

CHAIRMAN: JOHN SABEDRA
AGENCY MEMBER: VIRGINIA PONCE
AGENCY MEMBER: LUPE ALVAREZ
AGENCY MEMBER: JOHN LIZALDE
AGENCY MEMBER: ARISTON JULIAN

EXECUTIVE DIRECTOR: CAROLYN G-COOPER
AGENCY COUNSEL: DAVID FLEISHMAN
RECORDING SEC.: BRENDA HOFF
CITY TREASURER: PETRONA AMIDO

AGENDA

GUADALUPE COMMUNITY REDEVELOPMENT AGENCY

Regular Meeting
Tuesday, September 23, 2008

Regular Session 6:00 p.m.

City Hall, Council Chambers
918 Obispo Street, Guadalupe, California 93434

In compliance with the Americans with Disabilities Act, if you need special assistance to participate in a City meeting or other services offered by this City, please contact the City Clerk's office, (805) 356-3891. Notification of at least 72 hours prior to the meeting or time when services are needed will assist the City staff in assuring that reasonable arrangements can be made to provide accessibility to the meeting or service.

*If you wish to speak concerning any item on the agenda, please complete the Request to Speak form that is provided at the rear of the Council Chambers and hand the form to the Recording Secretary. **Note:** Staff Reports, as well as any materials related to items on this agenda submitted after distribution of the agenda packet, are available for inspection at the office of the City Administrator, City Hall, 918 Obispo Street, Guadalupe, California during regular business hours, 8:00 a.m. to 12:00 pm. and 1:00 p.m. to 5:00 p.m., Monday through Friday; telephone (805) 356-3891.*

1. **CALL TO ORDER.** Chairman John Sabedra.
2. **ROLL CALL.** Agency Members Lupe Alvarez, Virginia Ponce, John Lizalde, Ariston Julian and Chairman John Sabedra.
3. **PLEDGE OF ALLEGIANCE.**
4. **CONSENT CALENDAR.** The following routine items are presented for Agency approval without discussion as a single agenda item in order to expedite the meeting. Should an Agency Member wish to discuss or disapprove an item, it must be dropped from the blanket motion of approval and considered as a separate item.
 - a. Minutes for the RDA meeting of September 9, 2008 to be ordered filed.
 - b. Vets Hall – Fumigation Bids.

5. **COMMUNITY PARTICIPATION FORUM.**

Each person will be limited to a discussion of 3 minutes. Pursuant to provisions of the Brown Act, no action may be taken matters unless they are listed on the agenda, or unless certain emergency or special circumstances exist. The RDA may direct Staff to investigate and / or schedule certain matters for consideration at a future RDA Agenda

6. **URM PROJECT – AFFORDABLE HOUSING FUND RENTAL UNITS.** That the Agency approve the allocation of Affordable Housing funds for retrofit of rental units pursuant to (California Health and Safety Code Section 33000 et seq.)

- a. Written Staff Report (Carolyn Galloway-Cooper)
- b. Redevelopment Agency discussion and consideration.
- c. It is recommended that the Agency approve the allocation of Affordable Housing funds for retrofit of rental units pursuant to (California Health and Safety Code Section 33000 et seq.).

7. **FUTURE AGENDA ITEMS.**

- a. RV Park.
- b. Five Year Plan.

8. **ANNOUNCEMENTS / AGENCY ACTIVITY REPORTS.**

9. **ADJOURNMENT.**

I hereby under penalty of perjury under the laws of the State of California that the foregoing Agenda was posted at the City Hall display case, the Water Department, the City Clerk's Office and Rabobank not less than 72 hours prior to the meeting. Dated this 19th day of September 2008.

By:


Carolyn Galloway-Cooper
Deputy City Clerk

MINUTES
GUADALUPE COMMUNITY REDEVELOPMENT AGENCY
Regular Meeting - Tuesday, September 9, 2008 - 6:00 p.m.
City Hall, Council Chambers - 918 Obispo Street, Guadalupe, California 93434

1. **CALL TO ORDER.** Chairman John Sabedra. at 6:44 pm
2. **ROLL CALL.** Agency Members Lupe Alvarez, Virginia Ponce, John Lizalde, Ariston Julian and Chairman John Sabedra.
3. **PLEDGE OF ALLEGIANCE.**
4. **CONSENT CALENDAR.** The following routine items are presented for Agency approval without discussion as a single agenda item in order to expedite the meeting. Should an Agency Member wish to discuss or disapprove an item, it must be dropped from the blanket motion of approval and considered as a separate item.
 - a. Minutes for the RDA meeting of August 26, 2008 to be ordered filed.

MOTION TO APPROVE CONSENT CALENDAR: ALVAREZ/LIZALDE

AYES: 4

ABSTAIN: JULIAN

5. **COMMUNITY PARTICIPATION FORUM.**

Mr. George Alvarez. I'm going back on the abatement issue. Even though I know the city attorney met with the agency, there are some concerns in the reporting. Another thing, if it wasn't for the fact that we got \$4.7 million from the grant it wouldn't come out positive. If we're going to go forward in a manner that's positive for the city, transparency is really important. You were quick to respond, but you didn't respond on how the million dollars is going to be paid back. Because that million dollars is important for the RDA to get the work done downtown. I mentioned it before, I think it's really important after the retrofitting to get the buildings fixed. In a loan program, that can be paid back. And we're going to address the issue of having the authority of Ms. Cooper being able to turn down claims.

Mayor Alvarez clarified with Galloway-Cooper that there is a repayment plan included in the City's budget for 08/09. Payments are currently budgeted at \$5000 a year, and can go up as more monies are available.

Galloway-Cooper also responded to an issue regarding the new fee schedule, it went into effect approximately August 26 by ordinance, and will apply to all projects.

6. **RDA PLAN AMENDMENT.** That the Redevelopment Agency adopt CRA Resolution No. 2008-04.
 - a. Written Staff Report (Regan Candelario)
 - b. Redevelopment Agency discussion and consideration.
 - c. It is recommended that the Redevelopment Agency adopt CRA Resolution No. 2008-04.

Mr. Fleishman pointed out that the text was revised slightly from what was in Council's packets, the revised text is before Council.

Mr. Candelaria: this is the jumping off point for the RDA plan amendment. The purpose of the amendment is to increase the annual tax increment and modify other time and financial limitations. Alvarez got some additional clarification that the plan amendment has nothing to do with expanding the City's eminent domain powers.

MOTION TO ADOPT CRA RESOLUTION #2008-04: JULIAN/ALVAREZ

ROLL CALL:

LIZALDE: AYE
JULIAN: AYE
ALVAREZ: AYE
PONCE: AYE
SABEDRA: AYE

7. FUTURE AGENDA ITEMS.

- a. RV Park.
- b. Five Year Plan.

8. ANNOUNCEMENTS / AGENCY ACTIVITY REPORTS.

Alvarez: weeds on Main Street, thank you I know the City has been working on it. But I see some down on Guadalupe Street, if those could be taken care of before the parade. Maybe we could after they're cut down, talk to Simplot or someone to do spraying instead.

9. ADJOURNMENT. at 6:56 pm

MOTION TO ADJOURN: JULIAN/LIZALDE

AYES: 5

Submitted by:

Affirmed by:



Brenda Hoff
City Clerk

John Sabedra
Chairman

**REPORT TO THE GUADALUPE COMMUNITY REDEVELOPMENT
AGENCY**

Agency Agenda of September 23, 2008



Prepared by:
C. Galloway-Cooper

SUBJECT: Vets Hall – Fumigation Bids

RECOMMENDATION: That the Agency approve fumigation services at Vets Hall

BACKGROUND/

Termites have infested city property currently leased by the Legion. Fumigation services have been contacted via phone due to the severity of the infestation; Three responded:

| | |
|-----------------------|---------|
| Hydrex: | \$5,000 |
| Western Exterminator: | \$5,970 |
| Terminex: | \$6,850 |

Financial Impact:

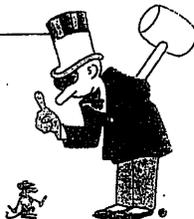
Fund 26 (Operating Fund)

Attachments:

Fumigation Bids

WESTERN EXTERMINATOR COMPANY

Family Pride In Excellence Since 1921



2360 THOMPSON WAY, SUITE L
SANTA MARIA, CA 93455
1-800-WEST-EXT 1-800-937-8398 FAX (805) 928-9209
www.west-ext.com

September 17, 2008

JEANNIE CANTERO
CITY OF GUADALUPE
918 OBISPO STREET
GUADALUPE, CA 93434

RE: FUMIGATION BID FOR VETERANS BUILDING AT:
1025 GUADALUPE STREET

Thank you for allowing Western Exterminator Company the opportunity to bid the fumigation cost of your structure.

The price for fumigation would be: \$5970.00
A (5) five year guarantee is included.

Should you have any questions and concerns, I will be available to schedule and guide you through the fumigation process, please call me at (805) 405-4847.

Sincerely,

A handwritten signature in black ink, appearing to read 'Steve Adkins'.

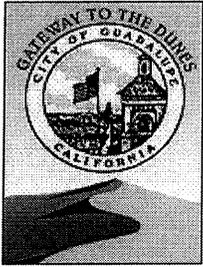
STEVE ADKINS
WDO INSPECTOR
WESTERN EXTERMINATOR COMPANY

ATASCADERO (805) 239-7933
FIVE CITIES (805) 773-1715

LOMPOC (805) 734-2573
PASO ROBLES (805) 239-7933

SAN LUIS OBISPO (805) 541-2847
SANTA MARIA (805) 925-8651

THE WEST'S LARGEST FAMILY-OWNED TERMITE & PEST CONTROL COMPANY



ADMINISTRATION

City of Guadalupe
City Administrator's Office
918 Obispo Street
Guadalupe, CA 93434
Tel (805) 356-3906
FAX: (805) 343-5512 or 343-6905

MEMO

TO: CAROLYN GALLOWAY-COOPER; MIKE PENA
FROM: JEANNE CANTARO, ADMINISTRATIVE ASSISTANT
DATE: 9/18/08
RE: FUMIGATION QUOTE - AMER. LEGION BUILDING

Hydrex (Brad) gave me the following verbal quote and information regarding fumigating for termites at the American Legion Building:

\$5,000.00

The process will take a minimum of two days (extra \$150 fee for fast certification); normally it takes 2-1/2 days.

He said to pass on that there is a fence behind the fire dept. garage, with only six inches clearance between it and the building. It is full of junk, and needs to be cleared out before they can seal and weight the tent for the fumigation. Might possibly have to take out a section of fence to clean it out?

His phone # is 925-8711 if questions.

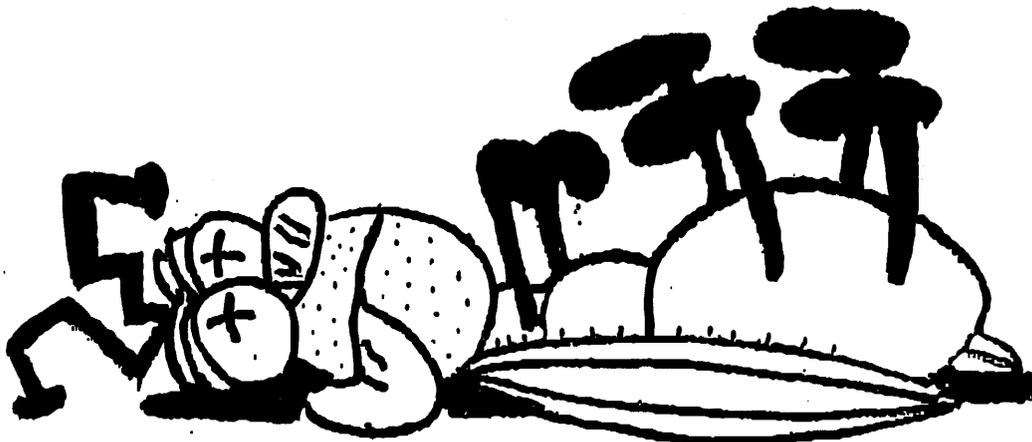
FAX TRANSMITTAL SHEET

TO: CITY OF GUADALUPE
FAX #: 343-6905
ATTN: JANNIE
OF PAGES: 9
(THIS INCLUDES COVER SHEET)

COMMENTS: BID FOR FUMIGATION
1025 GUADALUPE ST.

IF ALL PAGES ARE NOT RECEIVED, PLEASE CALL (800) 452-3025
OR (805) 928-7846.

DATE: 9-18-05 FROM: Paul Justice





WORK AUTHORIZATION CONTRACT

Address of Property: 1025 GUADALUPE STREET, GUADALUPE, CA, 93434
Inspection Date: 09/16/2008
Report #: 45610
Title Co. & Escrow #:

SECTION 1

SECTION 2

FURTHER INSPECTION

10A: \$ 6850.00
10B: TO BE BID

We authorize the following Section 1 items to be performed.

10A

We authorize the following Section 2 items to be performed.

We authorize the following items for further inspection.

Proposed Cost Section 1: \$ 6850.00

Proposed Cost Section 2: \$ 0.00

Proposed Cost Fur.Insp.: \$ 0.00

Total - All Sections: \$ 6850.00

MOLD DISCLAIMER

There may be health related issues associated with the structural repairs reflected in the inspection report referenced by this Work Authorization Contract. These health issues include but are not limited to the possible release of mold spores during the course of repairs. We are not qualified to and do not render any opinion concerning such health issues or any special precautions. Any questions concerning health issues or any special precautions to be taken prior to or during the course of such repairs should be directed to a Certified Industrial Hygienist before any such repairs are

I have read this work authorization contract and WDO inspection report it refers to.
SIGNED WORK AUTHORIZATION CONTRACT MUST BE RECEIVED BEFORE WORK WILL BE SCHEDULED.
I have read and understand the terms of this work authorization contract and hereby agree to all terms thereof.

APPROVED AND READ BY: _____

DATE _____

ACCEPTED FOR:
TERMINIX INTERNATIONAL #2313

DATE _____

2315 Meredith Lane, Suite P
Santa Maria, CA 93455
Ph: (805) 928-7846 Fax: (805) 928-7101



WORK AUTHORIZATION CONTRACT

Address of Property: 1025 GUADALUPE STREET, GUADALUPE, CA, 93434
Inspection Date: 09/16/2008
Report #: 45610
Title Co. & Escrow #:

CUSTOMER INFORMATION

The total amount of this contract is due and payable upon completion of the work listed above unless otherwise specified. Only the work specified in the contract is being done at this time due to owners wishes. ANY WORK PERFORMED AGAINST AN EXISTING TITLE ESCROW WILL BE THE FINANCIAL RESPONSIBILITY OF THE PARTY ORDERING THE INSPECTION REPORT, IN THE EVENT OF A CANCELLED TITLE ESCROW.

Work completed (LABOR) by operator shall be guaranteed for a period of one year from completion. Toilet plumbing (parts supplied by this firm), showers, floors or any measures for the control of moisture are guaranteed for (30) days only. Chemical treats are guaranteed for one year. Only the areas treated are guaranteed.

Customer agrees to hold company harmless for any damage which may occur to plant life, wiring, trees, vines, pets, tile roofs, plumbing leaks, or changes beyond control of the company which may occur during the performance of this work. In case of non-payment by owner, reasonable attorney's fees and costs of collection shall be paid by the owner, whether suit be filled or not. A SERVICE CHARGE OF 1-1/2 PERCENT, PER MONTH WILL BE CHARGED ON ALL BALANCES OVER (30) DAYS. THE 1-1/2 PERCENT, PER MONTH, EQUALS 18 PERCENT PER ANNUM ON THE UNPAID BALANCES.

Any additional damage found while work is being performed will be supplemented by a report as to additional findings and costs.

All repairs performed by others must be re-inspected by OUR COMPANY before a CERTIFICATION will be issued. We do not guarantee work completed by others. Any repairs completed by others must be guaranteed in writing and submitted to OUR COMPANY before a CERTIFICATION will be issued. This firm does not make statements concerning workmanship. Workmanship is only determinable by those paying for or receiving those services.

If at the time of repairs to decks, the damage is found to be more extensive, a Supplemental report will be given along with a bid for any other corrections that maybe necessary.

A re-inspection of specific items on the report or of any other conditions pertaining to this structure can be done at an ADDITIONAL COST PER TRIP. The re-inspection must be done within (4) months of the original inspection.

Our inspectors are not equipped with 40 ft. ladders therefore all two story building will not be inspected at the eaves unless requested.

NOTICE TO PROPERTY OWNERS : (Section 7018 of the California Contractors License Law, Business & Professional Code Div. 3, Chap. 9) Provides under the Mechanic's Lien Law any contractor, subcontractor, laborer, supplier or other person who helps to improve your property but is not paid for his work or supplies has a right to enforce a claim against your property. This means that, after a court hearing, your property could be sold by the court officer and the proceeds of the sale used to satisfy the indebtedness. This can happen even if you have paid your own contractor in full, if the subcontractor, laborer, or supplier remains unpaid.
** NOTE ** : Inspection fee is billed separately above any work costs.

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GUADALUPE STREET, GUADALUPE, CA, 93434

09/16/08

45610

BUILDING NO. STREET, CITY, STATE, ZIP

INSPECTION DATE REPORT NO.

READ THIS DOCUMENT. It explains the scope and limitations of a Structural Pest Control Inspection and Wood Destroying Pest and Organism Inspection Report.

A Wood Destroying Pest and Organism Inspection Report contains findings as to the presence or absence of evidence of wood destroying insects or organisms (fungi/rot) in visible and accessible areas on the date of inspection. It contains our recommendations for correcting any infestations, infections or conditions found. The contents of the Wood Destroying Pest and Organism Inspection Report are governed by the Structural Pest Control Act and the rules and regulations of the Structural Pest Control Board.

Some structures may not comply with building code requirements or may have structural, plumbing, electrical, heating and air conditioning, or other defects that do not pertain to wood destroying organisms. A Wood Destroying Pest and Organism Inspection Report does not contain information about such defects as they are not within the scope of the license of the inspector or the company issuing this report. Nor does a Wood Destroying Pest and Organism Inspection Report contain information about asbestos or any other environmental or safety hazard. Should interested parties desire opinions regarding these items, it is recommended that the owner engage the services of a reputable "whole house" inspection company.

NOTE: THE FOLLOWING AREAS, WHEN THEY EXIST, ARE CONSIDERED INACCESSIBLE FOR INSPECTION: THE INTERIORS OF HOLLOW WALLS AND ALL ENCLOSED SPACES BETWEEN A FLOOR OR PORCH DECK AND THE CEILING OR SOFFIT BELOW; AREAS BETWEEN ABUTTING/ATTACHED ROW HOUSES, TOWNHOUSES, CONDOMINIUMS AND SIMILAR STRUCTURES; PORTIONS OF THE ATTIC CONCEALED OR MADE INACCESSIBLE BY INSULATION; PORTIONS OF THE ATTIC CONCEALED OR MADE INACCESSIBLE BY DUCTING, PORTIONS OF THE ATTIC OR ROOF CAVITY CONCEALED DUE TO AN INADEQUATE CRAWL SPACE; THE INTERIORS OF BOXED EAVES; EAVES CONCEALED BY PATIO COVERS OR OTHER ABUTMENTS; PORTIONS OF THE SUBAREA CONCEALED OR MADE INACCESSIBLE BY INSULATION; PORTE COCHERES; INCLOSED BAY WINDOWS; AREAS BENEATH WOOD FLOORS OVER CONCRETE; AREAS CONCEALED BY BUILT-IN CABINET WORK; AREAS CONCEALED BY FLOOR COVERINGS, SUCH AS WALL-TO-WALL CARPETING, LINOLEUM, CERAMIC TILE, ETC.; AND AREAS CONCEALED BY "BUILT-IN" APPLIANCES.

NOTE: THE FOLLOWING AREAS, WHEN THEY EXIST, ARE CONSIDERED INACCESSIBLE FOR INSPECTION: AREAS CONCEALED BY INTERIOR FURNISHINGS; AREAS CONCEALED BY FLOOR COVERINGS, SUCH AS AREA RUGS, THROW RUGS, BATH AND KITCHEN MATS, ETC.; AREAS CONCEALED BY "FREE STANDING" APPLIANCES; AREAS CONCEALED BY STORAGE; AREAS CONCEALED BY HEAVY VEGETATION; AND AREAS WHERE LOCKS PREVENTED ACCESS.

THESE AREAS WILL BE INSPECTED FOR A FEE, IF THEY ARE MADE ACCESSIBLE AT THE OWNER'S EXPENSE. A SUPPLEMENTAL REPORT WILL BE ISSUED AND ANY FINDINGS AND RECOMMENDATIONS WILL BE LISTED ALONG WITH ESTIMATES FOR REPAIR AND/OR TREATMENT, IF WITHIN THE SCOPE OF THIS COMPANY'S OPERATIONS. NO OPINION IS RENDERED CONCERNING CONDITIONS IN THESE AREAS AT THIS TIME.

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BUILDING NO. STREET, CITY, STATE, ZIP

INSPECTION DATE REPORT NO.

NOTE: INSPECTIONS ARE MADE AND REPORTS ARE ISSUED ON THE BASIS OF WHAT WAS VISIBLE AND ACCESSIBLE AT THE TIME OF THE INSPECTION. THE ABSENCE OF VISIBLE EVIDENCE OF WOOD DESTROYING ORGANISMS IN THE VISIBLE AND ACCESSIBLE PORTIONS OF THE STRUCTURE IS NO ASSURANCE THAT WOOD DESTROYING ORGANISMS ARE NOT PRESENT IN INACCESSIBLE AREAS NOR THAT FUTURE INFESTATIONS WILL NOT OCCUR. THEREFORE, WE DO NOT ASSUME ANY RESPONSIBILITY FOR THE PRESENCE OF WOOD DESTROYING ORGANISMS, OR DAMAGE DUE TO SUCH ORGANISMS, IN AREAS THAT WERE NOT VISIBLE AND ACCESSIBLE AT THE TIME OF THE INSPECTION OR THAT MAY OCCUR IN THE FUTURE.

NOTE: A VISUAL INSPECTION WAS PERFORMED AND THE INSPECTOR DID NOT DEFACE NOR PROBE INTO FINISHED WINDOW OR DOOR FRAMES, TRIM WORK, FLOOR COVERINGS, WALLS, CEILINGS OR OTHER FINISHED SURFACES.

NOTE: THE OWNER OF THIS PROPERTY HAS CERTAIN RESPONSIBILITIES REGARDING THE NORMAL MAINTENANCE THAT PERTAINS TO THE DETERRENCE OF WOOD DESTROYING ORGANISMS. THESE NORMAL MAINTENANCE PROCEDURES INCLUDE, BUT ARE NOT LIMITED TO; MAINTENANCE OF THE ROOF, GUTTERS, AND DOWNSPOUTS; CAULKING AROUND DOORS, WINDOWS, VENTS, TUB AND SHOWER ENCLOSURES; KEEPING SOIL LEVELS BELOW THE TOP OF THE FOUNDATIONS; KEEPING STORED ITEMS (INCLUDING FIREWOOD) AT LEAST TWELVE (12") INCHES AWAY FROM THE STRUCTURE; ADJUSTING SPRINKLERS SO THAT THEY DO NOT SPRAY ONTO THE STRUCTURE; PROHIBITING SOIL TO CONTACT THE WOOD COMPONENTS OF THE STRUCTURE; AND PREVENTING VEGETATION OR OTHER ITEMS FROM BLOCKING VENTS.

NOTICE TO OWNER: UNDER THE CALIFORNIA MECHANICS' LIEN LAW, ANY STRUCTURAL PEST CONTROL COMPANY WHICH CONTRACTS TO DO WORK FOR YOU, ANY CONTRACTOR, SUBCONTRACTOR, LABORER, SUPPLIER OR OTHER PERSON WHO HELPS TO IMPROVE YOUR PROPERTY, BUT IS NOT PAID FOR HIS OR HER WORK OR SUPPLIES, HAS A RIGHT TO ENFORCE A CLAIM AGAINST YOUR PROPERTY. THIS MEANS THAT AFTER A COURT HEARING, YOUR PROPERTY COULD BE SOLD BY A COURT OFFICER AND THE PROCEEDS OF THE SALE USED TO SATISFY THE INDEBTEDNESS. THIS CAN HAPPEN EVEN IF YOU HAVE PAID YOUR STRUCTURAL PEST CONTROL COMPANY IN FULL IF THE SUBCONTRACTOR, LABORERS, OR SUPPLIERS REMAIN UNPAID.

TO PRESERVE THEIR RIGHT TO FILE A CLAIM OR LIEN AGAINST YOUR PROPERTY, CERTAIN CLAIMANTS SUCH AS SUBCONTRACTORS OR MATERIAL SUPPLIERS ARE REQUIRED TO PROVIDE YOU WITH A DOCUMENT ENTITLED "PRELIMINARY NOTICE". PRIME CONTRACTORS AND LABORERS FOR WAGES DO NOT HAVE TO PROVIDE THIS NOTICE. A PRELIMINARY NOTICE IS NOT A LIEN AGAINST YOUR PROPERTY. ITS PURPOSE IS TO NOTIFY YOU OF PERSONS WHO MAY HAVE A RIGHT TO FILE A LIEN AGAINST YOUR PROPERTY IF THEY ARE NOT PAID.

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BUILDING NO. STREET, CITY, STATE, ZIP

INSPECTION DATE REPORT NO.

NOTICE TO OWNER/TENANT

State law requires that you be given the following information: CAUTION -- PESTICIDES ARE TOXIC CHEMICALS. Structural Pest Control Companies are registered and regulated by the Structural Pest Control Board, and apply pesticides which are registered and approved for use by the California Department of Pesticide Regulation and the United States Environmental Protection Agency. Registration is granted when the state finds that based on existing scientific evidence there are no appreciable risks if proper use conditions are followed or that the risks are outweighed by the benefits. The degree of risk depends upon the degree of exposure, so exposure should be minimized.

If within 24 hours following application you experience symptoms similar to common seasonal illness comparable to the flu, headache, dizziness, nausea, tearing, coughing, nose and throat irritation or develop shortness of breath, double vision, unusual drowsiness and weakness, or tremors, contact your physician or poison control center (see below) and your pest control operator immediately.

For further information contact the following:

TERMINIX INTERNATIONAL (800) TERMINIX
 POISON CONTROL CENTER (800) 876-4766
 Health Questions -- COUNTY HEALTH DEPARTMENT (805) 681-5105
 Application Information -- COUNTY AGRICULTURAL COMMISSIONER . (805) 681-5600
 Regulatory Information -- STRUCTURAL PEST CONTROL BOARD (916) 561-8700
 1418 Howe Avenue, Suite 18, Sacramento, CA 95825

One or more of the following chemicals may be applied to your property:

ADVANCE TBS (Diflubenzuron) BORA-CARE (Disodium Octaborate Tetrahydrate)
 CY-KICK (Cyfluthrin)
 DRIONE INSECTICIDE DUST (Amor, Silica Aerogel, Pyrethrins, Piperonyl Butoxide)
 PRELUDE (Permethrin) PREMISE 75 INSECTICIDE (Imidacloprid)
 PT TRI-DIE DUST (Amor, Silica Aerogel, Pyrethrins, Piperonyl Butoxide)
 RECRUIT AG (Hexaflumuron) RECRUIT III (Noviflumuron)
 RECRUIT III AG (Noviflumuron) TEMPO 20WP (Cyfluthrin)
 TEMPO SC ULTRA (Cyfluthrin) TIM-BOR (Disodium Octaborate Tetrahydrate)
 TERMIDOR SC (Fipronil) TERMIDOR WP (Fipronil)
 T-MAX (Noviflumuron) T-MAX AG (Noviflumuron)
 METHYL BROMIDE (Methyl Bromide) VIKANE (Sulfuryl Fluoride)

NOTE: Choropicrin is used as a "warning agent" on all structural fumigations.

NOTE: THIS IS A LIMITED INSPECTION AND REPORT AT THE REQUEST OF HANK LAWRENCE, AND IS LIMITED TO THE FOLLOWING AREA(S): THE UPPER CEILING BEAM OVER THE COUNTER OF THE LOUNGE.

IN VIEW OF THE FACT THAT THIS IS A LIMITED INSPECTION. IT IS RECOMMENDED THAT THIS COMPANY BE AUTHORIZED TO MAKE A COMPLETE INSPECTION OF THE STRUCTURE AND FURNISH A COMPLETE REPORT.

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NOTE: IN VIEW OF THE FACT THAT THIS IS A LIMITED INSPECTION AND TREATMENT FOR THE CONTROL AND/OR ERADICATION OF WOOD DESTROYING PESTS HAS BEEN RECOMMENDED, IT IS FURTHER RECOMMENDED THAT THIS COMPANY BE AUTHORIZED TO MAKE A COMPLETE INSPECTION, FURNISH A COMPLETE REPORT AND REMOVE OR COVER ALL ACCESSIBLE EVIDENCE OF WOOD DESTROYING PESTS.

This property was not inspected for the presence or absence of health related molds or fungi. By California law, we are neither qualified, authorized, nor licensed to inspect for health related molds or fungi. If you desire information about the presence or absence of health related molds or fungi, you should contact an industrial hygenist.

NOTICE: THIS COMPANY WILL REINSPECT REPAIRS DONE BY OTHERS WITHIN FOUR MONTHS OF THE ORIGINAL INSPECTION. A CHARGE, IF ANY, CAN BE NO GREATER THAN THE ORIGINAL INSPECTION FEE FOR EACH INSPECTION. THE REINSPECTION MUST BE DONE WITHIN TEN WORKING DAYS OF REQUEST. THE REINSPECTION IS A VISUAL INSPECTION AND IF INSPECTION OF CONCEALED AREAS ARE DESIRED, INSPECTION OF WORK IN PROGRESS WILL BE NECESSARY. ANY GUARANTEES MUST BE RECEIVED FROM PARTIES PERFORMING THE REPAIRS.

NOTE: IN THE EVENT THAT THIS COMPANY IS AUTHORIZED TO PERFORM ANY PART OF THE RECOMMENDATIONS CONTAINED IN THIS REPORT, A MINIMUM CHARGE OF \$400 WILL BE REQUIRED.

NOTE: THE EXTERIOR SURFACE OF THE ROOF WAS NOT INSPECTED. IF YOU WANT THE WATER TIGHTNESS OF THE ROOF DETERMINED, YOU SHOULD CONTACT A ROOFING CONTRACTOR WHO IS LICENSED BY THE CONTRACTOR'S STATE LICENSE BOARD.

NOTICE: REPORTS ON THIS STRUCTURE PREPARED BY VARIOUS REGISTERED COMPANIES SHOULD LIST THE SAME FINDINGS (i.e. termite infestation, termite damage, fungus damage, etc.). HOWEVER, RECOMMENDATIONS TO CORRECT THESE FINDINGS MAY VARY FROM COMPANY TO COMPANY. YOU HAVE A RIGHT TO SEEK A SECOND OPINION FROM ANOTHER COMPANY.

PLEASE SEE "GENERAL NOTES" FOLLOWING THE "FINDINGS AND RECOMMENDATIONS" FOR ADDITIONAL CONDITIONS GOVERNING THIS REPORT.

NOTE: THIS IS A SEPARATED REPORT WHICH IS DEFINED AS SECTION I/SECTION II CONDITIONS EVIDENT ON THE DATE OF THE INSPECTION. SECTION I CONTAINS ITEMS WHERE THERE IS VISIBLE EVIDENCE OF ACTIVE INFESTATION, INFECTION OR CONDITIONS THAT HAVE RESULTED IN OR FROM INFESTATION OR INFECTION. SECTION II ITEMS ARE CONDITIONS DEEMED LIKELY TO LEAD TO INFESTATION OR INFECTION BUT WHERE NO VISIBLE EVIDENCE OF SUCH WAS FOUND. FURTHER INSPECTION ITEMS ARE DEFINED AS RECOMMENDATIONS TO INSPECT AREAS WHICH DURING THE ORIGINAL INSPECTION DID NOT ALLOW THE INSPECTOR ACCESS TO COMPLETE THE INSPECTION AND CANNOT BE DEFINED AS SECTION I OR SECTION II.

SUBSTRUCTURE AREAS:

NOTE: LIMITED INSPECTION.

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INSPECTION DATE REPORT NO.

STALL SHOWER:NOTE: LIMITED INSPECTION.**FOUNDATIONS:**NOTE: LIMITED INSPECTION.**PORCHES - STEPS:**NOTE: LIMITED INSPECTION.**VENTILATION:**NOTE: LIMITED INSPECTION.**ABUTMENTS:**NOTE: LIMITED INSPECTION.**ATTIC SPACES:**NOTE: LIMITED INSPECTION.**GARAGES:**NOTE: LIMITED INSPECTION.**DECKS - PATIOS:**NOTE: LIMITED INSPECTION.**OTHER - INTERIORS:**NOTE: LIMITED INSPECTION.

Item 10A: FINDING: Evidence of drywood termites was noted at/in the beam/framing above the counter in the lounge.

RECOMMENDATION: Remove or cover accessible drywood termite fecal pellets.

RECOMMENDATION: Fumigate the entire structure with an approved fumigant for the eradication of drywood termites.

***** This is a Section 1 Item *****

NOTE: THIS COMPANY CANNOT BE HELD RESPONSIBLE FOR DAMAGE TO VEGETATION. IT MAY BE NECESSARY TO REMOVE A PORTION OR ALL OF THE VEGETATION TO COMPLETE THE RECOMMENDATION ABOVE.

Item 10B: FINDING: Drywood termites have damaged the beam/framing above the counter in the lounge.

RECOMMENDATION: Remove the damaged wood member(s). Replace the damaged wood with new material. See recommendations in this report for the control of drywood termites.

***** This is a Section 1 Item *****

OTHER - EXTERIORS:NOTE: LIMITED INSPECTION.

1025

GUADALUPE STREET, GUADALUPE, CA, 93434

09/16/08

45610

BUILDING NO. STREET, CITY, STATE, ZIP

INSPECTION DATE REPORT NO.

GENERAL NOTES:

THANK YOU FOR CALLING TERMINIX. SHOULD YOU HAVE ANY QUESTIONS REGARDING THIS REPORT, PLEASE CALL (800) 452-3025.

**REPORT TO THE GUADALUPE COMMUNITY REDEVELOPMENT
AGENCY**

Agency Agenda of September 23, 2008



Prepared by:
C. Galloway-Cooper

SUBJECT: URM Project – Affordable Housing Fund Rental Units

RECOMMENDATION: That the Agency approve the allocation of Affordable Housing funds for retrofit of rental units pursuant to (California Health and Safety Code Section 33000 *et seq.*)

BACKGROUND/

The URM grant program provides for funding of buildings in the downtown. If building owners have mixed use (Commercial/Housing) projects, it is possible to use Affordable Housing funds for retrofitting of the housing component.

Owners must intend to construct, own and operate on the property a mixed used project that will include residential units and commercial uses. Restrictions apply for occupancy by certain income levels at affordable rent for certain periods. Owners will be required to sign an agreement regulating and restricting the occupancy and rents of the Projects Restricted Units for the benefit of the Project occupants.

The allocation will be based on square footage at the same rate per square foot as the original grant from the Bond Refinance fund (91).

Financial Impact:

Fund 90 (Affordable Housing)
Not to exceed \$325,000 in 08/09 for Retrofit

Note: Additional funding available in 09/10.