

Notice of Completion & Environmental Document Transmittal

Mail to: State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613
 For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

SCH #

Project Title: The Oasls at Indio

Lead Agency: City of Indio Contact Person: Kendra Reif, Principal Planner
 Mailing Address: 100 Civic Center Mall Phone: 760-391-4086
 City: Indio Zip: 92201 County: Riverside

Project Location: County: Riverside City/Nearest Community: Indio
 Cross Streets: Avenue 42 and Monroe Street Zip Code: 92203

Longitude/Latitude (degrees, minutes and seconds): 33 ° 44 ' 30 " N / 116 ° 14 ' 34 " W Total Acres: 186

Assessor's Parcel No.: 610-020-001, -010, -012, -013, -021, -034, -036 Section: 15 Twp.: 5S Range: 7E Base: SBBM

Within 2 Miles: State Hwy #: 10 Waterways: Thousand Palms Stormwater Channel, Coachella Valley Stormwater Channel
 Airports: Bermuda Dunes Airport Railways: Union Pacific Railroad Schools: CVUSD/DSUSD

Document Type:

CEQA: NOP Draft EIR NEPA: NOI Other: Joint Document
 Early Cons Supplement/Subsequent EIR EA Final Document
 Neg Dec (Prior SCH No.) Draft EIS Other: _____
 Mit Neg Dec Other: _____ FONSI

Local Action Type:

General Plan Update Specific Plan Rezone Annexation
 General Plan Amendment Master Plan Prezone Redevelopment
 General Plan Element Planned Unit Development Use Permit Coastal Permit
 Community Plan Site Plan Land Division (Subdivision, etc.) Other: _____

Development Type:

Residential: Units 3,240 Acres 75.1
 Office: Sq.ft. _____ Acres _____ Employees _____ Transportation: Type _____
 Commercial: Sq.ft. 20,000 Acres 75.1 Employees 40 Mining: Mineral _____
 Industrial: Sq.ft. 1,806,290 Acres 92.8 Employees 1,204 Power: Type _____ MW _____
 Educational: _____ Waste Treatment: Type _____ MGD _____
 Recreational: _____ Hazardous Waste: Type _____
 Water Facilities: Type _____ MGD _____ Other: _____

Project Issues Discussed in Document:

Aesthetic/Visual Fiscal Recreation/Parks Vegetation
 Agricultural Land Flood Plain/Flooding Schools/Universities Water Quality
 Air Quality Forest Land/Fire Hazard Septic Systems Water Supply/Groundwater
 Archeological/Historical Geologic/Seismic Sewer Capacity Wetland/Riparian
 Biological Resources Minerals Soil Erosion/Compaction/Grading Growth Inducement
 Coastal Zone Noise Solid Waste Land Use
 Drainage/Absorption Population/Housing Balance Toxic/Hazardous Cumulative Effects
 Economic/Jobs Public Services/Facilities Traffic/Circulation Other: _____

Present Land Use/Zoning/General Plan Designation:

Vacant land/General Plan: Mixed Use Neighborhood & Regional Commercial/Zoning: Specific Plan (MU-SP), Mixed Use Neighborhood (MUN) & Regional Commercial (RC)

Project Description: *(please use a separate page if necessary)*

The project proposes residential, commercial/retail, and industrial uses on approximately 186 acres. The EIR will analyze two theoretical buildout scenarios, each of which are reflective of potential buildout consistent with the Specific Plan's development standards. The buildout scenarios are described as follows: 1. Maximum Buildout Scenario: A mixed-use development containing 1,806,290 square feet of industrial on 92.8 ac., up to 3,240 multi-family residential units and 20,000 square feet of commercial/retail use on 75.1 ac; and 2. Scenario #2: A mixed-use development containing 1,806,290 square feet of industrial use on 92.8, up to 1,237 multi-family residential units and 71,600 square feet of commercial uses and a 128-key hotel in PA 1, 2 and 3. The project proposes a General Plan Amendment to amend the current General Plan land use designations from Mixed-Use Neighborhood (MUN) and Regional Commercial (RC) to Specific Plan (SP), and a Zone Change to revise the existing zoning designation of Mixed-Use Neighborhood (MUN) and Regional Commercial (RC) to SP.

Note: The State Clearinghouse will assign identification numbers for all new projects. If a SCH number already exists for a project (e.g. Notice of Preparation or previous draft document) please fill in.

Reviewing Agencies Checklist

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with an "X".
If you have already sent your document to the agency please denote that with an "S".

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| <input checked="" type="checkbox"/> Air Resources Board | <input checked="" type="checkbox"/> Office of Historic Preservation |
| <input type="checkbox"/> Boating & Waterways, Department of | <input type="checkbox"/> Office of Public School Construction |
| <input type="checkbox"/> California Emergency Management Agency | <input type="checkbox"/> Parks & Recreation, Department of |
| <input type="checkbox"/> California Highway Patrol | <input type="checkbox"/> Pesticide Regulation, Department of |
| <input type="checkbox"/> Caltrans District # _____ | <input type="checkbox"/> Public Utilities Commission |
| <input type="checkbox"/> Caltrans Division of Aeronautics | <input checked="" type="checkbox"/> Regional WQCB # <u>7</u> |
| <input type="checkbox"/> Caltrans Planning | <input type="checkbox"/> Resources Agency |
| <input type="checkbox"/> Central Valley Flood Protection Board | <input type="checkbox"/> Resources Recycling and Recovery, Department of |
| <input type="checkbox"/> Coachella Valley Mtns. Conservancy | <input type="checkbox"/> S.F. Bay Conservation & Development Comm. |
| <input type="checkbox"/> Coastal Commission | <input type="checkbox"/> San Gabriel & Lower L.A. Rivers & Mtns. Conservancy |
| <input type="checkbox"/> Colorado River Board | <input type="checkbox"/> San Joaquin River Conservancy |
| <input type="checkbox"/> Conservation, Department of | <input type="checkbox"/> Santa Monica Mtns. Conservancy |
| <input type="checkbox"/> Corrections, Department of | <input type="checkbox"/> State Lands Commission |
| <input type="checkbox"/> Delta Protection Commission | <input type="checkbox"/> SWRCB: Clean Water Grants |
| <input type="checkbox"/> Education, Department of | <input type="checkbox"/> SWRCB: Water Quality |
| <input type="checkbox"/> Energy Commission | <input type="checkbox"/> SWRCB: Water Rights |
| <input checked="" type="checkbox"/> Fish & Game Region # <u>6</u> | <input type="checkbox"/> Tahoe Regional Planning Agency |
| <input type="checkbox"/> Food & Agriculture, Department of | <input type="checkbox"/> Toxic Substances Control, Department of |
| <input type="checkbox"/> Forestry and Fire Protection, Department of | <input type="checkbox"/> Water Resources, Department of |
| <input type="checkbox"/> General Services, Department of | |
| <input type="checkbox"/> Health Services, Department of | <input checked="" type="checkbox"/> Other: <u>US Fish and Wildlife Service</u> |
| <input type="checkbox"/> Housing & Community Development | <input type="checkbox"/> Other: _____ |
| <input checked="" type="checkbox"/> Native American Heritage Commission | |

Local Public Review Period (to be filled in by lead agency)

Starting Date May 15, 2024

Ending Date June 14, 2024

Lead Agency (Complete if applicable):

Consulting Firm: MSA Consulting, Inc.

Address: 34200 Bob Hope Dr.

City/State/Zip: Rancho Mirage, CA 92270

Contact: Asia Lee

Phone: 760-320-9811

Applicant: BH Properties, Inc.

Address: 1650 Spruce Street, Suite 106

City/State/Zip: Riverside, CA 92507

Phone: _____

Signature of Lead Agency Representative: _____

Date: 05/13/2024

Authority cited: Section 21083, Public Resources Code. Reference: Section 21161, Public Resources Code.