

# IID ENERGY INFRASTRUCTURE PARTNERSHIP

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Assistant City Manager

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PALM DESERT



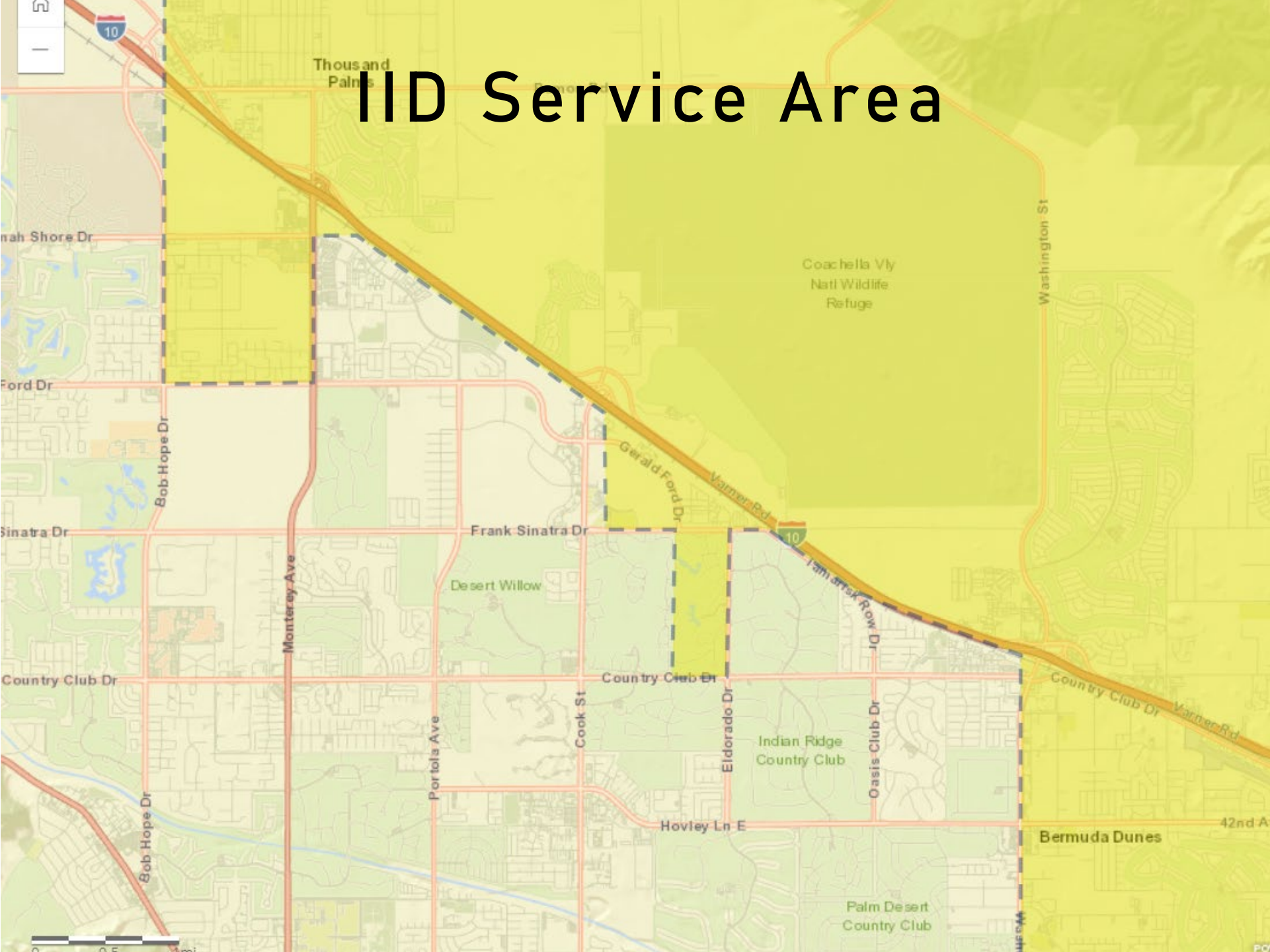
# WHY WE'RE HERE

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





# IID Service Area

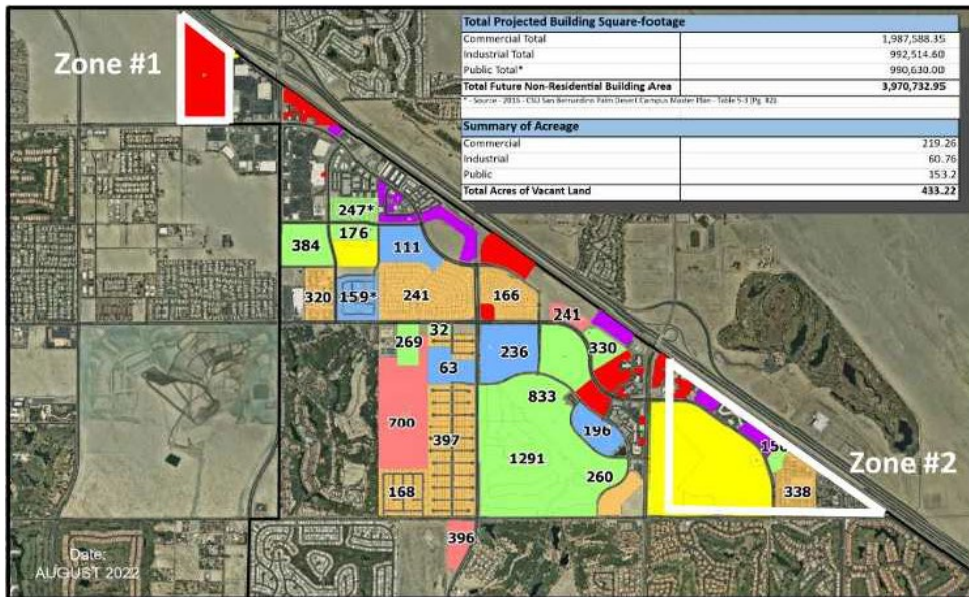


# Areas of Impact & Demand Study

- Areas of Impact and Current Development
- Vacant land
- Commercial and hospitality areas lack infrastructure

- Area of Impact

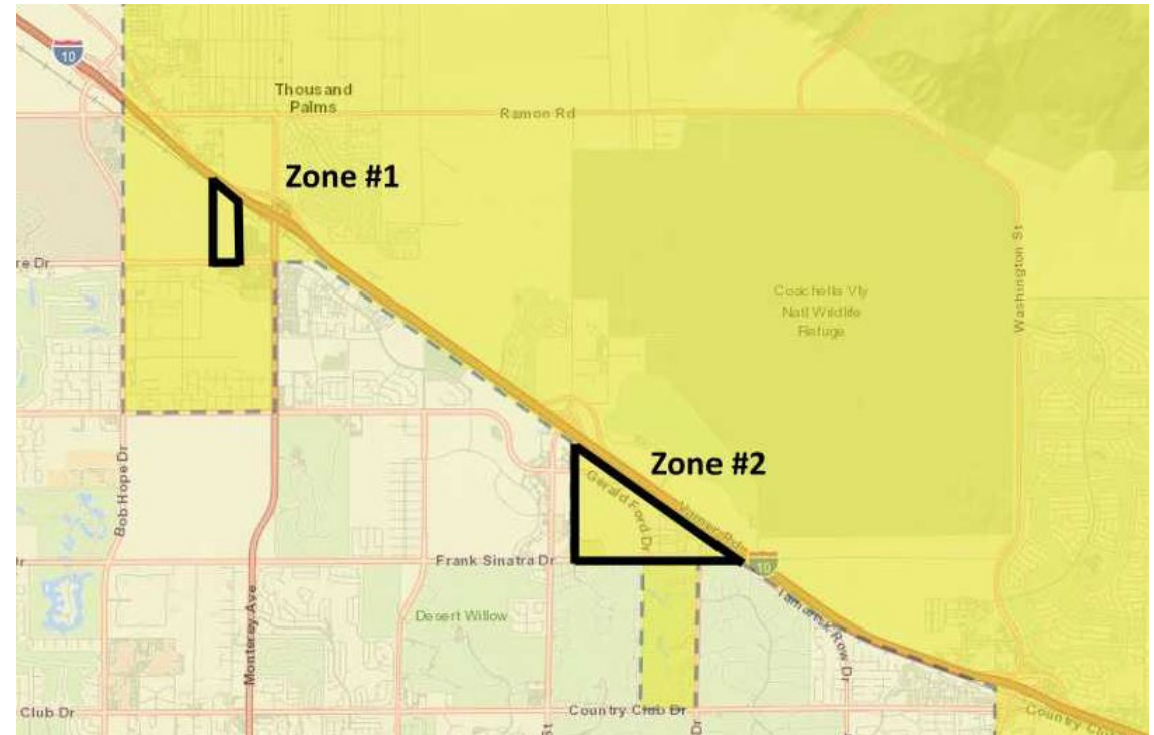
- Zone 1 Demand = 10 MW new demand
- Zone 2 Demand = 5 MW new demand
- Combined = 15 MW new demand



\* Includes Existing Units  
Total: 7,704 Units

## North Sphere Project and Projects

RESIDENTIAL PROJECTS	BUILDING PROJECTIONS	
<span style="color: green;">■</span> Approved - 3,712	<span style="color: red;">■</span> Commercial	Data is based on County records and existing zoning allowances
<span style="color: blue;">■</span> Under Construction - 765	<span style="color: purple;">■</span> Industrial	
<span style="color: pink;">■</span> Under Review - 1,337	<span style="color: yellow;">■</span> Public	
<span style="color: orange;">■</span> Existing - 1,890	<span style="border: 1px solid black;">□</span> Palm Desert City Boundary	





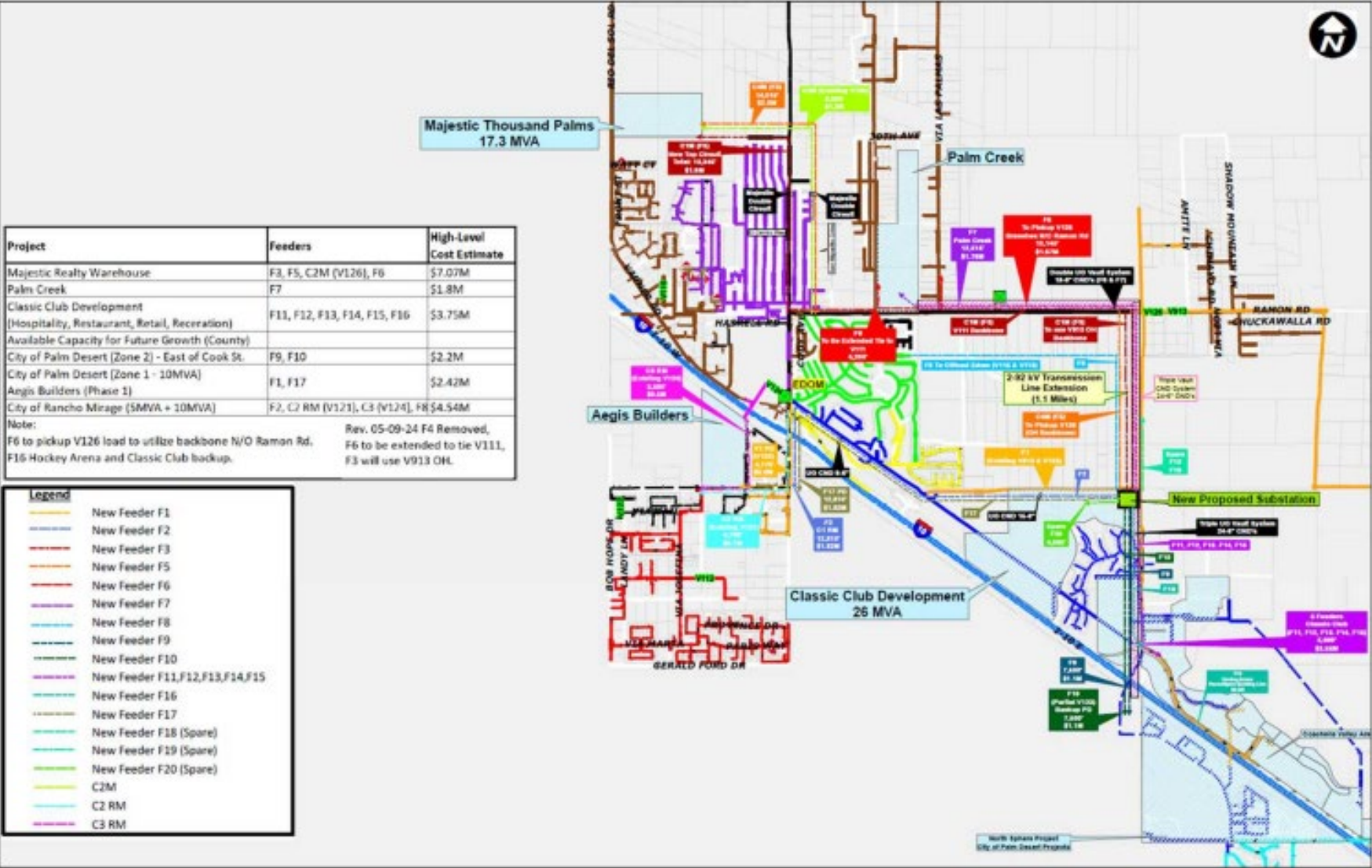


**New Proposed Substation Location with 2-92 kV Transmission Line Extension (1.1 Miles)**



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# 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 2-50 MVA Transformers	
Total Cost	\$27,296,816
Usable kVA	80,000
Cost per kVA	\$ 341.21

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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%
Sacramento 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) Aegis 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 (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.



# Timeline



July 11 – City Council guidance



August 15 – IID to outline all items needed for substation



August – Return to City Council for action



September – Finalize multi-party agreement



Substation in service  
24-30 months from signed date agreement

# Policy Questions

Proceed with multi-party agreement?

Initiate BAD or CFD for the Palm Desert property owners share?

August – Return to City Council for action

September – Finalize multi-party agreement

District Formation and Bond Issuance

Substation in service 24-30 months from signed date agreement



THANK YOU



PALM DESERT

