

No. 1 The Plaza
Sonoma, California 95476-6618
Phone (707) 938-3681 Fax (707) 938-8775
E-Mail: cityhall@sonomacity.org



Aswan, Arab Republic of Egypt
Chambolle-Musigny, France
Greve In Chianti, Italy
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Patzcuaro, Mexico
Penglai, China
Tokaj, Hungary

January 16, 2018

Terra Vista Management
Attn : Richard Newman
2211 Pacific Beach Dr.
San Diego, CA 92109

Re: Confirmation of Calculation of Automatic Annual Rent Increase for 2018

This letter will serve as formal notice by the City of Sonoma, in accordance with the applicable provisions of Chapter 9.80 of the Sonoma Municipal Code (Mobilehome Space Rent Protection) and the administrative guidelines adopted by City Council Resolution 45-2016, that the automatic annual rent increase for DeAnza Moon Valley Mobilehome Park (as shown on your correspondence dated January 16, 2018) has been correctly calculated pursuant to 80% of the announced change in the Consumer Price Index (CPI).

The automatic annual increase shall be permitted in May subject to applicable noticing requirements.

Sincerely,

Cathy Lanning
Administrative Services Manager



January 16, 2018

Ms. Cathy Lanning
Administrative Services Manager
City of Sonoma
No. 1-The Plaza
Sonoma, CA 95476-9000

VIA E mail and U.S. MAIL

Re: Moon Valley Mobile Home Park 2018 Automatic Annual Base Rent
Increases

Dear Ms. Lanning:

Pursuant to Chapter 9.80 of the Sonoma Municipal Code, as amended, and the administrative guidelines to this rent control ordinance, attached is a list of Moon Valley Mobile Home Park residents subject to the 2018 automatic annual base rent increase. The list specifies the residents' names, unit numbers, current monthly base rent, base rent increase and new monthly base rent. The base rent increase is calculated using the 2.25% allowed as per the ordinance, and will be effective May 1, 2018.

You'll note that certain lines have no rents disclosed. Those lines are coaches owned by a Moon Valley Mobile Home Park affiliate and rented to third party tenants.

We are separately providing the affected residents with their 90-day Civil Code notice for this rent increase. We would like to mail these letters on Monday, January 22, 2018, and hope that you can review and approve before then, even if verbally. Please contact Patty Gutierrez at 707-996-2818 with your approval or questions, and send your approval to me in writing.

As always, if you have any questions please feel free to call me at (858) 581-4351.

Best regards,

A handwritten signature in black ink that reads "Richard Newman". The signature is written in a cursive style with a large initial "R".

Richard Newman
Chief Financial Officer-Terra Vista Management
Authorized Agent for DMV, LLC

CC: Wendy Glenn via e mail
Patty Gutierrez via e mail

2211 Pacific Beach Drive, San Diego, California 92109
Direct Line (858) 581-4351

<u>LAST NAME</u>	<u>FIRST NAME</u>	<u>UNIT #</u>	<u>Pre-rent Increase AMOUNT</u>	<u>2.2500% Rent Increase</u>	<u>Post-rent increase AMOUNT</u>
SPROUL	JOHN	0100	666.68	15.00	681.68
MARTINEZ/ENGLAND VACANT	TRISHA VACANT	0101 0102	1,008.12	22.68	1,030.80
MILES	JOHN	0103	1,227.00	27.61	1,254.61
RAMOS VACANT	AMILKAR/CARMEN VACANT	0104 0105	1,070.46	24.09	1,094.55
DELANEY	DAVID B	0106	749.19	16.86	766.05
ARENSMEIER	TIM	0107	806.59	18.15	824.74
TOSCANO	FRANCISCO	0108	786.22	17.69	803.91
MCKENZIE	MOSES	0109	771.99	17.37	789.36
PARODI	RON	0110	701.79	15.79	717.58
LENCI	SUSAN M	0111	776.72	17.48	794.20
LEGGE	VIDA	0112	647.47	14.57	662.04
ERICKSON	MITCHEL	0113	1,039.11	23.38	1,062.49
CALDWELL	ROBERT	0114	773.68	17.41	791.09
SALAS	GIANNA	0115	854.86	19.23	874.09
PEREZ/ROQUE PATTERSON	BERNARDO/ GAREN	0116 0117	790.95	17.80	808.75
CAMPBELL	JEANNE	0118	897.49	20.19	917.68
WISE	DAVID	0119	1,054.28	23.72	1,078.00
GREIGG	DEBORAH	0120	712.21	16.02	728.23
PIRAINO	MARILYN	0121	824.13	18.54	842.67
KELLEHER	JOSEPH	0122	1,053.88	23.71	1,077.59
BRAIN	RAMONA	0123	925.47	20.82	946.29
RIVAS IPPOLITO	JESUS INA	0124 0125	768.71	17.30	786.01

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			807.63	18.17	825.80
TUGWELL	KATHLEEN	0126	686.69	15.45	702.14
PENNA	WILLIAM	0127	899.83	20.25	920.08
BOMBERGER	AMY	0128	750.58	16.89	767.47
BUCKLEY	CAMERON/	0129	1,035.29	23.29	1,058.58
MARTINEZ/CHADWIN	JERARDO/	0130	806.51	18.15	824.66
BARDEA	KATHERINE	0131	716.87	16.13	733.00
SANDIDGE	RACHAEL/	0132	1,035.29	23.29	1,058.58
KING	KATHERINE	0133	966.16	21.74	987.90
SMITH	DINA	0134	798.17	17.96	816.13
GUIDO	MANUEL	0135	956.13	21.51	977.64
MINNICK	MARTHA	0136	830.91	18.70	849.61
PACK	BETTY	0137	804.10	18.09	822.19
LOPEZ	LUCIANO	0138	1,016.28	22.87	1,039.15
DOLINSKY	GEORGE	0139	799.83	18.00	817.83
HOPPE	RUTH	0140	774.52	17.43	791.95
DEMARCO	DAMIEN/CRYSTAL	0141			
FONSECA-ANGULO	EVANGELINA	0142	924.35	20.80	945.15
THORNTON	PATRICIA	0143	1,103.74	24.83	1,128.57
MONTGOMERY	JESSICA	0144	1,178.00	26.51	1,204.51
PADUA	RICO	0145			
VROOMAN	DANIEL	0146	807.63	18.17	825.80
WILSON	RONICA	0147	704.93	15.86	720.79
FREELAND	SUMMER	0148	1,070.96	24.10	1,095.06
FRIDEGER	LENORE/BARBARA	0149	967.79	21.78	989.57
SCHINK	CHRISTOPHER	0150	858.93	19.33	878.26
					627.31
CROOCKEWIT	PATRICIA	0151	613.51	13.80	
MORRIS	CLAUDIA	0152			

			925.48	20.82	946.30
WISE	BEVERLY	0153	974.31	21.92	996.23
LIPES	LINDA	0154	852.57	19.18	871.75
HERNANDEZ	JOSE	0155	805.22	18.12	823.34
DENNIS/MANOUSOVA	ROBERT/ANASTASSIA	0156	884.84	19.91	904.75
SHIERY	PATRICIA	0157	988.59	22.24	1,010.83
MC NUTT	LYNN	0158	804.49	18.10	822.59
SEVILLA	ROGELIO	0159	787.83	17.73	805.56
KNIPPER	LOU	0160	861.92	19.39	881.31
TALLEY	JAMES	0161	931.56	20.96	952.52
AGUAYO	JULIAN	0162	901.26	20.28	921.54
LONG	REIKO	0163	854.86	19.23	874.09
PETERSEN	MARCIA	0164	1,014.37	22.82	1,037.19
ANDERSON	CAROL	0165	866.61	19.50	886.11
MORI	SHERON	0166	707.26	15.91	723.17
HEWITT	ROBERT	0167	818.23	18.41	836.64
SHNAIRSON	PHYLLIS	0168	836.43	18.82	855.25
JOHNSTON	REGINA	0169			
MOLESWORTH	ROBERT	0170	1,046.00	23.54	1,069.54
THOMAS	CATHALEE	0171	881.60	19.84	901.44
O'MALLEY	LIZANN	0172	914.22	20.57	934.79
GUENZEL	FREDERICK	0173	821.88	18.49	840.37
MISSEY	WILLIAM	0174	673.71	15.16	688.87
TANNER	ARLEN/ERICA	0175	779.56	17.54	797.10
DICK	CAROLYN	0176	1,029.81	23.17	1,052.98
LEGER	RONALD	0177	729.55	16.41	745.96
DZIEDZIC	MICHAEL	0178	724.64	16.30	740.94
WEINGARTEN	SUSAN	0179			

			757.97	17.05	775.02
ELLIS	THOMAS	0180	836.51	18.82	855.33
CASTORENA	CHARLES	0181	584.26	13.15	597.41
BELIVEAU	KATHERINE	0182	769.78	17.32	787.10
KALLINS	ROBERT	0183	815.17	18.34	833.51
PECK	LARRY	0184	747.71	16.82	764.53
NELSON	ANDREA	0185	1,001.75	22.54	1,024.29
ANDERSON	MARK	0186	965.82	21.73	987.55
BRYON	DORIS	0187	811.61	18.26	829.87
WEIDEMANN	CONNIE	0188	719.04	16.18	735.22
LYNN, HEALD	MARCI, TERI	0189	778.13	17.51	795.64
WALDRON	ELISABETH	0190	967.88	21.78	989.66
VACANT	VACANT	0191			
STEARN	MARSHALL	0192	741.07	16.67	757.74
FEHR-CANELA	MARTINA	0193	988.59	22.24	1,010.83
BANDT	CLAUDIA	0194	946.54	21.30	967.84
ARNOLD	KATHERINE	0195	997.33	22.44	1,019.77
WEAVER	DOROTHY	0196	1,159.00	26.08	1,185.08
LEHNER	JUDY	0197	1,072.42	24.13	1,096.55
FARBER	TED	0198	1,330.61	29.94	1,360.55
BARON	LUNA	0199	730.52	16.44	746.96
RHODD	RYAN	0204	815.19	18.34	833.53
YABUMOTO	TOMIKO	0205	895.31	20.14	915.45
POTTER	CHRISTINE	0206	673.71	15.16	688.87
KELLEY	SANDRA	0207	834.05	18.77	852.82
OLSON/SANDOVAL	BRUCE/	0208	1,037.53	23.34	1,060.87
JAYCOX	WARREN	0210	673.71	15.16	688.87
KOEPLIN	BEVERLY	0211			

			1,039.11	23.38	1,062.49
HOLSTEN	HORST	0212	827.53	18.62	846.15
STEWART	SARAH	0213	780.07	17.55	797.62
HUNTER	MARGIE	0214	719.04	16.18	735.22
BARRIOS	JOSE	0215	1,110.73	24.99	1,135.72
TOPHAM	CHRISTINA	0216	819.07	18.43	837.50
KLUG	GUNTER	0217	948.45	21.34	969.79
BARTON/ROBBINS	ANYA/MURIEL	0218	899.83	20.25	920.08
OLANDER	SHIRLEY	0219	854.86	19.23	874.09
STAHLMAN	DIANA	0220	1,039.11	23.38	1,062.49
HARMON, FULFER	SANDRA,JOHN	0221	1,110.73	24.99	1,135.72
SARRAGOSSA	LUCIEN/	0222	830.88	18.69	849.57
O'CONNOR	BETTY	0223	872.10	19.62	891.72
HEIDRICK	EDITH	0224	819.06	18.43	837.49
LOPEZ	JOSE	0225	674.86	15.18	690.04
EVANS	IONE	0226	756.90	17.03	773.93
GRAVES	NANCY	0227	805.40	18.12	823.52
BRAY	KATHLEEN	0228	907.08	20.41	927.49
VILLARREAL	CHARLES	0229			
WOIDTKE	ROBERT	0230	940.55	21.16	961.71
WEINBERGER	ANDREW	0231	706.13	15.89	722.02
HOSFORD-BLAIR	JACQUELINE	0232	791.05	17.80	808.85
VINCENT	JESSICA	0233	966.16	21.74	987.90
KENNY	GERALD	0234			
PETERS	LYNNETTE	0235	997.74	22.45	1,020.19
LATSHAW	CARL	0236	914.57	20.58	935.15
JOVINO	JOHN	0237	854.86	19.23	874.09
ATKINSON	NATHAN	0238	1,158.93	26.08	1,185.01

WARD	BRITTNEY	0239	928.77	20.90	949.67
BRIGODE	DAVID	0240	1,060.09	23.85	1,083.94
MAURONI	BRYAN	0241	1,056.04	23.76	1,079.80
MAYSONAVE	PAUL	0242	1,029.27	23.16	1,052.43
VERNAL	CAROL	0243	882.63	19.86	902.49
DUNCAN	CRAIG	0244	867.39	19.52	886.91
LARSEN	CHRIS	0245	940.12	21.15	961.27
SPEDIACCI	EVELYN	0246	813.16	18.30	831.46
COPPINGER	CAROL	0247	1,079.89	24.30	1,104.19
LINDQUIST	LUCINDA	0248	838.50	18.87	857.37
CANTRELL	LENORE	0249	1,064.22	23.94	1,088.16
DARR	MICHELE	0250	1,054.02	23.72	1,077.74
KASLAN	BONNIE JOY	0251	1,059.14	23.83	1,082.97
JAYCOX	WARREN	0252	891.04	20.05	911.09
GUAJARDO	LOYCE	0253	756.59	17.02	773.61
DOIRON	JOAN A	0254	749.30	16.86	766.16
SIROIS	DIANA	0255	896.81	20.18	916.99
MENDEZ/PLACENCIA	RICARDO/NORA	0256	944.90	21.26	966.16
BOWLES	KENNETH	0257	919.42	20.69	940.11
SUASTEGUI,CORTES	GILBERTO,MARIA	0258	1,081.00		1,081.00
IMAMURA	CRAIG	0259	816.26	18.37	834.63
CORBIN	KATHLEEN	0260	847.62	19.07	866.69
KRIEG	LIZABETH	0261	803.12	18.07	821.19
THAMES	MARK	0262	764.74	17.21	781.95
CONTRERAS	MANUELA/NORA	0263	885.76	19.93	905.69
ABRAMSON	DONALD	0264	814.55	18.33	832.88
WEISS	JESSE	0265	1,023.03	23.02	1,046.05

FLORES/JALIL	ARIEL/	0266	870.04	19.58	889.62
OKUMURA	SUZUE	0267	885.00	19.91	904.91
TOWNS	DUNCAN	0268	863.55	19.43	882.98
MANCUSO	FRANK	0269	870.16	19.58	889.74
BEVER	RICHARD	0270	673.71	15.16	688.87
THOMAS	MICHAEL	0271	899.40	20.24	919.64
CAMPBELL ROSSI	GAIL GARY	0272 0273	1,031.58	23.21	1,054.79
SULLIVAN	JANE	0274	673.71	15.16	688.87
PETRU JR.	GEORGE	0275	900.92	20.27	921.19
SANTOS KRUEGER	CORDELIA HELEN	0276 0277	816.50	18.37	834.87
PEREZ	PABLO	0278	1,087.46	24.47	1,111.93
MOORHEAD	MARK	0279	932.13	20.97	953.10
DALY	EILEEN	0280	824.25	18.55	842.80
SASSON	DIANE	0281	802.20	18.05	820.25
ZARCO-MAGALLON	ALEJANDRO	0282	966.16	21.74	987.90
SUBILLAGA	JOSE	0283	626.94	14.11	641.05
WILLIAMS	KELLY	0284	775.44	17.45	792.89
LOZANO IRACI	MAYRA KENNETH	0285 0286	897.91	20.20	918.11
GRIGGS FITZPATRICK	ROBERT KEVIN	0287 0288	754.99	16.99	771.98
RIES	KATHERINE	0289	803.05	18.07	821.12
BOJARSKY	HERMAN	0290	935.13	21.04	956.17
GARCIA	MIGUEL	0291	1,035.29	23.29	1,058.58
NORBERG	RYAN	0292	1,035.29	23.29	1,058.58
NICHOLS	BARBARA	0293	832.21	18.72	850.93

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MEACHAM/DUTSON	ANN/DIANNE	0294	741.07	16.67	757.74
FLORES ESCOBAR, MORRIS	JUAN, JANET	0295	917.41	20.64	938.05
POTEET	PATRICIA	0296	876.99	19.73	896.72
MANSFIELD	DEBORAH	0297	1,110.73	24.99	1,135.72
SAVONA	JOSEPH	0298	827.53	18.62	846.15
OLVERA	ALICIA	0299	826.62	18.60	845.22
PINOTICH	KATHIE	0300	818.94	18.43	837.37
MARTINEZ	MATT	0301	967.88	21.78	989.66
ANDERSON	CAROL M	0302	749.30	16.86	766.16
CONRAD	SHARON	0303	1,038.40	23.36	1,061.76
SEIDEL	RICHARD	0304	880.09	19.80	899.89
MOGHANNAM	STEVEN	0305	931.06	20.95	952.01
LINDSEY	JUNE	0306	791.67	17.81	809.48
HOLLOWAY	ROBERT	0307	673.58	15.16	688.74
CORONA	OMAR	0308	955.38	21.50	976.88
BARTON	ROBERT	0309	630.29	14.18	644.47
HUNTER	PATRICIA	0310	741.07	16.67	757.74
CLYDE	ANDREW	0311	719.04	16.18	735.22
PRINE	WENDY	0312	741.07	16.67	757.74
GRAMLICH	OTTO	0313	673.59	15.16	688.75
POLANCO	LAVERNE	0314	997.74	22.45	1,020.19
MOEHRKE	JANE	0315	673.71	15.16	688.87
NELSON	WILMA	0316	684.21	15.39	699.60
KELLEY BRADLEY	CAROL GARY	0317 0318	1,031.58	23.21	1,054.79
BIZAL	JULIE	0319	855.09	19.24	874.33
RODRIGUEZ	JOSE	0320	1,002.51	22.56	1,025.07

FELIX	MERRY	0321	818.60	18.42	837.02
BRUMLEY	AARON	0322	815.19	18.34	833.53
TOGNI	JAMIE	0323	777.32	17.49	794.81
VARGAS	LINDSEY	0324	678.36	15.26	693.62
HOLLY	BARBARA	0325	612.36	13.78	626.14
GOLDS	GEORGE	0326	1,085.34	24.42	1,109.76
LUNDIN	JUDY	0327	824.24	18.55	842.79
GROVE, BOURG	PAIGE, KELLY	0328	1,109.72	24.97	1,134.69
DEENIHAN	BETHMARIE	0329	824.25	18.55	842.80
BASS	JOHN/DONNA	0330	988.59	22.24	1,010.83
GLEN	MARGARET	0331	741.07	16.67	757.74
RYAN	THOMAS/MARY	0332	790.96	17.80	808.76
GASTANEDA	MARIA	0333	967.88	21.78	989.66
SAGRERO	JORGE	0334	857.62	19.30	876.92
ESPERH	WALTER	0335	987.69	22.22	1,009.91
ASPER	CATHERINE	0336	974.31	21.92	996.23
TIMMER	DONALD	0337	912.91	20.54	933.45
DE WALL	RUSSELL	0338	1,031.58	23.21	1,054.79
BENNETT	SCOTT	0339	824.25	18.55	842.80
PARKES	THOMAS	0340	964.03	21.69	985.72
ADAMS	CURTIS	0341	802.59	18.06	820.65
PERRY	BONNIE	0342	764.34	17.20	781.54
BLOTZER	VERONICA	0343	850.11	19.13	869.24
GONZALEZ	RUBER	0344	893.90	20.11	914.01
LOPEZ	OLGA	0345	937.00	21.08	958.08
WILLETT	CAROL	0346	742.46	16.71	759.17
ROSE	CAROL	0347	1,029.50	23.16	1,052.66

HESS	JAMES/REBECCA	0348	1,029.50	23.16	1,052.66
GRANERO	DOLORES	0349	865.36	19.47	884.83
KAMAHELE	HAILE	0350	839.44	18.89	858.33
FEDIGAN	PATRICIA	0351	807.63	18.17	825.80