

**RESOURCE PRESERVATION AND ENHANCEMENT COMMITTEE  
CITY OF PALM DESERT  
MEETING AGENDA**

Monday, February 24, 2025

3:00 p.m.

Administrative Conference Room, City Hall

73-510 Fred Waring Drive

Palm Desert, CA 92260

**Pursuant to Assembly Bill 2449, this meeting will be conducted as a hybrid meeting and there will be in-person access to this location.**

- To participate via Zoom, use the following link: <https://palmdesert.zoom.us/j/89664855295> or call (213) 338-8477, Zoom Meeting ID: 896 6485 5295
- Written public comment may also be submitted to [cityclerk@palmdesert.gov](mailto:cityclerk@palmdesert.gov). E-mails received by 12:00 p.m. prior to the meeting will be distributed to the Committee. Any correspondence received during or after the meeting will be distributed to the Committee as soon as practicable and retained for the official record. **Emails will not be read aloud** except as an ADA accommodation.

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**Pages**

**1. CALL TO ORDER**

**2. ROLL CALL**

**3. NONAGENDA PUBLIC COMMENTS**

This time has been set aside for the public to address the Resource Preservation and Enhancement Committee on issues that are not on the agenda for up to three minutes. Speakers may utilize one of the three options listed on the first page of the agenda. Because the Brown Act does not allow the Resource Preservation and Enhancement Committee to act on items not listed on the agenda, members may briefly respond or refer the matter to staff for a report and recommendation at a future meeting.

**4. CONSENT CALENDAR**

All matters listed on the Consent Calendar are considered routine and may be approved by one motion. The public may comment on any items on the Consent Agenda within the three-minute time limit. Individual items may be removed by the Resource Preservation and Enhancement Committee for a separate discussion.

**RECOMMENDATION:**

To approve the consent calendar as presented.

**4.a APPROVAL OF MINUTES 5**

**RECOMMENDATION:**

Approve the Minutes of October 21, 2024.

**4.b RESOURCE PRESERVATION AND ENHANCEMENT COMMITTEE STATUS REPORT FOR FEBRUARY 2025 9**

**RECOMMENDATION:**

Receive and file Resource Preservation and Enhancement Committee status report for February 2025.

**4.c UPDATE ON THE RESOURCE PRESERVATION AND ENHANCEMENT COMMITTEE'S 2024/2025 WORKPLAN 27**

**RECOMMENDATION:**

Receive and file update on the Resource Preservation and Enhancement Committee's 2024/2025 Workplan.

**5. CONSENT ITEMS HELD OVER**

**6. ACTION CALENDAR**

The public may comment on individual Action Items within the three-minute time limit. Speakers may utilize one of the three options listed on the first page of the agenda.

**7. INFORMATIONAL REPORTS & COMMENTS**

**7.a RESOURCE PRESERVATION AND ENHANCEMENT COMMITTEE MEMBERS**

**7.b CITY COUNCIL LIAISON**

**7.c CITY STAFF**

**7.c.1 PRESENTATION ON THE IMPERIAL IRRIGATION DISTRICT (IID) ENERGY/NORTH SPHERE ENERGY INFRASTRUCTURE PARTNERSHIP 29**

**RECOMMENDATION:**

Receive and file presentation on the Imperial Irrigation District (IID) Energy/North Sphere Energy Infrastructure Partnership.

**7.c.2 PRESENTATION ON THE CITYWIDE PHOTOVOLTAIC PROJECT 41**

**RECOMMENDATION:**

Receive and file presentation on the Citywide Photovoltaic Project.

**7.d ATTENDANCE REPORT 57**

8. **ADJOURNMENT**

The next Regular Meeting will be held on Monday, April 21, 2025, at 3:00 p.m.

9. **PUBLIC NOTICES**

**Agenda Related Materials:** Pursuant to Government Code §54957.5(b)(2) the designated office for inspection of records in connection with this meeting is the Office of the City Clerk, Palm Desert Civic Center, 73-510 Fred Waring Drive, Palm Desert. Staff reports for all agenda items considered in open session, and documents provided to a majority of the legislative bodies are available for public inspection at City Hall and on the City's website at [www.palmdesert.gov](http://www.palmdesert.gov).

**Americans with Disabilities Act:** It is the intention of the City of Palm Desert to comply with the Americans with Disabilities Act (ADA) in all respects. If, as an attendee or a participant at this meeting, or in meetings on a regular basis, you will need special assistance beyond what is normally provided, the City will attempt to accommodate you in every reasonable manner. Please contact the Office of the City Clerk, (760) 346-0611, at least 48 hours prior to the meeting to inform us of your needs and to determine if accommodation is feasible.

**AFFIDAVIT OF POSTING**

I hereby certify under penalty of perjury under the laws of the State of California that the foregoing agenda for the Resource Preservation and Enhancement Committee was posted on the City Hall bulletin board and City website not less than 72 hours prior to the meeting.

/S/ Monique Lomeli, CMC  
Senior Deputy Clerk





**RESOURCE PRESERVATION AND ENHANCEMENT COMMITTEE  
CITY OF PALM DESERT  
REGULAR MEETING MINUTES**

October 21, 2024, 3:00 p.m.

Present: Chair Berlinda Blackburn, Committee Member Estelle Dahl, Vice-Chair Vincent Heuring, Committee Member Stephen Nelson, Committee Member Donald Ziegler, Committee Member Dean Gatons

Staff Present: Deputy Director of Economic Development Amy Lawrence, Recording Secretary Michelle Nance, Damian Olivares

**1. CALL TO ORDER**

A Regular Meeting of the Resource Preservation and Enhancement Committee was called to order by Chair Blackburn on October 21, 2024, at 3:00 p.m. in the Administrative Conference Room, City Hall, located at 73-510 Fred Waring Drive, Palm Desert, California.

**2. ROLL CALL**

**3. NON-AGENDA PUBLIC COMMENTS**

None.

**4. CONSENT CALENDAR**

**Motion by:** Vice-Chair Heuring

**Seconded by:** Committee Member Gatons

To approve the consent calendar as presented.

**Motion Carried**

**4.a APPROVAL OF MINUTES**

**Motion by:** Vice-Chair Heuring

**Seconded by:** Committee Member Gatons

Approve the Minutes of August 26, 2024.

**Motion Carried**

**4.b RESOURCE PRESERVATION AND ENHANCEMENT COMMITTEE STATUS REPORT – OCTOBER 2024**

**Motion by:** Vice-Chair Heuring

**Seconded by:** Committee Member Gatons

Receive and file Resource Preservation and Enhancement Committee status report for October 2024.

**Motion Carried**

**5. CONSENT ITEMS HELD OVER:**

**4.c RESOURCE PRESERVATION AND ENHANCEMENT COMMITTEE 2024/2025 WORKPLAN UPDATE**

Chair Blackburn requested that policies on matters within the scope of the Committee be brought before the Committee prior to City Council consideration and approval.

The Committee briefly discussed the immense value of the resources provided on the landscape and maintenance page of the City's website.

**Motion by:** Vice-Chair Heuring

**Seconded by:** Committee Member Gatons

Receive and file update on the Resource Preservation and Enhancement Committee's 2024/2025 Workplan.

**Motion Carried**

**6. ACTION CALENDAR**

**6.a GREENHOUSE (GHG) MEASURES FOR COMPREHENSIVE CLIMATE ACTION PLAN (CCAP)**

Deputy Director of Economic Development, Amy Lawrence, presented a staff report and responded to member inquiries.

**Motion by:** Committee Member Gatons

**Seconded by:** Committee Member Nelson

Provide feedback on potential Greenhouse (GHG) Measures to be included in the Comprehensive Climate Action Plan (CCAP).

**Motion Carried**

**7. INFORMATIONAL REPORTS & COMMENTS**

**7.a RESOURCE PRESERVATION AND ENHANCEMENT COMMITTEE MEMBERS**

Committee Members requested to add updates on the following items to the next Committee meeting agenda:

Notice of Completion for irrigation systems

Solar panels installed by the City of Palm Desert

Committee members also shared interest in having a representative from the Living Desert Zoo and Gardens present and address the committee.

**7.b CITY COUNCIL LIAISON**

Mayor Pro Tem Harnik reported on the number of citations issued on Hovley Lane and provided additional information on the solar panel projects and discussions regarding artificial turf.

**7.c CITY STAFF**

Deputy Director of Economic Development Amy Lawrence provided updates on the Environmental Initiatives Plan and the consulting contract that assists with SB1383.

**7.d ATTENDANCE REPORT**

Report provided; no action taken on this item.

**8. ADJOURNMENT**

The Resource Preservation and Enhancement Committee adjourned at 3:47 p.m.

**9. PUBLIC NOTICES**

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Michelle Nance, Deputy Clerk II  
Recording Secretary

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Amy Lawrence, Deputy Director of Economic Development  
Secretary

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DATE APPROVED BY RESOURCE PRESERVATION AND ENHANCEMENT COMMITTEE



**RESOURCE PRESERVATION AND ENHANCEMENT COMMITTEE  
CITY OF PALM DESERT  
STAFF REPORT**

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MEETING DATE: February 24, 2025

PREPARED BY: Amy Lawrence, Deputy Director of Economic Development

SUBJECT: RESOURCE PRESERVATION AND ENHANCEMENT COMMITTEE  
STATUS REPORT FOR FEBRUARY 2025

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**RECOMMENDATION:**

Receive and file Resource Preservation and Enhancement Committee status report for February 2025.

**BACKGROUND/ANALYSIS:**

Below is the status of projects/programs and follow-ups from previous meetings:

1. **Southern California Edison (SCE) Presentation** – Due to staff reassignments at SCE, the presentation will be rescheduled for a future meeting.
2. **Artificial Turf Policy Review Process** – At the October RPEC meeting, a concern was voiced about the process of seeking input on the proposed artificial turf policy. Below is a timeline of when the item came before RPEC for consideration and feedback.
  - a. December 14, 2023 – Staff provided an informational presentation to the City Council during a study session regarding the use of artificial/synthetic turf on City property indicating that research would be conducted and RPEC would be consulted about developing a policy.
  - b. February 26, 2024 – Staff requested RPEC members provide direction on developing a policy on the use of artificial turf on City-owned properties, rights of way, and parks. Following discussion, MOTION BY COMMITTEE MEMBER MASON, SECOND BY VICE CHAIR BLACKBURN, CARRIED 6-0, to direct staff to develop a policy prohibiting the use of artificial turf on City owned properties and to utilize desert landscaping where necessary. *Staff report attached to include 12/14/23 City Council study session presentation.*
  - c. August 26, 2024 – Staff requested RPEC members recommend that City Council adopt a resolution approving the Administrative Policy to prohibit the use of artificial turf/synthetic grass in public rights-of-way. Following discussion, MOTION BY COMMITTEE MEMBER DAHL, SECOND BY COMMITTEE MEMBER GREGORY, CARRIED 7-0, to recommend that City Council adopt a resolution approving the Administrative Policy to prohibit the use of artificial turf/synthetic grass in public rights-of-way.

3. **SB 1053 Plastic Bag Ban** – This legislation is aimed at closing a loophole in California’s ban of single-use plastic bags at grocery store checkouts, which was first passed in 2014 and then approved by the state’s voters in 2016. It allowed stores to provide consumers with thicker plastic bags at checkout. Beginning January 1, 2026, stores will only be allowed to distribute recycled paper bags to customers at the point of sale. Staff is working with our grants consultant to identify available funding to purchase reusable bags for disbursement at City events to educate the public about this upcoming ban.
  
4. **Environmental Initiative Plan Q4 2024 Report** – The Environmental Initiatives Plan Q4 2024 report is available for public view on the [Engage Palm Desert Environmental Initiatives Plan project page](#) or visit [www.engagepalmdesert.com](http://www.engagepalmdesert.com) for more information.

**FINANCIAL IMPACT:**

There is no financial impact associated with this report.

**ATTACHMENTS:**

1. Artificial Turf Policy Staff Report – 2/26/24

**STAFF REPORT**  
**CITY OF PALM DESERT**  
RESOURCE PRESERVATION & ENHANCEMENT COMMITTEE

MEETING DATE: February 26, 2024

SUBMITTED BY: Shawn Muir, Community Services Manager

REQUEST: Provide Staff with Direction on Developing an Artificial Turf Policy

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**Recommendation**

Provide staff with direction on developing a policy on the use of artificial turf on City-owned properties, rights of way, and parks.

**Background**

On December 14, 2023, in response to multiple questions and suggestions from the public in the past, Staff conducted research and provided a presentation to the City Council regarding the use of artificial/synthetic turf.

Artificial turf is a landscaping option that has been praised for its benefits in beautifying landscaped areas while reducing water consumption, however there are some drawbacks to its use compared with natural grass. The City has addressed the topic in several instances, however a formal policy on the use of artificial turf has not been adopted. Staff provided the attached presentation on the history of the City's stance on this matter, other municipalities' and organizations' policies, and the known benefits and drawbacks of using artificial turf.

The City Council Study Session facilitated a robust discussion on the use of artificial turf, including the following topics:

- Clarification on the “informal policy” of using natural grass on recreational turf and converting non-recreational turf to desert landscape
- Use of artificial turf in experimental areas – a small area was installed on an El Paseo median
- Adverse impact on water supply as a result of “forever chemicals”
- Not favorable in areas where people and pets are recreating, but may be aesthetically pleasing in landscaped areas such as medians and may help control dust
- No good reason to use “plastic carpeting” in Palm Desert
- Frequency of replacement may be extended by increasing maintenance
- Base material impacts the heat that is emitted from the surface

## Resource Preservation and Enhancement Committee Meeting

### Staff Report

#### Provide Staff with Direction on Developing an Artificial Turf Policy

February 26, 2024

- Opportunities to provide aesthetically pleasing landscapes without the use of artificial turf such as a variety of desert plants and inorganic material
- “Artificial” does not match the aesthetic that we strive for in Palm Desert

Staff intends to present a policy for the use of artificial turf in public parks and rights-of-way for consideration at a future City Council meeting. Staff is requesting that RPEC members provide direction on the development of the artificial turf policy and its content.

### **Fiscal Analysis**

There is no cost associated with development of the updated landscaping policies to reflect specific use of artificial turf. Any cost associated with this action is dependent on the policy that is adopted.





# Use of Artificial Turf on City Property

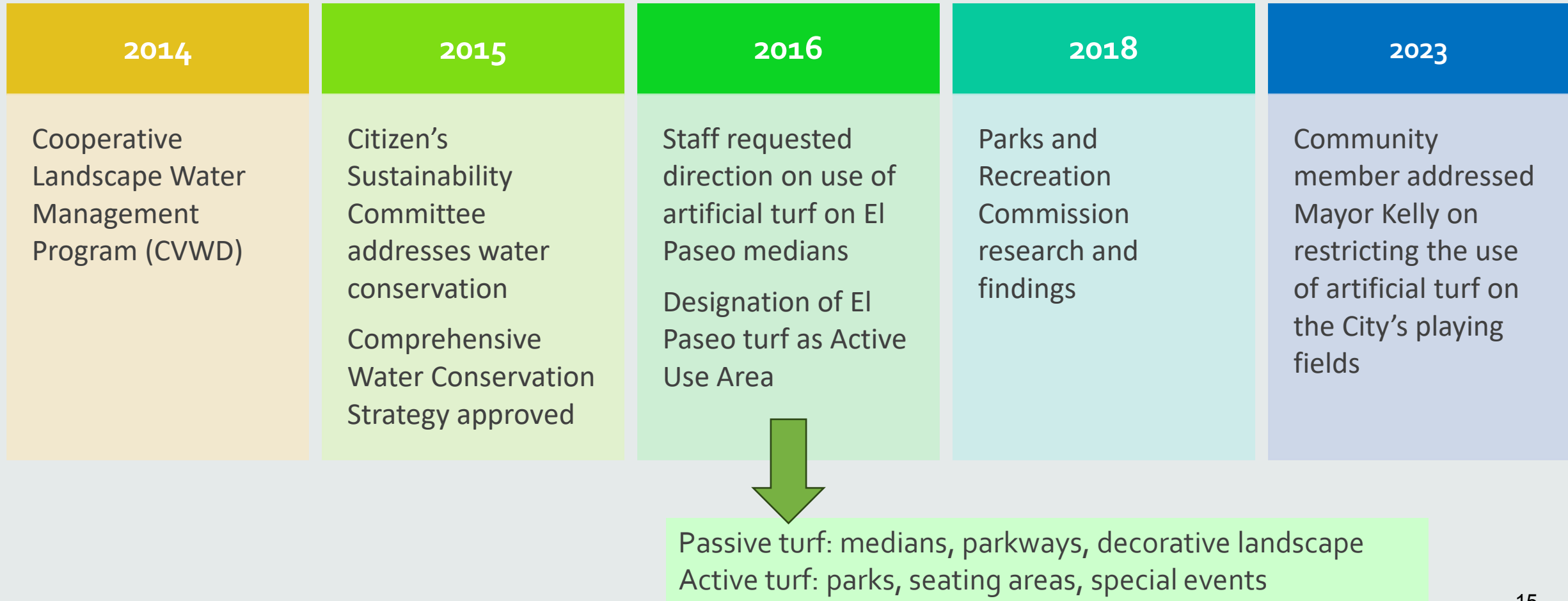
City Council Study Session  
12/14/2023



# Agenda

- Background
- Research
- Pros and Cons
- Current Informal Policy and next steps

# Timeline





## NFL Injuries

National Football League Players Association (NFLPA) calling for a return to natural turf

# Turf Removal Projects



Removal of turf in medians on Country Club Drive, between Portola Avenue and Cook Street



Removal of turf in median on Cook street, between Country Club Drive and Hovley Lane East.



Removal of turf around the Civic Center Campus on Fred Waring Drive and San Pablo Avenue



Removal of turf along the Haystack parkway from Highway 74 to Heliotrope Drive



Removal of passive turf at Hovley Soccer Park

# Community Organizations and other Municipalities

## PSUSD

- No formal policy; currently discussing policy development
- Installed limited artificial turf at some schools
- Not used for sports

## DSUSD

- No formal policy
- Not used
- Concerns about heat, vandalism, and ongoing maintenance



# Community Organizations and other Municipalities

## City of La Quinta

- No formal policy
- Limited use in medians
- Still requires heavy maintenance

## City of Indian Wells

- No formal policy
- Used on several medians, but not installed/planned for recreational spaces
- High cost - \$50,000 for one small median
- Must be well-maintained but has lasted over 10 years
- Difficult to dispose

## City of Indio

- No formal policy
- Limited use around monument signs
- Fading led to full replacement within 2 years



# Community Organizations and other Municipalities

- National Recreation and Parks Association
- California Parks and Recreation Society
  - Discussion boards
  - Stormwater mitigation
  - Athletic field conversion





# Maintenance

## Artificial Turf

- Debris removal
- Rinsing
- Brushing
- Replenishing base



# Maintenance

## Natural Grass

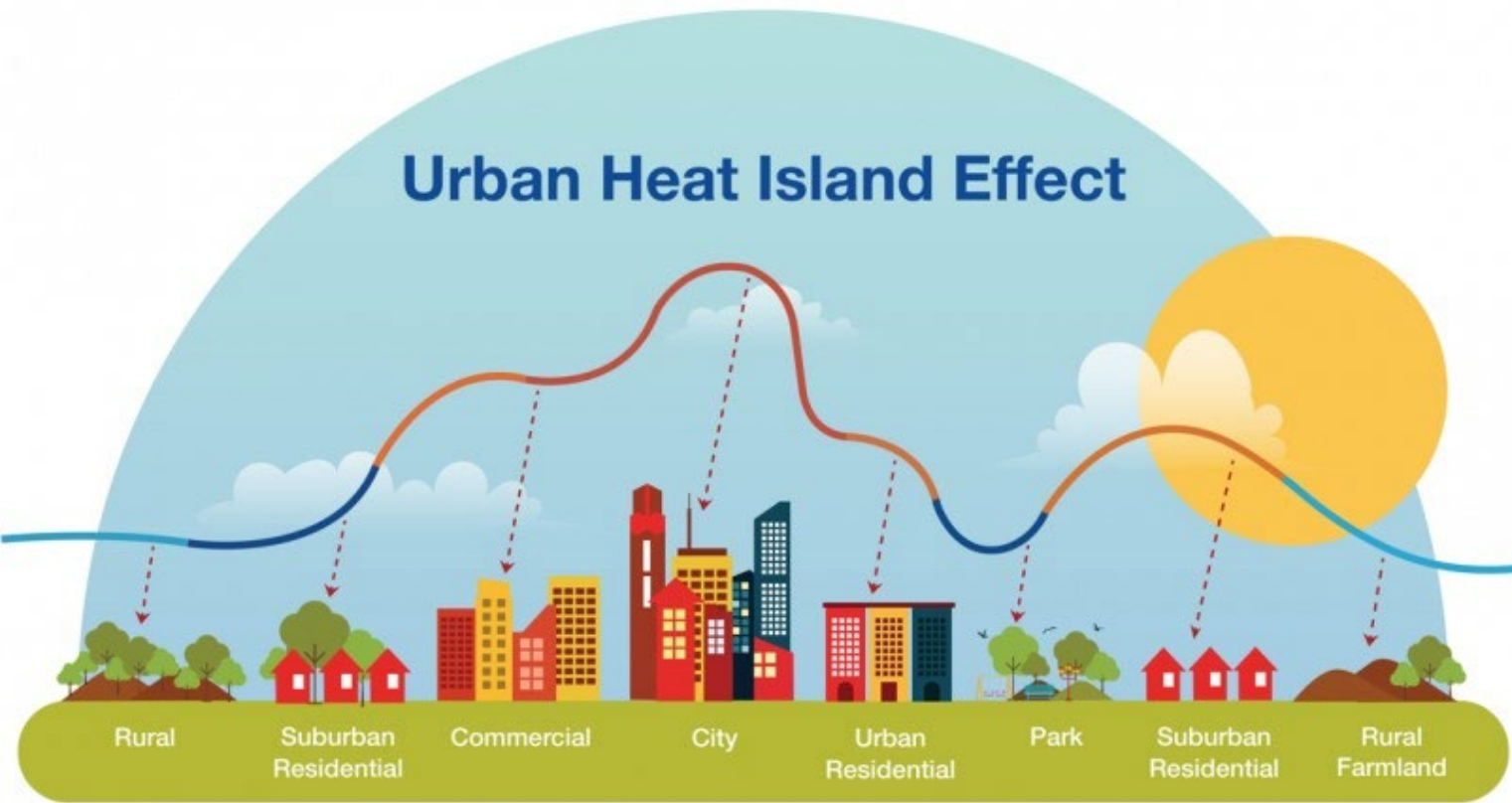
- Mowing
- Watering
- Overseeding
- Fertilizing





# Cost

- Artificial turf has a higher up-front cost and lower overall maintenance
  - Cannot patch worn or damaged areas
  - More practical for small areas
- Larger areas are easier and less expensive to maintain well with natural grass
  - Overseeding and fertilizer \$1,600 per acre annually (currently ~75 acres of turf)
  - Watering



## Other Factors

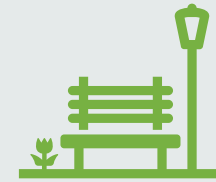
- Appearance, smell, feel
- Water consumption
- Heat
- Stormwater
- Allergies
- Sanitation

# Policy is currently informal

Potential policy for use of artificial turf in City of Palm Desert public rights-of-way, landscaped areas, and parks



Conduct additional research



Present findings to Parks and Recreation Committee and Resource Preservation and Enhancement Committee



Work with legal counsel to develop policy



Present for consideration at a future City Council meeting



Thank you

Questions?



**RESOURCE PRESERVATION AND ENHANCEMENT COMMITTEE  
CITY OF PALM DESERT  
STAFF REPORT**

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MEETING DATE: February 24, 2025

PREPARED BY: Amy Lawrence, Deputy Director of Economic Development

SUBJECT: UPDATE ON THE RESOURCE PRESERVATION AND ENHANCEMENT  
COMMITTEE'S 2024/2025 WORKPLAN

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**RECOMMENDATION:**

Receive and file update on the Resource Preservation and Enhancement Committee's 2024/2025 Workplan.

**BACKGROUND/ANALYSIS:**

Below is an update on the three projects outlined in the Resource Preservation and Enhancement Committee's 2024/2025 Workplan that was adopted by the City Council on May 9, 2024.

**Develop a Climate Action Plan**

- Staff posted a survey on the City's [Engage Palm Desert website](#) to seek community input for the Coachella Valley Association of Government's (CVAG) Comprehensive Climate Action Plan (CCAP). There is no other update on this item.

**Adoption of Ordinances and/or Policies related to Water and/or Energy Conservation**

- The Inland Regional Energy Network (I-REN)/The Energy Coalition completed an energy analysis of City facilities and are in the process of completing energy audits of City Hall and Desert Willow Golf Resort. Findings could tie into this project.
- A policy banning artificial turf in the public right-of-way was approved by City Council on September 26, 2024.

**Education and Outreach for Water and Energy Conservation and Sustainable Landscaping**

- The City's Cultural Arts Committee selected an artwork in conjunction with the Mayor's Monarch Pledge to be wrapped on a bench in the Civic Center Park and paced near the pollinator garden. The bench is made from a recycled wind turbine.
- The Wyland Foundation's National Mayor's Challenge for Water Conservation is scheduled for April 2025. Staff contacted Mayor Harnik to obtain approval to move forward.
- Added CVWD's book, Lush & Efficient landscape book to the City's website.
- Promotion of utility rebates, community partnerships, useful tips, etc. have been posted on the City's website, social media, and in the BrightSide newsletter.

**FINANCIAL IMPACT:**

There is no financial impact associated with this report.





**RESOURCE PRESERVATION AND ENHANCEMENT COMMITTEE  
CITY OF PALM DESERT  
STAFF REPORT**

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MEETING DATE: February 24, 2025

PREPARED BY: Amy Lawrence, Deputy Director of Economic Development

SUBJECT: RECEIVE AND FILE PRESENTATION ON THE IMPERIAL IRRIGATION  
DISTRICT (IID) ENERGY/NORTH SPHERE ENERGY  
INFRASTRUCTURE PARTNERSHIP

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**RECOMMENDATION:**

Receive and file presentation on the Imperial Irrigation District (IID) Energy/North Sphere Energy Infrastructure Partnership

**BACKGROUND/ANALYSIS:**

Assistant City Manager Chris Escobedo will provide a presentation on the Imperial Irrigation District (IID) Energy/North Sphere Energy Infrastructure Partnership.

**FINANCIAL IMPACT:**

There is no financial impact associated with this request.

**ATTACHMENTS:**

1. Imperial Irrigation District (IID) Energy/North Sphere Energy Infrastructure Partnership Presentation



# IID ENERGY INFRASTRUCTURE PARTNERSHIP

Chris Escobedo  
Assistant City Manager



PALM DESERT



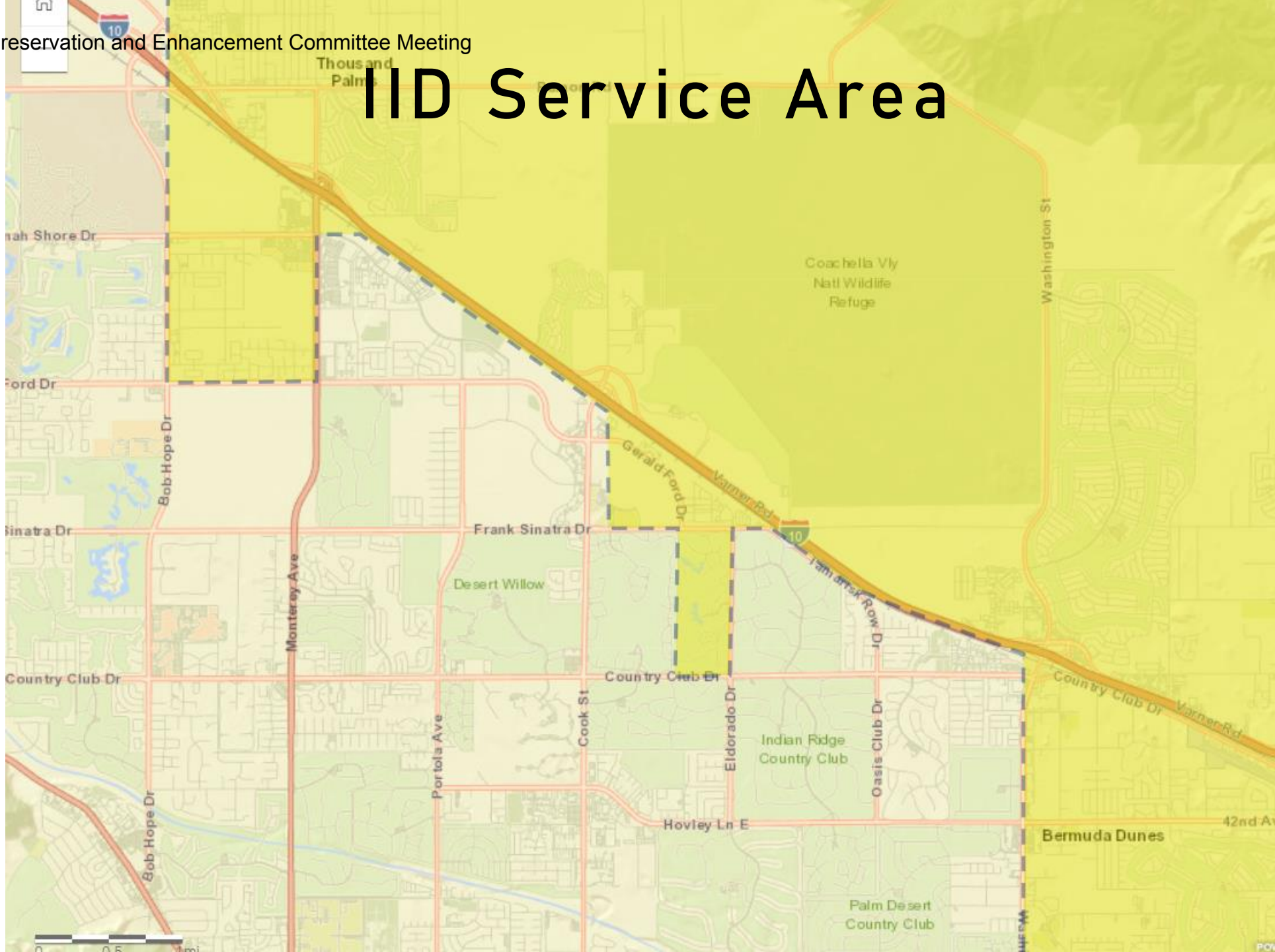


# WHY WE'RE HERE

- IID has a limited service territory within Palm Desert
- Limited infrastructure – no new development
- IID not PUC regulated like SCE



# IID Service Area





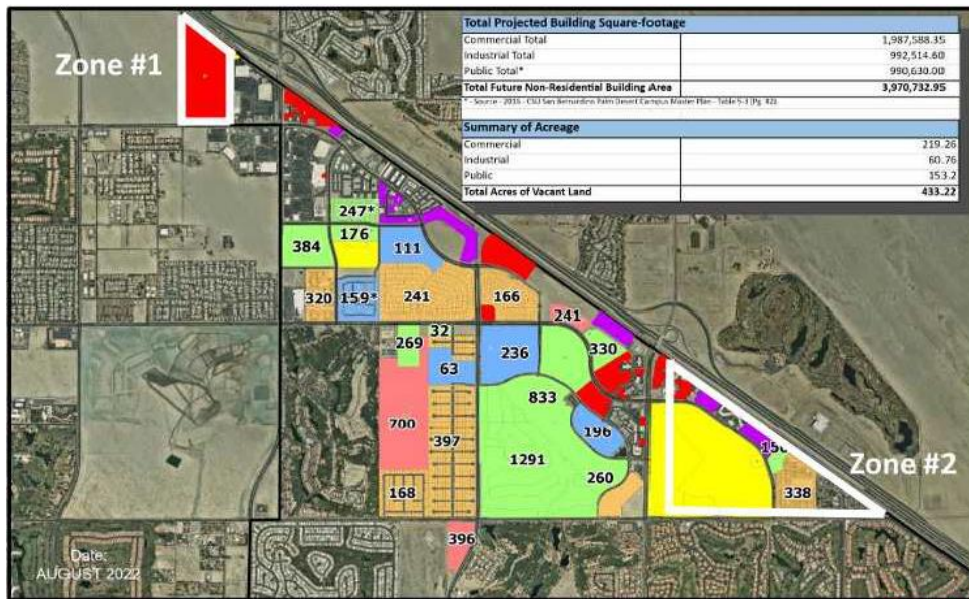
# Areas of Impact & Demand Study

## • Current Development

- Vacant land
- Commercial and hospitality areas lack infrastructure

## • Area of Impact

- Zone 1 Demand = 10 MW new demand
- Zone 2 Demand = 5 MW new demand
- Combined = 15 MW new demand



\* Includes Existing Units  
Total: 7,704 Units

### North Sphere Project and Projects

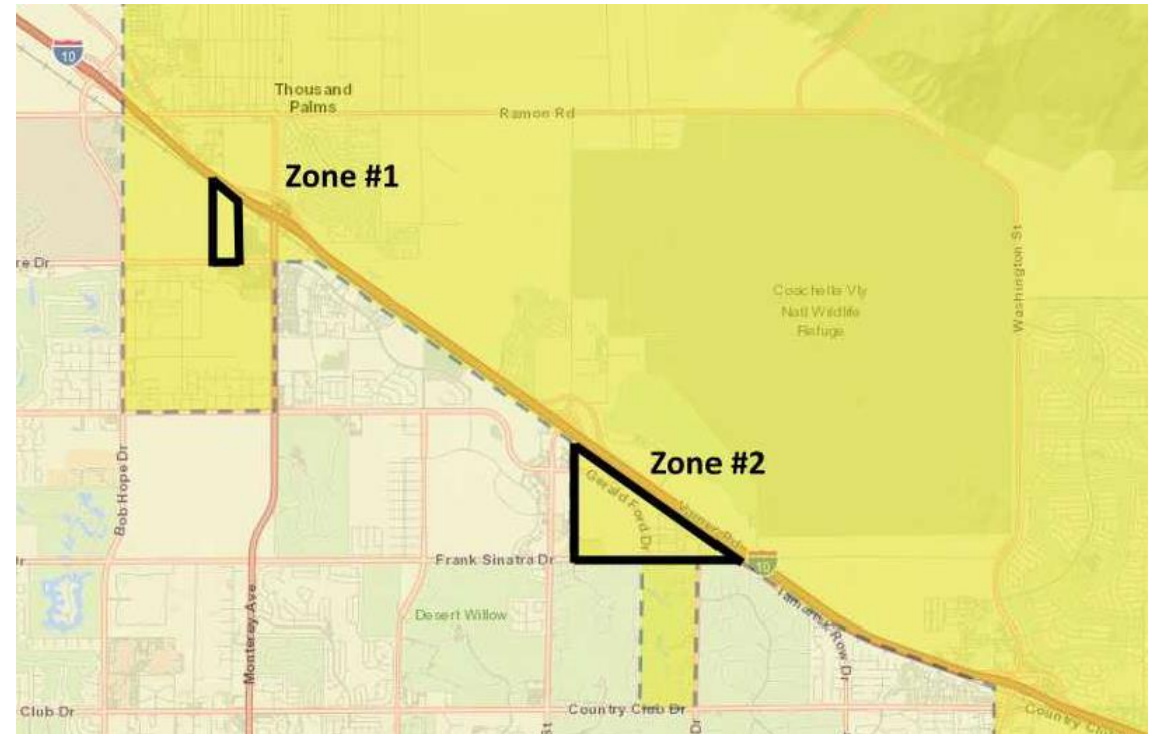
#### RESIDENTIAL PROJECTS

- Approved - 3,712
- Under Construction - 765
- Under Review - 1,337
- Existing - 1,890

#### BUILDING PROJECTIONS

- Commercial
- Industrial
- Public
- Palm Desert City Boundary

Data is based on County records and existing zoning allowances





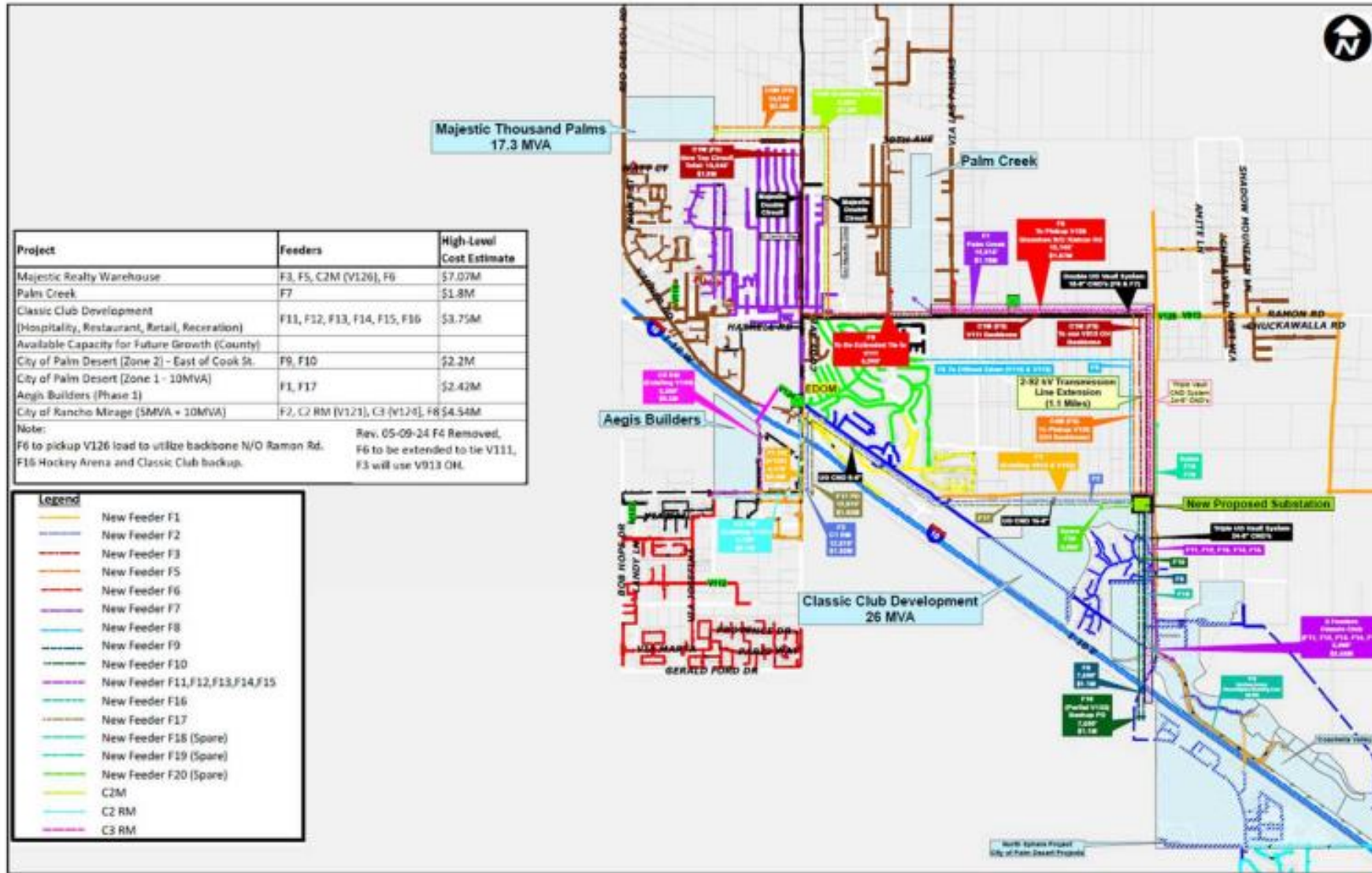
Cook Street

**New Proposed Substation Location with 2-92 kV Transmission Line Extension (1.1 Miles)**





# Substation Feeder Layout



Revised Feeder Layout 05-09-2024



# Thousand Palms, Palm Desert, & Rancho Mirage

## New Substation Contribution by Cities, County and Developers

| New Proposed Substation<br>2-50 MVA Transformers |              |
|--|--------------|
| Total Cost                                       | \$27,296,816 |
| Usable kVA                                       | 80,000       |
| Cost per kVA                                     | \$ 341.21    |

| New Proposed Substation<br>2-50 MVA Transformers |              |
|--|--------------|
| Total Cost                                       | \$27,296,816 |
| Usable kVA                                       | 80,000       |
| Cost per kVA                                     | \$ 341.21    |

| Project  | kVA           | Customer Cost        | %              | kVA           | Customer Cost        | %              |
|--|---------------|----------------------|----------------|---------------|----------------------|----------------|
| Majestic Realty Thousand Palms Warehouse                               | 17,300        | \$ 5,902,936         | 21.63%         | 14,000        | \$ 4,776,943         | 17.50%         |
| Palm Creek   | 5,850         | \$ 1,996,080         | 7.31%          | 5,850         | \$ 1,996,080         | 7.31%          |
| Classic Club Development (Early Phase & Partial Phase 1)               | -             | -                    | -              | -             | -                    | -              |
| Classic Club Development (Hospitality, Restaurant, Retail, Recreation) | 26,000        | \$ 8,871,465         | 32.50%         | 26,000        | \$ 8,871,465         | 32.50%         |
| BoHo Development   | 301           | \$ 102,704           | 0.38%          | 301           | \$ 102,704           | 0.38%          |
| Available Capacity for Future Growth (County)                          | 549           | \$ 187,324           | 0.69%          | 3,849         | \$ 1,313,318         | 4.81%          |
| SageMont Hotel   | 403           | \$ 137,508           | 0.50%          | 403           | \$ 137,508           | 0.50%          |
| City of Palm Desert (Zone 2) - East of Cook St.                        | 4,597         | \$ 1,568,543         | 5.75%          | 4,597         | \$ 1,568,543         | 5.75%          |
| City of Palm Desert (Zone 1 - 10MW)<br>Aeolis Builders (Phase 1)       | 10,000        | \$ 3,412,102         | 12.50%         | 10,000        | \$ 3,412,102         | 12.50%         |
| City of Rancho Mirage  | 15,000        | \$ 5,118,153         | 18.75%         | 15,000        | \$ 5,118,153         | 18.75%         |
| <b>Totals</b>  | <b>80,000</b> | <b>\$ 27,296,816</b> | <b>100.00%</b> | <b>80,000</b> | <b>\$ 27,296,816</b> | <b>100.00%</b> |

North of I-10 Freeway  
50,000 kVA

South of I-10 Freeway  
30,000 kVA

\*This cost reflects the 20% contingency for total substation costs.

\*Distribution feeders and transmission line extension will be the applicants responsibility, and are not part of this high level cost estimate.

\*Majestic loading reduction 13 MW (14 MVA)



# Cost & Financing

| High Level Total Substation Cost & City Amount |                 |
|--|-----------------|
| Substation                                     | \$20.76 Million |
| Distribution Gateways                          | \$4.00 Million  |
| Transmission Line Upgrade 2-92 kV              | \$2.53 Million  |
| Total  | \$27.29 Million |
| Palm Desert Amount                             | \$5 Million     |

| 30 Year Bond Financing |                  |
|------------------------|------------------|
| Total Substation Cost  | \$ 27.29 Million |
| City of PD Loan*       | \$ 5 Million     |
| Est. Bond Proceeds**   | \$ 4.6 Million   |

| Est. GF Tax Revenue at Buildout<br>(Including Property Tax, TOT, Sales Tax) |
|---|
| \$1.3 Million - \$2 Million   |

\*PD Loan necessary to assist PD property owners and expedite project. Loan Agreement terms to be reimbursed by CFD infrastructure bond proceeds.

\*\*Bond Proceeds estimated with a conservative 2% increase in value over term of bonds. Annual CFD special tax to repay debt.

# Update Since Council Authorization

- City Council approved participation September 2024
- Palm Desert working with Rancho Mirage, County, IID and developers on next steps
- Project refinement
- Update to City Council scheduled for March 2025



THANK YOU



PALM DESERT



**RESOURCE PRESERVATION AND ENHANCEMENT COMMITTEE  
CITY OF PALM DESERT  
STAFF REPORT**

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MEETING DATE: February 24, 2025

PREPARED BY: Amy Lawrence, Deputy Director of Economic Development

SUBJECT: RECEIVE AND FILE PRESENTATION ON THE CITYWIDE  
PHOTOVOLTAIC PROJECT

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**RECOMMENDATION:**

Receive and file presentation on the Citywide Photovoltaic Project

**BACKGROUND/ANALYSIS:**

Capital Projects Manager Ryan Gayler will provide a presentation on the Citywide Photovoltaic Project.

**FINANCIAL IMPACT:**

There is no financial impact associated with this request.

**ATTACHMENTS:**

1. Citywide Photovoltaic Project Presentation





# City of Palm Desert

## Resource Preservation and Enhancement Committee

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Citywide Photovoltaic Project

February 24, 2025



**PALM DESERT**  
CALIFORNIA







# City Council Priorities

## Energy & Sustainability

- Priority 1: The vision is to be a **responsible steward of the City's natural resources**. Priorities are to **reduce per-capita consumption of energy** and water, promote greater use of sustainable materials with an eye upon the needs of future generations
- Priority 2: **Promote greater usage of more sustainable materials**.
  - The well-being of future generations depends on a healthy environment.
  - Strategy: Develop policies and programs to **discourage waste**, **increase renewable energy production** and increase the use of environmentally responsible materials.
- Priority 3: Encourage all new construction to be **net zero energy in design**



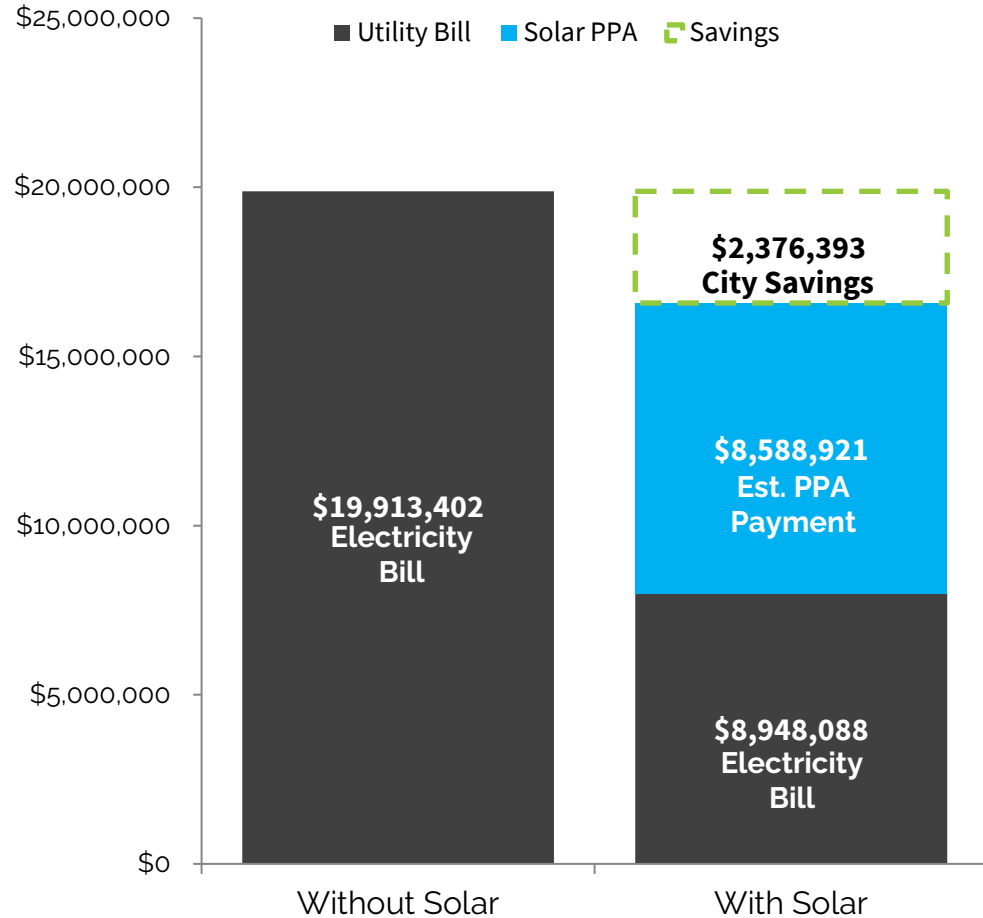




# Benefits of the Power Purchase Agreement

- No upfront cost to City
- 0% Rate Escalator for 20 Years
- Electricity Rate Stability
- Monetize Federal Tax Credit
- Operations & Maintenance Included
- Guaranteed Performance
- Future Ownership Flexibility

### Palm Desert City Est. PPA 20Y Savings



# Resource Preservation and Enhancement Committee Meeting – 470kW

| SYSTEM DESCRIPTION   |  |
|----------------------|--|
| MODULE TYPE          | Longi LR4-72HPH-435M   |
| QUANTITY             | 1080   |
| INVERTERS            | (03) CPS SCA 80KTL-00-480-US<br>(04) CPS SCA 80KTL-00-480-US |
| SYSTEM SIZE (DC)     | 469.80 kW  |
| SYSTEM SIZE (AC)     | 390.00 kW  |
| SYSTEM SIZE (AC-CEC) | 432.36 kW-CEC  |
| LAT/LONG             | 33.729351, -116.379432                                       |
| AZIMUTH ANGLE        | 134°   |
| TILT ANGLE           | 7°   |
| SNOWLOAD             | 0 PSF  |
| WINDSPEED            | 97 MPH   |
| SEISMIC CATEGORY     | D  |
| TREES/LIGHT POLES    | No tree removal/13   |
| ADA SPACES/COVERED   | 7/2  |

NOTE: DESKTOP ANALYSIS OF TOPOGRAPHY AND TREE HEIGHTS WERE ASSUMED FOR THE DESIGNS. FINAL SYSTEM SIZE AND LOCATION WILL VARY BASED ON FURTHER DILIGENCE

MINIMUM CLEARANCE IS 10' UNLESS OTHERWISE SPECIFIED

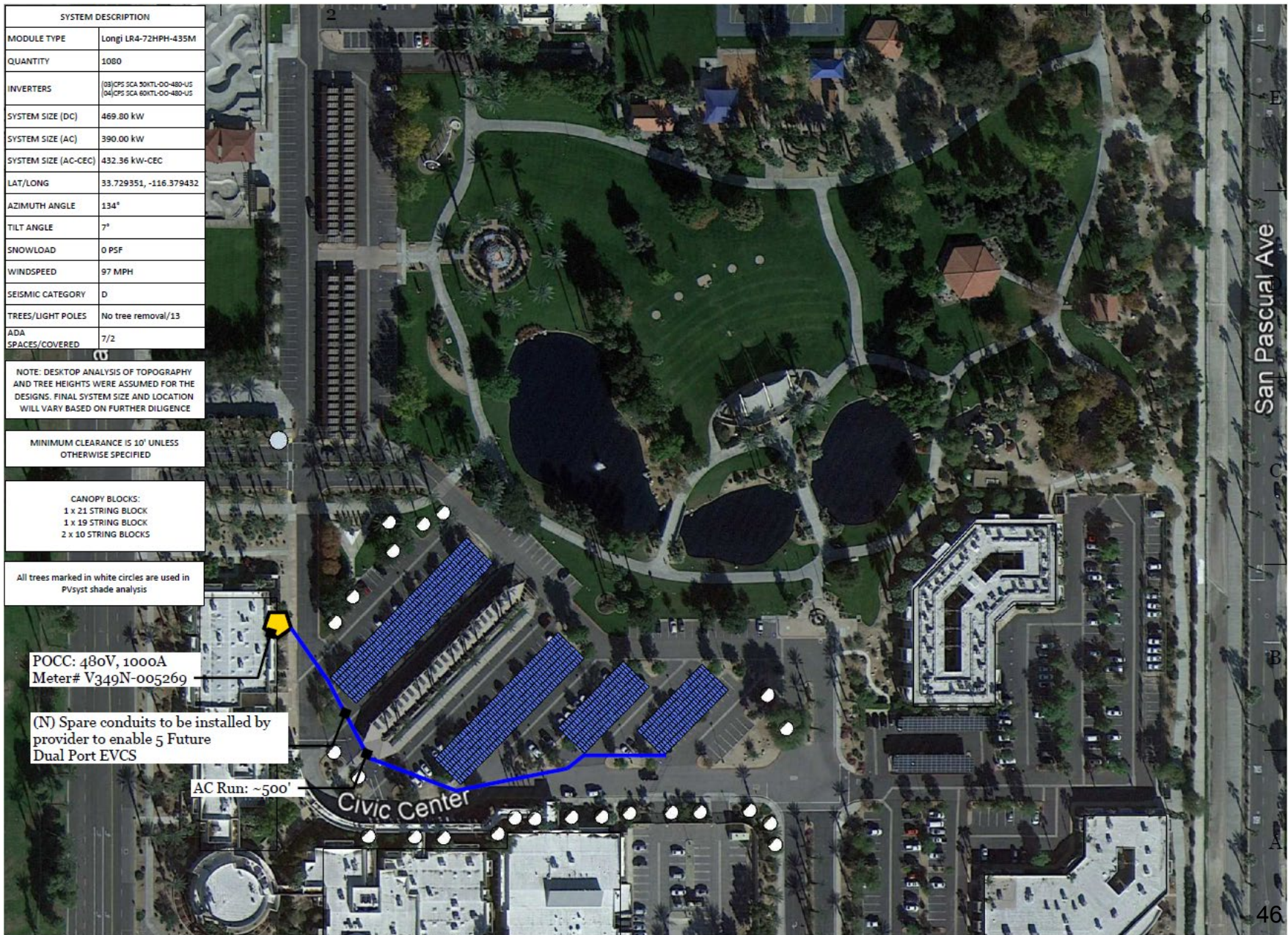
CANOPY BLOCKS:  
 1 x 21 STRING BLOCK  
 1 x 19 STRING BLOCK  
 2 x 10 STRING BLOCKS

All trees marked in white circles are used in Pvsyst shade analysis

POCC: 480V, 1000A  
 Meter# V349N-005269

(N) Spare conduits to be installed by provider to enable 5 Future Dual Port EVCS

AC Run: ~500'







# Resource Preservation and Enhancement Committee Meeting Civic Center (East) – 180kW

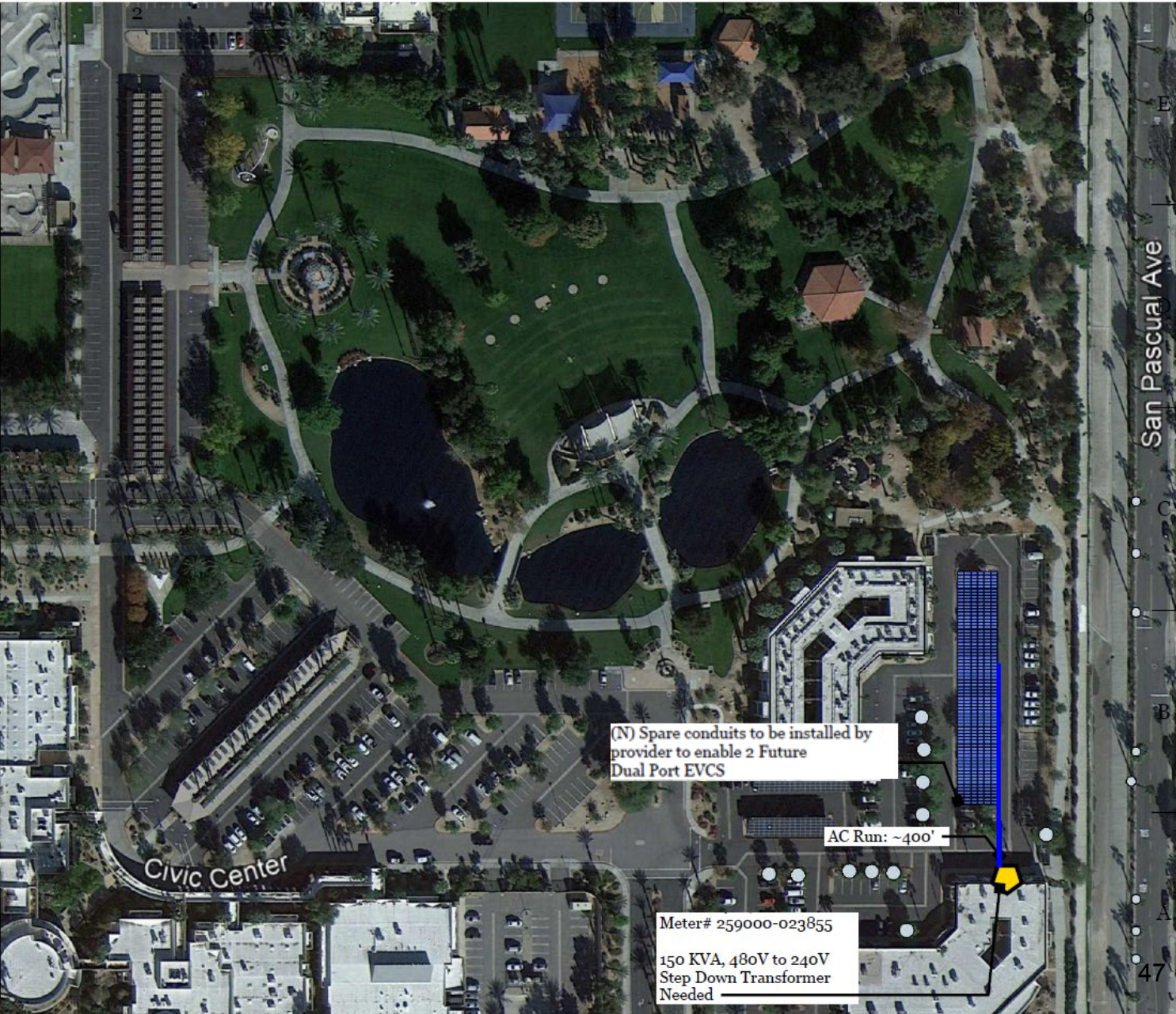
| SYSTEM DESCRIPTION   |                              |
|----------------------|------------------------------|
| MODULE TYPE          | Longi LR4-72HPH-435M         |
| QUANTITY             | 414                          |
| INVERTERS            | (03) CPS SCA 50KTL-00-480-US |
| SYSTEM SIZE (DC)     | 180.09 kW                    |
| SYSTEM SIZE (AC)     | 150.00 kW                    |
| SYSTEM SIZE (AC-CEC) | 165.74 kW-CEC                |
| LAT/LONG             | 33.729351, -116.379432       |
| AZIMUTH ANGLE        | 270°                         |
| TILT ANGLE           | 7°                           |
| SNOWLOAD             | 0 PSF                        |
| WINDSPEED            | 97 MPH                       |
| SEISMIC CATEGORY     | D                            |
| TREES/LIGHT POLES    | ~10/4                        |
| ADA SPACES/COVERED   | 5/0                          |

NOTE: DESKTOP ANALYSIS OF TOPOGRAPHY AND TREE HEIGHTS WERE ASSUMED FOR THE DESIGNS. FINAL SYSTEM SIZE AND LOCATION WILL VARY BASED ON FURTHER DILIGENCE

MINIMUM CLEARANCE IS 12' UNLESS OTHERWISE SPECIFIED

CANOPY BLOCKS:  
02 x 8 STRING BLOCKS  
01 x 9 STRING BLOCK

 Trees to be removed  
 Trees factored in shading analysis



(N) Spare conduits to be installed by provider to enable 2 Future Dual Port EVCS

AC Run: ~400'

Meter# 259000-023855  
150 KVA, 480V to 240V  
Step Down Transformer  
Needed



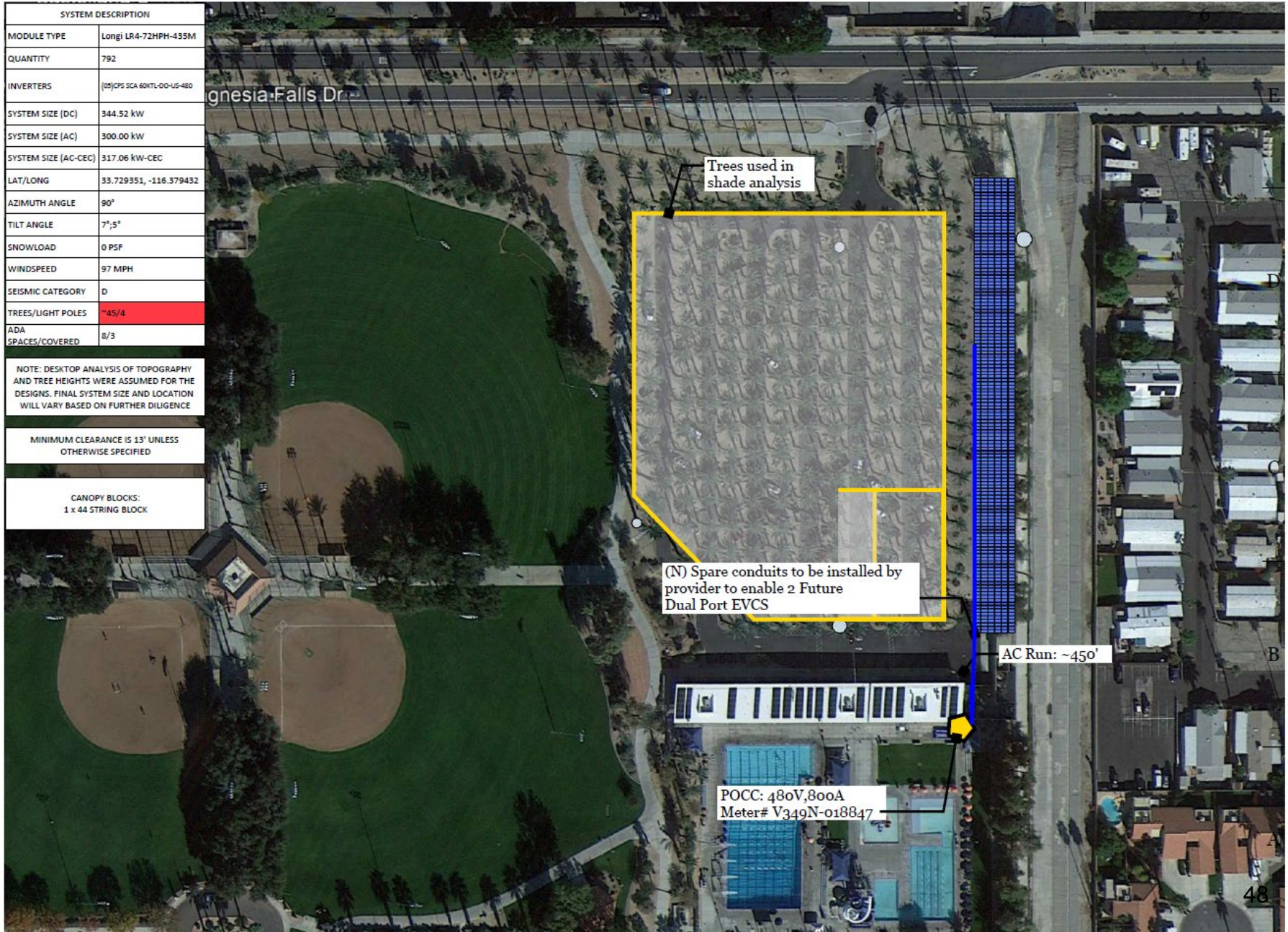
# Resource Preservation and Enhancement Committee Meeting – 345kW

| SYSTEM DESCRIPTION   |                              |
|----------------------|------------------------------|
| MODULE TYPE          | Longi LR4-72HPH-435M         |
| QUANTITY             | 792                          |
| INVERTERS            | (105)CPS SCA 60KTL-00-US-480 |
| SYSTEM SIZE (DC)     | 344.52 kW                    |
| SYSTEM SIZE (AC)     | 300.00 kW                    |
| SYSTEM SIZE (AC-CEC) | 317.06 kW-CEC                |
| LAT/LONG             | 33.729351, -116.379432       |
| AZIMUTH ANGLE        | 90°                          |
| TILT ANGLE           | 7°,5°                        |
| SNOWLOAD             | 0 PSF                        |
| WINDSPEED            | 97 MPH                       |
| SEISMIC CATEGORY     | D                            |
| TREES/LIGHT POLES    | ~45/4                        |
| ADA SPACES/COVERED   | 8/3                          |

NOTE: DESKTOP ANALYSIS OF TOPOGRAPHY AND TREE HEIGHTS WERE ASSUMED FOR THE DESIGNS. FINAL SYSTEM SIZE AND LOCATION WILL VARY BASED ON FURTHER DILIGENCE

MINIMUM CLEARANCE IS 13' UNLESS OTHERWISE SPECIFIED

CANOPY BLOCKS:  
1 x 44 STRING BLOCK



gnesia Falls Dr

Trees used in shade analysis

(N) Spare conduits to be installed by provider to enable 2 Future Dual Port EVCS

AC Run: ~450'

POCC: 480V,800A  
Meter# V349N-018847





Aquatic Center – 345kW



# Resource Preservation and Enhancement Committee Meeting – 133kW

| SYSTEM DESCRIPTION   |  |
|----------------------|--|
| MODULE TYPE          | Longi LR4-72HPH-435M                                       |
| QUANTITY             | 306  |
| INVERTERS            | [01]CPS SCA 60KTL-00-US-480<br>[01]CPS SCA 60KTL-00-US-480 |
| SYSTEM SIZE (DC)     | 133.11 kW  |
| SYSTEM SIZE (AC)     | 110.00 kW  |
| SYSTEM SIZE (AC-CEC) | 122.50 kW-CEC  |
| LAT/LONG             | 33.723020, -116.400378                                     |
| AZIMUTH ANGLE        | 208°   |
| TILT ANGLE           | 7°   |
| SNOWLOAD             | 0 PSF  |
| WINDSPEED            | 97 MPH   |
| SEISMIC CATEGORY     | D  |
| TREES/LIGHT POLES    | ~15/2  |
| ADA SPACES/COVERED   | 3/0  |

NOTE: DESKTOP ANALYSIS OF TOPOGRAPHY AND TREE HEIGHTS WERE ASSUMED FOR THE DESIGN. FINAL SYSTEM SIZE AND LOCATION WILL VARY BASED ON FURTHER DILIGENCE

MINIMUM CLEARANCE IS 10' UNLESS OTHERWISE SPECIFIED

CANOPY BLOCKS:  
1 x 10 STRING BLOCK  
1 x 7 STRING BLOCK



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SAN FRANCISCO, CA 94104  
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www.ForefrontPower.com

STAMP:  
**NOT FOR CONSTRUCTION**

**City of Palm Desert Art Museum**  
72567 CA-111  
Palm Desert, CA 92260

PROJECT NUMBER:  
CA-22-0149

SHEET TITLE:  
CONCEPTUAL LAYOUT

SHEET SIZE:  
TABLOID 11" X 17"

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| NO. | REVISION | DATE | INIT. |
|-----|----------|------|-------|
|     |          |      |       |
|     |          |      |       |
|     |          |      |       |
|     |          |      |       |

DATE: June.16.2022  
DRAWN BY: RP  
ENGINEER: RP  
APPROVED BY:

PROJECT PHASE:  
PRELIMINARY DESIGN  
SCALE: 1" = 60'

SHEET NO:  
**CL-1**



Artists  
Center –  
133kW





# Resource Preservation and Enhancement Committee Meeting

## Desert Willow Golf Resort – 266kW


| SYSTEM DESCRIPTION   |  |
|----------------------|--|
| MODULE TYPE          | Longi LR4-72HPH-435M                                     |
| QUANTITY             | 612  |
| INVERTERS            | 02 CPS SCA 50KTL-00-US-480<br>02 CPS SCA 60KTL-00-US-480 |
| SYSTEM SIZE (DC)     | 266.22 kW  |
| SYSTEM SIZE (AC)     | 220.00 kW  |
| SYSTEM SIZE (AC-CEC) | 245.01 kW-CEC  |
| LAT/LONG             | 33.766176, -116.372699                                   |
| AZIMUTH ANGLE        | 183°,99°   |
| TILT ANGLE           | 7°   |
| SNOWLOAD             | 0 PSF  |
| WINDSPEED            | 97 MPH   |
| SEISMIC CATEGORY     | D  |
| TREES/LIGHT POLES    | ~15/4  |
| ADA SPACES/COVERED   | 4/0  |

NOTE: DESKTOP ANALYSIS OF TOPOGRAPHY AND TREE HEIGHTS WERE ASSUMED FOR THE DESIGNS. FINAL SYSTEM SIZE AND LOCATION WILL VARY BASED ON FURTHER DILIGENCE


MINIMUM CLEARANCE IS 10' UNLESS OTHERWISE SPECIFIED

CANOPY BLOCKS:  
1 x 14 STRING BLOCK  
2 x 10 STRING BLOCKS

TREES MARKED IN GREEN ARE MODELED IN SHADE ANALYSIS ARE NOT TO BE REMOVED



TREES MARKED IN RED ARE PLANNED FOR REMOVAL





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**City of Palm Desert  
Desert Willow Golf Resort**  
  
38500 Portola Ave,  
Palm Desert, CA 92260

PROJECT NUMBER:  
CA-22-0166  
SHEET TITLE:  
CONCEPTUAL LAYOUT  
SHEET SIZE:  
TABLOID 11" X 17"

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| NO. | REVISION | DATE | INIT. |
|-----|----------|------|-------|
|     |          |      |       |
|     |          |      |       |
|     |          |      |       |
|     |          |      |       |

DATE: Sep.15.2022  
DRAWN BY: RP  
ENGINEER: RP  
APPROVED BY:

PROJECT PHASE:  
PRELIMINARY DESIGN  
SCALE: 1" = 80'

SHEET NO:  
**CL-1**



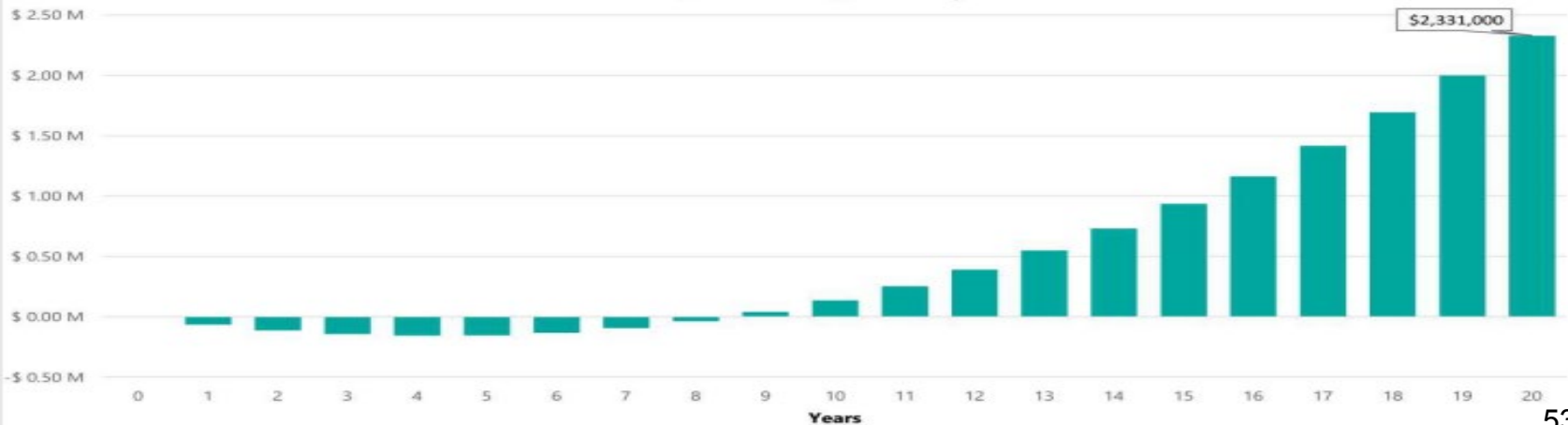
# Cash Flow Analysis

## Cash Flow Analysis of Solar PPA, PV Only

City of Palm Desert, 5 Sites, September 15 2022

| A    | B                             | C                             | PV                                   |                           | F                  | G            | H                  | I                            |
|------|-------------------------------|-------------------------------|--------------------------------------|---------------------------|--------------------|--------------|--------------------|------------------------------|
|      |                               |                               | D                                    | E                         |                    |              |                    |                              |
| Year | Estimated Utility Usage (kWh) | Estimated PV Production (kWh) | Annual Estimated Utility Cost w/o PV | Utility Energy Cost w/ PV | PV Operating Costs | PPA Payments | Net Annual Savings | Cumulative Project Cash Flow |
| 0    | -                             | -                             | \$ -                                 | \$ -                      | \$ -               | \$ -         | \$ -               | \$ -                         |
| 1    | 2,498,000                     | 2,418,200                     | \$ 635,000                           | \$ 246,000                | \$ 700             | \$ 450,000   | \$ (62,000)        | \$ (62,000)                  |
| 2    | 2,498,000                     | 2,406,100                     | \$ 660,000                           | \$ 258,000                | \$ 700             | \$ 448,000   | \$ (47,000)        | \$ (109,000)                 |
| 3    | 2,498,000                     | 2,394,000                     | \$ 686,000                           | \$ 270,000                | \$ 700             | \$ 446,000   | \$ (31,000)        | \$ (140,000)                 |
| 4    | 2,498,000                     | 2,382,100                     | \$ 714,000                           | \$ 284,000                | \$ 800             | \$ 443,000   | \$ (14,000)        | \$ (154,000)                 |
| 5    | 2,498,000                     | 2,370,200                     | \$ 742,000                           | \$ 297,000                | \$ 800             | \$ 441,000   | \$ 3,000           | \$ (150,000)                 |
| 6    | 2,498,000                     | 2,358,300                     | \$ 772,000                           | \$ 311,000                | \$ 800             | \$ 439,000   | \$ 21,000          | \$ (130,000)                 |
| 7    | 2,498,000                     | 2,346,500                     | \$ 803,000                           | \$ 327,000                | \$ 800             | \$ 437,000   | \$ 39,000          | \$ (91,000)                  |
| 8    | 2,498,000                     | 2,334,800                     | \$ 835,000                           | \$ 342,000                | \$ 900             | \$ 435,000   | \$ 57,000          | \$ (34,000)                  |
| 9    | 2,498,000                     | 2,323,100                     | \$ 869,000                           | \$ 359,000                | \$ 900             | \$ 433,000   | \$ 77,000          | \$ 43,000                    |
| 10   | 2,498,000                     | 2,311,500                     | \$ 903,000                           | \$ 375,000                | \$ 900             | \$ 430,000   | \$ 96,000          | \$ 139,000                   |
| 11   | 2,498,000                     | 2,299,900                     | \$ 939,000                           | \$ 393,000                | \$ 900             | \$ 428,000   | \$ 117,000         | \$ 256,000                   |
| 12   | 2,498,000                     | 2,288,400                     | \$ 977,000                           | \$ 412,000                | \$ 1,000           | \$ 426,000   | \$ 138,000         | \$ 394,000                   |
| 13   | 2,498,000                     | 2,277,000                     | \$ 1,016,000                         | \$ 432,000                | \$ 1,000           | \$ 424,000   | \$ 159,000         | \$ 553,000                   |
| 14   | 2,498,000                     | 2,265,600                     | \$ 1,057,000                         | \$ 453,000                | \$ 1,000           | \$ 422,000   | \$ 182,000         | \$ 734,000                   |
| 15   | 2,498,000                     | 2,254,300                     | \$ 1,099,000                         | \$ 474,000                | \$ 1,100           | \$ 420,000   | \$ 204,000         | \$ 939,000                   |
| 16   | 2,498,000                     | 2,243,000                     | \$ 1,143,000                         | \$ 496,000                | \$ 1,100           | \$ 418,000   | \$ 228,000         | \$ 1,167,000                 |
| 17   | 2,498,000                     | 2,231,800                     | \$ 1,189,000                         | \$ 520,000                | \$ 1,100           | \$ 416,000   | \$ 253,000         | \$ 1,420,000                 |
| 18   | 2,498,000                     | 2,220,600                     | \$ 1,236,000                         | \$ 544,000                | \$ 1,200           | \$ 413,000   | \$ 278,000         | \$ 1,697,000                 |
| 19   | 2,498,000                     | 2,209,500                     | \$ 1,286,000                         | \$ 570,000                | \$ 1,200           | \$ 411,000   | \$ 304,000         | \$ 2,001,000                 |
| 20   | 2,498,000                     | 2,198,500                     | \$ 1,337,000                         | \$ 596,000                | \$ 1,200           | \$ 409,000   | \$ 330,000         | \$ 2,331,000                 |

PPA Cumulative Cash Flow, Nominal \$, PV Only





# Palm Desert City – Pricing & Savings

| Site                      | PPA Escalator | Solar System Size (kW) | % Energy Offset | EVCS Readiness Conduit Included | Pre-Solar Utility Bill | Year 1 Savings    | 20 Year Savings    |
|---------------------------|---------------|------------------------|-----------------|---------------------------------|------------------------|-------------------|--------------------|
| Civic Center West         | 0%            | 470                    | 91%             | 5 Future Dual EVCS (10 Plugs)   | \$235,282              | (\$229)           | \$1,238,791        |
| Civic Center East         | 0%            | 180                    | 99%             | 2 Future Dual EVCS (4 Plugs)    | \$94,430               | (\$9,731)         | \$312,737          |
| Aquatic Center            | 0%            | 345                    | 100%            | 2 Future Dual EVCS (4 Plugs)    | \$132,231              | (\$19,954)        | \$368,179          |
| Artists Center            | 0%            | 133                    | 91%             | None                            | \$74,213               | (\$14,361)        | \$128,444          |
| Desert Willow Golf Course | 0%            | 266                    | 91%             | None                            | \$131,519              | (\$16,089)        | 328,241            |
| <b>Total</b>              | <b>0%</b>     | <b>1,394</b>           | <b>94%</b>      | <b>-</b>                        | <b>\$667,674</b>       | <b>(\$60,364)</b> | <b>\$2,376,392</b> |

## On Site Solar Capacity

- 1,394kW across 5 Sites

## No Upfront Cost

## Save

- +\$2.3M over 20 years

## 0% Rate Escalation for 20 Years

## Operation and Maintenance Included

## Solar Carport Structures

- Shaded Parking
- New LED Lighting

## Local Labor

## EVCS-Ready Infrastructure

## Sustainability

- Solar Renewable Energy Credits

## Secured NEM 2.0



# Resource Preservation and Enhancement Committee Meeting

# Current Project Status



Statewide,  
Competitive RFP



Solar Carports  
+1.3MW PV



+\$2.3M Lifetime  
Energy Savings



Turnkey Solutions  
2024 Construction



Secured NEM 2.0  
Legacy Rates



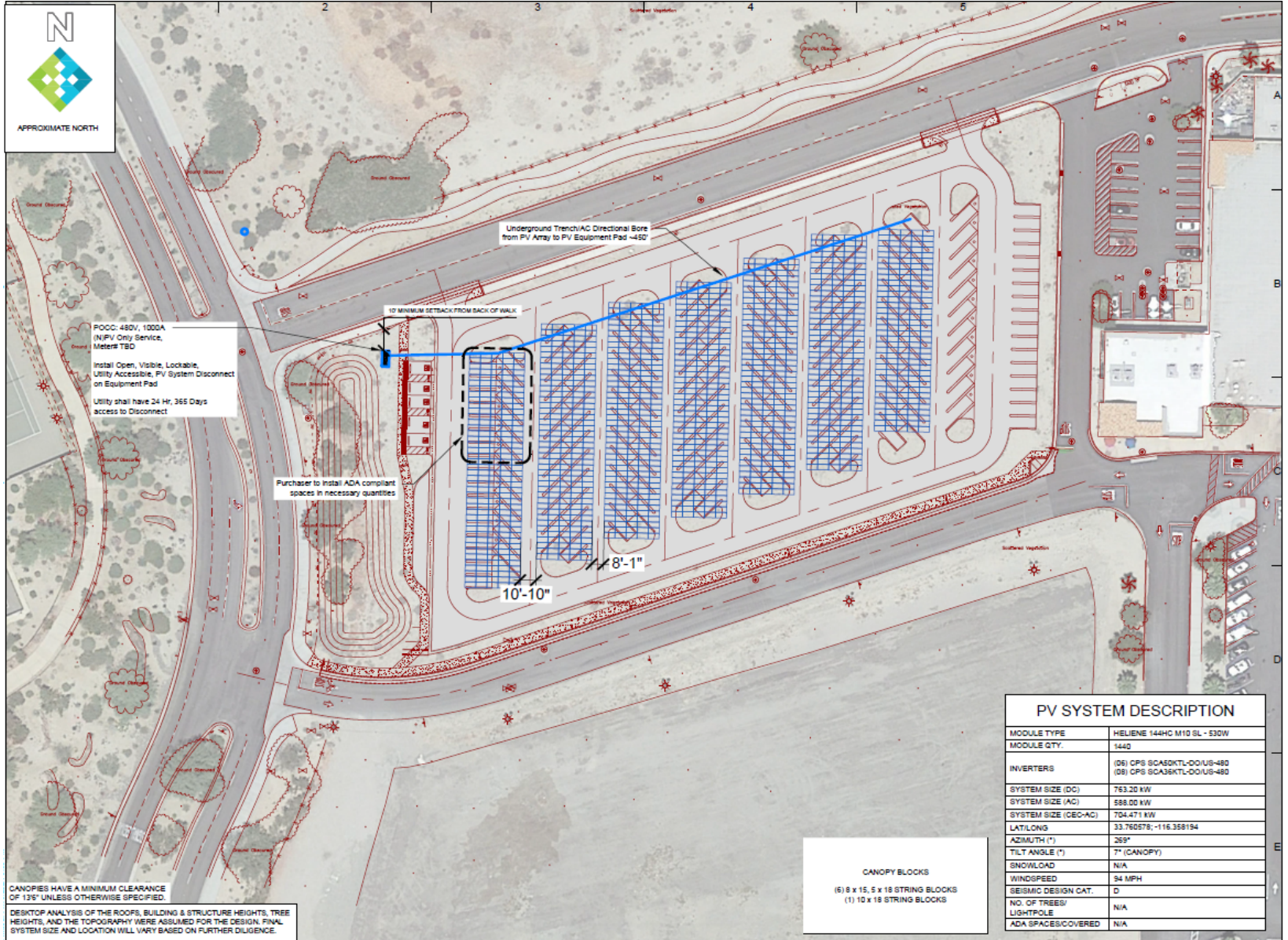
Staff, Peer, Legal  
Reviewed


- Contract approved by the City Council October 2022
- All 6 sites have an approved interconnect application
- Aquatic Center and Artists Center Complete
- Civic Center East & West, and Desert Willow Academy to be completed 2025
- Desert Willow Overflow lot to be completed 2026



# Resource Preservation and Enhancement Committee Meeting

## Desert Willow Overflow Lot - 763kW





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 100 MONTGOMERY ST. #725 SAN FRANCISCO, CA 94104  
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 www.ForeFrontPower.com

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CITY OF PALM DESERT  
 DESERT WILLOW GOLF RESORT CLUBHOUSE - REMOTE

38995 DESERT WILLOW DR.  
 PALM DESERT, CA 92260

---

PROJECT NUMBER  
 CA-23-0020

SHEET TITLE  
 LAYOUT

SHEET SIZE  
 ANSI B  
 11" X 17"

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| NO. | REVISION       | DATE       | INT. |
|-----|----------------|------------|------|
| 1   | PRELIM DESIGN  | 03.03.2024 | RP   |
| 2   | AC SIZE CHANGE | 08.01.2024 | RP   |
| 3   | SURVEY         | 10.07.2024 | JB   |
| 4   | RECONFIGURE    | 10.18.2024 | JB   |
| 4   | GENR LOC       | 10.30.2024 | JB   |

---

DATE: 03.03.2024  
 DRAWN BY: RP  
 ENGINEER:  
 APPROVED BY:

---

PROJECT PHASE:  
 PRELIMINARY

SCALE:  
 1"=60'

SHEET NO.:  
 CL

|                            |  |
|----------------------------|--|
| MODULE TYPE                | HELIENE 144HC M10 SL - 530W                                |
| MODULE QTY.                | 1440   |
| INVERTERS                  | (06) CPS 60A50KTL-00/US-480<br>(08) CPS 60A36KTL-00/US-480 |
| SYSTEM SIZE (DC)           | 763.20 kW  |
| SYSTEM SIZE (AC)           | 588.00 kW  |
| SYSTEM SIZE (CEC-AC)       | 704.471 kW   |
| LAT/LONG                   | 33.760578; -116.358194                                     |
| AZIMUTH (°)                | 25°  |
| TILT ANGLE (°)             | 7° (CANOPY)  |
| SNOWLOAD                   | N/A  |
| WINDSPEED                  | 34 MPH   |
| SEISMIC DESIGN CAT.        | D  |
| NO. OF TREES/<br>LIGHTPOLE | N/A  |
| ADA SPACES COVERED         | N/A  |

CANOPIE BLOCKS  
 (6) 6 x 15, 5 x 18 STRING BLOCKS  
 (1) 10 x 18 STRING BLOCKS



## Resource Preservation Enhancement Committee

|                     | Year  | 2024       | 2024 | 2024       | 2024 | 2024 | 2023 | 2023 | Total Absences |         |
|---------------------|-------|------------|------|------------|------|------|------|------|----------------|---------|
|                     | Month | Oct        | Aug  | Jun        | Apr  | Feb  | Dec  | Oct  | Unexcused      | Excused |
|                     | Day   | 21         | 26   | 17         | 15   | 26   | 18   | 16   |                |         |
| Blackburn, Berlinda |       | P          | P    | P          | P    | P    | E    | -    | 0              | 1       |
| Dahl, Estelle       |       | P          | P    | [REDACTED] |      |      |      |      |                |         |
| Gatons, Dean        |       | P          | P    | P          | P    | P    | P    | -    | 0              | 0       |
| Gregory, Geoff      |       | P          | P    | P          | P    | P    | P    | -    | 0              | 0       |
| Gomez, Gustavo      |       | [REDACTED] |      |            | E    | P    | E    | -    | 0              | 2       |
| Heuring, Vincent    |       | P          | P    | P          | P    | P    | P    | -    | 0              | 0       |
| Mason, Melinda      |       | [REDACTED] |      |            | P    | P    | P    | -    | 0              | 1       |
| Nelson, Stephen     |       | P          | P    | P          | P    | A    | P    | -    | 1              | 0       |
| Zeigler, Donald     |       | P          | P    | [REDACTED] |      |      |      |      | 0              | 0       |

**Palm Desert Municipal Code 2.34.010**

**Bimonthly:** Two unexcused absences from regular meeting in any twelve-month period shall constitute an automatic resignation of members holding office on boards that meet bimonthly.

*Please contact the Recording Secretary to discuss any attendance concerns.*

P  
P  
A  
E  
-  
[REDACTED]