

RESOLUTION R20XX-XX

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF NAPA, STATE OF CALIFORNIA, AUTHORIZING THE CITY MANAGER TO ACCEPT AND EXECUTE WITH NAPA REDEVELOPMENT PARTNERS LLC THE AWARD FOR AN INFILL INFRASTRUCTURE GRANT (IIG) IN THE AMOUNT OF \$3,774,200 FOR THE NAPA PIPE MASTER PLAN PROJECT AND DETERMINING THAT THE ACTIONS AUTHORIZED BY THIS RESOLUTION WERE ADEQUATELY ANALYZED BY PREVIOUS CEQA ACTION

WHEREAS, the California Department of Housing and Community Resources & Development ("Department"), has issued a Notice of Funding Availability ("NOFA") dated October 30, 2019 and amended February 14, 2020, pursuant to the Infill Infrastructure Grant Program of 2019 ("Program"), established by Health and Safety Code section 53559, et seq., and implemented by the Infill Infrastructure Grant Program, Small Jurisdiction Set-Aside, final Guidelines issued October 30, 2019 and amended February 14, 2020 ("Guidelines"). The Program provides grant assistance available as gap funding for Capital Improvement Projects, which are an integral part of, or necessary to facilitate the development of a Qualifying Infill Project; and

WHEREAS, Napa Redevelopment Partners LLC ("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), subject to a Second Amendment to and First Restatement of Development Agreement between the Developer and the City approved by the City Council on February 4, 2020 by Ordinance No. 2020-003; and

WHEREAS, the Development Agreement requires the Developer to dedicate parcels of land sufficient to accommodate 140 affordable housing units for very-low and low-income households, with 84 units proposed to be constructed on Block 23 in the initial phase of residential development; 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 City is required by the Infill Infrastructure Grant ("IIG") program to be a co-applicant for the Developer to apply for IIG funding; and

WHEREAS, environmental impacts of the actions authorized by this Resolution were adequately analyzed by a previous CEQA action, including the Napa Pipe Final Environmental Impact Report certified January 14, 2013 (State Clearinghouse No. 2008122111) and the 2019 Addendum; and

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WHEREAS, the City Council determines that no subsequent or supplemental environmental impact report is required for the Napa Pipe Project and no additional environmental review or document is required; and

WHEREAS, the City of Napa a California charter city, submitted an application to the Department in response to the NOFA (the "Application") and was determined to be an eligible Grant Recipient. Based on the Application, the Department made an award of Program funds (the "Program Award") pursuant to the conditional award letter, dated June 25. 2020; and

WHEREAS, pursuant to the Conditional Award Commitment, the Department made a conditional award to the Public Entity as follows; and

Program	Award
Infill Infrastructure Grant Program of 2019	\$3,774,200.00

WHEREAS, the award expressly identified above will hereinafter be referred to, as the "Program Award."; 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 Manager is hereby authorized and directed to act in connection with the Program Award.
3. The City is hereby authorized and directed to accept and incur an obligation for the Program Award. That in connection with the total amount of the Program Award, the City is authorized and directed to enter into, execute, and deliver a STD 213, Standard Agreement, and any and all other documents required or deemed necessary or appropriate to secure the Program Award from the Department and to participate in the relevant Program, and all amendments thereto (collectively, the "Program Award Documents").
4. The City acknowledges and agrees that it shall be subject to the terms and conditions specified in the STD 213, Standard Agreement, and that the Infill

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Infrastructure Grant Program of 2019 NOFA and the Application will be incorporated by reference therein and made a part thereof. The City also acknowledges and agrees that any and all activities, expenditures, information, and timelines represented and described in the Application are enforceable through the relevant STD 213, Standard Agreement(s). Public Entity also acknowledges and agrees that Program Award funds are to be expended only on the eligible uses and activities identified in the relevant STD 213, Standard Agreement(s).

5. The City Manager is hereby authorized to execute the Program Award Documents and all amendments on behalf of the Public Entity.

6. 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 17th day of February, 2026, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

ATTEST: _____
Tiffany Carranza
City Clerk

Approved as to form:

Christopher Diaz
Interim City Attorney