

POWER POINTS

**CITY COUNCIL
MEETING**

SEPTEMBER 19, 2023

City Council Regular Meeting September 19, 2023



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City Council Regular Meeting September 19, 2023 CLOSED SESSION IN PROGRESS



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Pledge of Allegiance



9/20/2023

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9/20/2023

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City Council Meeting September 19, 2023

Presentations



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City Council Meeting September 19, 2023

B1 – 2021-02 Fritz Burns Park Improvements and INSITE Landscape Architecture Amendment No. 2



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Background

- Additional park amenities identified as priority at 2021, 2022 and 2023 Community Workshops
- In May 2022 INSITE was selected to develop Fritz Burns Park Master Plan

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Background

- March 7, 2023: Council provided feedback on Draft Master Plan
- Project Team sought additional community feedback
 - ✓ May – June 2023: 2-month Online Survey
 - ✓ May 25, 2023: In person Community Outreach Meeting

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Existing Park Amenities

- Swimming pool
- Children's play area
- Picnic tables & benches
- Restrooms
- 4 tennis courts
- 16 pickle ball courts
- Skate park
- Dog park
- Parking lot and off-street parking

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Pickleball Conversion

- Completed in June 2023:
 - ✓ Conversion of two (2) existing tennis courts to eight (8) pickleball courts
 - ✓ New shade structures



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Community Outreach

FRITZ BURNS PARK COMMUNITY OUTREACH MEETING

The city is seeking community input on the Final Draft Master Plan for Fritz Burns Park.

Monday, May 22
5:30 - 6:30 PM
Fritz Burns Park



FRITZ BURNS PARK PUBLIC OUTREACH SURVEY

The city is seeking community input on the Final Draft Master Plan for Fritz Burns Park.

Scan the QR code to take the survey and give your input.



La Quinta

WWW.LAQUINTA.GOV/EBPAR

FRITZ BURNS PARK MASTER PLAN



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FRITZ BURNS PARK MASTER PLAN

La Quinta
— GEM OF AN ISLETT —



IN-SITE



8/31/23

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Community Outreach

- May 25, 2023, in-person community outreach meeting:
 - ✓ Over 30 residents attended
 - ✓ Excited about project – positive feedback
 - ✓ Priorities included additional parking and more accessible features for children with special needs

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FRITZ BURNS PARK MASTER PLAN



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Proposed Park Amenities

PHASE 1:

- ✓ Plaza with public art play element, seating, and shade
- ✓ Expanded playground with new equipment, shade, lighting, and drinking fountains
- ✓ New restroom building
- ✓ Tree lined promenade with seating and picnic tables
- ✓ Bicycle racks and tune-up station

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Proposed Park Amenities

PHASE 2:

- ✓ Modifications to existing parking lot;
- ✓ New parking lot with tree islands;
- ✓ Electric Vehicle charging stations.

PHASE 3:

- ✓ New water playground and wading pool;
- ✓ Expanded pool deck with shade and seating;
- ✓ Expanded pool equipment area.

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Cost Estimates by Phase

PHASE	COST ESTIMATE
PHASE 1	\$3,672,539
PHASE 2	\$390,517
PHASE 3	<u>\$1,367,126</u>
TOTAL	\$5,430,182

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INSITE Amendment

PHASE	COST ESTIMATE
Master Planning	\$79,375
Design (<i>Amend No. 2</i>)	<u>\$361,235</u>
TOTAL	\$460,210

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Project Budget

	Budget
Master Planning/Design	\$440,610
Project Management	\$60,000
Construction	\$5,430,182
Inspection/Testing/Survey	\$75,000
Contingency	<u>\$344,208</u>
TOTAL	\$6,350,000

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Project Funding

- Project 2021-02 Funding in CIP
 - FY 2021/22: \$350K Measure G
 - FY 2022/23: \$500K Parks & Rec DIF
 - FY 2023/24: \$1.5M Measure G
\$1M General Fund
\$3M LWCF Grant
(Grant application submitted)

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City Council Meeting September 19, 2023

S1 – Village Undergrounding Feasibility Study

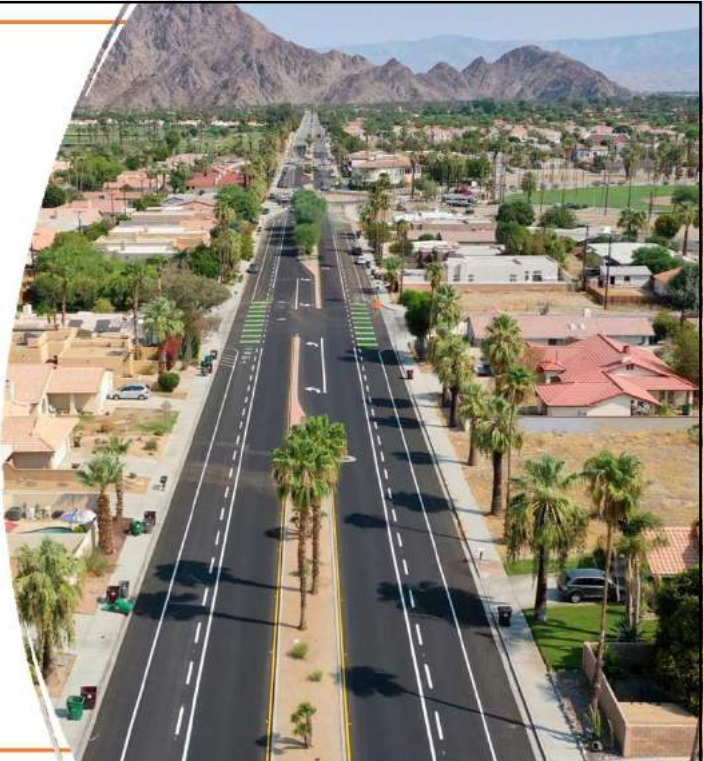


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Background

- 2010: Initial Village Undergrounding Study prepared
- 2021 and 2022 Community Workshops: Village Undergrounding identified as community priority
- December 2022 City Council approved agreement with NV5 to prepare Undergrounding Study Update

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City of *La Quinta*
— CALIFORNIA —

Undergrounding Feasibility Study

Project Overview

Description of Study Areas

Construction phasing and community impacts

Study Area Reviews & Detailed Cost Estimates

Review of Rules, Regulations, & Franchises Agreements

NV5 Presented by Oscar Lazaro

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Project Overview and Focus



The purpose of this study is to evaluate the technical and economic feasibility of undergrounding the existing overhead utilities in La Quinta. Specifically, the study seeks to identify the undergrounding of the utilities in each of the proposed six study areas, estimate the potential overall costs for undergrounding the utilities, and provide a planning-level cost estimate for each study area based on Imperial Irrigation District utility standards and recommendations.

The study will focus on 6 identify areas in City of La Quinta.

- Area 1 - **The Cove**
- Area 2 - **Downtown Commercial Area**
- Area 3 - **Downtown Residential Area**
- Area 4 - **Sagebrush**
- Area 5 - **Highland Palms**
- Area 6 - **Westward Ho.**

The existing overhead utilities involved in the study include:

- Imperial Irrigation District** – Electric Utility.
- Verizon** – Telephone Utility.
- Spectrum / Time Warner** – Cable Television Utility.

SoCal Gas is not included in this Study or any Gas Extension.



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Project Overview : Project Scope

- The study will evaluate the technical feasibility of undergrounding the existing overhead utilities in each of the study areas, including the assessment of **potential impacts** on the community.
- The study will also assess the economic feasibility of the project, including the estimated cost of undergrounding the utilities and the **potential benefits** to the community.
- The study will provide planning-level cost estimates for each study area and recommendations for a construction phasing, potential funding sources and stakeholder engagement.



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Project Overview : Potential Impacts

- Undergrounding power lines on the street can be challenging and disruptive.
- The excavation process can require road closures, detours, and disruptions to traffic and businesses in the area.
- The installation process may impact street parking and drainage patterns temporarily.
- Undergrounding behind the curb it may present a challenge having to manage each individual customer at franchise and private property when trenching at their properties.



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Project Overview : Potential Benefits

Safety: When power lines are undergrounded on the street, it eliminates the risk of people coming into contact with live electrical wires. This is particularly important in high traffic areas or back yards, where there is a greater risk of accidental contact with overhead lines.

Aesthetics: Overhead power lines can detract from the beauty of a neighborhood or street. Undergrounding the lines eliminates the unsightly poles and wires that can be an eyesore and potentially decrease property values.

Reliability: Overhead power lines are vulnerable to weather-related outages, such as those caused by high winds. By placing the lines underground, they are less susceptible to these types of disruptions.

Future Expansion: Undergrounding power lines also allows for easier expansion of the power grid in the future. This is because the underground cables can be more easily replaced or upgraded without disrupting the surrounding area or requiring the construction of additional infrastructure.



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Project Overview : Underground Vs Overhead

	Underground Power Line	Overhead Power Line
Material Cost	Higher cost for cables and conduits	Lower cost for cables and poles
Labor Cost	Higher cost for excavation and installation	Lower cost for installation
Maintenance Cost	Lower cost for regular maintenance and repairs	Higher cost for regular maintenance and repairs
Aesthetics	Improved visual appearance of the area	Poles and wires may be unsightly or interfere with views
Environmental Impact	Lower risk of storm damage and power outages	Higher risk of storm damage and power outages
Reliability	Generally, more reliable	More susceptible to weather and external
Accessibility	Easier access for maintenance and repair work	Limited access for maintenance and repair work
Safety	Underground lines are less likely to cause accidents or injuries	Overhead lines may pose a risk of electrocution or contact with vehicles or structures



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Project Overview : Project Implementation Plan

The project started with an assessment of the existing infrastructure using IID system maps, identifying any conflicts or obstacles. A virtual map was created, depicting the six study areas and their respective construction phases, with key locations represented by pictures of poles or utilities. The impacts of construction phasing and potential underground layout were carefully considered for each area.

To estimate the project's cost, utility and contractor rates were determined for each undergrounding phase, including Trench & Conduit, Cable & Connections, Cable Poles, and retiring existing Overhead Lines. The cost breakdown focused on various factors such as trench type, materials, labor, equipment, traffic control, street repair, and franchise repair.


Design & engineering, project management, permits, inspections, and right-of-way acquisition costs were consolidated into a single line item. A contingency and Gas distribution system was not included in the cost estimate. Unforeseen risks or contingencies that might arise during the construction process should be captured and discussed.

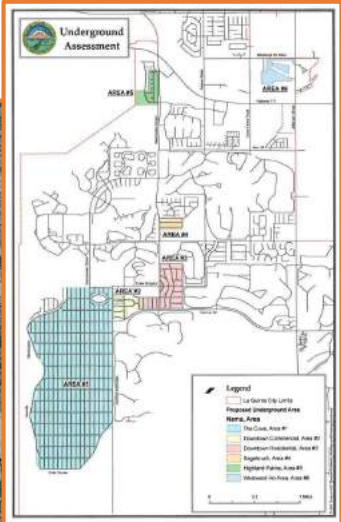


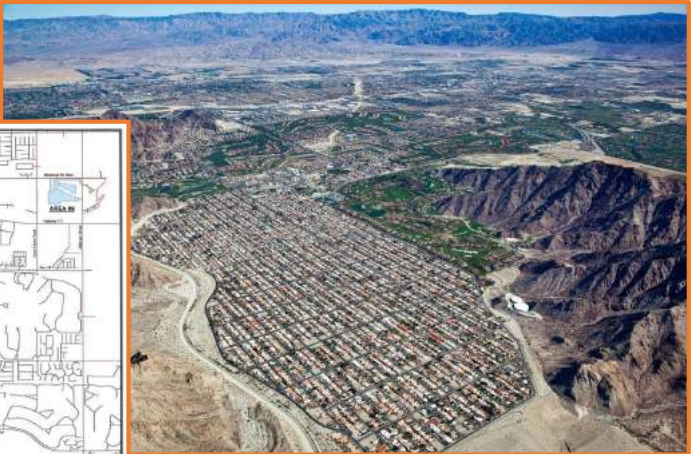
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Description of Study Areas


Area 1 – The Cove
Area 2 - Downtown Commercial Area
Area 3 - Downtown Residential Area







Area 4 – Sagebrush
Area 5 – Highland Palms
Area 6 – Westward Ho





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Description of Study Areas : Area 1 - The Cove Area

This study area assesses the existing conditions, overall costs, and issues associated with the conversion of the overhead utilities within the residential area of The Cove. Study Area 1 is bordered by Avenida Montezuma to the west, Avenida Bermudas to the east, Calle Tampico to the north, and Calle Tecate to the south.

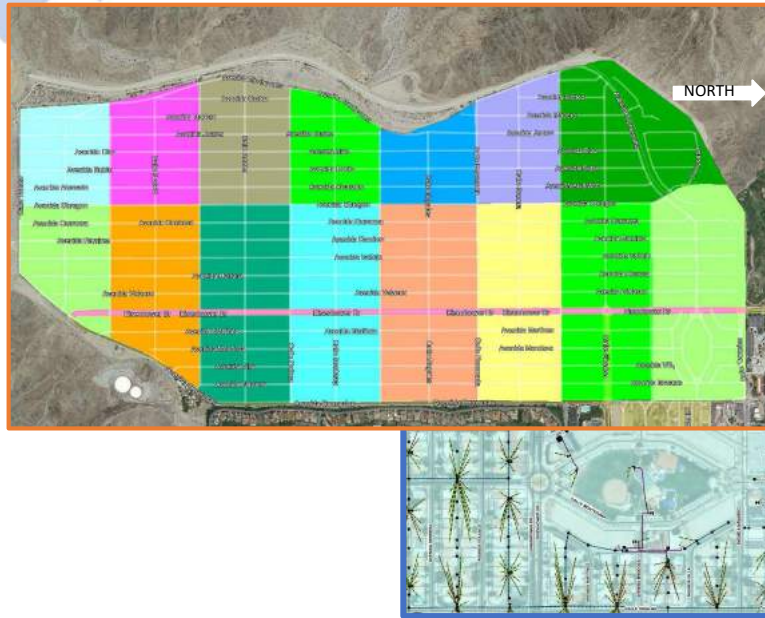
- There are approximately 4600 single family homes in this area.
- There are 266 vacant lots that will require a 3" PVC stub to the empty lot.
- The homes in this area are served overhead mostly at the back of the properties.
- Most of the Service Panels are rated between 100 – 200 amp.
- Some services are already undergrounded from the pole to the panel (3" PVC).
- The streets have curb and gutter, there are no side walks, and the R/W area is approximately 10 ft or more.
- Easements might be needed for any existing overhead special equipment that will be pad mounted on the Under Ground conversion. For example: fuses, capacitors, switches, regulators.





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Construction Phasing : The Cove Area #1



- Each colored area represents a construction phase.
- There are approximately 300 residences per each construction phase.
- The construction sequence of the colored areas should start after the backbone conversion at Eisenhower Dr is completed.
- The undergrounding should start at Calle Tampico and move north to south.
- There are 1829 poles, 407 transformers and 90,102 Linear Ft of over head wire.
- IID trench requirements: 4-5 ft deep trench based on the 42" min cover to the top of the electric conduit.



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Detailed Cost Estimates : The Cove Area #1

Line Item	Cost	Eisenhower Dr	Area #1 on ST	Area #1 on Pkwy
Trench and Conduit Backbone - 5 Ft depth by 18" wide	\$ 179	\$ 1,757,923		
Trench and Conduit Distribution - 5 Ft depth by 18" wide	\$ 179		\$ 34,846,574	\$ 34,846,574
Cable and Connections Backbone - IID	\$ 187	\$ 1,837,777		
Cable and Connections Distribution - IID	\$ 168		\$ 32,691,051	\$ 32,691,051
Cable Poles - IID	\$ 51,610	\$ 103,220	\$ 1,393,470	\$ 1,393,470
Service Trench - Includes cost of CC, Driveway or Plant Repair	\$ 5,150	\$ 1,390,500	\$ 22,145,000	\$ 22,145,000
New Underground Service	\$ 2,455	\$ 736,500	\$ 9,500,850	\$ 9,500,850
New 3 Phase Underground Service	\$ 9,510			
Intercept Existing Underground Services	\$ 3,745	\$ 112,350	\$ 1,610,350	\$ 1,610,350
Removal of Existing Poles (Including Eisenhower)	\$ 1,230		\$ 2,249,670	\$ 2,249,670
Removal of OH Transformer (Including Eisenhower)	\$ 1,995		\$ 811,965	\$ 811,965
Removal of Existing Wire (Including Eisenhower)	\$ 5		\$ 450,510	\$ 450,510
Removal of Existing Services (Including Eisenhower)	\$ 430	\$ 129,000	\$ 1,849,000	\$ 1,849,000
Streetlights (Not Included)	\$ 2,500			
Intercept Existing Meter Pedestals (Estimated 10 pedestals)	\$ 3,745		\$ 37,450	\$ 37,450
Traffic Control	\$ 4	\$ 35,158	\$ 696,931	\$ 696,931
Street Repair	\$ 76	\$ 747,608	\$ 14,819,528	
Sidewalk Repair	\$ 320			
Landscape Repair	\$ 200			\$ 38,934,720
Electric Total	\$ 6,850,037	\$ 123,102,350	\$ 147,217,542	
Telco Trench, Conduit and Cable - Verizon	\$ 10	\$ 98,208	\$ 1,946,736	\$ 1,946,736
Telco New Service	\$ 950	\$ 285,000	\$ 4,085,000	\$ 4,085,000
CATV Trench, Conduit and Cable - Spectrum	\$ 10	\$ 98,208	\$ 1,946,736	\$ 1,946,736
CATV New Service	\$ 950	\$ 285,000	\$ 4,085,000	\$ 4,085,000
Telco/CATV Total	\$ 766,416	\$ 12,063,472	\$ 12,063,472	
Project Area #1 Totals	\$ 7,616,453	\$ 135,165,822	\$ 159,281,014	
Construction Total with Eisenhower Dr	\$ 142,782,274	\$ 166,897,467		
Engineering & Design, Permits & Approvals, Utility Coordination, Easements, Admin.	\$ 4,283,468	\$ 5,006,924		
Total	\$ 147,065,743	\$ 171,904,391		

The Cove North to South Trenching in Miles

Ave. Bermuda	2.12
Ave. Navarro	1.48
Ave. Villa	1.38
Ave. Mendoza	1.47
Ave. Martinez	1.58
Eisenhower Dr	1.86
Ave. Velasco	1.9
Ave. Herrera	1.97
Ave. Vallejo	2
Ave. Ramirez	2
Ave. Carranza	2
Ave. Obregon	1.9
Ave. Alvarado	1.75
Ave. Rubio	1.85
Ave. Diaz	1.85
Ave. Juarez	1.65
Ave. Madero	1.4
Ave. Cortez	0.59
Ave. Montezuma	2.2

The Cove East to West Trenching in Miles

Calle Hidalgo	0.53
Calle Sinaloa	0.9
Calle Sonora	0.46
Calle Nogales	0.75
Calle Monterrey	0.83
Calle Arriba	0.9
Calle Madrid	0.7
Calle Potrero	0.53



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Detailed Cost Estimates : The Cove Area #1 ROW & Private Systems

Line Item	Cost	Eisenhower Dr	Area #1 on ST	Area #1 on Pkwy
Trench and Conduit Backbone - 5 Ft depth by 18" wide	\$ 179	\$ 1,757,923		
Trench and Conduit Distribution - 5 Ft depth by 18" wide	\$ 179		\$ 34,846,574	\$ 34,846,574
Cable and Connections Backbone - IID	\$ 187	\$ 1,837,777		
Cable and Connections Distribution - IID	\$ 168		\$ 32,691,051	\$ 32,691,051
Cable Poles - IID	\$ 51,610	\$ 103,220	\$ 1,393,470	\$ 1,393,470
Removal of Existing Poles (Including Eisenhower)	\$ 1,230		\$ 2,249,670	\$ 2,249,670
Removal of OH Transformer (Including Eisenhower)	\$ 1,995		\$ 811,965	\$ 811,965
Removal of Existing Wire (Including Eisenhower)	\$ 5		\$ 450,510	\$ 450,510
Removal of Existing Services (Including Eisenhower)	\$ 430	\$ 129,000	\$ 1,849,000	\$ 1,849,000
Streetlights (Not Included)	\$ 2,500			
Intercept Existing Meter Pedestals (Estimated 10 pedestals)	\$ 3,745		\$ 37,450	\$ 37,450
Traffic Control	\$ 4	\$ 35,158	\$ 696,931	\$ 696,931
Street Repair	\$ 76	\$ 747,608	\$ 14,819,528	
Sidewalk Repair	\$ 320			
Landscape Repair	\$ 200			\$ 38,934,720
Telco Trench, Conduit and Cable - Verizon	\$ 10	\$ 98,208	\$ 1,946,736	\$ 1,946,736
CATV Trench, Conduit and Cable - Spectrum	\$ 10	\$ 98,208	\$ 1,946,736	\$ 1,946,736
Backbone & Distribution System Total	\$ 4,807,103	\$ 93,739,622	\$ 117,854,814	
Backbone & Distribution Total with Eisenhower Dr	\$ 98,546,724	\$ 122,661,917		
Service Trench - includes cost of CC, Driveway or Plant Repair	\$ 5,150	\$ 1,390,500	\$ 22,145,000	\$ 22,145,000
New Underground Service	\$ 2,455	\$ 736,500	\$ 9,500,850	\$ 9,500,850
New 3 Phase Underground Service	\$ 9,510			
Intercept Existing Underground Services	\$ 3,745	\$ 112,350	\$ 1,610,350	\$ 1,610,350
Telco New Service	\$ 950	\$ 285,000	\$ 4,085,000	\$ 4,085,000
CATV New Service	\$ 950	\$ 285,000	\$ 4,085,000	\$ 4,085,000
Service System Total	\$ 2,809,350	\$ 41,426,200	\$ 41,426,200	
Service System Total with Eisenhower Dr	\$ 44,235,550	\$ 44,235,550		
Sub-Total	\$ 142,782,274	\$ 166,897,467		
Engineering & Design, Permits & Approvals, Utility Coordination, Easements, Admin.	\$ 4,283,468	\$ 5,006,924		
Total	\$ 147,065,743	\$ 171,904,391		

The Cove North to South Trenching in Miles

Ave. Bermuda	2.12
Ave. Navarro	1.48
Ave. Villa	1.38
Ave. Mendoza	1.47
Ave. Martinez	1.58
Eisenhower Dr	1.86
Ave. Velasco	1.9
Ave. Herrera	1.97
Ave. Vallejo	2
Ave. Ramirez	2
Ave. Carranza	2
Ave. Obregon	1.9
Ave. Alvarado	1.75
Ave. Rubio	1.85
Ave. Diaz	1.85
Ave. Juarez	1.65
Ave. Madero	1.4
Ave. Cortez	0.59
Ave. Montezuma	2.2

The Cove East to West Trenching in Miles

Calle Hidalgo	0.53
Calle Sinaloa	0.9
Calle Sonora	0.46
Calle Nogales	0.75
Calle Monterrey	0.83
Calle Arroba	0.9
Calle Madrid	0.7
Calle Potrero	0.53



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Area 2 - Downtown Commercial Area:

This study area assesses the existing conditions, overall costs, and issues associated with the conversion of the overhead utilities within the downtown commercial area. The downtown area has both commercial and residential customers. Study Area 2 is bordered by Avenida Bermudas to the west, Calle Guatemala to the east, Avenida La Fonda to the north and Calle Amigo to the south.



- There are approximately 33 single family homes in this area. Services are 200Amp.
- There are 7 residential vacant lots that will require a 3" PVC stub to the empty lot.
- There are 21 Commercial locations and 19 empty lots
- There are 23 streetlights already undergrounded and 5-meter pedestals.
- The homes in this area are served overhead mostly at the back of the properties.
- The commercial Service Panels will range from 400 – 1200 Amp 3 phase.
- All commercial services are already undergrounded from the pole to the panel.
- The streets have curb, gutter and sidewalk in the commercial areas and curb at the residential areas, there are no side walks, and the R/W area is approximately 10 ft.
- Easements might be needed for any existing overhead special equipment that will be pad mounted on the Under Ground conversion. For example: fuses, capacitors, switches, regulators.



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Construction Phasing : The Downtown Commercial Area #2



- Each colored area represents a proposed construction phase.
- The construction sequence of the colored areas should start after the backbone conversion at Desert Club Dr is completed. We recommend undergrounding an additional 460 linear feet of the existing overhead system, located north of Ave. La Fonda but outside the designated undergrounding zone.
- There are about 33 residences in the first construction phase (green).
- The pink phase is mostly commercial, only 2 residences and approximately 19 vacant commercial lots.
- The undergrounding should start at Calle Guatemala and continue to move west.
- There are 41 poles, 19 transformers and 4,500 Linear Ft of over head wire.
- IID trench requirements: 5 ft deep trench based on the 42" min cover to the top of the electric conduit.



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Detailed Cost Estimates : Downtown Commercial Area #2

Line Item	Cost	Dessert Club Dr	Area #2 Streets	Area #2 Pkwy
Trench and Conduit Backbone - 5 Ft depth by 18" wide	\$ 179	\$ 361,580		
Trench and Conduit Distribution - 5 Ft depth by 18" wide	\$ 179		\$ 1,020,730	\$ 1,020,730
Cable and Connections Backbone - IID	\$ 187	\$ 378,005		
Cable and Connections Distribution - IID	\$ 168		\$ 957,590	\$ 957,590
Cable Poles - IID	\$ 51,610			
Service Trench - Includes cost of CC, Driveway or Plant Repair	\$ 5,150		\$ 206,000	\$ 206,000
New Underground Service	\$ 2,455		\$ 81,015	\$ 81,015
New 3 Phase Underground Service	\$ 9,510			
Intercept Existing Underground Services	\$ 3,745		\$ 78,645	\$ 78,645
Removal of Existing Poles (Including Dessert Club Dr)	\$ 1,230		\$ 50,430	\$ 50,430
Removal of OH Transformer (Including Dessert Club Dr)	\$ 1,995		\$ 37,905	\$ 37,905
Removal of Existing Wire (Including Dessert Club Dr)	\$ 5		\$ 22,690	\$ 22,690
Removal of Existing Services (Including Dessert Club Dr)	\$ 430		\$ 23,220	\$ 23,220
Streetlights (Not included)	\$ 2,500			
Intercept Existing Meter Pedestals	\$ 3,745		\$ 18,725	\$ 18,725
Traffic Control	\$ 4	\$ 7,232	\$ 20,415	\$ 20,415
Street Repair	\$ 76	\$ 153,773	\$ 434,095	
Sidewalk Repair	\$ 320			\$ 121,600
Landscape Repair	\$ 200			\$ 1,140,480
Electric Total	\$ 900,589	\$ 2,951,459	\$ 3,779,444	
Telco Trench, Conduit and Cable - Verizon	\$ 10	\$ 20,200	\$ 57,024	\$ 57,024
Telco New Service	\$ 950		\$ 51,300	\$ 51,300
CATV Trench, Conduit and Cable - Spectrum	\$ 10	\$ 20,200	\$ 57,024	\$ 57,024
CATV New Service	\$ 950		\$ 51,300	\$ 51,300
Telco/CATV Total	\$ 40,400	\$ 216,648	\$ 216,648	
Project Area #2 Totals	\$ 940,989	\$ 3,168,107	\$ 3,996,092	
Construction Total with Dessert Club Dr	\$ 4,109,096	\$ 4,937,081		
Engineering & Design, Permits & Approvals, Utility Coordination, Easements, Admin.	\$ 410,910	\$ 493,708		
Total	\$ 4,520,006	\$ 5,430,789		

Area #2 Commercial in Linear Ft	
Dessert Club Drive	2020
Ave. La Fonda Res	850
Calle Cadiz y Fortuna	1613
Calle Estado	636
Calle Cadiz Commercial	670
Calle Barcelona	640
Calle Amigo	635
Ave. La Fonda Commercial	640
Total Trench Mileage	1.46
Dessert Club Dr includes 460 Linear Ft beyond the boundary to completely remove the overhead line	
Total Trench in Linear Ft	7,704



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Detailed Cost Estimates : Downtown Commercial Area #2 ROW & Private Systems

Line Item	Cost	Dessert Club Dr	Area #2 Streets	Area #2 Pkwy
Trench and Conduit Backbone - 5 Ft depth by 18" wide	\$ 179	\$ 361,580		
Trench and Conduit Distribution - 5 Ft depth by 18" wide	\$ 179		\$ 1,020,730	\$ 1,020,730
Cable and Connections Backbone - IID	\$ 187	\$ 378,005		
Cable and Connections Distribution - IID	\$ 168		\$ 957,590	\$ 957,590
Cable Poles - IID	\$ 51,610			
Removal of Existing Poles (Including Dessert Club Dr)	\$ 1,230		\$ 50,430	\$ 50,430
Removal of OH Transformer (Including Dessert Club Dr)	\$ 1,995		\$ 37,905	\$ 37,905
Removal of Existing Wire (Including Dessert Club Dr)	\$ 5		\$ 22,690	\$ 22,690
Removal of Existing Services (Including Dessert Club Dr)	\$ 430		\$ 23,220	\$ 23,220
Streetlights (Not Included)	\$ 2,500			
Intercept Existing Meter Pedestals	\$ 3,745		\$ 18,725	\$ 18,725
Traffic Control	\$ 4	\$ 7,232	\$ 20,415	\$ 20,415
Street Repair	\$ 76	\$ 153,773	\$ 434,095	
Sidewalk Repair	\$ 320			\$ 121,600
Landscape Repair	\$ 200			\$ 1,140,480
Telco Trench, Conduit and Cable - Verizon	\$ 10	\$ 20,200	\$ 57,024	\$ 57,024
CATV Trench, Conduit and Cable - Spectrum	\$ 10	\$ 20,200	\$ 57,024	\$ 57,024
Backbone & Distribution System Total	\$ 940,989	\$ 2,699,847	\$ 3,527,832	
Backbone & Distribution Total with Dessert Club Dr		\$ 3,640,836	\$ 4,468,821	
Service Trench - Includes cost of CC, Driveway or Plant Repair	\$ 5,150		\$ 206,000	\$ 206,000
New Underground Service	\$ 2,455		\$ 81,015	\$ 81,015
New 3 Phase Underground Service	\$ 9,510			
Intercept Existing Underground Services	\$ 3,745		\$ 78,645	\$ 78,645
Telco New Service	\$ 950		\$ 51,300	\$ 51,300
CATV New Service	\$ 950		\$ 51,300	\$ 51,300
Service System Total with Dessert Club Dr	\$ -	\$ 468,260	\$ 468,260	
Sub-Total		\$ 4,109,096	\$ 4,937,081	
Engineering & Design, Permits & Approvals, Utility Coordination, Easements, Admin.		\$ 410,910	\$ 493,708	
Total		\$ 4,520,006	\$ 5,430,789	

Area #2 Commercial in Linear Ft	
Dessert Club Drive	2020
Ave. La Fonda Res	850
Calle Cadiz y Fortuna	1613
Calle Estado	636
Calle Cadiz Commercial	670
Calle Barcelona	640
Calle Amigo	635
Ave. La Fonda Commercial	640
Total Trench Mileage	1.46
Dessert Club Dr includes 460 Linear Ft beyond the boundary to completely remove the overhead line	
Total Trench in Linear Ft	7,704

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Area 3 - Downtown Residential Area:

This study area assesses the existing conditions, overall costs, and issues associated with the conversion of the overhead utilities within the downtown residential area. The western portion of Study Area 3 is bordered by Calle Guatemala to the west, Washington Street to the east, Avenida La Fonda to the north and Avenida Nuestra to the south. The eastern portion of Study Area 3 is bordered by Washington Street to the west, Calle Rondo to the east, Avenida Ultimo to the north, and Avenida Nuestra to the south.



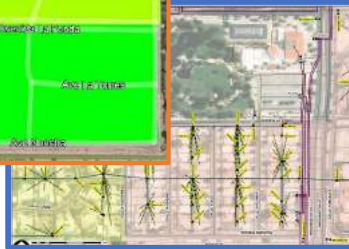
- There are approximately 262 single family homes in this area.
- There are 26 residential vacant lots that will require a 3" PVC stub to the empty lot.
- The homes in this area are served overhead mostly at the back of the properties.
- Most of the Service Panels are rated between 100 – 200 amp.
- Some services are already undergrounded from the pole to the panel (3" PVC).
- The streets have curb and gutter, are side walks at Calle Tampico, and the R/W area is approximately 10 ft or more.
- Easements might be needed for any existing overhead special equipment that will be pad mounted on the Under Ground conversion. For example: fuses, capacitors, switches, regulators.

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Construction Phasing : The Downtown Residential Area #3



- Each colored area represents a proposed construction phase.
- The construction sequence of the colored areas should start after the extension from existing UG system at Washington St into Calle Tampico is completed.
- There are about 100 residences or less in each construction phase.
- The undergrounding should start at Ave Nuestra and continue to move East and north.
- There are 113 poles, 47 transformers and 12,600 Linear Ft of over head wire.
- IID trench requirements: 5 ft deep trench based on the 42" min cover to the top of the electric conduit.



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Detailed Cost Estimates : Downtown Residential Area #3

Line Item	Cost	Calle Tampico	Area #3 Streets	Area #3 Pkwy
Trench and Conduit Backbone - 5 Ft depth by 18" wide	\$ 179	\$ 243,619		
Trench and Conduit Distribution - 5 Ft depth by 18" wide	\$ 179		\$ 3,383,637	\$ 3,383,637
Cable and Connections Backbone - IID	\$ 187	\$ 254,685		
Cable and Connections Distribution - IID	\$ 168		\$ 3,174,334	\$ 3,174,334
Cable Poles - IID	\$ 51,610			
Service Trench - includes cost of CC, Driveway or Plant Repair	\$ 5,150	\$ 56,650	\$ 885,800	\$ 885,800
New Underground Service	\$ 2,455	\$ 27,005	\$ 422,260	\$ 422,260
New 3 Phase Underground Service	\$ 9,510			
Intercept Existing Underground Services	\$ 3,745		\$ 295,855	\$ 295,855
Removal of Existing Poles (Including Calle Tampico)	\$ 1,230		\$ 138,990	\$ 138,990
Removal of OH Transformer (Including Calle Tampico)	\$ 1,995		\$ 93,765	\$ 93,765
Removal of Existing Wire (Including Calle Tampico)	\$ 5		\$ 63,165	\$ 63,165
Removal of Existing Services (Including Calle Tampico)	\$ 430		\$ 112,660	\$ 112,660
Streetlights (Not included)	\$ 2,500			
Intercept Existing Meter Pedestals	\$ 3,745			
Traffic Control	\$ 4	\$ 4,872	\$ 67,673	\$ 67,673
Street Repair	\$ 76	\$ 103,606	\$ 1,438,991	
Sidewalk Repair	\$ 320			\$ 87,104
Landscape Repair	\$ 200			\$ 3,780,600
Electric Total	\$ 690,498	\$ 690,498	\$ 10,077,129	\$ 12,505,842
Telco Trench, Conduit and Cable - Verizon	\$ 10	\$ 13,610	\$ 189,030	\$ 189,030
Telco New Service	\$ 950	\$ 10,450	\$ 163,400	\$ 163,400
CATV Trench, Conduit and Cable - Spectrum	\$ 10	\$ 13,610	\$ 189,030	\$ 189,030
CATV New Service	\$ 950	\$ 10,450	\$ 163,400	\$ 163,400
Telco/CATV Total	\$ 48,120	\$ 48,120	\$ 704,860	\$ 704,860
Project Area #3 Totals	\$ 738,558	\$ 738,558	\$ 10,781,989	\$ 13,210,702
Construction Total with Calle Tampico	\$ 11,520,547			\$ 13,949,260
Engineering & Design, Permits & Approvals, Utility Coordination, Easements, Admin.	\$ 1,152,055			\$ 1,394,926
Total	\$ 12,672,602			\$ 15,344,186

Area #3 Downtown Residential in linear Ft	
Calle Tampico	1361
Calle Kalima and Ave. Nuestra	1645
Calle Guatemala	602
Calle Hueneme	602
Calle Lloilo	602
Calle Jacumba	602
Ave. Ultimo, Calle Rondo and Ave. Nuestra	4963
Ave. Tujunga	365
Calle Quito	2664
Calle Paloma	2365
Calle Guaymas	635
Ave. Naranja	495
Paloma Ct	285
Calle Obispo	706
Ave. Las Torres	628
Ave. La Jarita	500
Total Trench Milage	3.84
Total Trench in Linear Ft	20,264



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Detailed Cost Estimates : Downtown Residential Area #3 ROW & Private Systems

Line Item	Cost	Calle Tampico	Area #3 Streets	Area #3 Pkwy
Trench and Conduit Backbone - 5 Ft depth by 18" wide	\$ 179	\$ 243,619		
Trench and Conduit Distribution - 5 Ft depth by 18" wide	\$ 179		\$ 3,383,637	\$ 3,383,637
Cable and Connections Backbone - IID	\$ 187	\$ 254,685		
Cable and Connections Distribution - IID	\$ 168		\$ 3,174,334	\$ 3,174,334
Cable Poles - IID	\$ 51,610			
Removal of Existing Poles (Including Calle Tampico)	\$ 1,230		\$ 138,990	\$ 138,990
Removal of OH Transformer (Including Calle Tampico)	\$ 1,995		\$ 93,765	\$ 93,765
Removal of Existing Wire (Including Calle Tampico)	\$ 5		\$ 63,165	\$ 63,165
Removal of Existing Services (Including Calle Tampico)	\$ 430		\$ 112,660	\$ 112,660
Streetlights (Not Included)	\$ 2,500			
Intercept Existing Meter Pedestals	\$ 3,745			
Traffic Control	\$ 4	\$ 4,872	\$ 67,673	\$ 67,673
Street Repair	\$ 76	\$ 103,606	\$ 1,438,991	
Sidewalk Repair	\$ 320			\$ 87,104
Landscape Repair	\$ 200			\$ 3,780,600
Telco Trench, Conduit and Cable - Verizon	\$ 10	\$ 13,610	\$ 189,030	\$ 189,030
CATV Trench, Conduit and Cable - Spectrum	\$ 10	\$ 13,610	\$ 189,030	\$ 189,030
Backbone & Distribution System Total	\$ 634,003	\$ 8,851,274	\$ 11,279,987	
Backbone & Distribution Total with Calle Tampico	\$ 9,485,277	\$ 11,913,990		
Service Trench - Includes cost of CC, Driveway or Plant Repair	\$ 5,150	\$ 56,650	\$ 885,800	\$ 885,800
New Underground Service	\$ 2,455	\$ 27,005	\$ 422,260	\$ 422,260
New 3 Phase Underground Service	\$ 9,510			
Intercept Existing Underground Services	\$ 3,745		\$ 295,855	\$ 295,855
Telco New Service	\$ 950	\$ 10,450	\$ 163,400	\$ 163,400
CATV New Service	\$ 950	\$ 10,450	\$ 163,400	\$ 163,400
Service System Total	\$ 104,555	\$ 1,930,715	\$ 1,930,715	
Service System Total with Calle Tampico	\$ 2,035,270	\$ 2,035,270		
Sub-Total	\$ 11,520,547	\$ 13,949,260		
Engineering & Design, Permits & Approvals, Utility Coordination, Easements, Admin.	\$ 1,152,055	\$ 1,394,926		
Total	\$ 12,672,602	\$ 15,344,186		

Area #3 Downtown Residential in linear Ft	
Calle Tampico	1361
Calle Kalima and Ave. Nuestra	1645
Calle Guatemala	602
Calle Hueneme	602
Calle Lloilo	602
Calle Jacumba	602
Ave. Ultimo, Calle Rondo and Ave. Nuestra	4963
Ave. Tujunga	365
Calle Quito	2664
Calle Paloma	2365
Calle Guaymas	635
Ave. Naranja	495
Paloma Ct	285
Calle Obispo	706
Ave. Las Torres	628
Ave. La Jarita	500
Total Trench Milage	3.84
Total Trench in Linear Ft	20,264

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Area 4 - Sagebrush:

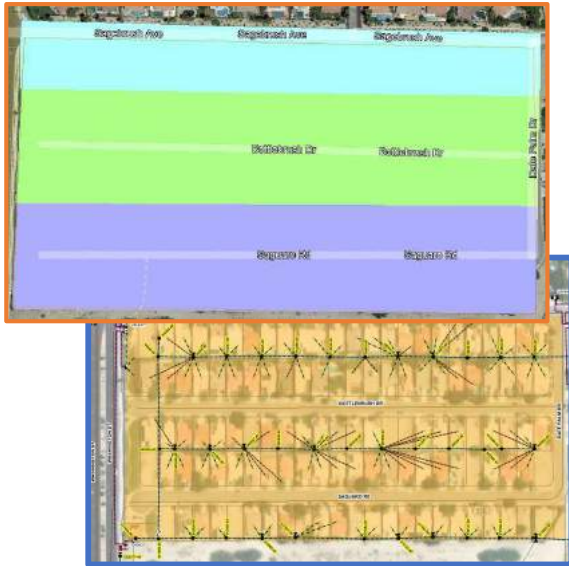
This study area assesses the existing conditions, overall costs, and issues associated with the conversion of the overhead utilities within the residential area of Sagebrush. Study Area 4 is bordered by Washington Street to the west, Date Palm Drive to the east, Sagebrush Avenue to the north, and Saguaro Road to the south. Area 4 also includes the eastern side of Washington Street between Saguaro Road and 50th Avenue.



- There are approximately 105 single family homes in this area.
- There are 10 residential vacant lots that will require a 3" PVC stub to the empty lot.
- The homes in this area are served overhead mostly at the back of the properties.
- Most of the Service Panels are rated between 100 – 200 amp.
- Most services are already undergrounded from the pole to the panel (3" PVC).
- The streets have curb and gutter, there are no side walks, and the R/W area is approximately 10 ft or more.
- No Easements might be needed. Distribution equipment can be pad mounted on Franchise.

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Construction Phasing : Sagebrush Area #4



- Each colored area represents a proposed construction phase. This area would be ideal to pilot the undergrounding of a residential area.
- The construction sequence of the colored areas could start at the existing UG system at Sagebrush Ave and move south.
- There are about 22 residences on the first phase, 44 on the middle phase and 39 on the last phase.
- The undergrounding should start at Sagebrush Ave and continue to move south.
- There are 38 poles, 26 transformers and 4,200 Linear Ft of over head wire.
- IID trench requirements: 5 ft deep trench based on the 42" min cover to the top of the electric conduit.



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Detailed Cost Estimates : Sagebrush Area #4

Line Item	Cost	Area #4 Streets	Area #4 Pkwy
Trench and Conduit Backbone - 5 Ft depth by 18" wide	\$ 179		
Trench and Conduit Distribution - 5 Ft depth by 18" wide	\$ 179	\$ 771,132	\$ 771,132
Cable and Connections Backbone - IID	\$ 187		
Cable and Connections Distribution - IID	\$ 168	\$ 723,432	\$ 723,432
Cable Poles - IID	\$ 51,610		
Service Trench - includes cost of CC, Driveway or Plant Repair	\$ 5,150	\$ 540,750	\$ 540,750
New Underground Service	\$ 2,455	\$ 135,025	\$ 135,025
New 3 Phase Underground Service	\$ 9,510		
Intercept Existing Underground Services	\$ 3,745	\$ 187,250	\$ 187,250
Removal of Existing Poles	\$ 1,230	\$ 46,740	\$ 46,740
Removal of OH Transformer	\$ 1,995	\$ 51,870	\$ 51,870
Removal of Existing Wire	\$ 5	\$ 21,000	\$ 21,000
Removal of Existing Services	\$ 430	\$ 45,150	\$ 45,150
Streetlights	\$ 2,500		
Intercept Existing Meter Pedestals	\$ 3,745		
Traffic Control	\$ 4	\$ 15,423	\$ 15,423
Street Repair	\$ 76	\$ 327,947	
Sidewalk Repair	\$ 320		
Landscape Repair	\$ 200		\$ 861,600
Electric Total	\$ 2,865,718	\$ 3,999,371	
Telco Trench, Conduit and Cable - Verizon	\$ 10	\$ 43,080	\$ 43,080
Telco New Service	\$ 950	\$ 99,750	\$ 99,750
CATV Trench, Conduit and Cable - Spectrum	\$ 10	\$ 43,080	\$ 43,080
CATV New Service	\$ 950	\$ 99,750	\$ 99,750
Telco/CATV Total	\$ 285,660	\$ 285,660	
Project Area #4 Totals	\$ 3,151,378	\$ 3,685,031	
Engineering & Design, Permits & Approvals, Utility Coordination	\$ 315,138	\$ 368,503	
Total	\$ 3,466,516	\$ 4,053,534	

Area #4 Sagebrush in linear Ft	
Saguaro Rd, Date Palm Dr, Sagebrush Ave	3060
Bottlebrush Dr	1248
Total Trench Mileage	.81
Total Trench in Linear Ft	4,308



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Detailed Cost Estimates : Sagebrush Area #4 ROW & Private Systems

Line Item	Cost	Area #4 Streets	Area #4 Pkwy
Trench and Conduit Backbone - 5 Ft depth by 18" wide	\$ 179		
Trench and Conduit Distribution - 5 Ft depth by 18" wide	\$ 179	\$ 771,132	\$ 771,132
Cable and Connections Backbone - IID	\$ 187		
Cable and Connections Distribution - IID	\$ 168	\$ 723,432	\$ 723,432
Cable Poles - IID	\$ 51,610		
Removal of Existing Poles	\$ 1,230	\$ 46,740	\$ 46,740
Removal of OH Transformer	\$ 1,995	\$ 51,870	\$ 51,870
Removal of Existing Wire	\$ 5	\$ 21,000	\$ 21,000
Removal of Existing Services	\$ 430	\$ 45,150	\$ 45,150
Streetlights	\$ 2,500		
Intercept Existing Meter Pedestals	\$ 3,745		
Traffic Control	\$ 4	\$ 15,423	\$ 15,423
Street Repair	\$ 76	\$ 327,947	
Sidewalk Repair	\$ 320		
Landscape Repair	\$ 200		\$ 861,600
Telco Trench, Conduit and Cable - Verizon	\$ 10	\$ 43,080	\$ 43,080
CATV Trench, Conduit and Cable - Spectrum	\$ 10	\$ 43,080	\$ 43,080
Backbone & Distribution System Total	\$ 2,088,853	\$ 2,622,506	\$ 2,622,506
Service Trench - includes cost of CC, Driveway or Plant Repair	\$ 5,150	\$ 540,750	\$ 540,750
New Underground Service	\$ 2,455	\$ 135,025	\$ 135,025
New 3 Phase Underground Service	\$ 9,510		
Intercept Existing Underground Services	\$ 3,745	\$ 187,250	\$ 187,250
Telco New Service	\$ 950	\$ 99,750	\$ 99,750
CATV New Service	\$ 950	\$ 99,750	\$ 99,750
Service System Total	\$ 1,062,525	\$ 1,062,525	\$ 1,062,525
Sub-Total	\$ 3,151,378	\$ 3,685,031	\$ 3,685,031
Engineering & Design, Permits & Approvals, Utility Coordination,	\$ 315,138	\$ 368,503	\$ 368,503
Total	\$ 3,466,516	\$ 4,053,534	\$ 4,053,534

Area #4 Sagebrush in linear Ft	
Saguaro Rd, Date Palm Dr, Sagebrush Ave	3060
Bottlebrush Dr	1248
Total Trench Mileage	.81
Total Trench in Linear Ft	4,308



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Area 5 - Highland Palms:

This study area assesses the existing conditions, overall costs, and issues associated with the conversion of the overhead utilities within the residential area of Highland Palms. Study Area 5 is bordered by Highland Palms Drive to the west and south, Washington Street to the east, and Singing Palms Drive to the north



- There are approximately 92 single family homes in this area.
- There is 1 residential vacant lot that will require a 3" PVC stub to the empty lot.
- The homes in this area are served overhead mostly at the back of the properties.
- Most of the Service Panels are rated between 100 – 200 amp.
- Some services are already undergrounded from the pole to the panel (3" PVC).
- The streets have curb and gutter, there are no side walks, and the R/W area is approximately 10 ft or more.
- No Easements might be needed. Distribution equipment can be pad mounted on Franchise.



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Construction Phasing : Highland Palms Area #5



- This area would be ideal to pilot the undergrounding of a residential area.
- The construction on this area will be the most reasonable to approach as there is only 92 residences.
- The undergrounding should start at Highlands Palms Dr and continue to move north.
- There are 49 poles, 22 transformers and 4,800 Linear Ft of over head wire.
- IID trench requirements: 5 ft deep trench based on the 42" min cover to the top of the electric conduit.



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Detailed Cost Estimates : Highland Palms Area #5

Line Item	Cost	Area #5 Streets	Area #5 Pkwy
Trench and Conduit Backbone - 5 Ft depth by 18" wide	\$ 179		
Trench and Conduit Distribution - 5 Ft depth by 18" wide	\$ 179	\$ 1,351,629	\$ 1,351,629
Cable and Connections Backbone - IID	\$ 187		
Cable and Connections Distribution - IID	\$ 168	\$ 1,268,021	\$ 1,268,021
Cable Poles - IID	\$ 51,610		
Service Trench - Includes cost of CC, Driveway or Plant Repair	\$ 5,150	\$ 473,800	\$ 473,800
New Underground Service	\$ 2,455	\$ 115,385	\$ 115,385
New 3 Phase Underground Service	\$ 9,510		
Intercept Existing Underground Services	\$ 3,745	\$ 168,525	\$ 168,525
Removal of Existing Poles	\$ 1,230	\$ 60,270	\$ 60,270
Removal of OH Transformer	\$ 1,995	\$ 43,890	\$ 43,890
Removal of Existing Wire	\$ 5	\$ 24,000	\$ 24,000
Removal of Existing Services	\$ 430	\$ 39,560	\$ 39,560
Streetlights	\$ 2,500		
Intercept Existing Meter Pedestals	\$ 3,745		
Traffic Control	\$ 4	\$ 27,033	\$ 27,033
Street Repair	\$ 76	\$ 574,820	
Sidewalk Repair	\$ 320		
Landscape Repair	\$ 200		\$ 1,510,200
Electric Total	\$ 4,146,992	\$ 4,146,992	\$ 5,082,312
Telco Trench, Conduit and Cable - Verizon	\$ 10	\$ 75,510	\$ 75,510
Telco New Service	\$ 950	\$ 87,400	\$ 87,400
CATV Trench, Conduit and Cable - Spectrum	\$ 10	\$ 75,510	\$ 75,510
CATV New Service	\$ 950	\$ 87,400	\$ 87,400
Telco/CATV Total	\$ 325,820	\$ 325,820	\$ 325,820
Project Area #5 Totals	\$ 4,472,752	\$ 4,472,752	\$ 5,408,132
Engineering & Design, Permits & Approvals, Utility Coordination,	\$ 447,275		\$ 540,813
Total	\$ 4,920,027		\$ 5,948,945

Area #5 Highland Palms in linear Ft	
Cameo Palm Dr	1778
Singing Palms Dr	366
Cul de Sacs	591
Crest View Terrace	479
Bradshaw Trail	1440
Highland Palms Dr	1115
Washington St	1782
Total Trench Mileage	1.43
Total Trench in Linear Ft	7,551



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Detailed Cost Estimates : Highland Palms Area #5 ROW & Private Systems

Line Item	Cost	Area #5 Streets	Area #5 Pkwy
Trench and Conduit Backbone - 5 Ft depth by 18" wide	\$ 179		
Trench and Conduit Distribution - 5 Ft depth by 18" wide	\$ 179	\$ 1,351,629	\$ 1,351,629
Cable and Connections Backbone - IID	\$ 187		
Cable and Connections Distribution - IID	\$ 168	\$ 1,268,021	\$ 1,268,021
Cable Poles - IID	\$ 51,610		
Removal of Existing Poles	\$ 1,230	\$ 60,270	\$ 60,270
Removal of OH Transformer	\$ 1,995	\$ 43,890	\$ 43,890
Removal of Existing Wire	\$ 5	\$ 24,000	\$ 24,000
Removal of Existing Services	\$ 430	\$ 39,560	\$ 39,560
Streetlights	\$ 2,500		
Intercept Existing Meter Pedestals	\$ 3,745		
Traffic Control	\$ 4	\$ 27,033	\$ 27,033
Street Repair	\$ 76	\$ 574,820	
Sidewalk Repair	\$ 320		
Landscape Repair	\$ 200		\$ 1,510,200
Telco Trench, Conduit and Cable - Verizon	\$ 10	\$ 75,510	\$ 75,510
CATV Trench, Conduit and Cable - Spectrum	\$ 10	\$ 75,510	\$ 75,510
Backbone & Distribution System Total	\$ 3,540,242	\$ 4,475,622	
Service Trench - includes cost of CC, Driveway or Plant Repair	\$ 5,150	\$ 473,800	\$ 473,800
New Underground Service	\$ 2,455	\$ 115,385	\$ 115,385
New 3 Phase Underground Service	\$ 9,510		
Intercept Existing Underground Services	\$ 3,745	\$ 168,525	\$ 168,525
Telco New Service	\$ 950	\$ 87,400	\$ 87,400
CATV New Service	\$ 950	\$ 87,400	\$ 87,400
Service System Total	\$ 932,510	\$ 932,510	
Sub-Total	\$ 4,472,752	\$ 5,408,132	
Engineering & Design, Permits & Approvals, Utility Coordination,	\$ 447,275	\$ 540,813	
Total	\$ 4,920,027	\$ 5,948,945	

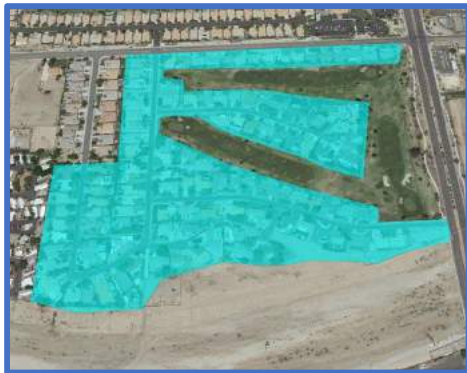
Area #5 Highland Palms in linear Ft	
Cameo Palm Dr	1778
Singing Palms Dr	366
Culc de Sacs	591
Crest View Terrace	479
Bradshaw Trail	1440
Highland Palms Dr	1115
Washington St	1782
Total Trench Milage	1.43
Total Trench in Linear Ft	7,551



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Area 6 - Westward Ho:

This study area assesses the existing conditions, overall costs, and issues associated with the conversion of the overhead utilities within the residential area of Westward Ho. Study Area 6 is bordered by Roudel Lane to the west, Jefferson Street to the east, Westward Ho Drive to the north, and Cortez Lane and Fiesta Drive to the south. Study Area 6 also includes the eastern side of Dune Palms Road between Westward Ho Drive and the flood channel.



- There are approximately 117 single family homes in this area.
- There is 1 residential vacant lot that will require a 3" PVC stub to the empty lot.
- The homes in this area are served overhead mostly at the back of the properties.
- Most of the Service Panels are rated between 100 – 200 amp.
- Some services are already undergrounded from the pole to the panel (3" PVC).
- The streets have curb and gutter, there are no side walks, and the R/W area is approximately 10 ft or more.
- No Easements might be needed. Distribution equipment can be pad mounted on Franchise.



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Construction Phasing : Westward Ho Area #6



- This area would also be ideal to pilot the undergrounding of a residential area.
- The construction on this area will be the most reasonable to approach as there is only 117 residences.
- The undergrounding should start at West ward Ho Dr and continue to move south.
- There are 46 poles, 21 transformers and 6,400 Linear Ft of over head wire.



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Detailed Cost Estimates : Westward Ho Area #6

Line Item	Cost	Area #6 Streets	Area #6 Pkwy
Trench and Conduit Backbone - 5 Ft depth by 18" wide	\$ 179		
Trench and Conduit Distribution - 5 Ft depth by 18" wide	\$ 179	\$ 1,222,570	\$ 1,222,570
Cable and Connections Backbone - IID	\$ 187		
Cable and Connections Distribution - IID	\$ 168	\$ 1,146,945	\$ 1,146,945
Cable Poles - IID	\$ 51,610		
Service Trench - Includes cost of CC, Driveway or Plant Repair	\$ 5,150	\$ 303,850	\$ 303,850
New Underground Service	\$ 2,455	\$ 287,235	\$ 287,235
New 3 Phase Underground Service	\$ 9,510		
Intercept Existing Underground Services	\$ 3,745	\$ 217,210	\$ 217,210
Removal of Existing Poles	\$ 1,230	\$ 60,270	\$ 60,270
Removal of OH Transformer	\$ 1,995	\$ 43,890	\$ 43,890
Removal of Existing Wire	\$ 5	\$ 24,000	\$ 24,000
Removal of Existing Services	\$ 430	\$ 50,310	\$ 50,310
Streetlights	\$ 2,500		
Intercept Existing Meter Pedestals	\$ 3,745		
Traffic Control	\$ 4	\$ 24,451	\$ 24,451
Street Repair	\$ 76	\$ 519,934	
Sidewalk Repair	\$ 320		
Landscape Repair	\$ 200		\$ 1,366,000
Electric Total	\$ 3,900,665	\$ 3,900,665	\$ 4,746,731
Telco Trench, Conduit and Cable - Verizon	\$ 10	\$ 68,300	\$ 68,300
Telco New Service	\$ 950	\$ 111,150	\$ 111,150
CATV Trench, Conduit and Cable - Spectrum	\$ 10	\$ 68,300	\$ 68,300
CATV New Service	\$ 950	\$ 111,150	\$ 111,150
Telco/CATV Total	\$ 358,900	\$ 358,900	\$ 358,900
Project Area #6 Totals	\$ 4,259,565	\$ 4,259,565	\$ 5,105,631
Engineering & Design, Permits & Approvals, Utility Coordination,	\$ 425,956	\$ 425,956	\$ 510,563
Total	\$ 4,685,521	\$ 4,685,521	\$ 5,616,194

Area #6 Highland Palms in linear Ft	
Roadrunner Ln	1197
HorseShoe Rd	978
Roudel Ln	1334
Cortez Ln	545
Fiesta Dr	1449
Westward Ho Dr	1327
Total Trench Mileage	1.29
Total Trench in Linear Ft	6,830



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Detailed Cost Estimates : Westward Ho Area #6

Line Item	Cost	Area #6 Streets	Area #6 Pkwy
Trench and Conduit Backbone - 5 Ft depth by 18" wide	\$ 179		
Trench and Conduit Distribution - 5 Ft depth by 18" wide	\$ 179	\$ 1,222,570	\$ 1,222,570
Cable and Connections Backbone - IID	\$ 187		
Cable and Connections Distribution - IID	\$ 168	\$ 1,146,945	\$ 1,146,945
Cable Poles - IID	\$ 51,610		
Removal of Existing Poles	\$ 1,230	\$ 60,270	\$ 60,270
Removal of OH Transformer	\$ 1,995	\$ 43,890	\$ 43,890
Removal of Existing Wire	\$ 5	\$ 24,000	\$ 24,000
Removal of Existing Services	\$ 430	\$ 50,310	\$ 50,310
Streetlights	\$ 2,500		
Intercept Existing Meter Pedestals	\$ 3,745		
Traffic Control	\$ 4	\$ 24,451	\$ 24,451
Street Repair	\$ 76	\$ 519,934	
Sidewalk Repair	\$ 320		
Landscape Repair	\$ 200		\$ 1,366,000
Telco Trench, Conduit and Cable - Verizon	\$ 10	\$ 68,300	\$ 68,300
CATV Trench, Conduit and Cable - Spectrum	\$ 10	\$ 68,300	\$ 68,300
Backbone & Distribution System Total	\$ 3,228,970	\$ 3,228,970	\$ 4,075,036
Service Trench - includes cost of CC, Driveway or Plant Repair	\$ 5,150	\$ 303,850	\$ 303,850
New Underground Service	\$ 2,455	\$ 287,235	\$ 287,235
New 3 Phase Underground Service	\$ 9,510		
Intercept Existing Underground Services	\$ 3,745	\$ 217,210	\$ 217,210
Telco New Service	\$ 950	\$ 111,150	\$ 111,150
CATV New Service	\$ 950	\$ 111,150	\$ 111,150
Service System Total	\$ 1,030,595	\$ 1,030,595	\$ 1,030,595
Sub-Total	\$ 4,259,565	\$ 4,259,565	\$ 5,105,631
Engineering & Design, Permits & Approvals, Utility Coordination,	\$ 425,956	\$ 425,956	\$ 510,563
Total	\$ 4,685,521	\$ 4,685,521	\$ 5,616,194

Area #6 Highland Palms in linear Ft	
Roadrunner Ln	1197
HorseShoe Rd	978
Roudel Ln	1334
Cortez Ln	545
Fiesta Dr	1449
Westward Ho Dr	1327
Total Trench Milage	1.29
Total Trench in Linear Ft	6,830

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Total Cost Estimate

This cost estimate represents the overall costs on a shared trench system between IID, Time Warner and Verizon. Based on undergrounding the existing Over head distribution system on the areas of study and does not consider any system updates proposed by IID or considerations on residents adding EV, new loads and panels upgrades to the system.

RIGHT OF WAY (FRANCHISE) ON STREET	Area #1	Area #2	Area #3	Area #4	Area #5	Area #6	TOTALS
ELECTRIC TOTAL	\$ 129,952,386	\$ 3,852,048	\$ 10,767,567	\$ 2,865,718	\$ 4,146,932	\$ 3,900,665	\$ 155,485,316
TELCO/CATV TOTAL	\$ 12,829,888	\$ 257,048	\$ 752,980	\$ 285,660	\$ 325,820	\$ 358,900	\$ 14,810,296
SUB TOTALS	\$ 142,782,274	\$ 4,109,096	\$ 11,520,547	\$ 3,151,378	\$ 4,472,752	\$ 4,259,565	\$ 170,295,612
Engineering & Design, Permits & Approvals, Utility	\$ 4,283,468	\$ 410,910	\$ 1,152,055	\$ 315,138	\$ 447,275	\$ 425,956	\$ 7,034,802
FINANCING							
TOTAL	\$ 147,065,743	\$ 4,520,006	\$ 12,672,602	\$ 3,466,516	\$ 4,920,027	\$ 4,685,521	\$ 177,330,414
RIGHT OF WAY (FRANCHISE) ON PKWY	Area #1	Area #2	Area #3	Area #4	Area #5	Area #6	TOTALS
ELECTRIC TOTAL	\$ 154,067,579	\$ 4,680,033	\$ 13,196,280	\$ 3,399,371	\$ 5,082,312	\$ 4,746,731	\$ 185,172,306
TELCO/CATV TOTAL	\$ 12,829,888	\$ 257,048	\$ 752,980	\$ 285,660	\$ 325,820	\$ 358,900	\$ 14,810,296
SUB TOTALS	\$ 166,897,467	\$ 4,937,081	\$ 13,949,260	\$ 3,685,031	\$ 5,408,132	\$ 5,105,631	\$ 199,982,602
Engineering & Design, Permits & Approvals, Utility	\$ 5,006,924	\$ 493,708	\$ 1,394,926	\$ 368,503	\$ 540,813	\$ 510,563	\$ 8,315,438
FINANCING							
TOTAL	\$ 171,904,391	\$ 5,430,789	\$ 15,344,186	\$ 4,053,534	\$ 5,948,945	\$ 5,616,194	\$ 208,298,040

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Total Cost Estimate for the Right of Way Backbone and Distribution system

RIGHT OF WAY (FRANCHISE) ON STREET	Area #1	Area #2	Area #3	Area #4	Area #5	Area #6	TOTALS
Backbone & Distribution Total	\$ 98,546,724	\$ 3,640,836	\$ 9,485,277	\$ 2,088,853	\$ 3,540,242	\$ 3,228,970	\$ 120,530,902
Engineering & Design, Permits & Approvals, Utility	\$ 3,435,775	\$ 328,728	\$ 921,644	\$ 252,111	\$ 357,820	\$ 340,765	\$ 5,636,843
FINANCING							
TOTAL	\$ 101,982,500	\$ 3,969,564	\$ 10,406,921	\$ 2,340,964	\$ 3,898,062	\$ 3,569,735	\$ 126,167,745

RIGHT OF WAY (FRANCHISE) ON PKWY	Area #1	Area #2	Area #3	Area #4	Area #5	Area #6	TOTALS
Backbone & Distribution Total	\$ 122,661,917	\$ 4,468,821	\$ 11,913,990	\$ 2,622,506	\$ 4,475,622	\$ 4,075,036	\$ 150,217,892
Engineering & Design, Permits & Approvals, Utility	\$ 5,006,924	\$ 493,708	\$ 1,394,926	\$ 368,503	\$ 540,813	\$ 510,563	\$ 8,315,438
FINANCING							
TOTAL	\$ 127,668,841	\$ 4,962,529	\$ 13,308,916	\$ 2,991,009	\$ 5,016,435	\$ 4,585,599	\$ 158,533,330

Total Cost Estimate for the Private Property Service system

SERVICE SYSTEM ON PRIVATE PROPERTY	Area #1	Area #2	Area #3	Area #4	Area #5	Area #6	TOTALS
Service System Total	\$ 44,235,550	\$ 468,260	\$ 2,035,270	\$ 1,062,525	\$ 932,510	\$ 1,030,595	\$ 49,764,710
Engineering & Design, Permits & Approvals, Utility	\$ 847,693	\$ 82,182	\$ 230,411	\$ 63,027	\$ 89,455	\$ 85,191	\$ 1,397,959
FINANCING							
TOTAL	\$ 45,083,243	\$ 550,442	\$ 2,265,681	\$ 1,125,552	\$ 1,021,965	\$ 1,115,786	\$ 51,162,669

* Engineering fees for private property system were considering from the on-street calculation not the PKWY. (\$5,636,843 + \$1,397,959). See next slide for reference.
 An estimated 20% of the engineering cost should be allocated for the private property



63

Total Cost Estimate with breakdown between Backbone / Distribution and Service system

This cost estimate represents a breakdown between the Backbone/Distribution system and the Service work at private property.

RIGHT OF WAY (FRANCHISE) ON STREET	Area #1	Area #2	Area #3	Area #4	Area #5	Area #6	TOTALS
Backbone & Distribution Total	\$ 98,546,724	\$ 3,640,836	\$ 9,485,277	\$ 2,088,853	\$ 3,540,242	\$ 3,228,970	\$ 120,530,902
Service System Total	\$ 44,235,550	\$ 468,260	\$ 2,035,270	\$ 1,062,525	\$ 932,510	\$ 1,030,595	\$ 49,764,710
SUB TOTALS	\$ 142,782,274	\$ 4,109,096	\$ 11,520,547	\$ 3,151,378	\$ 4,472,752	\$ 4,259,565	\$ 170,295,612
Engineering & Design, Permits & Approvals, Utility	\$ 4,283,468	\$ 410,910	\$ 1,152,055	\$ 315,138	\$ 447,275	\$ 425,956	\$ 7,034,802
FINANCING							
TOTAL	\$ 147,065,743	\$ 4,520,006	\$ 12,672,602	\$ 3,466,516	\$ 4,920,027	\$ 4,685,521	\$ 177,330,414

RIGHT OF WAY (FRANCHISE) ON PKWY	Area #1	Area #2	Area #3	Area #4	Area #5	Area #6	TOTALS
Backbone & Distribution Total	\$ 122,661,917	\$ 4,468,821	\$ 11,913,990	\$ 2,622,506	\$ 4,475,622	\$ 4,075,036	\$ 150,217,892
Service System Total	\$ 44,235,550	\$ 468,260	\$ 2,035,270	\$ 1,062,525	\$ 932,510	\$ 1,030,595	\$ 49,764,710
SUB TOTALS	\$ 166,897,467	\$ 4,937,081	\$ 13,949,260	\$ 3,685,031	\$ 5,408,132	\$ 5,105,631	\$ 199,982,602
Engineering & Design, Permits & Approvals, Utility	\$ 5,006,924	\$ 493,708	\$ 1,394,926	\$ 368,503	\$ 540,813	\$ 510,563	\$ 8,315,438
FINANCING							
TOTAL	\$ 171,904,391	\$ 5,430,789	\$ 15,344,186	\$ 4,053,534	\$ 5,948,945	\$ 5,616,194	\$ 208,298,040



64

Review of Rules, Regulations, & Franchises Agreements

There are different Rules, Regulations, and Franchise Agreements which dictate how each respective utility participates in an undergrounding project. This section address the specifics of each utility's requirements.

Imperial Irrigation District:

- The city must submit the requested project to IID for consideration and consultation.
- It is recommended that The city will hold public hearings and adopt an ordinance to establish an undergrounding district.
- IID's financial participation is based upon their annual operating budgets and pre-determined allocations for underground projects. In the event there is no available budget for an undergrounding project the city should be able to verify if IID has any other means of providing financial support of share portion of the cost based on the benefits of undergrounding a portion or the entire system in a particular area.



65

Review of Rules, Regulations, & Franchises Agreements

Verizon:

City initiated undergrounding projects are done in accordance with Verizon's General Exchange Tariff Section 2.

Section 2 general provisions are:

- The city must submit the requested project to Verizon for consideration and consultation.
- The city must hold public hearings and adopt an ordinance establish an undergrounding district.
- The undergrounding area should be an area extensively used by the public with a heavy volume of pedestrian or vehicle traffic.
- Verizon will underground its facilities at the time and to the extent that the overhead electric distribution facilities are replace.
- Verizon at its expense, will replace the existing overhead facilities with underground along public streets, roads, or on private land with easements.



66

Review of Rules, Regulations, & Franchises Agreements

Time Warner:

City initiated undergrounding projects should be in accordance with its Franchise Agreement with the City. Typically, the cable television provider will participate financially in a similar manner as the incumbent phone company. In reviewing Time Warner's current Franchise Agreement with the City of La Quinta, no provisions for undergrounding were found. It is very likely that Time Warner will cooperate with the City and underground their facilities in conjunction with the other utilities.



67

Overall Recommendations

- Commence meetings with the utilities as early as possible once it is determined that the City will proceed with a project in the designated area.
- IID typically prepares a budget for major infrastructure projects well over a year in advance. It will be crucial to engage in early collaboration with IID during the initial planning stages to negotiate a mutually acceptable level of participation.
- Confirm with Time Warner if they will contribute financially in a manner equivalent to Verizon.
- The City will need to seek input from the community, conduct public workshops and hearings, and enact ordinances to establish the undergrounding districts in each respective area.



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Definitions and Terminology:

IID Cable and Connections Electric – These are the direct IID costs associated with this work. These costs include the total installed cost of all cable, connections, and equipment associated with the work.

IID Distribution (Local Distribution) - This is the cost associated with the cable to be placed in the street in front of the homes from transformer to transformer.

IID Backbone (Backbone) - This is the cost associated with the cable to be placed from the backbone system to the distribution system.

IID Overhead Removals - Identifies estimated costs associated with the removal of IID's overhead cable and poles and associated facilities. These fees have been shown as separate line item to show the costs that IID may participate in.

IID Service Conversion with Existing Underground (UG) Service - Cost associated with reconnecting existing underground service to the new underground service.

IID Service Conversion with Existing Overhead (OH) Service - Cost associated with connecting a new underground service to the new underground system.

Verizon Telephone - These are the direct utility costs associated with this work. These costs include the total installed cost of all cable, connections, and equipment associated with the work.

CATV (Time Warner) - These are the direct utility costs associated with this work. These costs include the total installed cost of all cable, connections, and equipment associated with the work.



69

Next Steps

- November 2023 Study Session:
 - Discuss Funding Options
 - Processes

70

Questions?



71



72

City Council Meeting September 19, 2023

PH1 – La Villetta at Avenue 58 Project



73

Background

- Project Location:
 - South of Avenue 58 between Madison Street and Monroe Street
 - The project site is located on two vacant parcels (764-180-002 and 764-180-003)

74

Vicinity Map



75

Proposal

- 80 detached single-family units
- Landscaping, bocce ball, clubhouse, pool, tot lot, a passive park, and utility infrastructure
- 204 parking spaces:
 - 160 spaces (each unit 2-car parking garage)
 - 44 guest parking spaces (40 minimum guest parking)

76

Proposal

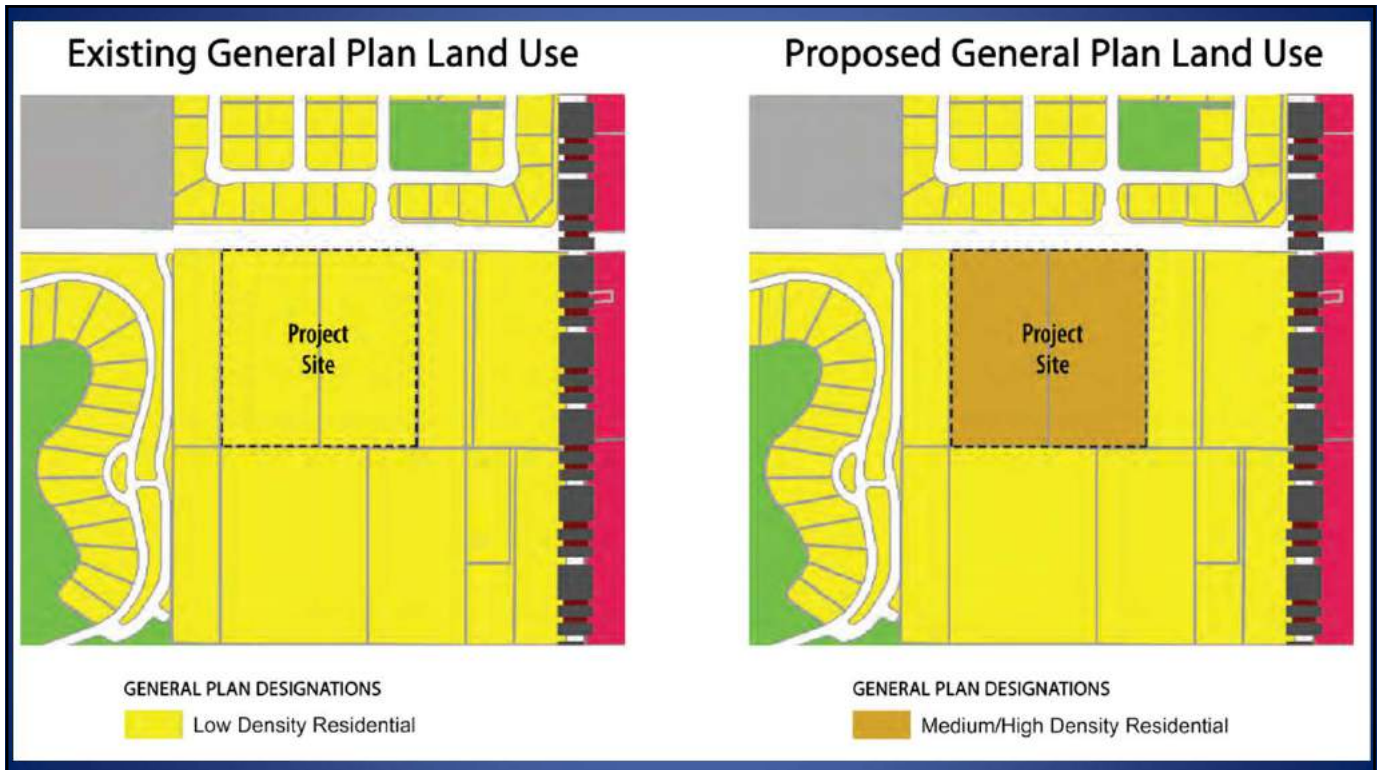
- Applications include:
 - Mitigated Negative Declaration (MND) to find proposed project does not have a significant effect on environment
 - General Plan Amendment, Zone Change, Tentative Tract Map, and Planned Unit Development (Conditional Use Permit)

77

General Plan Amendment

- Low Density Residential (LDR) to Medium/High Density Residential (MHDR)
- At the current LDR designation, the Site would be allowed up to 36 units.
- If changed to a MHDR designation, the Site would be allowed up to 143 units.

78

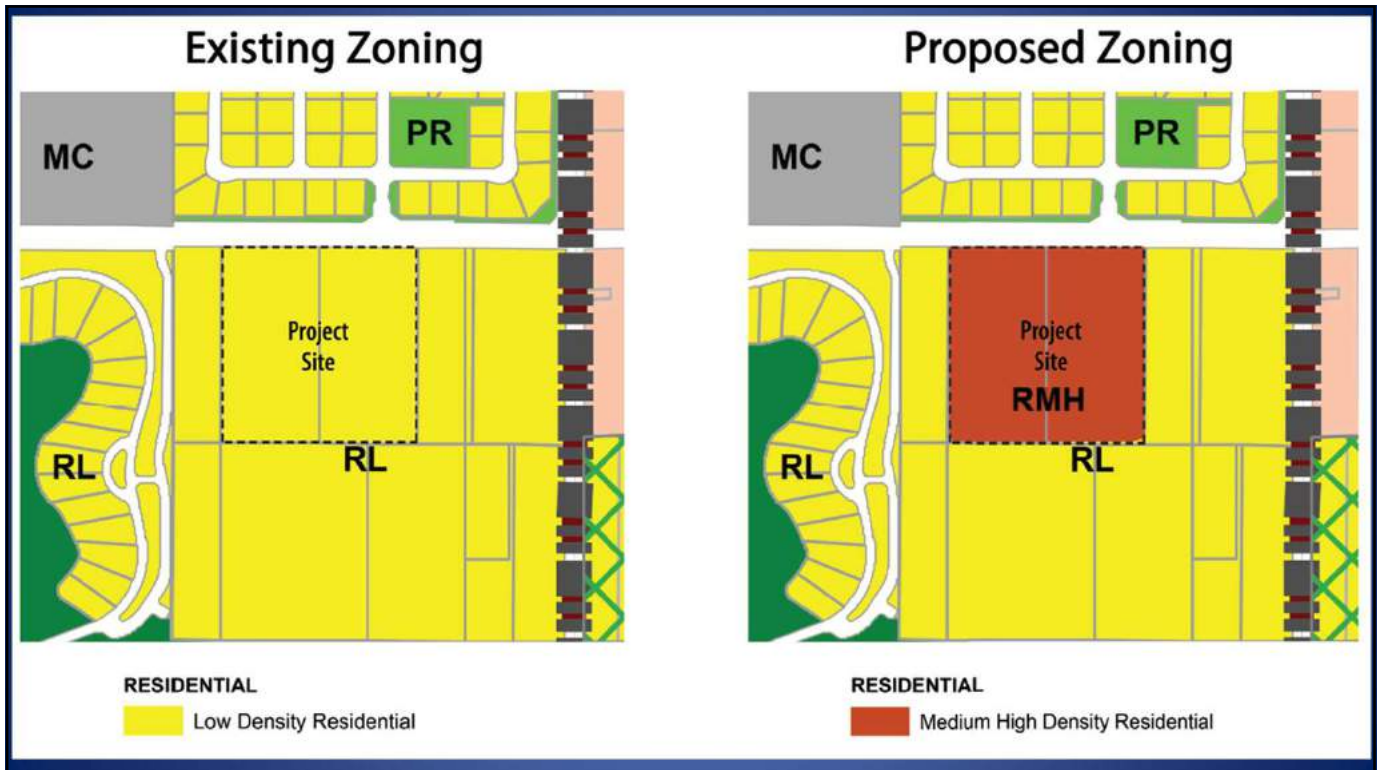


79

Zone Change

- Low Density (RL) to Medium High Density (RMH)
- Under the current RL zone, the Site would be allowed up to 36 units.
- If changed to a RMH zone, the Site would be allowed up to 108 units.

80

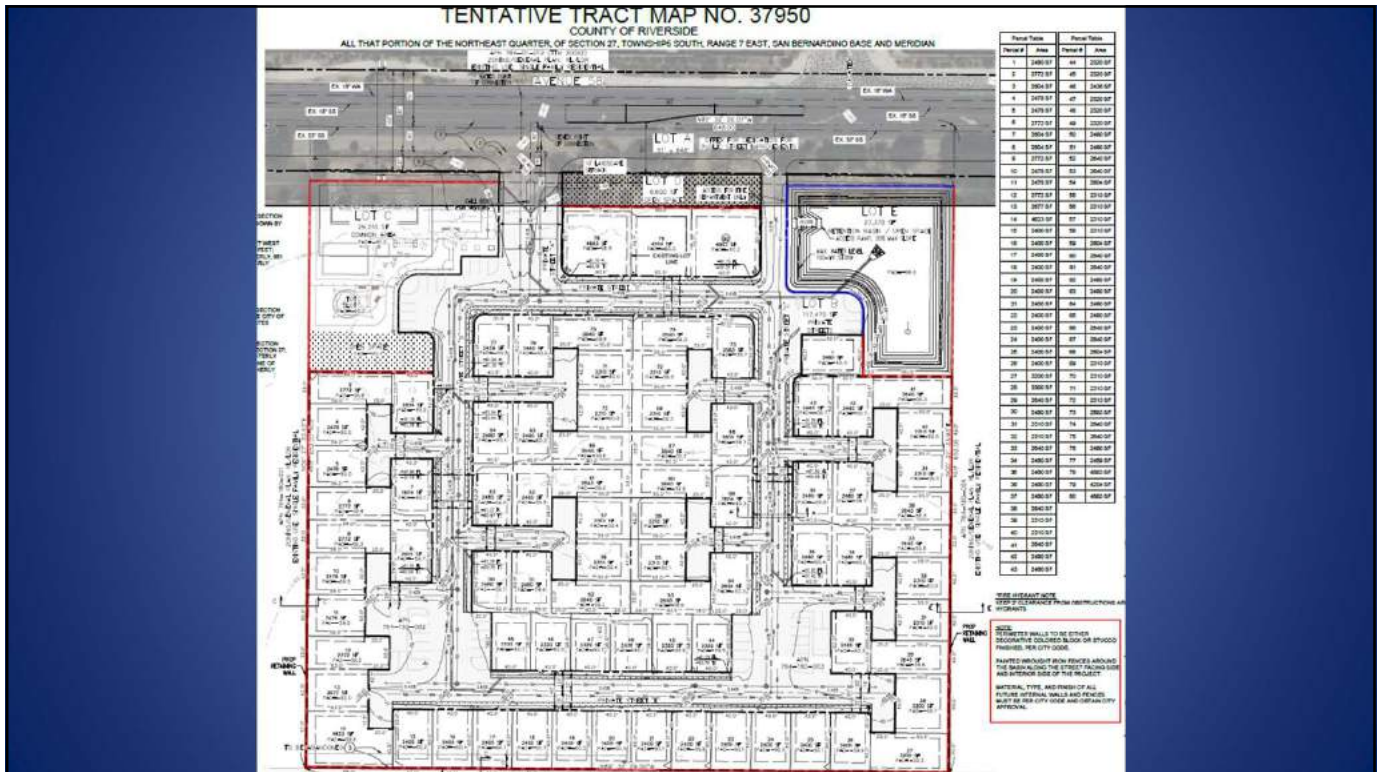


81

Tentative Tract Map

- TTM 37950
 - 80 residential lots
 - 5 lettered lots consisting of streets, common area, and open space
- Lot sizes
 - 2,310 sf to 4,623 sf
 - Average 2,623 sf

82



83

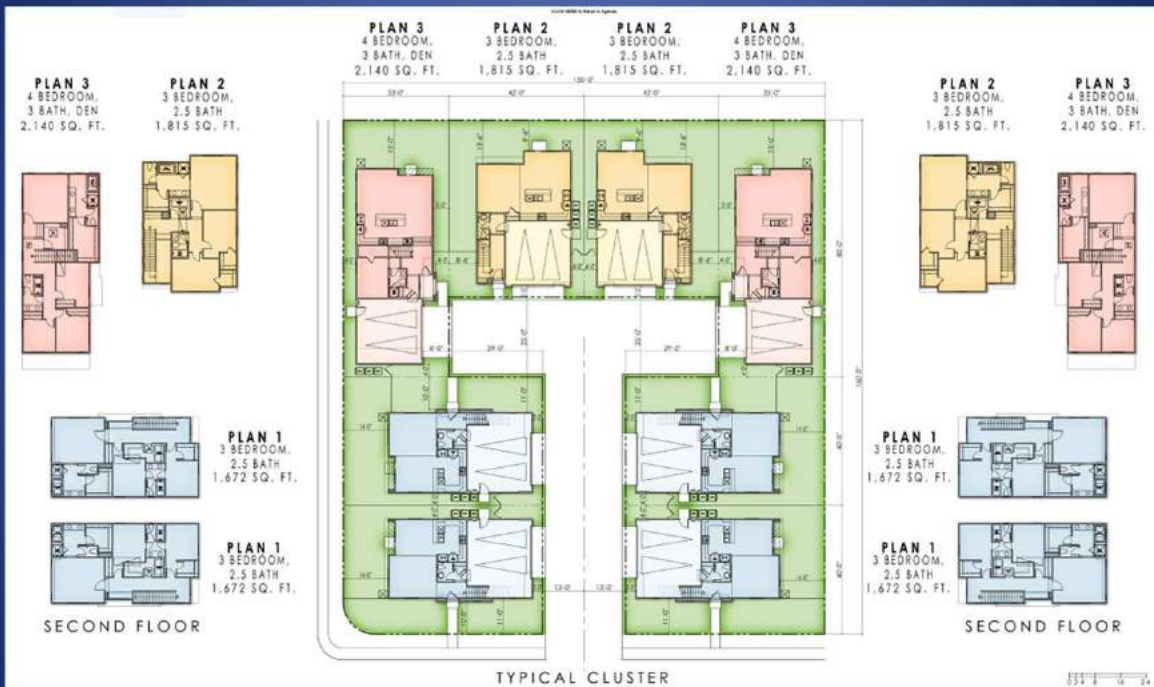
Planned Unit Development

- 4 project amenities are required: community pool/spa, clubhouse, bocce ball, a tot lot, and a passive park retention basin
- The City adopted the PUD process in 2016 to allow for flexibility in design, and encourages the development of creative, high-quality residential projects different from the typical standard single-family residential development

84

Regulation	Current RL zoning	Proposed RMH zoning	PUD Proposal	Compliance
Minimum lot area (sf)	7,200	3,600	2,310	No
Lot Frontage (ft)	Minimum 80	Minimum 40	33	No
Maximum dwelling units per acre	2-4 du/ac	8-12 du/ac	9.0 du/ac	Yes, with proposed Zone Change
Front yard setback to house (ft)	Minimum 20	Minimum 20	*3	No
Front yard setback to garage (ft)	Minimum 20	Minimum 20	*3	No
Rear Yard (ft)	Minimum 20	Minimum 15	7.5	No
Interior Side Yard (Min ft.)	5	5	3	No
Exterior Side Yard	10	10	5	No
Lot Coverage	Maximum 50%	Minimum 60%	66%	No
Private streets Width (No on-street parking)	Minimum 28	Minimum 28	24	No

85



86

Planned Unit Development

- 80 Unit breakdown:
 - Plan 1 units: 3 bedrooms, 2.5 bathrooms 1,672 sf two stories
 - Plan 2 units: 3 bedrooms, 2.5 bathrooms 1,815 sf two stories
 - Plan 3 units: *4 bedrooms, Den/Office, 3 bathrooms, 2,140 sf two stories
 - Plan 4 units: 3 bedrooms, 2 bathrooms, den, 1,769 sf single story

87

Planned Unit Development

- Architectural styles include Spanish, Mediterranean, and Santa Barbara
- Architectural features incorporate varying roof lines, gables, arcades, and swing awnings to break up the massing of the homes

88

© 2022 Earth L. Creek Architect, Inc. Refer to schedule drawings for wall, floor, and stud locations.

FRONT

RIGHT

REAR

LEFT

MATERIALS LEGEND

FRONT DOOR	REBROUZE
CONCRETE DOOR	CONCRETE
ROOF	CONCRETE TILE
FASCIA	SA WOOD
BARGE	SA WOOD
GABLE END	DECORATE PCASH
WALL	STUCCO
WINDOWS	WHITE ANODIZED
WINDOW SILL	PAINTED WOOD
SHUTTERS	PAINTED WOOD
ROOF SHEET	FORM
TRIM	STUCCO OVER RIGID FOAM

COLOR SCHEME 4

PLAN 1B

SANTA BARBARA ELEVATIONS

89

Enhanced Elevations

RIGHT

REAR

MATERIALS LEGEND

FRONT DOOR	REBROUZE
CONCRETE DOOR	CONCRETE
ROOF	CONCRETE TILE
FASCIA	SA WOOD
BARGE	SA WOOD
GABLE END	DECORATE PCASH
WALL	STUCCO
WINDOWS	WHITE ANODIZED
WINDOW SILL	PAINTED WOOD
SHUTTERS	PAINTED WOOD
ROOF SHEET	FORM
TRIM	STUCCO OVER RIGID FOAM

COLOR SCHEME 4

PLAN 1B

SANTA BARBARA ENHANCED ELEVATIONS

90



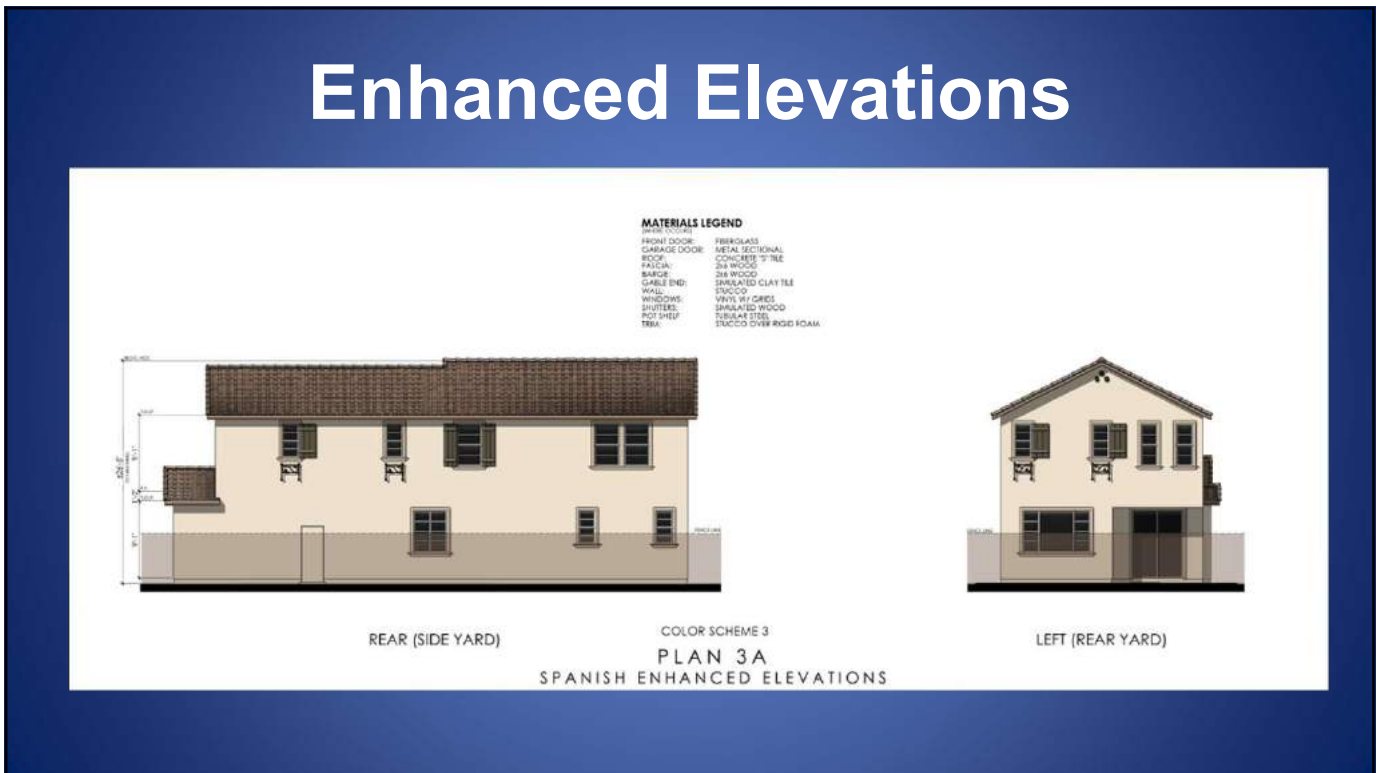
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Material Boards



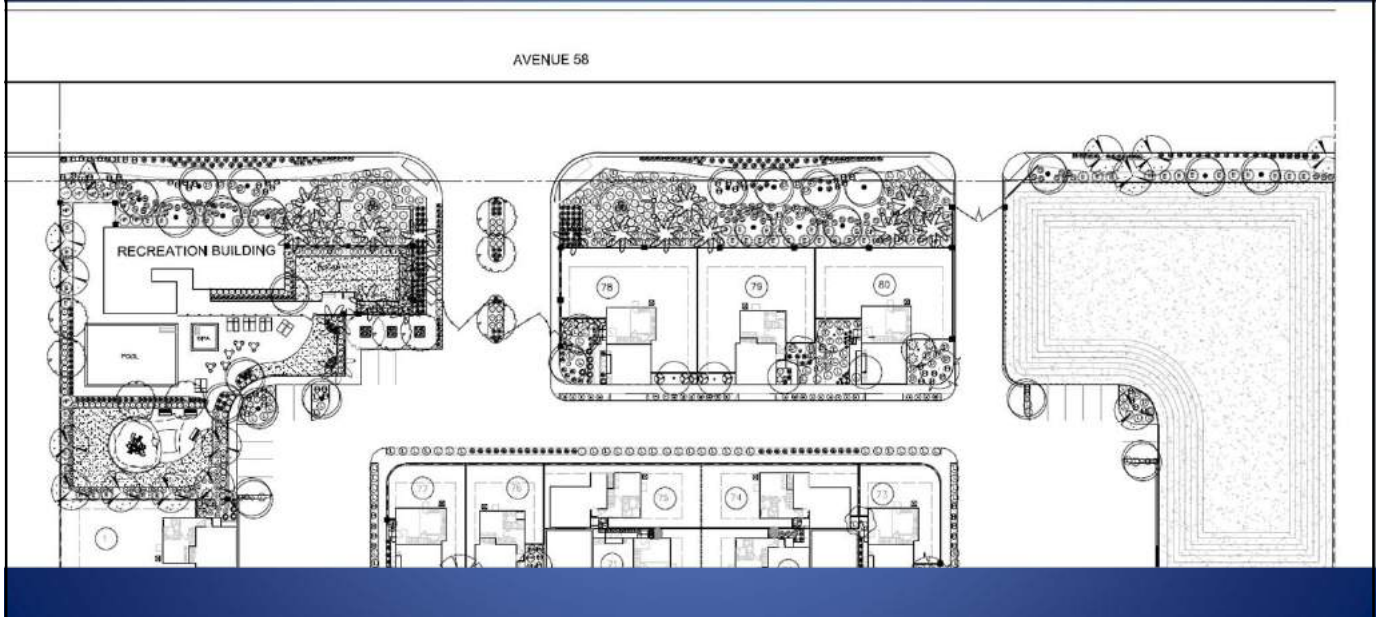
97

Landscape Plan



98

Landscape Plan



99

Landscape Plan

- The landscape area includes a combination of trees, shrubs, and groundcover
- A meandering sidewalk is proposed along Avenue 58 to enhance pedestrian connection

100

Traffic

- Access from Avenue 58
- Secondary access is for emergency Fire access only
- Avenue 58 to be improved to full General Plan width

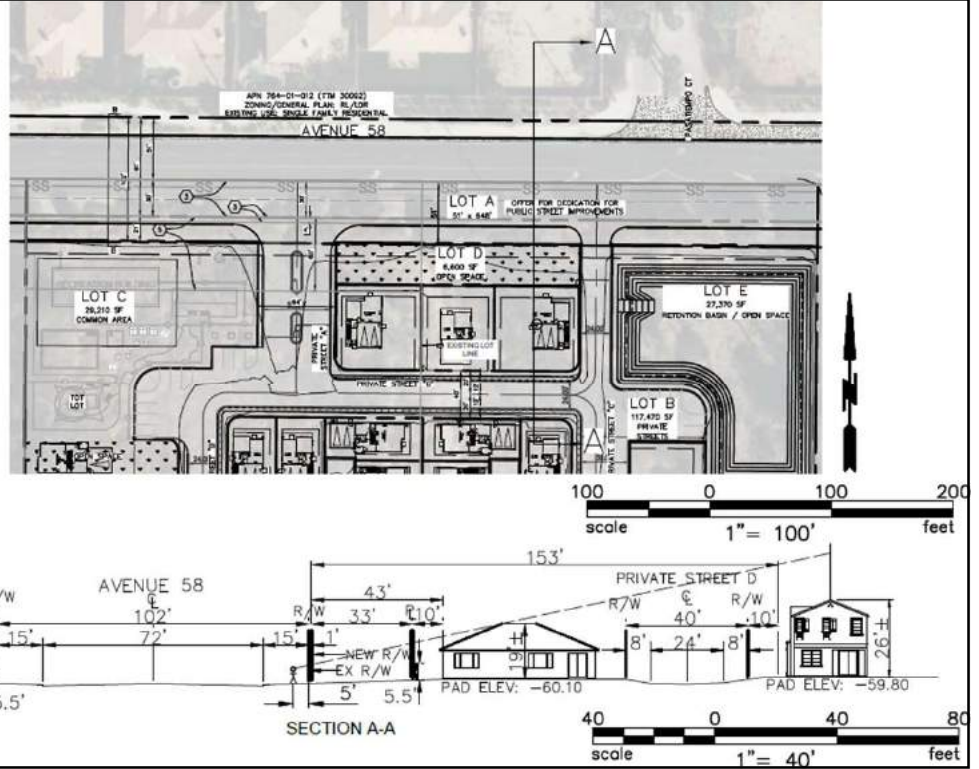
101

Traffic



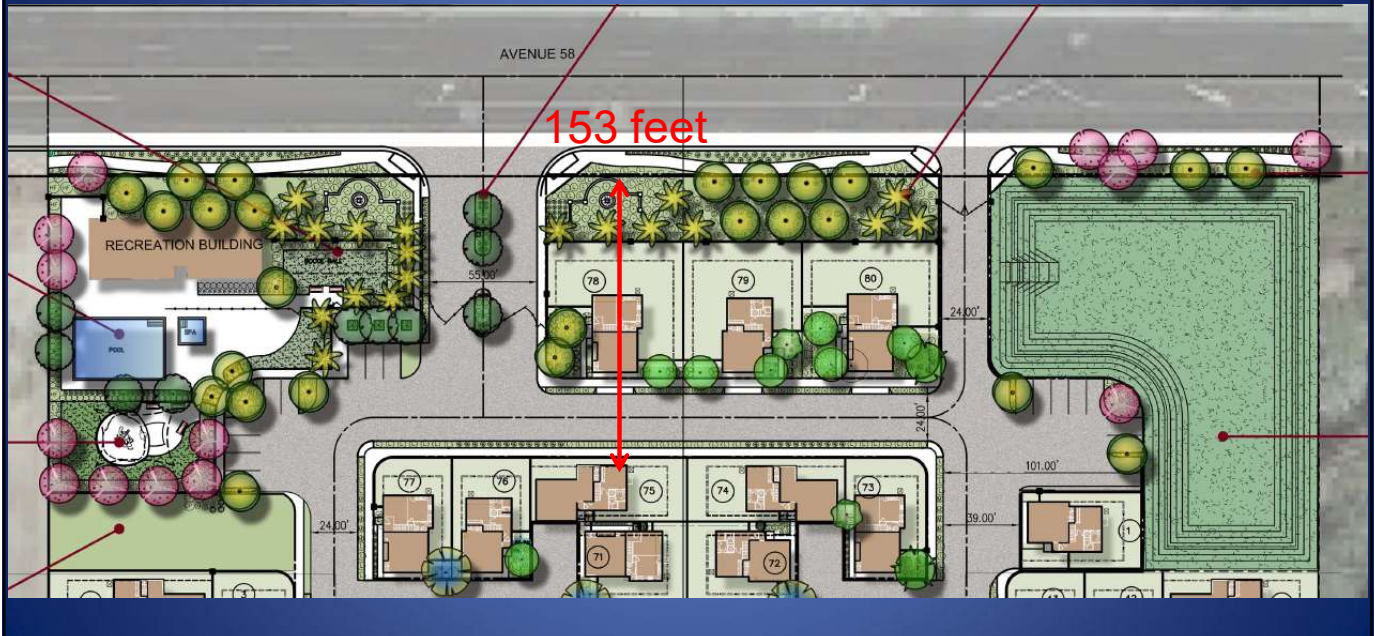
102

Line of Sight



103

Image Corridor



104

Conditions of Approval

- There are some minor modifications to help clarify the intent of a few COAs
- Condition No. 34 TTM COA and Condition No. 33 CUP COA were removed
- These changes were reviewed by staff and the proposed conditions still meet the original intent of the conditions reviewed by Planning Commission

105

CEQA

- Mitigated Negative Declaration was prepared
- Public review period was June 8 to June 28, 2023
- The City received two comment letters
- Mitigation measures have been incorporated to reduce impacts to a less than significant level

106

Public Comment

- Two letters of opposition were received regarding:
 - Parking
 - Two Story Element
- Five letters of support were also received

107

Findings

- City Council must make findings that:
 - Approve adoption of MND
 - Approve the GPA and ZC and apply Conditions of Approval (COA)
 - Find the PUD consistent with General Plan and apply COA
 - Approve the architecture, landscaping, and site design of PUD and apply COA

108

**Public Hearing Item No. 1
La Villetta at Avenue 58**

**Presentation by Applicant:
Rodeo Credit Enterprises, LLC**

La Villetta at Avenue 58

La Quinta, California



Presented By:
Rodeo Credit Enterprises, LLC

1

Location: Avenue 58 between Madison and Monroe Streets
(8.94 acres)
Tentative Tract Map 37950



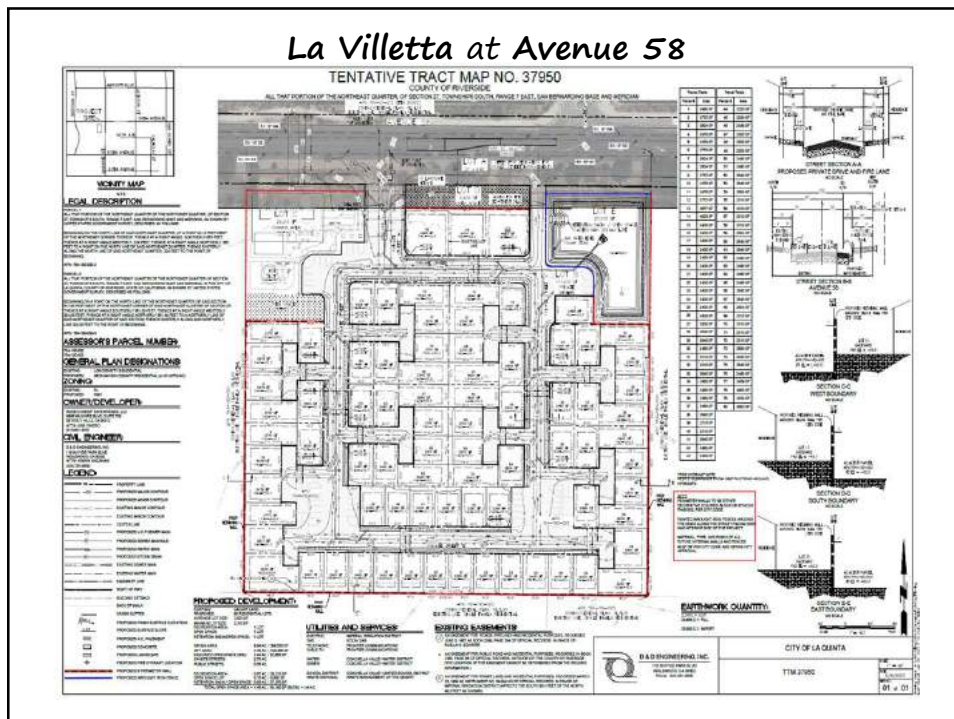
2

La Villetta at Avenue 58



3

La Villetta at Avenue 58



4

Community Overview

- 80 single family courtyard homes with two car garages
- Recreation Center featuring a community building, swimming pool, spa, restrooms, bocce ball, tot lot, along with an open space area
- Multi-use bio-detention basin for infiltration into the groundwater basin
- Over 1.45 acres of open space maintained by a homeowners association



5

Community Land Use Table

Gross Area: 8.94 acres
 Net Area: 4.79 acres
 On-site Streets: 2.70 acres
 Public Streets: .76 acres
 Guest Parking Spaces: 44

Average Lot Size: 2,623 sf
 Minimum Lot Size: 2,310 sf

Required Open Space (30%): 1.45 acres

Common Area Plan:

- Recreation Area: .67 acres/29,210 sf
- Open Space Lot: .15 acres/6,600 sf
- Retention Basin/Open Space: .63 acres/27,370 sf



6

Open Space Opportunities

Exercise Course



Playground Areas



7

Multi-use Open Space / Bio-detention Basin (for ground water infiltration)



8

Community Vision



- ▶ The vision for this new La Quinta community is to offer efficiently planned, charming homes, nestled within carefully designed recreational areas.
- ▶ *La Villetta at Avenue 58* will be connected by an open space network of parks, paths, sidewalks, a recreation area, as well as active and passive areas to allow for easy accessibility.
- ▶ The community is designed to encourage creative, high quality and an attractive living environment.
- ▶ Promote the use of green building practices and sustainable development methods.

9

La Villetta at Avenue 58 Single Family Detached Homes



NORTH CROSS DEVELOPERS, LLC. LA VILLETTA AT AVENUE 58 LA QUINTA, CA

10

La Villetta at Avenue 58

High quality design that compliments and enhances the City:

Kevin L Crook Architect, Inc. is an award winning Irvine architectural firm. The proposed homes have been designed to be visually compatible with similar architectural elements of Spanish, Mediterranean and Santa Barbara influences that are commonly found in La Quinta. There are four floor plans with three elevations and three color schemes. An overall community charm is established through its marketing name and attention to architectural details such as wrought iron window treatments, shutters, pot shelves, shaped frames and sills to enhance openings and add additional relief. Below is the one story home.



11

La Villetta at Avenue 58

Proposed Architectural Designs – two story home



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La Villetta at Avenue 58

Proposed Architectural Designs – two story home



SPANISH - FRONT ELEVATION



SPANISH
SCENE #1



SANTA BARBARA - FRONT ELEVATION



SANTA BARBARA
SCENE #2



MEDITERRANEAN - FRONT ELEVATION



MEDITERRANEAN
SCENE #3



SECOND FLOOR PLAN



FIRST FLOOR PLAN

PLAN 2 - 1,815 S.F.

ROCKWELL CREATIVE DEVELOPMENTS, LLC. **LA VILLETTA AT AVENUE 58** LA GUNTA, CA ROCKWELL CREATIVE DEVELOPMENTS, LLC. ROCKWELL CREATIVE DEVELOPMENTS, LLC.

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La Villetta at Avenue 58

Proposed Architectural Designs – two story home



SPANISH - FRONT ELEVATION



SPANISH
SCENE #1



SECOND FLOOR PLAN



MEDITERRANEAN - FRONT ELEVATION



MEDITERRANEAN
SCENE #2



FIRST FLOOR PLAN

PLAN 3 - 2,140 S.F.

ROCKWELL CREATIVE DEVELOPMENTS, LLC. **LA VILLETTA AT AVENUE 58** LA GUNTA, CA ROCKWELL CREATIVE DEVELOPMENTS, LLC. ROCKWELL CREATIVE DEVELOPMENTS, LLC.

14

La Villetta at Avenue 58 Proposed Recreational Building Architecture



15

Existing La Quinta Courtyard Homes Codorniz at Jefferson Street and 52nd Avenue



16

Recreation Area for Codorniz Community



17

Sol Terra Community – La Quinta



18

La Villetta at Avenue 58

Entitlement Requirements

The proposed community will need the following City of La Quinta approvals:

- General Plan Amendment to change the Zoning from low density residential (4 units per acre) to medium-high density residential (up to 12 units per acre) and the General Plan Land Use from low density residential (4 units per acre) to medium/high density residential (up to 16 units per acre.)
- A Conditional Use Permit for a Planned Use Development (PUD).
- Tentative Tract Map with an overall density of 9 dwelling units per acre.

CEQA Requirements

- Preparation of Initial Study/Mitigated Negative Declaration. The proposed project would not result in significant unavoidable environmental impacts once mitigation measures are implemented.



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La Villetta at Avenue 58

The proposed community meets the City of La Quinta's goal for a broad range of housing types and choices:

This medium density community proposes small, courtyard designed homes which are more energy efficient than low density houses and have a lower ecological footprint, thereby less taxing on the environment.

Environmental:

Based on the biological analysis and focused plant surveys, the site does not contain any special or sensitive plant or animal species. The home builder will be required to pay to the City of La Quinta a local development mitigation fee. The 188 date palm trees on site would be removed during the grading process and, if determined in good condition, could be relocated or replanted in the open space areas.



Services:

Both fire and police services are located nearby. IID is located nearby and upgrades to the power system will be needed. The students living in the proposed community will be served by the Coachella Valley Unified School District and the builder will be required to pay a school development fee prior to the issuance of building permits to offset the cost of providing school services.

Water:

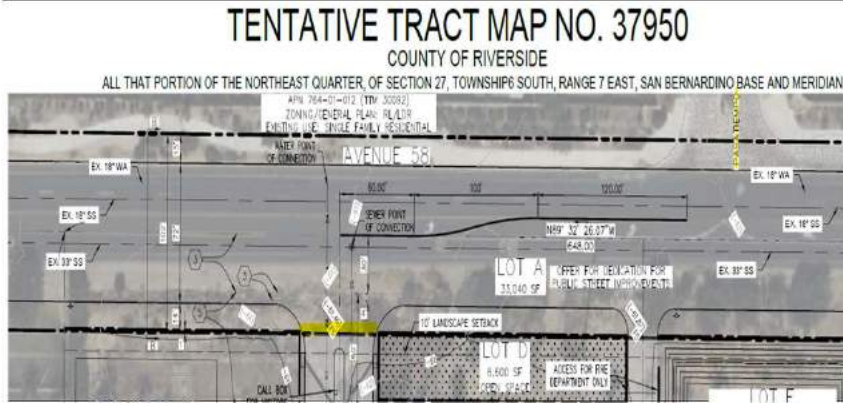
The proposed project will be served by the Coachella Valley Water District and a Water Analysis Study was prepared wherein 20.5 acre feet of water per year would be required under the proposed project vs. 37.5 acre feet of water per year under the current General Plan. The proposed project would use approximately half the quantity of water compared to water demands under the existing General Plan. This reduction is due to the cluster home development, common area landscaping, use of energy efficient water fixtures, minimal turf grass for park/playground area and the use of decomposed granite for landscaping.

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La Villetta at Avenue 58

Traffic:

A Traffic Impact Analysis Report and Vehicles Miles Travel Assessment were both prepared for the project. The existing striping along Avenue 58, which includes a center striped median, is recommended to be modified to create a 60-foot westbound left turn pocket at the main project driveway while there is an existing eastbound left turn pocket at Pasatiempo Court.

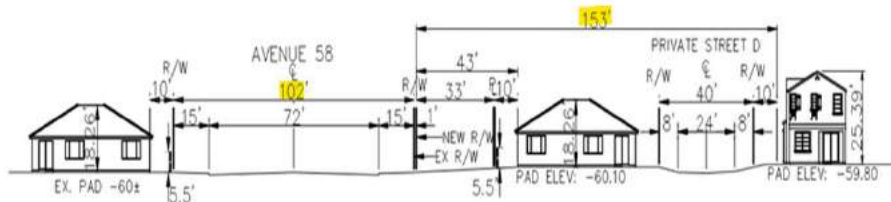


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La Villetta at Avenue 58

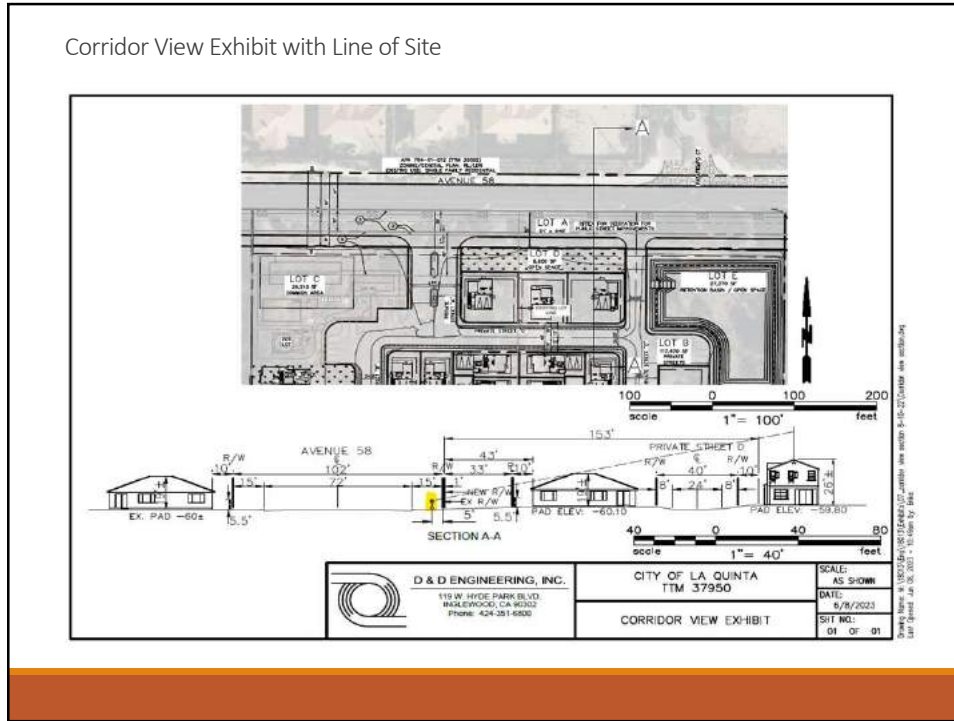
Image Corridor – Avenue 58:

The City's Image Corridor requirements were taken into account during the initial layout of this community and will allow important, as well as, cherished views to be maintained along Avenue 58. Consistent with the City's General Plan, the community proposes Image Corridor enhancements along Avenue 58 such as a 15 foot landscaped setback and a meandering multimodal trail, trees, shrubs and groundcover to enhance the **treasured mountain views** for all its residents. The northern, 3 one-story residential structures are setback more than 150 feet and do not exceed 22 feet in height.



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Corridor View Exhibit with Line of Site



23

La Villetta at Avenue 58 Project Team

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Jeff Addison, Principal/Director of Design
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