

RECEIVED

AUG - 9 2019

CITY MANAGER'S OFFICE

August 9, 2019

Honorable Mayor Osborne  
Council Member Mosby  
Council Member Starbuck  
Council Member Vega  
Council Member Cordova

RE: \$7191.60 ADU Fees 1115 ½ East Chestnut

I have been questioning the fees I was charged for this unit for nearly a year now. I very much appreciate Mr. Mosby addressing this issue at the meeting on August 6, 2019. I also appreciate the opportunity to speak in a public forum about my experience.

I learned new information at this public meeting:

- 1) Three people were given the opportunity to build an ADU and did not have to pay ANY Impact Fees
  - a. This arbitrary selection of who pays fees and who does not is unfair at best, and it appears unlawful
- 2) Mr. Halvorson, while speaking on another new fee issue stated "Introducing new fees requires a formal amendment to Master Fee Schedule before the Council"
  - a. The activities that led to these fees being imposed on me were not completed in a proper or legal manner as outlined by Mr. Halvorson's remarks, and therefore should be immediately abolished and refunded.

I am very concerned as to why these City Officials decided to unlawfully create and impose these fees on me. It appears as if I have been discriminated against for reasons unknown at this time. While I believe these fees were unlawful to begin with – I have attached the following information for you:

From City of Lompoc E Trackit – Permit Information

My Project 1115 East Chestnut approved 07-25-2018  
\*\*prior to any "meetings" and prior to Mr. Throop's memo  
306 South B Approval date 09/24/2018  
420 West Cypress Approval Date 04/29/2019  
713 Lemon Approval Date 08/21/2018

- 1) I respectfully request you correct this matter and immediately direct staff to refund to me \$7191.60.

Total Fees Paid	\$9298.12
Impact Fees	<u>\$7191.60</u>
Fees on Books at time of approval	\$1558.91 **

\*\*See date stamped photo of your computer register when I tried to pay.
- 2) I also request the City prepare a Correction Notice to the School District stating I did not owe "Impact Fees". Veda stated I had to pay them and produce a receipt in order to get my permit. I paid an additional \$2415.12 to the School District. I believe the other three people were not obligated to pay these fees.

Diane Long ADU Fees 1115 East Chestnut Ave

I appreciate the Council's direction to staff to bring the issue of Impact Fees on ADU's into the light and do it properly with public comments, Council input and approval. I believe the promotion of ADU's in our City would help mitigate the rental housing shortage we are currently experiencing.

I have also attached the email correspondence I had with City Officials while trying to obtain the fees due. I have created a summary sheet of the conversations for your convenience.

I look forward to your prompt action on correcting this.



Diane Long

[diane@dianelong.com](mailto:diane@dianelong.com)

805-478-2764

Attachments:

Date Stamped Photo of the \$1558.91

Copy of my permit – Note the line through the 21<sup>st</sup> and handwritten 22<sup>nd</sup>. This was due to your computer not being programmed to charge me the fees – I was asked to come back the next day.

School District Impact fees imposed Per Veda

Communications with City Officials

## Summary of email communications with City Officials

\*\*Please note my 4-year-old Grandsons mom was in an unstable housing situation and I needed to get this built for her ASAP.

- 1) Friday July 26, 2018 no indication there were any issues with fees to be charged, Veda stated she should have fees for me tomorrow or Monday
- 2) Monday July 30, 2018 at 11:33 a.m. there was no indication of any issues with fees and I was told I should have that afternoon.  
Thursday August 2, 2018 – received voice mail from Veda stating my fees would be \$22,000-
- 3) Friday August 3, 2018 6:31 a.m. asked her to please take another look
- 4) Friday August 3, 2018 8:33 a.m. Veda states “Lot of discussion and it has been determined IMPACT fees are applicable to New Construction” she also states she has included Planning Manager and Building Official for any further questions
- 5) Friday August 3, 2018 8:38 a.m. I again requested a breakdown of the fees
- 6) Friday August 3, 2018 9:31 a.m. I again requested fees so I could obtain my permit
- 7) Friday August 3, 2018 10:23 a.m. Veda states the information is “Under Review” and she is awaiting direction on fees
- 8) Friday August 3, 2018 11:27 a.m. Veda suggests I CC Brad as “ultimately it is his decision on the issue”
- 9) Friday August 3, 2018 3:51 p.m. -I ask if I will have fees today
- 10) Friday August 3, 2018 Veda states she is waiting for a meeting next week, Building Official wants her to hold off on quoting until they decide on how they are going to implement the Impact Fees
- 11) Friday August 3, 2018 4:44 p.m. I asked what day next week
- 12) Friday August 3, 2018 2:21 p.m. Veda states she thinks Tuesday, will confirm with me on Monday
- 13) Monday August 6, 2018 12:00 p.m. I asked Veda if she was able to confirm meeting for tomorrow
- 14) Monday August 6, 2018 2:21 p.m. Veda states meeting set for Wednesday
- 15) Wednesday August 8, 2018 1:56 p.m. I asked Veda what time the meeting was
- 16) Wednesday August 8, 2018 2:28 p.m. Veda states 12:30 to 1:30
- 17) Thursday August 10, 2018 10:04 a.m. I again ask for fees
- 18) Monday August 13, 2018 10:51 a.m. Veda states a decision on fees has been made but she cannot give them to me until City Manager signs the policy
- 19) Tuesday August 14, 2018 2:51 I again request fees
- 20) Tuesday August 14, 2018 4:37 p.m. Received message from Mr. Johnson stating there has not been approval of the document yet, he was hopeful he would hear something tomorrow
- 21) Thursday August 16, 2018 3:20 p.m. I responded to Mr. Johnson and again asked for fees
- 22) Thursday August 16, 2018 3:41 p.m. Mr. Johnson states “ (drumroll please)” the City Manager has given his OK to the new ADU fees and requires signatures
- 23) Thursday August 16, 2018 4:36 I ask Veda for an Estimate
- 24) Thursday August 16, 2018 5:18 Veda states until it is in wiring, she cannot provide any fee information

On Thu, Jul 26, 2018 at 3:12 PM -0700, <d21211@aol.com> wrote:

Wow thank you so much!! So that means I got the permit right?? I am so excited!! Monday is fine. Email me with the fees and we will bring you a check on Monday.

Would love for you to come and see it when were done ;)

Really appreciate your help!

)

On Thu, Jul 26, 2018 at 3:08 PM -0700, "Ornelas, Veda" <v\_ornelas@ci.lompoc.ca.us> wrote:

Hi Diane~

I just received the approval yesterday before I left. I will be working on fees tomorrow morning. If I can get them done before closing tomorrow I will call you. Otherwise it will be Monday when I call you with total fees, etc.

Do you have a contractor of record? If so, please ensure they have a current business license with the City prior to coming in for the permit.

Call me if you need anything.

Thank you,

***Veda Ornelas***

Development Services Assistant II  
City of Lompoc, Building and Life Safety Dept.  
100 Civic Center Plaza  
Lompoc, CA 93436  
Phone: 805.875.8220  
Fax: 805.875.8178

CONFIDENTIALITY NOTICE: This communication is intended only for the use of the individual or entity to which it is addressed and may contain information that is privileged, confidential, and exempt from disclosure under applicable law. If you have received this e-mail in error, please notify the sender by e-mail, delete and destroy this message and its attachments. If you are not the intended recipient, you are notified that any use, dissemination, distribution, or copying of the communication is strictly prohibited

**From:** d21211 <d21211@aol.com>  
**Sent:** Thursday, July 26, 2018 10:24 AM  
**To:** Ornelas, Veda <v\_ornelas@ci.lompoc.ca.us>  
**Subject:** Diane Long ADU 1115 East Chestnut

say is we don't want you to build these and I know the City of Lompoc is concerned about affordable housing aren't they?

Am I the first ADU permit?? What were the fees charged on the others??

Please review and take another look.  
Appreciate your help.

**Diane Long | Broker**  
**Pacific Properties**  
Ph. 805.478.2764  
[www.dianelong.com](http://www.dianelong.com)  
BRE License # 00832046

**From:** Ornelas, Veda <[v\\_ornelas@ci.lompoc.ca.us](mailto:v_ornelas@ci.lompoc.ca.us)>  
**Sent:** Monday, July 30, 2018 11:33 AM  
**To:** [d2121l@aol.com](mailto:d2121l@aol.com)  
**Subject:** RE: Diane Long ADU 1115 East Chestnut

2)

Not yet. I should be notifying you by this afternoon.

***Veda Ornelas***

Development Services Assistant II  
City of Lompoc, Building and Life Safety Dept.  
100 Civic Center Plaza  
Lompoc, CA 93436  
Phone: 805.875.8220  
Fax: 805.875.8178

CONFIDENTIALITY NOTICE: This communication is intended only for the use of the individual or entity to which it is addressed and may contain information that is privileged, confidential, and exempt from disclosure under applicable law. If you have received this e-mail in error, please notify the sender by e-mail, delete and destroy this message and its attachments. If you are not the intended recipient, you are notified that any use, dissemination, distribution, or copying of the communication is strictly prohibited

**From:** [d2121l@aol.com](mailto:d2121l@aol.com) <[d2121l@aol.com](mailto:d2121l@aol.com)>  
**Sent:** Monday, July 30, 2018 11:31 AM  
**To:** Ornelas, Veda <[v\\_ornelas@ci.lompoc.ca.us](mailto:v_ornelas@ci.lompoc.ca.us)>  
**Subject:** Re: Diane Long ADU 1115 East Chestnut

Good Morning Veda,

Just checking to see if you have the fees calculated for my project. Please let me know.

Thank you

On Fri, Aug 3, 2018 at 8:38 AM -0700, <d21211@aol.com> wrote:

5)

Thanks Veda, what exactly does that mean? Do you have a written estimate of the fees for the ADU? Are you saying I have to pay the same fees as a new construction residential home?

Please clarify and send me what the fees are for my project

Thank you

On Fri, Aug 3, 2018 at 8:33 AM -0700, "Ornelas, Veda" <v\_ornelas@ci.lompoc.ca.us> wrote:

4)

Good Morning Diane~

Thank you for your email. There has been a lot of discussion related to the ADU regulations and it has been determined that the impact fees are applicable to new construction. I have copied the Planning Manager and Building Official for any additional information/questions you may have.

Thank you.

**Veda Ornelas**

Development Services Assistant II  
City of Lompoc, Building and Life Safety Dept.  
100 Civic Center Plaza  
Lompoc, CA 93436  
Phone: 805.875.8220  
Fax: 805.875.8178

CONFIDENTIALITY NOTICE: This communication is intended only for the use of the individual or entity to which it is addressed and may contain information that is privileged, confidential, and exempt from disclosure under applicable law. If you have received this e-mail in error, please notify the sender by e-mail, delete and destroy this message and its attachments. If you are not the intended recipient, you are notified that any use, dissemination, distribution, or copying of the communication is strictly prohibited

**From:** d21211@aol.com <d21211@aol.com>  
**Sent:** Friday, August 03, 2018 6:31 AM  
**To:** Ornelas, Veda <v\_ornelas@ci.lompoc.ca.us>  
**Subject:** RE: Diane Long ADU 1115 East Chestnut

Hi Veda,

3)

I did receive your message, thanks for calling me back. I have attached the ADU Brochure from California Department of Housing and Urban Development outlining the fees that can be charged (page 11). My first plan was already over the 500 sq. ft number, so that make no sense. The fees allowed to be charged should be minimal. It simply cannot cost over \$22,000 in fees for a budgeted ADU of \$45,000. What that would really

On Fri, Aug 3, 2018 at 11:27 AM -0600, "Halvorson, Brian"  
<b\_halvorson@ci.lompoc.ca.us> wrote:

8)

I would "CC" Brad in your emails as ultimately it will be his decision on this issue..

**From:** Ornelas, Veda  
**Sent:** Friday, August 03, 2018 10:23 AM  
**To:** [d2121l@aol.com](mailto:d2121l@aol.com)  
**Cc:** Halvorson, Brian <b\_halvorson@ci.lompoc.ca.us>; Johnson, Albert  
<a\_johnson@ci.lompoc.ca.us>  
**Subject:** RE: Diane Long ADU 1115 East Chestnut

Diane~

7)

The information you are requesting is under review. Once I receive direction regarding fees related to your project I will contact you.

Thank you.

***Veda Ornelas***

Development Services Assistant II  
City of Lompoc, Building and Life Safety Dept.  
100 Civic Center Plaza  
Lompoc, CA 93436  
Phone: 805.875.8220  
Fax: 805.875.8178

CONFIDENTIALITY NOTICE: This communication is intended only for the use of the individual or entity to which it is addressed and may contain information that is privileged, confidential, and exempt from disclosure under applicable law. If you have received this e-mail in error, please notify the sender by e-mail, delete and destroy this message and its attachments. If you are not the intended recipient, you are notified that any use, dissemination, distribution, or copying of the communication is strictly prohibited

**From:** [d2121l@aol.com](mailto:d2121l@aol.com) <[d2121l@aol.com](mailto:d2121l@aol.com)>  
**Sent:** Friday, August 03, 2018 9:31 AM  
**To:** Ornelas, Veda <[v\\_ornelas@ci.lompoc.ca.us](mailto:v_ornelas@ci.lompoc.ca.us)>  
**Cc:** Halvorson, Brian <b\_halvorson@ci.lompoc.ca.us>; Johnson, Albert  
<a\_johnson@ci.lompoc.ca.us>  
**Subject:** Re: Diane Long ADU 1115 East Chestnut

6)

Veda,

Please email me the fees required to obtain the permit today. I need to get this built for my grandson and his mom to have a stable affordable home as soon as possible.

Thank you

Diane Long

11)

**From:** d2121l@aol.com <d2121l@aol.com>  
**Sent:** Friday, August 03, 2018 4:44 PM  
**To:** Ornelas, Veda <v\_ornelas@ci.lompoc.ca.us>  
**Cc:** Johnson, Albert <a\_johnson@ci.lompoc.ca.us>  
**Subject:** Re: Diane Long ADU 1115 East Chestnut

What day next week?

Thanks,

Diane Long

10)

On Fri, Aug 3, 2018 at 5:36 PM -0600, "Ornelas, Veda" <v\_ornelas@ci.lompoc.ca.us> wrote:

I am waiting for the meeting next week so that I can quote fees. The Building Official wants me to hold off on quoting until they decide on how they are going to implement the Impact Fees.

***Veda Ornelas***

Development Services Assistant II  
City of Lompoc, Building and Life Safety Dept.  
100 Civic Center Plaza  
Lompoc, CA 93436  
Phone: 805.875.8220  
Fax: 805.875.8178

CONFIDENTIALITY NOTICE: This communication is intended only for the use of the individual or entity to which it is addressed and may contain information that is privileged, confidential, and exempt from disclosure under applicable law. If you have received this e-mail in error, please notify the sender by e-mail, delete and destroy this message and its attachments. If you are not the intended recipient, you are notified that any use, dissemination, distribution, or copying of the communication is strictly prohibited

9)

**From:** d2121l@aol.com <d2121l@aol.com>  
**Sent:** Friday, August 03, 2018 3:51 PM  
**To:** Ornelas, Veda <v\_ornelas@ci.lompoc.ca.us>  
**Subject:** Re: Diane Long ADU 1115 East Chestnut

Hi Veda,

Will I have the fees today??

Thanks,

Diane Long



**Veda Ornelas**

Development Services Assistant II  
City of Lompoc, Building and Life Safety Dept.  
100 Civic Center Plaza  
Lompoc, CA 93436  
Phone: 805.875.8220  
Fax: 805.875.8178

CONFIDENTIALITY NOTICE: This communication is intended only for the use of the individual or entity to which it is addressed and may contain information that is privileged, confidential, and exempt from disclosure under applicable law. If you have received this e-mail in error, please notify the sender by e-mail, delete and destroy this message and its attachments. If you are not the intended recipient, you are notified that any use, dissemination, distribution, or copying of the communication is strictly prohibited

**From:** [d2121l@aol.com](mailto:d2121l@aol.com) <[d2121l@aol.com](mailto:d2121l@aol.com)>  
**Sent:** Monday, August 06, 2018 12:00 PM  
**To:** Ornelas, Veda <[v\\_ornelas@ci.lompoc.ca.us](mailto:v_ornelas@ci.lompoc.ca.us)>  
**Cc:** Johnson, Albert <[a\\_johnson@ci.lompoc.ca.us](mailto:a_johnson@ci.lompoc.ca.us)>  
**Subject:** Re: Diane Long ADU 1115 East Chestnut

Veda,

13)

Were you able to confirm a meeting tomorrow to determine what fees will be charged for this Accessory Dwelling Unit?

Thank you,

Diane Long

On Fri, Aug 3, 2018 at 5:45 PM -0600, "Ornelas, Veda" <[v\\_ornelas@ci.lompoc.ca.us](mailto:v_ornelas@ci.lompoc.ca.us)> wrote:

12)

They have set up a meeting for Tuesday I believe. I will confirm with the Building Official on Monday.

**Veda Ornelas**

Development Services Assistant II  
City of Lompoc, Building and Life Safety Dept.  
100 Civic Center Plaza  
Lompoc, CA 93436  
Phone: 805.875.8220  
Fax: 805.875.8178

CONFIDENTIALITY NOTICE: This communication is intended only for the use of the individual or entity to which it is addressed and may contain information that is privileged, confidential, and exempt from disclosure under applicable law. If you have received this e-mail in error, please notify the sender by e-mail, delete and destroy this message and its attachments. If you are not the intended recipient, you are notified that any use, dissemination, distribution, or copying of the communication is strictly prohibited

**Veda Ornelas**

Development Services Assistant II  
City of Lompoc, Building and Life Safety Dept.  
100 Civic Center Plaza  
Lompoc, CA 93436  
Phone: 805.875.8220  
Fax: 805.875.8178

CONFIDENTIALITY NOTICE: This communication is intended only for the use of the individual or entity to which it is addressed and may contain information that is privileged, confidential, and exempt from disclosure under applicable law. If you have received this e-mail in error, please notify the sender by e-mail, delete and destroy this message and its attachments. If you are not the intended recipient, you are notified that any use, dissemination, distribution, or copying of the communication is strictly prohibited

**From:** d21211@aol.com <d21211@aol.com>  
**Sent:** Wednesday, August 08, 2018 1:56 PM  
**To:** Ornelas, Veda <v\_ornelas@ci.lompoc.ca.us>  
**Cc:** Johnson, Albert <a\_johnson@ci.lompoc.ca.us>  
**Subject:** Re: Diane Long ADU 1115 East Chestnut

Veda,

What time was the meeting today?

Diane Long

Diane Long  
Broker/Owner  
Pacific Properties  
805.478.2764  
DRE Lic. #01880332

On Mon, Aug 6, 2018 at 4:38 PM -0600, <d21211@aol.com> wrote:

Thank you very much.

Diane Long

On Mon, Aug 6, 2018 at 2:21 PM -0600, "Ornelas, Veda" <v\_ornelas@ci.lompoc.ca.us> wrote:

Hi Diane~

I have confirmed that the meeting will be on Wednesday. I will contact you with the meeting results after I receive feedback.

Thank you.

Fax: 805.875.8178

CONFIDENTIALITY NOTICE: This communication is intended only for the use of the individual or entity to which it is addressed and may contain information that is privileged, confidential, and exempt from disclosure under applicable law. If you have received this e-mail in error, please notify the sender by e-mail, delete and destroy this message and its attachments. If you are not the intended recipient, you are notified that any use, dissemination, distribution, or copying of the communication is strictly prohibited

**From:** [d21211@aol.com](mailto:d21211@aol.com) <[d21211@aol.com](mailto:d21211@aol.com)>  
**Sent:** Thursday, August 09, 2018 10:04 AM  
**To:** Ornelas, Veda <[v\\_ornelas@ci.lompoc.ca.us](mailto:v_ornelas@ci.lompoc.ca.us)>  
**Cc:** Johnson, Albert <[a\\_johnson@ci.lompoc.ca.us](mailto:a_johnson@ci.lompoc.ca.us)>  
**Subject:** RE: Diane Long ADU 1115 East Chestnut

Good Morning,

I understand Management and various Department Heads are working to come up with Impact Fees for my approved Accessory Dwelling Unit, since the fees I initially was told upon application have been changed and substantially increased.

17) I was told my project was approved on July 25<sup>th</sup> pending fees the following day or two. I am now in the 3<sup>rd</sup> week since approval.

I would like to pick up my plans and Permit today while you are deciding on a fee schedule so I can begin my project. Fees can be collected prior to issuance of the final Certificate of Occupancy,

I trust the fees decided upon will be fair and comply with the State ADU guidelines and the Fee Mitigation Act.

Your prompt reply would be greatly appreciated. Thank you for your time,

**Diane Long | Broker**  
**Pacific Properties**  
Ph. 805.478.2764  
[www.dianelong.com](http://www.dianelong.com)  
BRE License # 00832046

16) **From:** Ornelas, Veda <[v\\_ornelas@ci.lompoc.ca.us](mailto:v_ornelas@ci.lompoc.ca.us)>  
**Sent:** Wednesday, August 8, 2018 2:28 PM  
**To:** [d21211@aol.com](mailto:d21211@aol.com)  
**Cc:** Johnson, Albert <[a\\_johnson@ci.lompoc.ca.us](mailto:a_johnson@ci.lompoc.ca.us)>  
**Subject:** RE: Diane Long ADU 1115 East Chestnut

From 12:30pm to 1:30pm

**From:** d21211@aol.com <d21211@aol.com>  
**Sent:** Tuesday, August 14, 2018 2:51 PM  
**To:** Ornelas, Veda <v\_ornelas@ci.lompoc.ca.us>  
**Cc:** Johnson, Albert <a\_johnson@ci.lompoc.ca.us>  
**Subject:** Re: Diane Long ADU 1115 East Chestnut

Veda,

Any update on the fees?

Diane Long

Diane Long  
Broker/Owner  
Pacific Properties  
805.478.2764  
DRE Lic. #01880332

On Mon, Aug 13, 2018 at 10:51 AM -0600, <d21211@aol.com> wrote:

Thanks Veda, I appreciate your response.

Diane Long  
Broker/Owner  
Pacific Properties  
805.478.2764  
DRE Lic. #01880332

On Mon, Aug 13, 2018 at 10:50 AM -0600, "Ornelas, Veda" <v\_ornelas@ci.lompoc.ca.us> wrote:

Good Morning Diane~

I have been told that a decision has been made relating to ADU's and Impact Fees. The policy and direction for implementing the fees is in the City Manager's office awaiting signature. Once signature is obtained I can quote fees for the proposed ADU on your property.

Thank you.

**Veda Ornelas**

Development Services Assistant II  
City of Lompoc, Building and Life Safety Dept.  
100 Civic Center Plaza  
Lompoc, CA 93436  
Phone: 805.875.8220

Building Services Manager / Building Official  
City of Lompoc, Ca 93436  
O 805.875.8220  
F 805.875.8198

**From:** [d21211@aol.com](mailto:d21211@aol.com) <[d21211@aol.com](mailto:d21211@aol.com)>  
**Sent:** Thursday, August 16, 2018 3:20 PM  
**To:** Johnson, Albert <[a\\_johnson@ci.lompoc.ca.us](mailto:a_johnson@ci.lompoc.ca.us)>  
**Cc:** Ornelas, Veda <[v\\_ornelas@ci.lompoc.ca.us](mailto:v_ornelas@ci.lompoc.ca.us)>; Gallavan, Teresa <[T\\_Gallavan@ci.lompoc.ca.us](mailto:T_Gallavan@ci.lompoc.ca.us)>  
**Subject:** Re: Diane Long ADU 1115 East Chestnut

Hello Al,

21) Just checking to see where we are today on a decision of what fees will be charged for my ADU. I know you asked me to be patient, I am just anxious to get a home built for my grandson.

Thanks for your time,

Diane Long

Diane Long  
Broker/Owner  
Pacific Properties  
805.478.2764  
DRE Lic. #01880332

On Tue, Aug 14, 2018 at 3:39 PM -0700, <[d21211@aol.com](mailto:d21211@aol.com)> wrote:

Thank you very much.

Diane Long  
Broker/Owner  
Pacific Properties  
805.478.2764  
DRE Lic. #01880332

On Tue, Aug 14, 2018 at 4:37 PM -0600, "Johnson, Albert" <[a\\_johnson@ci.lompoc.ca.us](mailto:a_johnson@ci.lompoc.ca.us)> wrote:

Hi Diane,

20) There has not been approval of the document submitted as of yet. We are hopeful that we will hear something tomorrow. I will keep you posted.

Thank you

Al Johnson, C.B.O.  
Building Services Manager / Building Official  
City of Lompoc, Ca 93436  
O 805.875.8220  
F 805.875.8198

## Veda Ornelas

Development Services Assistant II  
City of Lompoc, Building and Life Safety Dept.  
100 Civic Center Plaza  
Lompoc, CA 93436  
Phone: 805.875.8220  
Fax: 805.875.8178

CONFIDENTIALITY NOTICE: This communication is intended only for the use of the individual or entity to which it is addressed and may contain information that is privileged, confidential, and exempt from disclosure under applicable law. If you have received this e-mail in error, please notify the sender by e-mail, delete and destroy this message and its attachments. If you are not the intended recipient, you are notified that any use, dissemination, distribution, or copying of the communication is strictly prohibited

**From:** [d21211@aol.com](mailto:d21211@aol.com) <[d21211@aol.com](mailto:d21211@aol.com)>  
**Sent:** Thursday, August 16, 2018 4:36 PM  
**To:** Johnson, Albert <[a\\_johnson@ci.lompoc.ca.us](mailto:a_johnson@ci.lompoc.ca.us)>  
**Cc:** Ornelas, Veda <[v\\_ornelas@ci.lompoc.ca.us](mailto:v_ornelas@ci.lompoc.ca.us)>  
**Subject:** Re: Diane Long ADU 1115 East Chestnut

23) Can you send me an estimate?

Diane Long  
Broker/Owner  
Pacific Properties  
805.478.2764  
DRE Lic. #01880332

On Thu, Aug 16, 2018 at 3:45 PM -0700, <[d21211@aol.com](mailto:d21211@aol.com)> wrote:

Thank you very much.

Diane Long  
Broker/Owner  
Pacific Properties  
805.478.2764  
DRE Lic. #01880332

On Thu, Aug 16, 2018 at 3:41 PM -0700, "Johnson, Albert" <[a\\_johnson@ci.lompoc.ca.us](mailto:a_johnson@ci.lompoc.ca.us)> wrote:

Hi Diane,

22) It appears (drumroll please) the City Manager has given his ok to the new ADU fees. It is being reprinted from draft form to Official City of Lompoc Letterhead and will require initials and signatures. We are almost there.

Al Johnson, C.B.O.

Have a good evening ☺

**Veda Ornelas**

Development Services Assistant II  
City of Lompoc, Building and Life Safety Dept.  
100 Civic Center Plaza  
Lompoc, CA 93436  
Phone: 805.875.8220  
Fax: 805.875.8178

CONFIDENTIALITY NOTICE: This communication is intended only for the use of the individual or entity to which it is addressed and may contain information that is privileged, confidential, and exempt from disclosure under applicable law. If you have received this e-mail in error, please notify the sender by e-mail, delete and destroy this message and its attachments. If you are not the intended recipient, you are notified that any use, dissemination, distribution, or copying of the communication is strictly prohibited

**From:** [d2121l@aol.com](mailto:d2121l@aol.com) <[d2121l@aol.com](mailto:d2121l@aol.com)>  
**Sent:** Monday, August 20, 2018 11:31 AM  
**To:** Johnson, Albert <[a\\_johnson@ci.lompoc.ca.us](mailto:a_johnson@ci.lompoc.ca.us)>; Ornelas, Veda <[v\\_ornelas@ci.lompoc.ca.us](mailto:v_ornelas@ci.lompoc.ca.us)>  
**Subject:** Re: Diane Long ADU 1115 East Chestnut

Do you have an estimate of time as to when these new fees will be finalized and sent to me?

Diane Long  
Broker/Owner  
Pacific Properties  
805.478.2764  
DRE Lic. #01880332

On Thu, Aug 16, 2018 at 5:29 PM -0700, <[d2121l@aol.com](mailto:d2121l@aol.com)> wrote:

Understood, thanks Veda!

Diane Long  
Broker/Owner  
Pacific Properties  
805.478.2764  
DRE Lic. #01880332

On Thu, Aug 16, 2018 at 5:18 PM -0700, "Ornelas, Veda" <[v\\_ornelas@ci.lompoc.ca.us](mailto:v_ornelas@ci.lompoc.ca.us)> wrote:

Hi Diane~

24) Until it's in writing and approved I cannot provide any fee information.

Have a nice evening.



### BUILDING PERMITS Search

Search Field and operator: **Address** **BEGINS WITH** Search String: **1115** **Search**

**Login**  
**Contractor**

**Search**  
BUILDING PERMITS  
LAND USE PERMITS  
PARCELS

#### Details - Permit# B2018-0234

Permit Info Site Info

Permit#: B2018-0234  
 Type: BUILDING  
 Subtype: ADU  
 Description: Convert Garage to ADU/Add 140sf Room/Patio Cover/Laundry Rm.  
 Additional Info: (7/19/2019 8:22 AM SJC2)  
 Info: main house 1194 sq, new adu 694 s/f total  
 Status: FINALED  
 Applied Date: 5/23/2018  
 Issued Date: 8/21/2018  
 Approved Date: 7/25/2018  
 Finaled Date: 4/17/2019  
 Expiration Date:

*NOT SURE  
 Why these notes  
 were inserted a  
 year after my  
 approval??*

Parent Permit:

#### Search Examples:

Address:  
102 N H ST  
125 W WALNUT AVE

Permit Number:  
Building  
B2011-0001  
B2009-0458

(Double-Click Row for Details)

Address	Permit Number
1115 E BELL AV	30861
1115 E BELL AV	30862
1115 E BELL AV	30863
1115 E BELL AV	30864
1115 E BELL AVE	1996
1115 E CHESTNUT AV	14954
1115 E CHESTNUT AVE	B2018-0234
1115 E CHESTNUT AVE	E1642_12
1115 E CHESTNUT AVE	OB1482_15
1115 E CHESTNUT AVE	P1390_11

Page 1 of 2 [Next](#)





**BUILDING PERMITS Search**

Search Field and operator: Address ▾ BEGINS WITH ▾ Search String: 306 s b Search

Login Contractor

Search BUILDING PERMITS LAND USE PERMITS PARCELS

**Details - Permit# B2018-0260**

Permit Info Site Info

Permit#: B2018-0260  
 Type: BUILDING  
 Subtype: ADU  
 Description: Construct 540sf Accessory Dwelling Unit  
 Additional Info:  
 Status: ISSUED  
 Applied Date: 6/7/2018  
 Issued Date: 9/24/2018  
 Approved Date: 9/24/2018  
 Finaled Date:  
 Expiration Date: 12/30/2019

Parent Permit:

**Search Examples:**

**Address:**  
 102 N H ST  
 125 W WALNUT AVE

**Permit Number:**  
 Building  
 B2011-0001  
 B2009-0458

(Double-Click Row for Details)

Address	Permit Number
306 S B ST	1280
306 S B ST	13668
306 S B ST	13669
306 S B ST	B1989
306 S B ST	B2017-0413
306 S B ST	B2018-0260
306 S B ST	B3641
306 S B ST	E3348
306 S B ST	OB589
306 S B ST	OE827

Page 1 of 2 [Next](#)



**BUILDING PERMITS Search**

Search Field and operator: Address ▾ BEGINS WITH ▾ Search String: 420 w cypress Search

Login Contractor

Search BUILDING PERMITS LAND USE PERMITS PARCELS

**Details - Permit# B2019-0037**

Permit Info Site Info

Permit#: B2019-0037  
 Type: BUILDING  
 Subtype: ADU  
 Description: Construct 400sf Detached ADU  
 Additional Info: (4/16/2019 2:02 PM L1S) Impact fees reduced per memo dated August 16, 2018 to 23% of single familv residence.  
 Status: ISSUED  
 Applied Date: 1/8/2019  
 Issued Date: 4/29/2019  
 Approved Date: 4/29/2019  
 Finaled Date:  
 Expiration Date: 10/26/2019

Parent Permit:

**Search Examples:**

**Address:**  
 102 N H ST  
 125 W WALNUT AVE

**Permit Number:**  
 Building  
 B2011-0001  
 B2009-0458

(Double-Click Row for Details)

Address	Permit Number
420 W CYPRESS AV	14122
420 W CYPRESS AV	50429
420 W CYPRESS AV	50578
420 W CYPRESS AVE	1028
420 W CYPRESS AVE	1241
420 W CYPRESS AVE	3003
420 W CYPRESS AVE	3726
420 W CYPRESS AVE	3775
420 W CYPRESS AVE	B2011-0120
420 W CYPRESS AVE	B2019-0037

Page 1 of 2 [Next](#)



**BUILDING PERMITS Search**

Search Field and operator: Address ▾ BEGINS WITH ▾ Search String: 713 e lemon Search

Login Contractor

Search BUILDING PERMITS LAND USE PERMITS PARCELS

**Details - Permit# B2018-0352**

Permit Info Site Info

Permit#: B2018-0352  
 Type: BUILDING  
 Subtype: ADU  
 Description: Construct 360sf ADU - Garage Conversion  
 Additional Info:  
 Status: ISSUED  
 Applied Date: 7/25/2018  
 Issued Date: 9/6/2018  
 Approved Date: 8/21/2018  
 Finaled Date:  
 Expiration Date: 1/27/2020

Parent Permit:

**Search Examples:**

**Address:**  
 102 N H ST  
 125 W WALNUT AVE

**Permit Number:**  
 Building  
 B2011-0001  
 B2009-0458

(Double-Click Row for Details)

Address	Permit Number
713 E LEMON	12502
713 E LEMON AVE	1914
713 E LEMON AVE	:925_1
713 E LEMON AVE	B2018-0352
713 E LEMON AVE	OB1653_3
713 E LEMON AVE	OE1671_4
713 E LEMON AVE	OG2869_3
713 E LEMON AVE	OP1356_3
713 E LEMON AVE	OS512

Note: Internet Explorer 9 is not supported by this site.

# LOMPOC BUILDING DIVISION PERMIT

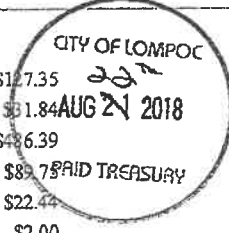
**24 HOUR INSPECTION REQUEST LINE 875-8231**

**PLEASE CALL 24 HR IN ADVANCE FOR REQUESTED BUILDING INSPECTIONS**

DATE	LOT	LOM	APN# 085-062-009	PERMIT# B2018-0234
<b>JOB ADDRESS</b> 1115 E CHESTNUT AVE				
<b>NATURE OF WORK</b> CONVERT GARAGE TO ADU/ADD 140SF ROOM/PATIO COVER/LAUNDRY RM.				
<b>OWNER'S NAME</b> LONG, DIANE L REVOCABLE TRUST		<b>ADDRESS</b> 1120 JASON DR, LOMPOC, CA 93436		<b>PHONE</b> 8054782764
<b>CONTRACTOR'S NAME</b>		<b>ADDRESS</b>		<b>LIC#</b>
<b>APPLICANT'S NAME</b> LONG, DIANE L REVOCABLE TRUST		<b>ADDRESS</b> 1120 JASON DR, LOMPOC, CA 93436		
<b>SPECIAL CONDITIONS</b>				
<b>OCC. LOAD</b>	<b>CONST TYPE</b>	<b>BUILDING SQ FT EXIST</b> 0	<b>LOT SIZE</b> 0	<b>CITY TREASURER SIGNATURE</b>
<b>OCC GROUP</b>	<b>ADDED SQ FT</b> 0	<b>BUILDING SQ FT NEW</b> 0	<b>USE ZONE</b>	<b>JOB VALUE</b> \$ 50,000.00

## FEES

BLDG PC FEE	\$418.76	MECHANICAL PERMIT FEES	\$127.35
Building Permit Fee	\$644.25	MECHANICAL PLAN CHECK FEE	\$1.84
ELECTRICAL FEES	\$118.71	PLANNING FEES	\$36.39
ELECTRICAL PLAN CHECK FEE	\$29.68	PLUMBING PERMIT FEES	\$89.78
FIRE PLAN CHECK	\$128.85	PLUMBING PLAN CHECK FEE	\$22.44
FY17-18 RSF IMPACT	\$7,191.60 ✓	SB 1473 LAW-RES	\$2.00
<b>PC AMOUNT PAID: \$418.76</b>		<b>TOTAL FEES DUE: \$8,750.51</b>	
		<b>TOTAL FEES PAID: \$547.61</b>	
		<b>TOTAL FEES ASSESSED: \$9,298.12</b>	



### LICENSED CONTRACTORS DECLARATION

I hereby affirm under penalty of perjury that I am licensed under the provisions of Chapter 9 (Commencing with sec. 7000) of Division 3 of the Business & Professions Code, and my license is in full force and effect.

License Class \_\_\_\_\_ License # \_\_\_\_\_ Date \_\_\_\_\_

**DIVISION OF INDUSTRIAL SAFETY PERMITS CERTIFICATION.** The California Health and Safety Code Requires a Division of Industrial Safety Permit as a prerequisite to permit issuance unless the applicant signs one of the certificates below.

I certify that no excavation 5 feet or more feet in depth, into which a person is required to descend will be made in connection with work authorized by this permit, and that no building, structure, scaffolding, false work, or demolition or dismantling thereof will be more than 30 feet high.

As owner/builder I will not employ anyone to do work which would require a permit from the Division of Industrial Safety, as noted above unless such person has a permit from that division.  
Department of Industrial Relations Phone # (80) 654-4581, 1655 MESA Verde, Suite 150, Ca 93003.

**HAZARDOUS MATERIALS QUESTIONNAIRE.** Health and Safety Code Section 19827.5 and Assembly Bill 3205 requires that the permit applicant provide certain information to the Building Division before a permit is issued.

- I. **DEMOLITION PERMITS:** Before a demolition permit is issued for any building or structure, a copy of asbestos notification by the local environment protection agency must be received by the Building Division.
- I declare that the notification is not required nor applicable to the project or the work to be performed.
- II. A permit issued by the local air quality district may be required with certain types of occupancies, if the applicant has any of the following conditions:
- \_\_\_ Does your facility use any internal combustion engines greater than 50-HP?
  - \_\_\_ Does your facility involve mixing, blending, or processing any solvents, adhesives, paints, or coatings?
  - \_\_\_ Does your facility refine any liquids or solids?
  - \_\_\_ Does your facility have any combustion equipment rated greater than 2,000,000 BTU/HR?

### WORKERS' COMPENSATION DECLARATION

I hereby affirm under perjury one of the following declarations:

I have and will maintain a workers' compensation insurance, as required by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued. My workers' compensation insurance carrier and policy number are:  
Carrier: \_\_\_\_\_  
Policy No.: \_\_\_\_\_

I have and will maintain a certificate of consent to self-insure for workers' compensation, as provided for by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued.

I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the workers' compensation laws of California, and agree that if I should become subject to the workers' compensation provisions of Section 3700 of the Labor Code, I shall forthwith comply with those provisions.

Signature \_\_\_\_\_ Date \_\_\_\_\_

**Warning:** Failure to secure workers' compensation coverage is unlawful, and shall subject an employer to criminal penalties and civil fines up to one hundred thousand dollars (\$100,000), in addition to the cost of compensation, damages as provided for in Section 3706 of the Labor Code, interest, and attorney's fees.

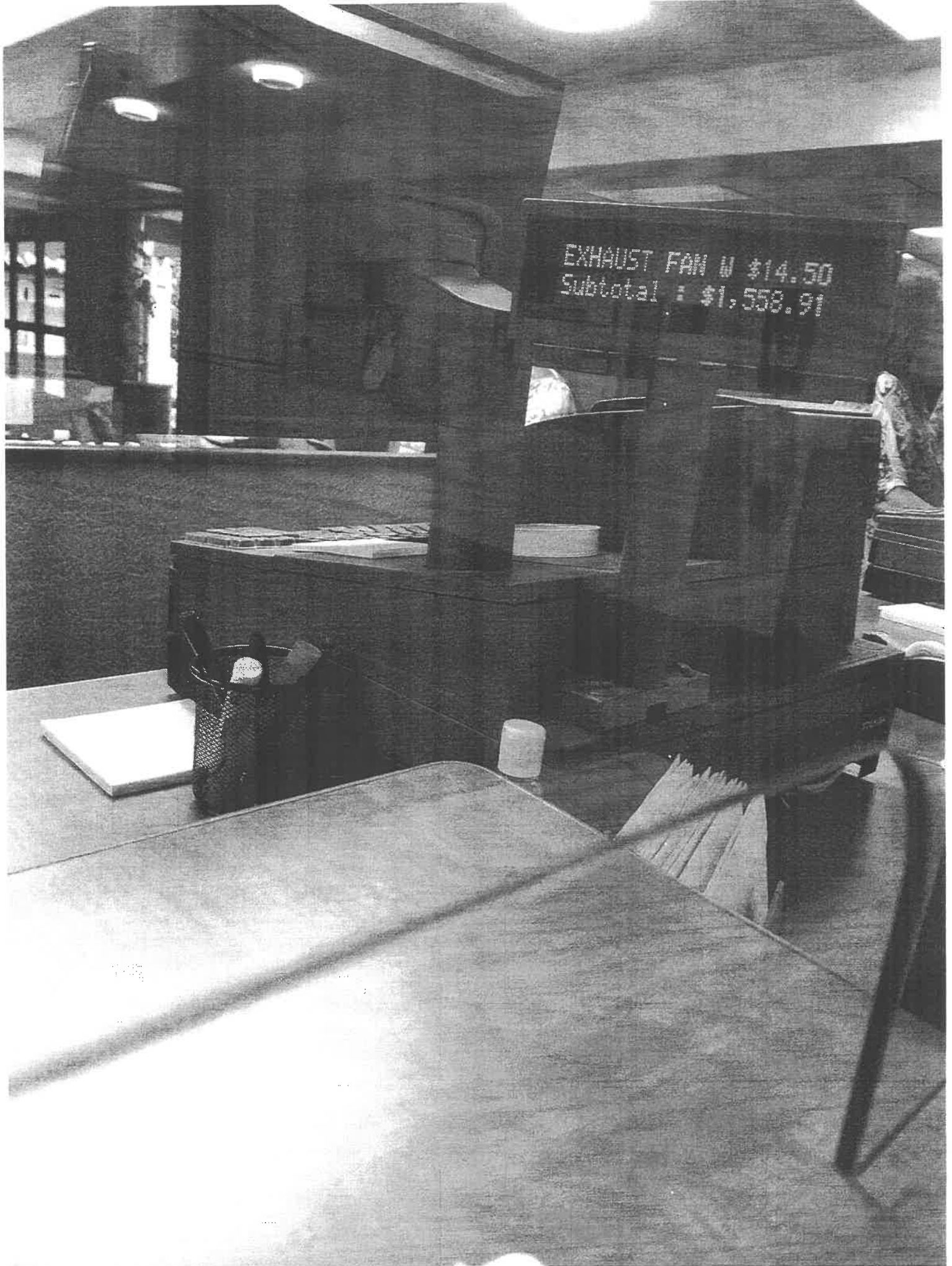
### OWNER/BUILDER DECLARATION

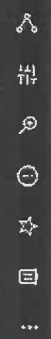
I hereby affirm that I am the legal owner of the property mentioned above.

I hereby affirm that I am exempt from the Contractor's License Law (CLL) for the following reasons (Sec. 7031.5, B. & P.C.: Any city or county which requires a permit to construct, alter, improve, demolish, or repair any structure, prior to its issuance, also requires the applicant for such permit to file a signed statement that he/she is licensed pursuant to the provisions of the CLL (Ch.9 (commencing with Sec.7000) of Div. 3 of the B. & P.C.) or that he/she is exempt therefrom and the basis for the alleged exemption. Any violation of Sec 7031.5 by an applicant for permit subjects the applicant to a civil penalty of not more than five hundred dollars (\$500).):

I, as owner of the property, or my employees with wages as their sole compensation, will do the

EXHAUST FAN W \$14.50  
Subtotal : \$1,558.91





X Info

Add a description

DETAILS

Aug 21 2018  
10:14:14

20180821\_134832.jpg  
12:24P 3074 x 4092 4273.3KB

samsung SM-G950J  
1/17 1/40 4:25am 150760

Where was this taken?



**CITY OF LOMPOC**  
 BUILDING & LIFE SAFETY SERVICES  
 100 Civic Center Plaza  
 Lompoc, California 93436  
 Phone: 805-875-8220  
 Fax: 805-875-8198

This form provides information to the Lompoc Unified School District, about the size and type of building for which a building permit has been requested, and certification from the school district to the City of Lompoc that the fee required by the District has been paid by the developer.

**THIS FORM TO BE RETURNED TO THE CITY OF LOMPOC BUILDING DEPARTMENT**

**A. OWNER & PERMIT INFORMATION**

OWNER: Diane Long Revocable Trust  
 SITE ADDRESS: 1115 Chestnut Ave. Lompoc, CA 93436

**B. BUILDING TYPE & SIZE INDICATED BY PERMIT APPLICATION**

BUILDING TYPE:  Residential  Commercial/Industrial  
 TOTAL FLOOR AREA: 694 sf  
 TOTAL CONDITIONED FLOOR AREA: 694 sf

The above information is based on plans submitted to the Lompoc Building Department on:

9 Aug 2018 DATE Veda Ornelas BUILDING DEPARTMENT

**C. SCHOOL DISTRICT VERIFICATION OF FEE PAYMENT**

RESIDENTIAL: 694 sq ft X 3.48 = \$ 2415.12  
 COMMERCIAL/INDUSTRIAL: \_\_\_\_\_ sq ft X \_\_\_\_\_ = \$ \_\_\_\_\_  
 TOTAL FEES PAID FOR THIS PERMIT \_\_\_\_\_ = \$ \_\_\_\_\_

**D. DISTRICT RECEIPT NUMBER FOR FEES COLLECTED:** \_\_\_\_\_

Official signature stamp affixed  
 hereto indicates fees have been  
 paid in full  
 \_\_\_\_\_  
 LOMPOC UNIFIED SCHOOL DISTRICT