agreement Extension 08.05.25](#)

[2. NACC Project Location](#)