



# IID

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February 21, 2023

Jeff Parker  
Troutdale Village LLC  
1800 Blankenship Road, Suite 325  
West Linn, OR 97068

**Subject: SECOND AMENDED Request for Will Serve Letter for Washington and Ave 50 Apartments, City of La Quinta**

Dear Mr. Parker:

This letter is in response to your correspondence dated December 23, 2022, requesting a Second Amended Will Serve letter for your project, Washington and Avenue 50 Apartments, located at the northeast corner of Avenue 50 and Washington Street in the City of La Quinta.

The Imperial Irrigation District (IID) is willing to extend its electrical facilities to those developments that have obtained the necessary and required approval(s) of the City or County Planning Commission or such other governmental authority having jurisdiction over said developments. For the purpose of this Will Serve letter, the project is as described on Attachment A.

Based on the preliminary information provided to the Imperial Irrigation District (IID), and as a result of the completion of the loading and feasibility study to examine the requirements for serving this project, IID has concluded that it can extend electrical facilities to serve the project under the conditions as set forth herein. A detailed and final study will be developed once a Customer Service Proposal (CSP) and loading information is received. This information will allow IID to perform an accurate assessment of any potential impacts and required mitigations. Please be advised that the conditions of service may change as a result of the additional studies.

Based on the preliminary, high level analysis conducted by IID, and based upon the information supplied by the project consisting of eleven (11) – multi-family apartment buildings, along with a central administration building with offices, a recreation room, gym and a swimming pool, for a total connected load of 2,215 KVA and a Solar Photovoltaic System of 775 KW, IID offers the following plan permanent of service.

1. IID can accommodate your power request for the proposed project, by upgrading the Marshall Substation Bank 2, from a 25 MVA to a 40/50 MVA and adding one (1) new distribution feeder (conduit and cable) out of the existing Marshall Substation to the proposed development. It will also require new distribution backbone line extensions underground and or overhead with existing circuit reconfigurations of existing facilities and regular distribution line extensions deemed necessary to provide service to this project. A final study will be developed once a Customer Service Proposal (CSP) application and approved plans (including loading calculations) are received. The District's ability to provide service from existing distribution lines is based upon current available capacity, and is contingent upon this development's construction phasing and progress in the area. The project must progress toward completion or IID is unable to hold system capacity to the detriment of other customers.
2. Developer will be required to participate in the cost associated with the construction of the additional facilities deemed necessary, including but not limited to, upgrade the Marshall Substation Bank 2, from a 25 MVA to a 40/50 MVA, installation of additional distribution getaways, distribution feeder breakers and any civil work deemed necessary to serve their project. This is all pursuant to existing IID regulations and/or approval by the IID Board of Directors.
3. Please be advised that pursuant to IID process, the standard time frame for the replacement of a substation transformer (engineering, equipment procurement and construction) requires a minimum of 18 months. As a result, Developer should adjust its project in-service dates accordingly. The procurement of the substation transformer upgrade to 40/50 MVA will commence upon receipt of the Customer Service Proposal for the substation transformer acquisition, including customer payment for the required substation upgrade and equipment deemed necessary.
4. Additional requirements, including but not limited to, environmental compliance documentation, landscaping (if required by the City or County), all rights-of-way and easements for the substation and/or transmission and distribution line extensions, will be at the expense of the developer.
5. Developer shall bear all costs associated with the construction of (1) new distribution feeder (conduit and cable) and any additional distribution overhead and/or underground backbones, line extensions, upgrades or reconfigurations necessary to extend electrical service to the proposed development.
6. Underground infrastructure of any additional facilities needed including conduit/vault systems that includes trenching, conduits, pull boxes, switch

boxes and pads should be installed at the Developer's expense following IID approved plans and within the public utility easement (PUE) or a dedicated easement, if applicable. Physical field installation of underground infrastructures should be verified and approved by an IID inspector prior to cable installation as per IID Developer's Guide. Additional requirements may be necessary, such as environmental compliance documentation, and all rights-of-way and easements for the distribution line extensions and underground infrastructure are at the expense of the developer.

7. Line extensions to serve the development will be made in accordance with IID Regulation No. 15, Regulation No. 2 and Regulation No.13. The final cost will be determined once the developer/builder submits a Customer Service Proposal application and final design is completed.
8. Any construction or operation on IID property or within its existing and proposed right of way or easements including but not limited to: surface improvements such as proposed new streets, driveways, parking lots, landscape; and all water, sewer, storm water, or any other above ground or underground utilities; will require an encroachment permit, or encroachment agreement (depending on the circumstances). The IID Real Estate Section should be contacted at (760) 339-9239 for additional information regarding encroachment permits or agreements.
9. Any new, relocated, modified or reconstructed IID facilities required for and by the project (which can include but is not limited to electrical utility substations, electrical transmission and distribution lines, etc.) need to be included as part of the project's California Environmental Quality Act and/or National Energy Policy Act documentation, environmental impact analysis and mitigation. Failure to do so will result in postponement of any construction and/or modification of IID facilities until the environmental documentation is amended and environmental impacts are fully mitigated. Any and all mitigation necessary as a result of the construction, relocation and/or upgrade of IID facilities is the responsibility of the project proponent.

Please take note that, due to circumstances unknown to IID and unforeseen development, other projects could impact existing resources, which may affect IID's ability to serve this load if the project does not move forward to completion in a timely manner.

It is important to note as well, upon stating your application CSP process with IID it is recommended to contact the Distribution Interconnection Unit at 760-482-3673 or by email at [solar@iid.com](mailto:solar@iid.com) for more information on interconnection requirements and/or application submittal of customer-owned renewable energy generation. Please be advised that a system impact study is required for interconnections of customer-owned renewable energy generation greater than 10KW. A study fee will be incurred and additional infrastructure upgrades may apply.

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Based upon the above, by a date no later than February 21, 2024, you must provide the following documentation to IID: 1) Evidence of issuance of all local authorizations required to initiate construction, 2) Application for the installation of underground infrastructure system and payment of accompanying fees and 3) Application for service and payment of accompanying fees. Absent receipt of such evidence and documentation by the referenced date, a new study will be required including a revised Plan of Service.

If you have any questions, please contact Jose Gerardo at (760)398-5823 or Marco Bautista (760)398-5826. We look forward to working closely with you to facilitate the success of your project.

Sincerely,



Marco Bautista  
Superintendent,  
Customer Development Services

cc: Daryl Buckley, Manager, Distribution Services and Maintenance Operations  
Guillermo Barraza, Superintendent, Distribution System Planning and Engineering  
Jose Gerardo, Supervisor, Distribution  
Donald Vargas, Compliance Administrator

# ATTACHMENT A

# Troutdale Village LLC

1800 Blankenship Road, Suite 325

West Linn, OR 97068

December 23, 2022

Mr. Ivan Lopez  
Imperial Irrigation  
District 81600  
Avenue 58  
La Quinta, CA 92253

## **Reference: Request to Amend Will Serve Letter for Washington and Ave 50 Apartments, City of La Quinta**

Dear Mr. Ivan:

Accept this letter as our request to amend original Will Serve Letter received from your office on 7/15/22 for the proposed Washington and Avenue 50 Apartments project, located at the northeast corner of Avenue 50 and Washington Street in the City of La Quinta.

Based on recent feasibility study conducted by IID, it was determined that the project can be served from existing Marshall substation; and we request that you commence your planning accordingly.

We're providing the following information so we may prepare the amended will serve letter (please note that we already provided some of this information previously, and we're providing it again for convenience):

**Project APN:** 646-070-016

**Project Description:** The project will be constructed in a single phase and will consist of (11) multi-family, multi-story apartment buildings along with a central administration building with offices, a recreation room, gym and swimming pool.

**Project construction Phasing:** the project will be constructed in a single phase. all units will need to be ready to be powered on simultaneously at the in-service date.

**Construction anticipated start date:** June 2023

**Anticipated in-service date:** Mid 2024

**Additional Information:** A conceptual site plan including information regarding service size requested at each building is shown. We anticipate switchgear with multi-metering for the residential units to be installed at an appropriate location at the end of each building on the site.

**Anticipated total loads: (see next page)**

# APARTMENT LOAD CALCULATIONS

## Multifamily Dwelling unit Calculations (CEC 220.84) - Optional Calculations

228770 SQ.FT

284 UNITS

(1) General Lighting Load - CEC 220.84 (C)(1)	228770 X 3 VA/SQ.FT	=	686.3 kVA
(2) Small Appliance - CEC 220.84 (C)(2)	284 X 2 X 1500 VA	=	852.0 kVA
(3) Permanently Connected Appliance - CEC 220.84 (C)(3)			
	284 X 1176 VA (Garbage Disposal)	=	333,984 VA
	284 X 500 VA (HOOD)	=	142,000 VA
	284 X 800 VA (Dishwasher)	=	227,200 VA
	284 X 800 VA (REF.)	=	227,200 VA
	284 X 8000 VA (Range)	=	2,272,000 VA
	284 X 1500 VA (WASHER)	=	426,000 VA
	284 X 5000 VA (Electric DRYER)	=	1,420,000 VA
	Sub-total		5,048,384 VA 5048.4 kVA
(4) Motors Loads - CEC 220.84 (C)(4)	284 X 25 VA (Exhaust Fans)	=	7.1 kVA
(5) Air Conditioning - CEC 220.84 (C)(5)	284 X 4500 VA (All HVAC Units)	=	1278.0 kVA
		Sub-Total	7,872 kVA
		Demand Factor - CEC Table 220.84	23%
		TOTAL RESIDENTIAL LOADS Demand kVA	1811 kVA

## COMMON AREAS HOUSE LOADS

TOTAL SQ.FT	LOAD	TOTAL SF	VA/SF	CONNECTED	DEMAND	TOTAL LOAD
CLUB HOUSE	2,680 S.F. LIGHTING (CLUB HOUSE)	2,680	X 1	2.7 kVA	1.00	2.7 kVA
	RECEPTS.(CLUB HOUSE)	2,680	X 3	8.0 kVA	0.50	4.0 kVA
SITE HARDSCAPE AREA	170,000 SF HVAC (CLUB HOUSE)	2,680	X 8	21.4 kVA	1.00	21.4 kVA
	54 EV CHARGERS X 6.6KW					357.0 kVA
	SITE LIGHTING (HARDSCAPE AREA)	170,000	X 0.05	8.5 kVA	1.00	8.5 kVA
	POOL (LUMP SUM)					5.0 kVA
	OUTDOOR AMENITIES (LUMP SUM)					5.0 kVA
<b>TOTAL</b>	<b>172,680 S.F.</b>					<b>TOTAL 403.6 kVA</b>

Total Demand for project = Apartments + Common Areas = 1811 + 403.6 = **2,215 kVA**

**Solar Photovoltaic System: 775 kW**

**Storage Battery size (Optional): 2,130 kWh (7.5 kWh per unit)**

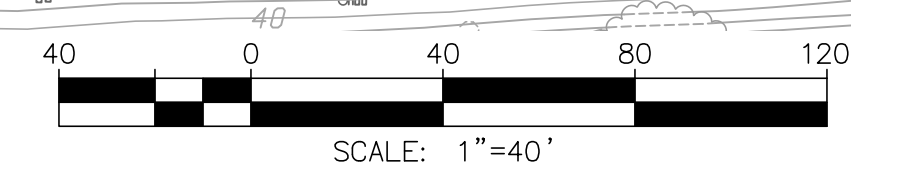
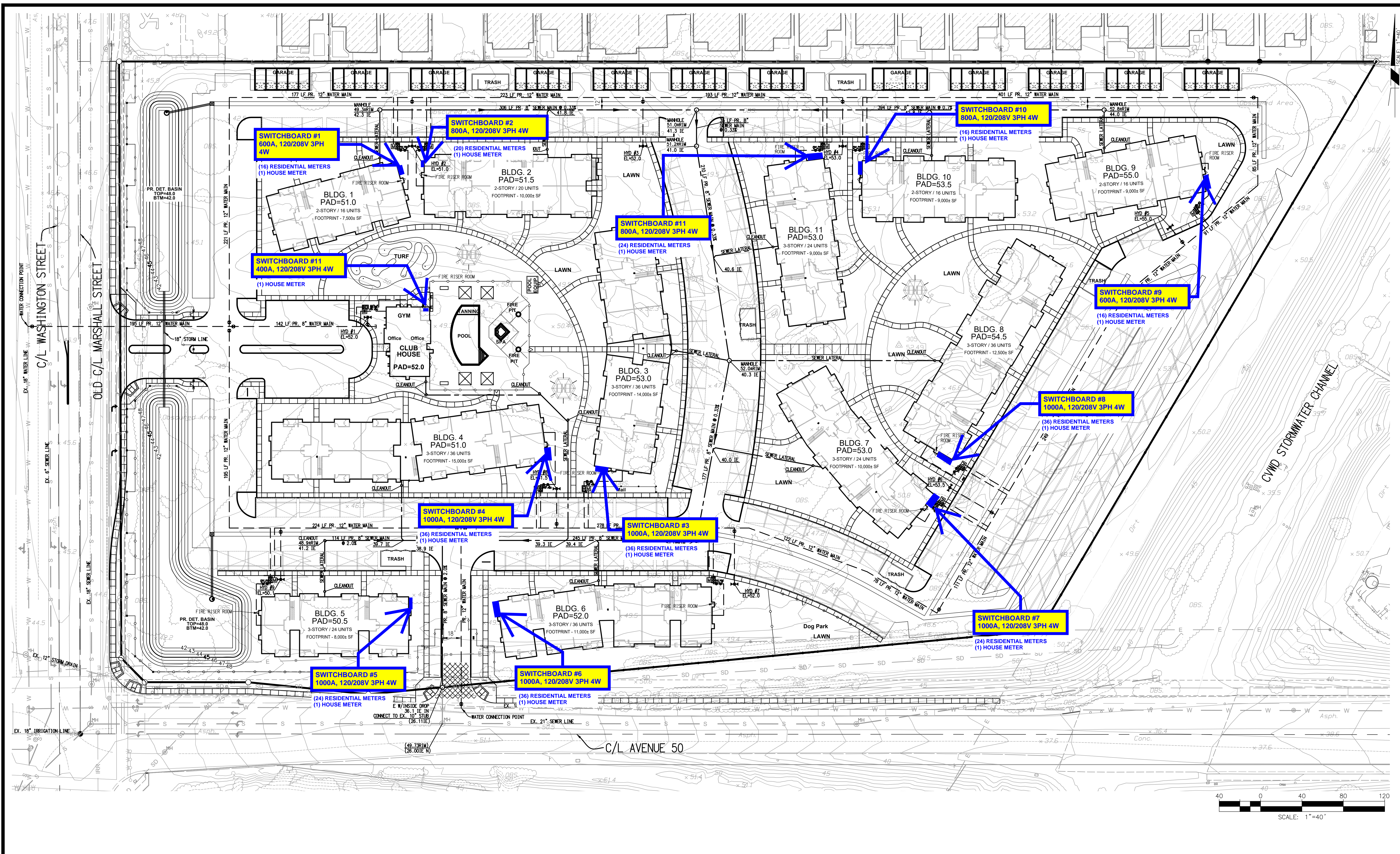
Please let Hassan Assaf, Electrical Engineer know if you will need additional information to complete this request. Hassan can be reached (949) 870-2019.

Regards,

*Jeffrey Parker*

Jeff Parker, Manager  
 Troutdale Village, LLC  
 1800 Blankenship Road, Suite  
 325 West Linn, OR 97068  
 (503) 807-8852

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 325 West Linn, OR 97068



PRINTED ON: 5/13/2022

**DIG ALERT**  
 DIAL BEFORE YOU DIG  
 CALL 811  
 TOLL FREE 1-800-422-4133  
 AT LEAST TWO DAYS BEFORE YOU DIG  
 A PUBLIC SERVICE BY UNDERGROUND SERVICE ALERT

**BENCHMARK:** TOP OF CURB #2006 / ELEVATION: 252.27 TC / DATUM: NAVD83 FT  
 DESCRIPTION: TOP OF CURB AT THE BOR AS SHOWN ON THE CITY OF RANCHO MIRAGE STREET PLANS FOR THE KESSLER OFFICE BUILDING, SHEET 9 OF 9 ON FILE IN THE OFFICE OF CITY ENGINEER OF THE CITY OF RANCHO MIRAGE AS PLAN NUMBER E0600371

**BASIS OF BEARINGS:** THE BASIS OF BEARINGS FOR THIS SURVEY ARE BASED ON THE CALIFORNIA COORDINATE SYSTEM (CCS83), ZONE VI, (2017.50 EPOCH) AS PER GRID INVERSE CALCULATIONS BETWEEN CONTINUOUSLY OPERATING REFERENCE (C.O.R.S.) STATIONS P491 AND P491 PER PUBLISHED VALUES PROVIDED BY THE SCRIPPS ORBIT AND PERMANENT ARRAY CENTER (S.O.P.A.C.), BEING: NORTH 78° 59' 35.49" WEST.

ENGINEER	MARK	BY	DATE	REVISIONS

COUNTY	APPR.	DATE

**EGAN CIVIL, INC.**  
 PD BOX 5282, LA QUINTA, CA 92248-5282  
 (760) 404-7663 WWW.EGANCIVIL.COM  
 PREPARED UNDER THE DIRECT SUPERVISION OF:  
 BENJAMIN DANIEL EGAN, R.C.E. 73070  
 DATE: 05/05/2022

APPROVED BY:	DATE:

PLAN CHECKED BY:	DATE:

IN THE CITY OF LA QUINTA, RIVERSIDE COUNTY, CALIFORNIA  
 TROUTDALE VILLAGE  
**PRELIMINARY UTILITY PLAN**  
 284 UNIT APARTMENT COMPLEX  
 WASHINGTON ST & AVENUE 50, LA QUINTA, CA 92253  
 APN 646-070-016

SHEET **3**  
 OF  
 SHEETS **3**  
 CITY FILE NUMBER