



Yana Garcia
Secretary for
Environmental Protection



Department of Toxic Substances Control

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Gavin Newsom
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SENT VIA ELECTRONIC MAIL

July 18, 2024

Kendra Reif

Principal Planner

City of Indio

100 Civic Center Mall

Indio, CA 92201

kreif@indio.org

RE: DRAFT ENVIRONMENTAL IMPACT REPORT FOR THE OASIS AT INDIO
PROJECT DATED JUNE 26, 2024, STATE CLEARINGHOUSE NUMBER [2024050578](#)

Dear Kendra Reif,

The Department of Toxic Substances Control (DTSC) received a Draft Environmental Impact Report (DEIR) for The Oasis at Indio project (project). 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 DEIR evaluates potential environmental impacts with the development of two buildout scenarios: (1) Maximum Buildout Scenario, 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 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. The project also proposes a public 18-inch water line along Street A alignment connecting to the off-site water mains that underlie Monroe Street and

Avenue 42. Private 12-inch lines will connect to the public 18-inch water main and provide water to the private developments. The project will connect to an existing 2-inch sewer main at Monroe Street and Avenue 42 intersection. The project proposes a 12 to 1-inch sewer main along Street A, and possibly offsite sewer facilities. After reviewing the project, DTSC recommends and requests consideration of the following comments:

1. DTSC recommends that all imported soil and fill material should be tested to assess any contaminants of concern meet screening levels as outlined in [DTSC's Preliminary Endangerment Assessment \(PEA\) Guidance Manual](#). Additionally, DTSC advises referencing the [DTSC Information Advisory Clean Imported Fill Material Fact Sheet](#) if importing fill is necessary. To minimize the possibility of introducing contaminated soil and fill material there should be documentation of the origins of the soil or fill material and, if applicable, sampling be conducted to ensure that the imported soil and fill material are suitable for the intended land use. The soil sampling should include analysis based on the source of the fill and knowledge of the prior land use. Additional information can be found by visiting [DTSC's Human and Ecological Risk Office \(HERO\) webpage](#).
2. If buildings or other structures are to be demolished on any project sites included in the proposed project, surveys should be conducted for the presence of lead-based paints or products, mercury, asbestos containing materials, and polychlorinated biphenyl caulk. Removal, demolition, and disposal of any of the above-mentioned chemicals should be conducted in compliance with California environmental regulations and policies. In addition, sampling near current and/or former buildings should be conducted in accordance with [DTSC's PEA Guidance Manual](#)

DTSC believes the City of Indio must address these comments to determine if any significant impacts under the California Environmental Quality Act (CEQA) will occur and, if necessary, avoid significant impacts under CEQA.

DTSC appreciates the opportunity to comment on the DEIR for The Oasis at Indio

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project. Thank you for your assistance in protecting California's people and environment from the harmful effects of toxic substances. If you have any questions or would like clarification on DTSC's comments, please respond to this letter or via [email](#) for additional guidance.

Sincerely,

Tamara Purvis

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cc: (via email)

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