

2018011908

Official Records Of Sonoma County
William F. Rousseau

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This Document is being recorded for the benefit of the City of Santa Rosa as per Gov't Code Section 6103

WHEN RECORDED MAIL TO:

**HOUSING AUTHORITY OF
THE CITY OF SANTA ROSA
P.O. Box 1806
Santa Rosa, CA 95402-1806**

Space Above This Line for Recorder's Use

**RESIDENCES AT TAYLOR MOUNTAIN
2880 FRANZ KAFKA AVENUE
DENSITY BONUS HOUSING AGREEMENT**

RENTAL

The parties to this Density Bonus Housing Agreement – Rental (Agreement) dated 2/6/2018, are Kawana Meadows Development Corporation (Owner), a California Corporation and the Housing Authority of the City of Santa Rosa (Authority).

RECITALS

A. The real property affected by this Agreement is identified as Assessor's Parcel Numbers 044-460-001 through 044-460-071 (the "Property"). A legal description of the Property is attached hereto as Exhibit "A."

B. On the Land Use Graphic of the City's General Plan, the Property is designated as Medium-Low Density Residential, which designation permits residential development at a maximum density of 8 – 13 units per acre, which would allow the development of no more than 70 units on the Property.

C. Government Code Sections 65915 *et seq.* and City Code Chapter 20-31 permit a density increase or bonus over the maximum density authorized by the General Plan when a developer of housing agrees to provide a percentage of units as affordable housing. Under

those provisions, if a developer agrees to construct at least nineteen percent (19%) of the total units (prior to the bonus) in the proposed housing development for low-income households, the City is required to grant a density increase or bonus of thirty-five percent (35%) over the otherwise maximum allowed under the City's General Plan.

D. The development proposed is a ninety-three (93) unit rental housing project. In order to implement the development, Owner sought a density bonus pursuant to Government Code Section 65915 and City Code Chapter 20-31.060. The Project will designate 19% of the units for low income occupants, which entitles the Owner to one concession and a 35% density increase.

Pursuant to the requirements of those provisions and as approved in Planning Commission Resolution No. 11853, Owner was granted a twenty-three (23) unit density bonus, plus other concessions, in exchange for its agreement to restrict nineteen (19) units as units for low-income households as defined in Health and Safety Code Section 50105 (the "Targeted Units").

This dedication by Owner satisfies the requirements of Section 65915 and Chapter 20-31, and justifies the density bonus approved by the City. Apart from the nineteen (19) Targeted Units, the remaining units in the Project may be rented free of any restrictions under this Agreement, although they may be subject to other affordability requirements not related to the density increase.

E. Authority has been designated by the City of Santa Rosa pursuant to City Code Section 20-31.100 to enter into and monitor Density Bonus Housing Agreements.

F. The purpose of this Agreement is to ensure, among other things, that the nineteen (19) units for qualified low-income households are constructed, made available, and leased in accordance with Government Code Section 65915 and City Code Chapter 20-31.

AGREEMENT

Based on the foregoing, the parties agree as follows:

1. Definitions: In this Agreement, unless the context otherwise requires,

- a. **"Area"** means and refers to the Santa Rosa, CA Metropolitan Statistical Area (MSA) as determined by the Secretary of Housing and Urban Development under Section 8(f)(3) of the United States Housing Act of 1937, as amended;
- b. **"City"** is the City of Santa Rosa, California;
- c. **"Commencement of Term"** means the date upon which Owner notifies Authority that the Targeted Units as defined in 1(k) of this Agreement are ready for occupancy. The parties will execute and cause to be recorded in the Sonoma County Official Records a suitable instrument confirming this date, a blank copy of which is attached hereto as Exhibit "E". Provided, however, the lack of notice or failure to record such instrument shall not alter the requirements of this Agreement;
- d. **"HUD"** means the United States Department of Housing and Urban Development and its successors;
- e. **"Low Income"** means 80% or less than the median income as defined in 1(f) Median Income;
- f. **"Median Income or Area Median Income (AMI)"** means the median income for the Santa Rosa, CA Metropolitan Statistical Area as determined by the Secretary of HUD under Section 8(f)(3) of the United States Housing Act of 1937, as amended;
- g. **"Owner"** means Kawana Meadows Development Corporation, its successors-in-interest, and any other party having a legal or equitable interest in the real property described in Exhibit "A";
- h. **"Project"** is the ninety-three (93) units of housing known as **Residences at Taylor Mountain** as approved subject to conditions by the City. The Project is located at the following street address: 2880 Franz Kafka Avenue, Santa Rosa, CA, 95404 (APNs 044-480-001 through 044-460-071);
- i. **"Real Property"** or **"Property"** is the real property described in Exhibit "A";
- j. **"Targeted Household"** means persons and families certified by Authority as having income that does not exceed the qualifying limits for low income families as established and amended from time to time pursuant to Section 8 of the United States Housing

Act of 1937, except as otherwise provided in Health and Safety Code Section 50105 as may be amended from time to time. As of the date of this Agreement, a qualifying low-income household is a household earning 80% of AMI or less, adjusted for household size;

k. **"Targeted Unit"** refers to the nineteen (19) housing units for low-income households as described in the RECITALS of this Agreement; and

2. Exhibits. The following exhibits are attached to and made a part of this Agreement by this reference:

<u>Exhibit Designation</u>	<u>Description</u>
"A"	Real Property Legal Description
"B"	Concessions
"C"	Tenant Certification Form
"D"	Notice of Term Commencement
"E"	Income Guidelines Effective July 2017
"F"	Current Utility Allowances for Apartment/Walk-Up/Row House/Townhouse
"G"	Kawana Meadows Subdivision Unit 1 Map

3. Binding Effect of Agreement. The terms and conditions contained in this Agreement run with the land and are binding on the respective successors and assigns of the parties for the benefit of the Property described herein and for the benefit of the Targeted Households to be served by this Agreement. Nothing in the previous sentence shall be deemed to waive the anti-assignment requirements of Paragraph 13(e) of this Agreement.

4. Ownership of Property. Owner represents that it has an interest in the Property, and it will provide Authority with a title report showing all record owners thereof, and it will obtain the signatures, duly acknowledged, of all record owners of the Property on this Agreement.

5. No Agency. It is understood that the contractual relationship between Authority, City and Owner is such that the Owner is not the agent of Authority or City.

6. Provision for Targeted Units.

a. Identification of Targeted Units.

i. Targeted Units shall be those located on Lot 70 of that certain Map entitled Kawana Meadows Subdivision Unit 1 attached hereto as Exhibit G.

ii. Targeted Units may be revised from those located on Lot 70 of that certain Map entitled Kawana Meadows Subdivision Unit 1 attached hereto as Exhibit G from time to time subject to prior written approval by Authority.

b. Owner Obligation. The Targeted Units shall be rented to and occupied only by Targeted Households. It is Owner's obligation under this Agreement to ensure there is no violation of this requirement, and any default in this or any other provision of this Agreement shall entitle Authority to all remedies hereunder, including extension of the term of this Agreement by the period of the default.

c. Provision for Parity. The Targeted Units shall: (1) be reasonably dispersed throughout the Project; (2) be similar in type and size with the other Project units; (3) be constructed with the same quality of materials, workmanship, and comparable exteriors as the other Project units; and (4) shall at all times be maintained in good and habitable condition, subject to normal wear and tear.

d. Rental Procedure. Thirty (30) days before the Targeted Units are first available for occupancy, Owner shall provide Authority with written notice of that fact. Upon receipt of Owner's notice of pending availability, Authority shall fix the initial maximum rent allowed. The Owner shall thereafter commence good-faith efforts to advertise and to market the availability of the Targeted Units. The Targeted Units shall be rented only to Targeted Households. It is Owner's obligation under this Agreement to ensure there is no violation of this requirement.

e. Tenant Certification by Authority. Prior to entering into any rental agreement with respect to the Targeted Units, and prior to allowing occupancy of the Targeted Units, Owner shall submit a Tenant Income Certification Form, a blank copy of which is attached as Exhibit "D", or such other equivalent form which is acceptable to Authority, and secure from Authority a written certification that the household proposed for occupancy of a Targeted Unit is a Targeted Household and meets the requirements as defined under this Agreement.

f. Rent Limits and Basic Commitment.

i. Owner shall make the nineteen (19) Targeted Units available for occupancy only by Targeted Households.

ii. Owner shall have the right to approve or disapprove any qualifying tenant consistent with Federal, State, and local laws.

iii. The rent limit for the Targeted Units shall be that determined by Authority in accordance with Health and Safety Code Section 50053(b) as may be amended from time to time. At the time of this Agreement, Health and Safety Code Section 50053(b) provides that:

a. For a very low-income household, rent, including a reasonable utility allowance, shall not exceed the product of thirty percent (30%) times fifty percent (50%) of the AMI adjusted for family size appropriate for the unit; and

b. For a low-income household, rent, including a reasonable utility allowance, shall not exceed the product of thirty percent (30%) times eighty percent (80%) of the AMI adjusted for family size appropriate for the unit.

In accordance with Health and Safety Code Sections 50053(c) and 50052.5(h), "adjusted for family size appropriate for the unit" shall mean adjusted for a household of one person in the case of a studio unit, two persons in the case of a one-bedroom unit, three persons in the case of a two-bedroom unit, four persons in the case of a three-bedroom unit, and five persons in the case of a four-bedroom unit.

iv. In accordance with subsection iii above, the rent limit for the Targeted Units will be 30% of 80% of AMI, adjusted by family size appropriate for the unit or as otherwise determined by Authority in accordance with Health and Safety Code Section 50053(b). As of the date of execution of this Agreement, the rent limits are as shown on the attached Exhibit E (before deduction for a utility allowance as described in section 8(c), below).

v. The rent limit may be updated by Authority at intervals reflecting HUD's changes in AMI and adjustments to the utility allowance. The initial rent shall be established as of the date Authority receives notice from Owner, in writing, that the Targeted Units are available for occupancy. At no time during the term of this Agreement shall Owner be required to charge rent less than the initial rent.

If, at any time during the period this Agreement is in effect, the HUD standards upon which tenant certification is based are changed or discontinued, Authority shall adopt

comparable replacement standards or guidelines, so that the standards for tenant certification are substantially the same.

c. Reasonable Allowance for Utilities. Unless otherwise required by the Project's financing, the rent limits shall be inclusive of a reasonable allowance for utilities. The initial allowance for utilities, including water, sewer and garbage, for the purpose of determining the maximum rent, as applicable, shall be that allowed under the Current Utility Allowance established by Authority, an example of which is attached hereto as Exhibit "F". The allowance shall be updated at regular intervals by Authority and shall fluctuate with changes in utility rates as established by utility providers.

d. Term. Owner shall make the Targeted Unit(s) available to Targeted Households under the terms and conditions of this Agreement for a period of fifty-five (55) years ("Term") from the Commencement of Term or a longer period of time if required by a construction or mortgage financing assistance program, mortgage insurance program or rental subsidy program, if any. The Term is extended by the length of time that Owner, or its successors, is in default under this Agreement.

e. Compliance Verification. Owner shall cooperate at all times by promptly providing Authority with all information reasonably required to verify rent and tenant income of the Targeted Households, and by permitting Authority to inspect all rental records of Owner after reasonable notice. Owner is required to maintain all supporting documentation, including but not limited to the initial and each subsequent Tenant Income Certification as well as all accounting records. All the records shall be kept for and subject to regular inspection by Authority for a period of no less than five (5) years. Owner shall deliver to Authority, by the 15th of July of each year, a tenant income recertification in substantially the same form as Exhibit "C" attached hereto, providing information as of the 30th of June of that year regarding the Targeted Units, specifying the unit number, the unit size, the name and proof of income of the Targeted Household with respect to the units, the Targeted Household's household size, and the rent charged for such units.

f. Density Increase Program (DIP) Monitoring Fee. There shall be an annual fee of \$128 per Targeted Unit for ongoing compliance and monitoring duties associated with this Agreement (DIP Monitoring Fee). The DIP Monitoring Fee shall be subject to an annual

increase equal to the 12 Months' Percent Change in April of each year as shown by the Consumer Price Index (CPI) for the San Francisco-Oakland-San Jose Metropolitan Statistical Area. The DIP Monitoring Fee for the Targeted Unit shall be first paid by Owner at the Commencement of Term as defined in Section 1(c) of this Agreement and annually thereafter on each anniversary of the Commencement of Term.

g. Effects of Targeted Household Income Fluctuations. If a Targeted Household's income exceeds the income under which it was certified as a Targeted Household, that fact alone shall neither constitute cause for the household's immediate eviction nor be a violation of this Agreement.

If the annual verification of rent and Targeted Household income as required in Section 8(i) of this Agreement reveals that a previously certified low-income household no longer meets the low-income limit defined herein, that household shall be provided a six-month notice of termination. That period may be extended for an additional six-month period by Authority. That household shall have first right of refusal to occupy any non-Targeted Unit which becomes available during both periods.

Owner may, from time to time, select other units within the Project to satisfy the requirements of this Agreement, so long as the overall number of units provided and the other terms of this Agreement are met.

To the extent any of the foregoing provisions of this Section conflict with any applicable Federal, or State laws, then the provisions of this Section shall be deemed amended to the extent necessary to be consistent with such law(s).

h. Maintenance. The Targeted Units shall at all times be maintained in good and habitable condition and in compliance with Federal housing standards as established by HUD.

i. Inspection of Targeted Unit(s). Authority shall have the right to enter upon the Property and to inspect the Targeted Units at any reasonable time upon 48-hours' written notice. Notice shall be given to both Owner and the Targeted Household, and shall include the date, approximate time, and purpose of the entry. Except as otherwise agreed between Authority, Owner, and the Targeted Household, inspections shall be conducted between 8:00 a.m. and 7:00 p.m. on business days.

7. Land Use Restrictions. Except as otherwise set forth in this Agreement, the density of the development on the Property, the maximum height and size of proposed buildings to be constructed on the Property and any provisions for reservations and dedication of land for public purposes shall be as required by the conditions of the City's development approvals for the Project.

8. Events of Default. The occurrence of any of the following events shall be an "Event of Default" by Owner under this Agreement:

a. Compliance. Owner's failure to comply with the requirements of this Agreement, including but not limited to, allowing an ineligible person to occupy a Targeted Unit, failure to complete Targeted Household certifications or recertifications when due, exceeding the maximum rent limits, or Owner's failure to substantially comply with any Federal, State, or local laws, or Authority policies or agreements pertaining to the Targeted Units.

b. Maintenance. Failure to maintain Targeted Units in a good and habitable condition, and in a state of repair in compliance with all Federal, State, and local laws, ordinances, or rules.

c. Performance of Other Obligations. Any other default in performance of any term, provision, condition or covenant by Owner or Owner's agents of any material obligations set forth in this Agreement.

9. Notice of Owner's Default and Opportunity to Cure. Authority will provide notice to Owner of any Event of Default on the part of Owner, which will include a description of the Event of Default. Owner shall take any and all necessary actions to cure such default within thirty (30) days of the date of the notice as set forth therein. If the Event of Default is such that it cannot reasonably be cured within said thirty (30) day period, then Owner shall commence such cure within said thirty (30) day period and thereafter shall diligently pursue such action to completion as necessary to cure such Event of Default.

10. Remedies. If Owner fails to cure or commence to cure any Event of Default within the time frame specified in the notice, or if a cure is not possible, Authority may, in addition to other rights and remedies permitted herein or by applicable law or in equity, proceed with any or all of the following remedies in any order or combination Authority may

choose in its sole and absolute discretion:

a. Bring an action for equitable relief (1) seeking the specific performance by Owner of the terms and conditions of this Agreement; or (2) enjoining, abating, or preventing any violation of said terms and conditions, or (3) seeking declaratory relief;

b. Have access to, inspect, make copies of, and audit all books and records of Owner pertaining to the Targeted Units to the extent permissible under laws and regulations protecting individual confidentiality.

c. For violations of Owner's obligations with respect to maximum rents for the Targeted Units, impose as liquidated damages a charge upon Owner in an amount equal to the actual amount Owner has collected from the Targeted Households in excess of the maximum rent plus all costs, staff time, and attorneys' fees incurred by Authority in enforcement of this Agreement. The parties agree that the sums and formulas designated herein as liquidated damages represent a reasonable approximation of the damages Authority is likely to suffer from violations of the maximum rent limitations imposed under this Agreement. Owner agrees to pay in full any liquidated damages accrued under this Section 10(c) to Authority within ten (10) business days of a written demand by Authority for such payment.

d. In the event that Authority exercises any remedy, then Owner shall pay the cost of Authority's enforcement including any and all staff time and any consultant or attorneys' fees, which costs shall be paid by Owner within ten (10) days from the date of request thereof;

e. Extend the period of time of this Agreement by the period of time of any Event of Default.

f. Pursue any other remedy allowed by law or in equity.

11. Delegation of Authority. Pursuant to City Code Section 20-31.100, the City has delegated to Authority the authority to enter into, administer and enforce this Agreement on the City's behalf. Authority has all rights to enforce this Agreement in accordance with its terms and in accordance with applicable state and local laws.

12. Notices. All notices required or provided for under this Agreement shall be given to the parties, and shall be addressed as follows:

Residences at Taylor Mountain
Density Bonus Housing Agreement
Page 10 of 15

L:\Trust\DIP\Rental Units\Residences at Taylor Mountain (aka Kawana Meadows)\DIP Agreement Residences at Taylor Mountain.docx

Housing Authority: Housing Authority of the City of Santa Rosa
Attn: Executive Director
90 Santa Rosa Avenue
Santa Rosa, CA 95404

Copy to: City Attorney
City of Santa Rosa
100 Santa Rosa Avenue, Room 8
Santa Rosa, CA 95404

Owner: Kawana Meadows Development Corporation
2 Fifer Avenue, Suite 110
Corte Madera, CA 94925

Any of the parties, or their successors or assigns, may change the address by giving notice in writing to the other parties at the addresses above, and thereafter notices shall be addressed and transmitted to the new addresses.

13. Miscellaneous Provisions.

- a. Covenants Running with the Land. The terms, covenants, and conditions of this Agreement shall apply to, and shall bind the heirs, successors, assigns and grantees of both parties and shall be covenants running with the land which is described on Exhibit "A" to this Agreement.
- b. Waiver. The waiver by any party of any breach or violation of any term, covenant or condition of this Agreement, or of any provision, ordinance or law relating to or affecting this Agreement, shall not be deemed to be a waiver in any later instance of the same or any other term, covenant, condition, provision, ordinance, or law.
- c. Severability. The invalidity of any clause, part, or provision of this Agreement shall not affect the validity of the remaining portions thereof. Should any clause, part, or provision of this Agreement be held invalid or unenforceable by a court of competent jurisdiction, the remaining portions of the Agreement shall be enforceable to the fullest extent possible.
- d. Amendments. Except as otherwise provided hereunder, this Agreement may not be amended, changed, modified, altered, or terminated except by a written instrument

executed by the parties hereto or their successors in title, and duly recorded in the real property records of the County of Sonoma, California.

e. No Assignment. Owner shall not transfer any interest in the Property, nor transfer any interest in or duty under this Agreement (whether by assignment or novation) without prior written approval of Authority. Any such transfer or attempted transfer without the written approval of Authority shall be null and void. No party to this Agreement shall, in any way contract on behalf of, or in the name of, the other party to the Agreement, and any attempted violation of the provisions of this sentence shall confer no rights, and shall be void.

14. Signature by Two Corporate Officers. Unless proof of signature authority has otherwise been demonstrated to the satisfaction of Authority, Authority requires, per California Corporations Code Section 313, that all contracts and amendments be signed by two (2) corporate officers. One signature must be from the "operational" category of officers: chairman, president, or vice-president; and one signature must be from the "financial" category of officers: secretary, assistant secretary, chief financial officer, treasurer or assistant treasurer. The title of the officer must be listed under his or her signature.

IN WITNESS WHEREOF, this Agreement has been executed by the parties as of the day and year first above written.

KAWANA MEADOWS DEVELOPMENT CORPORATION
a California Corporation

Date: 2-6-18

Willie Caldwell
By: _____

Date: 2-6-18

Its: William Oswald, Manager/Treasurer

By: Willie Caldwell
By: _____

Its: William Oswald, CEO
Its: _____

HOUSING AUTHORITY OF THE CITY OF SANTA ROSA

Date: 2-20-18

David E. Gouin
By: DAVID E. GOUIN
Its: Executive Director

APPROVED AS TO FORM:

A handwritten signature in black ink, appearing to be 'M. J. ...', written over a horizontal line.

By: _____
General Counsel for the Housing Authority of the City of Santa Rosa

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

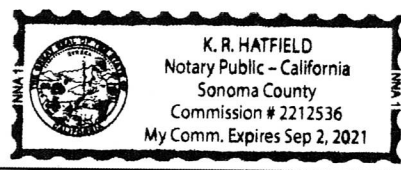
State of California)
County of Sonoma

On February 6, 2018 before me, KR Hatfield, Notary Public
personally appeared William A. Oswald, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is / are subscribed to the within instrument and acknowledged to me that he / she / they executed the same in his/her/their authorized capacity(ies), and that by his / her / their signatures(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal,

Signature [Handwritten Signature] (Seal)



A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

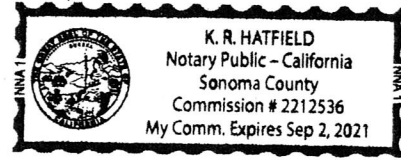
State of California)
County of Sonoma

On February 6, 2018 before me, KR Hatfield, Notary Public
personally appeared William A. Oswald, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is / are subscribed to the within instrument and acknowledged to me that he / she / they executed the same in his/her/their authorized capacity(ies), and that by his / her / their signatures(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal,

Signature [Handwritten Signature] (Seal)



A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

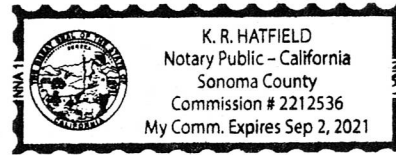
State of California)
County of Sonoma)

On February 20, 2018 before me, KR Hatfield, Notary Public,
personally appeared David E. Gowin, who proved to me on the basis of
satisfactory evidence to be the person(s) whose name(s) is / are subscribed to the within
instrument and acknowledged to me that he / she / they executed the same in his/her/their
authorized capacity(ies), and that by his / her / their signatures(s) on the instrument the
person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

***I certify under PENALTY OF PERJURY under the laws of the State of California that the
foregoing paragraph is true and correct.***

WITNESS my hand and official seal,

Signature  (Seal)



Legal Description
2280 Franz Kafka Avenue

Real property in the City of Santa Rosa, County of Sonoma, State of California,
described as follows.

Parcel One

Lots 1 through 70 as shown upon the filed Map entitled Kawana Meadows Subdivision
Unit 1 filed September 7, 2005, in Book 680 of Maps, Pages 36 through 48, Sonoma
County Records.

Parcel Two

Remainder Parcel as shown upon the filed Map entitled Kawana Meadows Subdivision
Unit 1 filed September 7, 2005, in Book 680 of Maps, Pages 36 through 48, Sonoma
County Records.

APN 044-480-001 through 044-460-071

Concessions

As approved via Planning Commission Resolution No.11853 concessions for the Project include a 15' front setback for proposed Lots 2A and 4A as shown on the attached Residences at Taylor Mountain Lot 2A Diagram (Page 2 of 4) and the attached Residences at Taylor Mountain Lot 4A Diagram (Page 3 of 4) where a 20' front setback is required by the Hillside Development Ordinance and a 5' interior side yard setback for Lot 1 on the attached Residences at Taylor Mountain Lot 1 Diagram (Page 4 of 4) where a 10' setback is required.

LANDS OF CSR
APN 044-051-046

LANDS OF STROEBEL
APN 044-051-025

S89°47'28"W 192.23'

FRANZ KAFKA AVE

L=99.79'
R=330.00'
Δ=17°19'35"

S00°22'39"W 176.86'

N00°24'49"E 293.30'

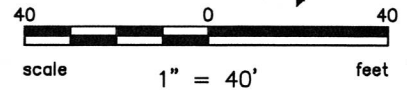
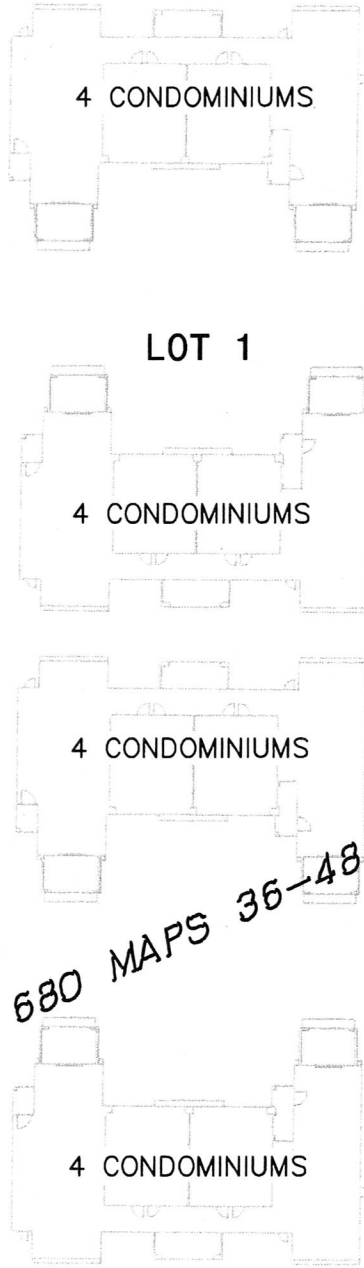
LANDS OF ANGELL
APN 044-051-027

680 MAPS 36-48

24.50'
S44°45'20"E

S89°53'20"E 96.70'

RAPHAEL ST



Plot Apr 26, 2017 at 9:15pm

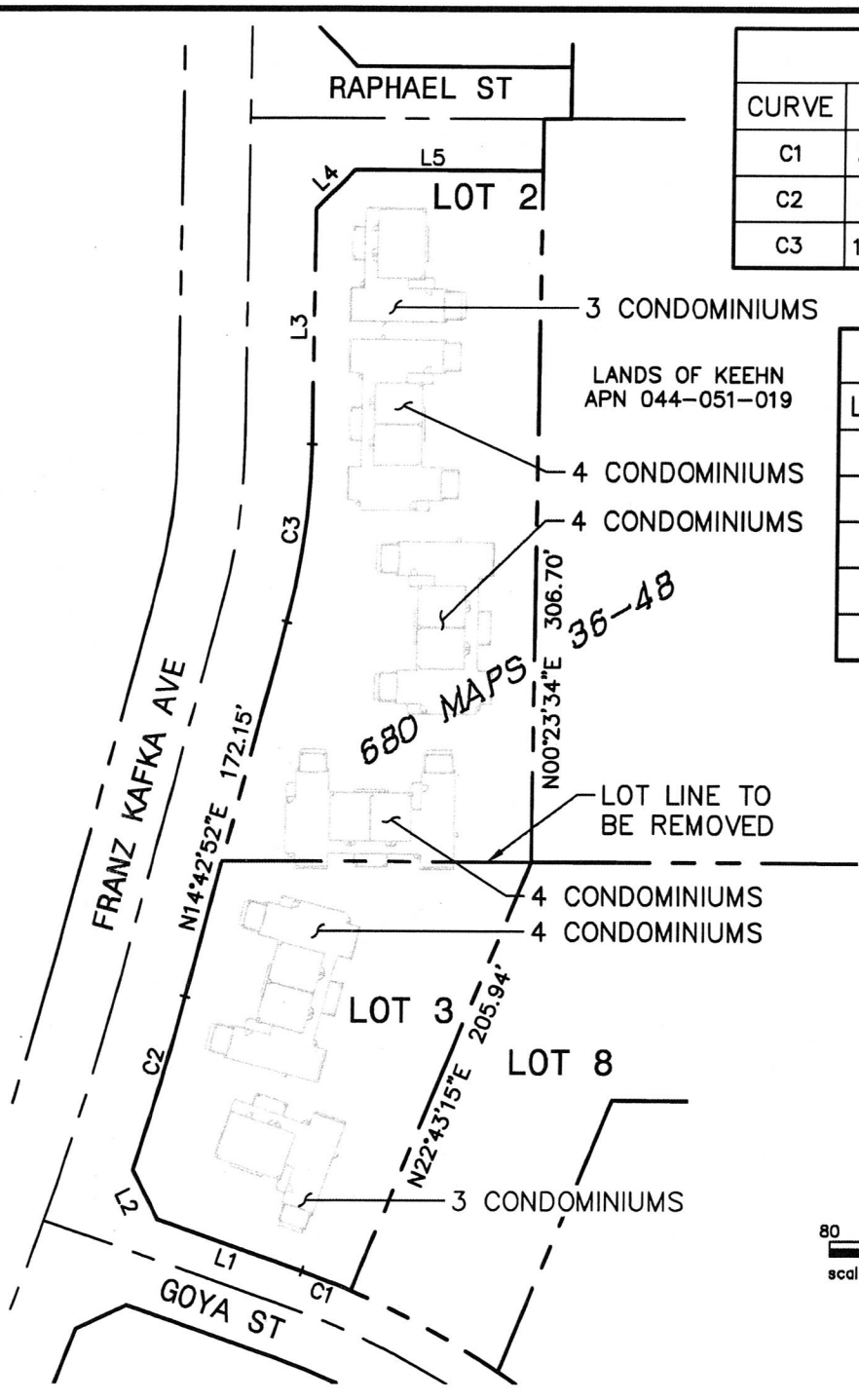


200 4TH ST, STE. 300
SANTA ROSA, CA 95401
PH: 707-583-8500
FAX: 707-583-8539

Subject RESIDENCES AT TAYLOR MOUNTAIN
LOT 1
Job No. 159127
By AEG Date APR 2017 Chkd. JAK
SHEET 1 OF 1

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C1	3°27'52"	392.00'	23.70'
C2	3°12'17"	1430.00'	79.98'
C3	14°20'13"	318.00'	79.57'

LINE TABLE		
LINE	DIRECTION	LENGTH
L1	S70°42'52"E	68.54'
L2	S26°26'53"E	24.50'
L3	S00°22'39"W	104.56'
L4	S45°14'40"W	24.50'
L5	S89°53'20"E	84.68'

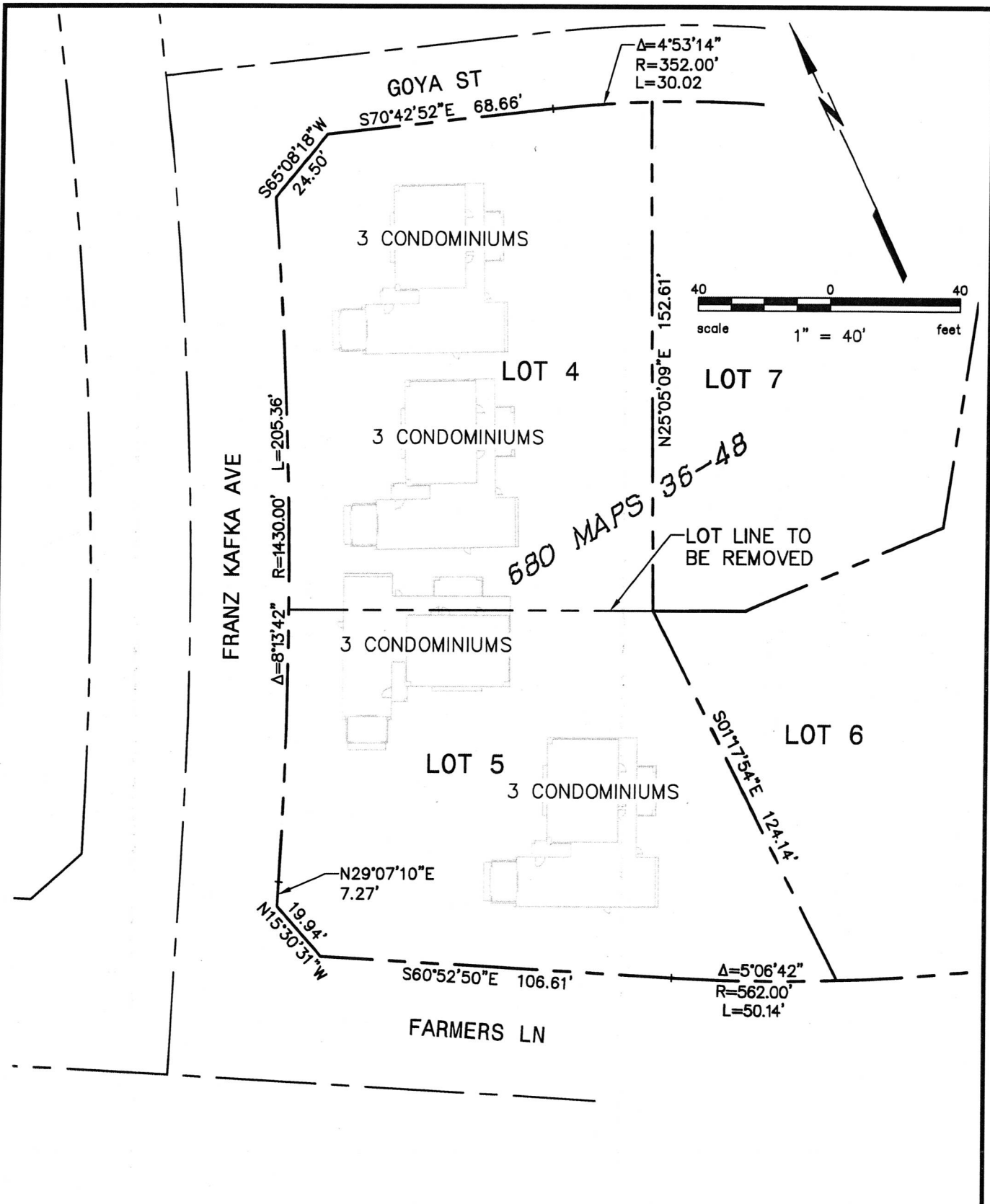


Plot Apr 26, 2017 at 9:14pm



200 4TH ST, STE. 300
 SANTA ROSA, CA 95401
 PH: 707-583-8500
 FAX: 707-583-8539

Subject RESIDENCES AT TAYLOR MOUNTAIN
LOT 2A (LOT 2 & LOT 3)
 Job No. 159127
 By AEG Date APR 2017 Chkd. JAK
 SHEET 1 OF 1



Plot Apr 26, 2017 at 9:11pm



200 4TH ST, STE. 300
 SANTA ROSA, CA 95401
 PH: 707-583-8500
 FAX: 707-583-8539

Subject RESIDENCES AT TAYLOR MOUNTAIN
LOT 4A (LOT 4 & LOT 5)
 Job No. 159127
 By AEG Date APR 2017 Chkd. JAK
 SHEET 1 OF 1



**Housing Authority of the City of Santa Rosa
Homeownership Program**

INCOME CERTIFICATION FORM

An income certification is required as one of the stipulations of purchasing an affordable home contracted under the Housing Authority. In order to ensure compliance, please fill out the following and return it with **proof of income and assets** to the responsible agent.

NAME OF APPLICANT(S): _____

PRESENT HOME ADDRESS: _____

Home Phone: _____

Work Phone: _____

Cell Phone: _____

E-mail Address: _____

Names of Members of Household	Relationship to Head of Household	Date of Birth	Employer or Other Source of Income	Annual Gross Income*
	Head			\$
				\$
				\$
				\$
				\$
				\$
Anticipated gross income of all adults during the next 12-month period:				\$ _____

*Annual Gross Income includes:

- 1) all wages and salaries, overtime, commissions and bonuses **BEFORE** payroll deductions;
- 2) full amount of periodic payment(s) received from Social Security, annuities, insurance policies, retirement funds, pensions, disability or death benefits, alimony, child support and regular contributions/gifts;
- 3) payments in lieu of earnings.

Total value of all assets (excluding personal property):.....\$ _____

Income expected from assets during next 12-month period: (Interest, dividends, etc.)..... \$ _____

TOTAL OF ALL INCOME DURING NEXT 12-MONTH PERIOD:..... \$ _____

TO BE CERTIFIED YOU MUST ATTACH PROOF OF INCOME

The undersigned certifies that all of the above information is a full disclosure of all income and is true and correct.

Date

(Applicant's Signature)

Date

(Applicant's Signature)

Exhibit D

DENSITY BONUS HOUSING AGREEMENT
NOTICE OF TERM COMMENCEMENT

ADDRESS OF PROJECT
APNs 044-480-001 through 044-460-071

Notice is hereby given that the term of the affordability restrictions as set forth in the Density Bonus Housing Agreement ("Agreement") dated _____ and recorded on _____ as document number _____ in the Official Records of Sonoma County, commences on _____ which is the date that the Targeted Unit in the Agreement was ready for occupancy by a Targeted Household certified by the Housing Authority of the City of Santa Rosa. The base term of the Agreement, as described in Section 6(h) of the Agreement, and which is subject to other provisions of the restrictions, is for a period of fifty-five (55) years from the commencement date set forth herein.

OWNER:

Kawana Meadows Development Corporation
A California Corporation

Date: _____

By: _____
Its: _____

Date: _____

By: _____
Its: _____

HOUSING AUTHORITY OF THE CITY OF SANTA ROSA

Date: _____

By: _____
By: DAVID E. GOUIN
Its: Executive Director

APPROVED AS TO FORM

By: _____
General Counsel for the Housing Authority of the City of Santa Rosa

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
County of Sonoma)

On _____ before me, _____

personally appeared _____, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is / are subscribed to the within instrument and acknowledged to me that he / she / they executed the same in his/her/their authorized capacity(ies), and that by his / her / their signatures(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal,

Signature _____ (Seal)

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
County of Sonoma)

On _____ before me, _____

personally appeared _____, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is / are subscribed to the within instrument and acknowledged to me that he / she / they executed the same in his/her/their authorized capacity(ies), and that by his / her / their signatures(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal,

Signature _____ (Seal)

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
County of Sonoma)

On _____ before me, _____

personally appeared _____, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is / are subscribed to the within instrument and acknowledged to me that he / she / they executed the same in his/her/their authorized capacity(ies), and that by his / her / their signatures(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal,

Signature _____ (Seal)



INCOME GUIDELINES

Effective June 1, 2017

Household Size	Extremely Low 30% of Median	Very Low 50% of Median	60% of Median	Low 80% of Median	Median 100% of Median	Moderate 120% of Median
1 Person	\$18,550 /Year \$1,546 /Month	\$30,850 /Year \$2,571 /Month	\$37,020 /Year \$3,085 /Month	\$49,350 /Year \$4,113 /Month	\$58,700 /Year \$4,892 /Month	\$70,400 /Year \$5,867 /Month
2 Persons	\$21,200 /Year \$1,767 /Month	\$35,250 /Year \$2,938 /Month	\$42,300 /Year \$3,525 /Month	\$56,400 /Year \$4,700 /Month	\$67,100 /Year \$5,592 /Month	\$80,500 /Year \$6,708 /Month
3 Persons	\$23,850 /Year \$1,988 /Month	\$39,650 /Year \$3,304 /Month	\$47,580 /Year \$3,965 /Month	\$63,450 /Year \$5,288 /Month	\$75,500 /Year \$6,292 /Month	\$90,600 /Year \$7,550 /Month
4 Persons	\$26,450 /Year \$2,204 /Month	\$44,050 /Year \$3,671 /Month	\$52,860 /Year \$4,405 /Month	\$70,500 /Year \$5,875 /Month	\$83,900 /Year \$6,992 /Month	\$100,700 /Year \$8,392 /Month
5 Persons	\$28,780 /Year \$2,398 /Month	\$47,600 /Year \$3,967 /Month	\$57,120 /Year \$4,760 /Month	\$76,150 /Year \$6,346 /Month	\$90,600 /Year \$7,550 /Month	\$108,700 /Year \$9,058 /Month
6 Persons	\$32,960 /Year \$2,747 /Month	\$51,100 /Year \$4,258 /Month	\$61,320 /Year \$5,110 /Month	\$81,800 /Year \$6,817 /Month	\$97,300 /Year \$8,108 /Month	\$116,800 /Year \$9,733 /Month
7 Persons	\$37,140 /Year \$3,095 /Month	\$54,650 /Year \$4,554 /Month	\$65,580 /Year \$5,465 /Month	\$87,450 /Year \$7,288 /Month	\$104,000 /Year \$8,667 /Month	\$124,800 /Year \$10,400 /Month
8 Persons	\$41,320 /Year \$3,443 /Month	\$58,150 /Year \$4,846 /Month	\$69,780 /Year \$5,815 /Month	\$93,100 /Year \$7,758 /Month	\$110,700 /Year \$9,225 /Month	\$132,800 /Year \$11,067 /Month

These are the City of Santa Rosa's standard Income Guidelines based on United States Department of Housing and Urban Development (HUD) FY2017 Income Limits.
Some projects may be subject to alternate income limits.

For more information, please contact Housing Trust Staff at 707-543-3300.

CITY OF SANTA ROSA
Housing and Community Services
90 Santa Rosa Avenue, Santa Rosa, California 95404
Telephone: 707-543-3300 • Fax: 707-543-3317 • TDD: 707-543-3318 • Web Address: srcity.org

**Allowances for Tenant Furnished
Utilities and other Services**

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing

Locality: City of Santa Rosa Housing and Community Services, CA		Unit Type: Apartment/Row House/Townhouse				Date (12/01/2016)	
Utility or Service		Monthly Dollar Allowances					
		0 BR	1 BR	2 BR	3 BR	4 BR	5 BR
Heating	a. Natural Gas	\$10.00	\$11.00	\$14.00	\$16.00	\$18.00	\$20.00
	b. Bottle Gas/Propane						
	c. Electric	\$12.00	\$14.00	\$18.00	\$21.00	\$25.00	\$29.00
	d. Electric Heat Pump	\$5.00	\$6.00	\$7.00	\$9.00	\$10.00	\$12.00
	e. Oil / Other						
Cooking	a. Natural Gas	\$4.00	\$4.00	\$5.00	\$7.00	\$8.00	\$9.00
	b. Bottle Gas/Propane						
	c. Electric	\$7.00	\$8.00	\$10.00	\$11.00	\$13.00	\$15.00
Other Electric (incl Climate Credit)		\$18.00	\$21.00	\$30.00	\$39.00	\$49.00	\$59.00
Air Conditioning							
Water Heating	a. Natural Gas	\$9.00	\$10.00	\$15.00	\$18.00	\$21.00	\$24.00
	b. Bottle Gas/Propane						
	c. Electric	\$14.00	\$16.00	\$23.00	\$29.00	\$34.00	\$37.00
	d. Oil / Other						
Water		\$21.00	\$26.00	\$33.00	\$42.00	\$50.00	\$64.00
Sewer		\$41.00	\$55.00	\$72.00	\$93.00	\$112.00	\$147.00
Trash Collection		\$26.00	\$26.00	\$26.00	\$26.00	\$26.00	\$26.00
Range / Microwave Tenant-supplied		\$12.00	\$12.00	\$12.00	\$12.00	\$12.00	\$12.00
Refrigerator Tenant-supplied		\$13.00	\$13.00	\$13.00	\$13.00	\$13.00	\$13.00
Other--specify:							

Actual Family Allowances

To be used by the family to compute allowance. Complete below for the actual unit rented.

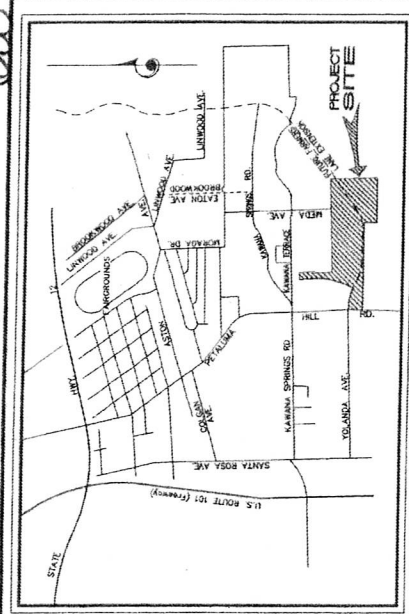
Name of Family	Utility or Service	per month cost
	Heating	\$
Address of Unit	Cooking	\$
	Other Electric	\$
	Air Conditioning	\$
	Water Heating	\$
	Water	\$
	Sewer	\$
	Trash Collection	\$
	Range / Microwave	\$
	Refrigerator	\$
	Other	\$
Number of Bedrooms	Other	\$
	Total	\$



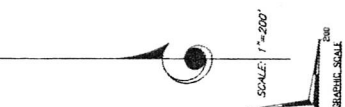
The Nelrod Company 10/2016 Update

OMB Approval No. 2577-0169
(exp. 09/30/2017)
form HUD-52667 (09/14)
ref. Handbook 7420.8

680
37



LOCATION MAP AND SCALE



NOTICE SEE SHEET 12 AND 13 FOR LOCAL AGENCY REQUIRED INFORMATION

SHEET NO. 9 KAWANA MEADOWS SUBDIVISION UNIT 1

(KEY AND LOCATION MAP SHEET)

BEING A SUBDIVISION OF THE LANDS OF CLEMENT C. CARNALLI AND ANN MARIE CARNALLI AS BEING A SUBDIVISION OF THE LANDS OF CLEMENT C. CARNALLI AND ANN MARIE CARNALLI AS RECORDED IN BOOK 527 OF MAPS, PAGES 31 AND 32, AND LYING WITHIN SECTION 36, T7N, R6W, M.D.B. & M., AND THE RANCHO LLANO DE SANTA ROSA.

CITY OF SANTA ROSA

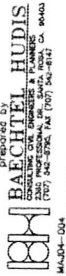
STATE OF CALIFORNIA
APN 044-051-051 & 044-190-028

APRIL 2005

70 LOTS
REMAINDER PARCEL

COUNTY OF SONOMA

41.50 ACRES



Prepared by:
BAICHTEL HUDIS
2242 WOODLAND, SUITE 200, SANTA ROSA, CA 95403
(707) 546-8281 FAX (707) 546-8142

TENTATIVE MAP FILE NO.: MARCH 004

SHEET 2 OF 13

CITY OF SANTA ROSA

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- LEGEND:**
- ⊙ SANTA ROSA COORDINATE SYSTEM
 - ⊙ SET 3" BRASS DISK IN STANDARD MONUMENT WELL
 - ⊙ STAMPED "C.L.C. 20180 - CITY DIST. 280 & 281
 - ⊙ TANGENT "C" BRASS DISK IN MONUMENT WELL
 - ⊙ SET 1/2" IRON PIPE TAPPED R.C.L.C. 20180
 - ⊙ IRON PIPE (IP) FOUND SIZE & TAGGED AS SHOWN
 - ⊙ NOT TAGGED
 - ⊙ DELTA
 - ⊙ RADIUS
 - ⊙ LENGTH
 - ⊙ SUBDIVISION BOUNDARY
 - ⊙ LAST LOT NUMBER

NOTE:
ALL DISTANCES ARE MEASURED IN FEET AND DECIMALS THEREOF UNLESS OTHERWISE NOTED. ALL DISTANCES SHOWN ARE MEASURED.

OWNERS REFERENCE
 (A) T000 - DOC. NO. 2003250189
 (B) CITY OF SANTA ROSA - DOC. NO. 91060397
 (C) CITY OF SANTA ROSA - DOC. NO. 1998-0064635

REFERENCE DATA

- R1 - RECORD OF SURVEY, RECORDED IN BOOK 557 OF MAPS, AT PAGE 35
- R2 - FINAL DECREE OF DISTRIBUTION ESTATES OF RALPH J. CUNNINGHAM DN 1984-004974
- R3 - OFFER OF DEDICATION TO CITY OF SANTA, DN 2000-137825
- R4 - OFFER OF DEDICATION TO CITY OF SANTA, DN 2000-137826

NOTICE SEE SHEET 12 AND 13 FOR LOCAL AGENCY REQUIRED INFORMATION

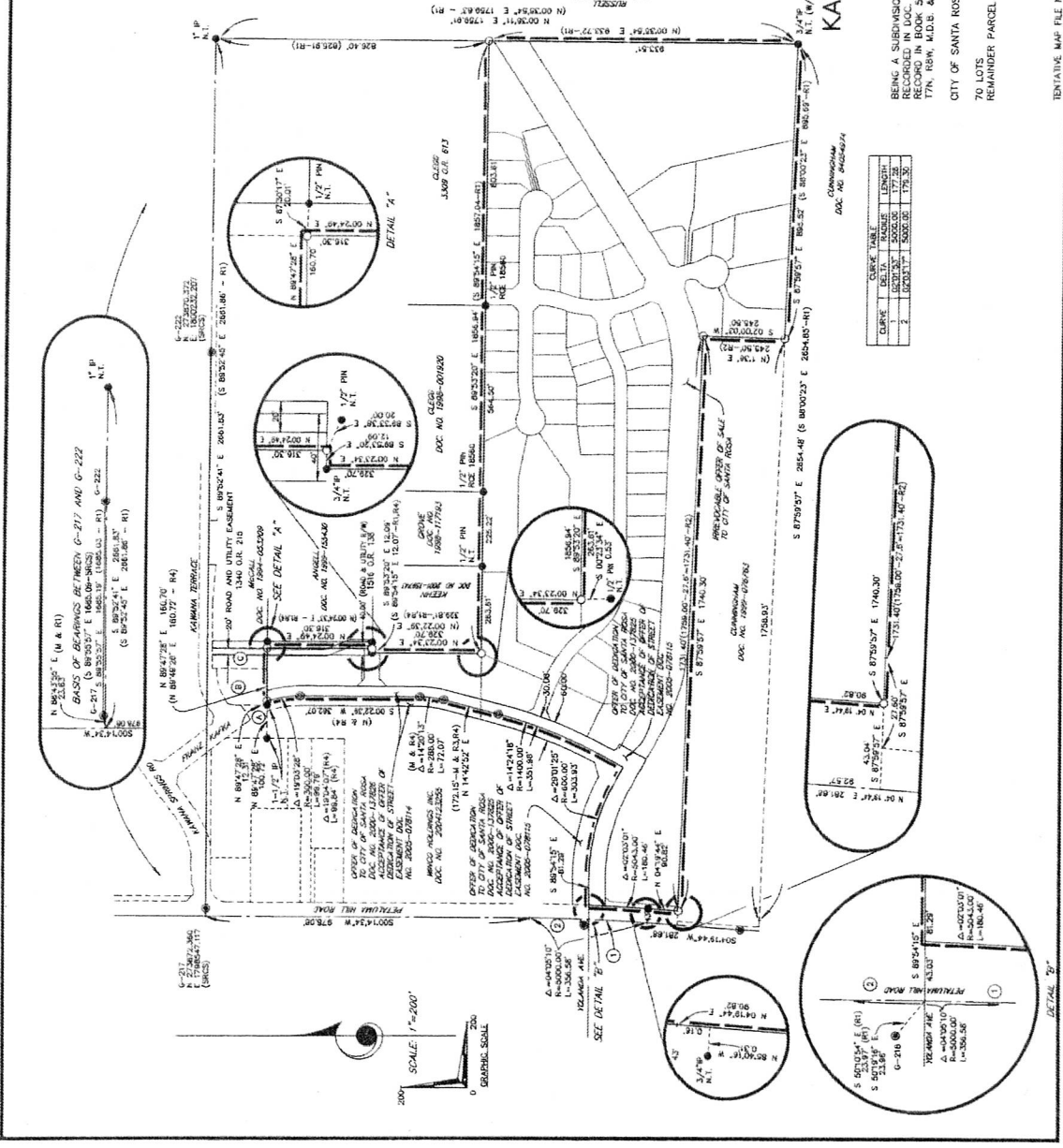
KAWANA MEADOWS SUBDIVISION UNIT 1 (BOUNDARY SHEET)

BEING A SUBDIVISION OF THE LANDS OF CLEMENT C. CARINALLI AND ANN MARIE CARINALLI AS RECORDED IN DOC. NO. 2004-142591 S.C.R. AND ALSO SHOWN ON RECORD OF SURVEY FILED FOR RECORD IN BOOK 557 OF MAPS AT PAGES 34 AND 35, S.C.R. AND LYING WITHIN SECTION 36, T17N, R8W, M.D.S. 4 & M, AND THE RANGING LLANO DE SANTA ROSA.

CITY OF SANTA ROSA
 70 LOTS
 REMAINDER PARCEL
 STATE OF CALIFORNIA
 APN 044-001-001 & 044-180-028
 APRIL 2005
 41.50 ACRES
 COUNTY OF SONOMA



TENTATIVE MAP FILE NO.: MA04-004 SHEET 3 OF 13

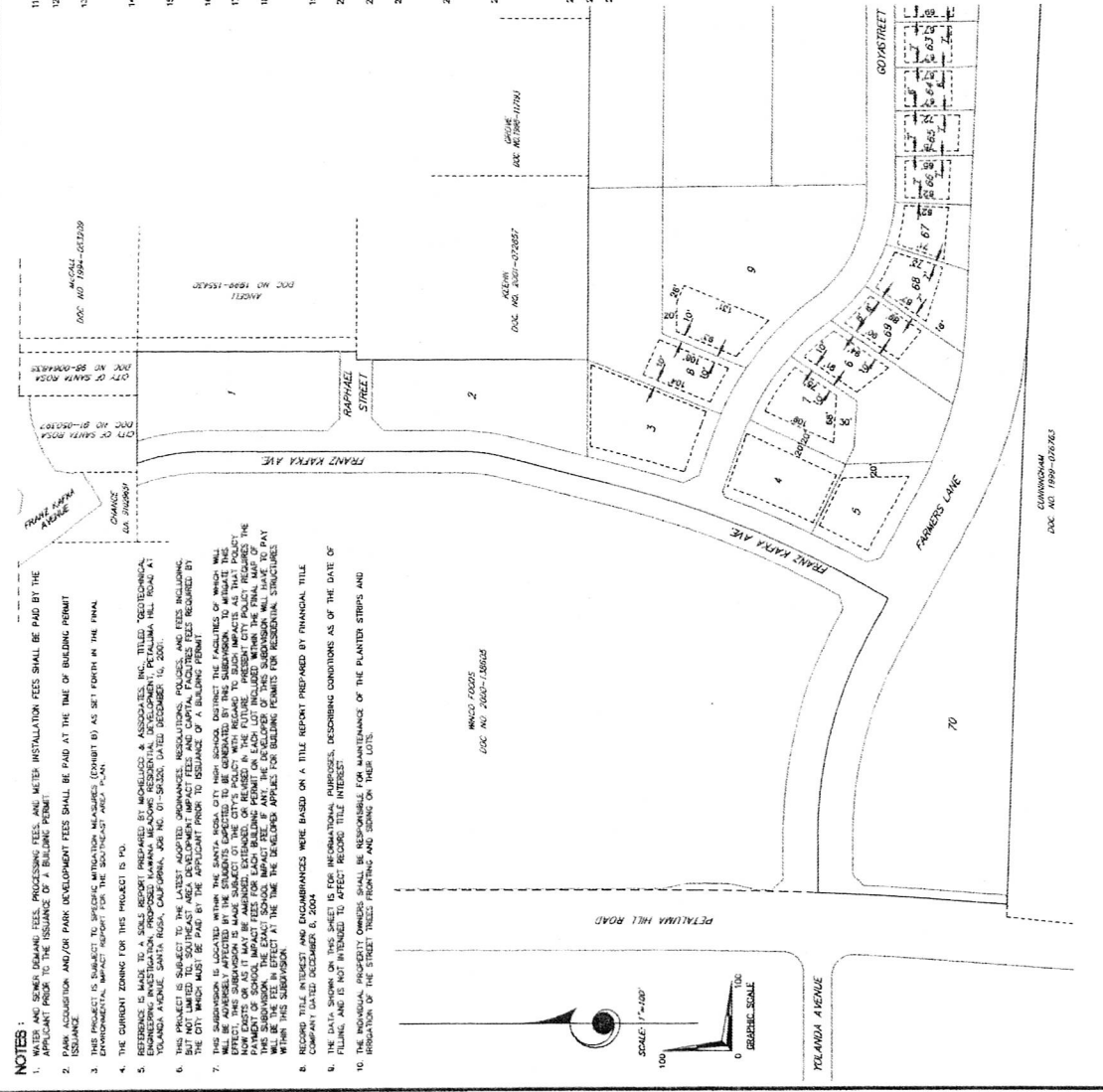


CURVE	CHORD BEARING	CHORD LENGTH	RADIUS	ANGLE
1	S 89°25'41" E	177.36	5000.00	177.36
2	S 89°25'41" E	179.30	5000.00	179.30

Exhibit G - Kawana Meadows Subdivision Map
 Page 2 of 4

680 47

11. BUILDING ENVELOPES SHOWN HEREON SHALL BE CONSIDERED AS BUILDING SETBACK LINES.
12. THE BUILDING SETBACK LINE SHALL BE MEASURED FROM THE BACK OF SIDEWALK OR PROPERTY LINE, WHICHEVER IS GREATER.
13. OWNERS OF LOTS 6 THROUGH 9, AND LOTS 16 THROUGH 20, WHO QUALIFY FOR DEVELOPMENT UNDER THE CITY ZONING ORDINANCES, SHALL BE REQUIRED TO PROVIDE A DETECTOR SYSTEM TO MONITOR WATER SYSTEM PRESSURE. THE CITY ENGINEER SHALL REVIEW THE DETECTOR SYSTEM BEFORE ANY CONSTRUCTION BEGINS. THE CITY ENGINEER SHALL BE REQUIRED TO CHECK BACK FLOW DEVICES BECOMES AVAILABLE. THESE LOTS ARE REQUIRED TO HAVE DETECTOR CHECK BACK FLOW DEVICES.
14. PRIVATE SEWER PUMPS SHALL BE REQUIRED ON LOTS 4, 7, 16 THROUGH 21, 31, 51 AND 52 LOTS THAT REQUIRE WATER SERVICE. PRIVATE SEWER PUMPS SHALL HAVE REDUCED PRESSURE BACK FLOW PROTECTION ON THE WATER SERVICE.
15. LOTS 15 THROUGH 21, 23, 25, 26, 28, 29, 31 THROUGH 34, 36, 37, 39, 40, 43, 45, 46, 48, 49, 50, 51, 53, 54, 56, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000.
16. REAR BUILDING SETBACK - 15'
17. SIDE BUILDING SETBACK - 5'
18. FRONT BUILDING SETBACK - 15'
19. ALL STRUCTURAL DRAINAGE ON LOTS 22 & 23 SHALL BE DIRECTED TO ZUBIRAHAN COURT.
20. THE DRAINAGE LINE SHALL BE A BUILDING SETBACK LINE.
21. THE APPROACH FOR MITIGATING IMPACTS TO THE AERODROME SITE ON LOTS 40 THROUGH 50 SHALL BE AVOIDANCE AND MINIMIZATION OF IMPACTS TO THE AERODROME SITE. THE APPROACH FOR MITIGATING IMPACTS TO THE AERODROME SITE AT THE BECKETT OF ALBA CARRIZO INTERSECTION, SANTA ROSA, SONOMA COUNTY, CALIFORNIA, SHALL BE AVOIDANCE AND MINIMIZATION OF IMPACTS TO THE AERODROME SITE. THE APPROACH FOR MITIGATING IMPACTS TO THE AERODROME SITE AT THE BECKETT OF ALBA CARRIZO INTERSECTION, SANTA ROSA, SONOMA COUNTY, CALIFORNIA, SHALL BE AVOIDANCE AND MINIMIZATION OF IMPACTS TO THE AERODROME SITE.
22. UNLESS OTHERWISE SHOWN HEREON THE FOLLOWING BUILDING SETBACK LINES SHALL APPLY:
 - FRONT BUILDING SETBACK - 15'
 - REAR BUILDING SETBACK - 15'
 - SIDE BUILDING SETBACK - 5'
23. THE APPROACH FOR MITIGATING IMPACTS TO THE AERODROME SITE ON LOTS 40 THROUGH 50 SHALL BE AVOIDANCE AND MINIMIZATION OF IMPACTS TO THE AERODROME SITE. THE APPROACH FOR MITIGATING IMPACTS TO THE AERODROME SITE AT THE BECKETT OF ALBA CARRIZO INTERSECTION, SANTA ROSA, SONOMA COUNTY, CALIFORNIA, SHALL BE AVOIDANCE AND MINIMIZATION OF IMPACTS TO THE AERODROME SITE. THE APPROACH FOR MITIGATING IMPACTS TO THE AERODROME SITE AT THE BECKETT OF ALBA CARRIZO INTERSECTION, SANTA ROSA, SONOMA COUNTY, CALIFORNIA, SHALL BE AVOIDANCE AND MINIMIZATION OF IMPACTS TO THE AERODROME SITE.
24. UNLESS OTHERWISE SHOWN HEREON THE FOLLOWING BUILDING SETBACK LINES SHALL APPLY:
 - FRONT BUILDING SETBACK - 15'
 - REAR BUILDING SETBACK - 15'
 - SIDE BUILDING SETBACK - 5'
25. ALL STRUCTURAL DRAINAGE ON LOTS 22 & 23 SHALL BE DIRECTED TO ZUBIRAHAN COURT.
26. THE DRAINAGE LINE SHALL BE A BUILDING SETBACK LINE.
27. THE APPROACH FOR MITIGATING IMPACTS TO THE AERODROME SITE ON LOTS 40 THROUGH 50 SHALL BE AVOIDANCE AND MINIMIZATION OF IMPACTS TO THE AERODROME SITE. THE APPROACH FOR MITIGATING IMPACTS TO THE AERODROME SITE AT THE BECKETT OF ALBA CARRIZO INTERSECTION, SANTA ROSA, SONOMA COUNTY, CALIFORNIA, SHALL BE AVOIDANCE AND MINIMIZATION OF IMPACTS TO THE AERODROME SITE. THE APPROACH FOR MITIGATING IMPACTS TO THE AERODROME SITE AT THE BECKETT OF ALBA CARRIZO INTERSECTION, SANTA ROSA, SONOMA COUNTY, CALIFORNIA, SHALL BE AVOIDANCE AND MINIMIZATION OF IMPACTS TO THE AERODROME SITE.



NOTES:

1. WATER AND SEWER DEMAND FEES, PROCESSING FEES, AND METER INSTALLATION FEES SHALL BE PAID BY THE APPLICANT PRIOR TO THE ISSUANCE OF A BUILDING PERMIT.
2. PARK ACQUISITION AND/OR PARK DEVELOPMENT FEES SHALL BE PAID AT THE TIME OF BUILDING PERMIT ISSUANCE.
3. IMPROVEMENTS TO BE SUBJECT TO SEWER IMPROVEMENT MEASURES (SUBMIT B) AS SET FORTH IN THE FINAL ENVIRONMENTAL IMPACT REPORT FOR THE BOWLING GREEN AREA PLAN.
4. THE CURRENT ZONING FOR THIS PROJECT IS PD.
5. THIS PROJECT IS SUBJECT TO THE LATEST ADOPTED ORDINANCES, RESOLUTIONS, POLICIES, AND FEES INCLUDING THE YOLANDA AERODROME SANTA ROSA, CALIFORNIA, JOB NO. 01-58230, DATED DECEMBER 10, 2001.
6. THIS PROJECT IS SUBJECT TO THE LATEST ADOPTED ORDINANCES, RESOLUTIONS, POLICIES, AND FEES INCLUDING THE YOLANDA AERODROME SANTA ROSA, CALIFORNIA, JOB NO. 01-58230, DATED DECEMBER 10, 2001.
7. THIS SUBDIVISION IS LOCATED WITHIN THE SANTA ROSA CITY HIGH SCHOOL DISTRICT THE FACILITIES OF WHICH WILL BE IMPROVED BY THE STATEMENTS EXPECTED TO BE GENERATED BY THIS SUBDIVISION. TO MITIGATE THE IMPACTS OF THIS PROJECT TO THE SANTA ROSA CITY HIGH SCHOOL DISTRICT, THE APPLICANT SHALL PROVIDE FOR THE IMPROVEMENT OF SCHOOL FACILITIES FOR EACH OF THE LOTS TO BE DEVELOPED WITHIN THE SUBDIVISION. THE IMPROVEMENTS SHALL BE THE RESPONSIBILITY OF THE DEVELOPER AND SHALL BE PAID BY THE APPLICANT PRIOR TO THE ISSUANCE OF A BUILDING PERMIT.
8. RECORD TITLE INTEREST AND DOCUMENTS WERE BASED ON A TITLE REPORT PREPARED BY FINANCIAL TITLE COMPANY, SANTA ROSA, CALIFORNIA, JOB NO. 2005-128903.
9. THE CITY ENGINEER HAS REVIEWED THIS SHEET FOR INFORMATIONAL PURPOSES. RECORDING CONDITIONS AS OF THE DATE OF FILING, AND IS NOT INTENDED TO AFFECT RECORD TITLE INTEREST.
10. THE INDIVIDUAL PROPERTY OWNERS SHALL BE RESPONSIBLE FOR MAINTENANCE OF THE PLANTED STRIPS AND IRRIGATION OF THE STREET TREES FRONTING AND SITING ON THEIR LOTS.

NOTICE: THIS SHEET IS FOR LOCAL AGENCY REQUIRED INFORMATION

KAWANA MEADOWS SUBDIVISION UNIT 1

(LOCAL AGENCY REQUIRED INFORMATION SHEET)

BEING A SUBDIVISION OF THE LANDS OF CLEMENT C. CARRIZO AND ANN MARIE CARRIZO AS SHOWN ON THE MAPS AND SURVEY RECORDS FILED FOR RECORD IN BOOK 557 OF MAPS, 34 AND 35 S.E. 1/4, AND 35 S.E. 1/4, AND LOTS WITHIN SECTION 35, T7N, R9W, M.E.B. & M., AND THE RANCHO LLANO DE SANTA ROSA, COUNTY OF SONOMA

CITY OF SANTA ROSA STATE OF CALIFORNIA APRN 044-051-051 & 044-180-028 APRIL 2005

70 LOTS REMAINDER PARCEL

41.50 ACRES

DESIGNED BY BAECHTEL HUDIS CONSULTING CIVIL ENGINEERS & PLANNERS 1007 PROFESSIONAL CENTER, SANTA ROSA, CA 95403 (707) 546-0976 FAX (707) 546-0974

TENTATIVE MAP FILE NO.: M1450-004

SHEET 12 OF 13

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6. RECORD TITLE INTEREST AND ENCUMBRANCES WERE BASED ON A TITLE REPORT PREPARED BY FINANCIAL TITLE COMPANY DATED DECEMBER 8, 2004.
9. THE DATA SHOWN ON THIS SHEET IS FOR INFORMATIONAL PURPOSES, DESCRIBING CONDITIONS AS OF THE DATE OF FILING, AND IS NOT INTENDED TO BE A GUARANTEE OF THE ACCURACY OF THE INFORMATION.
10. INSTALLATION OF THE STREET TRUNKS, MAINS AND SIDEWALKS SHALL BE THE RESPONSIBILITY OF THE PLANTER STRIPS AND BUILDING ENVELOPES SHOWN HEREON SHALL BE CONSIDERED AS BILLING SETBACK LINES.
11. BUILDING ENVELOPES SHOWN HEREON SHALL BE MEASURED FROM THE BACK OF SIDEWALK OR PROPERTY LINE, WHICHEVER IS GREATER.
12. COVERED PATIONS THROUGH 8' IS PERMITTED ON LOTS 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100.
13. PRIVATE SEWER PUMPS SHALL BE REQUIRED ON LOTS 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100.
14. PRIVATE SEWER PUMPS SHALL BE REQUIRED ON LOTS 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100.
15. LOTS 15 THROUGH 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100.
16. NO OCCUPANCY SHALL BE ALLOWED TO MORE THAN ONE OF THE DEVELOPMENTS NOT ALLOCATED UNITS FOR EACH REQUIRED ALLOCATED UNIT THAT IS CONSTRUCTED AND IS AVAILABLE FOR OCCUPANCY.
17. NO TREES MAY BE WITHIN 10 FEET OF THE SEWER MAINS (INCLUDING THE ISLANDS NEAR THE SEWER MAIN).
18. NO SURFACE STRUCTURE, INCLUDING BUT NOT LIMITED TO ROOF EAVES, DECKS OR POOLS MAY ENROACH INTO ANY SIDEWALK OR DRIVEWAY. ANY SUCH ENROACHMENT SHALL BE REMOVED AT THE OWNERS RISK AND THE DIRECTOR OF UTILITIES.
19. FUTURE SUBDIVISION LOT OWNERS ARE HEREBY INFORMED THAT CITY ACCESS AND FIRE PROTECTION IMPROVEMENTS REQUIREMENTS SHALL BE SATISFIED PRIOR TO THE ISSUANCE OF A BUILDING PERMIT.
20. LOTS 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100.
21. THESE LOTS SHALL BE SUBJECT TO THE REPLACEMENT OF LANDSCAPING AND SLOPES IN PUBLIC SEWER MAIN AND STORM DRAIN EASMENTS.
22. THERE IS A CREDIT FOR ONE SINGLE FAMILY INCLUDING SEWER CONNECTION WITH THE PROJECT ASSIGNED PARCEL NUMBER 044-160-008 (PREVIOUSLY 044-001-007) HAS AND SEWER CONNECTION FEES WITH THE KAWANA-MEADOWS MAIN AND STORM DRAIN EASMENTS.
23. DEMAND FEES, PROCESSING FEES AND METER FEES FOR FUTURE COMMERCIAL USES ARE TO BE DETERMINED AFTER REVIEW OF BUILDING PLANS. SUBMIT DETAILS OF PLUMBING FIXTURES INCLUDING THE AMOUNT OF FIXTURES AND USES (WALL SINKS, SINKS, TUBS, ETC.) TO UTILITIES ENGINEERING FOR REVIEW. THE TYPE OF COMMERCIAL USES WILL BE DETERMINED BY THE CITY ENGINEER.
24. UNLESS OTHERWISE SHOWN HEREON, THE FOLLOWING BUILDING SETBACK LINES SHALL APPLY:
 FRONT BUILDING SETBACK - 15'
 SIDE BUILDING SETBACK - 5'
 REAR BUILDING SETBACK - 5'
25. ALL STRUCTURAL DRAINAGE ON LOTS 22 & 23 SHALL BE DIRECTED TO ZURBARAN COURT.
26. THE DRAIN SETBACK LINE SHALL BE A BUILDING SETBACK LINE.
27. THE APPLICANT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY ENGINEER AND THE COUNTY ENGINEER. THE APPLICANT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY ENGINEER AND THE COUNTY ENGINEER.

KAWANA MEADOWS SUBDIVISION
UNIT 1

(LOCAL AGENCY REQUIRED INFORMATION SHEET)

BEING A SUBDIVISION OF THE LANDS OF GLENN C. CARNAVALI AND ANN MARIE CARNAVALI AS RECORDED IN DOC. NO. 2004142597 S.G.R. AND ALSO SHOWN ON RECORD OF SURVEY FILED FOR RECORD IN BOOK 557 OF MAPS AT PAGES 34 AND 35, S.C.R. AND LYING WITHIN SECTION 36, 17N. 18W. M.D.B. & M., AND THE RANCHO LAND OF SANTA ROSA, COUNTY OF SONOMA, STATE OF CALIFORNIA.

APR 04-051-051 & 044-190-026
APRIL 2005
41.50 ACRES

STATE OF CALIFORNIA
COUNTY OF SONOMA

70 LOTS
REMAINDER PARCEL

Prepared by
BACHTEL HUDIS
2200 PROFESSIONAL DR. SANTA ROSA, CA 95403
(977) 542-9961 FAX (977) 941-9170

TEMPERATURE MAP FILE NO.: 164549-004

SHEET 13 OF 13

1. WATER AND SEWER DEMAND FEES, PROCESSING FEES AND METER INSTALLATION FEES SHALL BE PAID BY THE APPLICANT PRIOR TO THE ISSUANCE OF A BUILDING PERMIT.
2. PARK ACQUISITION AND/OR PARK DEVELOPMENT FEES SHALL BE PAID AT THE TIME OF BUILDING PERMIT ISSUANCE.
3. ENVIRONMENTAL IMPACT REPORT FOR THE BUILDING AREA PLAN.
4. THE CURRENT ZONING FOR THIS PROJECT IS RB.
5. THIS PROJECT IS SUBJECT TO THE LATEST ADOPTED ORDINANCES, RESOLUTIONS, POLICIES, AND FEES INCLUDING THE CITY ENGINEER'S AND COUNTY ENGINEER'S REQUIREMENTS AND FEES FOR THE CITY ENGINEER AND COUNTY ENGINEER.
6. THE SUBDIVISION IS LOCATED WITHIN THE SANTA ROSA CITY HIGH SCHOOL DISTRICT THE FACILITIES OF WHICH WILL BE FINANCED BY THE CITY OF SANTA ROSA. THE CITY OF SANTA ROSA WILL BE RESPONSIBLE FOR THE PAYMENT OF SCHOOL IMPACT FEES FOR EACH BUILDING PERMIT ON EACH LOT INCLUDED WITHIN THE FINAL MAP OF NEW LOTS OR AS IT MAY BE AMENDED, EXTENDED, OR RECALLED IN THE FUTURE. PRESENT CITY POLICY REQUIRES THAT THE APPLICANT SHALL BE RESPONSIBLE FOR THE PAYMENT OF SCHOOL IMPACT FEES FOR EACH LOT INCLUDED WITHIN THE FINAL MAP OF NEW LOTS OR AS IT MAY BE AMENDED, EXTENDED, OR RECALLED IN THE FUTURE. PRESENT CITY POLICY REQUIRES THAT THE APPLICANT SHALL BE RESPONSIBLE FOR THE PAYMENT OF SCHOOL IMPACT FEES FOR EACH LOT INCLUDED WITHIN THE FINAL MAP OF NEW LOTS OR AS IT MAY BE AMENDED, EXTENDED, OR RECALLED IN THE FUTURE.
7. THE BUILDING PERMITS FOR BUILDING PERMITS FOR RESIDENTIAL STRUCTURES WITHIN THIS SUBDIVISION.

