



# **CITY OF NAPA**

955 School Street  
Napa, CA 94559  
[www.cityofnapa.org](http://www.cityofnapa.org)

## **MEETING MINUTES - Draft**

### **CITY COUNCIL**

*Mayor Jill Techel*  
*Vice Mayor Scott Sedgley*  
*Councilmember Liz Alessio*  
*Councilmember Doris Gentry*  
*Councilmember Mary Luros*

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**Tuesday, December 17, 2019**

**3:30 PM**

**City Hall Council Chambers**

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**3:30 PM Afternoon Session**

**6:30 PM Evening Session**

#### **3:30 P.M. AFTERNOON SESSION**

##### **1. CALL TO ORDER: 3:30 P.M.**

###### **1.A. Roll Call:**

**Present:** 5 - Councilmember Alessio, Councilmember Luros, Councilmember Gentry, Vice Mayor Sedgley, and Mayor Techel

##### **2. AGENDA REVIEW AND SUPPLEMENTAL REPORTS:**

City Clerk Carranza announced the following supplemental items:

Item 5.D.: PowerPoint Presentation by City Staff.

Item 7.A.: PowerPoint Presentation by City Staff.

(A copy of the supplemental documents is included in Attachment 1)

**3. PUBLIC COMMENT:**

(See supplemental documents in Attachment 1)

Ron Ruggeiro, Property Manager in Napa - spoke regarding the homeless population. Voiced concerns regarding homeless residents occupying private property and residents having to clean up unclaimed or dumped property; would like to see more enforcement and assistance from the Police Department with these matters.

Maris Zivarts, Union Representative from Edgewater Hotel in Seattle - spoke regarding the Noble House Hotel, voiced concerns regarding the proposed workforce housing associated with the project; would like to see protections put in place for employees.

Tsering - shared her experience working for the Edgewater Hotel, and voiced concern regarding the Noble House proposed project.

James Hinton, resident - spoke regarding local access to cannabis.

Zaza Fetterly, resident - resident of Newport Complex - voiced concerns regarding the homeless encampment behind the property; noted safety concerns from a recent fire in the encampment from a cooking stove.

Tom Kambe, resident - Spoke about the growing encampment population under the bridge.

Valerie Wolf, resident - read an excerpt from the Invisible Rainbow.

Kevin Nickerson, resident - commented regarding the homelessness population and shared specific concerns regarding the amount of garbage that needed to be cleaned up at the vacant lot near the California Street Bridge.

**4. CONSENT CALENDAR:****Approval of the Consent Agenda**

Councilmember Alessio asked to pull items 4.D., 4.F., and 4.H.

**A motion was made by Councilmember Luros, seconded by Councilmember Alessio, to approve the Consent Agenda with items 4.D, 4.F. and 4.H. pulled. The motion carried by the following vote:**

**Aye:** 5 - Alessio, Luros, Sedgley, Gentry, and Techel

- 4.A.**     [2153-2019](#)     City Council Meeting Minutes
- Approved the Meeting Minutes for the November 5, 2019 Regular City Council Meeting.**
- 4.B.**     [2128-2019](#)     Emergency Repair of Browns Valley Creek Damage to Browns Valley Road at Valley Glen Lane
- Determined there is a need to continue the emergency action to execute and implement contracts for the design, permitting and construction of the creek bank and sidewalk repairs adjacent to Browns Valley Creek at Browns Valley Road and Valley Glen Lane, and determine that the actions authorized by this item are exempt from CEQA.**
- 4.C.**     [2156-2019](#)     Napa Countywide Road Maintenance Act (Measure T) - Maintenance of Effort
- Adopted Resolution R2019-138 certifying Measure T Maintenance of Effort for Fiscal Year 2019.**
- Enactment No: R2019-138
- 4.D.**     [2063-2019](#)     "Maddy Act" 2020 Local Appointments List for the City of Napa Boards, Commissions and Committees
- The item was pulled by Councilmember Alessio to highlight upcoming Board, Commission and Committee term expirations, and encouraged members of the public to apply to future openings.
- A motion was made by Councilmember Alessio, seconded by Councilmember Luros, to receive and file the Annual Appointments List highlighting upcoming term vacancies occurring in the next year of City boards, commissions and committees. The motion carried by the following vote:**
- Aye:**    5 -   Alessio, Gentry, Luros, Sedgley, and Techel
- 4.E.**     [2163-2019](#)     Third Amendment to City-County MOU for Napa County use of City MDF
- Authorized the Utilities Director to execute the third amendment to the Memorandum of Understanding (City Agreement No. 8782, County Agreement No. 6430) for continued Napa County use of the City's Materials Diversion Facility (MDF) through December 31, 2030, and determine that the recommended action is not subject to CEQA.**

**4.F.     [2142-2019](#)     CalCHA Middle Income Rental Housing Program**

The item was pulled by Councilmember Alessio to highlight the work that the Housing Division has done.

Housing Manager Lark Ferrell provided a brief report and reviewed the program.

Jordan Moss, CEO & Founder of Catalyst Housing Group, responded to questions.

**A motion was made by Councilmember Alessio, seconded by Councilmember Luros, to adopt Resolution R2019-139 authorizing the City to become an additional member of the California Community Housing Agency ("CalCHA"); supporting CalCHA's issuance of tax-exempt bonds for the production, preservation, and protection of essential middle-income rental housing; and authorizing the City Manager to enter into purchase option agreements with CalCHA for essential middle-income rental housing created within City limits. The motion carried by the following vote:**

**Aye:** 5 - Alessio, Gentry, Luros, Sedgley, and Techel

Enactment No: R2019-139

**4.G.     [2154-2019](#)     Limited Term Housing Specialist**

**Adopted Resolution R2019-140 authorizing the City Manager to amend the Position Staffing Plan by adding one Limited Term Housing Specialist position for a one-year term; and deleting one vacant Housing Specialist position for the same one-year term.**

Enactment No: R2019-140

**4.H.     [2160-2019](#)     HOME Funding Application**

The item was pulled by Councilmember Alessio to highlight the positive work that the City has done to address housing needs.

Andrea Clark, Affordable Housing Representative, provided a brief staff report.

**A motion was made by Councilmember Alessio, seconded by Vice Mayor Sedgley, to adopt Resolution R2019-141 authorizing the submittal of an application to the California State Department of Housing and Community Development for a grant of up to \$1,000,000 under the HOME Investment Partnership Program. The motion carried by the following vote:**

**Aye:** 5 - Alessio, Gentry, Luros, Sedgley, and Techel

Enactment No: R2019-141



4.I. [2161-2019](#) Monthly Budget and Investment Statement

Received and filed the Monthly Budget and Investment Statement as of October 31, 2019.

**5. ADMINISTRATIVE REPORTS:**

5.A. [2100-2019](#) Vice Mayor Selection

City Clerk Carranza provided a brief report.

Brief discussion ensued.

Mayor Techel called for public comment.

James Hinton, resident - shared he would support the appointment of either Councilmembers Gentry or Alessio as Vice Mayor.

Additional discussion ensued.

**A motion was made by Councilmember Gentry, seconded by Councilmember Alessio to appoint Councilmember Gentry as Vice Mayor for a term ending December 15, 2020. The motion carried by the following vote:**

**Aye:** 4 - Alessio, Gentry, Lueros, and Techel

**No:** 1 - Sedgley

5.B. [2064-2019](#) 2020 City Council Appointments to Local, Regional, and State Boards, Councils, Committees, and Commissions

**A motion was made by Vice Mayor Sedgley, seconded by Councilmember Lueros, to adopt a resolution R2019-142 appointing members of City Council to local, regional, and state boards, councils, commissions and committees for the year 2020 as identified in Exhibit A. The motion carried by the following vote:**

**Aye:** 5 - Alessio, Gentry, Lueros, Sedgley, and Techel

Enactment No: R2019-142

**5.C. [2158-2019](#)** Vaping and E-Cigarette update

City Manager Potter introduced Police Officer Darlene Elia, who had recently been selected to fill the position of School Resource Officer.

Officer Elia provided the staff report.

Council questions and comments ensued.

Mayor Techel called for public comment.

James Hinton, resident - spoke regarding the use of vaping cartridges and access to cannabis.

Nancy Wynne de Rivera - shared that students were excited to hear that future action would be taken in regard to vaping.

**Report received.**

**5.D. [2132-2019](#)** Dwight Murray Plaza Improvements

(See supplemental document in Attachment 1)

Parks and Recreation Director John Coates, Recreation Manager Katrina Gregory, and Public Works Director Julie Lucido provided the report.

Council comments and questions ensued with Councilmembers providing feedback on proposed enhancements.

Director Coates shared that based on Council feedback he would have additional stakeholder engagement and come back to Council with some specific recommendations.

**Report received.**

**6. CONSENT HEARINGS:****Approval of the Consent Agenda**

Mayor Techel announced the consent hearings. There was a request to pull item 6.B. from Vice Mayor Sedgley. There were no other requests to speak on the remaining items; the hearings were opened and closed without comment.

**A motion was made by Vice Mayor Sedgley, seconded by Councilmember Alessio, to approve the Consent Hearings with item 6.B. pulled. The motion carried by the following vote:**

**Aye:** 5 - Alessio, Luros, Sedgley, Gentry, and Techel

**6.A. [2120-2019](#)** Pietro Place Extension - Extension of an Approved 171-unit Residential Condominium Project

**Adopted Resolution R2019-143 approving a two-year extension of the previously approved Tentative Subdivision Map, Use Permit, Design Review Permit, and Sign Permit for the Pietro Place Project (PL15-0138 and PL16-0156) and determining that the actions authorized by this Resolution were adequately analyzed by a previous CEQA action.**

Enactment No: R2019-143

**6.B. [2141-2019](#)** Accessory Dwelling Unit (ADU) Ordinance Amendment

The item was pulled by Vice Mayor Sedgley.

Mayor Techel opened the hearing and called for public comment; there were no requests to speak.

**A motion was made by Vice Mayor Sedgley, seconded by Councilmember Gentry to close public testimony. The motion carried unanimously.**

Discussion was brought back to Council for questions and comments.

Senior Planner Michael Walker provided a brief staff report and responded to questions from Council.

Brief discussion ensued.

**A motion was made by Vice Mayor Sedgley, seconded by Councilmember Alessio, to approve urgency ordinance O2019-008 amending Napa Municipal Code Section 17.52.015 "Accessory Dwelling Units (ADU)" to implement State legislation that will be effective on January 1, 2020; and determining that the actions authorized by this Ordinance are exempt from CEQA. The motion carried by the following vote:**

**Aye:** 5 - Alessio, Gentry, Luros, Sedgley, and Techel

Enactment No: O2019-008

**6.C. [2152-2019](#)** Napa Countywide Road Maintenance Act (Measure T) - Updated 5-Year Work Plan

**Adopted Resolution R2019-144 approving the updated five-year list of projects under the Measure T Program, and determining that the actions authorized by this resolution are exempt from CEQA.**

Enactment No: R2019-144

**7. PUBLIC HEARINGS/APPEALS:**

**7.A. [2144-2019](#)** Napa Pipe Development Project - Three Agreements Regarding the Allocation of Credit for Proposed Affordable Housing

(See supplemental document in Attachment 1)

Erin Morris, Planning and Code Enforcement Manager, provided the staff report.

Mayor Techel called for public testimony; there were no requests to speak.

**A motion was made by Vice Mayor Sedgley, seconded by Councilmember Alessio to close the public testimony. The motion carried unanimously.**

A motion was made by Councilmember Gentry, seconded by Councilmember Alessio, to adopt Resolution R2019-145: (1) authorizing the City Manager to execute two agreements on behalf of the City with Napa County for: (a) Agreement Regarding Annual Reporting of Affordable Housing Production to the California Department of Housing and Community Development for Affordable Housing Units Constructed in the City's Jurisdiction on the Napa Pipe Property, pursuant to SB 235 (California Government Code Section 65584.08; the "SB 235 Agreement"); and (b) First Amended and Restated Memorandum of Agreement Regarding Regional Housing Needs Allocations for Future Housing Element Periods (City Agreement C2015-220; "RHNA Agreement"); and (2) authorizing the City Manager to execute an agreement on behalf of the City with Napa County and Napa Redevelopment Partners, LLC, Relating to the proposed amendment to the Development Agreement for the Napa Pipe Property ("Memorandum of Understanding/MOU"); and (3) determining that the potential environmental effects were adequately analyzed by a previous CEQA action. The motion carried by the following vote:

**Aye:** 5 - Alessio, Gentry, Lueros, Sedgley, and Techel

Enactment No: R2019-145

**8. COMMENTS BY COUNCIL OR CITY MANAGER:**

Councilmember Lueros shared that she was appointed to the League of California Cities' Policy Committee on Housing, Community and Economic Development.

Vice Mayor Sedgley shared that he was appointed to the League of California Cities Public Safety Committee.

**9. CLOSED SESSION:**

City Attorney Barrett announced the closed session items.

- 9.A.**     [2170-2019](#)     PUBLIC EMPLOYEE PERFORMANCE EVALUATION (Government Code section 54957): Title: City Manager; and CONFERENCE WITH LABOR NEGOTIATORS (Government Code section 54957.6): Agency designated representative is the Mayor, and unrepresented employee is the City Manager.
- 9.B.**     [2169-2019](#)     CONFERENCE WITH LEGAL COUNSEL—ANTICIPATED LITIGATION (Government Code Section 54956.9(d)(2)): Significant exposure to litigation in one potential case.

**CITY COUNCIL RECESS: 5:15 P.M.****6:30 P.M. EVENING SESSION****10. CALL TO ORDER: 6:30 P.M.****10.A. Roll Call:**

**Present:**    5 -    Councilmember Alessio, Councilmember Gentry, Councilmember Lueros, Vice Mayor Sedgley, and Mayor Techel

**11. PLEDGE OF ALLEGIANCE:****12. AGENDA REVIEW AND SUPPLEMENTAL REPORTS:**

City Clerk Carranza announced the following supplemental items:

Item 15.A.:

- PowerPoint Presentation by City Staff.
- PowerPoint Presentation by BAE Urban Economics, Consultant.

Item 16.A:

- PowerPoint Presentation by City Staff.
- PowerPoint Presentation by Caritas Acquisitions, VI, LLC, Applicant.

(A copy of the supplemental documents is included in Attachment 2)

**13. REPORT ACTION TAKEN IN CLOSED SESSION:**

City Attorney Barrett announced that there was no reportable action taken in Closed Session.

**14. PUBLIC COMMENT:**

Bethany - Spoke regarding walking signs at cross walks to reduce accidents involving pedestrians.

Valerie Wolf, resident - read an article regarding RF radiation and asked that the telecommunication regulations be updated.

**15. ADMINISTRATIVE REPORTS:****15.A. [1952-2019](#)** Inclusionary Housing Report

(See supplemental documents in Attachment 1)

Community Development Director Vin Smith, and Stephanie Hagar, Associate Principal with BAE Urban Economics, provided the staff report.

Mayor Techel called for public comment.

Chuck Shinnamon, resident - commended the City Council and staff on their work, acknowledged staff for brining forward really creative ideas. Shared that he would like to continually collaborate with staff, Housing Coalition and developers.

Randy Gularte, resident - provided positive feedback regarding stakeholder discussion, and further commented regarding construction and labor costs.

The discussion was brought back to City Council; questions and comments ensued regarding fees, land trusts and streamlining the application and build process.

**16. PUBLIC HEARINGS/APPEALS:**

- 16.A.**    [2124-2019](#)    Caritas Affordable Apartments Project - New 20-unit Apartment Complex on 0.74 Acres at 2375 Old Sonoma Road

(See supplemental documents in Attachment 1)

Mayor Techel opened the hearing.

Associate Planner Steven Rosen, provided the staff report.

Mayor Techel asked for disclosures; there were none.

Randy Redwitz, CEO of Caritas Corporation, and Ron Nestor, Senior Principal with WHA provided the report on behalf of the applicant team.

Comments and questions from the Councilmembers ensued.

Mayor Techel called for public comment.

Chuck Shinnamon, resident - spoke positively regarding the project and thanked the Busy Family and Tony Zand for moving the project forward.

There were no additional requests to speak.

**A motion was made by Councilmember Gentry, seconded by Councilmember Luros to adopt Resolution R2019-146 approving a Design Review Permit allowing an increased height of up to 36'4", a Density Bonus and two reductions to development standards (reduced front setbacks and reduced vegetation screening for parking) for a 20-unit apartment complex and determining that the actions authorized by this resolution are exempt from CEQA.**

**Aye:**    5 -    Alessio, Luros, Sedgley, Gentry, and Techel

Enactment No: R2019-146

**17. COMMENTS BY COUNCIL OR CITY MANAGER: None.**

None

**18. ADJOURNMENT: 8:00 P.M.**

**Submitted by:**

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**Tiffany Carranza, City Clerk**

**ATTACHMENT 1**

**SUPPLEMENTAL REPORTS & COMMUNICATIONS I  
Office of the City Clerk**

**City Council of the City of Napa  
Regular Meeting**

**December 17, 2019**

**FOR THE CITY COUNCIL OF THE CITY OF NAPA:**

**AFTERNOON SESSION:**

**SUBMITTED PRIOR TO THE COUNCIL MEETING**

**5. ADMINISTRATIVE REPORTS:**

**5.D. Dwight Murray Plaza Improvements.**

- PowerPoint Presentation by City Staff.

**7. PUBLIC HEARINGS/APPEALS:**

**7.A. Napa Pipe Development Project – Three Agreements Regarding the Allocation of Credit for Proposed Affordable Housing.**

- PowerPoint Presentation by City Staff.

**SUBMITTED DURING OR AFTER THE COUNCIL MEETING**

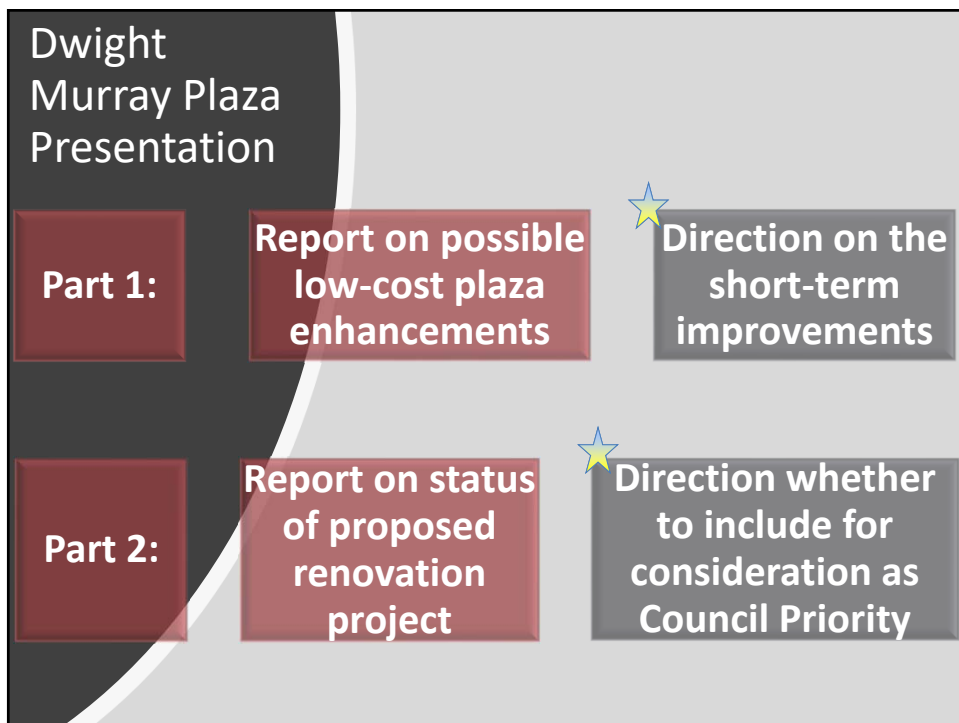
**3. PUBLIC COMMENT:**

- Written communication from Ronald Ruggiero with letters and emails attached from his customers regarding "Homelessness".
- Colored photographs from Kevin Nickerson regarding "Homelessness".





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## Part 1: Low-Cost Enhancements

- Improve the aesthetics
- Provide ideas using minimal funding
- Complete in the next six months



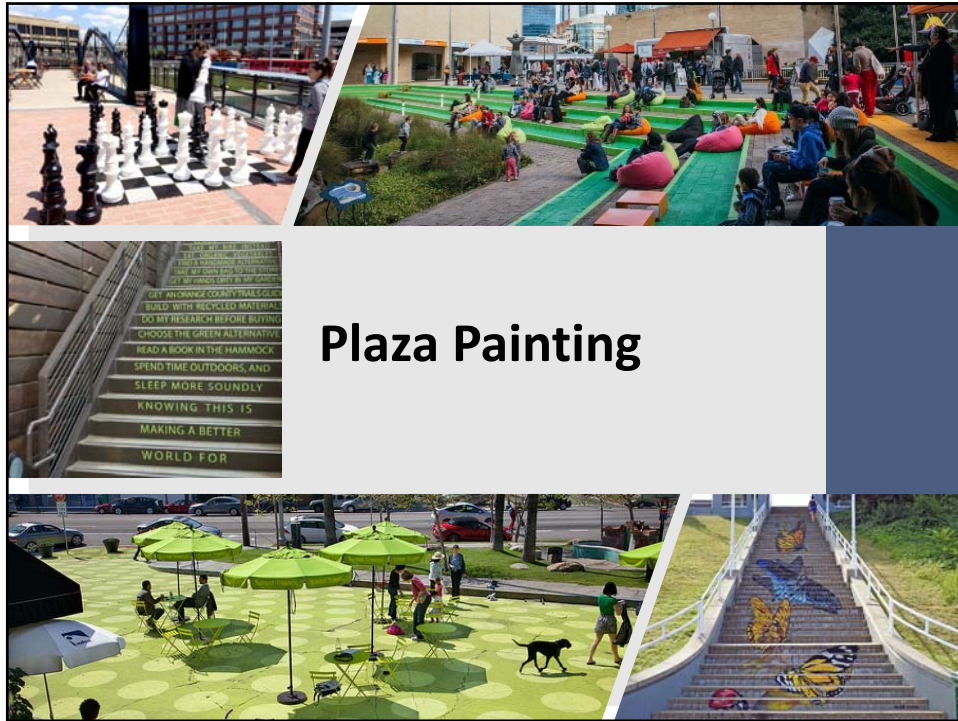
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## Expand Napa Art Walk

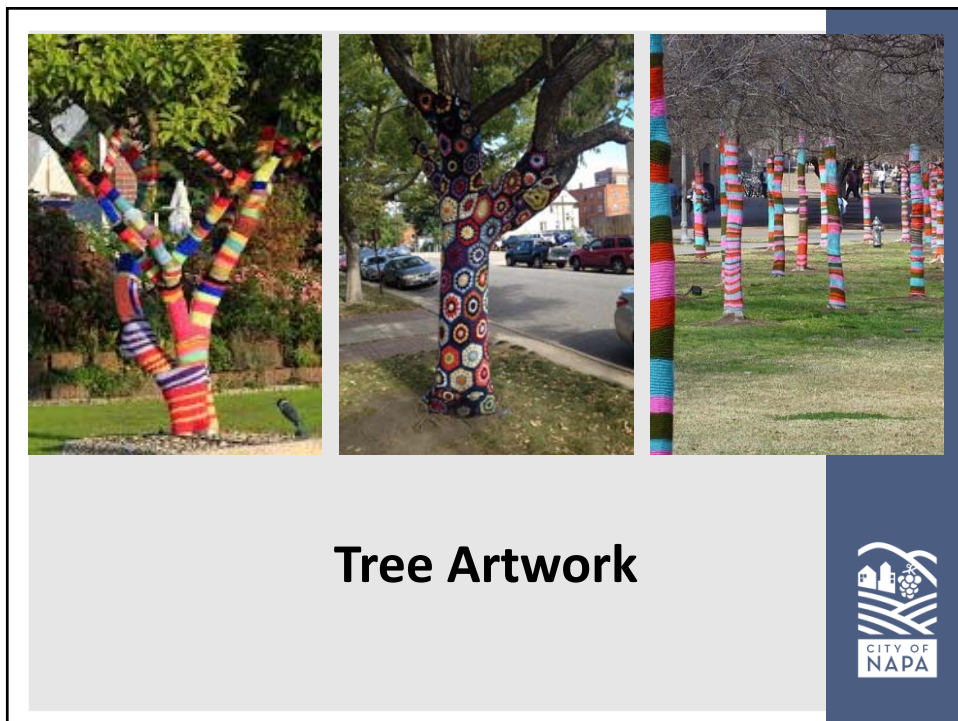


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## Plaza Painting

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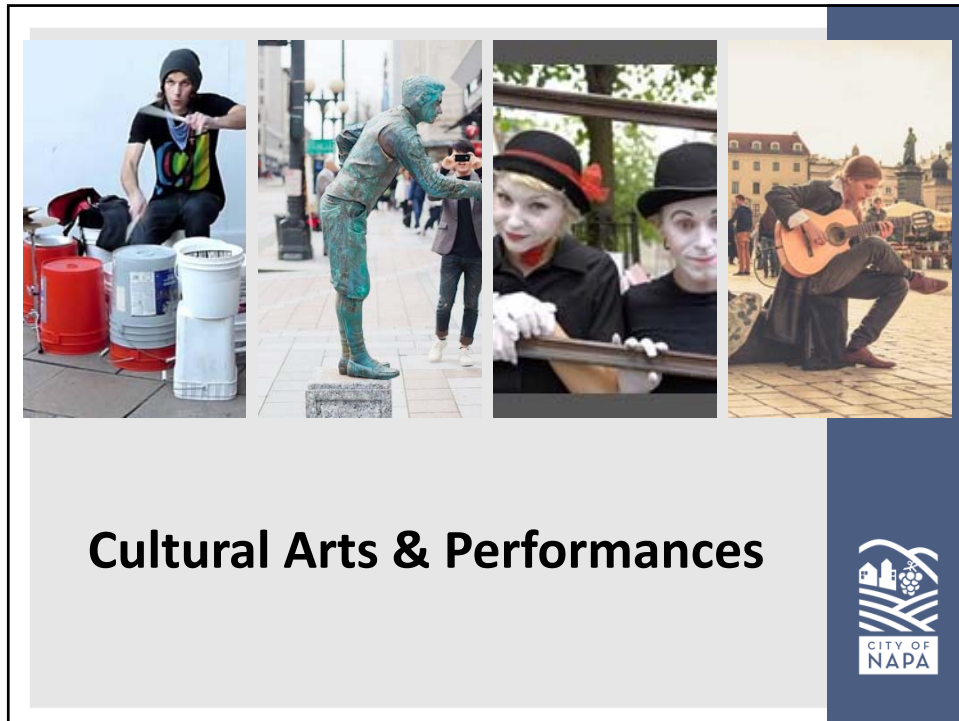


## Tree Artwork

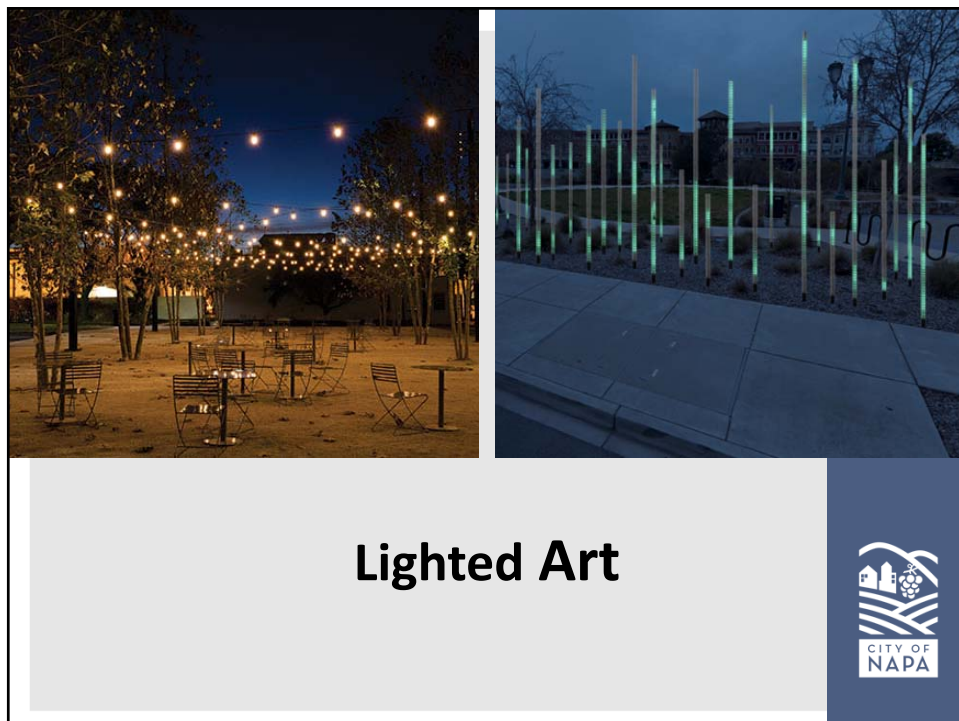


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7



8

## Landscape Improvements



9

## Funding

- Return with proposed budget with final recommendations
- Transfer from Dwight Murray Plaza project budget to Parks & Recreation Dept operating budget
- Funding would assist with artists stipends and any supplies and materials needed to complete the projects
- Budget to not exceed \$35,000 for one or multiple projects



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## Part 1: Recommended Action

Receive report on possible low-cost enhancements to Dwight Murray Plaza and provide direction to staff on short-term improvements



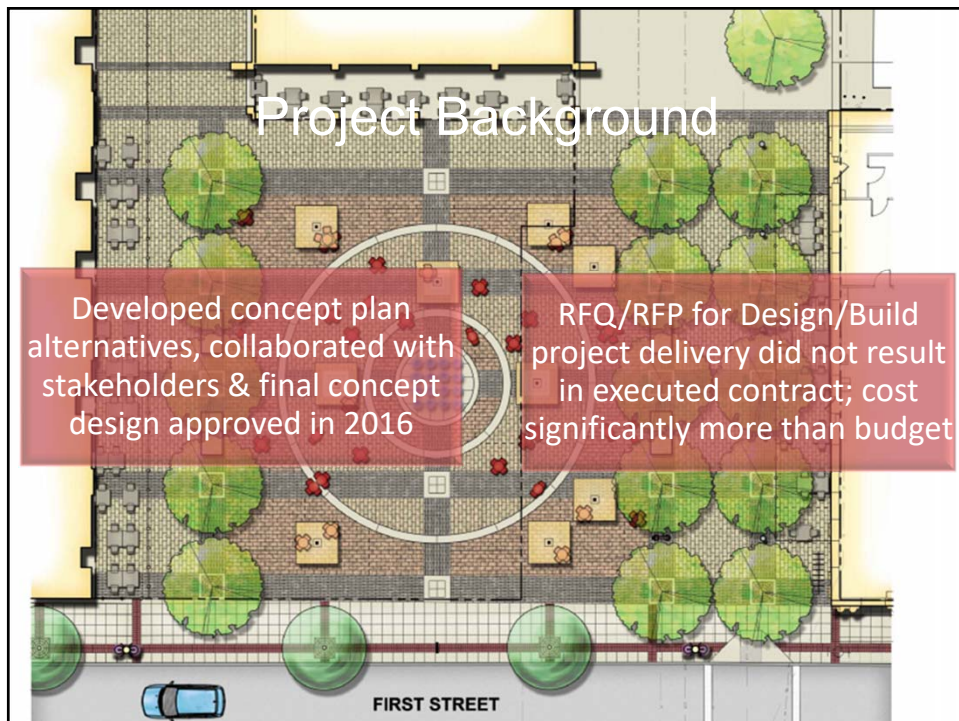
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## PROJECT BACKGROUND

Identified significant increase to project scope that would be required to accommodate "Spray-ground"

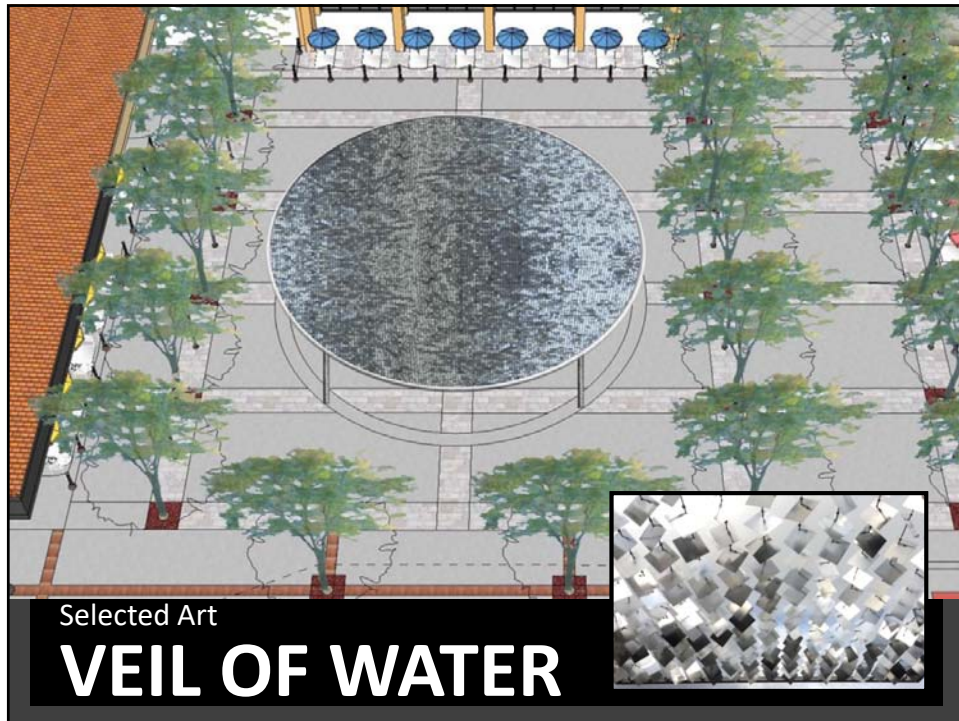
Selection of public art and contract approved for "Veil of Water" in 2017

Cost of art with structural supports and installation significantly more than budget for the art



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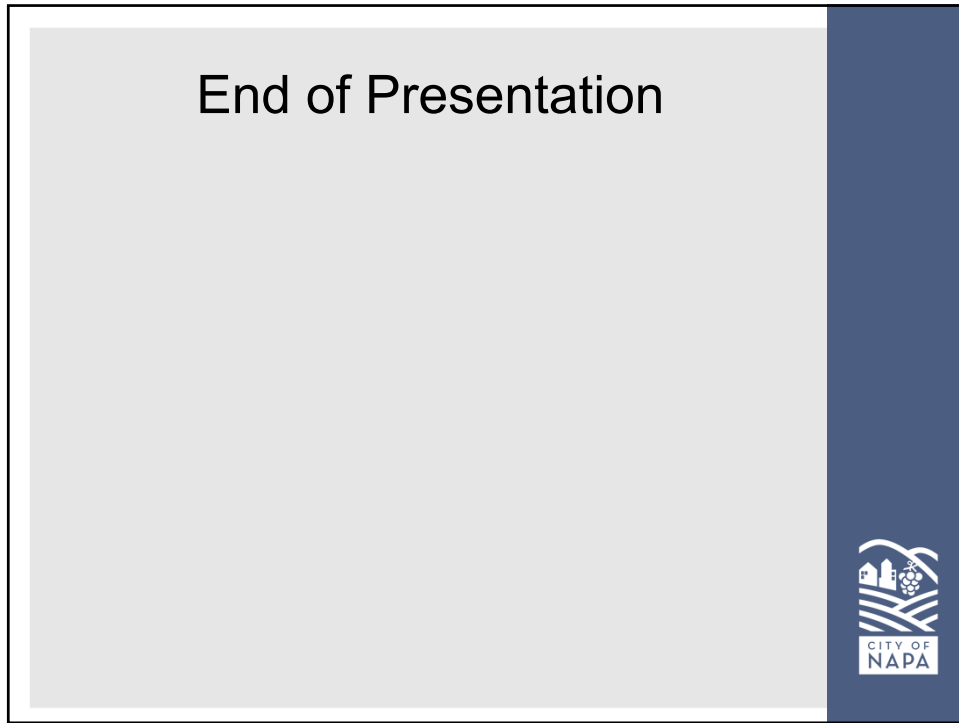
## Part 2: Recommended Action

During the upcoming City Council Workshop scheduled for January 14, 2019, there will be a discussion on City Council Priorities

Provide direction to staff on whether to include the Dwight Murray Renovation Project for consideration as Council Priority.



18



19



1

ME1

## Project Milestones

- June 7, 2019 – Developer filed applications with City of Napa
- August 6, 2019 – Council endorsed early annexation
- November 18, 2019 – Annexation approved with conditions
- December 5, 2019 – Planning Commission reviewed project



2

## SB 235

- Recognizes unique circumstances in Napa County.
- Allows City to share credit with County for issuance of building permits at Napa Pipe.
- Goes into effect on January 1, 2020



3

## RHNA Agreement Amendment

- Non-substantive changes to existing RHNA Agreement
  - County continues to limit South County land uses
  - City accepts 80% of County's RHNA



4

## MOU

- Between City, County, and Developer
- Addresses affordable housing requirements



5

## Next Steps

- Finalize annexation
- Council to consider project on January 21, 2020



6

## Recommendation

- Authorize the City Manager to execute the agreements



7

## Questions



8

## Extra Slides



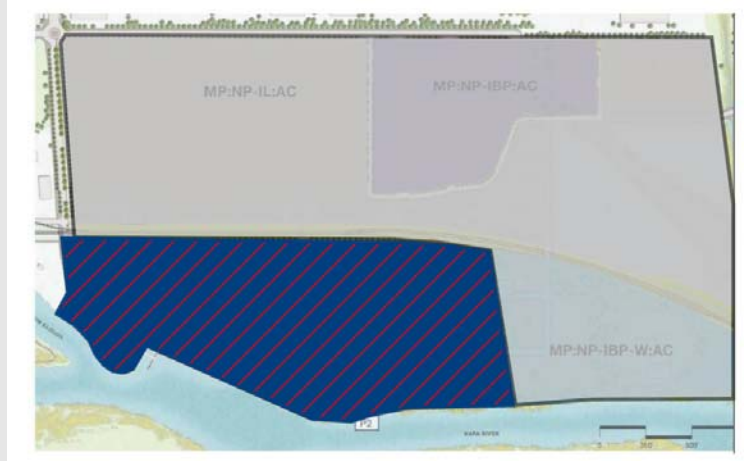
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## Project Location



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## Annexation Area



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## Approved Plan



11/2014 PLAN

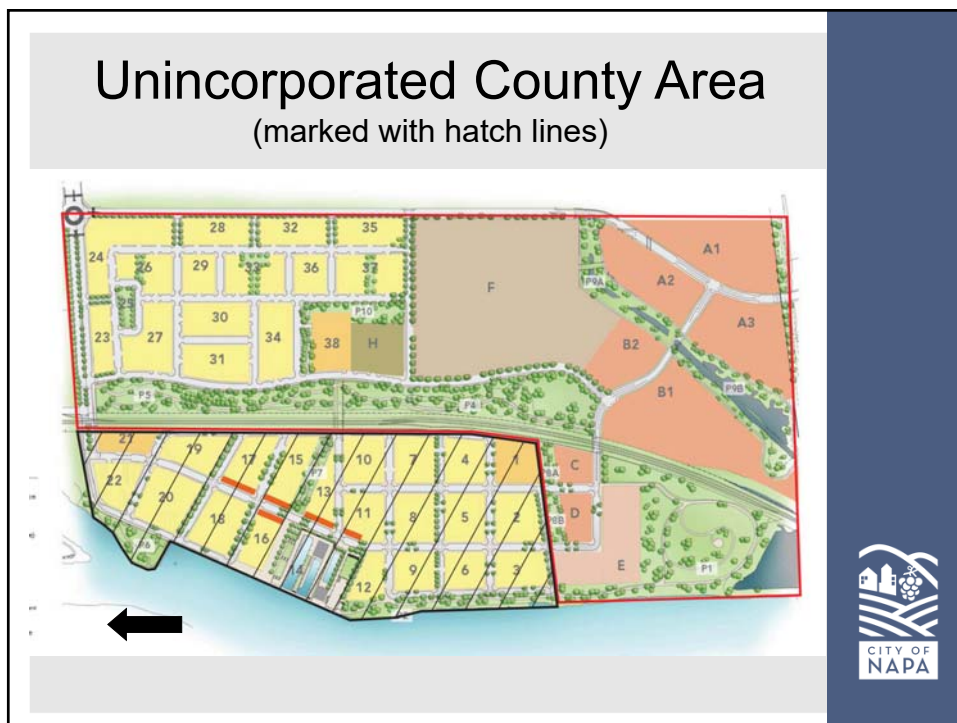


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ME1

## SB 235 Milestones

- April 2019 – Bill cleared the Senate
- August 2019 – Bill cleared Assembly
- October 2019 – Governor signed law
- January 2020 – Law goes into effect



15

Ronald Ruggiero

Representing approx. 2000 customers in the Napa Valley

PROBLEM: Homelessness has become a huge problem within our City of Napa.

Many people feel that you the council are not doing a very good job in representing the average every day, law abiding, tax paying citizens. There is a rising sentiment among many people that the change you guys are bringing and fostering is not a good change in regards to homelessness and crime.

I have hundreds of customers that live in complexes that I manage, hardworking people, who literally feel helpless due to your inaction about this issue. While we understand that the ridiculous governor we have is more interested in protecting other's rather than the everyday people, this is no excuse for you all to sit on your thumbs.

We call the police for protection but nothing happens, they show up and tell us there is nothing they can do, so the burden of dealing with these people falls on all of us. WHY IS THAT??

The city Council needs to empower the police force to better protect our interests, the chief of police needs to quit politicking so much and do his job he was hired for.

I have a stack of letters here from my customers, over a hundred of them that people responded to my request within 24 hours and many more are coming.

You people were elected to represent us and lead, this is not happening, the only thing you guys seem to care about is removing parking spots from downtown Napa in order for tourist to feel like they are in Venice while dining, this does very little for us Napa regulars. Maybe If you put as much energy into real problems, start worrying more about the hometown folks instead of everyone else, people might have a different opinion of this council.

I know you are all going to say, but it's against the law to prosecute the homeless, but if I threw a piece of paper out the window, I could get a hefty ticket, yet these homeless camps generate truckloads of liter. The homeless also like to break into our pool houses and restrooms, destroy the place and leave. Thus costing the community that owns the pool areas countless dollars to repair it.

WE have recently caught homeless cruising through one of our complexes stealing packages. One of our board members tracked them down and then the police finally showed up to arrest him. Unfortunately, the packages could not be retrieved as the suspect had already traded them for drugs.

You all attend conferences where mayors and other city leader get together and speak about common issues, why don't you get proactive and host a conference of mayors and city officials and just dedicate it to this issue? Maybe if you led the way to a joint, unified front against the craziness of Sacramento it's just possible that some traction could be gained toward more common-sense laws.

I can't help but notice that there are no encampments around downtown Napa on the public property, there must be some sort of veiled enforcement to keep them away and further downstream near all of our citizens homes. Why don't we invite them along the downtown riverbanks and parks? At least you could keep a better handle of them and keep it clean.

There is over 29,000 taxable parcels within the city of Napa, if you taxed each property an additional 300 dollars per year you could raise \$8,700,000 per year for additional police to better insure our safety. I know I wouldn't mind paying for extra police presence in my neighborhood.

In closing, I just want to say, this is not a liberal issue or a conservative issue, this is a quality of life issue that is affecting all of us. We elected you to serve us, many people don't feel that is happening, there is a ground swell of discontent starting and if you guys want to stay in those positions I sincerely hope you are listening.

Traffic Circle

Thank you.

Dec 16, 2019

To City Council of Napa,

After the flood restoration, the City Council of Napa did an amazing job in allowing the town to grow and thrive. It has become a lively engaging mix of shops, music, tasting rooms and restaurants. The City Council has truly put the town of Napa back on the map. There is, however, an urgent and immediate risk of losing what has been created by ignoring the growing homeless problem.

The press has been extremely positive about Napa which has helped build tourist awareness of the revitalization. However, if nothing is done about the growing homeless problem, the press will also communicate that very real problem. A recent headline covered San Francisco losing \$64 million in convention revenue in large part because of the homeless problem. Similarly **NAPA TOURISM IS AT RISK IF NOTHING IS DONE TO STOP THE HOMELESS PROBLEM.**

The residential community of Napa is also a vibrant mix of homes. It is a uniquely authentic, historical, and most importantly safe community. By ignoring the recent invasion of homeless, the feeling of safety within Napa has dramatically diminished. It is well documented that when residents do not feel safe in their homes, they stop further investment, their properties fall into disrepair and ultimately they move out. Property values drop. **PROPERTY TAX REVENUE IS AT RISK IF NOTHING IS DONE TO STOP THE HOMELESS PROBLEM.**

Major contributors to homelessness are addiction and mental illness. Both of these issues result in unpredictable, and at times dangerous, behavior. It is easy to imagine the headline if a tourist was to become the victim of violent crime committed by a homeless person. It is truly irresponsible to allow homeless camps next to shops, trails and more importantly homes. **RESIDENTS AND TOURISTS' PERSONAL SAFETY IS AT RISK IF NOTHING IS DONE TO STOP THE HOMELESS PROBLEM.**

Police seem either unwilling or unable to address illegal drug use, stealing, trespassing and invasion by the homeless. **Napa Council, TAKE STEPS NOW TO STOP THE HOMELESS PROBLEM** before it overtakes the significant progress you have made.

Jackie Byrne

Cherie Reisinger

[REDACTED]

[REDACTED]

[REDACTED]

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Dec 16, 2019

To HOA Board of Directors,

We purchased our home on Marina Drive in June of 2018. We were unaware at the time that there were homeless living right on the other side of the fence. This is a huge concern to our family not only for our safety but also to ensure we don't lose property value.

We appreciate the fact that the neighboring landlord has cut down the bushes in order to limit the homeless inhabiting that area. It doesn't appear to be helping as we have heard that recently there was a heroin overdose there and you can clearly see that people are living there. We have a video of a homeless person going through a drug episode that was taken from our upstairs bedroom.

Below are some possible solutions you can consider.

1. Request that the neighboring property put up another fence to keep them away from the portion of their property that extends into our property.
2. Remove the wood slats in the fence so the people living on that side of the fence do not have a perceived notion that they are not seen.
3. Create a more secure barrier at the fence line so people can not go around the fence at the tree.
4. One thought would be to plant Bougainvillea at the tree which has thorns on it to prevent people from climbing around it.
5. Request the police and or security to patrol that area.
6. Set up a motion sensor light so when it senses motion it turns on.  
This would alert patrolling officers that someone is there.

No one wants to be that person who knew about an issue but didn't do what they could to eliminate it. That is why we urge the Board of Directors to address this issue in order to ensure our personal and property safety as well as our property values. As you are aware, when issues like this are not addressed they worsen. We don't want to appear uncompassionate. We truly understand how difficult the homeless problem is. We pray that someday someone will come up with a solution. Until then, we need to do what we can to preserve our safety.

Thank you in advance for your consideration.

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Cherie Reisinger

Jackie Byrne

[REDACTED]

**Ron Ruggiero**

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**From:** Tammie Drissel [REDACTED]  
**Sent:** Tuesday, December 17, 2019 8:40 AM  
**To:** Ron Ruggiero  
**Subject:** Re: Lack of action by City Council

I support actions are needed.  
Thank you,  
Tammie Drissel  
Newport North Garden Units

Sent from my iPhone

On Dec 16, 2019, at 8:24 AM, Ron Ruggiero [REDACTED] wrote:

Hello All

As you know the homeless situation in Napa is getting increasingly worse, our company manages a large amount of HOA's and rental properties throughout the City of Napa and Napa County. I have received so many complaints about the homeless population invading complexes, stealing packages off porches, littering, loitering, breaking into facilities for their own purposes. A fair amount of our customers are single women and they feel threatened because of groups lurking around in the dark.

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Thank you.

Ron Ruggiero



**Ron Ruggiero**

---

**From:** Tammie Drissel [REDACTED]  
**Sent:** Tuesday, December 17, 2019 8:40 AM  
**To:** Ron Ruggiero  
**Subject:** Re: Lack of action by City Council

I support actions are needed.  
Thank you,  
Tammie Drissel  
Newport North Garden Units

Sent from my iPhone

On Dec 16, 2019, at 8:24 AM, Ron Ruggiero [REDACTED] wrote:

Hello All

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Thank you.

Ron Ruggiero

**Ron Ruggiero**

---

**From:** Mary Jane Stevens [REDACTED]  
**Sent:** Tuesday, December 17, 2019 6:22 AM  
**To:** Ron Ruggiero  
**Subject:** Re: Lack of action by City Council

Thank you Ron for bringing the problem of package pirating in our complex and the issue of homeless people invading Newport North to my attention.

I have been very concerned about the runaway homeless problem in Napa since I drove our boat up and down the river and saw all the homeless encampments long the river and under the Imola overpass and the Southern Crossing area. You see the homeless on the streets and in our shopping centers but unless you have a boat or walk along the paths by the river you don't know the half of it. I was already concerned about it when I was living on Marina Drive and saw obviously homeless people roaming the common area and around the condos of our complex and was told by management to always keep my garage closed because of theft occurring in the area. It made me feel unsafe in my home at the time. I no longer live there although I do own one of the condos.

The city needs to make a big effort to control this problem and protect the tax paying citizens who's tax money pays their salaries and who vote them into office. If something isn't done about this problem the lack of attention the city council pays to it will surly be a big issue in the next election. They must act now to ensure our safety.

Although I am sympathetic to those who are down on their luck I am not at all sympathetic to those who become criminals and pray on others who work hard to maintain a comfortable lifestyle. I don't buy their inability to get meaningful employment at a time when virtually every business around is advertising "Help Wanted" in there windows. Many of these people are choosing this lifestyle of homelessness. The city should quickly find an acceptable solution to the problem.

Thank you Ron for bringing the problem to the attention of the City Council, AGAIN.

Best Regards,

Mary Jane Stevens

---

**From:** Ron Ruggiero [REDACTED]  
**Sent:** Monday, December 16, 2019 8:24 AM  
**To:** Ron Ruggiero [REDACTED]  
**Subject:** Lack of action by City Council

Hello All

As you know the homeless situation in Napa is getting increasingly worse, our company manages a large amount of HOA's and rental properties throughout the City of Napa and Napa County. I have received so many complaints about the homeless population invading complexes, stealing packages off porches, littering, loitering, breaking into facilities for their own purposes. A fair amount of our customers are single women and they feel threatened because of groups lurking around in the dark.

## **ATTACHMENT 3**

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Thank you.

Ron Ruggiero

**Ron Ruggiero**

---

**From:** Karen Bradley [REDACTED]  
**Sent:** Monday, December 16, 2019 8:23 PM  
**To:** Ron Ruggiero  
**Subject:** Re: Lack of action by City Council

Hello,  
I would like to see a solution for the homeless population in our area. The amount of desperation is staggering. I have had multiple items stolen from my door before I was able to get home from work.

Regards,  
Karen Bradley

On Mon, Dec 16, 2019 at 8:24 AM Ron Ruggiero [REDACTED] wrote:

Hello All

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Thank you.

Ron Ruggiero

**Ron Ruggiero**

---

**From:** Irene Moutsos [REDACTED]  
**Sent:** Monday, December 16, 2019 8:07 PM  
**To:** Ron Ruggiero  
**Subject:** Re: Lack of action by City Council

Ron,  
We appreciate your ongoing efforts to resolve all the above issues which have become unbearable in our community. It is very important that the City Council review and take action to resolve these problems within our community which is deteriorating and becoming unsafe for the residents.  
Thank you for bringing this urgent matter to the City Council.

I. Moutsos  
898 Marina Dr.  
Napa, Ca 94559

On Mon, Dec 16, 2019 at 8:24 AM Ron Ruggiero [REDACTED] wrote:

Hello All

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Thank you.

Ron Ruggiero

**Ron Ruggiero**

---

**From:** Irene Moutsos [REDACTED]  
**Sent:** Monday, December 16, 2019 7:57 PM  
**To:** Ron Ruggiero  
**Subject:** Re: Lack of action by Clty Council

Dear Ron,

We are very concerned about this situation. We are supporting your motion towards the City Council as all the issues mentioned above are becoming unbearable, the stealing of packages, littering around the grounds have increased considerably and owners and tenants are feeling unsafe to walk around the property. to fully support your action towards the City council for addressing and resolving this unsafe situation.

Regards,

Irene Moutsos  
[REDACTED]  
[REDACTED]

On Mon, Dec 16, 2019 at 8:24 AM Ron Ruggiero [REDACTED] wrote:

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Thank you.

Ron Ruggiero

**Ron Ruggiero**

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**From:** marcela gateb [REDACTED]  
**Sent:** Monday, December 16, 2019 5:06 PM  
**To:** Ron Ruggiero  
**Subject:** Re: Lack of action by Clty Council

Hi Ron,

I want something done about these issues. I appreciate your efforts and representing us.

Marcela Gateb

---

**From:** Ron Ruggiero [REDACTED]  
**Sent:** Monday, December 16, 2019 8:24 AM  
**To:** Ron Ruggiero [REDACTED]  
**Subject:** Lack of action by City Council

Hello All

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Thank you.

Ron Ruggiero

**Ron Ruggiero**

---

**From:** kmmlefty [REDACTED]  
**Sent:** Monday, December 16, 2019 4:52 PM  
**To:** Ron Ruggiero  
**Subject:** Re: Lack of action by City Council

Hi Ron,

Yes, I support this. Many people live on the side of the hill going down towards the bridge, have hammocks in the tree in our back parking lot, store their belongings in the alley ways between the condo backyards where the trash cans belong, access our complex by going up the hill through the Rental Storage unit complex. I do not know if it is all homeless people but they are vagrant types.

I think the police need to respond to calls, and not just act like it is a "homeless" problem and ignore it. Other parts of town have blocked halfway houses, homeless housing, etc. because "those people" "scare" the homeowners and it also brings the property values down. I know this to be true. The problems of vagrancy, etc. has been pushed down to our side of town, with no recourse or support from any civic leader.

Thanks Ron.

-----Original Message-----

**From:** Ron Ruggiero [REDACTED]  
**To:** Ron Ruggiero [REDACTED]  
**Sent:** Mon, Dec 16, 2019 8:24 am  
**Subject:** Lack of action by City Council

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Thank you.

Ron Ruggiero



**Ron Ruggiero**

---

**From:** Hannah Duge [REDACTED]  
**Sent:** Monday, December 16, 2019 4:20 PM  
**To:** Ron Ruggiero  
**Subject:** Re: Lack of action by City Council

Totally agree Ron! I fully support! This whole situation is out of control and it is truly devastating that City Council doesn't care. My heart is broken for our little city

-Hannah

On Mon, Dec 16, 2019 at 8:24 AM Ron Ruggiero [REDACTED] wrote:

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Thank you.

Ron Ruggiero

**Ron Ruggiero**

---

**From:** Charlene Steen [REDACTED]  
**Sent:** Monday, December 16, 2019 2:45 PM  
**To:** Ron Ruggiero  
**Subject:** Re: Lack of action by City Council

Thank YOU. Charlene Steen

On Dec 16, 2019, at 8:24 AM, Ron Ruggiero [REDACTED] wrote:

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Thank you.

Ron Ruggiero

**Ron Ruggiero**

---

**From:** Jackie English Byrne [REDACTED]  
**Sent:** Monday, December 16, 2019 2:38 PM  
**To:** Ron Ruggiero  
**Subject:** Re: Lack of action by City Council  
**Attachments:** Napa Homeless.docx; Letter.pdf

Thank you for addressing this with the City! Cherie and I would like to be part of the solution as well. Attached are 2 letters: 1)to Napa City Council and 2)a letter to Newport North Board about the homeless problem next to our unit. We are holding off our remodel right now until we better understand how the situation will be addressed. If there is anything else we can do to help in any way, please let us know.  
 Thanks again for stepping up!

On Mon, Dec 16, 2019 at 8:24 AM Ron Ruggiero <[REDACTED]> wrote:

Hello All

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Thank you.

Ron Ruggiero

**Ron Ruggiero**

---

**From:** JACK CUMMINGS [REDACTED]  
**Sent:** Monday, December 16, 2019 10:13 AM  
**To:** Ron Ruggiero  
**Subject:** Re: Lack of action by City Council

Ron;  
Thanks for stepping up for the homeowners at Newport North, it is much appreciated.

I believe there is a larger issue than can be adequately addressed by imposing greater time burdens on the police. How about also getting the City Council to work with existing agencies to solve (or at least mitigate) the homeless situation.

Thanks, Jack

On Dec 16, 2019, at 8:24 AM, Ron Ruggiero <RRuggiero@crownpm.com> wrote:

Hello All

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Thank you.

Ron Ruggiero

**Ron Ruggiero**

---

**From:** Andrew Dickson <[REDACTED]>  
**Sent:** Monday, December 16, 2019 9:53 AM  
**To:** Ron Ruggiero  
**Subject:** Re: Lack of action by City Council

We should consider also doing a bulk pricing deal with NEST and/or RING who both provide video surveillance via door bell. We are getting NEST because it also has a thermostat device.

More to the point :

My cousin (Randall Scott) is executive director of Fisherman's Wharf and prior to that ran all the security and cameras for Union Square. At the time (3 years ago) it was first of its kind in USA effectively, using high resolution cameras - featured in SF Chronicle.

He is starting his own business. Ex military. Air Force academy. Business plan is done.

On Mon, Dec 16, 2019 at 8:24 AM Ron Ruggiero <[REDACTED]> wrote:

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Thank you.

Ron Ruggiero

--  
Drew Dickson  
Owner/winemaker

Napa Valley Paddle [www.napavalleypaddle.com](http://www.napavalleypaddle.com)  
Petaluma Stand Up Paddle [www.petalumasup.com](http://www.petalumasup.com)

Andrew Lane Winery [www.andrewlanewinery.com](http://www.andrewlanewinery.com)



707.200.5520 sup shop & winery  
707.200.5511 napa valley paddle

**Ron Ruggiero**

---

**From:** [REDACTED]  
**Sent:** Monday, December 16, 2019 9:42 AM  
**To:** Ron Ruggiero  
**Subject:** RE: Lack of action by City Council

Hi Ron,  
Thank you for your efforts.  
All the best,  
Joe Henslee

---

**From:** Ron Ruggiero [REDACTED]  
**Sent:** Monday, December 16, 2019 8:25 AM  
**To:** Ron Ruggiero [REDACTED]  
**Subject:** Lack of action by City Council

Hello All

As you know the homeless situation in Napa is getting increasingly worse, our company manages a large amount of HOA's and rental properties throughout the City of Napa and Napa County. I have received so many complaints about the homeless population invading complexes, stealing packages off porches, littering, loitering, breaking into facilities for their own purposes. A fair amount of our customers are single women and they feel threatened because of groups lurking around in the dark.

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Thank you.

Ron Ruggiero

**Ron Ruggiero**

---

**From:** Me [REDACTED]  
**Sent:** Monday, December 16, 2019 9:37 AM  
**To:** Ron Ruggiero  
**Subject:** Re: Lack of action by City Council

Hi Ron,  
Thank you for going to bat for us. This is a huge problem at New Port North. I want something done!  
Thank you,  
Lisa Vincenzo

Sent from my iPhone

On Dec 16, 2019, at 8:24 AM, Ron Ruggiero [REDACTED] wrote:

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Thank you.

Ron Ruggiero



**Ron Ruggiero**

---

**From:** Farrah Pittman [REDACTED]  
**Sent:** Monday, December 16, 2019 9:31 AM  
**To:** Ron Ruggiero  
**Subject:** Re: Lack of action by City Council

Thank you for your efforts Ron,

I definitely want the city to give this issue the attention it deserves. Our community should not live in fear, in or around their homes!

Please let the city know how important this issue is to all of of. Safety should be a top priority!

Thank you,  
Farrah  
[REDACTED]

Sent from my iPhone

On Dec 16, 2019, at 8:24 AM, Ron Ruggiero [REDACTED] wrote:

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Thank you.

Ron Ruggiero

**Ron Ruggiero**

---

**From:** Chris Milton <[REDACTED]>  
**Sent:** Monday, December 16, 2019 9:26 AM  
**To:** Ron Ruggiero  
**Subject:** RE: Lack of action by Clty Council

I demand something is done. This is not safe for my wife and kids. Nor is it safe for my property and it decreases property values.



Christopher R. Milton  
 President and CEO  
 Catalina Structured Funding, Inc.  
 ☎:: Tel (800) 449-6311  
 ☎:: Fax (800) 922-6312

✉:: [chris@csfcap.com](mailto:chris@csfcap.com)  
 ☒:: 2626 Foothill Blvd., Ste. 200, La Crescenta, CA 91214

**From:** Ron Ruggiero <[REDACTED]>  
**Sent:** Monday, December 16, 2019 8:25 AM  
**To:** Ron Ruggiero <[REDACTED]>  
**Subject:** Lack of action by Clty Council

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Thank you.

Ron Ruggiero

**Ron Ruggiero**

---

**From:** Andrew Dickson <[REDACTED]>  
**Sent:** Monday, December 16, 2019 9:16 AM  
**To:** Ron Ruggiero  
**Subject:** Re: Lack of action by City Council

Get it done! I've had two kayaks stolen and one paddle board, and a boat broken into. The kayak was found on the river with new fishing poles in it - above River Pointe 6 weeks later.

It's a free-for-all.

Anti- Semitic statements graffitied on the bridge. Sexual harassment of my paddle board clients who have experience homeless defecating and worse. Drug deals. and people injecting heroin.

We host thousands of people on this river now each summer, and every one of them paddles by the homeless camp under the Soscol Bridge. And now the Imola Bridge.

I am worried they are effectively permitting the Imola bridge as a camp. The homeless are sharing the pin-drop via cell phones. They are coming in from San Francisco now. For Christ sake they (City of Napa) provide garbage service to them now.

We need video cameras and a reinforced fence on north end of HOA along the River. For the short term fix.

Drew Dickson  
 Owner

On Mon, Dec 16, 2019 at 8:24 AM Ron Ruggiero <[REDACTED]> wrote:

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Thank you.

Ron Ruggiero

--

Drew Dickson  
Owner/winemaker

Napa Valley Paddle [www.napavalleypaddle.com](http://www.napavalleypaddle.com)  
Petaluma Stand Up Paddle [www.petalumasup.com](http://www.petalumasup.com)  
Andrew Lane Winery [www.andrewlanewinery.com](http://www.andrewlanewinery.com)

  
707.200.5520 sup shop & winery  
707.200.5511 napa valley paddle

**Ron Ruggiero**

---

**From:** Erica Steele [REDACTED]  
**Sent:** Monday, December 16, 2019 9:13 AM  
**To:** Ron Ruggiero  
**Subject:** Re: Lack of action by City Council

Yes, we would like something done. The amount of homeless people walking through our community all hours of the night, showering in the pool area or going through our cars and back of our trucks has become out of control. I often work late nights at a restaurant in town and do not feel safe walking to my front door at night. Never had this feeling until about 6-8 months ago. Very weird to also have homeless people going through our trash cans. We can no longer put our cans out the night before. We have to do it the morning of pick up. Yes it is garbage that we are throwing out but still feels like a invasion of privacy.

Erica Steele & Eric Brown

On Dec 16, 2019, at 8:24 AM, Ron Ruggiero <[REDACTED]> wrote:

Hello All

As you know the homeless situation in Napa is getting increasingly worse, our company manages a large amount of HOA's and rental properties throughout the City of Napa and Napa County. I have received so many complaints about the homeless population invading complexes, stealing packages off porches, littering, loitering, breaking into facilities for their own purposes. A fair amount of our customers are single women and they feel threatened because of groups lurking around in the dark.

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Thank you.

Ron Ruggiero

**Ron Ruggiero**

---

**From:** Jane Milan <[REDACTED]>  
**Sent:** Monday, December 16, 2019 9:11 AM  
**To:** Ron Ruggiero  
**Subject:** Re: Lack of action by City Council

Hello Ron,

Thank you for taking action on behalf of all of us single women. I live in the Newport North condominiums and I have seen the change in our community over the last few years with the homeless population. I would like for you to represent my concerns with the City counsel and I give you permission to speak on my behalf.

- Stolen Items
- Drug paraphernalia left on the side walk
- Garbage can turned over and rummaged through (they do not bother to put the garbage back)
- Lurking in the bushes at night, watching (luckily my pit bull keeps them at bay)
- Harming the cats in the complex
- Running their bikes into cars and then riding away

It is only a matter of time before the "level of offenses" increase and becomes more violent. I do hope the City Counsel with act before someone is hurt.

If you would not mind asking the council for me, I would like to know why the homeless population has not taken root in the downtown Napa area....and the Browns Valley Area, and the Silverado Country Club area...etc.? Maybe we should be providing Uber rides to the homeless living in our back yards, to Downtown Napa, where they can ask the tourists for money to buy drugs instead of having to steal from the Napa citizens to obtain their drugs. Just a thought....

Thank you, again Ron for all that you do to help keep our community safe!

Warmly,

Jane Milan  
 [REDACTED]

On Monday, December 16, 2019, 8:24:41 AM PST, Ron Ruggiero <[REDACTED]> wrote:

Hello All

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## **ATTACHMENT 3**

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Thank you.

Ron Ruggiero



**Ron Ruggiero**

---

**From:** Blunt, Kristine [REDACTED]  
**Sent:** Monday, December 16, 2019 9:05 AM  
**To:** Ron Ruggiero  
**Subject:** RE: Lack of action by Clty Council

Thank you Ron,

Yes, something needs to be done.

I am one of those single women you mentioned with a 9 year old little girl. The homeless are constantly coming onto the grounds of my complex, going through the trash cans, making a mess of the area.

I have been lucky nothing has been stolen from my porch, but I do believe they use my water spout at my front door as my hose is constantly being moved.

We also hear them screaming profanity during the wee hours of the night.

Something definitely needs to be done

**Kristine Blunt**

Sr. Account Executive

T: [510.527.4700](tel:510.527.4700) | C: [510.854.6790](tel:510.854.6790) | Shoretel: 40832

[KBlunt@ortc.com](mailto:KBlunt@ortc.com)

Old Republic Title | Old Republic Insurance Group

900 Colusa Avenue Suite 206 | Berkeley, CA 94707

[ortc.com](http://ortc.com)

----- Original message -----

From: Ron Ruggiero [REDACTED]  
Date: 12/16/19 8:25 AM (GMT-08:00)  
To: Ron Ruggiero [REDACTED]  
Subject: Lack of action by City Council

Hello All

As you know the homeless situation in Napa is getting increasingly worse, our company manages a large amount of HOA's and rental properties throughout the City of Napa and Napa County. I have received so many complaints about the homeless population invading complexes, stealing packages off porches, littering, loitering, breaking into facilities for their own purposes. A fair amount of our customers are single women and they feel threatened because of groups lurking around in the dark.

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Thank you.

Ron Ruggiero

**Ron Ruggiero**

---

**From:** [REDACTED]  
**Sent:** Monday, December 16, 2019 8:51 AM  
**To:** Ron Ruggiero  
**Subject:** Re: Lack of action by City Council

I want something done about this.

Marcia Hadelor, Realtor [REDACTED]

On Dec 16, 2019 8:24 AM, Ron Ruggiero [REDACTED] wrote:

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
Thank you.

Ron Ruggiero

**Ron Ruggiero**

---

**From:** [REDACTED]  
**Sent:** Monday, December 16, 2019 8:56 AM  
**To:** Ron Ruggiero  
**Subject:** Re: Lack of action by City Council

Sorry. My computer thought I was done.  I grew up in Napa and have always loved my home town. The current homeless takeover is ridiculous. When I go to the In-shape gym in the morning, I see the eyesore of the homeless camp across the river at the base of the bridge. When I go to the Raleys center I see the homeless camp near the Black Bear diner. Raleys has turned into a real gathering point and I suspect that is hurting the store's patronage. Black Bear must not be pleased with the current situation either. When I play golf at Kennedy, I see the homeless tents adjacent to the 14th green. I've seen many occasions where the homeless make the short walk down to the restrooms on the 16th tee.

Our valley is a prime destination for tourists from around the world. Over time, these encampments will destroy the image of our valley and will certainly act as a damper on future tourism. (cautionary tale- San Francisco)

In addition, we have had three packages scooped up by "porch pirates" in the last three weeks. I am concerned that Marina Drive has become a free shopping mall for the homeless. Wow, the homeless now have a river front location to camp and can sell stolen merchandise from our doorsteps to obtain drug money.

What is the City Council's plan to solve this problem?

Thanks for your help in this working on this matter.

Terry and Diane Oelschlaeger

-----Original Message-----

**From:** Ron Ruggiero [REDACTED]  
**To:** Ron Ruggiero [REDACTED]  
**Sent:** Mon, Dec 16, 2019 8:24 am  
**Subject:** Lack of action by City Council

Hello All

As you know the homeless situation in Napa is getting increasingly worse, our company manages a large amount of HOA's and rental properties throughout the City of Napa and Napa County. I have received so many complaints about the homeless population invading complexes, stealing packages off porches, littering, loitering, breaking into facilities for their own purposes. A fair amount of our customers are single women and they feel threatened because of groups lurking around in the dark.

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Thank you.

Ron Ruggiero

**Ron Ruggiero**

---

**From:** Barry Berghorn [REDACTED]  
**Sent:** Monday, December 16, 2019 8:40 AM  
**To:** Ron Ruggiero  
**Subject:** Re: Lack of action by City Council

Ron,  
I definitely want to address the homeless situation in Napa. Thank you for taking the initiative. I support your effort totally.  
Barry Berghorn  
[REDACTED]

In a message dated 12/16/2019 8:24:40 AM Pacific Standard Time, [REDACTED] writes:

Hello All

As you know the homeless situation in Napa is getting increasingly worse, our company manages a large amount of HOA's and rental properties throughout the City of Napa and Napa County. I have received so many complaints about the homeless population invading complexes, stealing packages off porches, littering, loitering, breaking into facilities for their own purposes. A fair amount of our customers are single women and they feel threatened because of groups lurking around in the dark.

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Thank you.

Ron Ruggiero

**Ron Ruggiero**

---

**From:** Gary Carman [REDACTED]  
**Sent:** Monday, December 16, 2019 8:33 AM  
**To:** Ron Ruggiero  
**Subject:** Re: Lack of action by City Council

Ron,

Spot on with all of this. This is completely insane our city council has let this happen. Please voice my concern!

Best.

Gary

On Mon, Dec 16, 2019 at 8:30 AM Hannah Duge [REDACTED] wrote:

----- Forwarded message -----

**From:** Ron Ruggiero [REDACTED]  
**Date:** Mon, Dec 16, 2019 at 8:24 AM  
**Subject:** Lack of action by City Council  
**To:** Ron Ruggiero [REDACTED]

Hello All

As you know the homeless situation in Napa is getting increasingly worse, our company manages a large amount of HOA's and rental properties throughout the City of Napa and Napa County. I have received so many complaints about the homeless population invading complexes, stealing packages off porches, littering, loitering, breaking into facilities for their own purposes. A fair amount of our customers are single women and they feel threatened because of groups lurking around in the dark.

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Thank you.

Ron Ruggiero

--  
Gary Carman  
[REDACTED]

**Ron Ruggiero**

---

**From:** [REDACTED]  
**Sent:** Monday, December 16, 2019 8:30 AM  
**To:** Ron Ruggiero  
**Subject:** Re: Lack of action by Clty Council

Ron, thanks for working on this. My family moved to Napa in 1951.

-----Original Message-----

From: Ron Ruggiero [REDACTED]  
To: Ron Ruggiero [REDACTED]  
Sent: Mon, Dec 16, 2019 8:24 am  
Subject: Lack of action by Clty Council

Hello All

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Thank you.

Ron Ruggiero

**Ron Ruggiero**

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**From:** Holly Shackford [REDACTED]  
**Sent:** Monday, December 16, 2019 8:29 AM  
**To:** Ron Ruggiero  
**Cc:** Associated Services [REDACTED]  
**Subject:** RE: Lack of action by City Council

Hi Ron

John and I are responding to your email in support of getting something done to address this situation. We support your efforts.

Thank you  
Holly and John Shackford



Holly Shackford  
Realtor, Previews Specialist, GRI, CRS  
Coldwell Banker Brokers of the Valley  
1775 Lincoln Avenue  
Napa, CA 94558  
BRE#01003417  
707 259-5257 Direct  
[REDACTED]  
[www.hollyshackford.com](http://www.hollyshackford.com)  
[hshackford@cbnapavalley.com](mailto:hshackford@cbnapavalley.com)  
*Let Your Light Shine!*

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**From:** Ron Ruggiero [REDACTED]  
**Sent:** Monday, December 16, 2019 8:25 AM  
**To:** Ron Ruggiero [REDACTED]  
**Subject:** Lack of action by City Council

Hello All

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Thank you.

Ron Ruggiero

**Ron Ruggiero**

---

**From:** Marsha Parker [REDACTED]  
**Sent:** Monday, December 16, 2019 8:27 AM  
**To:** Ron Ruggiero  
**Subject:** Re: Lack of action by City Council

Thank you , Ron, for doing this for all of us!  
Marsha

Sent from my iPhone

On Dec 16, 2019, at 8:24 AM, Ron Ruggiero [REDACTED] wrote:

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Thank you.

Ron Ruggiero

**Ron Ruggiero**

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**From:** Ron Ruggiero  
**Sent:** Monday, December 16, 2019 8:25 AM  
**To:** Ron Ruggiero  
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Thank you.

Ron Ruggiero

**Ron Ruggiero**

---

**From:** Carrie Sue Weston [REDACTED]  
**Sent:** Tuesday, December 17, 2019 6:30 AM  
**To:** Ron Ruggiero  
**Subject:** Re: Lack of action by City Council

I support actions to aid in solving the homeless problem in Napa.

Sent from my iPhone

On Dec 16, 2019, at 8:28 AM, Ron Ruggiero [REDACTED] wrote:

Hello All

As you know the homeless situation in Napa is getting increasingly worse, our company manages a large amount of HOA's and rental properties throughout the City of Napa and Napa County. I have received so many complaints about the homeless population invading complexes, stealing packages off porches, littering, loitering, breaking into facilities for their own purposes. A fair amount of our customers are single women and they feel threatened because of groups lurking around in the dark.

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Thank you.

Ron Ruggiero

**Ron Ruggiero**

---

**From:** fitzgibbonr [REDACTED]  
**Sent:** Tuesday, December 17, 2019 5:17 AM  
**To:** Ron Ruggiero  
**Subject:** Re: Lack of action by City Council

I definitely support what you're doing. Unfortunately I cannot attend but there is definitely a growing problem on the river trail alone that seems to be ignored and something is going to happen one of these days that's going to be very very troubling. If you need any kind of letter or letters written to representatives let me know.

Also, I may not be able to make the meeting this week with all of the holiday activities and functions, I am due to meet an important client that I need to see before Christmas. Happy to stay in the loop though and be involved in whatever. Dan let me know about the parking plan and I definitely support making it very clear and forcing the number of spaces that people are supposed to use and nicely but firmly telling the transgressors that they need to stop.

Sent from my iPhone

On Dec 16, 2019, at 8:27 AM, Ron Ruggiero <[REDACTED]> wrote:

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Thank you.

Ron Ruggiero

**Ron Ruggiero**

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**From:** william harris <[REDACTED]>  
**Sent:** Tuesday, December 17, 2019 1:10 AM  
**To:** Ron Ruggiero; Ron Ruggiero  
**Subject:** LETTER IN SUPPORT OF CITY COUNCIL MEETING  
**Attachments:** Recap of Homeless Incidents for RR NCC Presentation 12-17-19.docx

Ron,  
Thank you for bringing this forward. I have attached a Word Document which contains two copies of the same letter; the original version and an original version with highlighted bullet points you might choose to add to your 180 seconds. Good luck; not sure if I'll be back from minor surgery in A.M.  
Bill

**Ron Ruggiero**

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**From:** brenda arnold [REDACTED]  
**Sent:** Tuesday, December 17, 2019 1:04 AM  
**To:** Ron Ruggiero; Justin Honeycutt; Joy Horvath  
**Subject:** Re: lack of action by City Council

I truly want something to be done. I will be back in town by 6:30pm. please let me know if I should also attend. If the council meeting is before that time, please call me at 707.307.8443 and I will have my son Justin Honeycutt attend in my place. Thank you Ron

On Monday, December 16, 2019, 08:44:27 AM PST, Ron Ruggiero [REDACTED] wrote:

Hello All

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Thank you.

Ron Ruggiero

**Ron Ruggiero**

---

**From:** Shelly Monte <[REDACTED]>  
**Sent:** Monday, December 16, 2019 10:45 PM  
**To:** Ron Ruggiero  
**Subject:** Re: meeting time

Saw the previous email-got it, thanks!

Sent from my iPhone

On Dec 16, 2019, at 8:59 AM, Ron Ruggiero <[REDACTED]> wrote:

I forgot to mention in case anyone wanted to attend: The Council meeting I'm going to is at 3:30 PM at the City Hall, I will be speaking during the public forum section, they give 3 minutes to speak.

Thanks

Ron R.



**Ron Ruggiero**

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**From:** [REDACTED]  
**Sent:** Monday, December 16, 2019 7:50 PM  
**To:** Ron Ruggiero  
**Subject:** Re: Lack of action by City Council

I would like to support this effort. Please empower NPD to crack down on criminal activity by the homeless.

Tony and Dianna Sherwood

Tony & Dianna Sherwood

Sent from my iPhone

On Dec 16, 2019, at 08:30, Ron Ruggiero [REDACTED] wrote:

Hello All

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Thank you.

Ron Ruggiero

**Ron Ruggiero**

---

**From:** [REDACTED]  
**Sent:** Monday, December 16, 2019 6:26 PM  
**To:** Ron Ruggiero  
**Subject:** RE: Lack of Action by city council

Many thanks for taking the lead on this Ron.

As an owner at Newport North, I share the concern of others about package theft.

While this surely is bad enough, absolutely requiring the attention of Napa's police department, what really concerns me is if package theft leads to more serious crime, meaning burglary, robbery, assault, or worse.

I absolutely don't want to see someone get hurt before there is a response from law enforcement. It would be far better if we could put a stop to these incursions now, and we need help from the police to do this.

Best,

Robert

---

**From:** Ron Ruggiero [REDACTED]  
**Sent:** Monday, December 16, 2019 8:25 AM  
**To:** Ron Ruggiero [REDACTED]  
**Subject:** Lack of Action by city council

Hello All

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Thank you.

Ron Ruggiero

**Ron Ruggiero**

---

**From:** Rebecca Willis [REDACTED]  
**Sent:** Monday, December 16, 2019 6:10 PM  
**To:** Ron Ruggiero  
**Subject:** Re: Lack of action by City Council

Ron,  
 Thank you for addressing the situation. Of course no one wants to vilify the homeless but this has become an obvious issue in Napa.  
 I have felt unsafe visiting several parks in our city with my newborn child because of transient presence. It seems unfair that our tax dollars are going towards wonderful parks that are rendered unusable bc of concerns over safety.  
 I have also heard visitors to Napa complain about the growing homeless population. I hope that our very important tourist industry isn't affected by fears over rising crime.

Thanks  
 Rebecca Willis.  
 Sent from my iPhone

On Dec 16, 2019, at 8:30 AM, Ron Ruggiero <[REDACTED]> wrote:

Hello All

As you know the homeless situation in Napa is getting increasingly worse, our company manages a large amount of HOA's and rental properties throughout the City of Napa and Napa County. I have received so many complaints about the homeless population invading complexes, stealing packages off porches, littering, loitering, breaking into facilities for their own purposes. A fair amount of our customers are single women and they feel threatened because of groups lurking around in the dark.

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Thank you.

Ron Ruggiero

**Ron Ruggiero**

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**From:** CRITICAL INTERVENTION PATROL, INC. <[REDACTED]>  
**Sent:** Monday, December 16, 2019 4:54 PM  
**To:** Ron Ruggiero  
**Subject:** Closed Call Card | E0026386 | CRITICAL INTERVENTION PATROL, INC.  
**Attachments:** Call For Service - E0026386.pdf



NEW PORT NORTH CONDOS,

The following call for service occurred:

**Event ID:** E0026386

**Nature:** Suspicious Person, Suspicious Prowler

**Location:** Marina Dr, Napa, CA 94559, USA

Powered by Onma

CRITICAL INTERVENTION PATROL, INC.

**Ron Ruggiero**

---

**From:** carl Shin [REDACTED]  
**Sent:** Monday, December 16, 2019 4:35 PM  
**To:** Ron Ruggiero  
**Subject:** Re: Lack of action by City Council

Yes. Please do SOMETHING about the homeless. It's a major problem. We need to help them, but we cannot allow them to roam around wreaking havoc...

**Carl Shin, MD**  
**Medical Director**

Center for Interdisciplinary Spine  
2424 Arden Way  
Sacramento, CA 95825

On Mon, Dec 16, 2019 at 8:28 AM Ron Ruggiero <[REDACTED]> wrote:

Hello All

As you know the homeless situation in Napa is getting increasingly worse, our company manages a large amount of HOA's and rental properties throughout the City of Napa and Napa County. I have received so many complaints about the homeless population invading complexes, stealing packages off porches, littering, loitering, breaking into facilities for their own purposes. A fair amount of our customers are single women and they feel threatened because of groups lurking around in the dark.

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Thank you.

Ron Ruggiero

**Ron Ruggiero**

---

**From:** Paul Barnhouse [REDACTED]  
**Sent:** Monday, December 16, 2019 4:18 PM  
**To:** Ron Ruggiero  
**Subject:** Re: Meeting time

Unfortunately I got the day's mixed up, we're going out of town tomorrow! Good luck at the meeting, hope they listen to the people.

Thank you, Paul

Sent from AT&T Yahoo Mail for iPhone

On Monday, December 16, 2019, 9:01 AM, Ron Ruggiero [REDACTED] wrote:

I forgot to mention in case anyone wanted to attend: The Council meeting I'm going to is at 3:30 PM at the City Hall, I will be speaking during the public forum section, they give 3 minutes to speak.

Thanks

Ron R.

**Ron Ruggiero**

---

**From:** Jenny Bly Johnson [REDACTED]  
**Sent:** Monday, December 16, 2019 4:09 PM  
**To:** Ron Ruggiero  
**Subject:** Re: Lack of action by City Council

Hello Ron,

Thank you very much for your efforts in trying to get the City and County of Napa to pay attention to the increasing problems of theft, loitering, littering and break-ins by the homeless population in south Napa. I purchased my condo on Marina Drive three years ago and at that time it appeared to be a safe and pleasant neighborhood in an area of the city that was thriving and developing into a much more vibrant community than it has been in the past.

Although I am currently renting out the condo, it was purchased in 2016 with the plan that my husband and I (or possibly me alone...I am 76 and my husband is 82) would make it our full time home within a few years when we are no longer able to manage living on our rural vineyard property in Pope Valley.

Although I am of course concerned about the financial loss if my tenants choose not to renew their lease in view of the increasing homeless incursions in that area, I am even more troubled that if the City and County continue to ignore this problem it will only get worse. If the homeless population has gotten so out of control within only three years, then within another three years the south Napa area is in danger of becoming completely unsafe for elders and young families to live in.

The City and County of Napa seem to be modeling their approach to this problem on the non-efforts of San Francisco where residents, frequent visitors and tourists must contend daily with shocking filth and lack of personal safety. It doesn't make any sense that on the one hand, the City and County have successfully put a lot of effort and money into attracting investors for new housing, hotels and restaurants in the south Napa area, but just as those efforts are coming to fruition the lack of protection for that area is now jeopardizing its very existence.

Thank you again for your efforts.



Virginia Bly Johnson

[REDACTED]

[REDACTED]

[REDACTED]

-----Original Message-----

From: Ron Ruggiero

Sent: Dec 16, 2019 8:24 AM

To: Ron Ruggiero

Subject: Lack of action by City Council

Hello All

As you know the homeless situation in Napa is getting increasingly worse, our company manages a large amount of HOA's and rental properties throughout the City of Napa and Napa County. I have received so many complaints about the homeless population invading complexes, stealing packages off porches, littering, loitering, breaking into facilities for their own purposes. A fair amount of our customers are single women and they feel threatened because of groups lurking around in the dark.

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Thank you.

Ron Ruggiero

**Ron Ruggiero**

---

**From:** Dennis Pittenger [REDACTED]  
**Sent:** Monday, December 16, 2019 2:28 PM  
**To:** Ron Ruggiero  
**Subject:** Re: Lack of action by the City Council

Dear Ron:

Thank you for taking this issue up with City Council. I support you in telling the Council that action is needed to address the crime and safety related issues created by the homeless population at various locations around Napa.

Sincerely,

Dennis Pittenger  
[REDACTED]

On Dec 16, 2019, at 8:29 AM, Ron Ruggiero [REDACTED] wrote:

Hello All

As you know the homeless situation in Napa is getting increasingly worse, our company manages a large amount of HOA's and rental properties throughout the City of Napa and Napa County. I have received so many complaints about the homeless population invading complexes, stealing packages off porches, littering, loitering, breaking into facilities for their own purposes. A fair amount of our customers are single women and they feel threatened because of groups lurking around in the dark.

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Thank you.

Ron Ruggiero

**Ron Ruggiero**

---

**From:** James Cravy [REDACTED]  
**Sent:** Monday, December 16, 2019 2:22 PM  
**To:** Ron Ruggiero  
**Subject:** RE: Lack of action by City Council

Ron, I would like to see something done about the homeless problem in Napa.

Thanks, Jim

James Cravy  
Cravy Consulting, LLC  
707-738-7782  
[jcravy@cravyconsulting.com](mailto:jcravy@cravyconsulting.com)

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**From:** Ron Ruggiero [mailto:[REDACTED]]  
**Sent:** Monday, December 16, 2019 8:33 AM  
**To:** Ron Ruggiero  
**Subject:** Lack of action by City Council

Hello All

As you know the homeless situation in Napa is getting increasingly worse, our company manages a large amount of HOA's and rental properties throughout the City of Napa and Napa County. I have received so many complaints about the homeless population invading complexes, stealing packages off porches, littering, loitering, breaking into facilities for their own purposes. A fair amount of our customers are single women and they feel threatened because of groups lurking around in the dark.

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Thank you.

Ron Ruggiero

**Ron Ruggiero**

---

**From:** Phil Sary [REDACTED]  
**Sent:** Monday, December 16, 2019 2:19 PM  
**To:** Ron Ruggiero  
**Subject:** Re: lack of action by City Council

Hi Ron,

I am in agreement with you about this problem 100%.

While I understand that the homeless need support I do not agree that they should be given free reign in their behavior. I live at Bridgegate Way and we have had ongoing problems with homeless people who camp on our property. I, for one am not happy to have to clean up the messes (garbage, human waste, etc.) and I don't enjoy being confronted in a threatening

way when I ask them to not rummage through our garbage bins. I understand that such behavior is against the law. We have

shelters in Napa that are very liberal; there is no need to camp on private property.

An added consideration here is that I walk for exercise and pleasure. The homeless who use the sidewalks as bicycle paths are a

real problem. Bicyclists belong on the street; riding in the direction of traffic as far to the right as is practical. I have been threatened

by homeless bicyclists many times when I have not heard them coming and have failed to "get out of their way!" I've seen police officers simply

drive past bicyclists on sidewalks.

The city council needs to act in a way that protects its citizens. Being homeless does not give a person the right to behave badly.

Respectfully,

Phil Sary

On Monday, December 16, 2019, 8:43:50 AM PST, Ron Ruggiero [REDACTED] wrote:

Hello All

As you know the homeless situation in Napa is getting increasingly worse, our company manages a large amount of HOA's and rental properties throughout the City of Napa and Napa County. I have received so many complaints about the homeless population invading complexes, stealing packages off porches, littering, loitering, breaking into facilities for their own purposes. A fair amount of our customers are single women and they feel threatened because of groups lurking around in the dark.

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Thank you.

Ron Ruggiero

**Ron Ruggiero**

---

**From:** sandra petrovic <[REDACTED]>  
**Sent:** Monday, December 16, 2019 1:50 PM  
**To:** Ron Ruggiero  
**Subject:** Re: Lack of action by City Council

Ron,  
Thank you for standing for the community safety. I have big family and am concerned about my children safety.  
We appreciate your help with this concern,  
Zivkovic family

Sent from my iPhone

On Dec 16, 2019, at 8:25 AM, Ron Ruggiero <[REDACTED]> wrote:

Hello All

As you know the homeless situation in Napa is getting increasingly worse, our company manages a large amount of HOA's and rental properties throughout the City of Napa and Napa County. I have received so many complaints about the homeless population invading complexes, stealing packages off porches, littering, loitering, breaking into facilities for their own purposes. A fair amount of our customers are single women and they feel threatened because of groups lurking around in the dark.

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Thank you.

Ron Ruggiero

**Ron Ruggiero**

---

**From:** tam ravenhill <[REDACTED]>  
**Sent:** Monday, December 16, 2019 1:07 PM  
**To:** Ron Ruggiero  
**Subject:** Re: meeting time

Thanks for the information Ron.

On Mon, Dec 16, 2019, 11:40 AM Ron Ruggiero <[REDACTED]> wrote:

Hello All

As you know the homeless situation in Napa is getting increasingly worse, our company manages a large amount of HOA's and rental properties throughout the City of Napa and Napa County. I have received so many complaints about the homeless population invading complexes, stealing packages off porches, littering, loitering, breaking into facilities for their own purposes. A fair amount of our customers are single women and they feel threatened because of groups lurking around in the dark.

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Thank you.

Ron Ruggiero

**From:** tam ravenhill <[REDACTED]>  
**Sent:** Monday, December 16, 2019 9:40 AM  
**To:** Ron Ruggiero <[REDACTED]>  
**Subject:** Re: meeting time

What's this about Ron?

On Mon, Dec 16, 2019, 8:57 AM Ron Ruggiero <[REDACTED]> wrote:

## ATTACHMENT 3

I forgot to mention in case anyone wanted to attend: The Council meeting I'm going to is at 3:30 PM at the City Hall, I will be speaking during the public forum section, they give 3 minutes to speak.

Thanks

Ron R.

**Ron Ruggiero**

---

**From:** Ron Ruggiero <[REDACTED]>  
**Sent:** Monday, December 16, 2019 12:48 PM  
**To:** Ron Ruggiero  
**Subject:** Fw: Homeless

Ron Ruggiero, CCAM  
Realtor, Crown Realty Property Management  
1601 Lincoln Ave.  
Napa, Calif. 94558  
Voice (707) 255-0880  
Fax: (707) 255-0996

Residential-Commercial-Homeowner Association Management

----- Forwarded Message -----

**From:** lacreshia petek [REDACTED]  
**To:** Ron Ruggiero [REDACTED]  
**Sent:** Monday, December 16, 2019, 12:31:28 PM PST  
**Subject:** Re: Homeless

Dang, it's a sad situation Ron.  
Anyone I'm supportive to your cause.  
Thank you and good luck!

Sent from my iPhone

On Dec 16, 2019, at 11:44 AM, Ron Ruggiero [REDACTED] wrote:

We actually caught them stealing packages and had them arrested, however, it was a board member who did all the work and brought the police to the person who stole the stuff, He had traded the packages for drugs.

Ron Ruggiero, CCAM  
Realtor, Crown Realty Property Management  
1601 Lincoln Ave.  
Napa, Calif. 94558  
Voice (707) 255-0880  
Fax: (707) 255-0996

Residential-Commercial-Homeowner Association Management

On Monday, December 16, 2019, 11:33:00 AM PST, lacreshia petek [REDACTED] wrote:



## ATTACHMENT 3

Bravo to you Ron. I support that something needs to be done to help the homeless but blaming them for porch theft, I'm not so sure of.

Loitering, invasions of property (encampments next to homeowners properties) pandering maybe.

I do feel that when they are the cause of overstepping boundaries, they need to be held accountable like the rest of us. That being said, I hope your voice helps to bring help to all.

Lacreshia

Sent from my iPhone

**Ron Ruggiero**

---

**From:** Ron Ruggiero [REDACTED]  
**Sent:** Monday, December 16, 2019 12:47 PM  
**To:** Ron Ruggiero  
**Subject:** Fw: Lack of action by City Council

Ron Ruggiero, CCAM  
Realtor, Crown Realty Property Management  
1601 Lincoln Ave.  
Napa, Calif. 94558  
Voice (707) 255-0880  
Fax: (707) 255-0996

Residential-Commercial-Homeowner Association Management

----- Forwarded Message -----

**From:** Daniel Wolter [REDACTED]  
**To:** Ron Ruggiero [REDACTED]  
**Sent:** Monday, December 16, 2019, 12:45:22 PM PST  
**Subject:** Fwd: Lack of action by City Council

Ron,

I strongly believe something must be done regarding the homeless. My wife refuses to take the walks she used to take regularly.

Dan Wolter

Begin forwarded message:

**From:** Ron Ruggiero <[REDACTED]>  
**Subject:** Lack of action by City Council  
**Date:** December 16, 2019 at 8:32:10 AM PST  
**To:** Ron Ruggiero [REDACTED]

Hello All

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## **ATTACHMENT 3**

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Thank you.

Ron Ruggiero

**Ron Ruggiero**

---

**From:** Connie Lewis [REDACTED]  
**Sent:** Monday, December 16, 2019 12:02 PM  
**To:** Ron Ruggiero  
**Subject:** Re: lack of action by City Council

Ron, living alone, I definitely want something done.

Thank you for your continued efforts, Connie

Sent from my Verizon 4G LTE Tablet

On Dec 16, 2019 8:44 AM, Ron Ruggiero <[REDACTED]> wrote:

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As you know the homeless situation in Napa is getting increasingly worse, our company manages a large amount of HOA's and rental properties throughout the City of Napa and Napa County. I have received so many complaints about the homeless population invading complexes, stealing packages off porches, littering, loitering, breaking into facilities for their own purposes. A fair amount of our customers are single women and they feel threatened because of groups lurking around in the dark.

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Thank you.

Ron Ruggiero

**Ron Ruggiero**

---

**From:** Gary <[REDACTED]>  
**Sent:** Monday, December 16, 2019 11:34 AM  
**To:** Ron Ruggiero  
**Subject:** Re: Meeting time

I'll be there.

Gary

"Life is like riding a bicycle. To keep your balance, you must keep moving".



On Dec 16, 2019, at 9:00 AM, Ron Ruggiero <[REDACTED]> wrote:

I forgot to mention in case anyone wanted to attend: The Council meeting I'm going to is at 3:30 PM at the City Hall, I will be speaking during the public forum section, they give 3 minutes to speak.

Thanks

Ron R.

**Ron Ruggiero**

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**From:** Marjorie Ray [REDACTED]  
**Sent:** Monday, December 16, 2019 11:19 AM  
**To:** Ron Ruggiero  
**Subject:** RE: Lack of action by City Council

Thank you for handling this Ron, I would like something done at La Homa, people should feel safe.  
Marjorie Ray

---

On Monday, December 16, 2019 Ron Ruggiero <[REDACTED]> wrote:

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Thank you.

Ron Ruggiero

**Ron Ruggiero**

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**From:** Heather Schermerhorn [REDACTED]  
**Sent:** Monday, December 16, 2019 10:24 AM  
**To:** Ron Ruggiero  
**Subject:** Fwd: Crab season begins | Encampment anguish | Bumgarner to Diamondbacks | e-edition

Not sure if you saw this article on the Santa Rosa homeless encampment in today's San Francisco Chronicle.

We need Napa leaders to act quickly and creatively before the problem worsens.

Thank you,  
Heather

----- Forwarded message -----

**From:** Morning Fix | SFChronicle.com <newsletters@sfchronicle.com>  
**Date:** Mon, Dec 16, 2019 at 4:36 AM  
**Subject:** Crab season begins | Encampment anguish | Bumgarner to Diamondbacks | e-edition  
**To:** [REDACTED]

[View in browser](#)

# Morning Fix

Monday, December 16, 2019

[View Today's e-edition](#)



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## Top Stories



### Commercial Dungeness crab season gets cracking after delay

By Steve Rubenstein and Catherine Ho

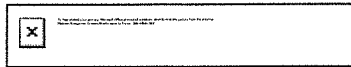
California's commercial Dungeness crab season began more than three weeks later than expected because officials delayed the start over concerns about whales.



### Santa Rosa struggles with biggest homeless camp in county history

By Kevin Fagan

The biggest homeless camp in Sonoma County's history — about 300 people — now occupies a popular walking trail, and officials are flummoxed about how to handle it.



### **Madison Bumgarner, Diamondbacks agree to 5-year, \$85 million deal**

By Henry Schulman

Madison Bumgarner reached an agreement to move within the division to the Arizona Diamondbacks on a five-year, \$85 million contract, with \$15 million deferred.



### **Mike Bloomberg, Tom Steyer try to convince California they're not just rich**

By Joe Garofoli

The billionaire Democratic presidential candidates want voters to focus on their ideas, not their bank accounts, during campaign swings through Northern California.



### **Oxford University would anchor major Marin County development with hundreds of new homes**

By J.K. Dineen

Oxford University is in negotiations to open a center for advanced study in Marin County, part of a controversial proposed mixed-use development.



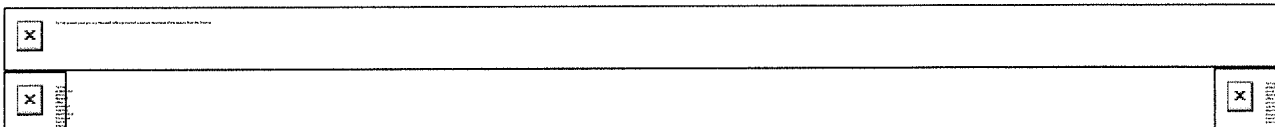
### **A festive atmosphere as Raiders fans gather at Coliseum one last time**

By Rusty Simmons

The team's Oakland run came to a likely end on an afternoon that was more like a festival than a farewell, from the pregame tailgate parties to postgame high jinks.

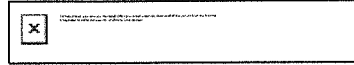
**[Read more at SFChronicle.com](http://Read more at SFChronicle.com)**

[Click here](#) to sign up for breaking news alerts.





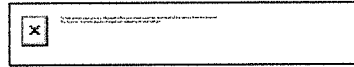
## Bay Area News



### **E-cigarettes found to increase risk of chronic lung diseases**

By Michael Cabanatuan

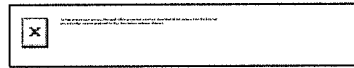
Vaping significantly increases a user's risk of developing asthma, bronchitis, emphysema or chronic obstructive pulmonary disease, a UCSF study shows.



### **The Scanner: Alameda deputy charged with molesting 15-year-old girl**

By Megan Cassidy, Alejandro Serrano and Michael Cabanatuan

Jason Deitschman, a nine-year veteran of the Alameda County Sheriff's Office, was charged with one misdemeanor count of annoying or molesting a child.



### **Dry but chillier weather predicted for Bay Area before midweek showers**

By Megan Cassidy

A reprieve from the Bay Area's seasonal rainfall is expected to stretch into the beginning of the week, with cooler but mostly dry conditions extending through Tuesday.



### **UC settle with retirees of Lawrence Livermore National Laboratory**

By Nanette Asimov

The university reached an \$84.5 million settlement with thousands of retirees who have battled for a decade to restore health care benefits they said UC reneged on.



### **Took more than scary streets to push Oracle OpenWorld to Las Vegas**

By Phil Matier

Oracle bet on Las Vegas because of San Francisco's bad behavior on its streets, pricey hotel rooms and high cost of doing business.

[Read more Local stories](#)

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## Politics



## All eyes on SF's Embarcadero as Navigation Center opens in hostile territory

By Phil Matier

Mayor London Breed has a lot riding on the success of the Embarcadero Navigation Center, opening this week.



## Mike Bloomberg doesn't care who beats Trump. But he thinks he's the one

By Willie Brown

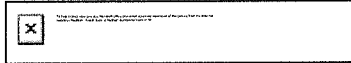
Besides spending freely on his own presidential campaign, Bloomberg says he'll give \$100 million to help Democrats in congressional races.

### Read more Politics stories

[Click here](#) to sign up for the Political Punch newsletter.

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### Sporting Green



## Goodbye MadBum: A look back at Madison Bumgarner's time in SF

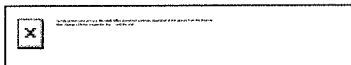
A photographic look back at Madison Bumgarner's time in S.F. and his journey into Giants franchise history.



## 49ers upset by Falcons on last-second touchdown

By Eric Branch

On Sunday, after playing back-to-back-to-back high-intensity games against division leaders, the 49ers fell flat in a loss to the Falcons.



## 49ers' George Kittle has a superstar day ... until the end

By Scott Ostler

San Francisco 49ers' tight end George Kittle dominated Sunday's game against the Falcons, until the bitter end.



## 49ers learn hard but valuable lessons in loss to Falcons

By Scott Ostler

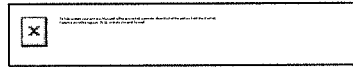
Not only did the 49ers still manage to clinch a playoff berth (courtesy of the Rams' loss), but they injected a bit more drama in their already-dramatic season.



## **A loss for 49ers' Mike McGlinchey, but not for his extended family**

By Eric Branch

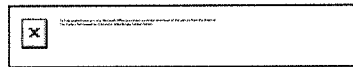
The 49ers' Mike McGlinchey could take some solace after Sunday's loss that his cousin — Falcons quarterback Matt Ryan — got the win.



## **Raiders stunned by Jaguars, 20-16, in likely Oakland farewell**

By Matt Kawahara

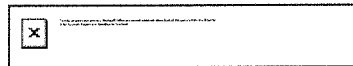
The Oakland Raiders fell 20-16 on a last-minute touchdown against the Jaguars in probably their last game at the Coliseum on Sunday.



## **The Raiders bid farewell to Oakland in disturbingly familiar fashion**

By Ann Killion

The Raiders collapsed down the stretch Sunday, with the Jaguars scoring a last-minute, game-winning touchdown right in front of the Black Hole to win 20-16.



## **A fan farewell: Raiders say Goodbye to Oakland**

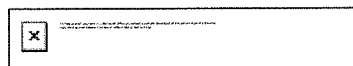
A visual essay looking back at the Raiders final season in Oakland.



## **Raiders question ruling on late Derek Carr scramble, slide**

By Matt Kawahara

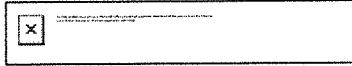
Oakland Raiders head coach Jon Gruden said he "couldn't believe" officials ruled quarterback Derek Carr out of bounds on a 12-yard run late in Sunday's 20-16 loss.



## **Ugly third quarter dooms Warriors in 'embarrassing' loss to Kings**

By Connor Letourneau

In a local matchup that has long failed to live up to a “rivalry” billing, Sacramento relished a rare chance to bully its neighbors.



## **Luke Walton leaning on Warriors experience with Kings**

By Connor Letourneau

In Luke Walton's first eight months with Sacramento, he has worked to foster the same joyful, team-oriented ethos that was key to Golden State's recent dynasty.

**Ron Ruggiero**

---

**From:** ROBERT <[REDACTED]>  
**Sent:** Monday, December 16, 2019 10:58 AM  
**To:** Ron Ruggiero  
**Subject:** Re: Lack of action by City Council

Hey Ron ,  
I totally support your your efforts to address this growing problem of homelessness in Napa.  
Are shelters available?  
Is there a plan to coordinate efforts with other districts?  
How much funding does this initiative receive?  
Bob Tait

Sent from XFINITY Connect App

----- Original Message -----

From: Ron Ruggiero  
To: Ron Ruggiero  
Sent: December 16, 2019 at 10:27 AM  
Subject: Lack of action by City Council

Hello All

As you know the homeless situation in Napa is getting increasingly worse, our company manages a large amount of HOA's and rental properties throughout the City of Napa and Napa County. I have received so many complaints about the homeless population invading complexes, stealing packages off porches, littering, loitering, breaking into facilities for their own purposes. A fair amount of our customers are single women and they feel threatened because of groups lurking around in the dark.

We call the Police Department and virtually nothing is done because the City Council will not empower them to do anything that is meaningful.

I have approached two city council members about this and expressed my concern, I am going to appear in front of the City Council tomorrow, December 17, 2020 to express my concerns to the whole council. If you want to support this effort, please just respond back to this email saying you want something done, I want to show a large stack of letters to the council to support what I am going to say.

Thank you.

Ron Ruggiero

**Ron Ruggiero**

---

**From:** Vinovally [REDACTED]  
**Sent:** Monday, December 16, 2019 10:49 AM  
**To:** Ron Ruggiero  
**Subject:** RE: Lack of action by City Council

Ron,

Thank you! I would like something done about this. Many nights when I come home late there are strange people hanging out in various places, sleeping or sitting in the bushes by my fence or the side of my unit. Often they are walking in the street yelling and swearing at the air.

Thank you for doing this Ron.

Hope you got my email about mail boxes a couple weeks ago. No worry, it's busy right now I'll hit you up again in a couple weeks.

On Monday, December 16, 2019 Ron Ruggiero <RRuggiero@crownpm.com> wrote:

Hello All

As you know the homeless situation in Napa is getting increasingly worse, our company manages a large amount of HOA's and rental properties throughout the City of Napa and Napa County. I have received so many complaints about the homeless population invading complexes, stealing packages off porches, littering, loitering, breaking into facilities for their own purposes. A fair amount of our customers are single women and they feel threatened because of groups lurking around in the dark.

We call the Police Department and virtually nothing is done because the City Council will not empower them to do anything that is meaningful.

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Thank you.

Ron Ruggiero

Merry Christmas! God bless you and your family!

Robyn Hallman

**Ron Ruggiero**

---

**From:** Mike Kowaleski <[REDACTED]>  
**Sent:** Monday, December 16, 2019 10:43 AM  
**To:** Ron Ruggiero  
**Subject:** Re: Lack of action by City Council

Yes I support something be done .

Mike Kowaleski  
Complete Welders Supply

> On Dec 16, 2019, at 8:31 AM, Ron Ruggiero <[REDACTED]> wrote:  
>

**Ron Ruggiero**

---

**From:** Sholly Terry [REDACTED]  
**Sent:** Monday, December 16, 2019 10:32 AM  
**To:** Ron Ruggiero  
**Subject:** FW: 928 Marina- arrest photos from bedroom window  
**Attachments:** photo.jpeg; photo.jpeg

**From:** Sholly Conlan Terry [REDACTED]  
**Sent:** Monday, December 16, 2019 10:30 AM  
**To:** sterry7738@aol.com  
**Subject:** 928 Marina- arrest photos from bedroom window

Sent from AOL Mobile Mail  
Get the new AOL app: [mail.mobile.aol.com](mailto:mail.mobile.aol.com)



**Ron Ruggiero**

---

**From:** Kelli <[REDACTED]>  
**Sent:** Monday, December 16, 2019 10:22 AM  
**To:** Ron Ruggiero  
**Cc:** Suzanne Mason  
**Subject:** Los Angeles Times: Supreme Court decision on homeless case is a blow to cities wanting more policing powers

FYI.....

**Supreme Court decision on homeless case is a blow to cities wanting more policing powers**

The Supreme Court declined to hear an appeal of a major homelessness ruling that curbs police powers in several states. Here's what it means for L.A.

Read in Los Angeles Times: <https://apple.news/AHJO01N06QymwZj-9zo3W2Q>

Shared from [Apple News](#)

**Ron Ruggiero**

---

**From:** [REDACTED]  
**Sent:** Monday, December 16, 2019 10:17 AM  
**To:** Ron Ruggiero  
**Attachments:** IMG\_3859.jpg; IMG\_3858.jpg; IMG\_3861.jpg; IMG\_3860.jpg; text\_4.txt

**Ron Ruggiero**

---

**From:** Donna Prewoznik [REDACTED]  
**Sent:** Monday, December 16, 2019 9:58 AM  
**To:** Ron Ruggiero; ron\_ruggiero  
**Subject:** Homelessness article #2

[https://www.latimes.com/california/story/2019-12-16/homeless-boise-ruling-case-supreme-court?\\_amp=true](https://www.latimes.com/california/story/2019-12-16/homeless-boise-ruling-case-supreme-court?_amp=true)

Donna Prewoznik -- Sent from my iPhone

**Ron Ruggiero**

---

**From:** JOHN KISZLA [REDACTED]  
**Sent:** Monday, December 16, 2019 9:52 AM  
**To:** Ron Ruggiero  
**Cc:** 'Kristine Mason'; 'James Finley'  
**Subject:** RE: Meeting time

Again, thank you.

**From:** Ron Ruggiero [REDACTED]  
**Sent:** Monday, December 16, 2019 9:00 AM  
**To:** Ron Ruggiero [REDACTED]  
**Subject:** Meeting time

I forgot to mention in case anyone wanted to attend: The Council meeting I'm going to is at 3:30 PM at the City Hall, I will be speaking during the public forum section, they give 3 minutes to speak.

Thanks

Ron R.

**Ron Ruggiero**

---

**From:** JOHN KISZLA [REDACTED]  
**Sent:** Monday, December 16, 2019 9:52 AM  
**To:** Ron Ruggiero  
**Cc:** 'Kristine Mason'; 'James Finley'  
**Subject:** RE: I want something done!

Hello Ron –

Thank you for going before the council. We have to get this under control. My tenants (two females) have discussed this with me and I have asked them to write a letter to me.

JK

**From:** Ron Ruggiero [REDACTED]  
**Sent:** Monday, December 16, 2019 8:25 AM  
**To:** Ron Ruggiero <[REDACTED]>  
**Subject:** Lack of action by City Council

Hello All

As you know the homeless situation in Napa is getting increasingly worse, our company manages a large amount of HOA's and rental properties throughout the City of Napa and Napa County. I have received so many complaints about the homeless population invading complexes, stealing packages off porches, littering, loitering, breaking into facilities for their own purposes. A fair amount of our customers are single women and they feel threatened because of groups lurking around in the dark.

We call the Police Department and virtually nothing is done because the City Council will not empower them to do anything that is meaningful.

I have approached two city council members about this and expressed my concern, I am going to appear in front of the City Council tomorrow, December 17, 2020 to express my concerns to the whole council. If you want to support this effort, please just respond back to this email saying you want something done, I want to show a large stack of letters to the council to support what I am going to say.

Thank you.

Ron Ruggiero

**Ron Ruggiero**

---

**From:** Donna Prewoznik [REDACTED]  
**Sent:** Monday, December 16, 2019 9:49 AM  
**To:** Ron Ruggiero; ron\_ruggiero  
**Subject:** Los Angeles Times: Supreme Court lets stand ruling that protects homeless who sleep on sidewalk

Ron, this article was in LA Times. Thought it might be of interest to you for the upcoming Council meeting.

Best wishes,  
Donns

**Supreme Court lets stand ruling that protects homeless who sleep on sidewalk**

Supreme Court lets stand a ruling that says homeless people have a right to sleep on the streets if a city doesn't have enough shelters to house them.

Read in Los Angeles Times: [https://apple.news/ASvUis0EgT5yApjuZH4Q\\_Q](https://apple.news/ASvUis0EgT5yApjuZH4Q_Q)

Shared from [Apple News](#)

Donna Prewoznik -- Sent from my iPhone

**Ron Ruggiero**

---

**From:** Dana Russell [REDACTED]  
**Sent:** Monday, December 16, 2019 9:48 AM  
**To:** Ron Ruggiero  
**Cc:** Tracy Murchison  
**Subject:** Homeless Effort

Thank you Ron for your efforts. Please inform the Council members we would like action take to alleviate this problem. Their primary role in government is to provide security and protection to the members of our community, including taxpayers and homeowners!

Dana Russell

Hello All

As you know the homeless situation in Napa is getting increasingly worse, our company manages a large amount of HOA's and rental properties throughout the City of Napa and Napa County. I have received so many complaints about the homeless population invading complexes, stealing packages off porches, littering, loitering, breaking into facilities for their own purposes. A fair amount of our customers are single women and they feel threatened because of groups lurking around in the dark.

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Thank you.

Ron Ruggiero

---

Dana Russell  
Agency Owner, Farmers Insurance Group  
[REDACTED]

**Ron Ruggiero**

---

**From:** Jeannine Pagan [REDACTED]  
**Sent:** Monday, December 16, 2019 9:15 AM  
**To:** Ron Ruggiero  
**Subject:** Re: meeting time

Thanks for letting me know. You have our full support. Jeannine

On Mon, Dec 16, 2019, 8:58 AM Ron Ruggiero [REDACTED] wrote:

I forgot to mention in case anyone wanted to attend: The Council meeting I'm going to is at 3:30 PM at the City Hall, I will be speaking during the public forum section, they give 3 minutes to speak.

Thanks

Ron R.



**Ron Ruggiero**

---

**From:** Ladd, Richard [REDACTED]  
**Sent:** Monday, December 16, 2019 9:13 AM  
**To:** Ron Ruggiero  
**Subject:** RE: Meeting time

Thank you for doing this.

See you tonight.

**Richard Ladd**  
Financial Advisor  
Financial Planning Specialist

Morgan Stanley, Wealth Management  
700 Main St. Suite 315, P.O. Box 3440  
Napa, CA 94558  
Direct: (707) 254-4421  
Toll Free: 800-829-0194  
Fax: (707)-252-7934  
Email: [richard.ladd@morganstanley.com](mailto:richard.ladd@morganstanley.com)  
CA Insurance Lic. #0B95810  
NMLS# 1297999

Please see my website: [Click Here](#)

Connect with me on LinkedIn: [www.linkedin.com/in/richard-ladd](https://www.linkedin.com/in/richard-ladd)

Click the picture for more info about our Goals Planning System:



"Not if, but when"

---

**From:** Ron Ruggiero [mailto:R[REDACTED]]  
**Sent:** Monday, December 16, 2019 9:01 AM  
**To:** Ron Ruggiero  
**Subject:** Meeting time

I forgot to mention in case anyone wanted to attend: The Council meeting I'm going to is at 3:30 PM at the City Hall, I will be speaking during the public forum section, they give 3 minutes to speak.

Thanks

Ron R.

[REDACTED]

[REDACTED]

**Ron Ruggiero**

---

**From:** David Cassell [REDACTED]  
**Sent:** Monday, December 16, 2019 9:07 AM  
**To:** Ron Ruggiero  
**Subject:** Homelessness

Hi Ron,

I really do support and appreciate what you are trying to do. Homelessness is a societal problem everywhere, and local action is the only thing that can be done right now. Hopefully what you tell the Council can be heard and valued. Although it is a quality of life issue, we also consider the increase in homelessness as a factor when deciding about possible future property investments.

Thank you.

Best,

David Cassell

On Dec 16, 2019, at 8:57 AM, Ron Ruggiero <[REDACTED]> wrote:

I forgot to mention in case anyone wanted to attend: The Council meeting I'm going to is at 3:30 PM at the City Hall, I will be speaking during the public forum section, they give 3 minutes to speak.

Thanks

Ron R.

**Ron Ruggiero**

---

**From:** Ladd, Richard <Richard.Ladd@morganstanley.com>  
**Sent:** Monday, December 16, 2019 8:49 AM  
**To:** Ron Ruggiero  
**Subject:** RE: Lack of action by City Council

Yes Ron!!!

I want something done about the homeless situation in Napa.

Richard Ladd  
779 S. Freeway Drive Unit A

**Richard Ladd**  
Financial Advisor  
Financial Planning Specialist

Morgan Stanley, Wealth Management  
700 Main St. Suite 315, P.O. Box 3440  
Napa, CA 94558  
Direct: (707) 254-4421  
Toll Free: 800-829-0194  
Fax: (707)-252-7934  
Email: [richard.ladd@morganstanley.com](mailto:richard.ladd@morganstanley.com)  
CA Insurance Lic. #0B95810  
NMLS# 1297999

Please see my website: [Click Here](#)

Connect with me on LinkedIn: [www.linkedin.com/in/richard-ladd](https://www.linkedin.com/in/richard-ladd)

Click the picture for more info about our Goals Planning System:



"Not if, but when"

---

**From:** Ron Ruggiero [mailto:R [REDACTED]]  
**Sent:** Monday, December 16, 2019 8:31 AM  
**To:** Ron Ruggiero  
**Subject:** Lack of action by City Council

Hello All

## ATTACHMENT 3

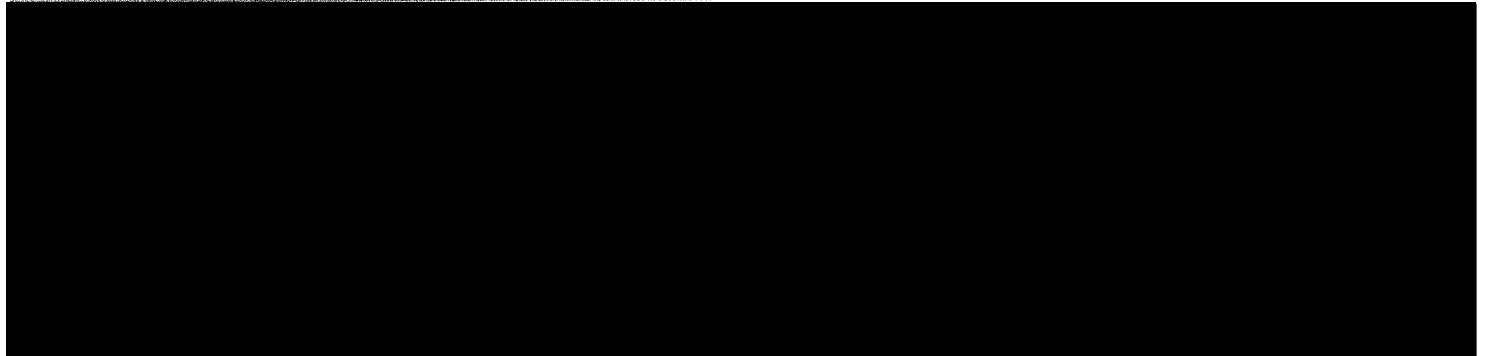
As you know the homeless situation in Napa is getting increasingly worse, our company manages a large amount of HOA's and rental properties throughout the City of Napa and Napa County. I have received so many complaints about the homeless population invading complexes, stealing packages off porches, littering, loitering, breaking into facilities for their own purposes. A fair amount of our customers are single women and they feel threatened because of groups lurking around in the dark.

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Thank you.

Ron Ruggiero



**Ron Ruggiero**

---

**From:** Ken McDonald <[REDACTED]>  
**Sent:** Monday, December 16, 2019 8:44 AM  
**To:** Ron Ruggiero  
**Subject:** Ken's Retirement Re: lack of action by City Council

Thank you for your email.

Ken McDonald is now enjoying his retirement and will not be monitoring his inbox at this time. Your message has been forwarded to Wendy Parrott, who will assist you with your inquiry.

Best Regards,  
Associated Services

**Ron Ruggiero**

---

**From:** Heather Schermerhorn <[REDACTED]>  
**Sent:** Monday, December 16, 2019 8:44 AM  
**To:** Ron Ruggiero  
**Subject:** Homeless population - lack of city council action

Thank you for your email, Ron...we definitely support your advocacy on our behalf.

Very much appreciate what you and Crown are doing for us.

Thank you,  
Heather Schermerhorn

**Ron Ruggiero**

---

**From:** Vince Mitchell [REDACTED]  
**Sent:** Monday, December 16, 2019 8:22 AM  
**To:** 'Thomas Hildreth'; 'JurgenLew [REDACTED]'; 'Don Payne'; [REDACTED]  
 donald@[REDACTED]; Ron Ruggiero; 'Thomas Harnett'  
**Subject:** RE: package theft today at our house, suspect arrested.

Hello All,

See more details from FLOCK below. They would like to setup a webex screen share call as next steps. I've asked for some avail dates/times from her. We would all be able to join from remotely so hopefully some board members can be avail to assist with review.

Vince

Hi Vince,

It was a pleasure to chat earlier today.

I've attached a high-level overview of our services here for our reference-- [HOA&CAM - Flock Safety Detailed Overview](#)

The best next step is to schedule a 20-30 minute customized screen share call with the board to dig deeper into how Flock can help you gather evidence and solve crime in your neighborhood.

I'll circle back with you next week to set next steps. If you'd like to speak sooner, please let me know or book the call here: <https://flocksafety.chilipiper.com/book/me/kim-benton>

Best,  
 Kim

---

**From:** Thomas Hildreth [REDACTED]  
**Sent:** Friday, December 13, 2019 10:54 PM  
**To:** Vince Mitchell [REDACTED]; JurgenLew [REDACTED]; <jurgenlew [REDACTED]@gmail.com>; 'Don Payne' <payne [REDACTED]@gmail.com>; donald [REDACTED]@gmail.com; 'Ron Ruggiero' <rruggiero [REDACTED]@gmail.com>; Thomas Harnett < [REDACTED]@gmail.com>  
**Subject:** Re: package theft today at our house, suspect arrested.

Vince,  
 Thanks so much for your prompt effort on this.  
 Security cameras may help.  
 What we really need is a high profile march on the city council to resolve this problem by enforcing the laws against camping on public property and fouling the river with their garbage and litter.  
 By allowing this to continue, the city is contributing to the decrease in livability, value and safety of our neighborhood and the health of our waterway..  
 This is unacceptable.  
 There are similar problems in Sacramento and some neighborhoods have devised ways to control this type of problem.  
 Tom

On Friday, December 13, 2019, 03:28:52 PM PST, Thomas Harnett [REDACTED] > wrote:



Hello Vince:

Great work on your part with this event. Sorry for whatever you have lost.

We need to get security cameras up and running around here ASAP !! Vince - you have my complete support to run with this. Please keep Ron and myself and the rest of the board informed as best as you can.

Please contact me anytime 24/7 for any help that I can provide. Can I go to the police on behalf of the HOA to get these homeless squatters removed??

Please advise.

Tom Harnett

On 12/13/2019 1:49 PM, Vince Mitchell wrote:

Hello All,

We had several packages stolen from our porch today and got them on camera. I then for fun walked over the Imola bridge and spotted the bike he was on at one of the tents behind the storage facility. Police report filed and officer Martinez said he thought he knew the suspect and was going over to investigate. This happened at 10am. 2 suspects black male & black female. Male on bike, female on foot blue jacket.

Our mailman stated he delivered a lot of packages to the neighborhood at about 7am so guessing we may have not been the only one that got hit.

I suggest we (Ron) sends an email out to all residents immediately letting them know about today's incident, to be aware and report any missing items to NPD.

FYI I reported this directly to Napa PD due to the time sensitive nature, our security company has not been notified yet.

>>Just got an update from Napa PD. They arrested the suspect and he admitted to the crime. Property was traded for drugs already and he would not rat out the female.

I also discussed the tent situation under the bridge but NPD stated their hands are a bit tied. He did suggest that we as a neighborhood contact NPD and request to have them moved. See attached for what is under the bridge. We suspected those living there were coming through our neighborhood but now we know for sure. I'd like to suggest we extended the fence on the river, fix the fence at the garden lot asap to make it more difficult for them to 'pop-in'.

I also have news re: the cameras and a demo I received, and will send info on that under a separate email.

Best,

Vince

**Ron Ruggiero**

---

**From:** Banoub, Omnia <OMNIA.BANOUB@countyofnapa.org>  
**Sent:** Monday, December 16, 2019 8:19 AM  
**To:** Ron Ruggiero  
**Subject:** RE: Stolen Packages

Hi Ron – I noticed across the St one of the apartment complexes – has a gated entry way and all the side entrances are blocked off with metal gates that are locked. I realize it cost money to do that here – but I am willing to pay for it to stop the constant flow.

I doubt our city leaders will bother to do anything for us, since they are putting most of the high risk services in South Napa. And all high density housing. One can try but honestly I have not faith in them unless there was some sort of class action suit, it's the only thing they seem to comprehend.

1038 Marina Dr., Napa ca

[REDACTED]

**From:** Ron Ruggiero [REDACTED]  
**Sent:** Saturday, December 14, 2019 9:21 AM  
**To:** Ron Ruggiero [REDACTED]  
**Subject:** Stolen Packages

Hello Everyone,

Just wanted to pass on to you some things that have happened recently, I have received several notifications of packages being stolen from front porches, this has happened at various places throughout the complex, one group of suspects have been arrested as the result of camera footage and some hard work by one of the board members. The group that is doing this seems to be the homeless population that are camping at the river areas. The police have been notified but they seem to be at a stalemate as to how to handle this. The people are riding their bikes on to the complex and spotting packages and then riding away with them. They are then trading the packages for drugs.

Please be extra vigilant about your deliveries, maybe use an alternate address for shipping them to, you also may want to start a letter writing campaign to the City Council, Chief of Police, etc. I have already contacted code enforcement again but you could also flood them with letters, this seems to be the only plausible actions that may get the City's attention. This problem as you all well know is a statewide issue, the only way it's going to get the proper attention is a revolt of the voters with a letter campaign.

### **ATTACHMENT 3**

I've attached some letter both in English and Spanish from the security company, please read them, if you have tenants please share this with them. You can always call them if you see suspicious activity.

I'm sorry the complex is experiencing this issue but if everyone will take some action to our City leaders, that would be 126 protests about their lack of action.

Thank you all and I really hope your holiday season is blessed and joyful.

Ron R,

**Ron Ruggiero**

---

**From:** [REDACTED]  
**Sent:** Tuesday, December 17, 2019 1:09 PM  
**To:** Ron Ruggiero  
**Subject:** Re: Lack of action by Clty Council

>

Dear Ron:

I appreciate your efforts regarding the homeless who camp next to Foster's Freeze, along the the wall of the storage company, and along the river to the South. It is not just a few homeless, the number grows daily. Living to the far west of the condo complex I never used to know they were there.

However,

in the last few months their numbers have grown, the trash they leave is disgusting, they have broken down gate between the condo's and the open space. At nite it is common to hear them fighting late into the night. My sympathy is with the homeless, but the answer is not free camping in the public areas.

Again thank you for your efforts.

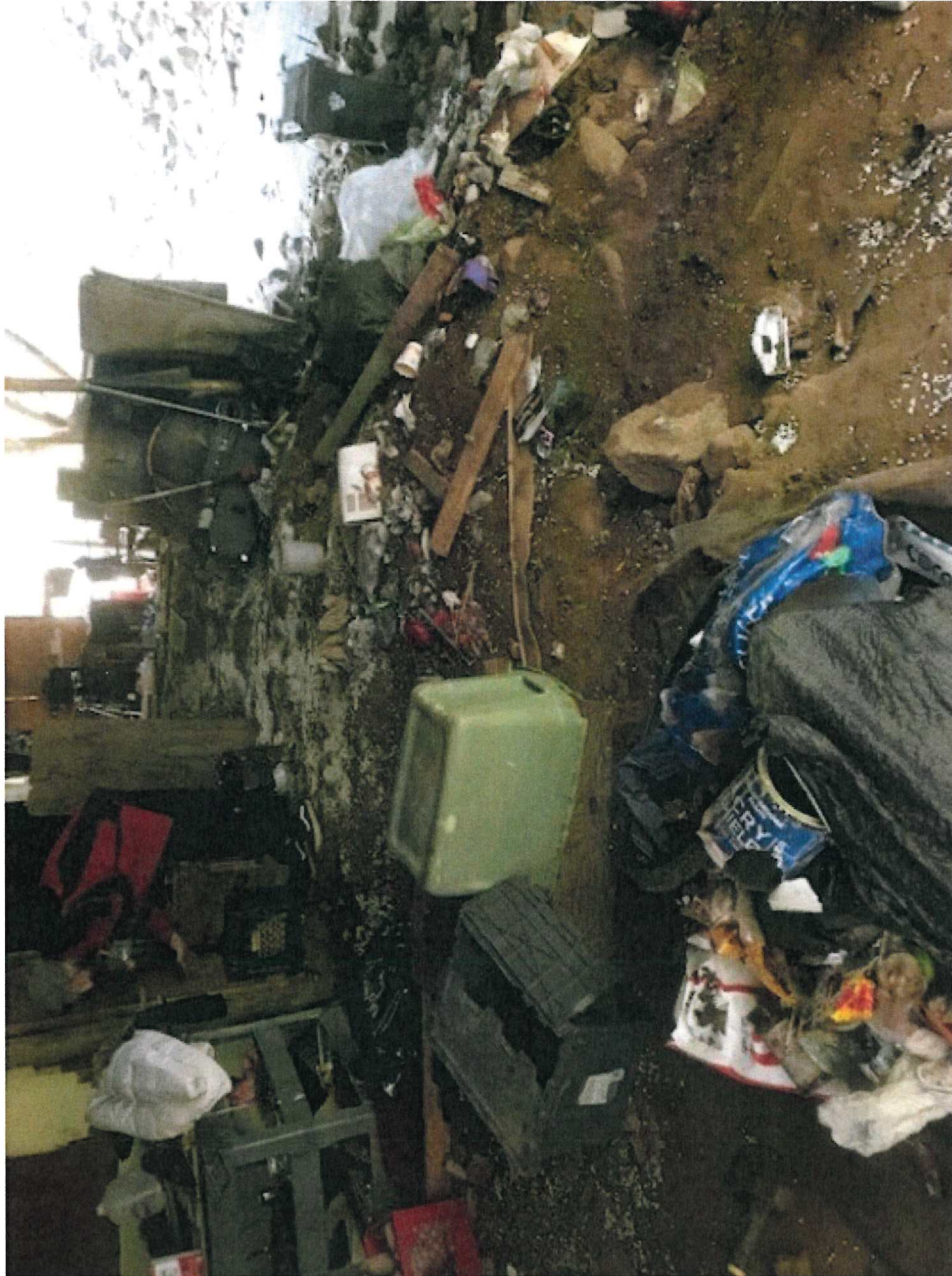
Judy Murray

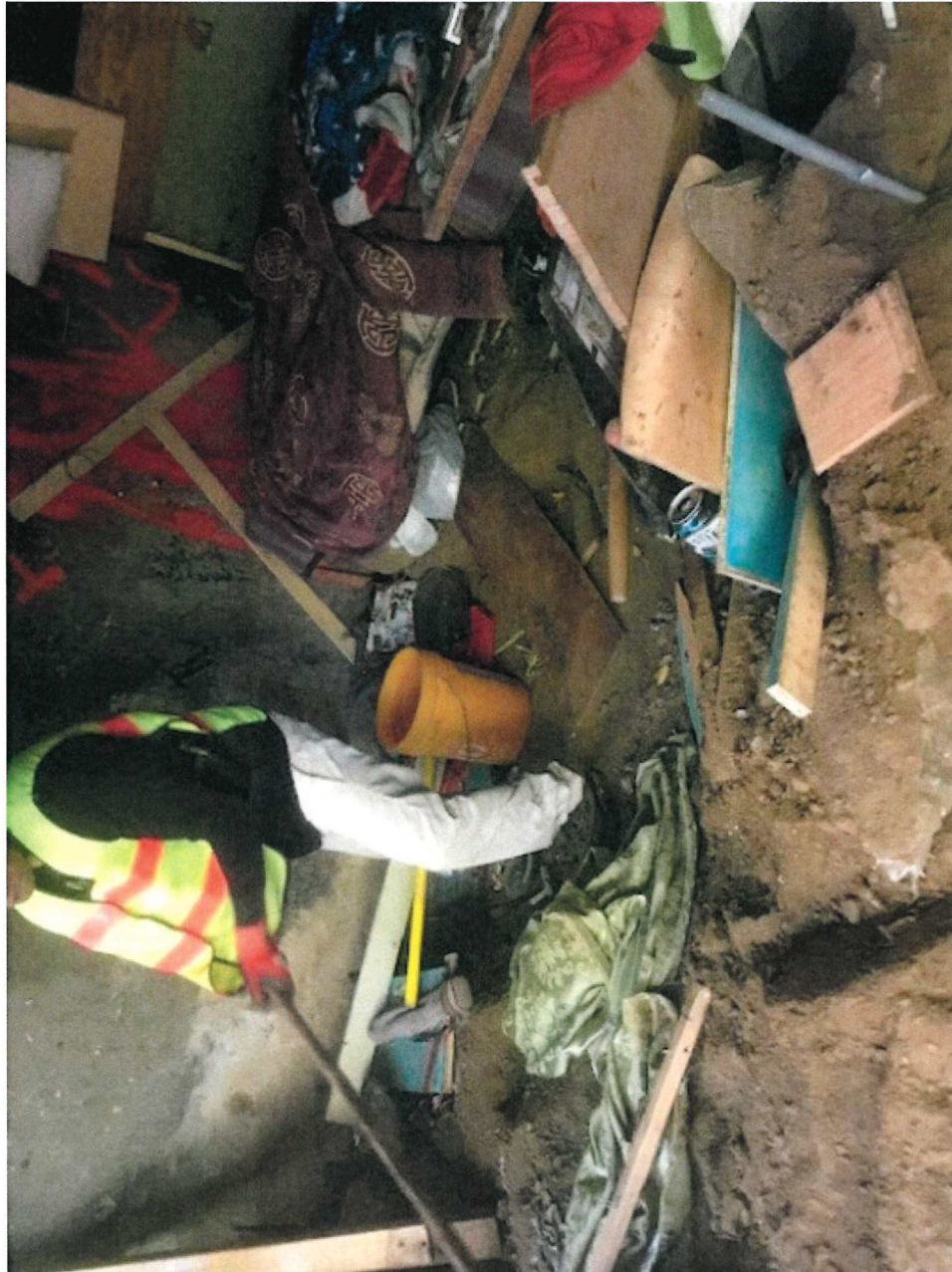
[REDACTED]  
[REDACTED]

[REDACTED]

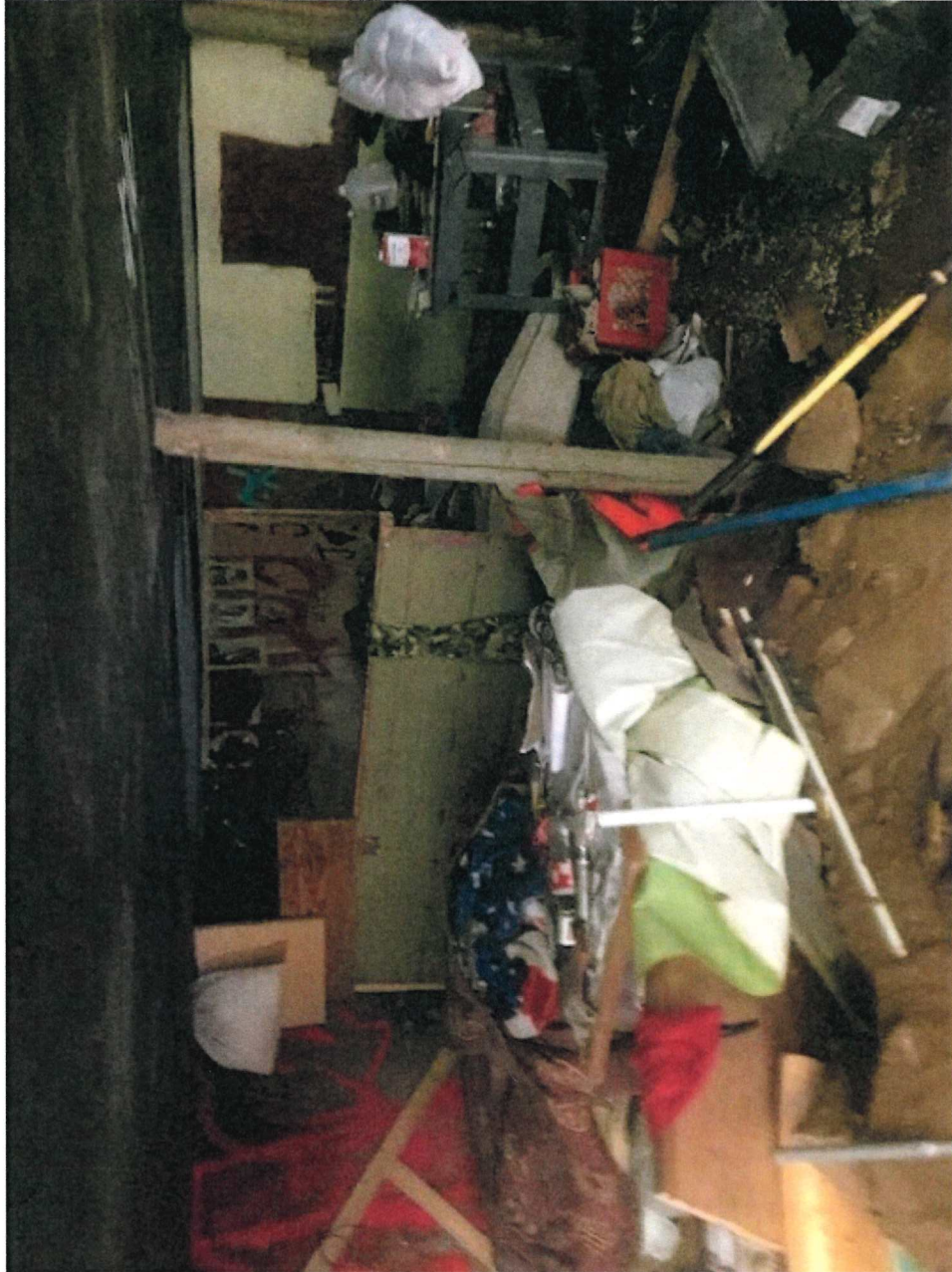




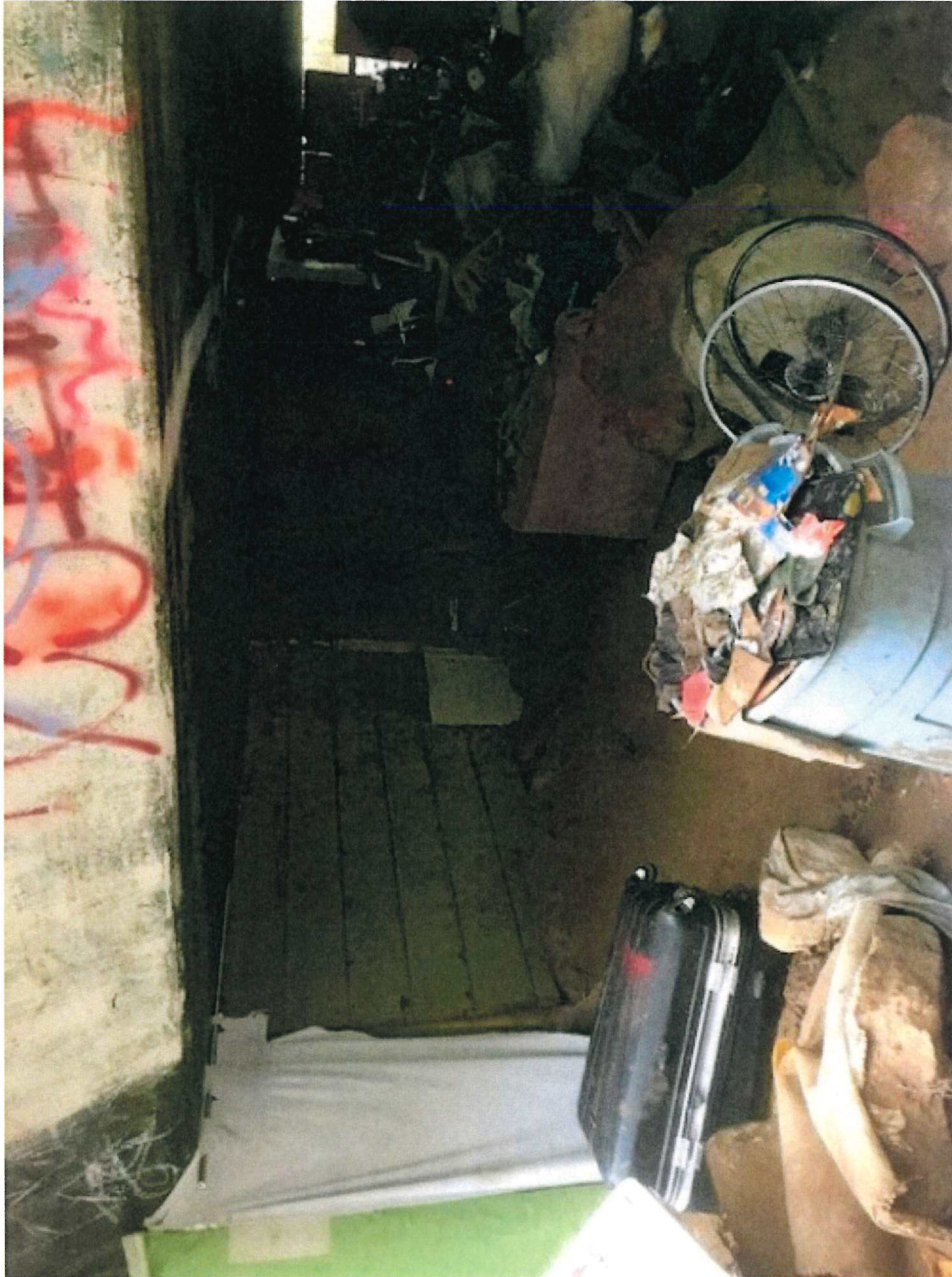


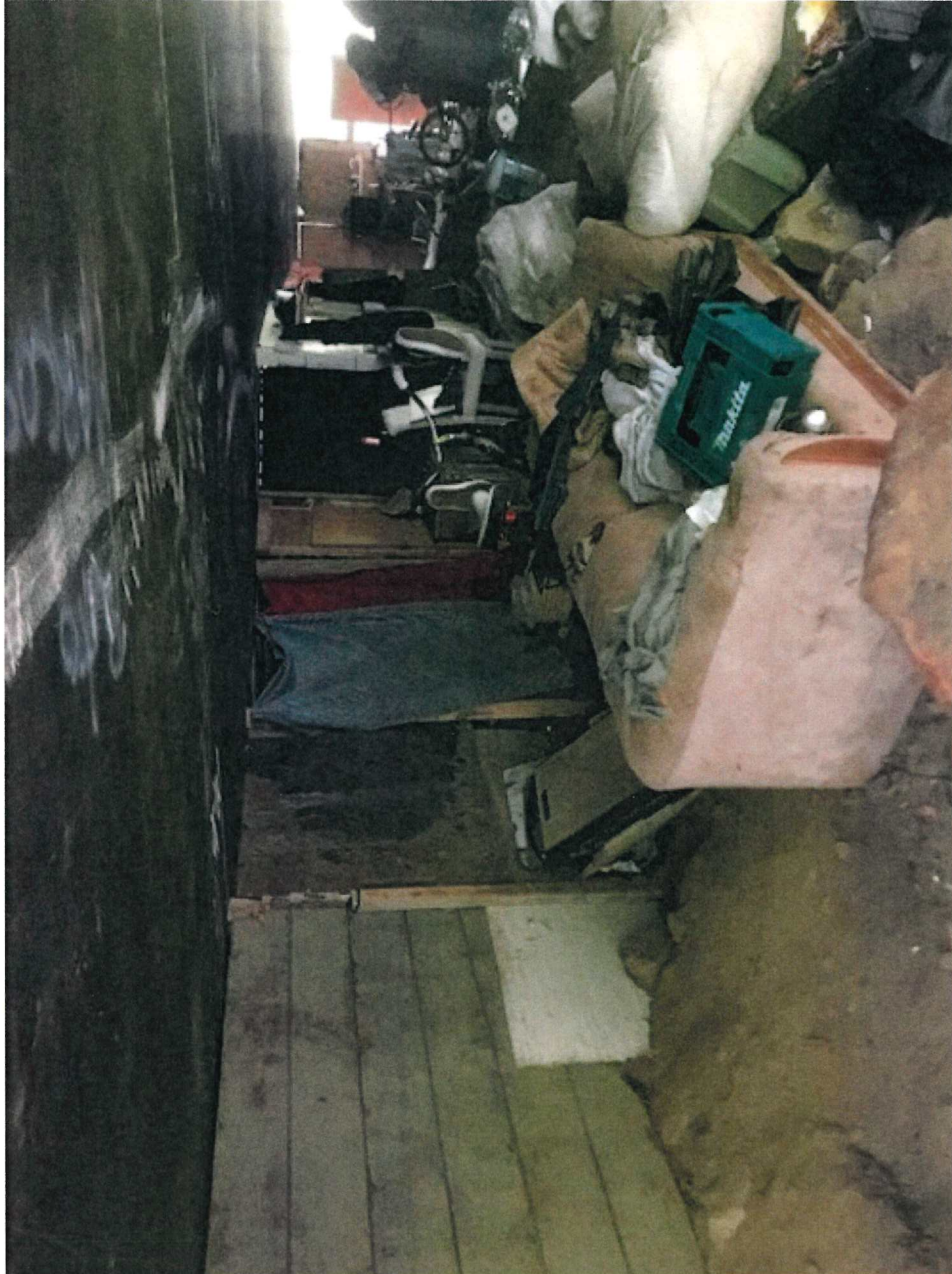




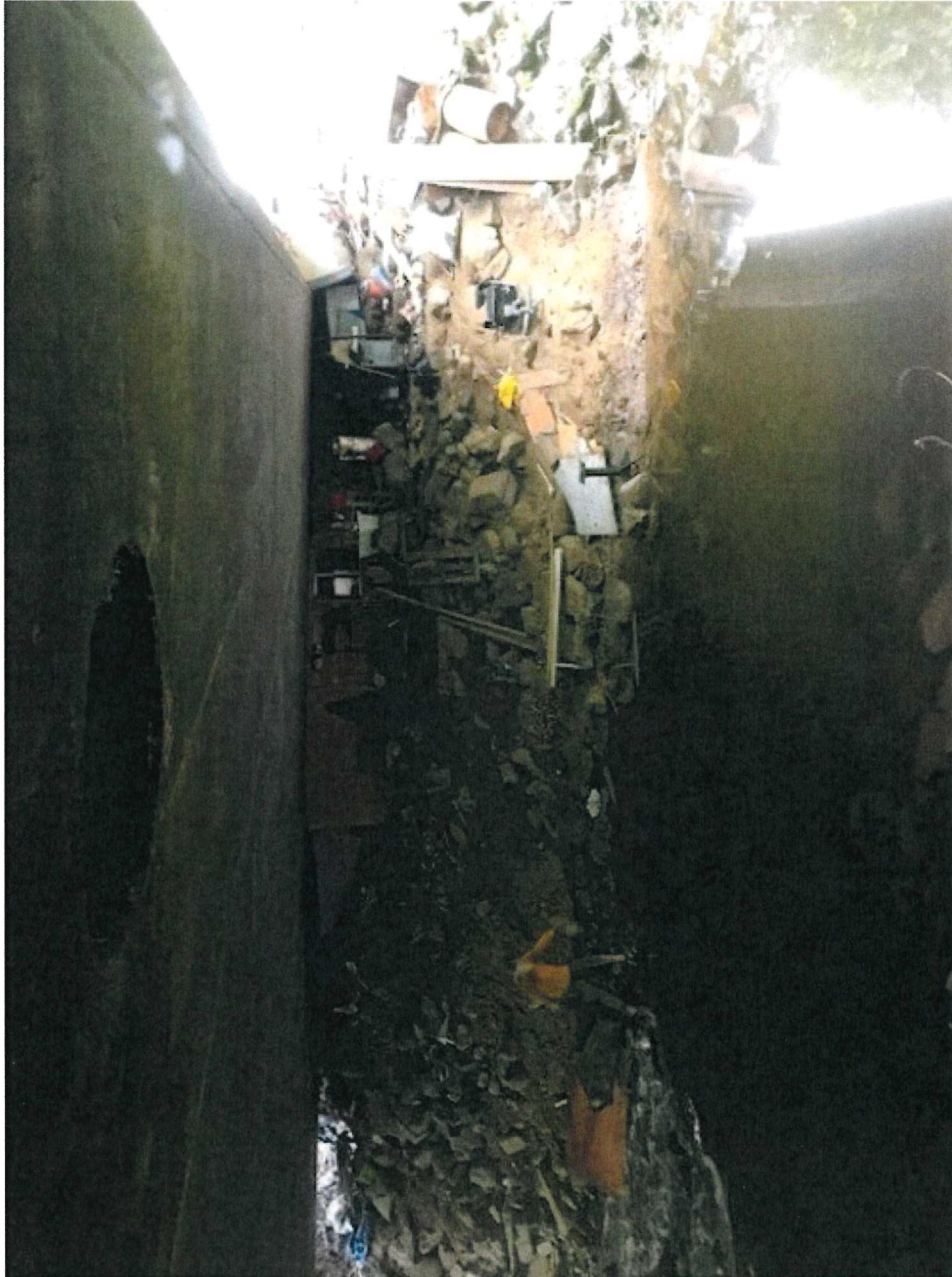












**ATTACHMENT 2**

**SUPPLEMENTAL REPORTS & COMMUNICATIONS I  
Office of the City Clerk**

**City Council of the City of Napa  
Regular Meeting**

**December 17, 2019**

**FOR THE CITY COUNCIL OF THE CITY OF NAPA:**

**EVENING SESSION:**

**15. ADMINISTRATIVE REPORTS:**

**15.A. Inclusionary Housing Report.**

- PowerPoint Presentation by City Staff.
- PowerPoint Presentation by BAE Urban Economics (BAE), Consultant.

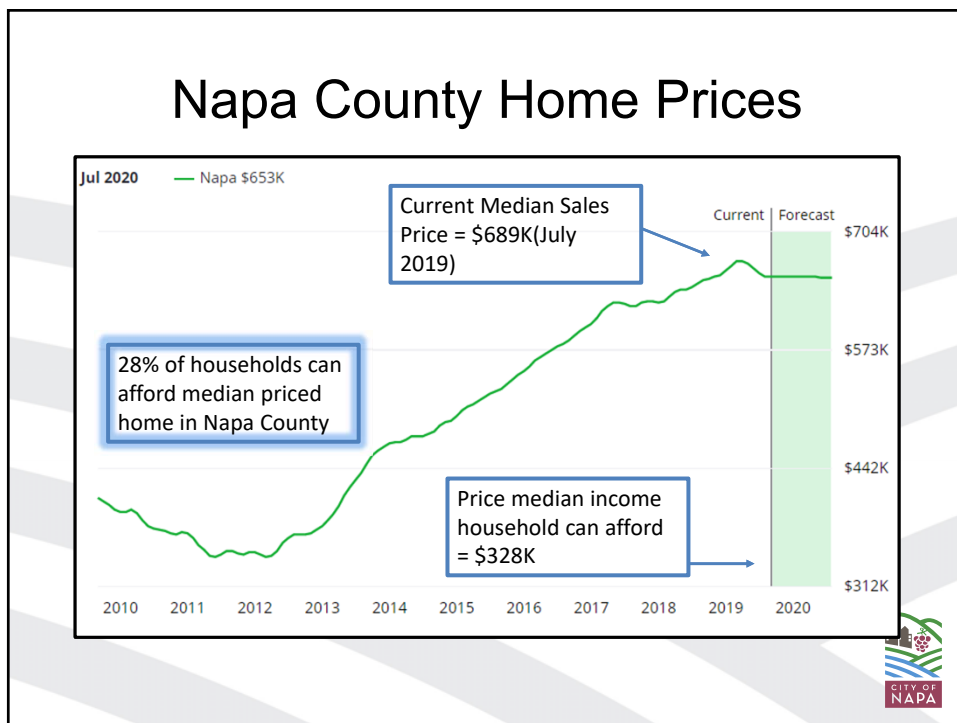
**16. PUBLIC HEARINGS/APPEALS:**

**16.A. Caritas Affordable Apartments Project – New 20-Unit Apartment Complex on 0.74 Acres at 2375 Old Sonoma Road.**

- PowerPoint Presentation by City Staff.
- PowerPoint Presentation by Caritas Acquisitions VI, LLC, Applicant.



1



2

## 2015 to 2023 Units Issued Building Permits by Income Category

Income Category	Very Low	Low	Moderate	Above Moderate	TOTAL
ABAG RHNA Objectives	185	106	141	403	835
2015				96	99
2016		6	2	132	143
2017		1		20	38
2018	53*	15*	0	502*	591
Total Issued (2015-18)	53	22	2	750	871
Remaining Need	132	84	139	(347)	355



3

## Housing Pipeline – Under Construction

Project	Affordable Units	Market Rate Units	Total Units
Stoddard West	49	1	50
Napa Courtyards	19	1	20
Redwood Grove (Duets)	34	0	34
Napa Creek Village	8	40	48
The Braydon		282	282
Register Square		51	51
Laurel Subdivision		27	27
ByWay East Apartments		10	10
<b>TOTAL UNDER CONSTRUCTION</b>	<b>110</b>	<b>412</b>	<b>522</b>



4

### Current Pipeline

Project	Affordable Units	Market Rate Units	Total Units
Manzanita	51	1	52
River Park Manor	104	1	105
Heritage House	65	1	66
Valle Verde	23	1	24
Bridgeview	11	5	16
SoCo (formerly Pietro Place)	11	160	171
Caritas Project	19	1	20
Tulocay Village, Phase 2		102	102
Pear Tree Lane Terraces TH		71	71
Napa Creek Condos		58	58
First Street Apartments		50	50
Anderson Ranch		38	38
Napa Villas		36	36
Vista Grove Subdivision		27	27
Keller Apartments		24	24
Golden Gate Condos		17	17
Zinfandel Subdivision		54	54
Western Meadows Subdivision		12	12
Saratoga Vineyard Subdivision		20	20
Junior Units	5		5
Accessory Dwelling Units	25		25
<b>TOTAL CURRENT PIPELINE</b>	<b>314</b>	<b>679</b>	<b>993</b>



5

### Housing Pipeline Totals

Project	Affordable Units	Market Rate Units	Total Units
<b>TOTAL UNDER CONSTRUCTION</b>	42	412	454
<b>TOTAL CURRENT PIPELINE</b>	314	679	993
<b>LONGER TERM PIPELINE</b>			
<b>Napa Pipe</b>	140	805	945
<b>TOTAL UNITS</b>	<b>496</b>	<b>1,896</b>	<b>2,392</b>



6

## What's Been Done?

- Launched home sharing Program
- Encouraged ADUs
  - Ordinance updates
  - Junior Unit Initiative Program
  - Fee exemptions
- Streamlined development review for affordable projects
- Expanded public & private partnerships
- Sought State legislation (Napa Pipe)
- Made surplus land available for affordable housing
- Project-based vouchers
- Approved new local funding sources
- Explored inclusionary housing opportunities
- Exploring Code Changes for streamlined process



7

## Implementing an Inclusionary Housing Requirement

- Adopting inclusionary requirements, regardless of required level, could have a “chilling effect” on most residential development
- Adopting inclusionary requirements may result in fewer new affordable housing units
- Adopting inclusionary requirements may impact ability to meet RHNA numbers
- Adopting inclusionary requirements provides some level of certainty
- Adopting inclusionary requirements integrates affordable units into new neighborhoods



8



## Alternatives to Adopting Inclusionary Housing Requirement

- Menu of Equivalent Alternatives
- Rent-Restricted ADUs
- Affordable Attached Homes in Detached Single-Family Developments
- Reduce discretionary approval requirements for projects that include affordable units



9

## City Council Direction

Direct Staff to continue working with Stakeholder Group to:

1. Create categories of projects that could qualify for a reduced discretionary review process including potentially a "by-right" option.
2. Create specific incentives addressing rent restricted ADU's within new Single-Family housing projects.
3. To the extent necessary, modify Zoning standards to allow multifamily attached housing within single-family projects.



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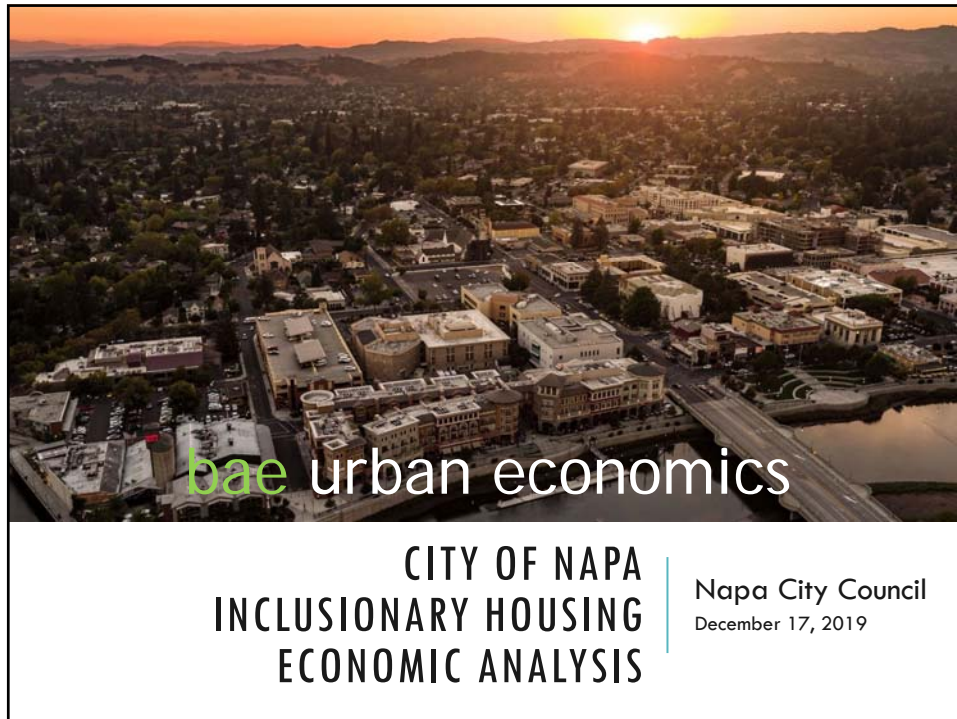
## City of Napa Local Affordable Housing Funding

Type	FY2014/15	FY2015/16	FY2016/17	FY2017/18	FY2018/19 Unaudited	FY2019/20 through 9/11/19	Total
<b>Affordable Housing Impact Fee Revenue</b>							
Residential	300,975	486,433	1,258,871	3,256,096	694,933	24,111	6,021,420
Commerical	137,181	302,045	495,528	305,761	31,023	77,790	1,349,327
<b>Total</b>	<b>438,156</b>	<b>788,477</b>	<b>1,754,399</b>	<b>3,561,857</b>	<b>725,956</b>	<b>101,901</b>	<b>7,370,747</b>
<b>1% TOT for Affordable and Workforce Housing Revenue</b>							
Vacation Rentals	NA	NA	NA	NA	37,174	4,549	41,723
Hotels/B&Bs	NA	NA	NA	NA	847,869	117,914	965,783
<b>Total</b>	<b>NA</b>	<b>NA</b>	<b>NA</b>	<b>NA</b>	<b>885,043</b>	<b>122,463</b>	<b>1,007,506</b>
<b>General Fund Allocated to Affordable Housing</b>							
General Funds	0	0	0	350,000	350,000	350,000	1,050,000
<b>GRAND TOTAL</b>	<b>438,156</b>	<b>788,477</b>	<b>1,754,399</b>	<b>3,911,857</b>	<b>1,960,999</b>	<b>574,364</b>	<b>9,428,253</b>

- Impact fees amended May 2016
  - phased in August 2016-January 2017
- 1% TOT effective 1/1/19



12



1

## FINANCIAL FEASIBILITY ANALYSIS OVERVIEW

- Financial feasibility analysis evaluated the feasibility of residential development in Napa under current conditions
- Purpose of the analysis: determine whether new market-rate residential projects can absorb an inclusionary housing requirement, without making projects infeasible

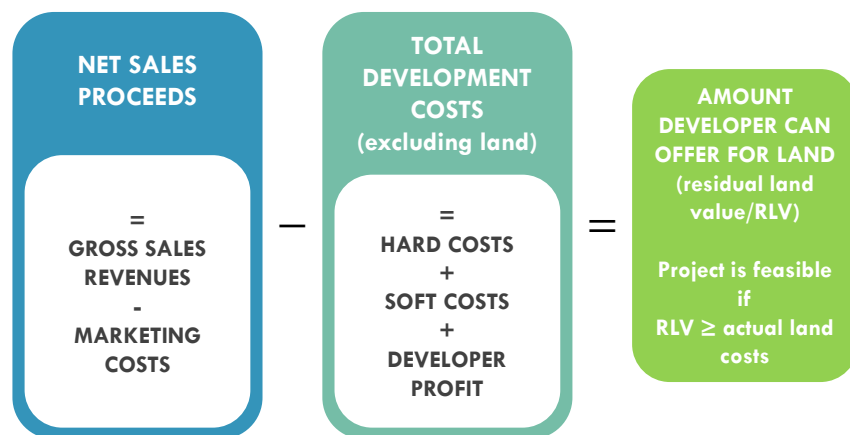
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## FINANCIAL FEASIBILITY ANALYSIS METHODOLOGY

- Methodology involves preparation of financial pro-formas to evaluate seven residential prototypes:
  - 1) Small Lot Single Family Detached
  - 2) Large Lot Single Family Detached
  - 3) Duplex Single-Family Attached
  - 4) 20-Unit Multifamily Rental, 20 d.u./acre
  - 5) 50-Unit Multifamily Rental, 20 d.u./acre
  - 6) 40-Unit Multifamily Rental, 40 d.u./acre
  - 7) Townhome Condominiums
- Prototypes are based on recent projects, projects in the pipeline, and projects that could potentially occur in Napa

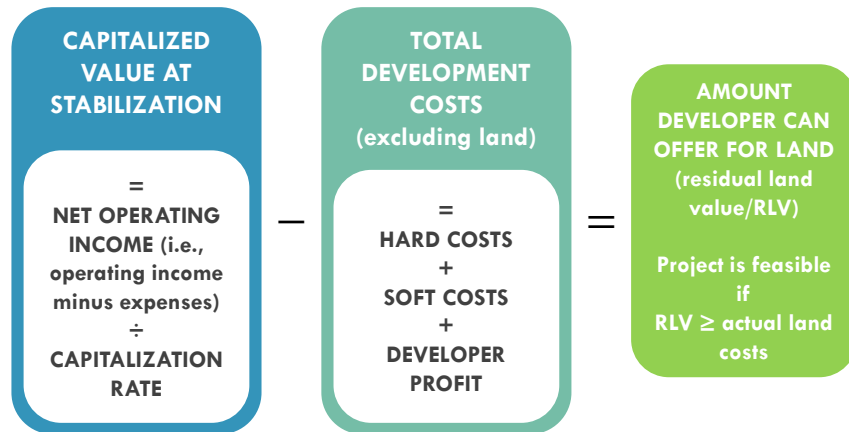
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## FEASIBILITY ANALYSIS METHODOLOGY FOR SALE PROJECT



4

## FEASIBILITY ANALYSIS METHODOLOGY RENTAL PROJECT



5

## FINANCIAL FEASIBILITY FINDINGS

- None of the prototypes were financially feasible under current conditions, even with no inclusionary requirements
  - Challenges are largely due to recent increases in construction costs
  - Because financial feasibility is challenging without inclusionary requirements, adding inclusionary requirements could negatively impact residential development activity
- These challenges affect development feasibility throughout the region, not just in Napa

6

## REGIONAL DEVELOPMENT CONTEXT

- Significant increases in construction costs have negatively impacted development feasibility region-wide
- Possible causes include:
  - Shortage of construction labor – exacerbated by increase in labor demand after 2017 & 2018 fires
  - Increase in cost of materials
- These trends have impacted even relatively strong residential markets

7

## REGIONAL DEVELOPMENT CONTEXT

- Conditions are expected to improve over time
  - Due to increases in housing prices, decreases in development costs, or both
  - Development costs decreases could come from reductions in labor/materials cost or changes in construction methods (e.g., modular construction)
  - Increases in housing prices are subject to economic cycles
- *Then why are projects still under construction now?*
  - Some current projects may have negotiated construction contracts before costs reached current highs
  - Some projects may be on sites held by longer-term owners, purchased when land costs were lower

8

## ON-SITE EQUIVALENTS TO AFFORDABLE HOUSING FEE PAYMENT

- Napa exempts Affordable Housing Projects from the Affordable Housing Impact Fee
  - Affordable Housing Projects = projects with at least 15% of units affordable to HH at 80% of AMI or less
- Policy incentivizes fee payment over providing units – the cost of the fee is approx. the same as providing:
  - 1.2% to 2.8% low-income units in the SFR prototypes
  - 1.8% to 2.3% low-income units in the MFR prototypes





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## About Caritas

Caritas means "Caring for Others"

Established in 1996

California non-profit 501(c)(3) public benefit corporation

Caritas endeavors to create vibrant communities where resident involvement and caring are priorities

## Caritas Legacy

The Caritas Foundation

Caritas Reads! Summer Program

Caritas Scholarships



3 Park Plaza, Suite 1700  
Irvine, CA 92614

Monday - Friday 8AM to 5PM  
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[info@caritascorp.org](mailto:info@caritascorp.org)

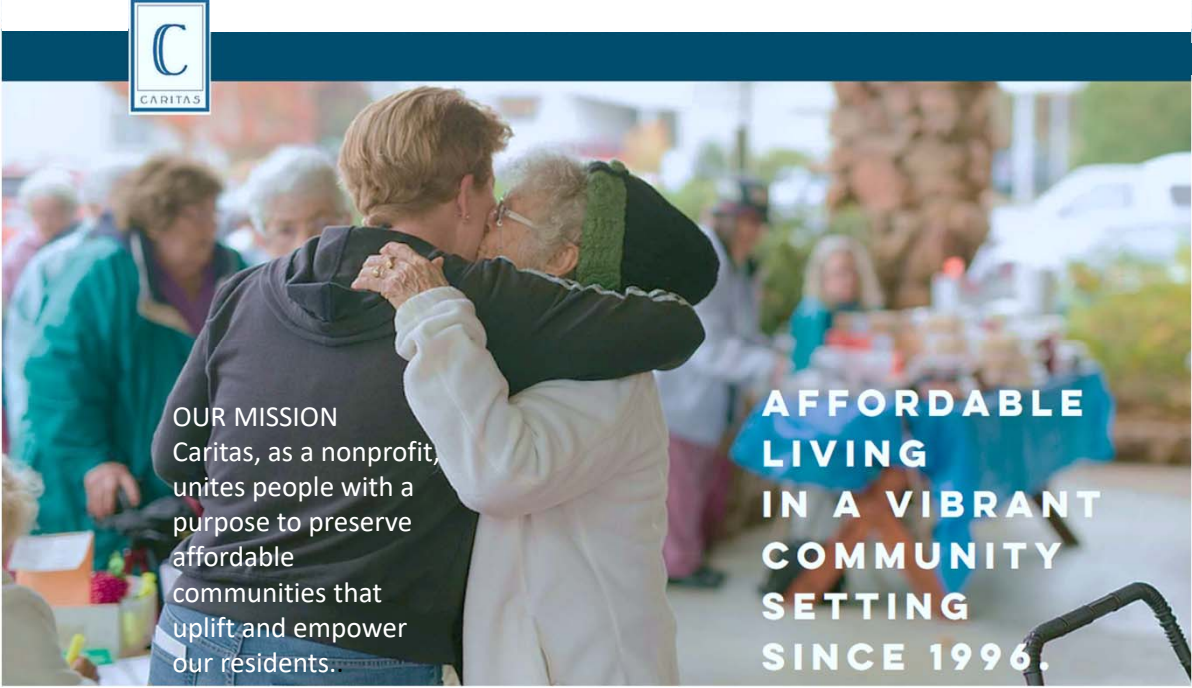


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**The Caritas Foundation**  
*At the heart of people's needs*  
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**OUR MISSION**  
Caritas, as a nonprofit, unites people with a purpose to preserve affordable communities that uplift and empower our residents.

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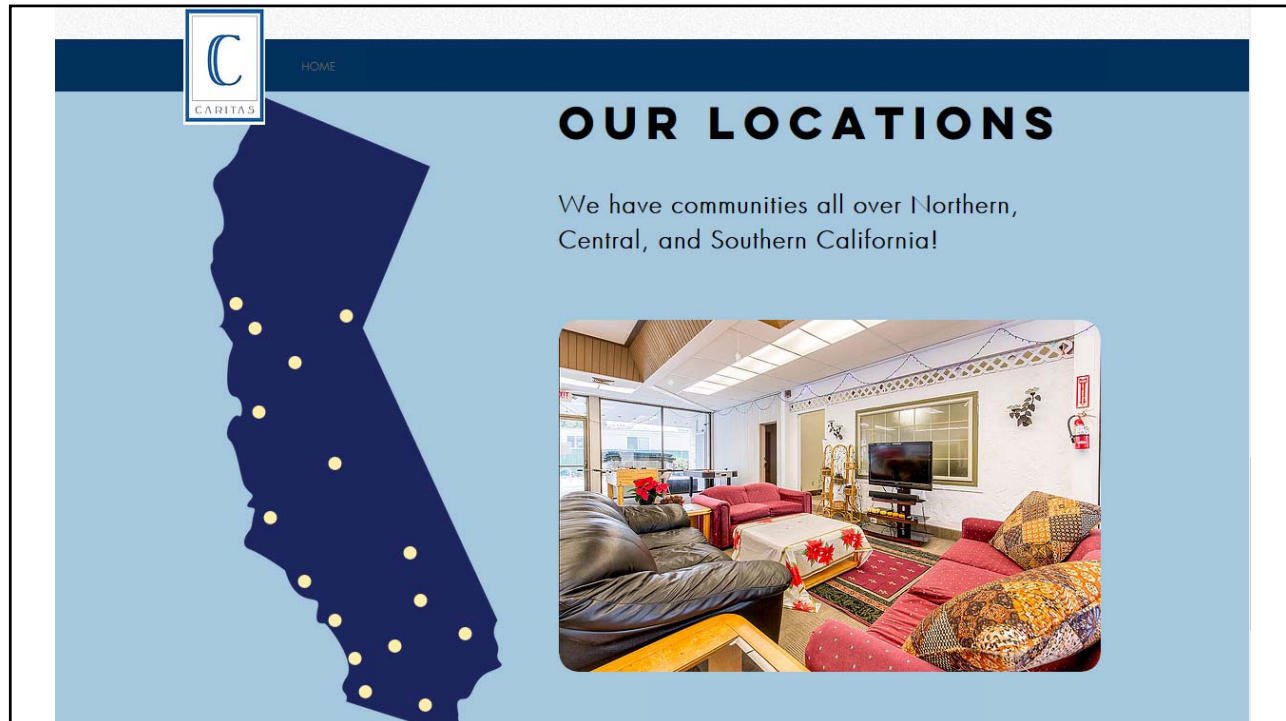
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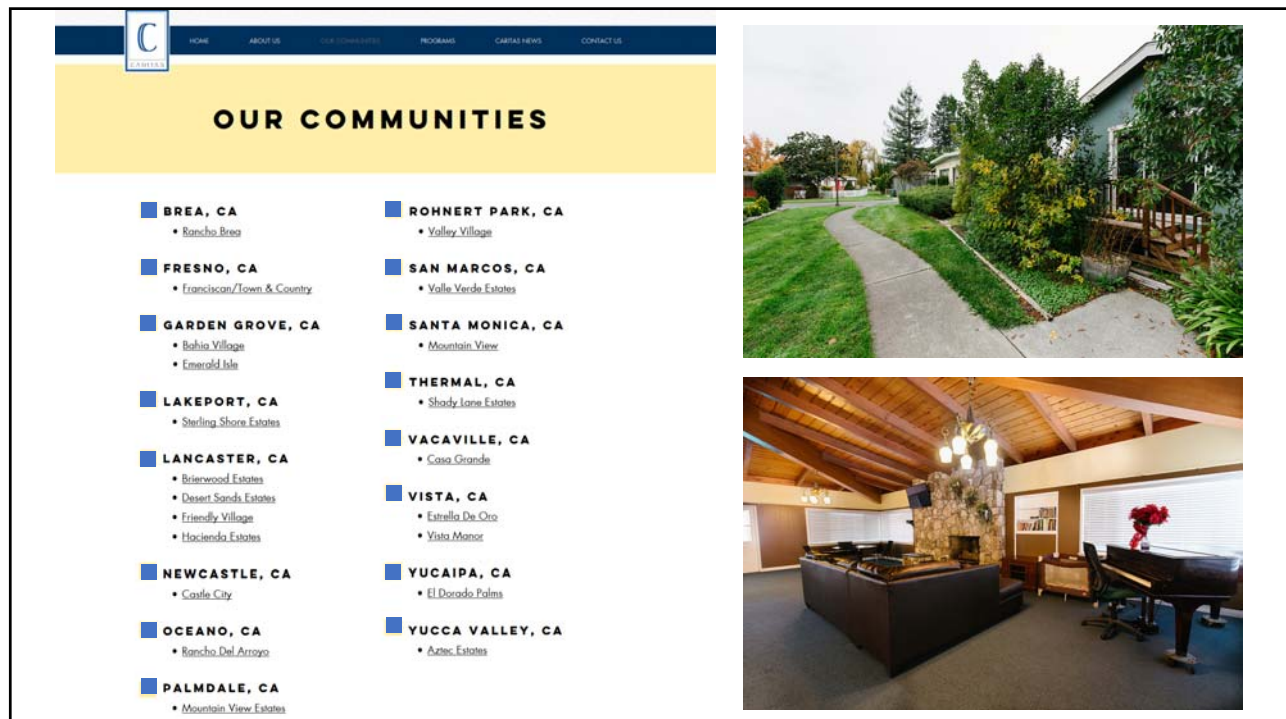
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ARCHITECTS . PLANNERS . DESIGNERS

**WHA.**

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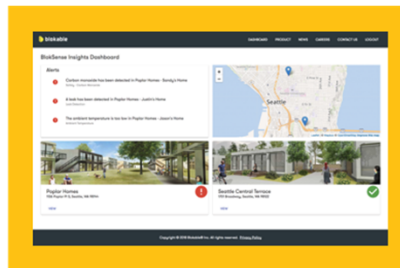
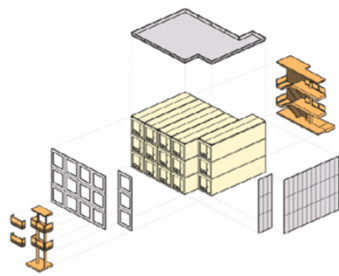
Making quality housing attainable for everyone

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## High quality, low cost, connected housing


**blokable®**


### Building System Features:

- Steel moment frame - Flexible floorplans and open spaces
- Non-combustible & water resistant - Long term durability
- Air gapped and sound isolated - Resilient and quiet
- Zero Energy Ready - Highly energy efficient
- EPA Indoor airPLUS - Healthier living environment
- ADA Accessible - Built to toughest ADA requirements
- Connected - pre-wired with BlokSense system. Online Dashboard for safety alerts, performance monitoring, and access control.

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# Beautiful, quiet, and healthy living environment



## blokable®


Quiet, comfortable, and filled with light

Durable, high quality, non-combustible materials and finishes

ADA and Indoor airPLUS compliant

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# Instrumented and Smart



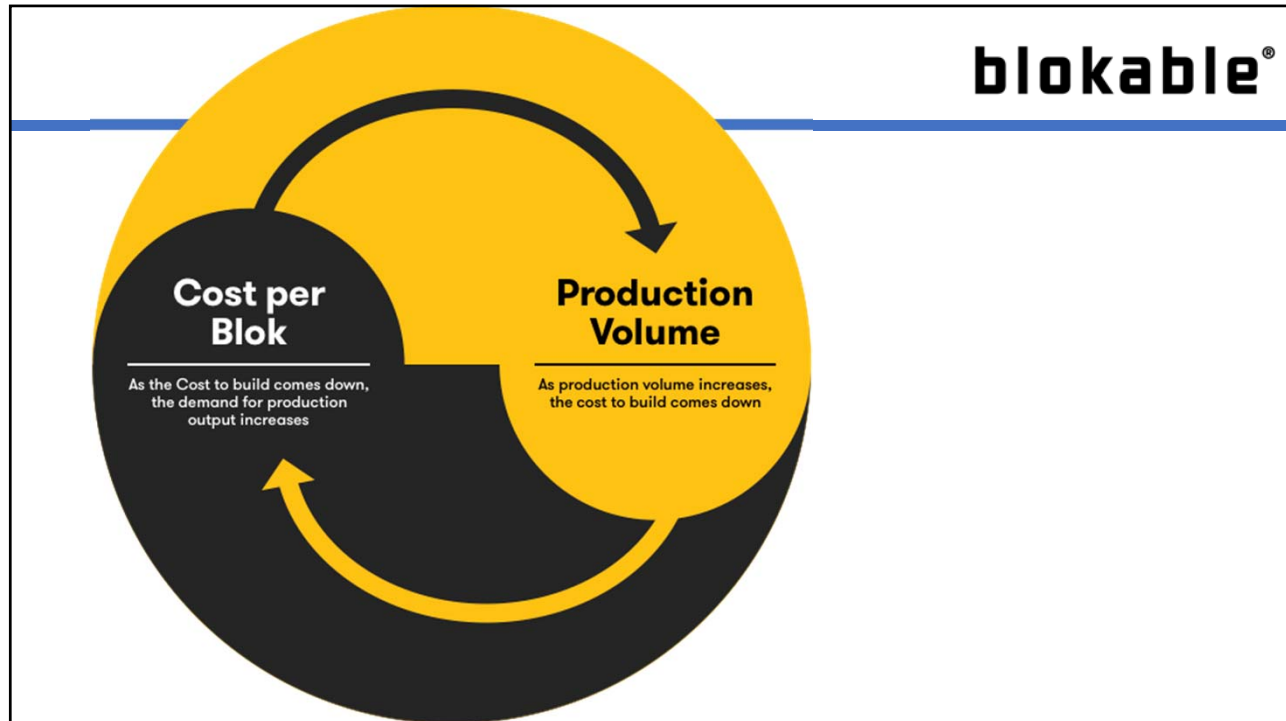
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Performance and safety monitoring and alerts for property manager

Adaptive controls that respond to environmental conditions

Reduces operating and maintenance cost and complexity


14





15


**Team**


**blokable®**

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Co-CEO

 Aaron Holm  
Co-CEO

 Timothy Miller  
VP Product

 Jeff Robinson  
VP Manufacturing

 Steph Welty  
VP Finance

**Mission: Develop housing to force the market to work.**

**We are builders, engineers, product leaders, fabricators, architects, real estate developers, attorneys, finance professionals, and entrepreneurs who have joined together to create housing and prosperity.**

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## Partners and investors

**blokable®**

### Investors

- Vulcan
- Kapor Capital
- Launch
- Revolution Ventures

### Partners

- NREL
- HCD
- NTA



### NORCAL Focused

Corporate office &  
product development  
in Sacramento, CA

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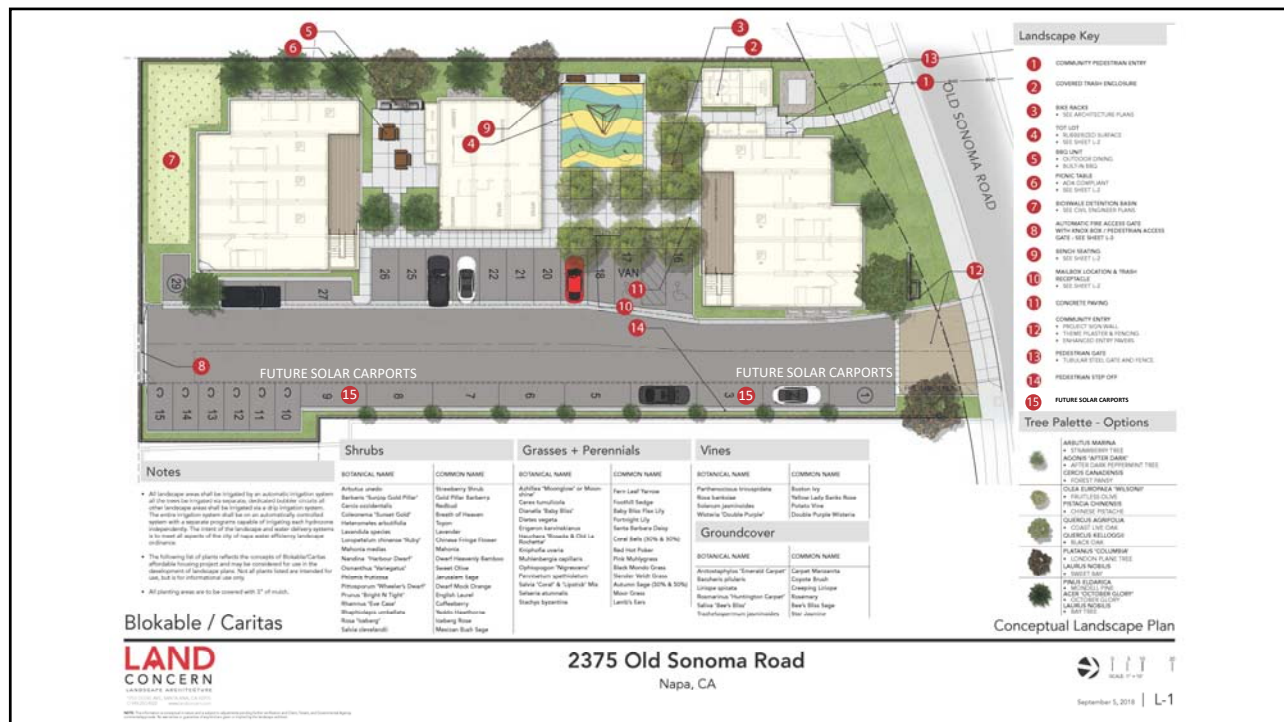


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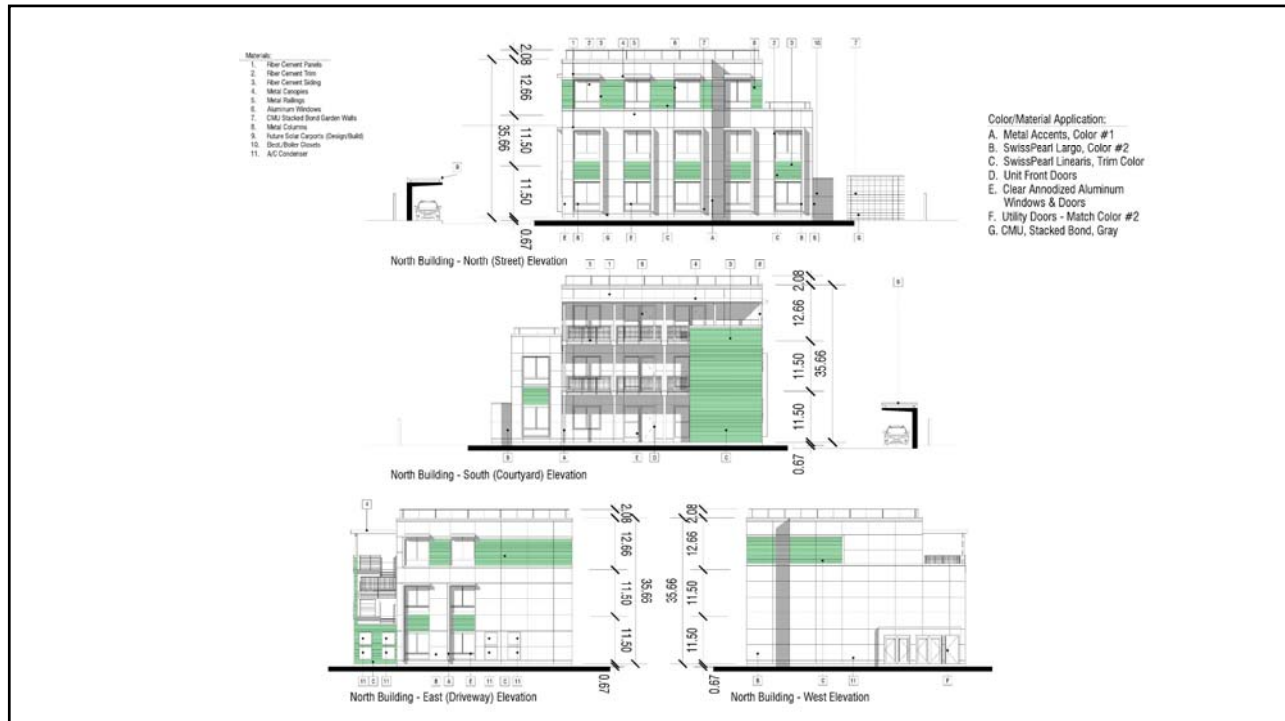
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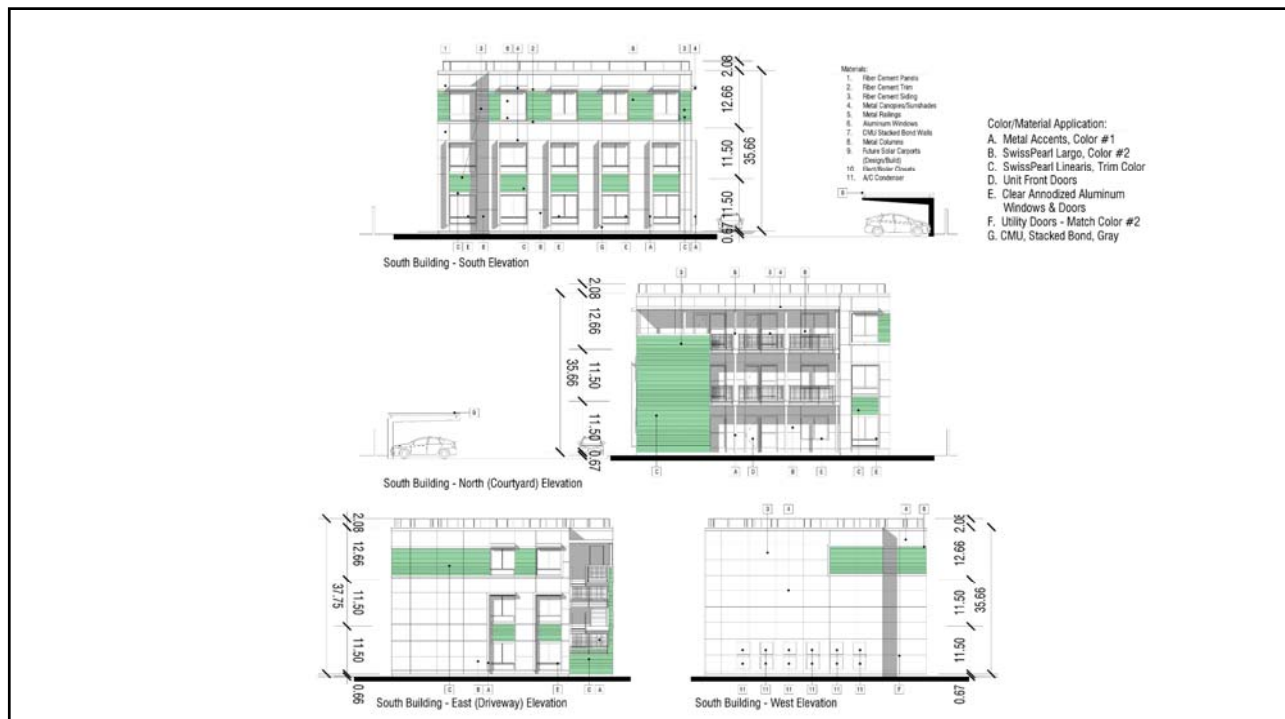
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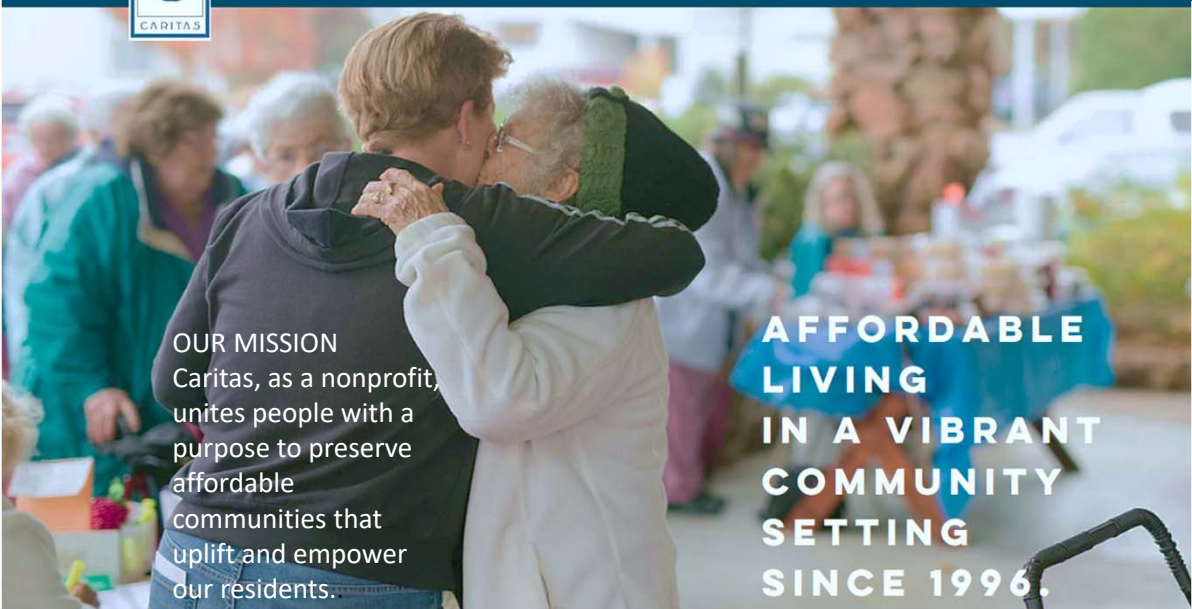
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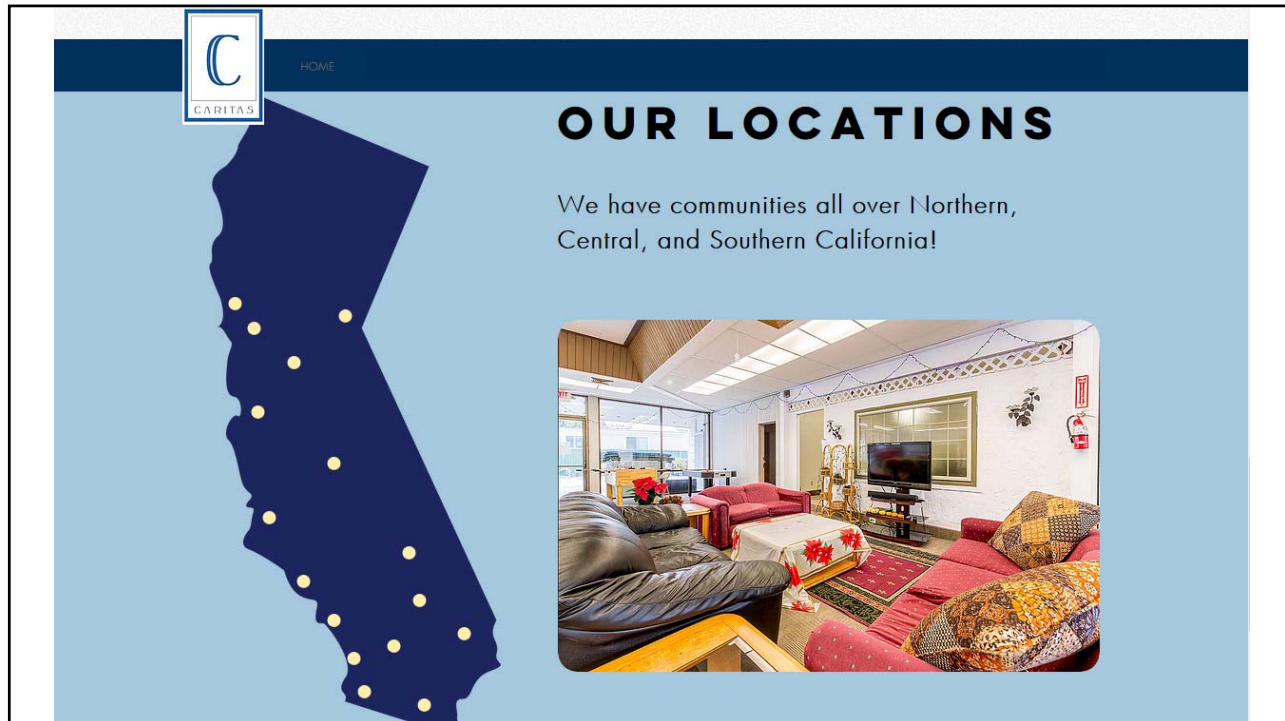




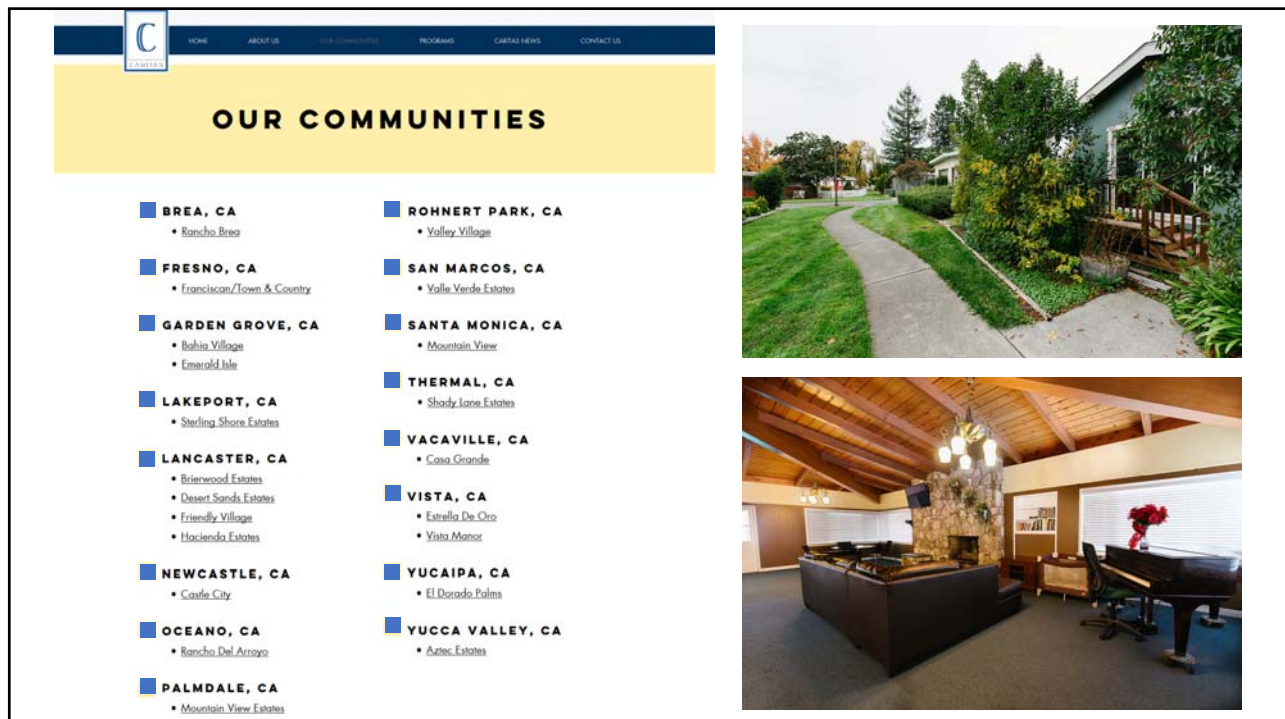
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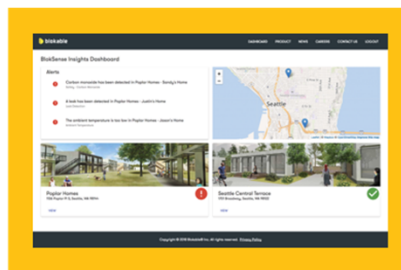
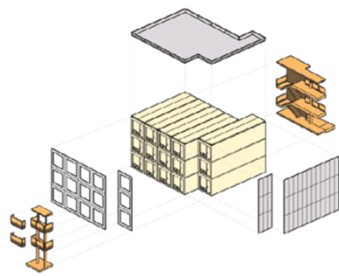
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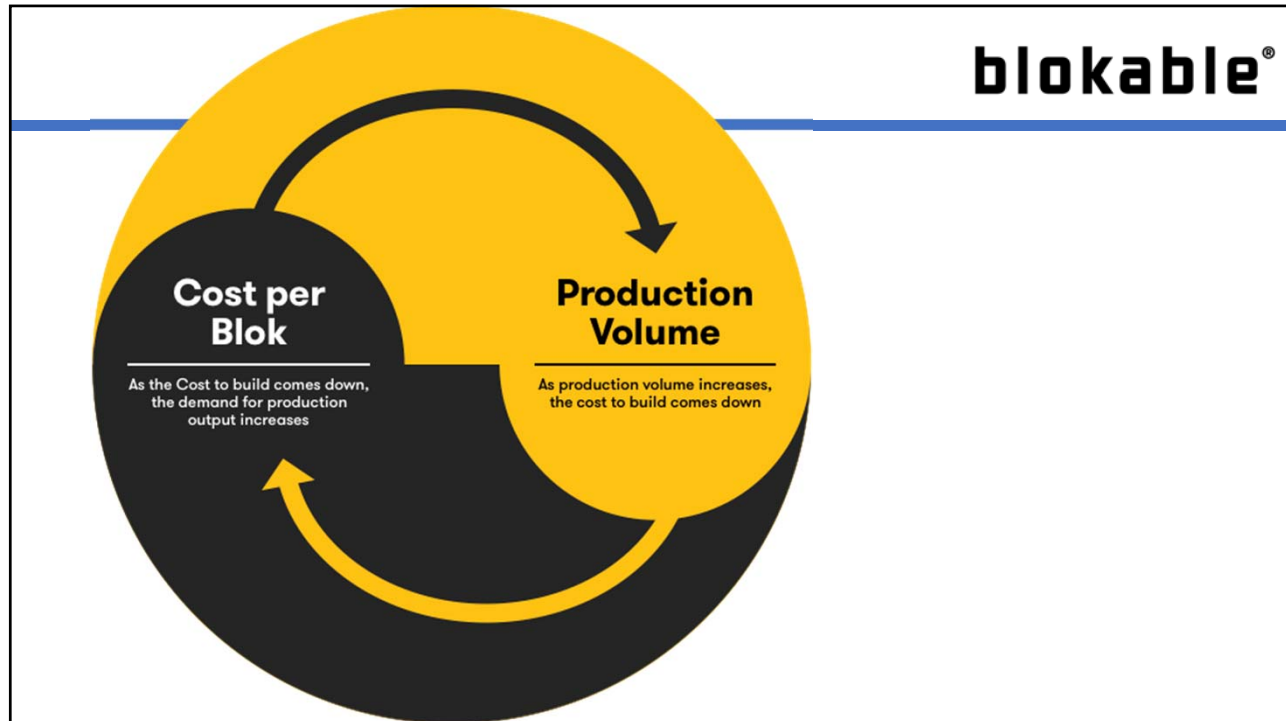
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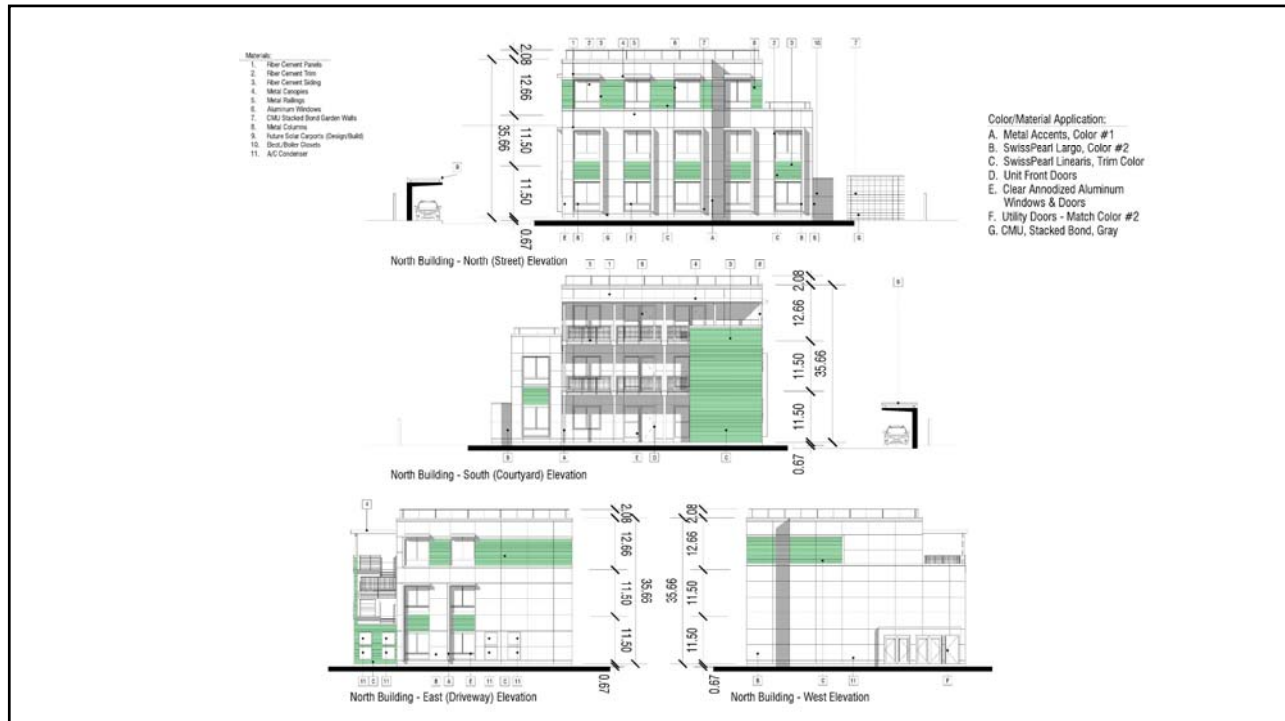
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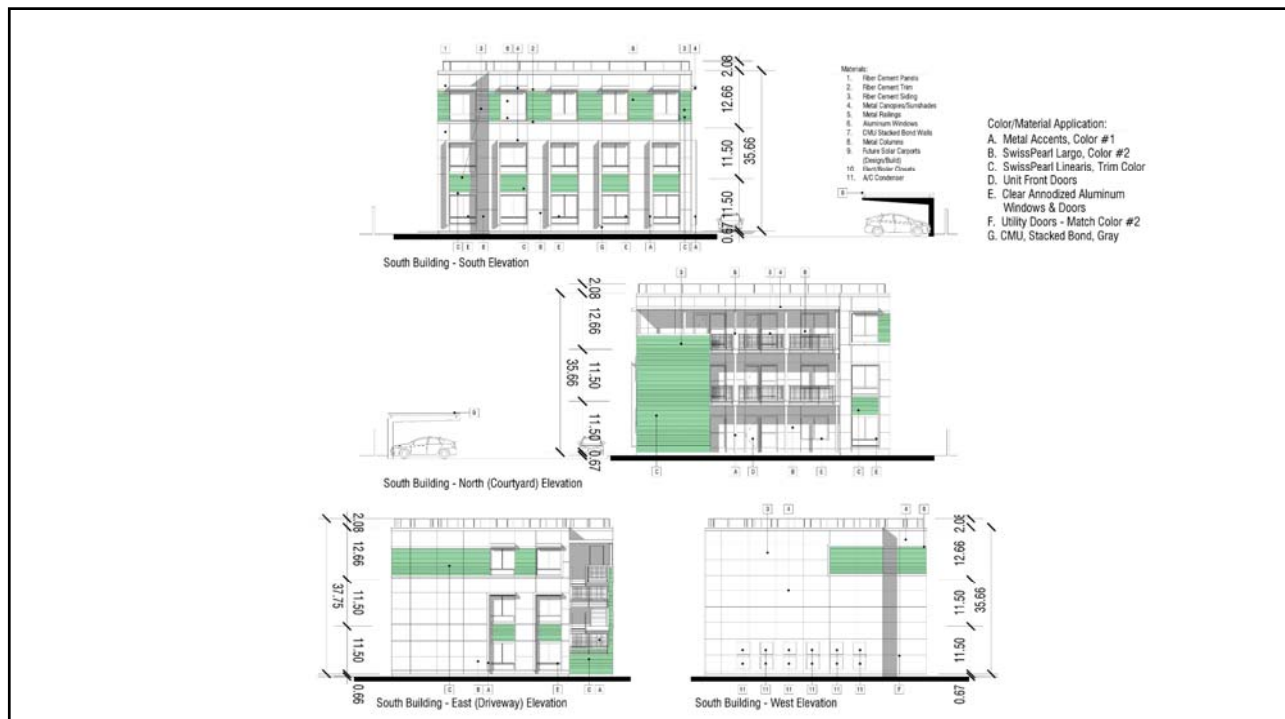
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