
Imperial Irrigation District

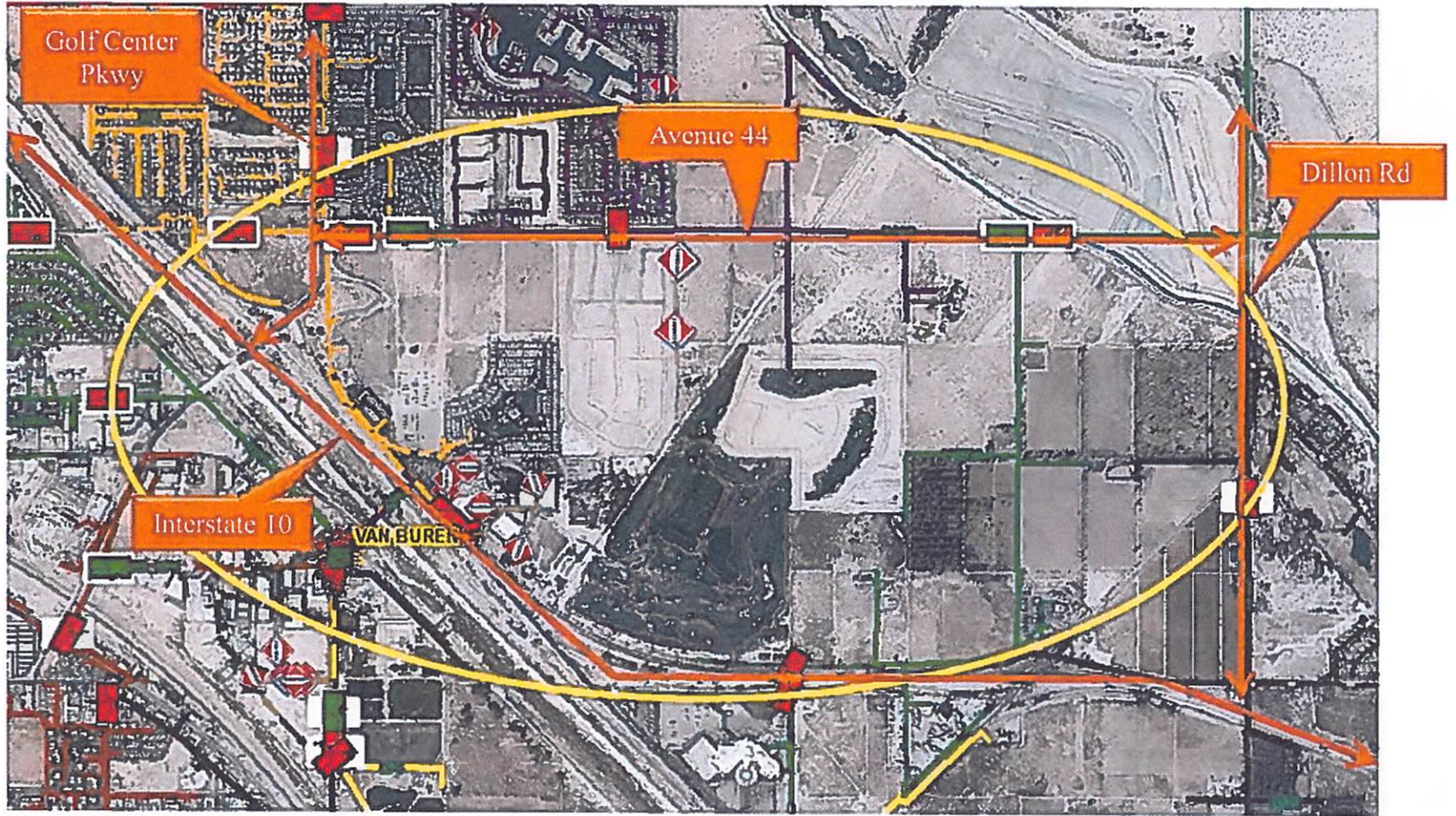
AVENUE 44 DEVELOPMENTS PLAN OF SERVICE

Coachella

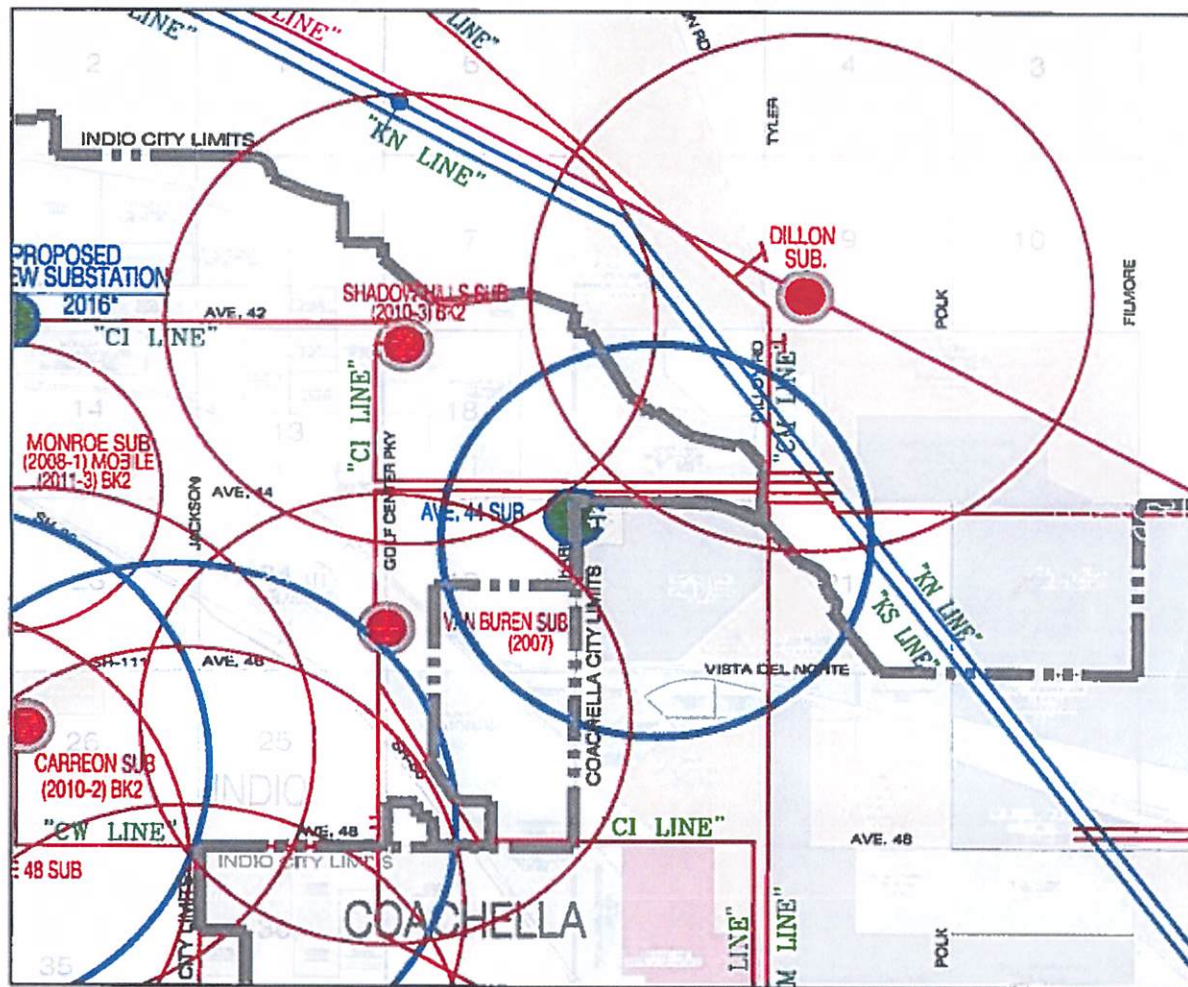


5.17

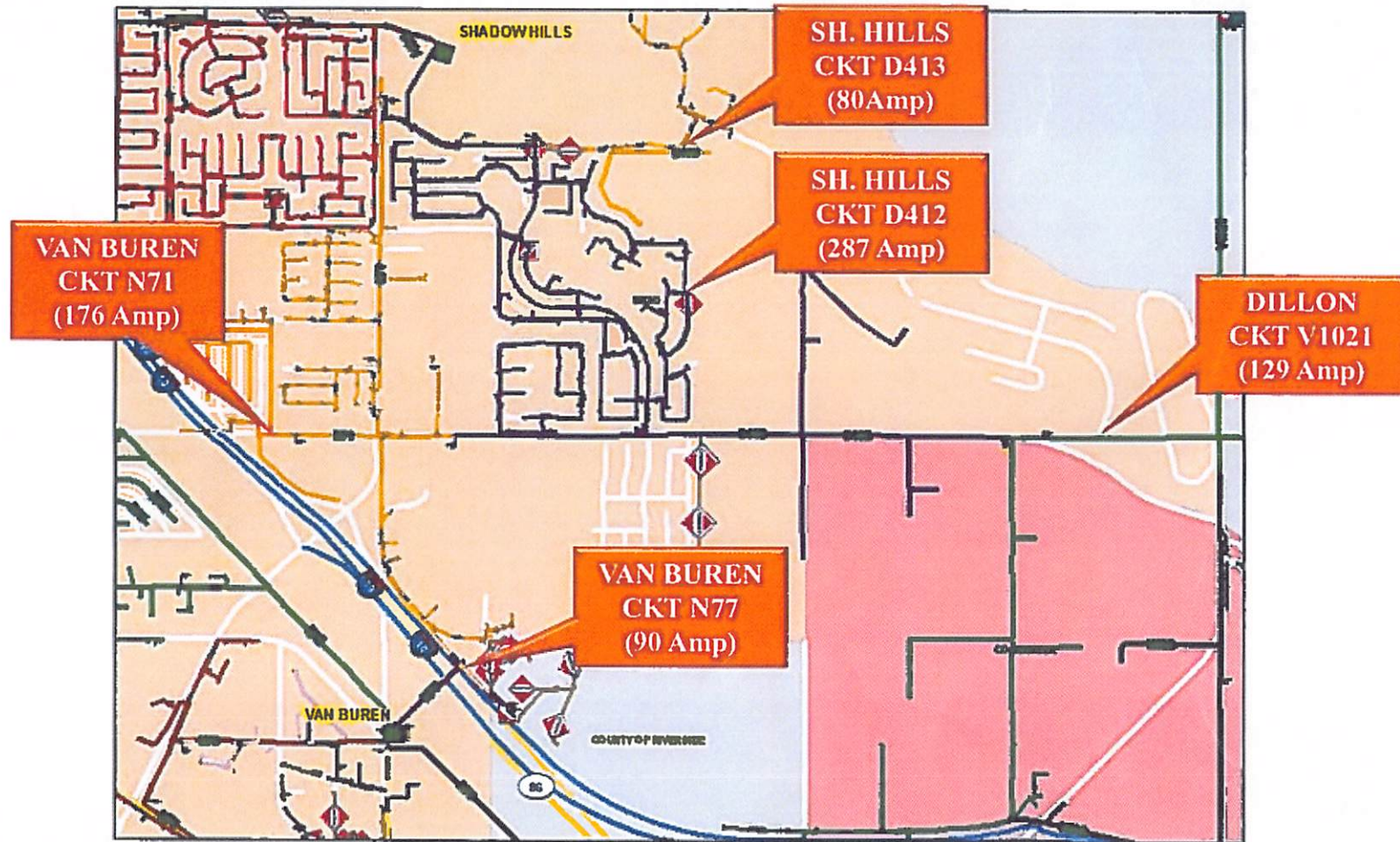
Avenue 44 Development



Substation Service Area



Existing Circuits in the Vicinity of Avenue 44 Developments



Circuit Loading for Existing Substations

Circuit D-412 Shadow Hills Sub (287 Amps.) - Serves the majority of residential load at "Terra Lago". Circuit is currently overloaded.

Circuit N-77 Van Buren Sub (90 Amps) - Top circuit across I-10, **Express feeder** to "Fantasy Springs Casino". This customer is being served at primary voltage (12,470 Volts).

Circuit N-71 Van Buren Sub (176 Amps) - Bottom circuit across I-10, **back up feeder** to "Fantasy Springs Casino" and serving some residential load to the S/W Corner of Ave. 44 and Golf Center Parkway. No room for additional capacity.

Circuit V1021 Dillon Sub (129 Amps) - This circuit runs South along Dillon Road from Fargo Canyon to Ave 44 (approximately one mile) and is serving "**Spot Light 29 Casino**".

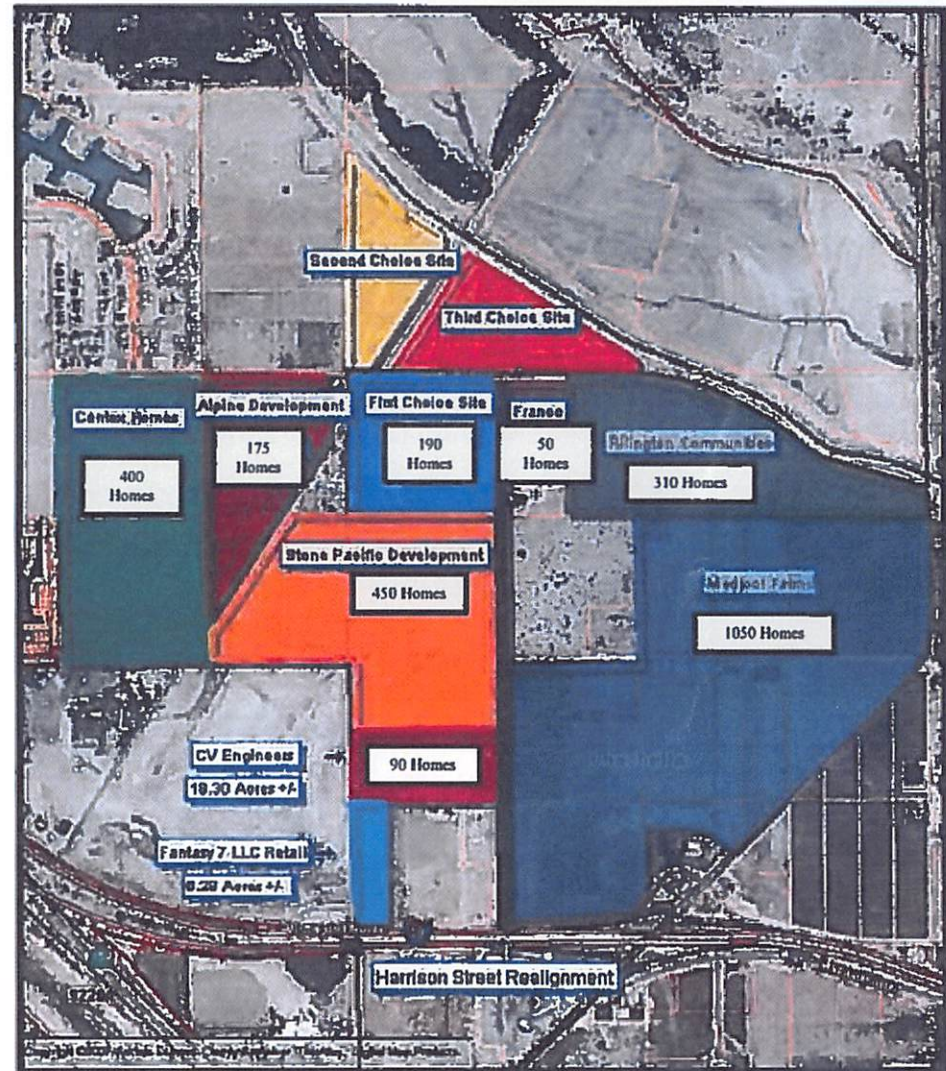


IID Substation Solution Group: Avenue 44

Previous Planned Developments

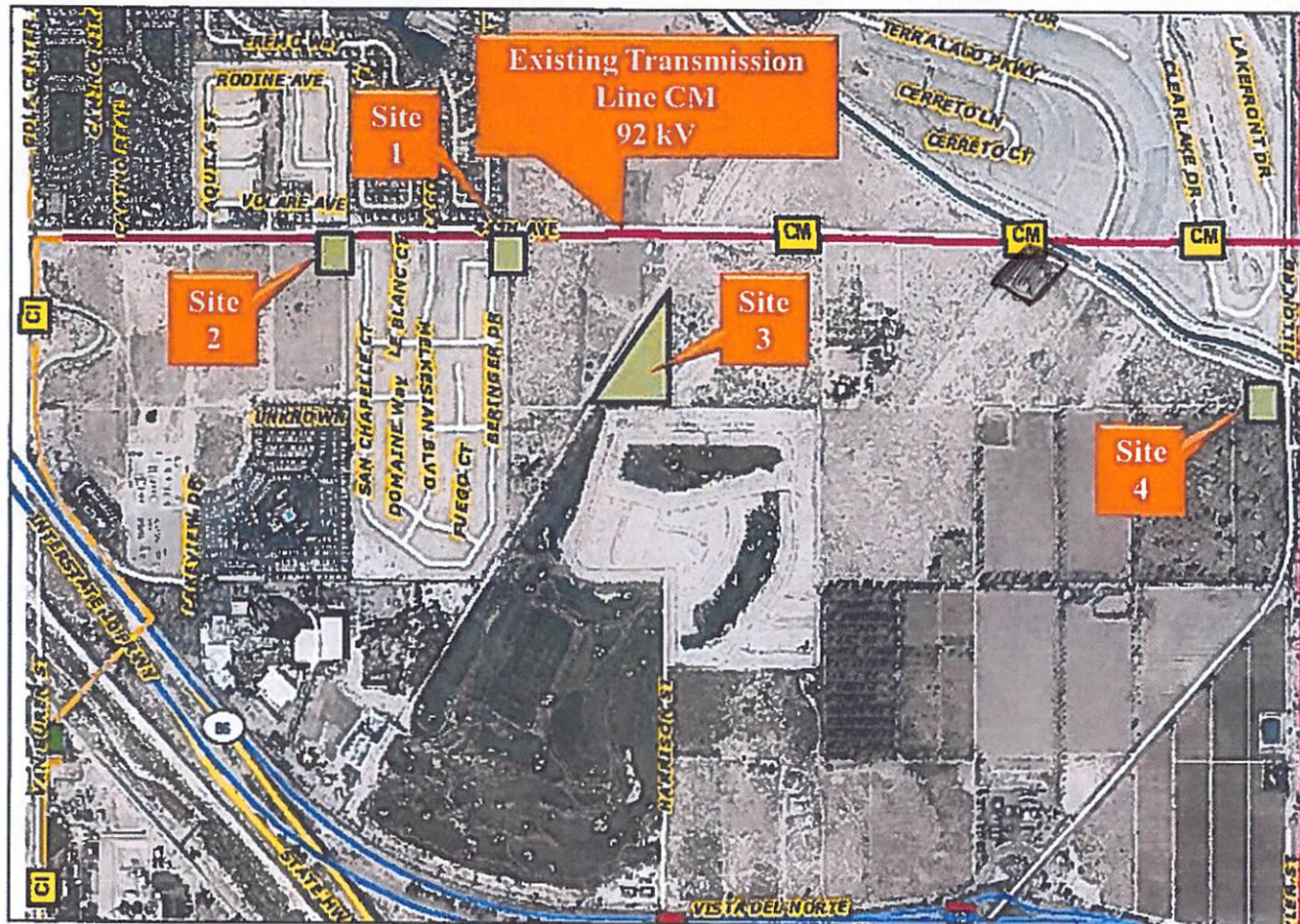
1. Alpine Development Group:
175 / 1,050 kVA
2. Rlington Communities:
3. Fantasy 7 LLC: 550 kVA
4. Centrex Homes (Monte Vina):
400 / 2,400 kVA
5. CV Engineers: 90 / 540 kVA
6. Cabazon Tribe
7. Stone Pacific Development:
450 / 2,700 kVA
8. Medjool Farms:

Approximate total load of all
developments along Avenue 44:
51 MVA



www.iid.com

Proposed Substation Site and Existing Transmission



Site 1 - Monte Vina.
• Previously evaluated.

Site 2 - Tribal.
• Potentially Feasible.
• Not evaluated

Site 3 - Eagle Falls.
• Evaluated
• Feasible

Site 4 – Nickel Creek.
• Location is not feasible

Substation Site Evaluation

Site 1- Previous Monte Vina ½ site

Site 2 – Tribal Land (Not evaluated)

Site 3 - Located North of Eagle Falls Development

- Site is within sphere of influence of developments.
- Transmission/distribution line extensions will be required in addition to ROW fees/expenses for the dedication of an easement for new lines.

Potential Challenges:

- Routing for 8 circuit getaways out of substation. Tentative maps show new streets connecting developments that could serve as routes for service (to be confirmed).
- This site is potentially feasible.

Site 4 - Nickel Creek

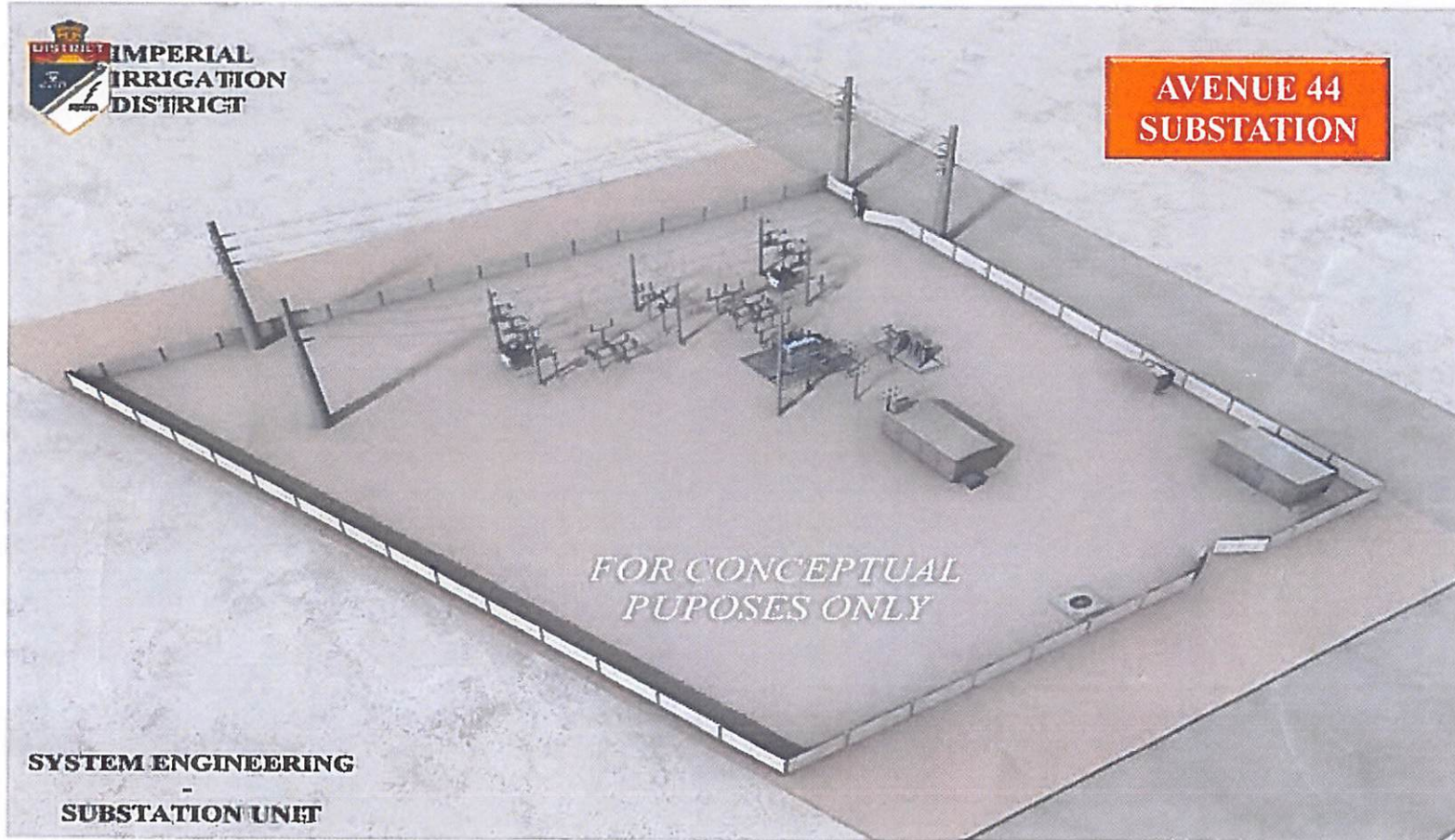
- This site is not feasible because it is not close to load center.



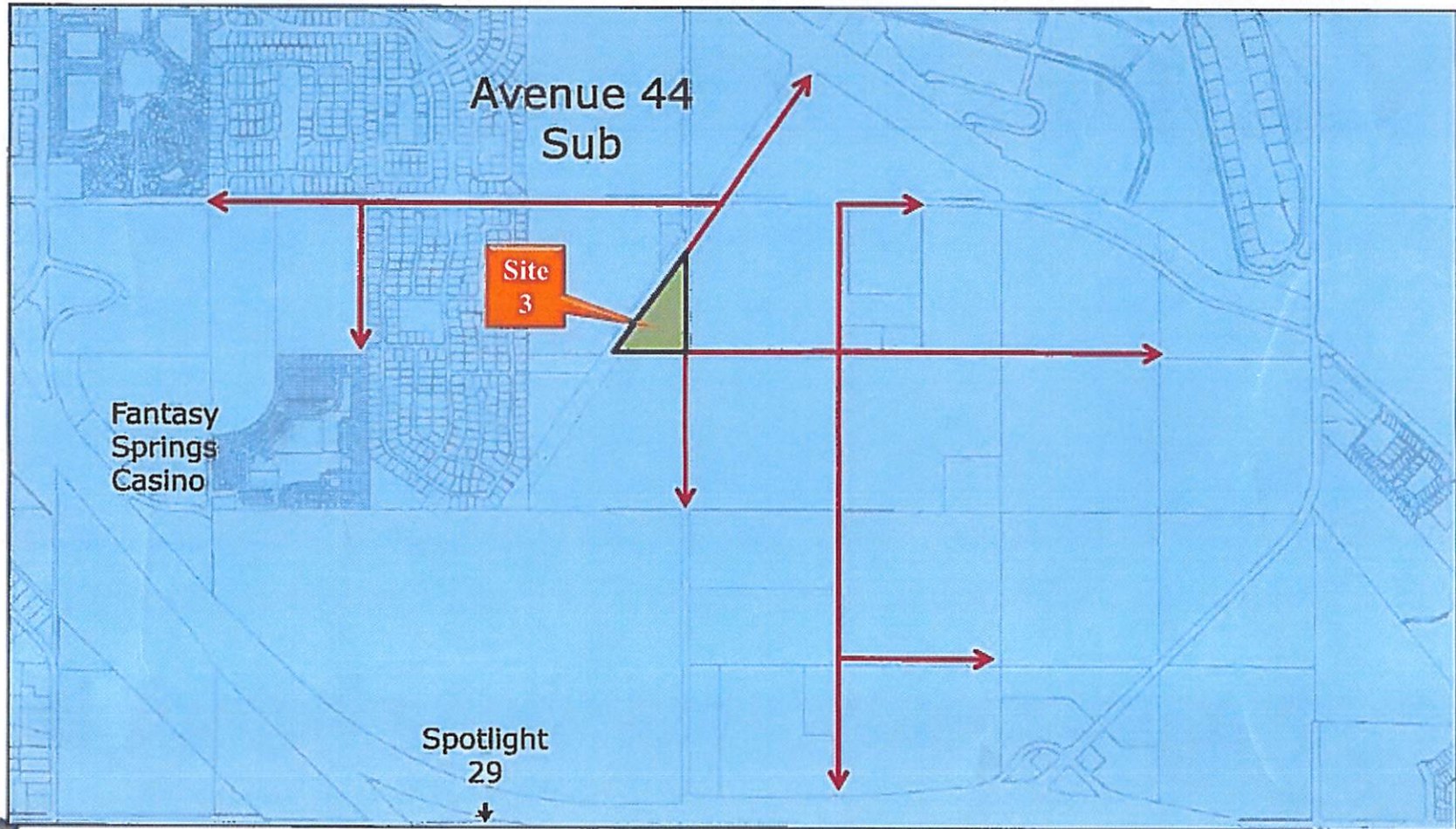
Proposed Substation Site



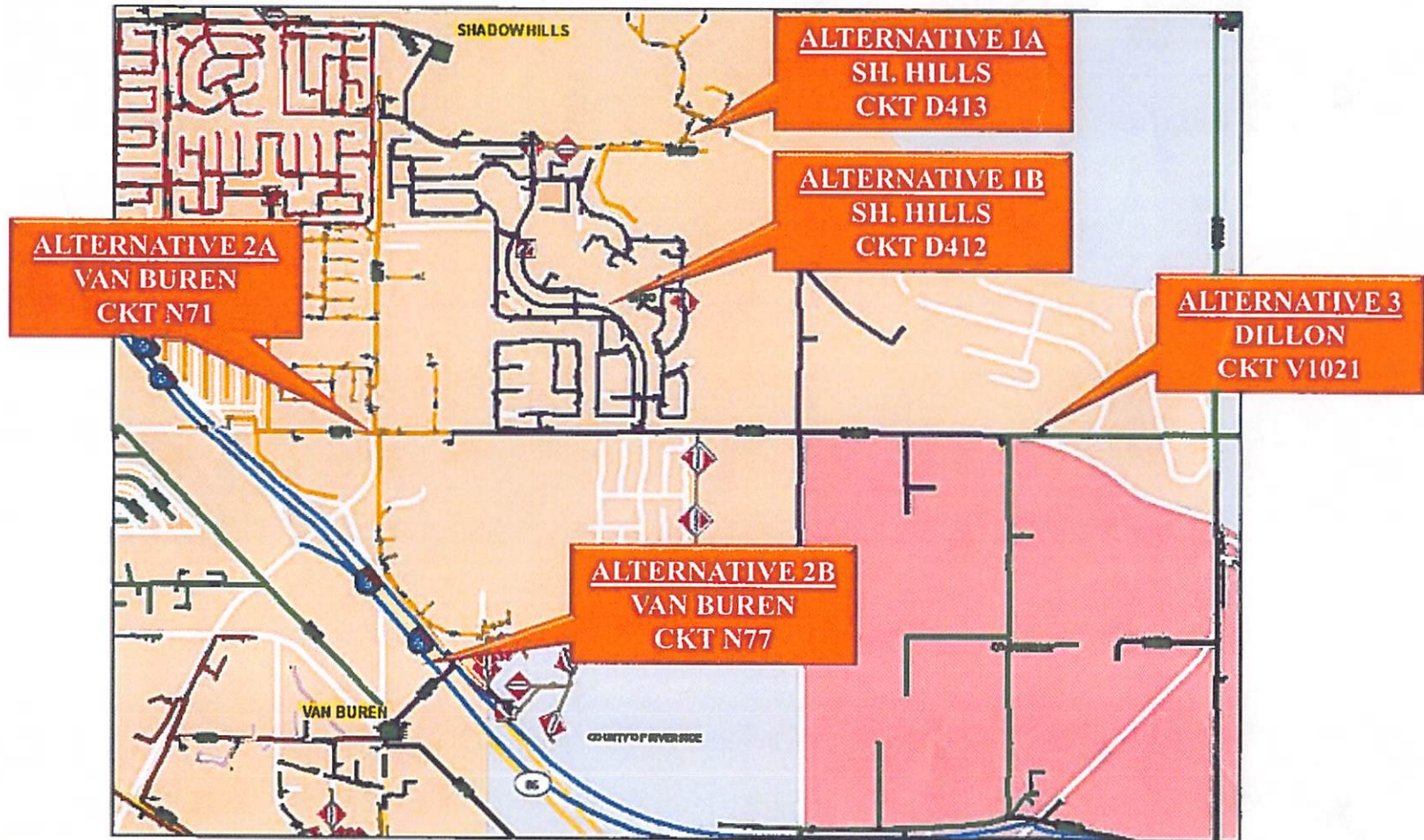
Typical IID Substation



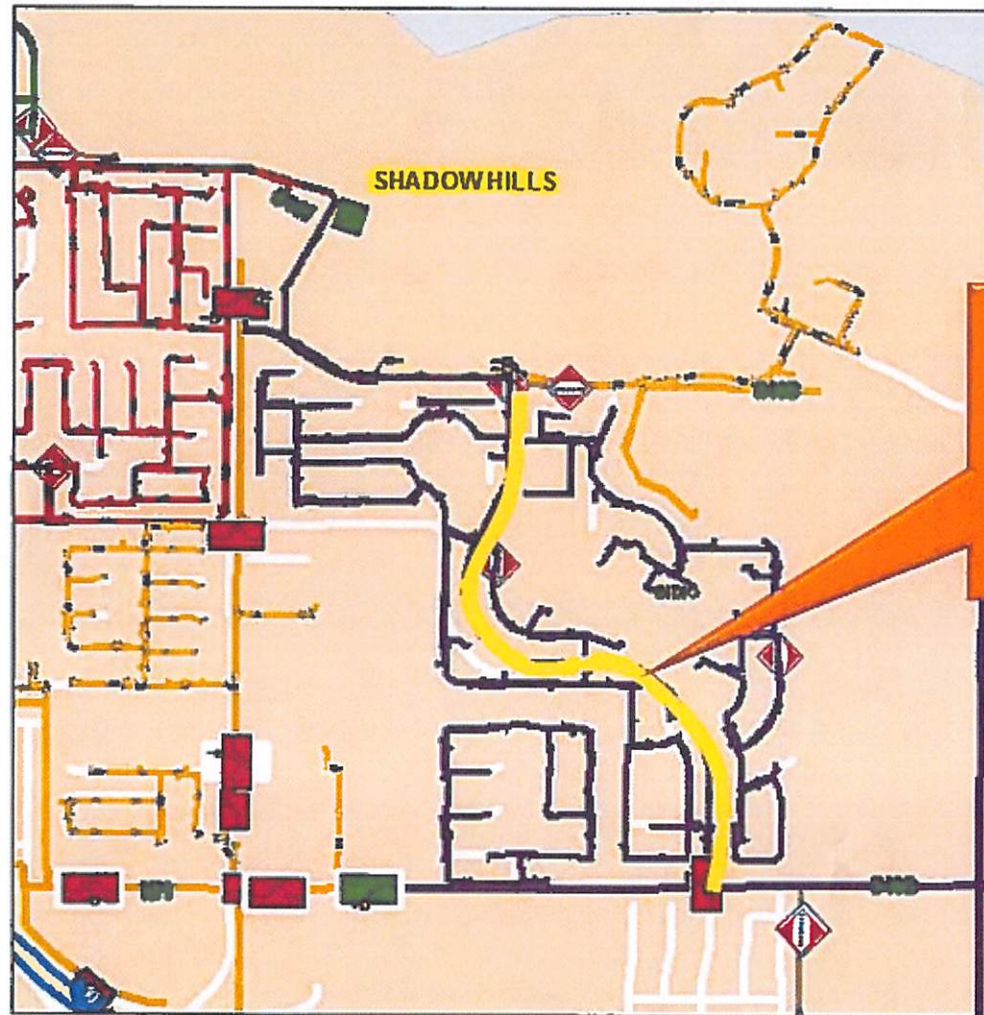
Permanent Service Solution (Circuit Configuration)



Avenue 44 Project Plan of Service Assessment



1B. Best Option - Temporary Service Solution (A-B Feeder)



Developer 's Cost
Line extension to temporarily
serve partial load for Avenue
44 projects
(1 mile)

Avenue 44 Development Plan of Service

1. **Plan to Serve Avenue 44 Projects Temporarily**
 - A. **Plan to serve Avenue 44 temporarily from existing facilities**
 - 165 Homes can be served on a temporary basis using existing N71 circuit.
 - B. **Plan to serve Avenue 44 temporarily with construction of A-B feeder**
 - Construct line extension along Lago Vista between Via Terra Lago and Avenue 44 to serve load using D413 circuit, \$450,000.00 (High-Level Cost)
 - Developer to cover for in-tract line extension fees to serve phase I.
 - Developer(s) to commit in providing substation site to IID.
2. **Plan to Serve Avenue 44 Project Permanently**
 - Developer(s) to deliver substation site deed to IID.
 - Developer(s) to cover for line extension fees from new substation to development for each circuit required.
 - IID to build new substation – Paul Peschel & Joel Herrera to discuss
 - Environmental Requirements – Donald Vargas to discuss
 - Real Estate Requirements – Shayne Ferber to discuss



Avenue 44 Development Plan of Service

Service Solution:

- Substation site required from developers
- Developer to provide substation site of usable land and beyond ultimate right of way.

Substation Site Requirements:

- Transmission drop from existing line and distribution line extensions required
- Developer to provide easements for transmission, distribution and getaways
- In addition to in-tract extensions to feed customers to incur the typical charges.
- Land acquisition average \$ 500K
- Fencing/ Grading \$ 95K
- Environmental Assessment \$ 25K
- Improvements \$ 100K
- Permits \$ 25K
- **Subtotal \$ 745K**

Distribution feeder costs

- Developer to cover for in-tract line extension fees to serve Developer's requirements.
- Developer to cover for line extension (backbone) fees, approximately \$83 per foot per circuit needed.
- Developer to be responsible for conduit system installation including underground structures.

