

# LIVERMORE

CALIFORNIA


## INTEROFFICE MEMORANDUM

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Date: September 10, 2009

To: Christine Rodrigues, Planning

CC: Bob Vinn, Engineering

From: Lorraine Purcell, Engineering 

Subject: **CUP09-001 – 1232 Arrowhead Avenue, Hindu Temple Expansion**

We have reviewed the application materials and have deemed it incomplete. Please have applicant provide the following information and resubmit the plans. Depending on the information that will be provided by these requested items, it may be necessary to request additional information before deeming this application complete.

1. Detailed information on how the applicant plans to address the two lots. Joint access and utility easements will need to be recorded (through a map) if the applicant decides to continue forward with two lots.
2. Proposed and existing improvements along Arrowhead Road. Please show information at least 50 feet past the property lines and across the street. Please show grade/elevations of proposed curb, gutter & sidewalk on eastern side of Arrowhead Avenue.
3. Applicant cannot perform grading activities on the adjoining southern property without obtaining written permission.
4. It is unclear on the civil plans, how the applicant plans to address the grade difference between the adjoining private properties (lots that back City property) and the City property. Section A-A on C-3 appears incorrect. Given the proposed grading, it appears a small wall will be necessary.
5. Clearly show the sizes of existing and proposed utility locations and where they are located in relation to their easements. Applicant will need to provide separate utilities for each lot (they may not cross lot line) if proceeding without lot merger.
6. Indicate sizes and locations of water meters. Note, separate water meters are required for domestic service and irrigation service and for each lot.

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Although not a completeness item, the following items will be needed prior to building permit issuance.

7. Stormwater Maintenance Agreement.
  
8. Preliminary review of the plans indicate potential fees. Applicant will be required to pay current development fee rates as adopted by the City Council. (They may be adjusted from time to time to reflect the cost of providing a facility.) The fees shall be those that are in effect on the date the City receives a complete application for a building permit. The City's "Development Fees" information sheet has the following fees that may apply to this project.
  - City Storm Drainage
  - County Storm Drainage - Building
  - County Storm Drainage - Public Improvements
  - Sanitary Sewer Connection
  - Encroachment Permit
  - Inspection for Public Improvements
  - Building Permit
  - Park Facilities Fee
  - City Water Connection
  - Alameda County Water Connection, Zone 7
  - Tax on Construction
  - Low Income Housing Impact (Commercial and Industrial)
  - Traffic Impact Fee
  - Improvement Plan Check Fee
  - Tri-Valley Transportation
  - Art in Public Places Fee
  - City Wide General Plan – cost recovery
  - Social/Human Services Facility Fee
  - School Impact Fees (contact the Livermore School District at (925) 606-3200)