



Shiva-Vishnu Temple

Om Namah Shivaya Om Namo Narayanaya

**Hindu Community and Cultural
Center**

1232 Arrowhead Ave, Livermore, CA 94551

A Non-Profit Organization since 1977

Tax ID# 94-2427126; Inc #D0821589

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ATTACHMENT - 2

Civil Engineering Consultant Responses to City Comments

(Dated September 10 and 16, 2009)

ATTACHMENT - 2

September 29, 2009

Ms. Lorraine Purcell
ENGINEERING DEPARTMENT
CITY OF LIVERMORE

Livermore, CA 94550

Re: CUP 09-001
1232 Arrowhead Avenue, Livermore

Dear Lorraine:

We have received your comments dated September 10, 2009, and have addressed them as follows:

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.

The applicant has decided to proceed with two separate lots.

Per our phone conversation, each lot will have their own services, so as not to require utility easements. The only easement required pertains to the fire service line, which is being looped. Easement documents will be prepared for dedication of easements to the City of Livermore for the 'looped' line. The language of these easements will state that the maintenance of the fire service line will remain with the property owner, not the City.

The other concern expressed related to a possible sale of the southerly property, and the need for an on-site turn around in the future. An exhibit has been prepared delineating a possible turn-around should the southerly parcel be sold in the future.

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.

An additional plan sheet (C-8) has been added to the Civil drawings. This plan delineates:

- A) Arrowhead 50 feet northerly and southerly of the project
- B) The grades of the curb & gutter, sidewalk, etc are shown for both sides of the street

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3. Applicant cannot perform grading activities on the adjoining southern property without obtaining written permission.

The plans do indicate grading on the adjoining City parcel. The Temple is in the process of purchasing the property from the City. As we discussed, should the sale of the property be delayed or rejected, the Temple will apply for a right-of-entry or encroachment permit for this grading work.

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.

The intent of the grading is to conform to the natural ground at the bottom of the existing fence. The slope within the landscape area can be increased if necessary to avoid a retaining wall.

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.

Sheets C-1 and C-7 have been updated to delineate the location and sizes of the existing and proposed utilities.

6. Indicate sizes and location of water meters. Note, separate water meters are required for domestic service and irrigation service and for each lot.

Separate water meters have been added to the plans for both domestic and irrigation services. These meters and service lines are shown on Sheets C-1 and C-7 of the drawings.

The following items will be needed prior to building permit issuance:

7. Stormwater Maintenance Agreement.

A draft Stormwater Maintenance Agreement was submitted previously, but an additional copy will be submitted for review and comment.

8. Preliminary review of the plans indicated potential miscellaneous fees. Applicant will be required to pay current development fee rates as adopted by the City Council.

All required fees will be paid prior to issuance of related permits.

We have received your planning comments dated September 16, 2009, and have addressed them as follows:

2. Grading and Drainage Plan

Sheet C-3 satisfies this request.

5. Above ground utilities

Utilities shown on Sheet C-1 and C-2

7. Parking Stall dimensions

Dimensions are shown on Sheet C-5

Should you have any questions or need additional information, please give me a call.

DEBOLT CIVIL ENGINEERING

James E. Diggins

JED:amf
Enclosures