

City of Sonoma

No. 1 The Plaza
Sonoma California 95476-6690
Phone (707) 938-3681 Fax (707) 938-8775
E-Mail: cityhall@sonomacity.org



January 21, 2020

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

Re: Confirmation of Calculation of Automatic Annual Rent Increase for 2020

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 21, 2020) 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,

A handwritten signature in blue ink, appearing to read "Nicki Stevens".

Nicki Stevens
Accounting Technician



January 21, 2020

Ms. Nicki Stevens
Accounting Technician
City of Sonoma

No. 1-The Plaza
Sonoma, CA 95476-9000

VIA E mail and U.S. MAIL

Re: Moon Valley Mobile Home Park 2020 Automatic Annual Base Rent Increases

Dear Ms. Stevens:

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 2020 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 2.00% allowed as per the ordinance and will be effective May 1, 2020.

You'll note that certain lines have no rents disclosed. Those lines are vacant spaces (139), employee housing (229) or coaches owned by a Moon Valley Mobile Home Park affiliate and rented to third party tenants (273,286,288,318).

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 Friday, January 24, 2020, 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 horizontal line underneath.

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

CC: Wendy Glenn via e mail
Patty Gutierrez via e mail
Sheila Schrank via e mail
Sarah Davis via e mail

Attachment

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>2.0000% Rent Increase</u>	<u>Post-rent Increase AMOUNT</u>
SPROUL	JOHN	0100	705.54	14.11	719.65
MARTINEZ/ENGLAND	TRISHA	0101	1,066.88	21.34	1,088.22
BECHARD	GAIL	0102	1,358.96	27.18	1,386.14
MILES	JOHN	0103	1,298.52	25.97	1,324.49
RAMOS	AMILKAR/CARMEN	0104	1,132.86	22.66	1,155.52
SANCHEZ	MORGAN	0105	1,305.14	26.10	1,331.24
DELANEY	DAVID B	0106	792.86	15.86	808.72
BARKER	TERRY	0107	941.10	18.82	959.92
REYNOLDS	TERI	0108	873.65	17.47	891.12
MCKENZIE	MOSES	0109	816.99	16.34	833.33
PARODI	RON	0110	742.70	14.85	757.55
LENCI	SUSAN M	0111	822.00	16.44	838.44
LEGGI	VIDA	0112	685.21	13.70	698.91
ERICKSON	MITCHEL	0113	1,099.68	21.99	1,121.67
CALDWELL	ROBERT	0114	818.78	16.38	835.16
LACY	MICHAEL, MICHELLE	0115	949.91	19.00	968.91
PEREZ/ROQUE	BERNARDO/	0116	837.06	16.74	853.80
KOLSUT	SUZANN	0117	1,305.14	26.10	1,331.24
CAMPBELL	JEANNE	0118	949.80	19.00	968.80
WISE	DAVID	0119	1,115.73	22.31	1,138.04
CALDERON	SAMUEL	0120	812.69	16.25	828.94
PIRAINO	MARILYN	0121	872.16	17.44	889.60
KELLEHER	JOSEPH	0122	1,115.31	22.31	1,137.62
BRAIN	RAMONA	0123	979.41	19.59	999.00
RIVAS	JESUS	0124	813.52	16.27	829.79
IPPOLITO	INA	0125	854.70	17.09	871.79
TUGWELL	KATHLEEN	0126	726.71	14.53	741.24
PENNA	WILLIAM	0127	952.28	19.05	971.33
BOMBERGER	AMY	0128	794.33	15.89	810.22
BUCKLEY	CAMERON/	0129	1,095.63	21.91	1,117.54
MARTINEZ/CHADWIN	JERARDO/	0130	853.52	17.07	870.59
BARDEA	KATHERINE	0131	758.66	15.17	773.83
SANDIDGE	RACHAEL/	0132	1,095.63	21.91	1,117.54

KING	KATHERINE	0133	1,022.48	20.45	1,042.93
SMITH	DINA	0134	844.69	16.89	861.58
GUIDO	MANUEL	0135	1,011.86	20.24	1,032.10
MINNICK	MARTHA	0136	879.35	17.59	896.94
MORA/CONTRERAS	EDGAR/JUANA	0137	893.52	17.87	911.39
GUIDO/CALDERON	GONZALO/MARIA	0138	1,129.30	22.59	1,151.89
VACANT	VACANT	0139	-	-	-
HOPPE	RUTH	0140	819.67	16.39	836.06
BOUSQUET	DONNA	0141	1,330.00		1,330.00
FONSECA-ANGULO	EVANGELINA	0142	978.23	19.56	997.79
THORNTON	PATRICIA	0143	1,168.07	23.36	1,191.43
MONTGOMERY	JESSICA	0144	1,246.67	24.93	1,271.60
PAREDES	OMAR	0145	1,305.14	26.10	1,331.24
VROOMAN	DANIEL	0146	854.70	17.09	871.79
WILSON	RONICA	0147	746.02	14.92	760.94
FREELAND	SUMMER	0148	1,133.39	22.67	1,156.06
FRIDEGER	LENORE/BARBARA	0149	1,024.20	20.48	1,044.68
SCHINK	CHRISTOPHER	0150	909.00	18.18	927.18
ROSENGREN	JUDITH	0151	681.73	13.63	695.36
MORRIS	CLAUDIA	0152	979.42	19.59	999.01
WISE	BEVERLY	0153	1,031.10	20.62	1,051.72
LIPES	LINDA	0154	902.26	18.05	920.31
HERNANDEZ	JOSE	0155	852.16	17.04	869.20
DENNIS/MANOUSSOVA	ROBERT/ANASTASSIA	0156	936.42	18.73	955.15
SHIERY	PATRICIA	0157	1,046.21	20.92	1,067.13
MC NUTT	LYNN	0158	851.38	17.03	868.41
SEVILLA	ROGELIO	0159	833.75	16.68	850.43
KNIPPER	LOU	0160	912.16	18.24	930.40
TALLEY	JAMES	0161	985.86	19.72	1,005.58
SUMMERS	JANET	0162	1,001.48	20.03	1,021.51
LONG	REIKO	0163	904.68	18.09	922.77
PETERSEN	MARCIA	0164	1,073.49	21.47	1,094.96
ANDERSON	CAROL	0165	917.12	18.34	935.46
MORI	SHERON	0166	748.48	14.97	763.45
KAH	JENNIFER	0167	909.22	18.18	927.40
DUBOIS	DIANE	0168	908.99	18.18	927.17

TURNER/MORGAN	STACY/JAMES	0169	1,330.00	26.60	1,356.60
MOLESWORTH	ROBERT	0170	1,106.97	22.14	1,129.11
THOMAS	CATHALEE	0171	932.99	18.66	951.65
O'MALLEY	LIZANN	0172	967.51	19.35	986.86
THORPE	SONDRA	0173	913.27	18.27	931.54
MISSEY	WILLIAM	0174	712.98	14.26	727.24
TANNER	ARLENERICA	0175	825.00	16.50	841.50
DICK	CAROLYN	0176	1,089.83	21.80	1,111.63
LEGER	RONALD	0177	772.07	15.44	787.51
DZIEDZIC	MICHAEL	0178	766.87	15.34	782.21
WEINGARTEN	SUSAN	0179	802.15	16.04	818.19
ELLIS	THOMAS	0180	885.27	17.71	902.98
CASTORENA	CHARLES	0181	618.32	12.37	630.69
BELIVEAU	KATHERINE	0182	814.65	16.29	830.94
KALLINS	ROBERT	0183	862.68	17.25	879.93
PECK	LARRY	0184	791.29	15.83	807.12
NELSON	ANDREA	0185	1,060.14	21.20	1,081.34
ANDERSON	MARK	0186	1,022.11	20.44	1,042.55
CROSS	STEVE	0187	901.86	18.04	919.90
WEIDEMANN	CONNIE	0188	760.95	15.22	776.17
LYNN, HEALD	MARCI, TERI	0189	823.49	16.47	839.96
WALDRON	ELISABETH	0190	1,024.30	20.49	1,044.79
TORRES	RAMIRO	0191	1,391.04	27.82	1,418.86
STEARN	MARSHALL	0192	784.26	15.69	799.95
FEHR-CANELA	MARTINA	0193	1,046.21	20.92	1,067.13
BANDT	CLAUDIA	0194	1,001.71	20.03	1,021.74
ARNOLD	KATHERINE	0195	1,055.46	21.11	1,076.57
WEAVER	DOROTHY	0196	1,226.56	24.53	1,251.09
LEHNER	JUDY	0197	1,134.93	22.70	1,157.63
FARBER	TED	0198	1,408.17	28.16	1,436.33
MILLER	CHRIS	0199	811.76	16.24	828.00
RHODD	RYAN	0204	862.70	17.25	879.95
YABUMOTO	TOMIKO	0205	947.49	18.95	966.44
POTTER	CHRISTINE	0206	712.98	14.26	727.24
KELLEY	SANDRA	0207	882.67	17.65	900.32
OLSON/SANDOVAL	BRUCE/	0208			

			1,098.00	21.96	1,119.96
COLLINS	BLAKE	0210	748.63	14.97	763.60
KOEPLIN	BEVERLY	0211	1,099.68	21.99	1,121.67
HOLSTEN	HORST	0212	875.77	17.52	893.29
STEWART	SARAH	0213	825.54	16.51	842.05
HUNTER	MARGIE	0214	760.95	15.22	776.17
BELANGER	RICHARD	0215	1,234.24	24.68	1,258.92
TOPHAM	CRISTINA	0216	866.81	17.34	884.15
KLUG	GUNTER	0217	1,003.73	20.07	1,023.80
BARTON	ANYA	0218	952.28	19.05	971.33
OLANDER	SHIRLEY	0219	904.68	18.09	922.77
STAHLMAN	DIANA	0220	1,099.68	21.99	1,121.67
HARMON	SANDRA	0221	1,175.47	23.51	1,198.98
LLOYD	KRISTINA	0222	902.95	18.06	921.01
O'CONNOR	BETTY	0223	922.93	18.46	941.39
HEIDRICK	EDITH	0224	866.80	17.34	884.14
LOPEZ	JOSE	0225	714.19	14.28	728.47
MOLINAR	DAWN	0226	841.07	16.82	857.89
PAGAN	ANITA	0227	894.96	17.90	912.86
BRAY	KATHLEEN	0228	959.95	19.20	979.15
IRACI	KENNETH	0229			
WOIDTKE	ROBERT	0230	995.37	19.91	1,015.28
ACEVES	EVA	0231	784.65	15.69	800.34
HOSFORD-BLAIR	JACQUELINE	0232	837.16	16.74	853.90
VINCENT	JESSICA	0233	1,022.48	20.45	1,042.93
ZINTZUN/CALDERON	LUILLY/MARITZA	0234	1,330.00	26.60	1,356.60
PETERS	LYNNETTE	0235	1,055.90	21.12	1,077.02
LATSHAW	CARL	0236	967.88	19.36	987.24
JOVINO	JOHN	0237	904.68	18.09	922.77
ATKINSON	NATHAN	0238	1,226.49	24.53	1,251.02
PETERSEN/BARNETT	BRIAN/AMANDA	0239	1,032.06	20.64	1,052.70
BRIGODE	DAVID	0240	1,121.88	22.44	1,144.32
MAURONI	BRYAN	0241	1,117.59	22.35	1,139.94
MAYSONAVE	PAUL	0242	1,089.27	21.79	1,111.06
VERNAL	CAROL	0243	934.08	18.68	952.76
DUNCAN	CRAIG	0244	917.95	18.36	936.31

LARSEN	CHRIS	0245	994.91	19.90	1,014.81
SPEDIACCI	EVELYN	0246	860.56	17.21	877.77
MORGAN	TERRI	0247	1,142.84	22.86	1,165.70
LINDQUIST	LUCINDA	0248	887.38	17.75	905.13
CANTRELL	LENORE	0249	1,126.25	22.53	1,148.78
DARR	MICHELE	0250	1,115.46	22.31	1,137.77
KASLAN	BONNIE JOY	0251	1,120.87	22.42	1,143.29
JAYCOX	WARREN	0252	942.98	18.86	961.84
GUAJARDO	LOYCE	0253	800.69	16.01	816.70
DOIRON	JOAN A	0254	792.98	15.86	808.84
SIROIS	DIANA	0255	949.08	18.98	968.06
MENDEZ/PLACENCIA	RICARDO/NORA	0256	999.98	20.00	1,019.98
BOWLES	KENNETH	0257	973.01	19.46	992.47
SUASTEGUI,CORTES	GILBERTO,MARIA	0258	1,118.84	22.38	1,141.22
IMAMURA	CRAIG	0259	863.84	17.28	881.12
CORBIN	KATHLEEN	0260	897.02	17.94	914.96
KRIEG	LIZABETH	0261	849.93	17.00	866.93
THAMES	MARK	0262	809.32	16.19	825.51
CONTRERAS	MANUELA/NORA	0263	937.39	18.75	956.14
ABRAMSON	DONALD	0264	862.03	17.24	879.27
WEISS	JESSE	0265	1,082.66	21.65	1,104.31
FLORES/JALIL	ARIEL	0266	920.76	18.42	939.18
OKUMURA	SUZUE	0267	936.58	18.73	955.31
TOWNS	DUNCAN	0268	913.88	18.28	932.16
MANCUSO	FRANK	0269	920.88	18.42	939.30
BEVER	RICHARD	0270	712.98	14.26	727.24
THOMAS	MICHAEL	0271	951.83	19.04	970.87
CAMPBELL	GAIL	0272	1,091.71	21.83	1,113.54
VACANT		0273			
SULLIVAN	JANE	0274	712.98	14.26	727.24
PETRU JR.	GEORGE	0275	953.43	19.07	972.50
SANTOS	CORDELIA	0276	864.09	17.28	881.37
CALDERON	DAMIAN/JUANA	0277	1,330.00	26.60	1,356.60
PEREZ	PABLO	0278	1,150.85	23.02	1,173.87
MOORHEAD	MARK	0279	986.46	19.73	1,006.19
DALY	EILEEN	0280	872.30	17.45	889.75

MONTINI	FRED	0281	871.79	17.44	889.23
ZARCO-MAGALLON	ALEJANDRO	0282	1,022.48	20.45	1,042.93
SUBILLAGA	JOSE	0283	663.49	13.27	676.76
WILLIAMS	KELLY	0284	820.64	16.41	837.05
LOZANO	MAYRA	0285	950.24	19.00	969.24
VACANT		0286			
GRIGGS	ROBERT	0287	799.00	15.98	814.98
FITZPATRICK	KEVIN	0288			
RIES	KATHERINE	0289	849.86	17.00	866.86
BOJARSKY	HERMAN	0290	989.64	19.79	1,009.43
GARCIA	MIGUEL	0291	1,095.63	21.91	1,117.54
NORBERG	RYAN	0292	1,095.63	21.91	1,117.54
NICHOLS	BARBARA	0293	880.71	17.61	898.32
MEACHAM/DUTSON	ANN/DIANNE	0294	784.26	15.69	799.95
FLORES ESCOBAR, MORRIS	JUAN, JANET	0295	970.88	19.42	990.30
POTEET	PATRICIA	0296	928.11	18.56	946.67
MANSFIELD	DEBORAH	0297	1,175.47	23.51	1,198.98
SAVONA	JOSEPH	0298	875.77	17.52	893.29
OLVERA	ALICIA	0299	874.80	17.50	892.30
PINOTICH	KATHIE	0300	866.68	17.33	884.01
MARTINEZ	MATT	0301	1,024.30	20.49	1,044.79
MEETER/COOK	SUSAN/BARBARA	0302	832.63	16.65	849.28
CONRAD	SHARON	0303	1,098.92	21.98	1,120.90
SEIDEL	RICHARD	0304	931.39	18.63	950.02
MOGHANNAM	STEVEN	0305	963.65	19.27	982.92
LINDSEY	JUNE	0306	837.81	16.76	854.57
HOLLOWAY	ROBERT	0307	712.85	14.26	727.11
TRENARY	KAREN	0308	1,061.62	21.23	1,082.85
BARTON	ROBERT	0309	667.03	13.34	680.37
HUNTER	PATRICIA	0310	784.26	15.69	799.95
CLYDE	ANDREW	0311	760.95	15.22	776.17
PRINE	WENDY	0312	784.26	15.69	799.95
SINGER	DAVID	0313	732.02	14.64	746.66
POLANCO	LAVERNE	0314	1,055.90	21.12	1,077.02
MOEHRKE	JANE	0315	712.98	14.26	727.24
NELSON	WILMA	0316	724.09	14.48	738.57

KELLEY BRADLEY	CAROL GARY	0317 0318	1,091.71	21.83	1,113.54
BIZAL	JULIE	0319	904.93	18.10	923.03
RODRIGUEZ	JOSE	0320	1,060.95	21.22	1,082.17
FELIX	MERRY	0321	866.32	17.33	883.65
BRUMLEY	AARON	0322	862.70	17.25	879.95
TOGNI	JAMIE	0323	822.63	16.45	839.08
VARGAS	LINDSEY	0324	717.90	14.36	732.26
HOLLY	BARBARA	0325	648.05	12.96	661.01
GOLDS	GEORGE	0326	1,148.60	22.97	1,171.57
LUCERO	ALISON	0327	915.90	18.32	934.22
GROVE, BOURG	PAIGE, KELLY	0328	1,174.40	23.49	1,197.89
DEENIHAN	BETHMARIE	0329	872.30	17.45	889.75
BASS	JOHN/DONNA	0330	1,046.21	20.92	1,067.13
DERRY	LAURA	0331	795.63	15.91	811.54
RYAN CASTANEDA	THOMAS/MARY MARIA	0332 0333	837.07 1,024.30	16.74 20.49	853.81 1,044.79
SAGRERO	JORGE	0334	907.61	18.15	925.76
ESPERH	WALTER	0335	1,045.26	20.91	1,066.17
FALLON	PETER	0336	1,058.84	21.18	1,080.02
TIMMER	DONALD	0337	966.12	19.32	985.44
DE WALL	RUSSELL	0338	1,091.71	21.83	1,113.54
BENNETT	SCOTT	0339	872.30	17.45	889.75
PARKES	THOMAS	0340	1,020.22	20.40	1,040.62
ADAMS	CURTIS	0341	849.37	16.99	866.36
PERRY	BONNIE	0342	808.89	16.18	825.07
BLOTZER	VERONICA	0343	899.66	17.99	917.65
GONZALEZ	RUBER	0344	946.00	18.92	964.92
LOPEZ	OLGA	0345	991.61	19.83	1,011.44
LUZZI	LYNN	0346	825.03	16.50	841.53
ROSE	CAROL	0347	1,089.50	21.79	1,111.29
HESS	JAMES/REBECCA	0348	1,089.50	21.79	1,111.29
GRANERO	DOLORES	0349	915.80	18.32	934.12
KAMAHELE	HAILI	0350	888.37	17.77	906.14
KAMAHELE	ANEA	0351	877.69	17.55	895.24