



# Notice of Availability Draft Environmental Impact Report

## The Oasis at Indio Project

**June 25, 2024**

From: Kendra Reif  
Principal Planner  
Community Development Department  
City of Indio  
100 Civic Center Mall  
Indio, CA 92201

The City of Indio (City) will be the Lead Agency and will prepare an Environmental Impact Report (EIR) for The Oasis at Indio (project). This notice provides the public, residents and property owners, responsible agencies, and other interested parties with a summary of the project, conclusions of the Draft EIR, information regarding the availability of the Draft EIR for public review, and the timeframe for submitting comments on the Draft EIR. Comments must be submitted in writing according to the directions below.

**Project Location:** Within the City of Indio, the project encompasses an area of approximately 183 acres south of Avenue 42, west of Monroe Street, north of the Interstate 10 freeway, and east of Madison Street. The site is located in portions of Sections 3 through 5, Township 7 South, Range 7 East, San Bernardino Base Line and Meridian; Latitude 33° 35' 50" N Longitude 116° 15' 39" W (approximate geographic center of the site).

**Project Description:** The project proposes the development of a mixed-use community on approximately 183 acres of vacant land. The mixed-use project will consist of residential, commercial, and industrial uses separated into four planning areas. The EIR evaluates potential environmental impacts with the development of two buildout scenarios: (1) Maximum Buildout Scenario (MBS), which assumes buildout of the project resulting in 3,240 dwelling units, 20,000 square feet of retail commercial uses, and 1,806,290 square feet of industrial development; and (2) Scenario #2, which assumes lesser buildout than the MBS but within the maximum intensities permitted. Scenario #2 would result in 1,237 dwelling units, 71,600 square feet of retail commercial uses, a 128 key hotel/motel, and 1,806,290 square feet of industrial uses.

**Significant Effects Discussed in the Draft EIR:** The potential impacts of the project were determined to be less than significant for the following topics: aesthetics, agricultural and forestry resources, energy, hydrology and water quality, land use and planning, population and housing, public services, recreation, transportation, and utilities. The potential impacts of the project were determined to be less than significant with mitigation measures identified in the Draft EIR for the following topics: biological resources, cultural resources, geology and soils, hazards and hazardous materials, noise, and tribal cultural resources. The potential impacts of the project were determined to be significant and unavoidable for the following topics: air quality and greenhouse gas emissions.

This Draft EIR is available for a 45-day public review period beginning on **June 25, 2024 and ending on August 9, 2024**. The Draft EIR is available for public review at the City's website at <https://www.indio.org/departments/community-development-department/notices-documents/-folder-304>.



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Please provide any comments in response to this notice (please note "The Oasis at Indio DEIR" in the subject line) in writing by August 9, 2024 to: Kendra Reif, Principal Planner, City of Indio, 100 Civic Center Mall, Indio, CA 92201. Please include the name, address, and other contact information in your response.

Thank you for participating in the City's environmental review of this proposed Project.

Signature:

A handwritten signature in black ink, appearing to be "KR", written over a horizontal line.

Kendra Reif

Title:

Principal Planner

Telephone:

(760) 391-4086

Please use this link to access the City's DEIR: <https://www.indio.org/departments/community-development-department/notices-documents/-folder-304>.