

RESOLUTION R2020-\_\_

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF NAPA, STATE OF CALIFORNIA, AUTHORIZING THE CITY MANAGER TO JOINTLY SUBMIT AN APPLICATION WITH NAPA REDEVELOPMENT PARTNERS LLC TO CALIFORNIA DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT FOR AN INFILL INFRASTRUCTURE GRANT OF UP TO \$15,000,000 FOR THE NAPA PIPE PROJECT AND DETERMINING THAT THE ACTIONS AUTHORIZED BY THIS RESOLUTION WERE ADEQUATELY ANALYZED BY A PREVIOUS CEQA ACTION

WHEREAS, Napa Redevelopment Partners LLC, a California limited liability corporation, (“Developer”) is the landowner of the Napa Pipe Project, an approved mixed-use development on approximately 154 acres of land at 1025 Kaiser Road (APNs 046-400-054, 046-400-055, 046-412-006 and 046-412-007) which is subject to a Second Amendment to and First Restatement of Development Agreement (“Development Agreement”) by and between the Developer and the City approved by the City Council on February 4, 2020 by Ordinance No. 2020-003 (“Napa Pipe Project”); and

WHEREAS, the Development Agreement requires the Developer to dedicate two parcels of land sufficient to accommodate 140 affordable housing units for very-low and low-income households. 84 units are proposed to be constructed on Block 23 in the initial phase of residential development for the Napa Pipe Project (the “Affordable Housing Project”); and

WHEREAS, before construction of the Affordable Housing Project can begin, the Developer must install extensive infrastructure on the affordable housing site; and

WHEREAS, the State of California Department of Housing and Community Development (“HCD”) operates an Infill Infrastructure Grant Program (“IIG”) which provides grants for infrastructure improvement to assist in the development of affordable housing projects; and

WHEREAS, the Developer wishes to apply for and receive an allocation of funds through IIG; and

WHEREAS, because the Napa Pipe Project is located in the City of Napa, the City is required by the IIG program to be a co-applicant for the Developer to apply for funding through IIG; and

WHEREAS, HCD has issued a Notice of Funding Availability (“NOFA”) for IIG under Assembly Bill 101 (Chapter 159, Statutes of 2019) and Part 12.5 (commencing

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with section 53559) of Division 31 of the Health and Safety Code which authorizes HCD to approve funding allocations utilizing monies made available by the State legislature subject to the terms and conditions of the statute and the IIG Guidelines implemented October 30, 2019; and

WHEREAS, pursuant to CEQA Guidelines Section 15164, the Addendum to the Napa Pipe EIR for the Napa Pipe Project dated November 2019 ("2019 Addendum") was prepared by the City as an addendum to the Napa Pipe Final Environmental Impact Report certified by Napa County Board of Supervisors on January 14, 2013 (State Clearinghouse No. 2008122111) (the "Certified EIR") to analyze the potential environmental impacts of the Napa Pipe Project. The 2019 Addendum and the Certified EIR are on file in the Office of the City Clerk and are incorporated herein by reference; and

WHEREAS, the 2019 Addendum concluded that none of the conditions described under CEQA Guidelines Section 15162 requiring further environmental review are present, and accordingly, no subsequent or supplemental environmental impact report or negative declaration is required for the Napa Pipe Project; and

WHEREAS, the City Council has considered all information related to this matter, as presented at the public meetings of the City Council identified herein, including any supporting reports by City Staff, and any information provided during public meetings.

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Napa, as follows:

1. The City Council hereby finds that the facts set forth in the recitals to this Resolution are true and correct, and establish the factual basis for the City Council's adoption of this Resolution.
2. The City Council hereby determines that the potential environmental effects of the actions authorized by this Resolution fall within the scope of the Certified EIR as documented in the 2019 Addendum, pursuant to CEQA Guidelines Section 15162 and were adequately evaluated and addressed in the 2019 Addendum, and that such actions would not have any environmental effects that were not addressed in the Certified EIR. Further, the City Council hereby determines that none of the conditions described in CEQA Guidelines Section 15162 requiring further environmental review would occur as a result of the Napa Pipe Project and that no additional environmental review or document is required.
3. That in connection with the IIG Grant, the City Council hereby authorizes the City Manager to submit an application jointly with Napa Redevelopment Partners to HCD for an IIG grant in an amount up to \$15,000,000.

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4. This Resolution shall take effect immediately upon its adoption.

I HEREBY CERTIFY that the foregoing Resolution was duly adopted by the City Council of the City of Napa at a public meeting of said City Council held on the 18th day of February, 2020, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

ATTEST: \_\_\_\_\_  
Tiffany Carranza  
City Clerk

Approved as to for:

\_\_\_\_\_  
Michael W. Barrett  
City Attorney