

Appendix R – Dry Utility Due Diligence Study

Spieker Senior Care Dry Utility Due Diligence Study 9-04-20

Existing Site is unincorporated Contra Costa County.

Google street views are limited, but a “street view” from N. San Carlos Drive does reveal an existing overhead (OH) utility pole line traverses the site. See “Spieker Exhibit 1 – Google street view”. Review of PG&E electric maps indicate that an existing 21kV OH pole line does “cross” the northeast portion of the property (from a “Primary pole” at the north end of Matterhorn Drive, northward, to another “Primary Riser pole” located on the southern boundary of “Seven Hills School”).

The existing residence on the site is served from an OH pole line adjacent to Seven Hills Ranch Road. See “Spieker Exhibit 1A – PGE Electric Map” for more information.

Demo: Existing electric, and telephone services will need to be terminated via request to PG&E, AT&T, and Comcast. Developer will need to provide gas and electric meter number information and Demo Letter/Application to initiate removal of services. Typically 8-12 weeks lead-time for engineering, and additional 4-6 weeks lead-time for construction once accounts are closed.

Temp Power Options: Single-phase 200A, 120/240V Temp power (E.G. for Construction Trailer) is “readily” available from the existing service pole that feeds the residence. The availability of the existing OH pole line along the south side of the project should allow three-phase temp power up to perhaps 800A, @208V OR 400A, @480V, to be available via a primary riser on an existing pole, to a padmount transformer. PG&E will need easements for the length of any underground primary line to the proposed padmount transformer unless the entire route is on applicant property. Truck access to the transformer will be required. Refer to “Spieker Exhibit 1B – PG&E Temp” for more information.

WRO (Work Required by Others)/Relocate: Relocation of the existing OH primary (and tel/catv) pole line that traverses the property will need to occur prior to mass grading. It is typically to consider to design/construct an OH “shoo-fly” (temporary pole line) around the east side of the site to maintain service to the school. After grading is completed, an “underground route” for the primary (and tel/catv) distribution facilities through the new site could be accommodated. Refer to “Spieker Exhibit 1C – Arch Shoo-fly” for more information.

New Business Services:

ELECTRIC: The new Senior Care facility is a commercial facility and will be entitled to one service¹ for the parcel. PG&E maps indicate overhead 21kV primary is available along the southern boundary, but it’s not clear if the existing pole line is on the Spieker

¹ It’s feasible that up to two, 4000A, 480/277V, services could be provided to the site. But for the purposes of this report, it is assumed that a primary meter would be required. MEP engineer would need to confirm.

**Spieker Senior Care
Dry Utility Due Diligence Study
9-04-20**

property or on adjacent property. If the pole line is on the Spieker property, and not in conflict with the development, then there is “flexibility” as to where the PG&E “tie-in” point could occur, as any primary pole could be used to extend 21kV underground into the site. (If the pole line is on property and there is either a desire, or requirement, to underground the line, then additional study is needed to propose undergrounding options). The PG&E map indicates that “feeder sized” conductor (3-4/0 Aluminum Primary) is available along the first 8-9 OH conductor spans along the south of the site. This study assumes that the tie-in point will be located near Kinross Drive, which is along the area of the “feeder conductors” and is expected to support the demand load of a 21kV primary service. The OH primary reduces in size to “radial sized” conductor (3-6 Copper primary) as it heads eastward and then ultimately traverses the site. A tie-in point along the smaller primary conductor could ultimately occur as well, but it is expected that PG&E would need to create a “betterment” job to upsize conductor to accommodate primary service. The applicant is not responsible for the “betterment” work, but the need for betterment work could create timing issues while the applicant waits for PG&E to perform the “betterment”. See “Spieker Exhibit 1D – Arch JT Elect NB” for more information on assumed tie-in point and for possible permanent underground location of the 21kv line to maintain service to the school.

Gas: If a New Business gas meter is required, PG&E will need to study where to “extend” gas main to reach the site. The “mainline extension” would be provided via PG&E tariff Rule 15/16 and would be at the applicant’s expense, subject to credits/allowances for expected revenue that the extension would provide to PG&E. The applicant would need to provide expected gas loads to further study this option.

Telephone: AT&T would likely serve this project from the same tie-in point that PG&E Electric utilizes. AT&T would likely propose 2-4” PVC conduits to the MPOE location within the site.

CATV: CATV would likely serve this project from the same tie-in point that PG&E Electric utilizes. CATV typically extends 2-3” conduits to the MPOE location within the site.

Variables/Limitations:

1. A site visit was not completed prior to this report. Google street views were limited and may be out of date. Therefore some assumptions for this report may be misleading (E.G. Status of OH facilities? Some may be idle? Etc.)
2. It is recommended that this report be reviewed and discussed with the developer to ensure desired information has been provided. Further embellishments could occur if needed.

332 N San Carlos Dr

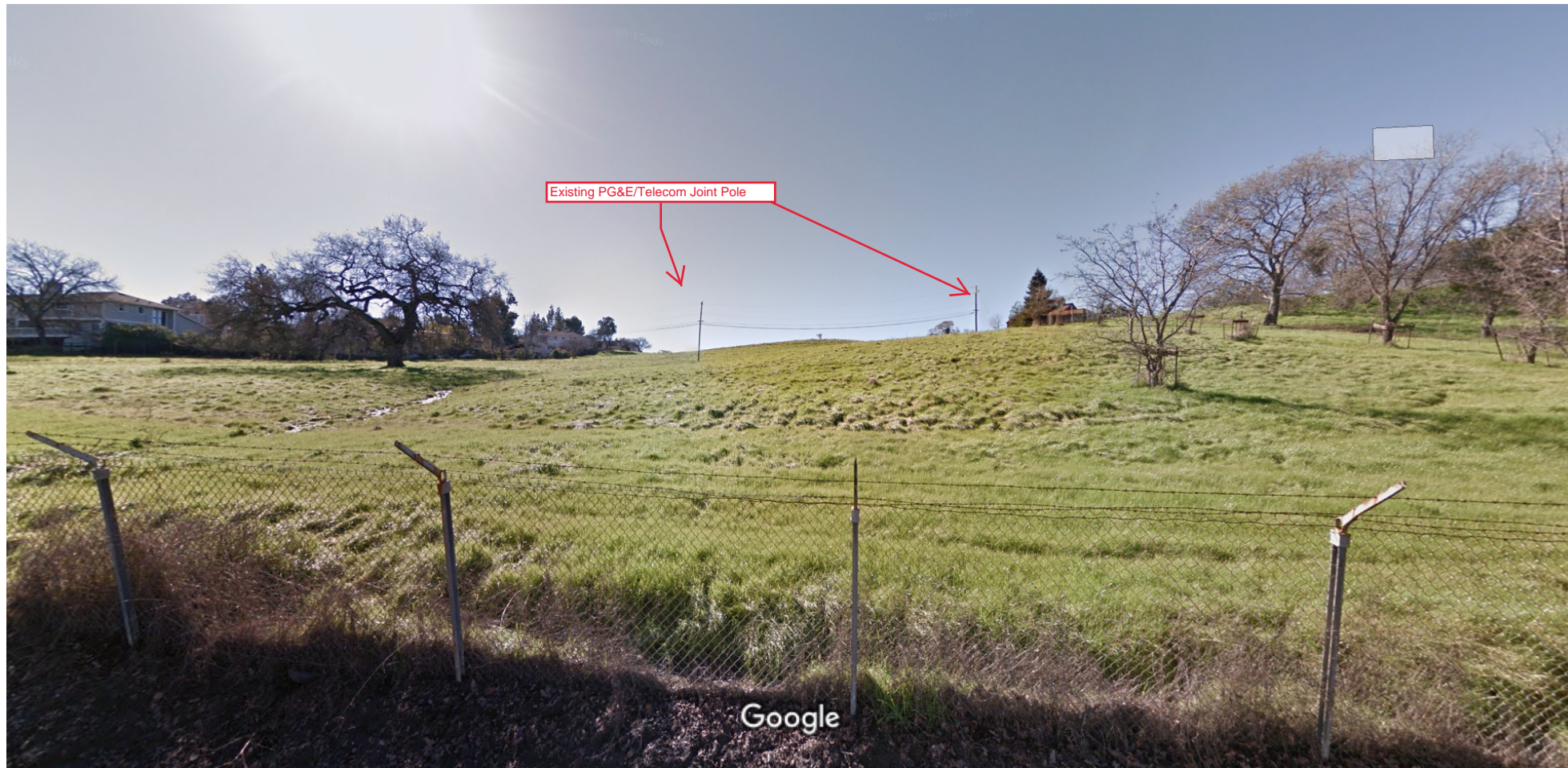
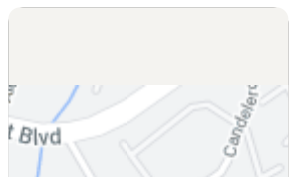


Image capture: Jan 2017 © 2020 Google

Walnut Creek, California



Street View



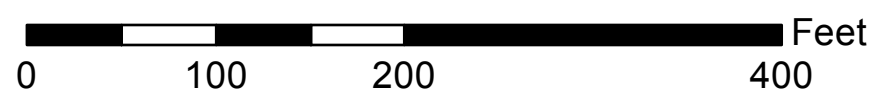
County: Contra Costa
Division: DIABLO



LAT: 37.922789



1 inch = 101 feet

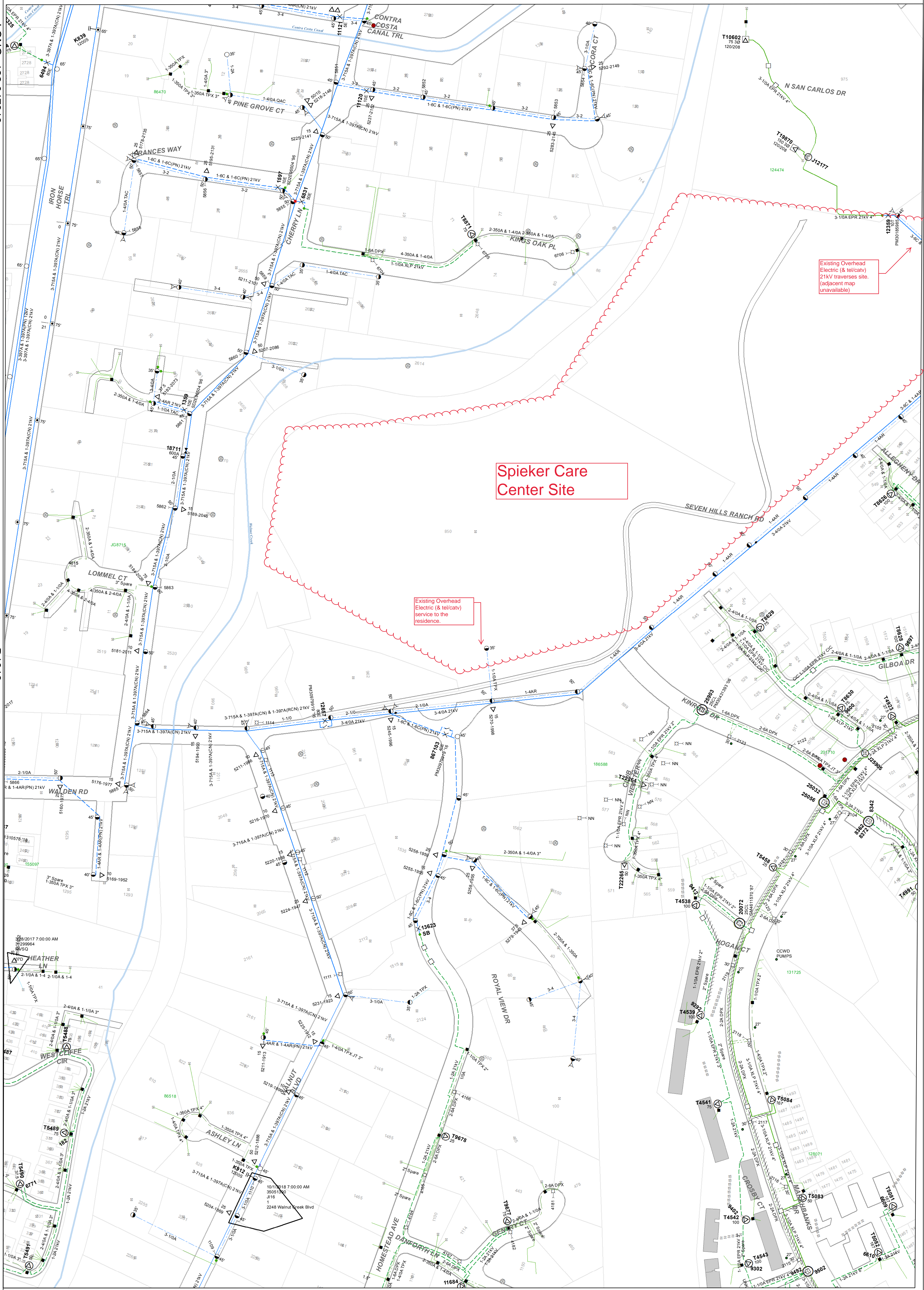


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D1009

DATE:	# POLES/ENCL:	HOURS:	INSPECTOR:
			ORDER:
			SUPV REVIEW:
			DATE:
TOTAL			

LONG: -122.047819



Spieker Care Center Site

Existing Overhead Electric (& tel/cav) service to the residence.

Existing Overhead Electric (& tel/cav) 21kV traverses site. (adjacent map unavailable)

D1013

D1015

D1019

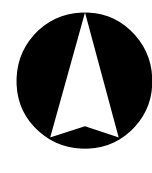
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LONG: -122.0562

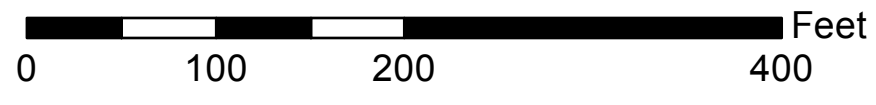
County: Contra Costa
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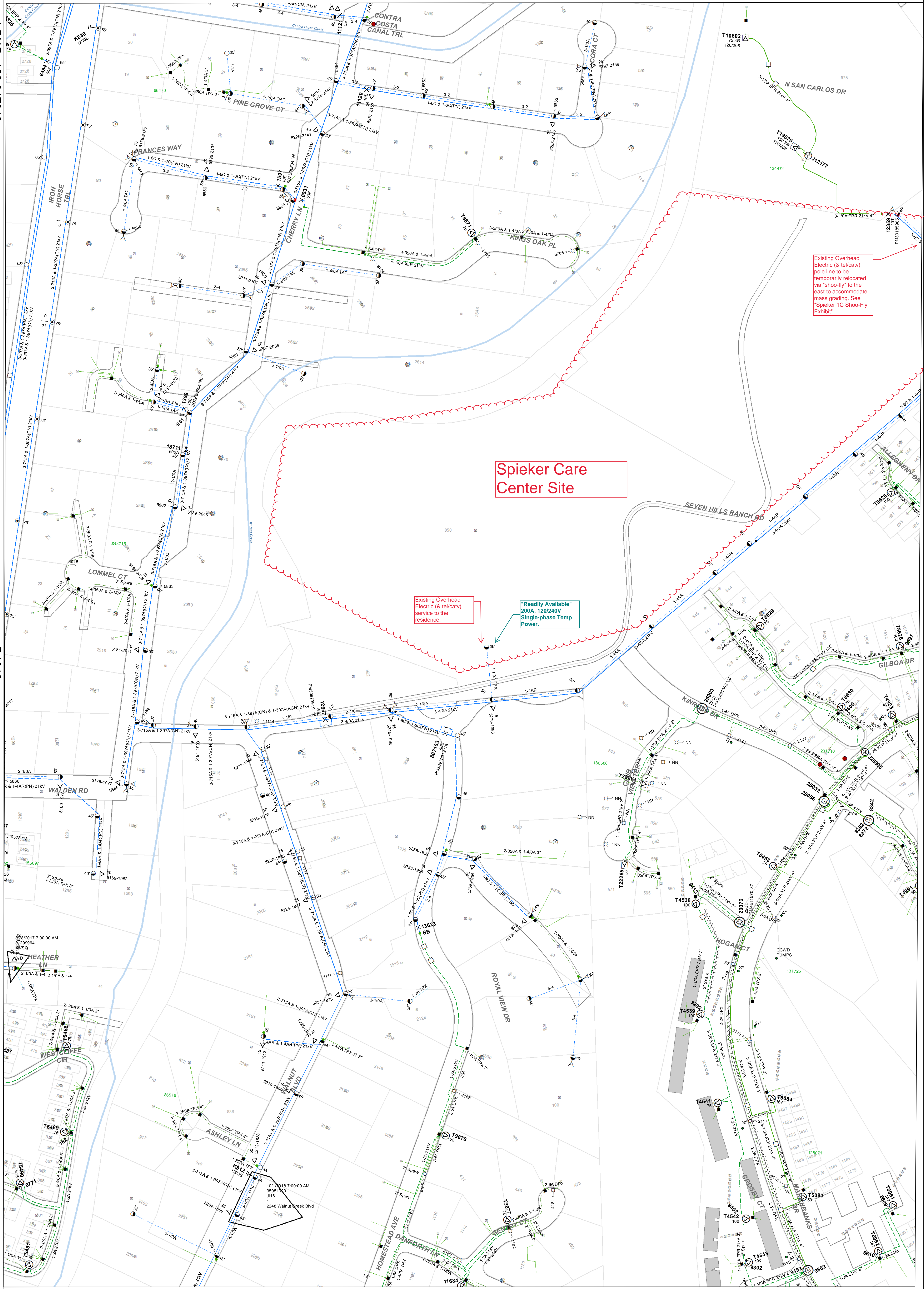
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LONG: -122.047819

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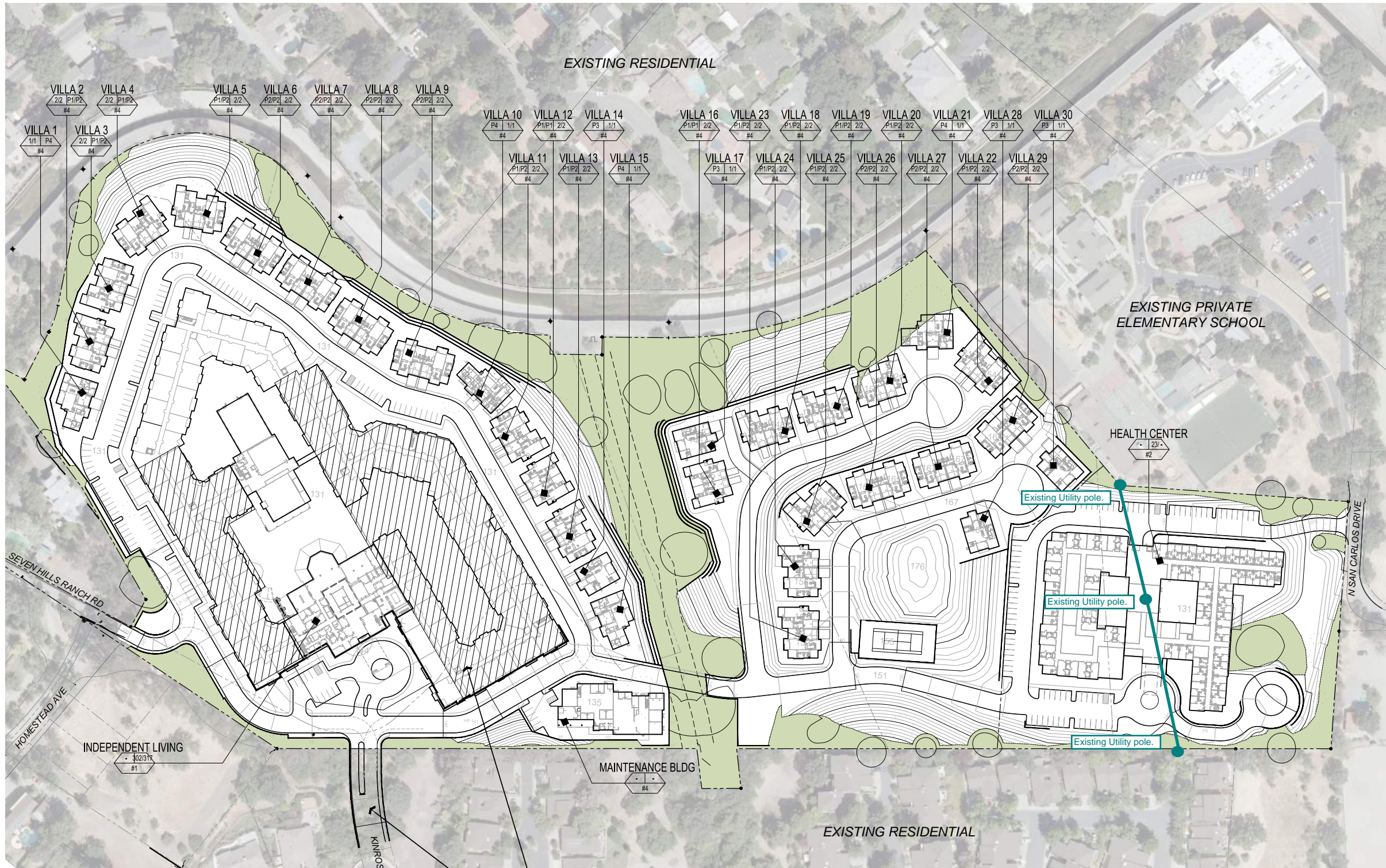
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LAT: 37.913635

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D1015

LONG: -122.0562



Sub-T Parking Indicated by Hatch

Site Entry

Unit & Product Summary

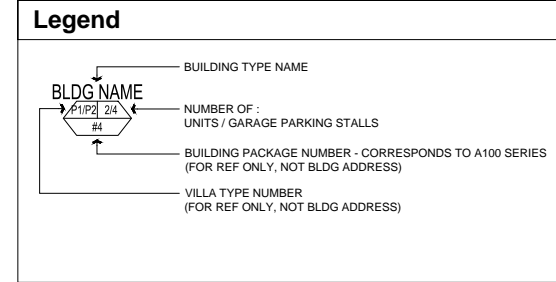
PROJECT SUMMARY (Independent Living)		
Gross Site Area	xx.x	Acres
Independent Living Units	354	

INDEPENDENT LIVING BUILDING				
Unit Type	Beds/ Baths	Net Area	# of Units	Percent
Plan 1A	1 BR/1 BA	835	45	14.90%
Plan 1B	1 BR/1 BA	893	58	19.21%
Plan 1C	1 BR/1 BA	866	10	3.31%
Plan 1D	1 BR/1 BA	883	6	1.99%
Plan 2A	2 BR/2 BA	1,233	114	37.75%
Plan 2B	2 BR/2 BA	1,391	28	9.27%
Plan 3A	3 BR/2 BA	1,581	19	6.29%
Plan 3B	3 BR/2 BA	1,568	15	4.97%
Plan 3C	3 BR/2 BA	1,532	7	2.32%
Total		347,120	302	100.00%

VILLAS (Independent Living)				
Unit Type	Beds/ Baths	Gross Area	# of Units	Percent
Villa 1	2 BR/ 2 BA	1,430	17	32.69%
Villa 2	3 BR/ 2 BA	1,720	27	51.92%
Villa 3	3 BR/ 2 BA	2,015	4	7.69%
Villa 4	3 BR/ 2 BA	2,720	4	7.69%
Total		89,690	52	100.00%

HEALTH CENTER				
Skilled Nursing	Type	Net Area	# Units	Percent
	Private	300	7	21.2%
	Semi-Private	415	26	78.8%
Total			33	59
Beds				
Assisted Living				
	Studio	360	14	31.82%
	1 BR	530	30	68.18%
Subtotal			44	100.00%
Memory Care				
	Private	360	23	100.00%
Subtotal			23	100.00%
Total			100	

PARKING SUMMARY	
INDEPENDENT LIVING BUILDING	
Open Spaces	count
Structured Parking	110 spaces
Total	300 spaces
	1.36 spaces/ unit
VILLAS	
Driveway Space	52 spaces
Garge Space	52 spaces
Total	104 spaces
	2.00 spaces/ unit
HEALTH CENTER	
Open Spaces	80 spaces
Total	80 spaces

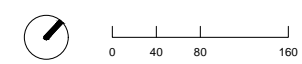


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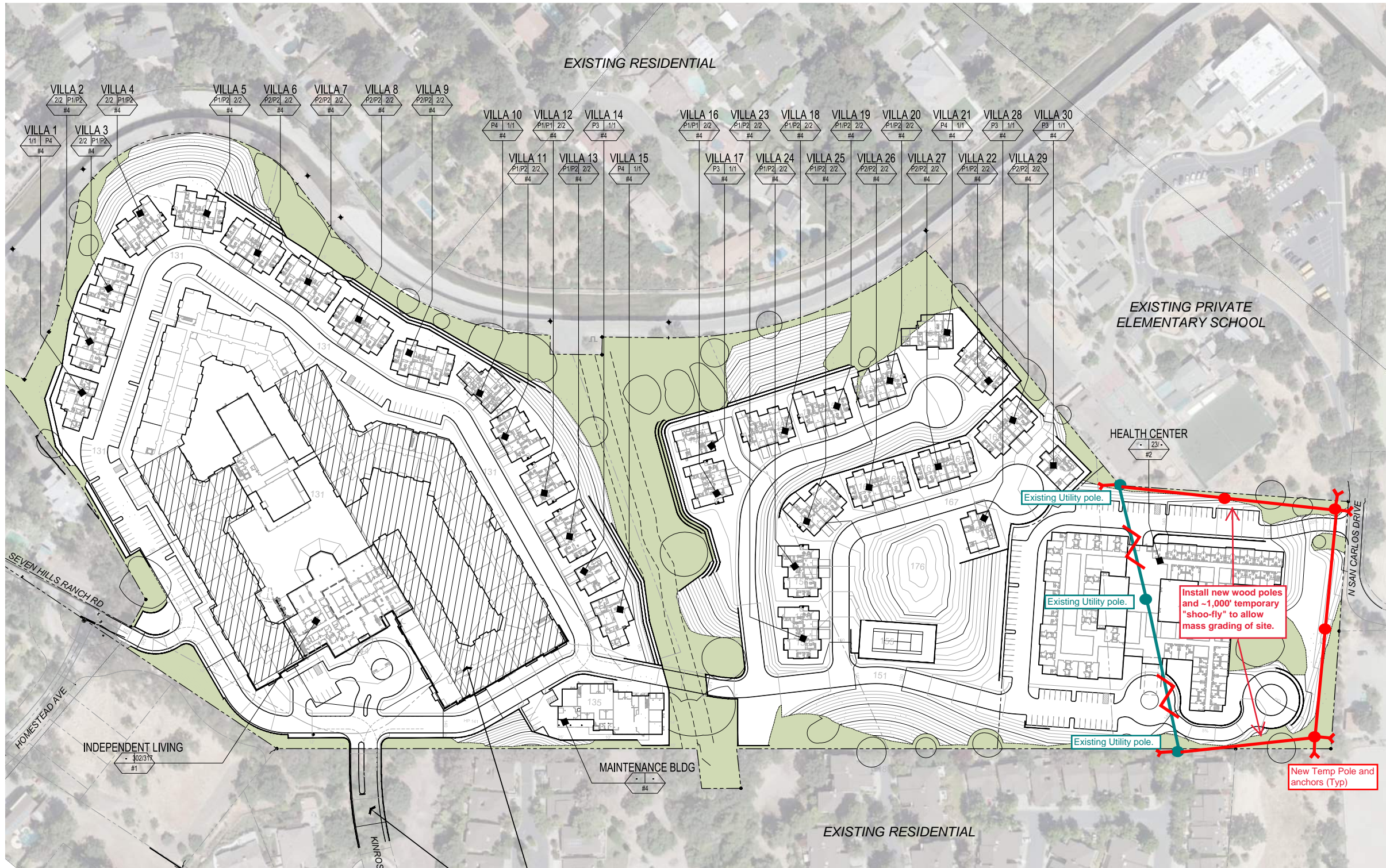
SPIEKER SENIOR CONTINUING CARE COMMUNITY
CONTRA COSTA COUNTY, CA # 2019-1168

CONCEPTUAL DESIGN
JULY 10TH, 2020



SITE PLAN

A011



Sub-T Parking Indicated by Hatch

Site Entry

Unit & Product Summary

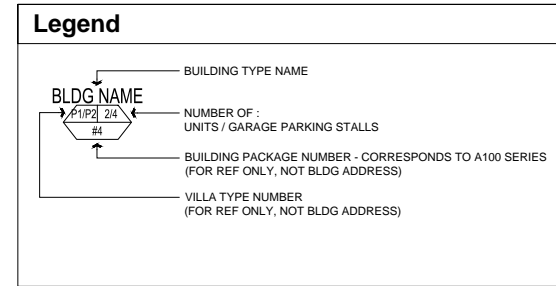
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Open Spaces	110 spaces
Structured Parking	300 spaces
Total	410 spaces
	1.36 spaces/ unit
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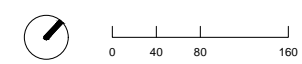


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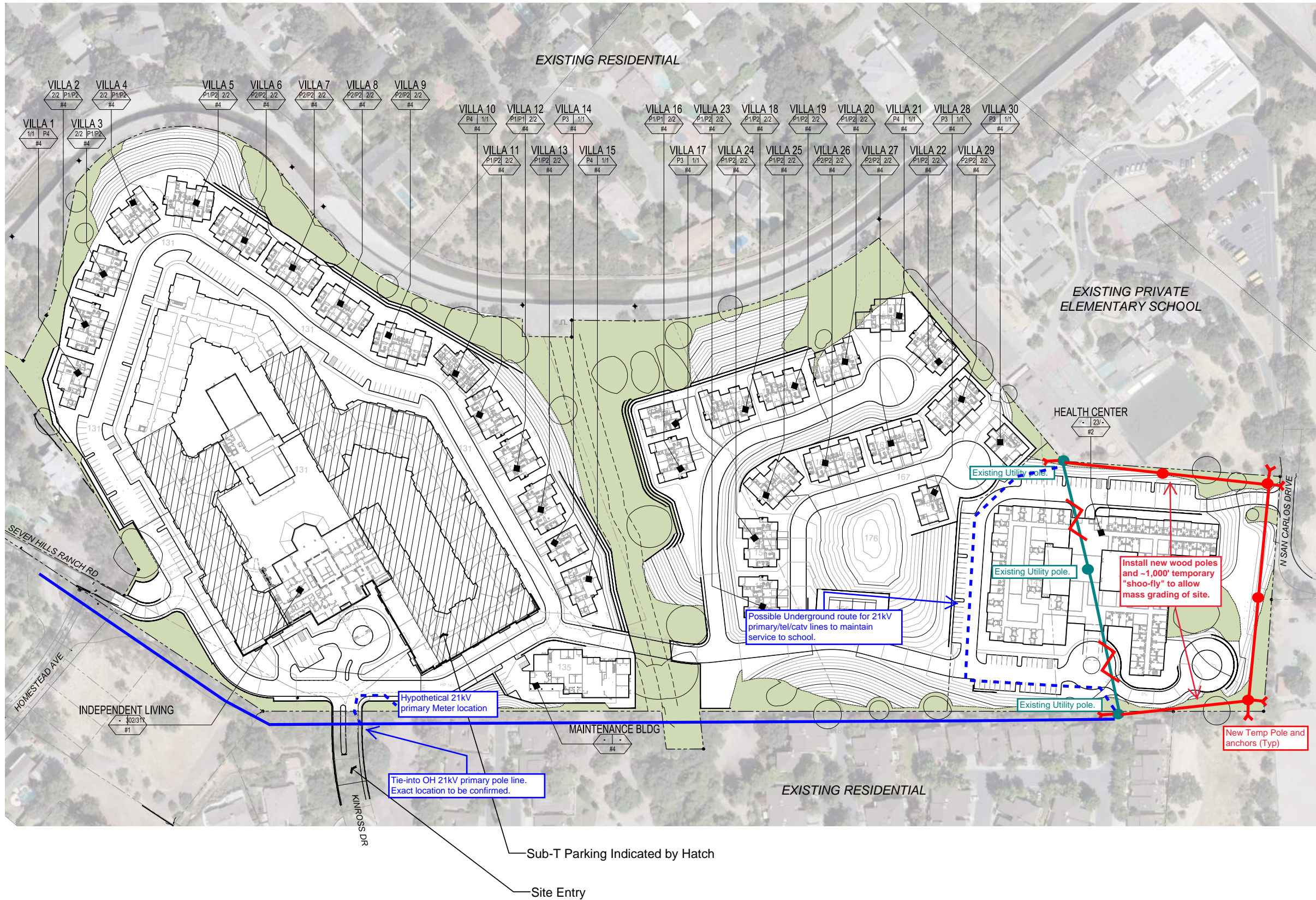
SPIEKER SENIOR CONTINUING CARE COMMUNITY
CONTRA COSTA COUNTY, CA # 2019-1168

CONCEPTUAL DESIGN
JULY 10TH, 2020



SITE PLAN

A011



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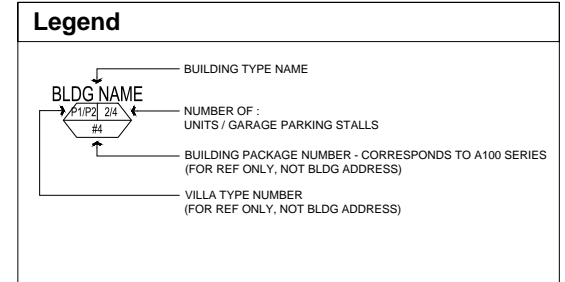
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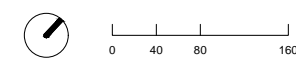


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SPIEKER SENIOR CONTINUING CARE COMMUNITY
CONTRA COSTA COUNTY, CA # 2019-1168

CONCEPTUAL DESIGN
JULY 10TH, 2020



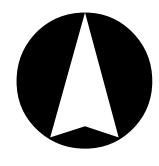
SITE PLAN

A011

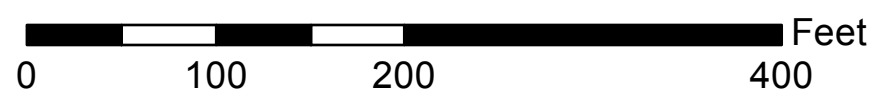
County: Contra Costa
Division: DIABLO



LAT: 37.922789



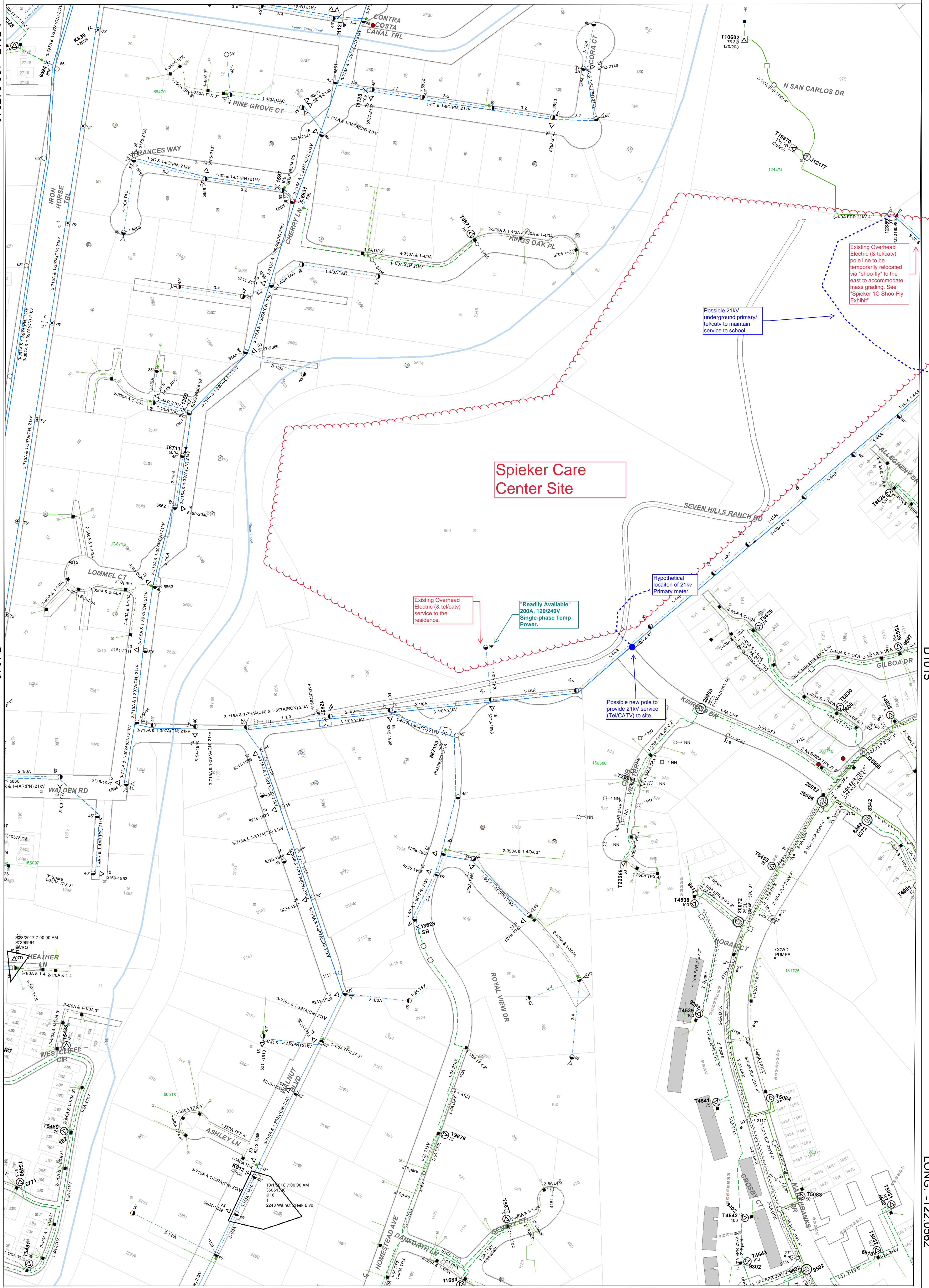
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D1009

DATE:	# POLES/ENCL:	HOURS:	INSPECTOR:	ORDER:	SUPV REVIEW:	DATE:
TOTAL						



Spieker Care Center Site

Possible 21kV underground primary/tel/cav to maintain service to school.

Existing Overhead Electric (& tel/cav) pole line to be temporarily relocated via "shoo-fly" to the east to accommodate mass grading. See "Spieker 1C Shoo-Fly Exhibit"

Existing Overhead Electric (& tel/cav) service to the residence.

"Readily Available" 200A, 120/240V Single-phase Temp Power.

Hypothetical location of 21kV Primary meter.

Possible new pole to provide 21kV service (Tel/CATV) to site.

LONG: -122.047819

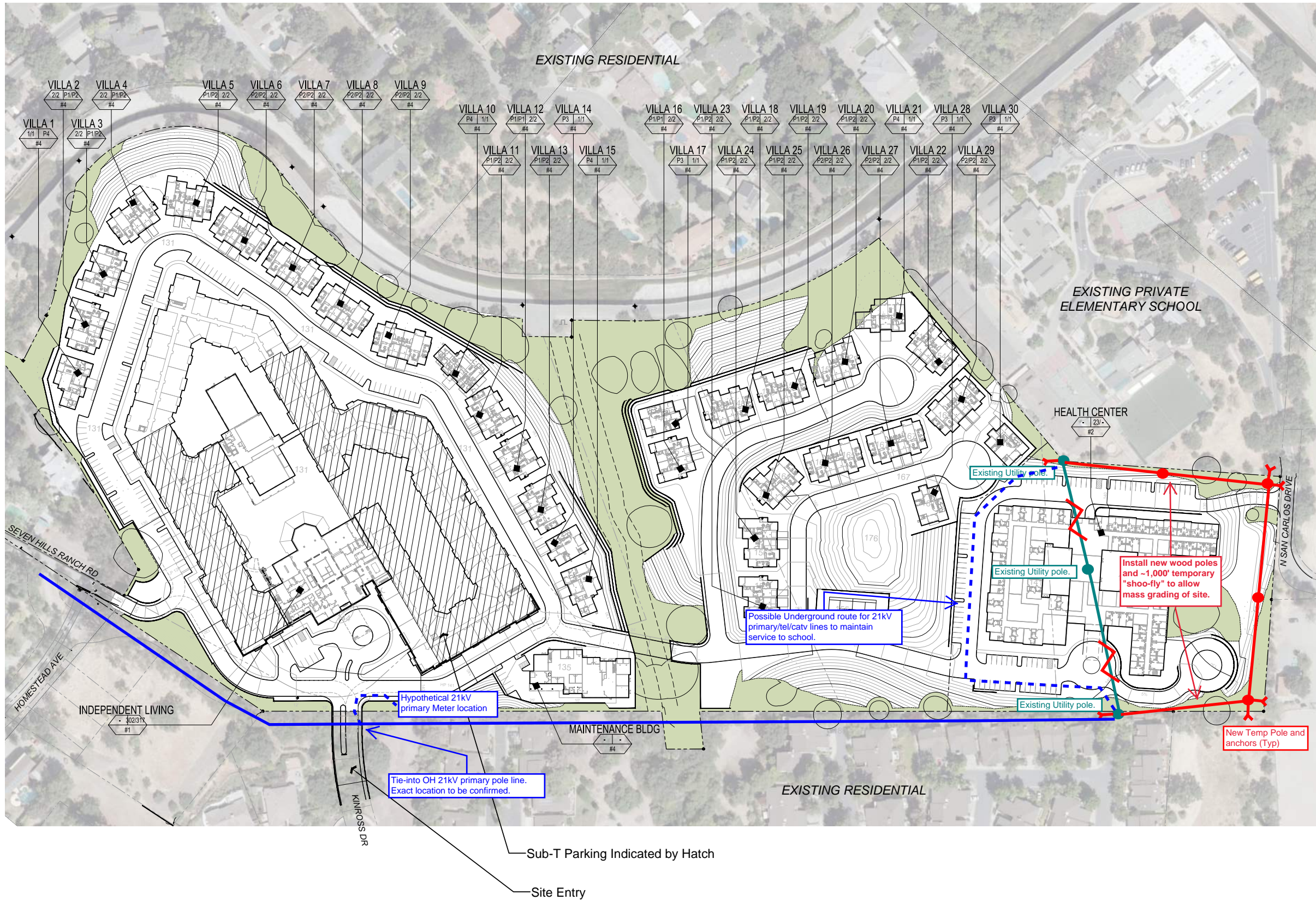
D1013

D1015

LONG: -122.0562

D1019

LAT: 37.913635



Unit & Product Summary

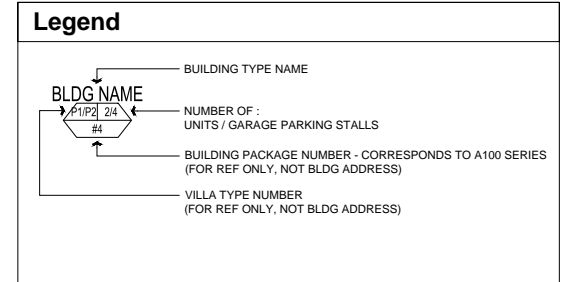
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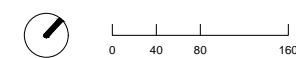


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SPIEKER SENIOR CONTINUING CARE COMMUNITY
CONTRA COSTA COUNTY, CA # 2019-1168

CONCEPTUAL DESIGN
JULY 10TH, 2020



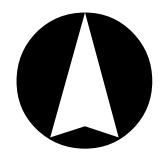
SITE PLAN

A011

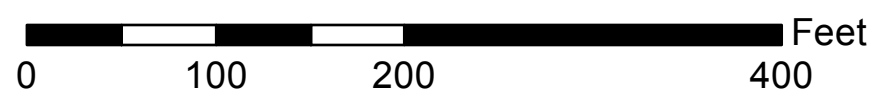
County: Contra Costa
Division: DIABLO



LAT: 37.922789



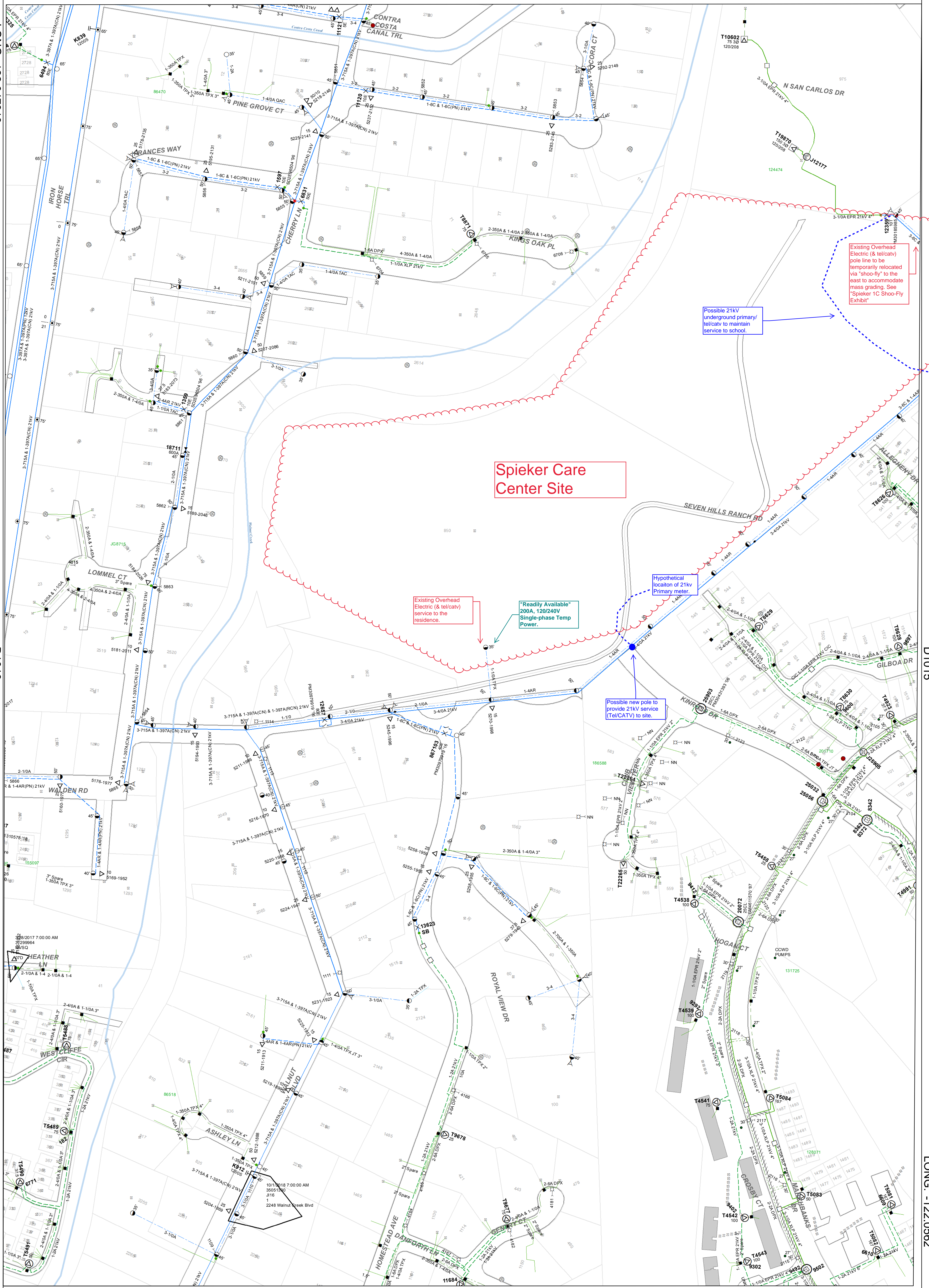
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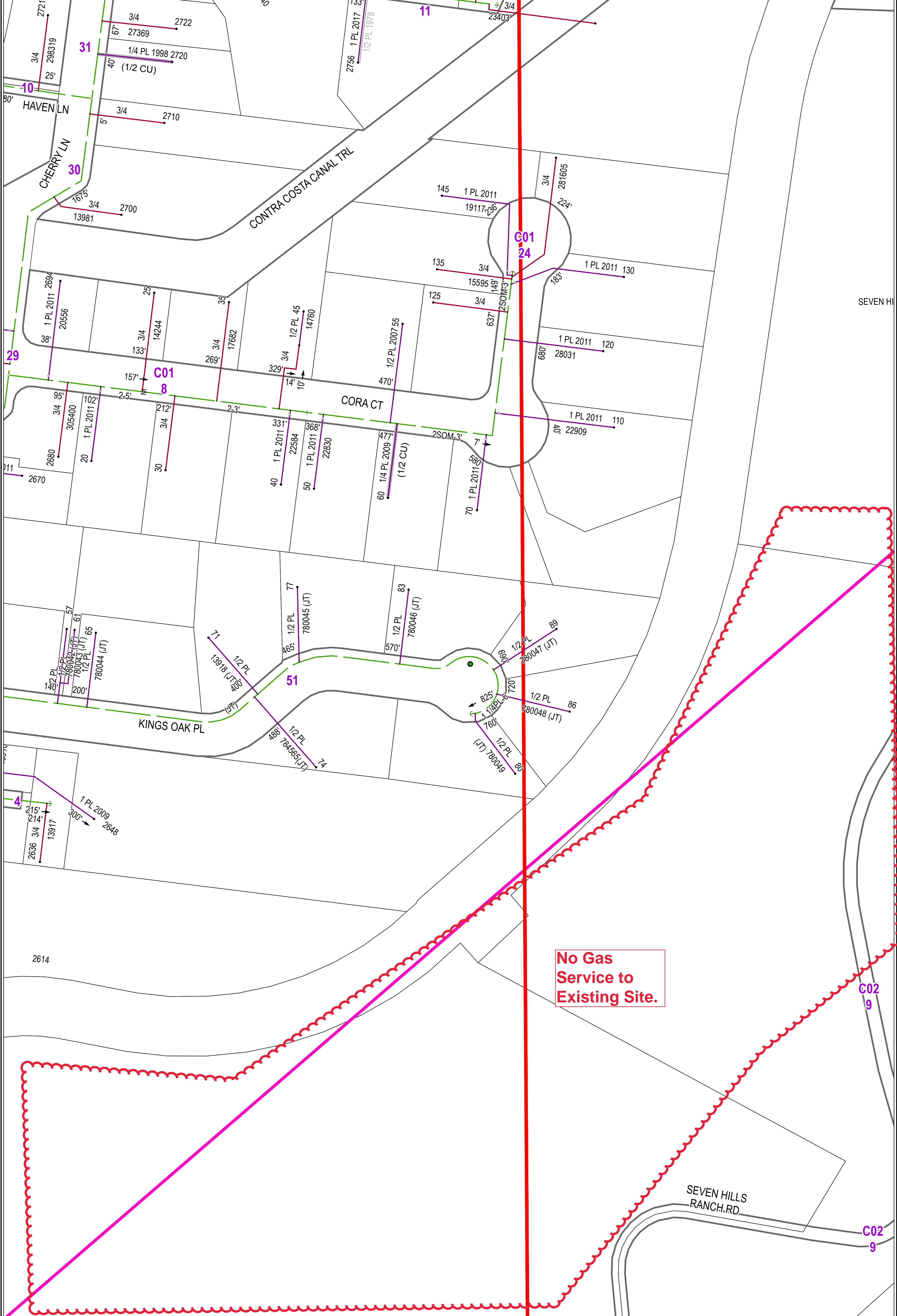
D1013

D1015

LONG: -122.0562

D1019

LAT: 37.913635



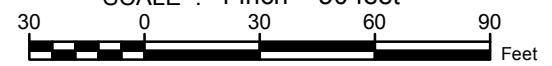
No Gas Service to Existing Site.

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PACIFIC GAS & ELECTRIC COMPANY

99 king oak

SCALE : 1 inch = 50 feet



Reference PG&E's GIS for the most current information
 Printed on: 7/24/2020

No engineering decisions related to proposed acceptable facility clearances from PG&E facilities, construction methods over or under PG&E facilities, wheel loading, or cuts/fills over PG&E facilities should be determined from these maps. All improvement plans must be reviewed by PG&E engineering