



# Notice of Preparation Draft Environmental Impact Report

## The Oasis at Indio Project

**May 24, 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 BH Properties Industrial/residential Project (Project). The Project description and location, as well as the potential environmental effects proposed for analysis in the Draft EIR, are contained in the attached Initial Study. The project proposes the development of a mixed-use community on approximately 186 acres of vacant land south of Avenue 42, west of Monroe Street, and north of the Interstate 10 freeway. 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 1,320 dwelling units, 71,600 square feet of retail commercial uses, a 128 key hotel/motel, and 1,806,290 square feet of industrial uses.


The City needs to know the views of your agency as to the scope and content of the environmental information relevant to your agency's responsibilities in connection with the proposed Project. Your agency may need to use the EIR prepared by the City when considering any permits or other approvals for this Project. Comments are also invited from all other interested parties.

Due to the time limits mandated by State law, your response must be sent at the earliest possible date but not later than 30 days after receipt of this notice.

A scoping meeting was held on **October 12, 2023**, from **6:00 p.m. to 7:00 p.m.** at **Shadow Hills High School** in Indio. The scoping meeting provided an opportunity to learn more about the proposed Project and provide comments on the possible environmental effects the City should study in the EIR.

Please send your response to Kendra Reif, the City's Principal Planner, at the address shown above. Please include the name, address, and other contact information for an agency representative who should receive future notices and correspondence related to this Project.

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

Signature:   
Kendra Reif

Title: Principal Planner  
Telephone: (760) 391-4086

Please use this link to access the City's Initial Study: <https://www.indio.org/home/showpublisheddocument/4405>.