



**Notice of Availability  
Notice of Public Meeting**  
Theta Xi Fraternity Redevelopment Project  
Draft Environmental Impact Report

Governor's Office of Planning & Research

JUL 03 2019

STATE CLEARINGHOUSE

**LEAD AGENCY**

City of Davis  
23 Russell Boulevard  
Davis, CA 95616  
(530) 757-5610 ext. 7230

**EIR CONSULTANT**

De Novo Planning Group  
1020 Suncastr Lane, Suite 106  
El Dorado Hills, CA 95762  
(916) 949-3231

**PROJECT TITLE: THETA XI FRATERNITY REDEVELOPMENT (AT 503, 509 & 515 FIRST STREET, DAVIS, CALIFORNIA)**

**PROJECT LOCATION:**

The project site consists of approximately 0.45 acres located in the central portion of the City of Davis, north of the Interstate 80 (I-80) Freeway, at 503, 509, and 515 First Street. The project site can be identified by its Yolo County Assessor's Parcel Numbers (APNs) 070-244-004, 070-244-005, and 070-244-006. The project site is located in the Davis Downtown Core Area, near what is considered the historic gateway to the City of Davis.

**PROJECT DESCRIPTION:**

The proposed project includes merging the three lots located at 503, 509, and 515 First Street and re-subdividing the property into two lots for the redevelopment of one parcel with a consolidated 35-bed, three-story building. The project would include demolition of the buildings at 503 and 509 First Street (Bryson House, Jackson House, and a garage structure), the retention of the building at 515 First Street (Theta Xi [TX] Main House) on a reconfigured lot of approximately 9,450 square feet, and the construction of a new three-story fraternity on the new 10,350 square foot lot.

**SIGNIFICANT ENVIRONMENTAL EFFECTS:**

The Draft EIR has identified a significant and unavoidable environmental impact from implementation of the project related to Cultural and Tribal Resources. All other environmental issues were determined to have no impact, less than significant impacts, or less than significant impacts with mitigation measures incorporated into the project.

**PUBLIC REVIEW PERIOD:**

A 45-day public review period for the Draft EIR **will commence on July 8, 2019 and on August 28, 2019**. Please send your input, comments or responses (including the name for a contact person in your agency) to: Attn Ike Njoku, City of Davis Department of Community Development and Sustainability, 23 Russell Boulevard, Davis, CA 95616, or: [injoku@cityofdavis.org](mailto:injoku@cityofdavis.org). Copies of the Draft EIR are available for review at the City of Davis Department of Community Development and Sustainability. Additionally, the EIR and appendices are available in electronic format. These documents can be viewed online at: <https://cityofdavis.org/city-hall/community-development-and-sustainability/development-projects/theta-xi-redevelopment-project>

**DRAFT EIR COMMENT MEETING:**

**On August 19, 2019, starting at 7:00 PM**, the City of Davis Historical Resources Management Commission will conduct a public meeting to solicit input and comments from public agencies and the general public on the Draft EIR for the Theta Xi Fraternity Redevelopment Project. **This meeting will be held at the City of Davis Senior Center's Activity Room, located at 646 A Street, Davis, CA 95616.** Also, **on August 28 2019, starting at 7:00 PM**, the City of Davis Planning Commission will conduct a public meeting to solicit input and comments from public agencies and the general public on the Draft EIR for the Theta Xi Fraternity Redevelopment Project. **This meeting will be held at the City of Davis Community Chambers, located at 23 Russell Boulevard, Davis, CA 95616.**

Paper loan copies are available at the Department of Community Development and Sustainability during working hours. **If we do not receive a response or comments from you or your agency or organization, we will presume that you or your agency or organization have no response or comments to make.**