



Gavin Newsom
Governor

STATE OF CALIFORNIA
Governor's Office of Planning and Research
State Clearinghouse and Planning Unit



Kate Gordon
Director

Notice of Preparation

February 25, 2019

To: Reviewing Agencies

Re: Theta Xi Fraternity Redevelopment
SCH# 2019029127

Attached for your review and comment is the Notice of Preparation (NOP) for the Theta Xi Fraternity Redevelopment draft Environmental Impact Report (EIR).

Responsible agencies must transmit their comments on the scope and content of the NOP, focusing on specific information related to their own statutory responsibility, within 30 days of receipt of the NOP from the Lead Agency. This is a courtesy notice provided by the State Clearinghouse with a reminder for you to comment in a timely manner. We encourage other agencies to also respond to this notice and express their concerns early in the environmental review process.

Please direct your comments to:

Ike Njoku
City of Davis
23 Russell Boulevard
Davis, CA 95616

with a copy to the State Clearinghouse in the Office of Planning and Research. Please refer to the SCH number noted above in all correspondence concerning this project.

If you have any questions about the environmental document review process, please call the State Clearinghouse at (916) 445-0613.

Sincerely,

Scott Morgan
Director, State Clearinghouse

Attachments
cc: Lead Agency

**Document Details Report
State Clearinghouse Data Base**

SCH# 2019029127
Project Title Theta Xi Fraternity Redevelopment
Lead Agency Davis, City of

Type NOP Notice of Preparation

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 (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.

Lead Agency Contact

Name Ike Njoku
Agency City of Davis
Phone (530) 757-5610 ext. 7230
email
Address 23 Russell Boulevard
City Davis
Fax
State CA **Zip** 95616

Project Location

County Yolo
City Davis
Region
Cross Streets First Street/D Street
Lat / Long 38° 32' 31.5" N / 121° 44' 29.3" W
Parcel No. 070-244-004, -005, -006
Township 8N **Range** 2E **Section** 15 **Base** BDBM

Proximity to:

Highways I-80
Airports
Railways UPRR
Waterways Putah Creek
Schools UC Davis
Land Use General Plan Land Use Designation: Retail Stores; Zoning: Central Commercial

Project Issues Aesthetic/Visual; Growth Inducing; Air Quality; Agricultural Land; Archaeologic-Historic; Drainage/Absorption; Flood Plain/Flooding; Forest Land/Fire Hazard; Geologic/Seismic; Minerals; Landuse; Noise; Population/Housing Balance; Public Services; Recreation/Parks; Schools/Universities; Septic System; Sewer Capacity; Soil Erosion/Compaction/Grading; Solid Waste; Toxic/Hazardous; Traffic/Circulation; Vegetation; Water Quality; Water Supply; Cumulative Effects

Reviewing Agencies Resources Agency; Department of Parks and Recreation; Department of Water Resources; Department of Fish and Wildlife, Region 2; Native American Heritage Commission; Public Utilities Commission; California Highway Patrol; Caltrans, District 3 N; Air Resources Board, Transportation Projects; State Water Resources Control Board, Division of Drinking Water; Department of Toxic Substances Control; Regional Water Quality Control Bd., Region 5 (Sacramento)

Date Received 02/25/2019 **Start of Review** 02/25/2019 **End of Review** 03/26/2019

NOP Distribution List

County: Yolo

SCH#

2019029127

Resources Agency

- ☒ **Resources Agency**
Nadell Gayou
- ☐ **Dept. of Boating & Waterways**
Denise Peterson
- ☐ **California Coastal Commission**
Allyson Hitt
- ☐ **Colorado River Board**
Elsa Contreras
- ☐ **Dept. of Conservation**
Crina Chan
- ☐ **Cal Fire**
Dan Foster
- ☐ **Central Valley Flood Protection Board**
James Herola
- ☐ **Office of Historic Preservation**
Ron Parsons
- ☒ **Dept of Parks & Recreation**
Environmental Stewardship Section
- ☐ **S.F. Bay Conservation & Dev't. Comm.**
Steve Goldbeck
- ☒ **Dept. of Water Resources**
Resources Agency
Nadell Gayou
- Fish and Game**
 - ☐ **Dept. of Fish & Wildlife**
Scott Flint
Environmental Services Division
 - ☐ **Fish & Wildlife Region 1**
Curt Babcock
 - ☐ **Fish & Wildlife Region 1E**
Laurie Harnsberger
 - ☒ **Fish & Wildlife Region 2**
Jeff Drongesen
 - ☐ **Fish & Wildlife Region 3**
Craig Weightman

- ☐ **Fish & Wildlife Region 4**
Julie Vance
- ☐ **Fish & Wildlife Region 5**
Leslie Newton-Reed
Habitat Conservation Program
- ☐ **Fish & Wildlife Region 6**
Tiffany Ellis
Habitat Conservation Program
- ☐ **Fish & Wildlife Region 6 I/M**
Heidi Calvert
Inyo/Mono, Habitat Conservation Program
- ☐ **Dept. of Fish & Wildlife M**
William Paznokas
Marine Region
- Other Departments**
 - ☐ **California Department of Education**
Lesley Taylor
 - ☐ **OES (Office of Emergency Services)**
Monique Wilber
 - ☐ **Food & Agriculture**
Sandra Schubert
Dept. of Food and Agriculture
 - ☐ **Dept. of General Services**
Cathy Buck
Environmental Services Section
 - ☐ **Housing & Comm. Dev.**
CEQA Coordinator
Housing Policy Division
- Independent Commissions/Boards**
 - ☐ **Delta Protection Commission**
Erik Vink
 - ☐ **Delta Stewardship Council**
Anthony Navasero
 - ☐ **California Energy Commission**
Eric Knight

- ☒ **Native American Heritage Comm.**
Debbie Treadway
- ☒ **Public Utilities Commission**
Supervisor
- ☐ **Santa Monica Bay Restoration**
Guangyu Wang
- ☐ **State Lands Commission**
Jennifer Deleong
- ☐ **Tahoe Regional Planning Agency (TRPA)**
Cherry Jacques
- Cal State Transportation Agency CalSTA**
 - ☐ **Caltrans - Division of Aeronautics**
Philip Crimmins
 - ☐ **Caltrans - Planning**
HQ LD-IGR
Christian Bushong
 - ☒ **California Highway Patrol**
Suzann Ikeuchi
Office of Special Projects
- Dept. of Transportation**
 - ☐ **Caltrans, District 1**
Rex Jackman
 - ☐ **Caltrans, District 2**
Marcelino Gonzalez
 - ☒ **Caltrans, District 3**
Susan Zanchi
 - ☐ **Caltrans, District 4**
Patricia Maurice
 - ☐ **Caltrans, District 5**
Larry Newland
 - ☐ **Caltrans, District 6**
Michael Navarro
 - ☐ **Caltrans, District 7**
Dianna Watson
 - ☐ **Caltrans, District 8**
Mark Roberts

- ☐ **Caltrans, District 9**
Gayle Rosander
- ☐ **Caltrans, District 10**
Tom Dumas
- ☐ **Caltrans, District 11**
Jacob Armstrong
- ☐ **Caltrans, District 12**
Maureen El Harake
- Cal EPA**
 - ☐ **Air Resources Board**
 - ☐ **Airport & Freight**
Jack Wursten
 - ☒ **Transportation Projects**
Nesamani Kalandiyyur
 - ☐ **Industrial/Energy Projects**
Mike Tollstrup
 - ☐ **California Department of Resources, Recycling & Recovery**
Kevin Taylor/Jeff Esquivel
 - ☐ **State Water Resources Control Board**
Regional Programs Unit
Division of Financial Assistance
 - ☒ **State Water Resources Control Board**
Cindy Forbes - Asst Deputy
Division of Drinking Water
 - ☐ **State Water Resources Control Board**
Div. Drinking Water # _____
 - ☐ **State Water Resources Control Board**
Student Intern, 401 Water Quality Certification Unit
Division of Water Quality
 - ☐ **State Water Resources Control Board**
Phil Crader
Division of Water Rights
 - ☒ **Dept. of Toxic Substances Control Reg. #**
CEQA Tracking Center
 - ☐ **Department of Pesticide Regulation**
CEQA Coordinator

- Regional Water Quality Control Board (RWQCB)**
 - ☐ **RWQCB 1**
Cathleen Hudson
North Coast Region (1)
 - ☐ **RWQCB 2**
Environmental Document Coordinator
San Francisco Bay Region (2)
 - ☐ **RWQCB 3**
Central Coast Region (3)
 - ☐ **RWQCB 4**
Teresa Rodgers
Los Angeles Region (4)
 - ☒ **RWQCB 5S**
Central Valley Region (5)
 - ☐ **RWQCB 5F**
Central Valley Region (5)
Fresno Branch Office
 - ☐ **RWQCB 5R**
Central Valley Region (5)
Redding Branch Office
 - ☐ **RWQCB 6**
Lahontan Region (6)
 - ☐ **RWQCB 6V**
Lahontan Region (6)
Victorville Branch Office
 - ☐ **RWQCB 7**
Colorado River Basin Region (7)
 - ☐ **RWQCB 8**
Santa Ana Region (8)
 - ☐ **RWQCB 9**
San Diego Region (9)
 - ☐ **Other** _____
- ☐ **Conservancy**

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# 9029127

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☐ Draft EIRNEPA: ☐ NOIOther: ☐ Joint Document☐ Early Cons☐ Supplement/Subsequent EIR☐ EA☐ Final Document☐ Neg Dec

(Prior SCH No.)

☐ Draft EIS☐ Other:☐ Mit Neg Dec

Other:

☐ FONSI**Local Action Type:**☐ General Plan Update☐ Specific Plan☐ Rezone☐ Annexation☐ General Plan Amendment☐ Master Plan☐ Prezone☐ Redevelopment☐ General Plan Element☐ Planned Unit Development☒ Use Permit☐ Coastal Permit☐ Community Plan☐ Site Plan☒ Land Division (Subdivision, etc.)☐ Other:**Development Type:**☒ Residential: Units

Acres

☐ Office: Sq.ft.

Acres

Employees

☐ Transportation: Type☐ Commercial: Sq.ft.

Acres

Employees

☐ Mining: Mineral☐ Industrial: Sq.ft.

Acres

Employees

☐ Power: Type

MW

☐ Educational:☐ Waste Treatment: Type

MGD

☐ Recreational:☐ Hazardous Waste: Type☐ Water Facilities: Type

MGD

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