

Summary Form for Electronic Document Submittal

Form F

Lead agencies may include 15 hardcopies of this document when submitting electronic copies of Environmental Impact Reports, Negative Declarations, Mitigated Negative Declarations, or Notices of Preparation to the State Clearinghouse (SCH). The SCH also accepts other summaries, such as EIR Executive Summaries prepared pursuant to CEQA Guidelines Section 15123. Please include one copy of the Notice of Completion Form (NOC) with your submission and attach the summary to each electronic copy of the document.

SCH #: 2019029127

Project Title: Theta Xi Fraternity Redevelopment Project

Lead Agency: City of Davis

Contact Name: Ike Njoku

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Phone Number: 530-757-5610

Project Location: Davis, Yolo County

City

County

Project Description (Proposed actions, location, and/or consequences).

The project site is currently developed with three two-story adjacent Theta Xi fraternity houses, totaling 19,800 square feet (sf). 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 with partial basement, a detached laundry, storage building, and trash enclosure, and associated site landscaping with exterior meeting and gathering spaces. There would also be a dedicated "Bike Barn" with bike maintenance space and a one-to-one ratio of covered and secured bike storage to beds. Additional guest bike parking would be provided along the landscape strip on First Street. The project would include a new parking lot accessed from D Street through a secured vehicle gate.

Identify the project's significant or potentially significant effects and briefly describe any proposed mitigation measures that would reduce or avoid that effect.

An Initial Study has been prepared for this project. Impacts associated with Aesthetics, Agriculture and Forestry Resources, Air Quality, Biological Resources, Energy, Geology and Soils, Greenhouse Gases, Hazards and Hazardous Materials, Hydrology and Water Quality, Mineral Resources, Noise, Population and Housing, Public Services, Recreation, Transportation, Utilities and Service Systems, and Wildfire would not occur.

Mitigation measures are included in the Initial Study.

The Draft EIR analyzes the following topics: Cultural Resources, Land Use and Planning, Tribal Cultural Resources, and Mandatory Findings.

Mitigation measures are included in the Draft EIR. See the Executive Summary.

If applicable, describe any of the project's areas of controversy known to the Lead Agency, including issues raised by agencies and the public.

Aspects of the proposed project that could be of public concern include the following:

- The noise, trash, and general disturbances in the front yard areas.
- The structural stability and efficiency of the existing structures.
- The proposed mitigation measures related to biological resources (specifically related to special-status birds and bats).
- The proposed mitigation measure related to tribal cultural resources.
- The demolition of the existing structures as related to hazardous materials.

Provide a list of the responsible or trustee agencies for the project.

The City of Davis is the Lead Agency for the proposed project, pursuant to the State Guidelines for Implementation of CEQA, Section 15050.

This document will be used by the City of Davis in consideration of the following actions:

- Approval of the requested merging and re-subdivision of the three parcels (APNs 070-244-004, 070-244-005, and 070-244-006) to create two parcels that will accommodate the proposed project, while retaining the building at 515 First Street.
- Approval of the Conditional Use Permit to continue the existing living group use at the site.
- Approval of the Tier III Design Review.
- Approval of the demolition permit for the two buildings at 503 and 509 First Street.
- Approval of the building permit for the proposed three-story building.
- Approval of the Focused EIR.
- Adoption of the Mitigation Monitoring and Reporting Program (MMRP).