

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 # 2019029127

Project Title: Theta Xi Fraternity Redevelopment

Lead Agency: City of Davis Contact Person: Ike Njoku
Mailing Address: 23 Russell Boulevard Phone: (530) 757-5610 ext. 7230
City: Davis Zip: 95616 County: Yolo

Project Location: County: Yolo City/Nearest Community: Davis
Cross Streets: First St / D St Zip Code: 95616
Longitude/Latitude (degrees, minutes and seconds): 38 ° 32 ' 31.5 " N / 121 ° 44 ' 29.3 " W Total Acres: 0.45
Assessor's Parcel No.: 070-244-004, -005, and -006 Section: 15 Twp.: 8N Range: 2E Base: BDBM
Within 2 Miles: State Hwy #: I-80 Waterways: Putah Creek
Airports: N/A Railways: UPRR Schools: UC Davis

Document Type:

CEQA: [ ] NOP [x] 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:

Governor's Office of Planning & Research
After 12PM
JUL 03 2019
STATE CLEARINGHOUSE

Local Action Type:

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

Development Type:

[x] Residential: Units Acres
[ ] Office: Sq.ft. Acres Employees
[ ] Commercial: Sq.ft. Acres Employees
[ ] Industrial: Sq.ft. Acres Employees
[ ] Educational:
[ ] Recreational:
[ ] Water Facilities: Type MGD
[ ] Transportation: Type
[ ] Mining: Mineral
[ ] Power: Type MW
[ ] Waste Treatment: Type MGD
[ ] Hazardous Waste: Type
[ ] Other:

Project Issues Discussed in Document:

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

Present Land Use/Zoning/General Plan Designation:

General Plan Land Use Designation: Retail Stores; Zoning: Central Commercial

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

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 (TX Main House) on a reconfigured lot of approximately 9,450 sf, and the construction of a new three-story fraternity on the new 10,350 sf lot. The proposed three-story fraternity building would provide 35 total beds and nine total bathrooms. The project would also consolidate all living and study areas into the proposed three-story building.

State Clearinghouse Contact: (916) 445-0613 A.H.

State Review Began: 7 - 8 - 2019

SCH COMPLIANCE 8 - 28 - 2019

Note: Review per Lead

Please note State Clearinghouse Number (SCH#) on all Comments

SCH#: 2019029127

Please forward late comments directly to the Lead Agency

AQMD/APCD 40

(Resources: 7 / 13)

Project Sent to the following State Agencies

[x] Resources Cal EPA
Boating & Waterways ARB: Airport & Freight
[x] Central Valley Flood Prot. ARB: Transportation Projects
Coastal Comm ARB: Major Industrial/Energy
Colorado Rvr Bd Resources, Recycl. & Recovery
[x] Conservation SWRCB: Div. of Drinking Water
XX CDFW # 243 SWRCB: Div. Drinking Wtr #
Cal Fire SWRCB: Div. Financial Assist.
Historic Preservation SWRCB: Wtr Quality
[x] Parks & Rec SWRCB: Wtr Rights
Bay Cons & Dev Comm. [x] Reg. WQCB # 55
[x] DWR Toxic Sub Ctrl-CTC
Yth/Adlt Corrections
Corrections
Independent Comm
Delta Protection Comm
Delta Stewardship Council
Energy Commission
[x] NAHC
[x] Public Utilities Comm
Santa Monica Bay Restoration
State Lands Comm
Tahoe Rgl Plan Agency
Conservancy
Other:

CalSTA
Aeronautics
[x] CHP
[x] Caltrans # 3
Trans Planning
Other
Education
Food & Agriculture
HCD
OES
State/Consumer Svcs
General Services

**Reviewing Agencies Checklist**

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

- |   |  |
|---|--|
| <input checked="" type="checkbox"/> Air Resources Board                 | <input 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 checked="" type="checkbox"/> Caltrans District #3                | <input type="checkbox"/> Public Utilities Commission                         |
| <input type="checkbox"/> Caltrans Division of Aeronautics               | <input checked="" type="checkbox"/> Regional WQCB #5                         |
| <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 #2               | <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                | Other: _____   |
| <input type="checkbox"/> Health Services, Department of                 | Other: _____   |
| <input type="checkbox"/> Housing & Community Development                |  |
| <input checked="" type="checkbox"/> Native American Heritage Commission |  |

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

Starting Date July 8, 2019 Ending Date August 28, 2019

**Lead Agency (Complete if applicable):**

|  |  |
|--|--|
| Consulting Firm: <u>De Novo Planning Group</u> | Applicant: <u>Beta Epsilon Association of Theta Xi</u> |
| Address: <u>1020 Suncoast Lane, Suite 106</u>  | Address: <u>515 First Street</u>                       |
| City/State/Zip: <u>El Dorado Hills, CA</u>     | City/State/Zip: <u>Davis, CA 95617</u>                 |
| Contact: <u>Steve McMurtry</u>                 | Phone: <u>N/A</u>                                      |
| Phone: <u>(916) 580-9818</u>                   |  |

Signature of Lead Agency Representative: *Steve McMurtry* Date: 7/8/19

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