

IID ENERGY INFRASTRUCTURE PARTNERSHIP

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City Manager



PALM DESERT

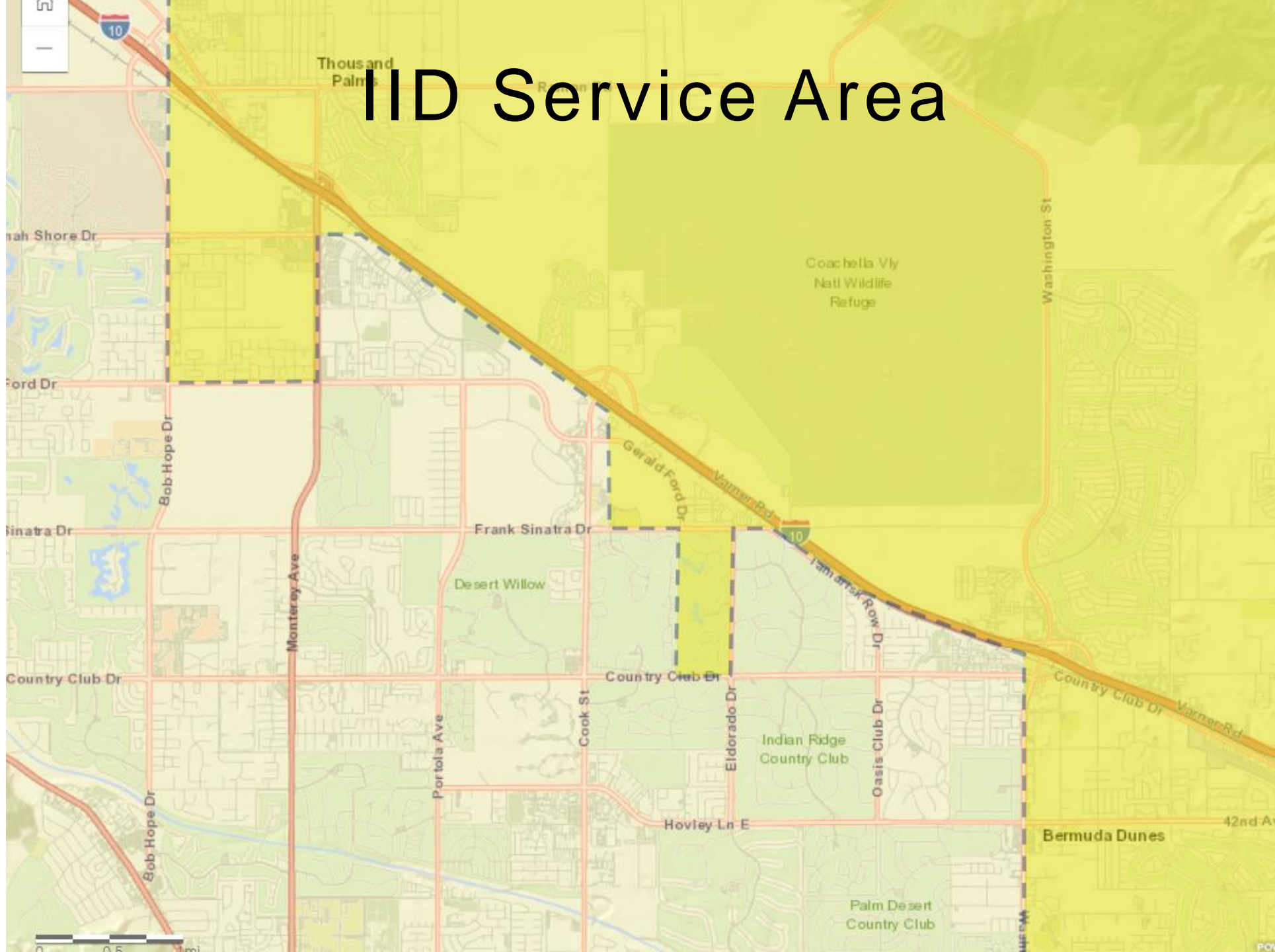


WHY WE'RE HERE

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



IID Service Area



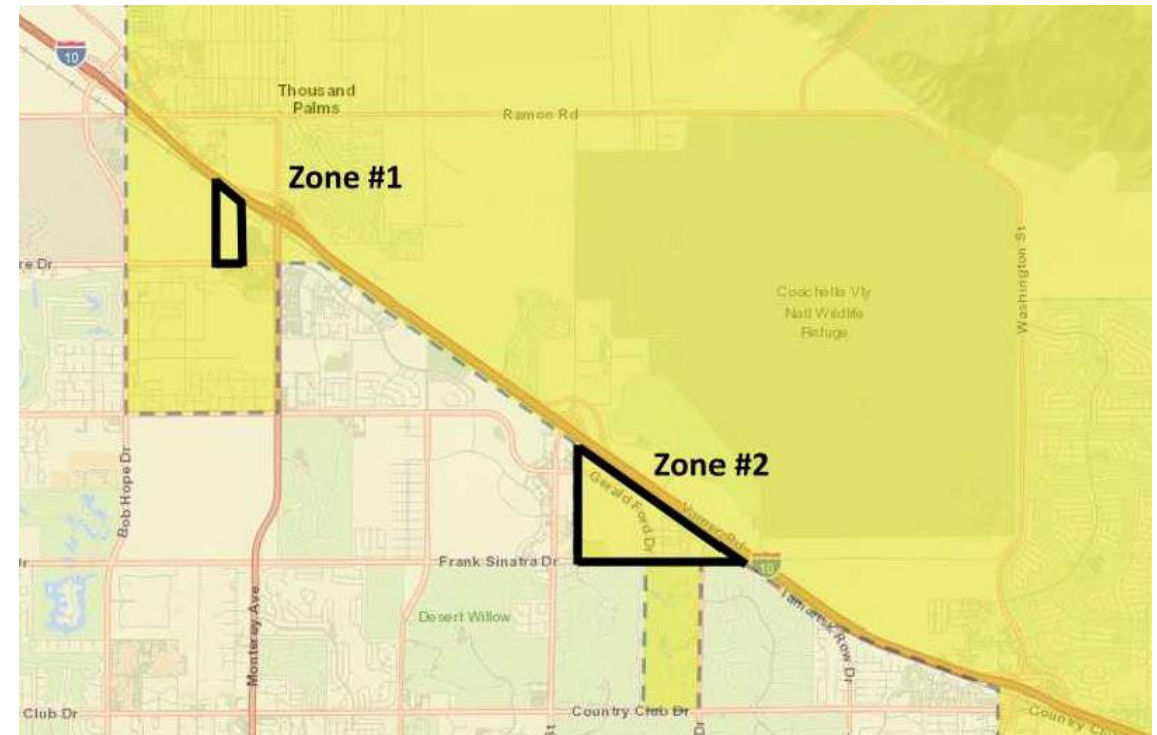
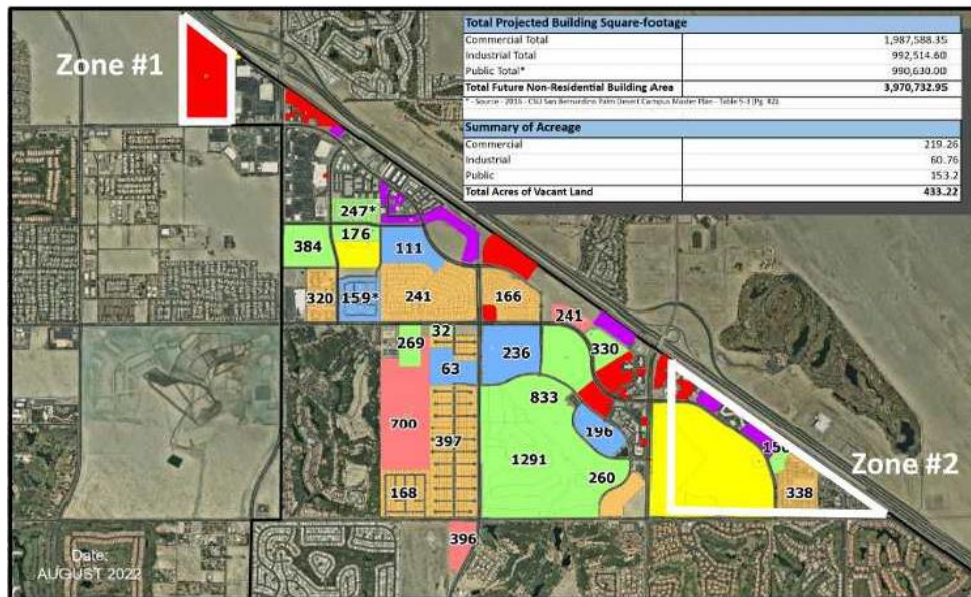
Areas of Impact & Demand Study

- Current Development

- Vacant land
- Commercial and hospitality areas lack infrastructure

- Area of Impact

- Combined = 10 MW new demand



Cook Substation Location



Approximately 1.1 Miles north of I-10 on west side of Cook Street (Chase School Road)

Energy Delivery

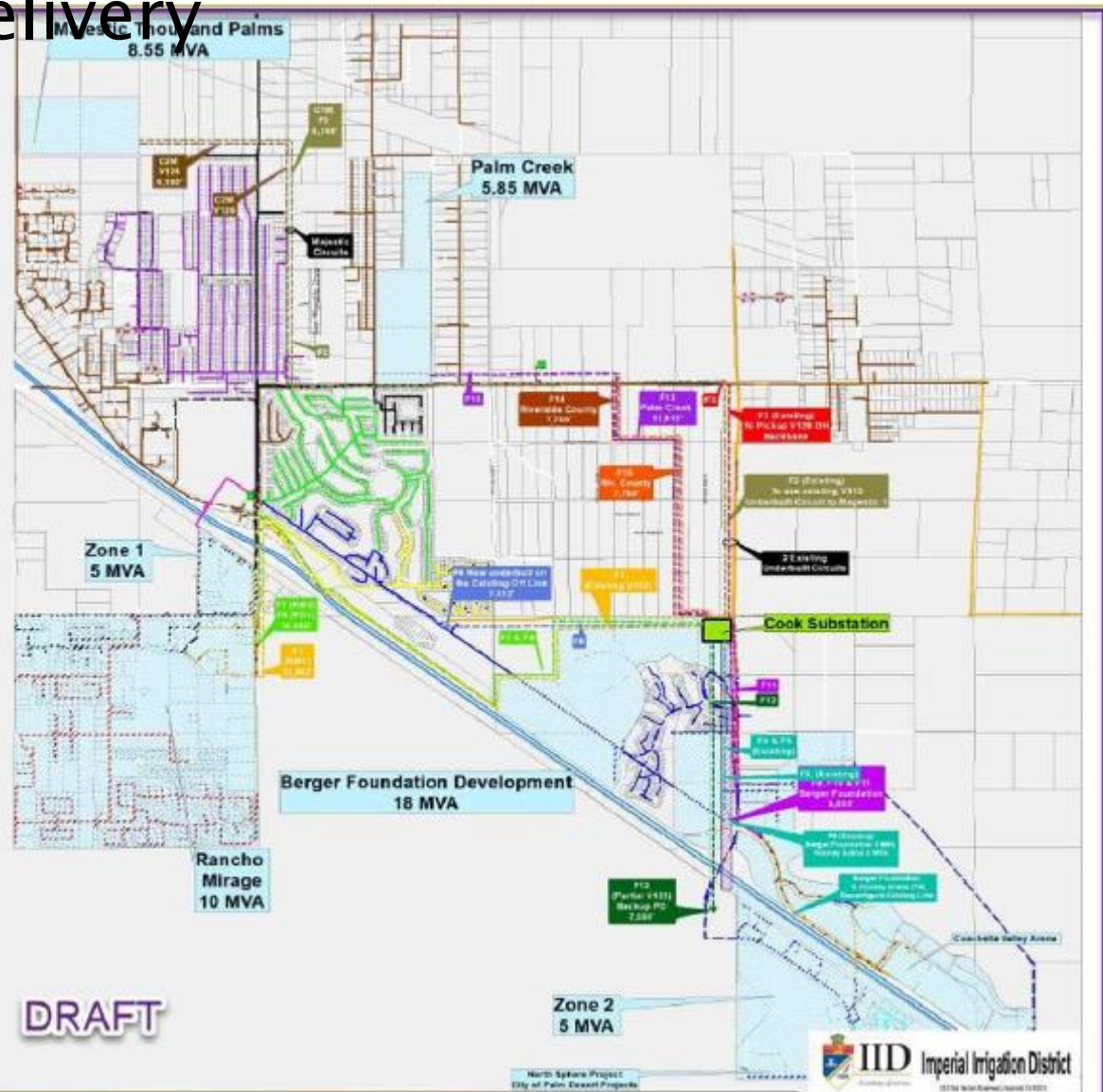
| Project | Feeders | Footage | High-Level Cost Estimate |
|--|-----------|----------|--------------------------|
| Majestic Realty Warehouse (8.55 MVA) | F2 | 9,180' | \$1.84M |
| | F3 | Existing | |
| | C2M(V126) | 9,180' | \$0.92M |
| | F4 | Existing | |
| Berger Foundation Development (Hospitality, Restaurant, Retail, Recreation) (18 MVA) | F5 | Existing | |
| | F9 | 5,000' | \$1.0M |
| | F10 | 5,000' | \$1.0M |
| | F11 | 5,000' | \$1.0M |
| Palm Creek (5.85 MVA) | F13 | 11,915' | \$2.0M |
| Riverside County (10 MVA) | F14 | 7,760' | \$1.16M |
| | F15 | 7,760' | \$1.55M |
| City of Palm Desert (Zone 1 - 5 MVA) | F8 | 16,505' | \$2.47M |
| City of Palm Desert (Zone 2 - 5 MVA) | F12 | 7,500' | \$1.5M |
| City of Rancho Mirage (10MVA) | F1 (RM1) | 13,983' | \$2.8M |
| | F7 (RM2) | 16,505' | \$2.47M |

Note:
 F2 & C2M are shared cost.
 F3 to pickup V126 load to utilize backbone N/O Ramon Rd.
 F4 to serve the Hockey Arena and Berger Foundation.
 F13 & F14 are shared cost.
 F7 & F8 are shared cost.

Note:
 For underground feeders, the conduit and vault systems required are the participant's responsibility and not part of this high level feeder costs.

Legend

- New Feeder F1
- New Feeder F2
- New Feeder F3
- New Feeder F4,F5
- New Feeder F6
- New Feeder F7,F8
- New Feeder F9,10,11
- New Feeder F12
- New Feeder F13
- New Feeder F14
- New Feeder F15



DRAFT

Proposed Feeder and High Level Cost



High Level Substation Cost

| Participant | Participation Allocation | Total |
|---------------------|--------------------------|-----------------|
| Rancho Mirage | 13.14103% | \$5,613,766.03 |
| Palm Desert | 13.14103% | \$5,613,766.03 |
| County of Riverside | 13.14103% | \$5,613,766.03 |
| Berger Foundation | 23.65385% | \$10,104,778.85 |
| Palm Creek Ranch | 7.68750% | \$3,284,053.13 |
| Majestic Realty | 11.23558% | \$4,799,769.95 |
| IID | 18.00000% | \$7,590,600.00 |
| | 100.00000% | \$42,620,500.00 |

**Est. GF Tax Revenue at Buildout
(Including Property Tax, TOT, Sales Tax)**

\$1.3 Million – \$2 Million

CFD Repayment to City for

Per parcel either one-time or
financed over life of CFD

Includes the cost of the substation, distribution gateways, transmission line in and out, land and site improvements for the substation.

Agreement & CFD

Overview

- City commits to funding its share of cost and is repaid by the parcel owners through the CFD over time,
- Property owners are guaranteed a will-serve letter and able to begin the City's planning/entitlement process,
- IID will own and operate the substation and contribute up to 20% to the overall cost,
- IID will serve as lead agency for CEQA update,
- The agreement allows existing parties to purchase a departing party's capacity,
- The agreement allows for new parties to purchase any available capacity.

In closing

- City Council approved participation September 2024
- IID, County of Riverside and City of Rancho Mirage approved agreement
- CFD formation process commences January 2026
- Substation under construction in 2027 and online in Summer of 2028

THANK YOU



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