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December 12, 2025

Adrian Moreno, Associate Planner
City of Coachella, Planning Division
53990 Enterprise Way
Coachella, CA 92236

Subject: Energy Efficient Design & Heat Island Reduction Plan for TTM 39330, CUP 396, EA 25-03-COVA

Dear Adrian,

This letter provides the requested Energy Efficient Design and Heat Island Reduction Plan pursuant to the City of Coachella Municipal Code and summarizes the Project's consistency with the City of Coachella Climate Action Plan (CAP) Development Review Checklist, based on the information evaluated in the Project's CEQA analysis and incorporated into the Project design.

1. Energy Efficient Design and Heat Island Reduction Plan (CMC)

Per the City's Municipal Code, new development shall submit an energy efficient design and heat island reduction plan incorporating strategies such as light-colored cool roofs, light-colored paving, permeable paving, substantial shade tree coverage, shade structures, and shaded asphalt paving, and shall incorporate energy-efficient building and site design strategies including appropriate solar orientation, thermal mass, use of natural daylight and ventilation, and shading.

Project Overview

The approximately 86-acre Project proposes development of 165 single-family units, 244 condo hotel units, recreational amenities, approximately 12 acres of water features, and associated improvements (including pedestrian sidewalks, paved aisles, parking spaces, and landscaping).

A. Heat Island Reduction Strategies

The Project will incorporate the following heat island reduction strategies through the final architectural, civil, and landscape plans:

- Cool roofs: Use of light-colored cool roofing materials consistent with current energy code requirements and project specifications.
- Hardscape treatments: Use of light-colored paving and shaded asphalt paving where feasible, and incorporation of permeable paving in appropriate locations as reflected in the civil and landscape plans.



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- Shade coverage: Provision of substantial shade tree coverage and shade structures (including shade structures with cool roofing materials and/or solar photovoltaic shade structures) within pedestrian areas and parking areas to reduce surface temperatures and improve comfort.

B. Energy-Efficient Building and Site Design Strategies

Consistent with the Municipal Code and the Project's CEQA Energy analysis, the Project will incorporate:

- Appropriate solar orientation in site planning and building design to maximize energy efficiency and reduce solar heat gain;
- Building design strategies supporting thermal performance (including thermal mass and envelope performance, as applicable);
- Natural daylighting and ventilation strategies where feasible; and
- Shading through architectural features and landscape design.

C. Parking Lot Shade Requirement

The Municipal Code requires that shade tree plantings in surface parking areas be installed to provide shade over fifty (50) percent of the parking area within ten (10) years. The Project will comply by providing shade through a combination of:

- The Landscape Plan has been designed to place enough trees adjacent to sidewalks to provide shading of project sidewalks within 5 years of Project operation
- Solar photovoltaic shade structures and/or shade structures with cool roofing materials, which are permitted in whole or in part in lieu of shade tree plantings.

2. CEQA Energy Commitments Supporting the Plan

The CEQA Energy analysis concludes the Project is not anticipated to use an unnecessary or wasteful amount of energy and will comply with applicable State and local regulations to conserve energy and reduce greenhouse gas emissions. Key Project commitments include:

- Compliance with Title 20 (Appliance Efficiency Standards) and Title 24 Building Energy Efficiency Standards and CALGreen Building Standards Code;
- Use of energy-efficient appliances and high-efficiency lighting;
- Covered parking stalls with PV solar facilities;
- Receipt of a will-serve letter from IID and construction of a new on-site substation to provide electrical power to the Project site;
- Incorporation of solar generation and battery storage systems to help offset electricity demand from the regional grid;



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- On-site solar systems that will provide 50 percent of electricity for single-family homes, condos/townhomes, movie theaters, and restaurants; and
- Full electrification of all residential buildings (single-family homes and condos/townhomes), eliminating natural gas use for those buildings.

The CEQA analysis further concludes the Project would not obstruct applicable State or local plans for renewable energy or energy efficiency and would be consistent with the State's climate direction (including the 2022 CARB Scoping Plan pathway toward carbon neutrality by 2045).

3. City of Coachella CAP – Development Review Checklist Consistency (Summary)

The City of Coachella CAP recommends GHG emissions targets consistent with State reduction targets and includes a development review checklist to determine compliance and eligibility for streamlining. Compliance with the CAP is determined based on checklist responses, and a “No” response to an applicable Project Design Feature requires project adjustment or an alternative compliance path.

Based on the Project's design features, CEQA commitments, and applicable regulatory requirements, the Project is consistent with the CAP Development Review Checklist items provided, including (summary highlights):

- Recycling: Designated recycling and trash service consistent with SB 939 requirements.
- General Plan Consistency / Subarea Character / Urban Form: Land uses allowed under the General Plan designation and consistent with the Regional Retail District vision and intent.
- Urban Forest: Landscape plan designed consistent with City guidelines requiring shade trees at approximately one tree per 50 feet along street frontages, open space frontages, and public walkways.
- Construction Emissions: Construction emissions reduction measures (including limiting idling beyond regulatory requirements and use of electric/hybrid equipment where feasible) consistent with the identified Project Design Features.
- Recycled Content / CD&D Waste: Construction recycling/diversion and reuse commitments consistent with applicable State law and Municipal Code requirements (including AB 341 and CALGreen).
- Energy Efficiency / Passive Solar Design / Solar Orientation: Project commitments to exceed Title 24 and incorporate passive solar design and orientation strategies consistent with CAP checklist standards.
- Shaded Public Spaces / Urban Heat Island: Shading provided through trees and/or shade structures to meet shading targets for public spaces and reduce heat island effects, supported by cool roof/cool pavement strategies and shade trees.



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- Solar Energy: On-site PV systems providing 50% electricity for identified land uses consistent with the CAP checklist development standard (through implementation of MM GHG-2, as cited in the CEQA analysis).
- Pedestrian Connectivity / Complete Streets Elements: Internal pedestrian pathways linking uses and connecting to surrounding streets/sidewalk networks; traffic calming and low-speed private road design.
- EV Infrastructure / Lighting: Compliance with current Title 24 requirements for EV charging and energy-efficient LED lighting for streets and parking lots.
- Water / Stormwater / LID / Purple Pipe / Greywater Readiness: Low-impact design stormwater strategies and water efficiency commitments consistent with CAP checklist development standards and applicable regulations.

4. Conclusion

The enclosed information provides the City-requested Energy Efficient Design and Heat Island Reduction Plan and demonstrates the Project's consistency with the City's CAP development review checklist standards as summarized above. The Project will implement these strategies through final construction documents and applicable permit conditions.

Please let me know if any additional information is needed.

Thank you,

Nicole Vann

Nicole Vann
Planner/Project Manager