Appendix R – Dry Utility Due Diligence Study
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

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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.
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.
No Gas Service to Existing Site.