



**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, April 22, 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 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) 343-3891.*

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 March 25, 2008 to be ordered filed.
  - b. Basseri Engineering bill for Retrofit Design.

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. **TIERRA WEST PRESENTATION.** That the Redevelopment Agency receive the presentation.

- a. Written Staff Report (Regan Candelario)
- b. Redevelopment Agency discussion and consideration.
- c. It is Recommended that the Redevelopment Agency receive the presentation.

7. **RETROFIT GRANT APPLICATIONS – APPROVE.** That the Redevelopment Agency receive the report and approve grant applications.

- a. Written Staff Report (Carolyn Galloway-Cooper).
- b. Redevelopment Agency discussion and consideration.
- c. That the Redevelopment Agency receive the report and approve grant applications.

8. **FUTURE AGENDA ITEMS.**

- a. Campodonico Property Transfer.
- b. Veterans Hall Retrofit.
- c. RV Park.
- d. Royal Theatre Retrofit.

9. **ANNOUNCEMENTS / AGENCY ACTIVITY REPORTS.**

10. **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 14th day of April, 2008.*

By:

  
\_\_\_\_\_  
Carolyn Galloway-Cooper  
Deputy City Clerk

**MINUTES**

**GUADALUPE COMMUNITY REDEVELOPMENT AGENCY**

Regular Meeting - Tuesday, April 8, 2008 - 6:00 p.m.

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

1. **CALL TO ORDER.** Chairman John Sabedra. at 7:55 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 March 11, 2008 to be ordered filed.
  - b. URM Program Applications.
    - i. In Review Process – Royal Theatre.
    - ii. Final Notice of Retrofit Grant Application.

**MOTION TO APPROVE CONSENT CALENDAR: JULIAN/LIZALDE**

**AYES: 5 {Alvarez abstains from item 4(b)(ii)}**

5. **COMMUNITY PARTICIPATION FORUM.**

*Mr. George Alvarez. As you're familiar my favorite topic is that little creek over there. Thankfully the Ruiz family decided not to pay the large fine, and decided to move the dirt. Brought the Army Corps of Engineers to finally bring closure, which saddens me because it took five months. Nothing was done on this end. It brings me to my bone of contention. I have no problem with the man wanting to develop there, it bothers me the contention that you can just throw some dirt there. It's open space. If you're going to build, I would love to see a bridge there, not build a culvert and cover it up. Shouldn't he be paying something for having that dirt piled there, a conditional use permit or something. We need the money. The thing here is real simple, where are we on this issue. What's going to be done if he comes back. You are the stewards of our city and there are certain protocols that should be followed.*

*Mr. Alvarez declares a conflict of interest with respect to the following item #6 {property ownership in the downtown area} and departs the room.*

6. **RETROFIT GRANT APPLICATIONS – APPROVE.** That the Redevelopment Agency receive the report and approve grant applications.

- a. Written Staff Report (Carolyn Galloway-Cooper).
- b. Redevelopment Agency discussion and consideration.
- c. That the Redevelopment Agency receive the report and approve grant applications.

*Galloway-Cooper: two applicants, Brad Vernon and Masatani. Ponce: we had a question about Vernon last time. Galloway-Cooper: Brad Vernon is still part owner of the property. Teixiara's are the other owners, but they {Teixiara's} did not sign the application.*

*Ponce – under Vernon's #4 it says "repair electrical" – is that electrical due to the retrofit? I thought we weren't paying for electrical itself. Mr. Fleishman clarified that this item is under "other work to be done" and is not part of the actual retrofit application.*

*Mr. George Alvarez. I think for the sense of clarity and doing the right thing, I have no problem with Vernon or anyone getting the money. But I think the application should be re-submitted with all owners. Do we know for a fact that these other people are on the title? Just send them an application. Just for clarity. That's been our problem here in Guadalupe, we don't do things right. It drives me nuts. It's not going to kill them for both of them signing the contract.*

*Mr. Fleishman clarified that once the application is complete it would have to be registered at the County with notarized signatures from all property owners.*

**MOTION TO APPROVE VERNON AND MASATANI: JULIAN/PONCE**

**AYES: 4**

*Alvarez returns.*

7. **MONUMENT SIGNS- UPDATE.** That the Redevelopment Agency review the letter from the Department of Transportation.
  - a. Written Staff Report (Dan Hinojosa)
  - b. Redevelopment Agency discussion and consideration.
  - c. It is Recommended that the Redevelopment Agency review the letter from the Department of Transportation.

*City Clerk read Mr. Hinojosa's written report for the Agency. Basically RM Associates responded to CalTrans request for Alternative Locations by reiterating the City's original points.*

**Direction to write a letter that there are no alternative sites, and to give us the permit to proceed. Maybe a joint meeting with RDA chair, maybe Alvarez. Alvarez also suggested cluing in the Santa Maria Times about this. They wrote the article about the lighting, and CalTrans wasn't very happy about it.**

*Mr. Alvarez declares a conflict of interest with respect to the following item #8 {various property ownerships in the project areas} and departs the room.*

8. **2005 FIVE YEAR PLAN PROJECTS.** That the Redevelopment Agency receive the report and consider current and future projects in conjunction with the upcoming Agency Plan amendment.
- a. Written Staff Report (Carolyn Galloway-Cooper)
  - b. Redevelopment Agency discussion and consideration.
  - c. It is Recommended that the Redevelopment Agency receive the report and consider current and future project in conjunction with the upcoming Agency Plan amendment.

*Galloway-Cooper presented the report. Included in the report is the current 5-year plan, which expires in February 2009. We can keep these same goals, or set new ones. Firm that is working on amending the RDA plan to remove the tax increment ceiling will be here at next meeting to discuss some options and ideas for business promotion in the City.*

*There was discussion amongst the Agency members about the state of businesses in the City and what can be done to promote Guadalupe.*

*Alvarez returns.*

9. **FUTURE AGENDA ITEMS.**

- a. Campodonico Property Transfer.
- b. Veterans Hall Retrofit.
- c. RV Park.
- d. Royal Theatre Retrofit.
- e. *Storage areas in downtown (as in not allowing it – Sabedra. Fleishman stated that there are two ways to address – by direct ordinance, or by specific zoning issues. With respect to the particular property in question we are looking into code enforcement on this.)*
- f. *Parking for tractor trailer rigs on east side of Guadalupe St. (Lizalde)*

*Sabedra stated that if there are no more URM applicants after April 30<sup>th</sup>, he'd like to see Royal Theatre and Veterans' Hall at the top of the list.*

10. **ANNOUNCEMENTS / AGENCY ACTIVITY REPORTS.**

*Alvarez reported that Ponce and he went to the League Dinner. The state is apparently laying off taking any more money out of the public safety \$ "COPS" for small cities.*

*Ponce – happy birthday to our Mayor, coming up in a few days.*

*Sabedra – again I'd like to welcome Al Hernandez to our city.*

*Julian – a comment on our invocations – thank you to our pastors and men and ladies of the cloth for doing this for us.*

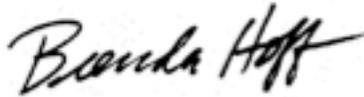
11. ADJOURNMENT. AT 8:52 pm

MOTION TO ADJOURN: JULIAN/ALVAREZ

AYES: 5

Submitted by:

Affirmed by:



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Brenda Hoff  
City Clerk

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John Sabedra  
Chairman





# BEC and Associates, Inc.

Architectural, Engineering, Construction, and Earthquake Specialist  
General Building Contractors' License Number 878326

Invoice Number ICG006

February 7, 2008

Client

Carolyn Galloway-Cooper, City Administrator  
City of Guadalupe  
918 Obispo Street  
Guadalupe, CA 93434

Building Locations

Twentyone Downtown Buildings

## Statement of Account

Item	Entry Date	Status	Event	Check Number	Check Date	Check Amount	Total Paid	Account Balance
Total amount of Order								132,000
Add Marreti amount of 8,000								140,000
1	09/05/06	Paid	Start Engineering	808700	3/24/05	52,800	52,800	87,200
2	09/05/06	Paid	Marreti	809479	8/24/05	3,200	56,000	84,000
3	09/13/07	Paid	Drawings Submitted	812176	2/28/07	56,000	112,000	28,000
4			Engineering Complete			28,000		

Future Events  
Construction

*CFJ March 18/2008*

The twenty one buildings are listed on document CG001.2, which accompanied the previous invoices  
This invoice was written according to the provisions of Order For Service for each of the twenty one buildings  
and signed by the individual owners.  
Please make checks payable to: BEC and Associates.

*Thank You*

Sincerely

Richard Hoffer, Project Manager  
BEC and Associates, Inc

# Guadalupe Buildings

October 7, 2006

Document CG001.2

Number	FirstN	LastN	Number	Street	Total Engineering
1	John	Perry	951	Guadalupe Street	7,000
2	John	Perry	941-45	Guadalupe Street	7,000
3	John	Perry	959	Guadalupe Street	5,000
4	Guadalupe	Alvarez	887 - 91	Guadalupe Street	7,000
5	Martinas /	Ruedas	868-72	Guadalupe Street	7,000
6	Ernest	Ruedas	878	Guadalupe Street	7,000
7	Suzie	Minetti Family Trust	899	Guadalupe Street	8,000
8	Rod	Teter	910	Guadalupe Street	7,000
9	Anna	Lomeli	946-60	Guadalupe Street	8,000
10	John	Roffoni	935	Guadalupe Street	7,000
11	Anna	Lomeli	928	Guadalupe Street	7,000
12	Vern	Vernon and Associate	898	Guadalupe Street	7,000
13	Manual	Ramos	914	Guadalupe Street	5,000
14	Rafael	Quiroga	920	Guadalupe Street	5,000
15	Rafael	Quiroga	823	Guadalupe Street	5,000
16	Harry	Masatani	771	Guadalupe Street	5,000
17	Myrna	Leclair	393	Guadalupe Street	7,000
18	Guadalupe	Alvarez	865-875	Guadalupe Street	7,000
19	Guadalupe	Alvarez	813	Guadalupe Street	7,000
20	Mariko	Nakano	854	Guadalupe Street	7,000
21	Mark	Maretti	988	Guadalupe Street	8,000
			Total		140,000



## BEC and Associates, Inc.

Architectural, Engineering, Construction and Earthquake Specialist  
General Building Contractors' License Number 878326

Carolyn Galloway-Cooper, City Administrator  
City of Guadalupe  
918 Obispo Street  
Guadalupe, CA 93434

**RECEIVED** February 8, 2008

FEB 11 2008  
CITY OF GUADALUPE  
City Clerk or Deputy City Clerk

Dear Ms. Cooper:

The engineering for the Earthquake Hazard Reduction plans of the downtown URM buildings is now complete. All plans have been submitted to the Department of Building and Safety of the City of Guadalupe. The corrections required by the Plan Checker are complete and plans resubmitted to the City. All have been approved and are ready for the Building Permit to be issued.

BEC has performed all of the agreed upon Engineering tasks plus added the engineering needed for the ADA requirements and Foundation Inspection required by the City. This additional engineering work was donated by BEC as gift to the Building Owners and the City of Guadalupe.

BEC has completed the agreed upon tasks and is now ready to receive the final payment for doing this work. An invoice is enclosed along with Document CG001.2 which details the amounts for each structure for which the City required Engineering.

If you have any questions please call (310) 264-7747 and ask for Richard Hoffer.

Sincerely,

Richard Hoffer, Project Manager,  
BEC and Associates

REPORT.: A80418  
 RUN....: Apr 18 08 Time: 11:33  
 Run By.: Carol

City of Guadalupe  
 Vendor Invoices BAS01

PAGE: 002  
 ID #: PY-HI  
 CTL.: GUA

Phone #.: ( ) -  
 Name....: BASSERI ENGINEERING INC.  
 Addr1...: AND CONSTRUCTION  
 Addr2...: 3307 PICO BOULEVARD SUITE A  
 C/S/Zip.: SANTA MONICA CA 90405

Open Balance.: .00  
 F.YTD Purch...: .00  
 YTD 1099 Disb: .00  
 Last Purchase: 10/07/06

Invoice No	Date	Description	Original \$	Payment \$	Balance
CG004	10/07/06	URM TWENTY DOWNTOWN BUI CK# 812176(Feb 28 2007)	56000.00	-56000.00	56000.00 .00
032405H	03/24/05	ENGINEERING ON URM BUIL CK# 808700(Mar 24 2005)	52800.00	-52800.00	52800.00 .00
082505	08/24/05	ENGINEERING ON URM BUIL CK# 809479(Sep 14 2005)	3200.00	-3200.00	3200.00 .00
ICG002	08/30/05	SHEAR TESTING ON 21 DOW CK# 810736(May 24 2006)	35500.00	-35500.00	35500.00 .00

2/7/08 INV. # ICG006

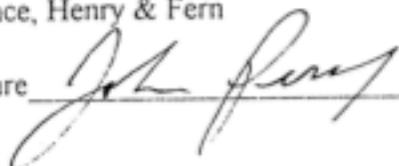
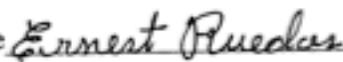
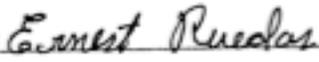
147,500  
 28,000 To Be approved 4/22/08  
175,500

February 24, 2005

Carolyn Galloway-Cooper, City Administrator  
City of Guadalupe  
918 Obispo Street  
Guadalupe, CA 93434

Dear Ms. Cooper:

We the undersigned, as property owners of the URM buildings that are included in the City of Guadalupe's 2005 Pre-Disaster Mitigation Competitive (PDM-C) Grant application agree to and accept performance responsibility for the long term maintenance and associated cost of all improvements provided through these funds if the city is successful in the award.

<u>Property Owner</u>	<u>Address</u>
1 Perry, John & Margarita Lawrence, Henry & Fern	951 Guadalupe Street Guadalupe, Ca. 93434
Signature  _____ '02	
2 Perry, John & Margarita Lawrence, Henry & Fern	941 & 945 Guadalupe Street Guadalupe, Ca. 93434
Signature  _____	
3 Perry, John	959 & 955 Guadalupe Street Guadalupe, Ca. 93434
Signature  _____	
4 Alvarez, Jose Guadalupe, Guadalupe	887, 889, 891 Guadalupe Street Guadalupe, Ca. 93434
Signature  _____	
5 Martinas, Yolanda and Ruedas, Earnest	868 & 872 Guadalupe Street Guadalupe, Ca. 93434
Signature  _____	
6 Martinas, Yolanda and Ruedas, Earnest	874 & 878 Guadalupe Street Guadalupe, Ca. 93434
Signature  _____	

7 Maretti Clarence Family Lp

899 Guadalupe Street  
Guadalupe, Ca. 93434

Signature

Susan Maretti Liggett

8 Teter, Rod

910 Guadalupe Street  
Guadalupe, Ca. 93434

Signature

[Handwritten Signature]

9 Lomeli, Guadalupe

946 950-954-960 Guadalupe Street  
Guadalupe, Ca. 93434

Signature

Guadalupe Lomeli

10 Roffoni, John A

935 Guadalupe Street  
Guadalupe, Ca. 93434

Signature

John A. Roffoni

11 Lomeli, Guadalupe

928 Guadalupe Street  
Guadalupe, Ca. 93434

Signature

Guadalupe Lomeli

12 Santa Florita Hotel LLC  
Brad Vernon

898 Guadalupe Street  
Guadalupe, Ca. 93434

Signature

Brad Vernon

13 Ramos, Manual/Manuela

914 Guadalupe Street  
Guadalupe, Ca. 93434

Signature

Manual Ramos

14 Quiroga, Rafael P.

920 Guadalupe Street  
Guadalupe, Ca. 93434

Signature

Rafael P. Quiroga

15 Quiroga, Rafael P.

823-825-827-829 Guadalupe Street  
Guadalupe, Ca. 93434

Signature

Rafael Quiroga

16 Masatani, Family Trust

771 Guadalupe Street  
Guadalupe, Ca. 93434

Signature

Narry Masatani

17 Le Claire Myrna and Korth Dianne

393 Guadalupe Street  
Guadalupe, Ca. 93434

Signature *Myrna Le Claire*

18 Alvarez, Jose Guadalupe and Alvarez Patricia

865-867-871-873-875 Guadalupe Street  
Guadalupe, Ca. 93434

Signature *Jose Guadalupe Alvarez*

19 Alvarez, Jose G

813 Guadalupe Street  
Guadalupe, Ca. 93434

Signature *Jose Guadalupe Alvarez*

20 Nakano, Mariko

854 Guadalupe Street  
Guadalupe, Ca. 93434

Signature *Mariko Nakano*



Order Number OEJP951

### Order For Services Structural Engineering Design

February 10, 2005

Building Owner  
**John Perry**  
959 Guadalupe Street  
Guadalupe, CA 93434

Building Location  
951 Guadalupe Street  
Guadalupe, CA  
(805) 343-1515

1. This Order is for **Basseri Engineering and Construction (BEC)** to design plans for construction on the above property owned by **John Perry (Owner)**.
2. BEC is an engineering and construction firm that specializes in the structural integrity of structures. Owner is utilizing this service for the building at **951 Guadalupe Street, Guadalupe**. BEC is to perform the professional engineering services described below.

#### INVESTMENT

3. BEC will perform this service for a total Investment of 7,000. This amount is exclusive of third party fees.
4. BEC will prepare structural plans as specified in paragraph 8.
5. This order is considered binding and work is authorized to start when it is signed and dated by Owner and BEC, and BEC receives the investment according to the below schedule. Work will start upon receipt of the first increment. The final increment is due upon completion of the task:

Start Engineering	(Shear Test fee payable by owner)	2,800
Submit Plans for Checking	(Plan check fee payable by owner)	2,800
Building Permit Ready for acquisition	(Building Permit Fee payable by owner)	1,400

6. The backside of this sheet is a part of this order, i.e. items 8-15
7. This order is void unless signed and received by BEC within 30 days of BEC signature date.


2-10-5

2-10-2005

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**Siavash Basseri or Richard Hoffer**      **Date**      **John Perry**      **Date**







# Engineering and Construction

General Building Contractor and Engineering Contractors License Number 724559  
Formerly Pars Engineering Consultants Inc

Order Number OEGA887

## Order For Services Structural Engineering Design

February 10, 2005

Building Owner  
**Guadalupe Alvarez**  
**887 - 91 Guadalupe Street**  
**Guadalupe, CA 93434**

Building Location  
**887 - 91 Guadalupe Street**  
**Guadalupe, CA**  
**(805) 343-5550**

1. This Order is for **Basseri Engineering and Construction (BEC)** to design plans for construction on the above property owned by **Guadalupe Alvarez (Owner)**.
2. BEC is an engineering and construction firm that specializes in the structural integrity of structures. Owner is utilizing this service for the building at **887 - 91 Guadalupe Street, Guadalupe**. BEC is to perform the professional engineering services described below.

### INVESTMENT

3. BEC will perform this service for a total Investment of 7,000. This amount is exclusive of third party fees.
4. BEC will prepare structural plans as specified in paragraph 8.
5. This order is considered binding and work is authorized to start when it is signed and dated by Owner and BEC, and BEC receives the investment according to the below schedule. Work will start upon receipt of the first increment. The final increment is due upon completion of the task:

<b>Start Engineering</b>	<b>(Shear Test fee payable by owner)</b>	<b>2,800</b>
<b>Submit Plans for Checking</b>	<b>(Plan check fee payable by owner)</b>	<b>2,800</b>
<b>Building Permit Ready for acquisition</b>	<b>(Building Permit Fee payable by owner)</b>	<b>1,400</b>

*PAID BY City of Guadalupe*

6. The backside of this sheet is a part of this order, i.e. items 8-15
7. This order is void unless signed and received by BEC within 30 days of BEC signature date.

*[Signature]*      2-10-5      *Jose G. Alvarez*      2-11-05  
*Richard Hoffer*      Date      *Guadalupe Alvarez*      Date



# Engineering and Construction

General Building Contractor and Engineering Contractors License Number 724591  
Formerly Pars Engineering Consultants Inc

Order Number OEMR868-72

## Order For Services Structural Engineering Design

February 10, 2005

Building Owner  
**Martinas and Ruedas**  
874-78 Guadalupe Street  
Guadalupe, CA

Building Location  
868-72 Guadalupe Street  
Guadalupe, CA  
(805) 343 6234

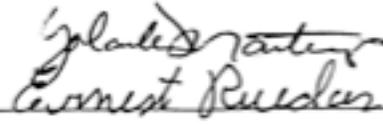
1. This Order is for **Basseri Engineering and Construction (BEC)** to design plans for construction on the above property owned by **Martinas and Ruedas (Owner)**.
2. BEC is an engineering and construction firm that specializes in the structural integrity of structures. Owner is utilizing this service for the building at **868-72 Guadalupe Street, Guadalupe**. BEC is to perform the professional engineering services described below.

### INVESTMENT

3. BEC will perform this service for a total Investment of 7,000. This amount is exclusive of third party fees.
4. BEC will prepare structural plans as specified in paragraph 8.
5. This order is considered binding and work is authorized to start when it is signed and dated by Owner and BEC, and BEC receives the investment according to the below schedule. Work will start upon receipt of the first increment. The final increment is due upon completion of the task:

<b>Start Engineering</b>	<b>(Shear Test fee payable by owner)</b>	<b>2,800</b>
<b>Submit Plans for Checking</b>	<b>(Plan check fee payable by owner)</b>	<b>2,800</b>
<b>Building Permit Ready for acquisition</b>	<b>(Building Permit Fee payable by owner)</b>	<b>1,400</b>

6. The backside of this sheet is a part of this order, i.e. items 8-15
7. This order is void unless signed and received by BEC within 30 days of BEC signature date.

	2-10-05		2-15-05
Siavash Basseri or Richard Hoffer	Date	Martinas and Ruedas	Date



# Engineering and Construction

General Building Contractor and Engineering Contractor License Number 724599  
Formerly Pars Engineering Consultants Inc

Order Number OEER378

## Order For Services Structural Engineering Design

February 10, 2005

Building Owner  
**Ernest Ruedas**  
**5064 Sandpiper Lane**  
**Guadalupe, CA**

Building Location  
**878 Guadalupe Street**  
**Guadalupe, CA**  
**(805) 343 6234**

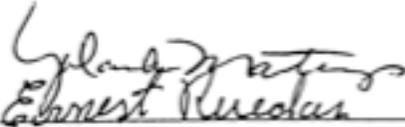
1. This Order is for **Basseri Engineering and Construction (BEC)** to design plans for construction on the above property owned by **Ernest Ruedas (Owner)**.
2. BEC is an engineering and construction firm that specializes in the structural integrity of structures. Owner is utilizing this service for the building at **878 Guadalupe Street, Guadalupe**. BEC is to perform the professional engineering services described below.

### INVESTMENT

3. BEC will perform this service for a total Investment of 7,000. This amount is exclusive of third party fees.
4. BEC will prepare structural plans as specified in paragraph 8.
5. This order is considered binding and work is authorized to start when it is signed and dated by Owner and BEC, and BEC receives the investment according to the below schedule. Work will start upon receipt of the first increment. The final increment is due upon completion of the task:

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<b>Building Permit Ready for acquisition</b>	<b>(Building Permit Fee payable by owner)</b>	<b>1,400</b>

6. The backside of this sheet is a part of this order, i.e. items 8-15
7. This order is void unless signed and received by BEC within 30 days of BEC signature date.

	<b>2-10-5</b>		<b>2-15-05</b> <b>2-10-05</b>
<b>Siavash Basseri or Richard Hoffer</b>	<b>Date</b>	<b>Ernest Ruedas</b>	<b>Date</b>



# Engineering and Construction

General Building Contractor and Engineering Contractor License Number T24339  
Formerly Pan Engineering Consultants Inc.

Order Number OEMT899

## Order For Services

February 19, 2005

### Structural Engineering Design

Building Owner  
**Minetti Family Trust**  
% **Suzan Righet** SUSAN RIGHETTI  
Guadalupe, CA

Building Location  
**899 Guadalupe Street**  
**Guadalupe, CA**

1. This Order is for Basseri Engineering and Construction (BEC) to design plans for construction on the above property owned by **Minetti Family Trust (Owner)**.
2. BEC is an engineering and construction firm that specializes in the structural integrity of structures. Owner is utilizing this service for the building at **899 Guadalupe Street, Guadalupe**. BEC is to perform the professional engineering services described below.

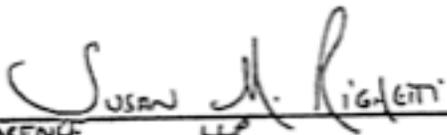
#### INVESTMENT

3. BEC will perform this service for a total Investment of 8,000. This amount is exclusive of third party fees.
4. BEC will prepare structural plans as specified in paragraph 8.
5. This order is considered binding and work is authorized to start when it is signed and dated by Owner and BEC, and BEC receives the investment according to the below schedule. Work will start upon receipt of the first increment. The final increment is due upon completion of the task:

<b>Start Engineering</b>	<b>(Shear Test fee payable by owner)</b>	<b>3,200</b>
<b>Submit Plans for Checking</b>	<b>(Plan check fee payable by owner)</b>	<b>3,200</b>
<b>Building Permit Ready for acquisition</b>	<b>(Building Permit Fee payable by owner)</b>	<b>1,600</b>

6. The backside of this sheet is a part of this order, i.e. items 8-15
7. This order is void unless signed and received by BEC within 30 days of BEC signature date.

 2-20-05  
Stavash Basseri or Richard Hoffer      Date

 2-25-05  
CLARENCE  
Minetti Family Trust      Date



# Engineering and Construction

General Building Contractor and Engineering Contractor License Number 724559  
Formerly Pars Engineering Consultants Inc

Order Number OERT910

## Order For Services Structural Engineering Design

February 10, 2005

Building Owner  
**Rod Teter**  
910 Guadalupe Street  
Guadalupe, CA 93434

Building Location  
**910 Guadalupe**  
**Guadalupe, CA**  
**(805) 216-4002**

1. This Order is for **Basseri Engineering and Construction (BEC)** to design plans for construction on the above property owned by **Rod Teter (Owner)**.
2. BEC is an engineering and construction firm that specializes in the structural integrity of structures. Owner is utilizing this service for the building at **910 Guadalupe, Guadalupe**. BEC is to perform the professional engineering services described below.

### INVESTMENT

3. BEC will perform this service for a total Investment of 7,000. This amount is exclusive of third party fees.
4. BEC will prepare structural plans as specified in paragraph 8.
5. This order is considered binding and work is authorized to start when it is signed and dated by Owner and BEC, and BEC receives the investment according to the below schedule. Work will start upon receipt of the first increment. The final increment is due upon completion of the task:

Start Engineering	(Shear Test fee payable by owner)	2,800
Submit Plans for Checking	(Plan check fee payable by owner)	2,800
Building Permit Ready for acquisition	(Building Permit Fee payable by owner)	1,400

6. The backside of this sheet is a part of this order, i.e. items 8-15
7. This order is void unless signed and received by BEC within 30 days of BEC signature date.


2-10-5
Date

2/14/05
subject to  
 Siavash Basseri or Richard Hoffer      Rod Teter      Addendum Attached Date 2/14/05

ADDENDUM  
TO  
ORDER FOR SERVICES  
STRUCTURAL ENGINEERING DESIGN

The herein Addendum is to that certain document entitled Order for Services, Structural Engineering Design, dated February 10, 2005, by and between Basseri Engineering and Construction, herein after "BEC", and Rod Teter, Building Owner, hereinafter "Owner" and the City of Guadalupe, California and it's Redevelopment Agency hereinafter jointly referred to as the "City" and that certain building commonly known as the Muse Building at 910 Guadalupe St., Guadalupe, CA, hereinafter the "Building".

**Whereas**, the City of Guadalupe Redevelopment Agency in a Special Meeting on Thursday, February 10, 2005, authorized the payment of fees for engineering services and construction costs, associated with seismic retrofitting to BEC:

**Now therefore** the herein contract is entered into and executed on the part of the Owner on the following express conditions:

- 1) All fees for engineering, construction, testing and any other related matter shall be paid for by the "City".
- 2) The Building is recognized by the City as a "Seismically Retrofitted Building" and a "Historic Building", which does not require seismic retrofit, but which may have additional retrofitting done to same in order to bring the building up to Code under the International Building Code for Existing Buildings and the City's recent Ordinance based upon same, with impunity.
- 3) All standards, qualifications, stress measurements, shear test qualifications and any other matter regarding the "Building" shall be made, interpreted and completed pursuant to the Historic Building Code of the State of California.
- 4) That any and all work, whether design work or construction work, whether completed or not shall not interfere with alter or change the building's qualification as a Historic Building or as an existing Seismically Retrofitted Building.
- 5) That for the purposes of this Addendum BEC shall be considered an Agent of the City.
- 6) Owner shall have the right to approve/disapprove of types and locations of testing, improvements and work associated with all phases of work contemplated or undertaken.

BASSERI ENGINEERING

By 

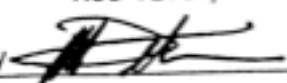
Please Print Name

SIYASH BASSERI

Date

2/19/05

ROD TETER, OWNER

By 

Rod Teter

ROD TETER

Date

2/14/05



# Engineering and Construction

General Building Contractor and Engineering Contractors License Number 724599  
Formerly Para Engineering Consultants Inc

Order Number OEAL946

## Order For Services Structural Engineering Design

February 10, 2005

Building Owner  
**Anna Lomeli**  
**928 Guadalupe Street**  
**Guadalupe, CA 93434**

Building Location  
**946-60 Guadalupe Street**  
**Guadalupe, CA**  
**(805) 343-2003**

1. This Order is for **Basseri Engineering and Construction (BEC)** to design plans for construction on the above property owned by **Anna Lomeli (Owner)**.
2. BEC is an engineering and construction firm that specializes in the structural integrity of structures. Owner is utilizing this service for the building at **946-60 Guadalupe Street, Guadalupe**. BEC is to perform the professional engineering services described below.

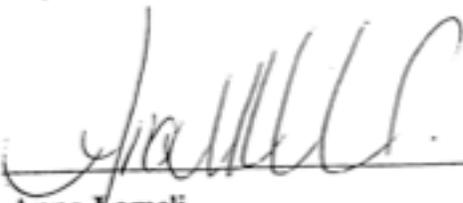
### INVESTMENT

3. BEC will perform this service for a total Investment of 8,000. This amount is exclusive of third party fees.
4. BEC will prepare structural plans as specified in paragraph 8.
5. This order is considered binding and work is authorized to start when it is signed and dated by Owner and BEC, and BEC receives the investment according to the below schedule. Work will start upon receipt of the first increment. The final increment is due upon completion of the task:

<b>Start Engineering</b>	<b>(Shear Test fee payable by owner)</b>	<b>3,200</b>
<b>Submit Plans for Checking</b>	<b>(Plan check fee payable by owner)</b>	<b>3,200</b>
<b>Building Permit Ready for acquisition</b>	<b>(Building Permit Fee payable by owner)</b>	<b>1,600</b>

6. The backside of this sheet is a part of this order, i.e. items 8-15
7. This order is void unless signed and received by BEC within 30 days of BEC signature date.

 2-10-05  
Siavash Basseri or Richard Hoffer      Date

 02-10-05  
Anna Lomeli      Date



# Engineering and Construction

General Building Contractor and Engineering Contractors License Number 72459  
Formerly Pars Engineering Consultants Inc

Order Number OEJR935

## Order For Services Structural Engineering Design

February 10, 2005

Building Owner  
**John Roffoni**  
122 Betteravia Road  
Santa Maria 93454

Building Location  
935 Guadalupe Street  
Guadalupe, CA

1. This Order is for **Basseri Engineering and Construction (BEC)** to design plans for construction on the above property owned by **John Roffoni (Owner)**.
2. BEC is an engineering and construction firm that specializes in the structural integrity of structures. Owner is utilizing this service for the building at **935 Guadalupe Street, Guadalupe**. BEC is to perform the professional engineering services described below.

### INVESTMENT

3. BEC will perform this service for a total Investment of 7,000. This amount is exclusive of third party fees.
4. BEC will prepare structural plans as specified in paragraph 8.
5. This order is considered binding and work is authorized to start when it is signed and dated by Owner and BEC, and BEC receives the investment according to the below schedule. Work will start upon receipt of the first increment. The final increment is due upon completion of the task:

Start Engineering	(Shear Test fee payable by owner)	2,800
Submit Plans for Checking	(Plan check fee payable by owner)	2,800
Building Permit Ready for acquisition	(Building Permit Fee payable by owner)	1,400

6. The backside of this sheet is a part of this order, i.e. items 8-15
7. This order is void unless signed and received by BEC within 30 days of BEC signature date.

  
Siavash Basseri or Richard Hoffer

Date

  
John Roffoni

  
Date



# Engineering and Construction

General Building Contractor and Engineering Contractors License Number 724594  
Formerly Pars Engineering Consultants Inc

Order Number OEAL928

## Order For Services Structural Engineering Design

February 10, 2005

Building Owner  
**Anna Lomeli**  
928 Guadalupe Street  
Guadalupe, CA 93434

Building Location  
928 Guadalupe Street  
Guadalupe, CA  
(805) 343-2003

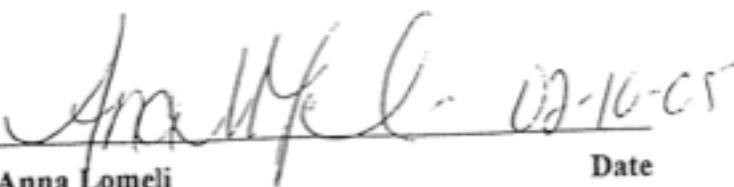
1. This Order is for **Basseri Engineering and Construction (BEC)** to design plans for construction on the above property owned by **Anna Lomeli (Owner)**.
2. BEC is an engineering and construction firm that specializes in the structural integrity of structures. Owner is utilizing this service for the building at **928 Guadalupe Street, Guadalupe**. BEC is to perform the professional engineering services described below.

### INVESTMENT

3. BEC will perform this service for a total Investment of 7,000. This amount is exclusive of third party fees.  
BEC will prepare structural plans as specified in paragraph 8.
5. This order is considered binding and work is authorized to start when it is signed and dated by Owner and BEC, and BEC receives the investment according to the below schedule. Work will start upon receipt of the first increment. The final increment is due upon completion of the task:

Start Engineering	(Shear Test fee payable by owner)	2,800
Submit Plans for Checking	(Plan check fee payable by owner)	2,800
Building Permit Ready for acquisition	(Building Permit Fee payable by owner)	1,400

6. The backside of this sheet is a part of this order, i.e. items 8-15
7. This order is void unless signed and received by BEC within 30 days of BEC signature date.

 2-10-05  02-10-05  
Siavash Basseri or Richard Hoffer      Date      Anna Lomeli      Date



# Engineering and Construction

General Building Contractor and Engineering Contractors License Number 72459  
Formerly Pars Engineering Consultants Inc

Order Number OEJD893

## Order For Services Structural Engineering Design

February 10, 2005

Building Owner  
~~Jim Dorsi~~ Santa Florita Hotel LLC  
898 C Guadalupe Street  
Guadalupe, CA 93434

Building Location  
898 Guadalupe Street  
Guadalupe, CA  
(481) 0533

- This Order is for **Basseri Engineering and Construction (BEC)** to design plans for construction on the above property owned by **Jim Dorsi (Owner)**. → *Domenicus + Bradley Vorn*
- BEC is an engineering and construction firm that specializes in the structural integrity of structures. Owner is utilizing this service for the building at **898 Guadalupe Street, Guadalupe**. BEC is to perform the professional engineering services described below.

### INVESTMENT

- BEC will perform this service for a total Investment of **7,000**. This amount is exclusive of third party fees. *All monies paid by city of Guadalupe.*
- BEC will prepare structural plans as specified in paragraph 8.
- This order is considered binding and work is authorized to start when it is signed and dated by Owner and BEC, and BEC receives the investment according to the below schedule. Work will start upon receipt of the first increment. The final increment is due upon completion of the task:

Start Engineering (Shear Test fee payable by owner)	2,800
Submit Plans for Checking (Plan check fee payable by owner)	2,800
Building Permit Ready for acquisition (Building Permit Fee payable by owner)	1,400

- The backside of this sheet is a part of this order, i.e. items 8-15
- This order is void unless signed and received by BEC within 30 days of BEC signature date.

*[Signature]* 2-10-5 *[Signature]* 2/15/05  
 Siavash Basseri or Richard Hoffer Date Jim Dorsi *Domenicus* Date



# Engineering and Construction

General Building Contractor and Engineering Contractors License Number 724539  
Formerly Pars Engineering Consultants Inc.

Order Number OEMR914

## Order For Services Structural Engineering Design

February 10, 2005

Building Owner  
**Manual Ramos**  
**914 Guadalupe**  
**Guadalupe, CA 93434**

Building Location  
**914 Guadalupe Street**  
**Guadalupe, CA**  
**(805) 343-1216**

1. This Order is for **Basseri Engineering and Construction (BEC)** to design plans for construction on the above property owned by **Manual Ramos (Owner)**.
2. BEC is an engineering and construction firm that specializes in the structural integrity of structures. Owner is utilizing this service for the building at **914 Guadalupe Street, Guadalupe**. BEC is to perform the professional engineering services described below.

### INVESTMENT

3. BEC will perform this service for a total Investment of 5,000. This amount is exclusive of third party fees.
4. BEC will prepare structural plans as specified in paragraph 8.
5. This order is considered binding and work is authorized to start when it is signed and dated by Owner and BEC, and BEC receives the investment according to the below schedule. Work will start upon receipt of the first increment. The final increment is due upon completion of the task:

Start Engineering	(Shear Test fee payable by owner)	2,000
Submit Plans for Checking	(Plan check fee payable by owner)	2,000
Building Permit Ready for acquisition	(Building Permit Fee payable by owner)	1,000

6. The backside of this sheet is a part of this order, i.e. items 8-15
7. This order is void unless signed and received by BEC within 30 days of BEC signature date.


2-10-5

2-10-2005

---

Siavash Basseri or Richard Hoffer      Date      Manual Ramos      Date







# Engineering and Construction

General Building Contractor and Engineering Contractor License Number 724599  
Formerly Pae Engineering Consultants Inc

Order Number OEHM771

## Order For Services Structural Engineering Design

February 10, 2005

Building Owner  
**Harry Masatani**  
**771 Guadalupe**  
**Guadalupe, CA 93434**

Building Location  
**771 Guadalupe Street**  
**Guadalupe, CA**  
**(805) 343-1171**

1. This Order is for **Basseri Engineering and Construction (BEC)** to design plans for construction on the above property owned by **Harry Masatani (Owner)**.
2. BEC is an engineering and construction firm that specializes in the structural integrity of structures. Owner is utilizing this service for the building at **771 Guadalupe Street, Guadalupe**. BEC is to perform the professional engineering services described below.

### INVESTMENT

3. BEC will perform this service for a total Investment of 5,000. This amount is exclusive of third party fees.
4. BEC will prepare structural plans as specified in paragraph 8.
5. This order is considered binding and work is authorized to start when it is signed and dated by Owner and BEC, and BEC receives the investment according to the below schedule. Work will start upon receipt of the first increment. The final increment is due upon completion of the task:

<b>Start Engineering</b>	<b>(Shear Test fee payable by owner)</b>	<b>2,000</b>
<b>Submit Plans for Checking</b>	<b>(Plan check fee payable by owner)</b>	<b>2,000</b>
<b>Building Permit Ready for acquisition</b>	<b>(Building Permit Fee payable by owner)</b>	<b>1,400</b>

6. The backside of this sheet is a part of this order, i.e. items 8-15
7. This order is void unless signed and received by BEC within 30 days of BEC signature date.

 2-10-5  2/10/05  
Siavash Basseri or Richard Hoffer      Date      Harry Masatani      Date



# Engineering and Construction

General Building Contractor and Engineering Contractors License Number 72459  
Formerly Pan Engineering Consultants Inc

Order Number OEML393

## Order For Services Structural Engineering Design

Building Owner	Building Location
<b>Myrna Leclain</b> <i>LE CLAIRE / DIANNE KORTH</i>	<b>393 Guadalupe Street</b>
<b>393 Guadalupe</b> <i>438 W. HARDING AVE</i>	<b>Guadalupe, CA</b>
<b>Guadalupe, CA 93434</b> <i>SANTA MARIA, CA 93458</i>	<b>(805) 925-0394</b>

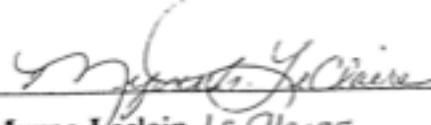
- This Order is for **Basseri Engineering and Construction (BEC)** to design plans for construction on the above property owned by **Myrna Leclain (Owner)**. *AND DIANNE KORTH LE CLAIRE*
- BEC is an engineering and construction firm that specializes in the structural integrity of structures. Owner is utilizing this service for the building at **393 Guadalupe Street, Guadalupe**. BEC is to perform the professional engineering services described below.

### INVESTMENT

- BEC will perform this service for a total Investment of 7,000. This amount is exclusive of third party fees.
- BEC will prepare structural plans as specified in paragraph 8.
- This order is considered binding and work is authorized to start when it is signed and dated by Owner and BEC, and BEC receives the investment according to the below schedule. Work will start upon receipt of the first increment. The final increment is due upon completion of the task:

<b>Start Engineering</b>	<b>(Shear Test fee payable by owner)</b>	<b>2,800</b>
<b>Submit Plans for Checking</b>	<b>(Plan check fee payable by owner)</b>	<b>2,800</b>
<b>Building Permit Ready for acquisition</b>	<b>(Building Permit Fee payable by owner)</b>	<b>1,400</b>

- The backside of this sheet is a part of this order, i.e. items 8-15
- This order is void unless signed and received by BEC within 30 days of BEC signature date.

	<u>2-10-05</u>		<u>2-10-05</u>
Siavash Basseri or Richard Hoffer	Date	Myrna Leclain <i>LE CLAIRE</i>	Date



# Engineering and Construction

General Building Contractor and Engineering Contractors License Number 724559  
Formerly Pars Engineering Consultants Inc.

Order Number OEGA865

## Order For Services Structural Engineering Design

February 10, 2005

Building Owner  
**Guadalupe Alvarez**  
PO Box 668  
Guadalupe, CA 93434

Building Location  
**865-875 Guadalupe Street**  
Guadalupe, CA  
(805) 343-1340

1. This Order is for **Basseri Engineering and Construction (BEC)** to design plans for construction on the above property owned by **Guadalupe Alvarez (Owner)**.
2. BEC is an engineering and construction firm that specializes in the structural integrity of structures. Owner is utilizing this service for the building at **865-875 Guadalupe Street, Guadalupe**. BEC is to perform the professional engineering services described below.

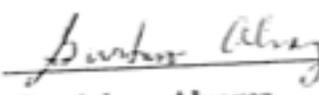
### INVESTMENT

3. BEC will perform this service for a total Investment of 7,000. This amount is exclusive of third party fees.
4. BEC will prepare structural plans as specified in paragraph 8.
5. This order is considered binding and work is authorized to start when it is signed and dated by Owner and BEC, and BEC receives the investment according to the below schedule. Work will start upon receipt of the first increment. The final increment is due upon completion of the task:

Start Engineering	(Shear Test fee payable by owner)	2,800
Submit Plans for Checking	(Plan check fee payable by owner)	2,800
Building Permit Ready for acquisition	(Building Permit Fee payable by owner)	1,400

*paid By City of Guadalupe*

6. The backside of this sheet is a part of this order, i.e. items 8-15
7. This order is void unless signed and received by BEC within 30 days of BEC signature date.


2-10-05

2-11-05  
 Siavash Basseri or Richard Hoffer      Date      Guadalupe Alvarez      Date



# Engineering and Construction

General Building Contractor and Engineering Contractor License Number 724559  
Formerly Pass Engineering Consultants Inc.

Order Number OEGA813

## Order For Services Structural Engineering Design

February 10, 2005

Building Owner  
**Guadalupe Alvarez**  
**PO Box 668**  
**Guadalupe, CA 93434**

Building Location  
**813 Guadalupe Street**  
**Guadalupe, CA**  
**(805) 353-5550**

1. This Order is for **Basseri Engineering and Construction (BEC)** to design plans for construction on the above property owned by **Guadalupe Alvarez (Owner)**.
2. BEC is an engineering and construction firm that specializes in the structural integrity of structures. Owner is utilizing this service for the building at **813 Guadalupe Street, Guadalupe**. BEC is to perform the professional engineering services described below.

### INVESTMENT

3. BEC will perform this service for a total Investment of 7,000. This amount is exclusive of third party fees.
4. BEC will prepare structural plans as specified in paragraph 8.
5. This order is considered binding and work is authorized to start when it is signed and dated by Owner and BEC, and BEC receives the investment according to the below schedule. Work will start upon receipt of the first increment. The final increment is due upon completion of the task:

<b>Start Engineering</b>	(Shear Test fee payable by owner)	<b>2,800</b>
<b>Submit Plans for Checking</b>	(Plan check fee payable by owner)	<b>2,800</b>
<b>Building Permit Ready for acquisition</b>	(Building Permit Fee payable by owner)	<b>1,400</b>

6. The backside of this sheet is a part of this order, i.e. items 8-15
7. This order is void unless signed and received by BEC within 30 days of BEC signature date.

PAID BY CITY  
OF GUADALUPE


2-10-05
Jose D. Alvarez
2-11-05

**Siavash Basseri or Richard Hoffer**      **Date**      **Guadalupe Alvarez**      **Date**



# Engineering and Construction

General Building Contractor and Engineering Contractors License Number 72459  
Formerly Pars Engineering Consultants Inc

Order Number OEMN854

## Order For Services Structural Engineering Design

February 10, 2005

Building Owner  
**Mariko Nakano**  
PO Box 388  
Guadalupe, CA

Building Location  
**854 Guadalupe Street**  
Guadalupe, CA

1. This Order is for **Basseri Engineering and Construction (BEC)** to design plans for construction on the above property owned by **Mariko Nakano (Owner)**.
2. BEC is an engineering and construction firm that specializes in the structural integrity of structures. Owner is utilizing this service for the building at **854 Guadalupe Street, Guadalupe**. BEC is to perform the professional engineering services described below.

### INVESTMENT

3. BEC will perform this service for a total Investment of 7,000. This amount is exclusive of third party fees.
4. BEC will prepare structural plans as specified in paragraph 8.
5. This order is considered binding and work is authorized to start when it is signed and dated by Owner and BEC, and BEC receives the investment according to the below schedule. Work will start upon receipt of the first increment. The final increment is due upon completion of the task:

Start Engineering	(Shear Test fee payable by owner)	2,800
Submit Plans for Checking	(Plan check fee payable by owner)	2,800
Building Permit Ready for acquisition	(Building Permit Fee payable by owner)	1,400

6. The backside of this sheet is a part of this order, i.e. items 8-15
7. This order is void unless signed and received by BEC within 30 days of BEC signature date.


2-10-5

2-10-05  
 Siavash Basseri or Richard Hoffer      Date      Mariko Nakano      Date

Order Number OERG988-C

**Order For Services**  
**Structural Engineering Design**

March 22-2005

Building Owner  
**Mark Maretti**  
**PO Box 265**  
**Guadalupe, CA 93434**

Building Location  
**988 Guadalupe Street**  
**Guadalupe, CA**  
**(805) 343-1302**

**RECEIVED**  
**MAR 22 2005**  
 City of Guadalupe  
 Adm. Dept.

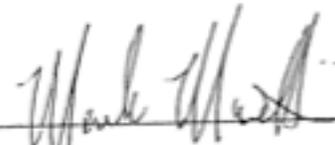
1. This Order is for **Basseri Engineering and Construction (BEC)** to design plans for construction on the above property owned by Mark and Charles Maretti and Ruthanne Gamble (**Owner**).
2. BEC is an engineering and construction firm that specializes in the structural integrity of structures. Owner is utilizing this service for the building at **988 Guadalupe Street, Guadalupe**. BEC is to perform the professional engineering services described below.

**INVESTMENT**

3. BEC will perform this service for a total Investment of 8000. This amount is exclusive of third party fees.
4. BEC will prepare structural plans as specified in paragraph 8.
5. This order is considered binding and work is authorized to start when it is signed and dated by Owner and BEC, and BEC receives the investment according to the below schedule. Work will start upon receipt of the first increment. The final increment is due upon completion of the task:

<b>Start Engineering</b>	(Shear Test fee payable by owner)	<b>3,200</b>
<b>Submit Plans for Checking</b>	(Plan check fee payable by owner)	<b>3,200</b>
<b>Building Permit Ready for acquisition</b>	(Building Permit Fee payable by owner)	<b>1,600</b>

6. The backside of this sheet is a part of this order, i.e. items 8-15
7. This order is void unless signed and received by BEC within 30 days of BEC signature date.

	3-22-05		3/22/05
<b>Siavash Basseri or Richard Hoffer</b>	<b>Date</b>	<b>Mark Maretti</b>	<b>Date</b>

**REPORT TO THE GUADALUPE COMMUNITY REDEVELOPMENT  
AGENCY**

**Agency Agenda of April 22, 2008**



Prepared by:  
C. Galloway-Cooper

**SUBJECT:** Tierra West Advisors - Presentation

**RECOMMENDATION:** That the Agency receive the report and consider additional services in conjunction with the upcoming Agency Plan amendment.

**BACKGROUND/**

Staff is returning to discuss the projects in the Agency's Five-year plan. Tierra West is currently processing a plan amendment to remove the \$1 million cap. They are here to discuss progress on the plan amendment and provide information on opportunities and benefits associated with a Business Retention Program while blending current and future goals/projects.

Attachments:

Letter from Tierra West

DATE: April 22, 2008

TO: Agency Board

FROM: Ms. Carolyn Galloway-Cooper, Executive Director  
Regan Candelario, Tierra West Advisors

**SUBJECT: UPDATE AND SCHEDULE FOR THE PLAN AMEDMENT OF THE  
GUADALUPE REDEVELOPMENT PROJECT AREA**

This staff report is written to provide an overview of the recommended plan of action for the Amendment of the Redevelopment Plan ("Amendment") for the Guadalupe Redevelopment Project Area ("Project Area"). The Amendment will increase the tax increment cap and extend time limits.

Section 33354.6 of the Health and Safety Code, California Community Redevelopment Law (the "CRL") establishes those Plan Amendments that require a plan adoption process. The proposed plan amendment process will need to follow the extended format for accomplishing a plan amendment process because it proposes (at a minimum) to increase the tax increment limit for the Agency. An amendment to increase the tax increment limit or to add territory must follow the "Full Plan Amendment" process, similar to the adoption of a new redevelopment project area which requires a significant investment from the City. In order to maximize the Agency's allocated budget, it is recommended that a preliminary analysis of tax increment revenue be prepared that would show the benefits of the Amendment to the Agency.

Staff and Consultants have researched and discussed the potential for adding area (The DJ Farms site) as part of the plan amendment process. However, based on many factors, Tierra West has recommended against pursuing adding area. Factors associated with the decision include; difficulty in the determination of blight at the DJ Farms site, no existing urbanization at the DJ Farms site, additional costs for mapping and environmental consulting services, and increased time to the overall amendment process.

Staff and Tierra West convened a meeting with the County of Santa Barbara to discuss the plan amendments. The meeting concluded with preliminary approval of the plan amendments from County Staff. County support for the plan amendments is a key factor regarding the decision to proceed with the Amendments. Please be aware that the County is of the opinion that the City of Santa Maria may be concerned about the

plan amendment. Tierra West has requested a meeting with the Santa Maria City Manager, Tim Ness, to provide him information regarding the plan amendment process.

Tierra West recommends that the Agency move forward with the environmental review process. Based on discussions with experienced Environmental Consulting Firms, the plan amendment will only require a Negative Declaration in lieu of a full Environmental Impact Report. Tierra West has the ability to prepare the negative declaration on behalf of the Agency.

Tierra West is available to provide Economic Development services on behalf of the Agency. The Economic Development services, primarily a business retention and outreach process, would be dovetailed into the Plan Amendment process and would provide the basis for an outreach and marketing schedule for the promotion of the Downtown. Tierra West has direct experience with both Economic Development and Downtown revitalization efforts.

If you have any questions or comments, please feel free to contact Regan Candelario of Tierra West Advisors directly at 805/550-8898.



# Tierra West Advisors

Real Estate and Redevelopment Consultants

T 714-309-1104  
F 626-796-5488  
E [info@tierrawestadvisors.com](mailto:info@tierrawestadvisors.com)  
[www.tierrawestadvisors.com](http://www.tierrawestadvisors.com)

*Via Hand Delivery & Electronic Mail*

DATE: February 11, 2008

TO: Ms. Carolyn Galloway-Cooper, Executive Director  
James Casso, Meyers Nave

FROM: Mike Garcia, Tierra West Advisors  
Regan Candelario, Tierra West Advisors

**SUBJECT: PLAN OF ACTION AND SCHEDULE FOR THE PLAN AMEDMENT OF  
THE GUADALUPE REDEVELOPMENT PROJECT AREA**

This memo is written to provide an overview of a recommended plan of action that would lead to the Amendment of the Redevelopment Plan ("Amendment") for the Guadalupe Redevelopment Project Area ("Project Area"). It is our understanding that the Agency is looking to increase its tax increment cap, extend time limits, and potentially add territory.

Section 33354.6 of the Health and Safety Code, California Community Redevelopment Law (the "CRL") establishes those Plan Amendments that require a plan adoption process. The proposed plan amendment process will need to follow the extended format for accomplishing a plan amendment process because it proposes (at a minimum) to increase the tax increment limit for the Agency. An amendment to increase the tax increment limit or to add territory must follow the "Full Plan Amendment" process, similar to the adoption of a new redevelopment project area which requires a significant investment from the City. In order to maximize the Agency's allocated budget, it is recommended that a preliminary analysis of tax increment revenue be prepared that would show the benefits of the Amendment to the Agency. Also, a preliminary blight survey of parcels or territory that could potentially be added to the Project Area should be prepared to further maximize the Full Plan Amendment process and expense. Tierra West will also determine the feasibility of increasing the bonding capacity and extending the ability to use eminent domain.

After analyzing the potential tax increment limit increase and the feasibility of other plan amendment options, a meeting with the County of Santa Barbara is recommended to discuss the plan amendments and to determine the potential for gaining preliminary approval of the plan amendments. County support for the plan amendments will be a key factor regarding the decision to proceed with the Amendments. Pending County preliminary approval and an Agency decision to pursue the Amendments, Tierra West recommends that the Agency move forward with hiring an environmental consultant that would prepare an Environmental Impact Report.

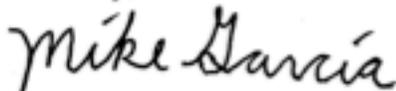
Ms. Carolyn Galloway-Cooper, Executive Director  
Guadalupe Redevelopment Agency  
February 1, 2007  
Page 2

It is possible that an Environmental Impact Report would be necessary for an amendment to increase the tax increment limit. If area will be added, then a mapping consultant may also be needed. If desired, Tierra West is available to coordinate the solicitation and selection of qualified environmental and mapping consultants for the Agency.

Tierra West believes that this approach will allow the Agency to assess and identify challenges and opportunities prior to expending significant consulting fees. This process will allow the Agency to consider adding territory, increasing bonding capacity, and amending the eminent domain time frames as part of the tax increment cap increase and time limit plan amendment process.

The following is a short summary of the Full Amendment process that the Agency would have to undergo after the initial tax increment analysis and an analysis of other potential plan amendment actions. If you have any questions or comments, please contact me directly at 714/309-1104 or Regan Candelario at 805/550-8898.

Sincerely,

A handwritten signature in black ink that reads "Mike Garcia". The signature is written in a cursive, slightly slanted style.

Mike Garcia  
Director, Tierra West Advisors

**REPORT TO THE GUADALUPE COMMUNITY REDEVELOPMENT  
AGENCY**

**Agency Agenda of April 22, 2008**



\_\_\_\_\_  
**Prepared by:**  
**C. Galloway-Cooper**

**SUBJECT:** Retrofit Grant Applications - Approve

**RECOMMENDATION:** That the Agency receive the report and approve grant applications.

**BACKGROUND/**

The following applications are submitted for approval:

Jose/Gustavo Alvarez

**Attachments:**

Status of applications (approved; not yet approved; applications not received)  
URM building Spreadsheet details  
Applications (Alvarez)  
Conditional Grant Agreement  
Memorandum of Agreement

**CONDITIONAL GRANT AGREEMENT BETWEEN AGENCY AND  
APPLICANT**

THIS CONDITIONAL GRANT AGREEMENT (the "Agreement") dated as of this \_\_\_\_\_ day of \_\_\_\_\_, 2008, is entered by and between THE CITY OF GUADALUPE COMMUNITY REDEVELOPMENT AGENCY, (the "Agency") and \_\_\_\_\_, a private property owner (the "Applicant").

**RECITALS**

A. Agency has adopted Downtown Seismic Retrofit Grants Program ("URM Grant Program") in order to provide grants to certain owners of eligible buildings who design and construct improvements to retrofit their unreinforced masonry buildings to meet specific building standards.

B. Applicant is the owner of that certain building located at \_\_\_\_\_ (the "Building").

C. Applicant has submitted an application to the Agency pursuant to the URM Grant Program Guidelines for a grant for seismic retrofit improvements to the Building.

D. Applicant completed the application process set forth in the Guidelines and has submitted final approved plans for seismic retrofit improvements dated \_\_\_\_\_, and has obtained a Building Permit dated \_\_\_\_\_, (the "Work").

E. Applicant and Agency desire to enter into this Agreement to set forth the terms and conditions of: Applicant's construction, installation and maintenance of the Work; and Agency's grant of funds to Applicant for construction of the Work, as set forth herein.

F. This Agreement is in furtherance of the objectives of the Agency's Redevelopment Plan. The Work will improve the Redevelopment Project Area and help eliminate physical and economic blight in the Project Area and stimulate private investment.

NOW, THEREFORE, Applicant and Agency hereby agree as follows:

1. Commencement and Completion of Work. Applicant shall begin the Work not later than the earlier of (1) 90 days after approval of the grant by the Agency Board of Directors, or (2) if an advance payment is made pursuant to Section 2, 14 days after such advance payment is made. Applicant shall complete or cause its contractors and/or subcontractors to complete the Work in accordance with all approved plans and permits not later than 18 months after the date of the Grant Award. The date of the Grant Award shall be the date the grant is approved by the Agency Board of Directors. Failure to complete the Work within this time frame or abandonment of the Work prior to completion may result in Applicant being required to repay the grant to the Agency, at

Agency's option. The Agency may grant an extension of time on a case-by-case basis. In the event the Applicant does not believe the Work will be completed within the required time frame, the Applicant may apply for a time extension. The Applicant shall apply for any time extension early enough to ensure sufficient time for the RDA to process a request for time extension and present the request to the RDA Board for consideration.

2. Grant Disbursement. The total grant amount available for the Work is \$ \_\_\_\_\_. Applicant acknowledges that this amount may not be sufficient to complete the Work, and Applicant accepts all liability for amounts owed to contractors and others in excess of the grant amount. Under no circumstances shall Agency be liable for any amounts in excess of the grant amount without prior approval of the Board of Directors through amendment to this Agreement. Grant payments will be made by the Agency directly to contractors or engineers for the Work. Invoices for payment must be submitted to the Agency for approval and payment to ensure the work performed is eligible work under the URM Grant Program. Under no circumstances will any grant funds be paid directly to Applicant, unless Applicant is the licensed contractor actually performing the Work. An amount of up to twenty percent (20%) of the grant amount may be made in advance of the Work to pay for contractor mobilization. After this initial advance payment, grant funds will not be paid in advance of eligible expenditures. Grant payments will be made no more frequently than monthly upon submission of invoices from Applicant's contractor or engineer, and only after approval by the Building Department of City.

3. Maintenance of Work. Applicant, at its sole cost and expense, shall maintain the Work in accordance with the terms of this section 3 for five (5) years following the date of completion of the Work. Applicant and its contractors and subcontractors shall maintain the Work in conformance and in compliance with the approved plans and permits, as the same may be amended from time to time with the approval of the City, and in accordance with the custom and practice generally applicable to first-class commercial projects located within the City of Guadalupe. All such maintenance work shall conform to all applicable federal, state and local laws and regulations for the performance of maintenance.

4. Indemnification. To the fullest extent permitted by law, Applicant shall indemnify, defend, and hold harmless Agency, the City of Guadalupe ("City"), its and their elective and appointive boards, commissions, officers, agents and employees (collectively, "Agency Parties"), from any and all present and future liabilities, obligations, orders, claims, damages, fines, penalties and expenses (including tax liability, attorneys' fees and costs) (collectively, "Claims") arising, directly or indirectly, from the acts, omissions, negligence or willful misconduct of Applicant or its engineers, contractors, subcontractors, employees, representatives or agents. The Agency Parties shall not be deemed to have waived any right against Applicant that it or they may have by reason of the aforesaid indemnity, because of the approval by Agency or City of the plans,

specifications and drawings for the Work. Applicant's indemnity obligations under this section 4 shall survive the expiration or termination of this Agreement.

5. Insurance. Until completion of the Work and disbursement of the Grant by Agency, Applicant shall take out and maintain or shall cause its contractor to take out and maintain Commercial General Liability and Workers' Compensation Insurance as follows:

a. Commercial General Liability policy in the amount of One Million Dollars (\$1,000,000) combined single limit, or such other policy limit as Agency may approve at its discretion, including contractual liability, as shall protect Applicant, Agency and City from claims for damages. Such policy or policies shall be written on an occurrence basis. The Commercial General Liability Policy hereunder shall name the Agency and City and its and their respective officers, agents, employees, and representatives as additional insured's through endorsement. Companies writing the insurance required hereunder shall be licensed to do business in the State of California. Insurance is to be placed with insurers with a current A.M. Best's rating of no less than A:VII. Applicant shall furnish Agency with a certificate of insurance evidencing the required insurance coverage and a duly executed endorsement evidencing such additional insured status. The certificate shall contain a statement of obligation on the part of the carrier to notify Agency and City of any material change, cancellation or termination of the coverage at least thirty (30) days in advance of the effective date of any such material change, cancellation or termination. Coverage provided hereunder by Applicant shall be primary insurance and shall not be contributing with any insurance, self-insurance or joint self-insurance maintained by Agency or City, and the policy shall contain such an endorsement. The insurance policies shall contain a waiver of subrogation for the benefit of Agency and City. The required certificate and endorsement shall be furnished by Applicant to Agency prior to the commencement of any of the Work.

b. Workers' Compensation Insurance. Applicant shall furnish or cause to be furnished to Agency evidence satisfactory to Agency that Applicant and any contractor with whom it has contracted for the performance of the Work or otherwise pursuant to this Agreement carries Workers' Compensation Insurance as required by law.

6. Compliance with Laws. Applicant shall carry out the Work in conformity with all applicable laws, including the City's zoning and development standards; building, plumbing, mechanical and electrical codes; all other provisions of the City's Municipal Code; and all applicable disabled and handicapped access requirements, including the Americans With Disabilities Act, 42 U.S.C. Section 12101, et seq., Government Code Section 4450, et seq., Government Code Section 11135, et seq., and the Unruh Civil Rights Act, Civil Code Section 51, et seq. and Government Code Section 8875.8. Applicant acknowledges that the requirements of the State of California prevailing wage law (Labor Code section 1720, et seq.) applies to all of the Work. Applicant shall cause its contractors and subcontractors to comply with all requirements of such prevailing wage law.

7. Notices. Any notices relating to this Agreement shall be given in writing and shall be deemed sufficiently given and served for all purposes when delivered personally or by generally recognized overnight courier service, or five (5) days after deposit in the United States mail, certified or registered, return receipt requested, with postage prepaid, addressed as follows:

Agency:  
City of Guadalupe Community Redevelopment Agency  
918 Obispo Street  
Guadalupe, CA 93934  
Attn: Executive Director

Applicant:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Either party may change its address for purposes of this section by giving the other party written notice of the new address in the manner set forth above.

#### 8. Default.

8.1 Any failure by Applicant to perform any term or provision of this Agreement shall constitute an "Event of Default" if Applicant does not cure such failure within thirty (30) days following written notice of default from Agency. Upon the occurrence of an Event of Default, Agency shall have the right, in addition to any other rights or remedies (a) to institute any action at law or in equity to cure, correct, prevent or remedy any Event of Default; (b) to recover damages for any Event of Default; or (c) to terminate this Agreement by written notice to Applicant. In the event Agency terminates this Agreement as provided above, neither party shall have any further rights or obligations hereunder, except for Applicant's indemnity obligations under Section 4, which shall survive such termination. Furthermore, termination of the Agreement shall not relieve Applicant of liability for repayment of the grant proceeds under Section 1.

8.2 Any failure or delay by Agency in asserting any of its rights or remedies as to any Event of Default shall not operate as a waiver of any Event of Default or of any such rights or remedies or deprive Agency of its right to institute and maintain any actions or proceedings which it may deem necessary to protect, assert or enforce any such rights or remedies.

#### 9. Miscellaneous Terms and Provisions.

9.1 Severability. If any term, provision, condition or covenant of this Agreement or its application to any party or circumstances shall be held, to any extent, invalid or unenforceable, the remainder of this Agreement, or the application of the term, provision, condition or covenant to persons or circumstances other than those as to whom or which it is held invalid or unenforceable, shall not be affected, and shall be valid and enforceable to the fullest extent permitted by law.

9.2 Assignment. Prior to completion of the Work, Applicant may not transfer or assign any or all of its rights or obligations under this Agreement without the prior written consent of Agency, which consent shall not be unreasonably withheld. Any such assignment or transfer without Agency's consent shall be wholly void and of no effect. All of Applicant's rights and obligations under this Agreement shall run with the land and shall be binding on its successors, heirs and/or assigns.

9.3 No Third-Party Beneficiary. Nothing in this Agreement, express or implied, is intended to confer any rights or remedies under or by reason of this Agreement on any person other than the parties to it, nor is anything in this Agreement intended to relieve or discharge any obligation of any third person to any party hereto or give any third person any right of subrogation or action over or against any party to this Agreement. Nothing herein shall be construed to create a partnership, joint venture or similar arrangement between the parties hereto.

9.4 Governing Law; Venue. The laws of the State of California shall govern the interpretation and enforcement of this Agreement without reference to principles of conflict of laws. Venue for any action brought under this Agreement shall be in the Superior Court of Santa Barbara County, California.

9.5 Authority. Each party executing this Agreement on behalf of a party represents and warrants that such person is duly and validly authorized to do so on behalf of the entity it purports to bind and if such party is a partnership, corporation or trustee, that such partnership, corporation or trustee has full right and authority to enter into this Agreement and perform all of its obligations hereunder.

9.6 No Agency Relationship. Neither Applicant nor any of Applicant's agents, contractors or subcontractors are or shall be considered to be agents of Agency in connection with the performance of any of Applicant's obligations under this Agreement.

9.7 Agreement is Final Contract. This Agreement, together with Agency's Downtown Seismic Retrofit Grants Program, represents the entire understanding of Applicant and Agency as to those matters contained herein. In the event of any conflict between the provisions of this Agreement and the Downtown Seismic Retrofit Grants Program, the provisions of this Agreement shall control. No prior oral or written understanding shall be of any force or effect with respect to those matters covered herein. This Agreement may not be modified or altered except in writing signed by both parties.

IN WITNESS WHEREOF, Agency and Applicant have caused this Agreement to be executed as of the dates set forth below.

Dated: \_\_\_\_\_, 2008

"AGENCY"

CITY OF GUADALUPE COMMUNITY REDEVELOPMENT AGENCY

By: \_\_\_\_\_  
Its: Executive Director

Dated: \_\_\_\_\_, 2008

"APPLICANT"

By: \_\_\_\_\_

Printed Name: \_\_\_\_\_

Recording requested by:  
CITY OF GUADALUPE  
COMMUNITY REDEVELOPMENT AGENCY

When recorded mail to:  
City of Guadalupe  
Community Redevelopment Agency  
918 Obispo Street  
Guadalupe, CA 93434  
Attn.: Executive Director

### MEMORANDUM OF AGREEMENT

This Memorandum of Agreement ("Memorandum") is entered into as of this \_\_\_\_\_ day of \_\_\_\_\_ 200\_\_, by and between the City of Guadalupe Community Redevelopment Agency ("Agency") and \_\_\_\_\_ ("Grantee") with respect to that certain Conditional Grant Agreement ("Agreement") dated \_\_\_\_\_, between the Agency and Grantee. This Memorandum shall provide notice of the existence of the unrecorded Agreement which contains terms, conditions and covenants affecting that certain real property owned by Grantee and located at \_\_\_\_\_ in Guadalupe, California and more particularly described on Exhibit A attached hereto ("Property"). Unless and until released by the Agency, the terms, conditions, and covenants of Grantee contained in the Agreement shall run with the land, and shall be binding on its successors, heirs, and/or assigns for a period of five (5) years from the date of completion of the Work called for under the Agreement. Further, such terms, conditions, and covenants shall to the fullest extent permitted by law and equity, be binding for the benefit and in favor of, and enforceable by the Agency, its successors and assigns against the Grantee, its successors and assigns.

This Memorandum shall incorporate herein all of the terms, covenants and conditions of the Agreement as though fully set forth herein. A copy of the Agreement is available at the City of Guadalupe Community Redevelopment Agency, 918 Obispo Street, Guadalupe, California. This Memorandum is recorded solely for the purpose of providing notice of the Agreement and shall not be deemed to alter, modify, amend or supplement the terms, covenants and conditions of the Agreement, of which this is a memorandum.

[SIGNATURES COMMENCE ON FOLLOWING PAGE]

Executed on \_\_\_\_\_, 200\_\_, at Guadalupe, Santa Barbara County,  
California.

“Agency”  
City of Guadalupe Community Redevelopment Agency

By: \_\_\_\_\_  
Executive Director

“Grantee”

\_\_\_\_\_  
(signature)

\_\_\_\_\_  
(print name)

\_\_\_\_\_  
(d/b/a)

EXHIBIT "A"

LEGAL DESCRIPTION OF PROPERTY

**AGENCY ACKNOWLEDGEMENT**

State of \_\_\_\_\_

County of \_\_\_\_\_

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 signature(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)

**GRANTEE ACKNOWLEDGEMENT**

State of \_\_\_\_\_

County of \_\_\_\_\_

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 signature(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.

**RETROFIT APPLICATIONS RECEIVED**

**DATE REC'D. DATE APPROVED**

ANNA LOMELI	946/960 GUADALUPE ST.	8/7/2007	3/11/2008
ANNA LOMELI	928 GUADALUPE ST.	8/7/2007	3/11/2008
MARTINEZ/REUDAS	868/876/874 GUADALUPE ST.	8/16/2007	3/11/2008
RUEDAS SEISMIC RETRO FIT	878 GUADALUPE ST.	12/20/2007	3/11/2008
JOHN PERRY	955/959 GUADALUPE ST.	8/14/2007	3/11/2008
RAFAEL QUIROGA	920 GUADALUPE ST.	1/30/2008	3/11/2008
RAFAEL QUIROGA	823/825/827/829 GUADALUPE ST.	1/30/2008	3/11/2008
BRAD VERNON (SANTA FLORITA HOTEL)	898 GUADALUPE ST.	8/16/2007	4/8/2008
HARRY MASATANI	771 GUADALUPE ST.	1/22/2008	4/8/2008
LE CLAIR/KORTH	393 GUADALUPE ST.	8/21/2007	3/11/2008
GUADALUPE ALVAREZ	813 GUADALUPE ST.	3/12/2008	
MARIKO NIKANO	854 GUADALUPE ST.	4/3/2008	
ROD TETER (BEVERLY CHAPMAN)	910 GUADALUPE ST.	4/6/2008	
JOHN RUFFONI (BEVERLY CHAPMAN)	935 GUADALUPE ST.	4/4/2008	
GUADALUPE ALVAREZ	865/875 GUADALUPE ST.	4/16/2008	
GUADALUPE ALVAREZ	887/891 GUADALUPE ST.	4/16/2008	
MINETTI FAMILY (FAR WESTERN)	899 GUADALUPE ST.	4/10/2008	
MANUEL RAMOS (BEVERLY CHAPMAN)	914 GUADALUPE ST.	4/4/2008	

**NO RETROFIT APPLICATION RECEIVED**

JOHN PERRY (BEVERLY CHAPMAN)	941 GUADALUPE ST.
JOHN PERRY (BEVERLY CHAPMAN)	951 GUADALUPE ST.

**UNREINFORCED MASONRY BUILDINGS**

No.	Owner	Address (Guadalupe St)	Bldg	GUADALUPE Plan Ck No	Date RMA Approved	Application	1) Proof of ownership of the property of this grant.	2) Engineer's plans for seismic retrofit	3) Architects or engineer's plans for all other renovation of the property including, but not limited to electrical, plumbing, ADA, cosmetic.	4) Phase I environmental document for the [property prepared by a licensed environmental professional.	5) Asbestos certification prepared by a licensed environmental professional.	6) Proof of financial ability to pay for all work (seismic and otherwise) not funded by grant funds.	7) Name of contractor who will do the work.	8) Budget for the seismic retrofit work.	9) Tasklist and timeline for the project, including seismic retrofit and all other renovation work.	
1	John Ruffoni	935	10	320-2006	1/14/08	X	X	X	X	X	X	X	X	X	X	X
2	Manuel Ramos	914	13	314-2006	1/11/08	X	X	X	X	X	X	X	X	X	X	X
3	Guadalupe Alvarez	887-891	4	337-2006	1/10/08	X	X	X	X	X	X	X	X	X	X	X
4	John Perry	941-945	2	333-2006	1/14/08	X	X	X	X	X	X	X	X	X	X	X
5	Nakano	854	20	334		X	X	X	X	X	X	X	X	X	X	X
6	Guadalupe Alvarez	813	19	318-2008	1/11/08	X	X	X	X	X	X	X	X	X	X	X
7	Maretti-(Baque)	992	21	335	not-done	X	X	X	X	X	X	X	X	X	X	X
8	Vernon	898	12	336		X	X	X	X	X	X	X	X	X	X	X
9	Myrna LeClare & Dianne Korth	393	17	315-2006	1/9/08	X	X	X	X	X	X	X	X	X	X	X
10	Anna Lomeli	928	11	316-2006	1/10/08	X	X	X	X	X	X	X	X	X	X	X
11	John Perry	951	1	319-2006	1/14/08	X	X	X	X	X	X	X	X	X	X	X
12	Anna Lomeli	946-60	9	317-2006	1/9/08	X	X	X	X	X	X	X	X	X	X	X
13	Minetti (Far Western)	899	7	345		X	X	X	X	X	X	X	X	X	X	X
14	Teler	910	8	346		X	X	X	X	X	X	X	X	X	X	X
15	Ruedas	878	15	05-225-01	1/14/08	X	X	X	X	X	X	X	X	X	X	X
16	Rafael Quiroga	920	14	05-226-01	1/10/08	X	X	X	X	X	X	X	X	X	X	X
17	Harry Masatani	771	16	05-2219-05	1/10/08	X	X	X	X	X	X	X	X	X	X	X
18	Guadalupe Alvarez	865-875	18	326-2006	1/10/08	X	X	X	X	X	X	X	X	X	X	X
19	Martinez & Ruedas	868-874	5	325-2006	1/14/08	X	X	X	X	X	X	X	X	X	X	X
20	John Perry	959	3	Unknown	1/11/08	X	X	X	X	X	X	X	X	X	X	X
21	Rafael Quiroga	823-829	15	Unknown	1/14/08	X	X	X	X	X	X	X	X	X	X	X
	12 owners	20 buildings		20 only												
	Vernon 1	Martinez 1		Alvarez 3												
	LeClaire 1	Masatani 1		Nakano 1												
	Lomeli 2	Perry 1		Ruffoni 1												
	Quiroga 2	Ruedas 1		Far Western 1												

**CITY OF GUADALUPE  
COMMUNITY REDEVELOPMENT AGENCY  
DOWNTOWN SEISMIC RETROFIT  
GRANT APPLICATION**

Office use only

APN _____	Project No. _____
-----------	-------------------

Date: <u>3-12-08</u>	
Applicant Name: <u>Jose G. Alvarez, Gustavo Alvarez</u>	
Property Owner Name (if different from applicant) <u>Jose G. Alvarez</u>	
Property Address: <u>813 Guadalupe St.</u>	
Business Name: <u>Vacant</u>	
Applicant phone number: <u>(805)343-5550</u>	Property Owner phone <u>(805)343-5550</u>

**PROPERTY INFORMATION**

Please list all property owners as indicated on the grant deed to this property. Please provide the Social Security number or taxpayer identification number for each owner.

Jose G. Alvarez [REDACTED]  
\_\_\_\_\_  
\_\_\_\_\_

How long have you owned this property? 34 years (since 1974)

Estimate of the property's current market value \$ ~~1~~200,000

### DESCRIPTION OF WORK

Generally describe the the rehabilitation (seismic and other) you want to accomplish on the property: Complete earthquake retrofit, make property available for rent. ADA Bathroom Detail on plans.

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Please attach an architect's or engineer's estimate of the cost of the seismic retrofit work you hope to accomplish as well as an estimate of the cost of all other rehabilitation work.

#### Attach the following items to your application:

1. Proof of ownership of the property or proof of authorization by the property owner to apply for this grant.
2. Engineer's plans for seismic retrofit.
3. Architects or engineer's plans for all other renovation of the property including, but not limited to electrical, plumbing, ADA, cosmetic.
4. Phase I environmental document for the property prepared by a licensed environmental professional.
5. Asbestos certification prepared by a licensed environmental professional.
6. Proof of financial ability to pay for all work (seismic and otherwise) not funded by grant funds.
7. Name of contractor who will do the work.
8. Budget for the seismic retrofit work.
9. Tasklist and timeline for the project, including seismic retrofit and all other renovation work.

I certify that I have read and understand the document entitled "The 2006/2007 City of Guadalupe Community Redevelopment Agency Downtown Seismic Retrofit Grants Program and that I will comply with the requirements set forth therein. Further, I certify that I have had an opportunity to consult with an attorney and tax professional concerning my application for a grant. I agree to comply with the terms of any grant I receive from the City of Guadalupe Community Redevelopment Agency.

DATED: 3-12-08

*Sustan Alamy*  
Owner or Authorized Agent

URM Retrofit Guidelines

April 24, 2007

URM Grant Application Checklist

- Application
- Plans and Specs prepared by architect, structural engineer or civil engineer.
- Cost Estimate prepared by design professional (Budget)
- List of improvements addressing:
  - ADA/Title 24 accessibility
  - Electrical *subject to tenants needs*
  - Water heater strapping *no water heater*
  - Automatic gas shut off valve *no gas service*
- ASTM Standard E1527-05 compliant Phase I environmental assessment report.
- Additional certification on Asbestos
- Acceptance of Financial responsibility for remedial environmental assessment report and Asbestos Certification.
- Proof of financial availability for financing remaining work not funded but required by the RDA project.
- Proof of Earthquake Warning Placard in compliance with GC Section 8875.8
- Proof of understanding Prevailing Wage Laws
- Indemnification of RDA by Owner
- Task list and timeline: Work Schedule (starting 90 days from grant award date and within two weeks of advance payments)
- Proof of Ownership

CITY OF GUADALUPE  
COMMUNITY REDEVELOPMENT AGENCY  
DOWNTOWN SEISMIC RETROFIT  
GRANT APPLICATION

Office use only



Date: 4-15-08

Applicant Name: Jose G. Alvarez, Gustavo Alvarez

Property Owner Name (if different from applicant): Jose G. Alvarez

Property Address: 887, -891 Guadalupe St.

Business Name: Vacant, Super Disc. Store, Apts

Applicant phone number: (865)343-5550 Property Owner phone( ) - \_\_\_\_\_

PROPERTY INFORMATION

Please list all property owners as indicated on the grant deed to this property. Please provide the Social Security number or taxpayer identification number for each owner.

Jose G. Alvarez 

\_\_\_\_\_

\_\_\_\_\_

How long have you owned this property? App. 25 years

Estimate of the property's current market value \$ 750,000-

### DESCRIPTION OF WORK

Generally describe the the rehabilitation (seismic and other) you want to accomplish on the property: Complete retrofit, Ada, electrical, plumbing, mechanical if needed. Due to retrofit.

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Please attach an architect's or engineer's estimate of the cost of the seismic retrofit work you hope to accomplish as well as an estimate of the cost of all other rehabilitation work.

### Attach the following items to your application:

1. Proof of ownership of the property or proof of authorization by the property owner to apply for this grant.
2. Engineer's plans for seismic retrofit.
3. Architects or engineer's plans for all other renovation of the property including, but not limited to electrical, plumbing, ADA, cosmetic.
4. Phase I environmental document for the property prepared by a licensed environmental professional.
5. Asbestos certification prepared by a licensed environmental professional.
6. Proof of financial ability to pay for all work (seismic and otherwise) not funded by grant funds.
7. Name of contractor who will do the work.
8. Budget for the seismic retrofit work.
9. Tasklist and timeline for the project, including seismic retrofit and all other renovation work.

I certify that I have read and understand the document entitled "The 2006/2007 City of Guadalupe Community Redevelopment Agency Downtown Seismic Retrofit Grants Program and that I will comply with the requirements set forth therein. Further, I certify that I have had an opportunity to consult with an attorney and tax professional concerning my application for a grant. I agree to comply with the terms of any grant I receive from the City of Guadalupe Community Redevelopment Agency.

DATED: 4-16-08

*Antonio Alvarado*  
Owner or Authorized Agent

URM Grant Application Checklist

- Application
- Plans and Specs prepared by architect, structural engineer or civil engineer.
- Cost Estimate prepared by design professional (Budget)
- List of improvements addressing:
  - ADA/Title 24 accessibility
  - Electrical
  - Water heater strapping
  - Automatic gas shut off valve
- ASTM Standard E1527-05 compliant Phase I environmental assessment report.
- Additional certification on Asbestos
- Acceptance of Financial responsibility for remedial environmental assessment report and Asbestos Certification.
- Proof of financial availability for financing remaining work not funded but required by the RDA project.
- Proof of Earthquake Warning Placard in compliance with GC Section 8875.8
- Proof of understanding Prevailing Wage Laws
- Indemnification of RDA by Owner
- Task list and timeline: Work Schedule (starting 90 days from grant award date and within two weeks of advance payments)
- Proof of Ownership

CITY OF GUADALUPE  
COMMUNITY REDEVELOPMENT AGENCY  
DOWNTOWN SEISMIC RETROFIT  
GRANT APPLICATION

Office use only



Date: 4-15-08

Applicant Name: Jose G. Alvarez, Gustavo Alvarez

Property Owner Name (if different from applicant) \_\_\_\_\_

Property Address: 865 - 875 Guadalupe St.

Business Name: Sonora's, Esmeralda's, Flamingo's, vacant, Padilla's

Applicant phone number: (805)343-5550 Property Owner phone (805)343-5550

PROPERTY INFORMATION

Please list all property owners as indicated on the grant deed to this property. Please provide the Social Security number or taxpayer identification number for each owner.

Jose G. Alvarez \_\_\_\_\_

Gustavo Alvarez \_\_\_\_\_

How long have you owned this property? 13 years

Estimate of the property's current market value \$ 750,000-

### DESCRIPTION OF WORK

Generally describe the the rehabilitation (seismic and other) you want to accomplish on the property: Complete retrofit, complete ADA as stated on plans, electrical, plumbing, mechanical if needed due retrofit

Please attach an architect's or engineer's estimate of the cost of the seismic retrofit work you hope to accomplish as well as an estimate of the cost of all other rehabilitation work.

#### Attach the following items to your application:

1. Proof of ownership of the property or proof of authorization by the property owner to apply for this grant.
2. Engineer's plans for seismic retrofit.
3. Architects or engineer's plans for all other renovation of the property including, but not limited to electrical, plumbing, ADA, cosmetic.
4. Phase I environmental document for the property prepared by a licensed environmental professional.
5. Asbestos certification prepared by a licensed environmental professional.
6. Proof of financial ability to pay for all work (seismic and otherwise) not funded by grant funds.
7. Name of contractor who will do the work.
8. Budget for the seismic retrofit work.
9. Tasklist and timeline for the project, including seismic retrofit and all other renovation work.

I certify that I have read and understand the document entitled "The 2006/2007 City of Guadalupe Community Redevelopment Agency Downtown Seismic Retrofit Grants Program and that I will comply with the requirements set forth therein. Further, I certify that I have had an opportunity to consult with an attorney and tax professional concerning my application for a grant. I agree to comply with the terms of any grant I receive from the City of Guadalupe Community Redevelopment Agency.

DATED: 4-15-08

*Dustin Alay*  
Owner or Authorized Agent

URM Grant Application Checklist

- Application
- Plans and Specs prepared by architect, structural engineer or civil engineer.
- Cost Estimate prepared by design professional (Budget)
- List of improvements addressing:
  - ADA/Title 24 accessibility
  - Electrical
  - Water heater strapping
  - Automatic gas shut off valve
- ASTM Standard E1527-05 compliant Phase I environmental assessment report.
- Additional certification on Asbestos
- Acceptance of Financial responsibility for remedial environmental assessment report and Asbestos Certification.
- Proof of financial availability for financing remaining work not funded but required by the RDA project.
- Proof of Earthquake Warning Placard in compliance with GC Section 8875.8
- Proof of understanding Prevailing Wage Laws
- Indemnification of RDA by Owner
- Task list and timeline: Work Schedule (starting 90 days from grant award date and within two weeks of advance payments)
- Proof of Ownership