



To: Mr. Oscar Escobar, Environmental Project Manager
From: Suzanne Olawski, Director of Library Services
CC:
Re: Valley of the Sacred Heart Academy Project Questionnaire Responses
Date: October 23, 2025

1. Please list and describe existing library facilities serving the proposed project site/area (i.e., square footage of facility, number of volumes, number of employees and volunteers, etc.). Are these facilities currently adequate?

The Dixon Library District (District) consists of one public library, approximately 8,000 sq. ft., located at 230 N. 1st Street, Dixon, CA 95620. The District contracts with Solano County Library to operate its library and nine staff members are assigned to operate the Dixon Library. The number of volunteers vary and potential activities consist of adult literacy tutors, Friends of the Library, community garden helpers, and general assistance. Materials “float” throughout the library system and residents have access to over 900,000 items in the County’s collections.

The City of Dixon’s population is expected to grow by about 17% in the coming 20 years, amounting to approximately 29,000 people. Currently, Dixon has the second lowest amount of library space per resident in Solano County, and that will only be magnified/exacerbated by future growth. Expanding the current library would help the Library improve and extend library services for residents.

2. What services/programs does the library system currently offer?

The Library offers a full complement of services and programs for all ages, which may be found at solanolibrary.com.

Following are some usage statistics from the past several fiscal years.

Fiscal Year	Items Checked Out	Questions Answered	New Cards Issued	Visits
Jul '24 – Jun '25	99,647	6,781	1,301	60,519
Jul '23 – Jun '24	98,216	3,884	1,499	55,948
Jul '22 - Jun '23	65,875	3,273	1,044	44,908
Jul '21 – Jun '22	48,448	4,118	885	33,628

Jul '20 – Jun '21	31,348	1,853	273	7,904
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3. Are there any planned additions to existing library resources or facilities?

The Dixon Library District is exploring the possibility of renovating and expanding the Dixon Library, which is contingent upon funding. An expansion of the library to 15,000 sq. ft. is recommended in the [Library’s Facilities Master Plan](#).

Built in 1912, Dixon Public Library is the oldest building in Solano County Library and has successfully served the city for more than a century. The historic Carnegie building was expanded in 1957 and 1990 and refreshed in 1992. However, the aging facility is too small to serve the growing community effectively. There is no program space or study rooms, despite high demand for both. Tables are regularly packed with no room for additional visitors to sit. The children's area, teen area, and staff area are all severely constrained in size.

The master plan recommends a renovation of existing space and an expansion for Dixon Public Library to provide adequate and welcoming library spaces to a growing population. The expansion will provide an opportunity to improve the disjointed floor plan, which presents many challenges to staff. Reorganizing partitions and stacks will facilitate wayfinding, improve sight lines, and eliminate underutilized space. An expansion will provide much-needed programming and other gathering spaces.

4. How are library service needs/standards determined (i.e., volumes/population)?

Currently, there are no national or state standards for developing a public library program or determining levels and types of services or operations. Rather, there is a recommended standard for library space of 0.4-0.5 SF/capita per library zone. In this instance, the zone is the City of Dixon. Collections sizes, types of collections, workstations, seating, computers, etc. usually is determined by library and community needs and wants, which is generally reflected in a library [strategic plan](#).

5. What are the current sources of revenue or funds for the library? Are there any new developments assessed fees, and if so, what are the amounts?

The primary sources of revenue for the Dixon Library District are taxes -property and sales. The Dixon Library District also receives revenue from public facilities fees (PFF), also known as developer impact fees. PFF may be used to expand library buildings, book holdings, audio/visual and computer equipment, and automation systems to mitigate the impact to services due to residential growth.



Solano County
LIBRARY

1150 Kentucky Street, Fairfield, CA 94533
707-784-1500

AMOUNT OF THE PUBLIC FACILITIES FEE SUMMARY

Dixon Public Library District (effective February 8, 2016)	
Residential	Impact Fee per dwelling unit
Single Family Housing	\$ 968
Multi-Family Housing	\$ 875
Second/Accessory Unit	\$ 341
Nonresidential	Impact Fee per 1,000 building sq. ft.
Retail / Commercial	\$.07
Office	\$.11
Industrial	\$.05
Warehouse / Distribution	\$.01

SOLANO COUNTY LIBRARY			
FY2025/26 BUDGET			
DIXON PUBLIC LIBRARY DISTRICT - FUND 426			
ACCOUNT/DESCRIPTION	FY2024/25 ACTUALS	FY2025/26 PROPOSED	FY2025/26 REVISED
REVENUES			
9001 Property Taxes-Secured	\$581,431	\$581,636	\$581,636
9002 Property Taxes-Unsecured	\$19,406	\$24,490	\$24,490
9003 Property Taxes-Prior	\$51	\$0	\$0
9004 Property Taxes-Supplemental	\$22,536	\$10,160	\$10,160
9005 Property Taxes-Prior Secured Supplemental	\$7,900	\$0	\$0
9015 Library Sales Tax	\$1,315,280	\$1,244,670	\$1,244,670
9018 Unitary	\$24,330	\$24,444	\$24,444
9019 ABX1 26 Residual Taxes	\$35,092	\$34,930	\$34,930
9020 ABX1 26 Pass Through	\$57,934	\$57,482	\$57,482
9021 LM1HF & Other Assets	\$0	\$0	\$0
9401 Interest	\$191,593	\$126,891	\$126,891
9504 Fish and Game	\$32	\$0	\$0
9505 State Highway Rentals	\$2	\$0	\$0
9507 Homeowner's Relief	\$3,554	\$3,486	\$3,486
9511 Other Governmental Agencies	\$40,000	\$40,000	\$40,000
9599 Fed Other	\$17	\$0	\$0
9603 Photo/Microfiche Copies	\$0	\$0	\$0
9702 Cash Overage	\$0	\$0	\$0
9703 Other Revenue	\$0	\$0	\$0
9707 Gain (Loss)-Sale of Fixed Asset	\$0	\$0	\$0
9806 Fund Balance Available	\$1,809,468	\$1,637,496	\$1,809,468
TOTAL REVENUES	\$4,108,625	\$3,785,685	\$3,957,657

6. **Do you anticipate any significant impacts from the project on current services and capacity at the library? If so, please describe how this determination came to be in as much detail as possible.**

Capacity would be the greatest potential impact if the library saw a significant increase in student usage during the afternoons, especially if the library was used as a pick-up location. There also could be an impact to computer access as desktop computers are a limited resource at the library; only nine are available to the public and they see heavy usage after

school. While the library does not have dedicated parking currently, neighborhood parking could be affected, thus impacting public access to the library.

7. Do you anticipate that the project implementation would result in the need for physical additions to the library?

The Dixon Library already is in need of additional space, so the Sacred Heart Academy project *will not cause* the need for additional space but rather may impact the existing space limitations.

8. Is there any other relevant information regarding potential impacts of the project that we should include in the Initial Study?

None at this time.

From: [Austin George](#)
To: [Oscar Escobar](#)
Subject: Re: Recreation Services Questionnaire for the proposed Valley of the Sacred Heart Academy Project
Date: Friday, September 19, 2025 11:17:27 AM
Attachments: [image001.png](#)
[Outlook-1unem15v.png](#)
[Parks and Recreation Master Plan.pdf](#)

Hi Oscar,
Here are answers to your questions:

1. What is the current total acreage of parkland within the City? **See Parks and Recreation Masterplan**
2. Does the City have an adopted parkland-to-population standard? **See Parks and Recreation Masterplan**
3. Please indicate the location of the facilities that serve the project site. (Please include the distance from the site and size of the facility.). **See Parks and Recreation Masterplan**
4. What are the generation factors for the proposed land use? **See Parks and Recreation Masterplan**
5. Please indicate if there will be any required fees or parkland dedication to help mitigate potential impacts to park and recreation facilities. **Depends on site use. Please describe**
6. Do you anticipate that project implementation would result in the need for physical additions to your facilities (i.e., construction of new park and recreational facilities)? **Depends on site use. Please describe**
7. Do you have any required or recommended mitigation measures for significant impacts? **Depends on site use. Please describe**
8. Is there any other relevant information regarding potential impacts of the project that we should include in the Initial Study? **See Parks and Recreation Masterplan**



Austin George

Recreation Manager

Phone: (707) 678-7441 Ext: 5441

Email: ageorge@cityofdixonca.gov

From: Oscar Escobar <oscare@csgengr.com>
Sent: Tuesday, September 16, 2025 4:22 PM
To: Austin George <ageorge@cityofdixonca.gov>
Cc: DixonRecreation <dixonrecreation@cityofdixonca.gov>
Subject: Recreation Services Questionnaire for the proposed Valley of the Sacred Heart Academy Project

Hello Mr. George –

The City of Dixon (City) has retained CSG Consultants, Inc. (CSG) to assist with environmental review pursuant to the California Environmental Quality Act (CEQA) for the proposed Valley of the Sacred Heart Academy Project (project) located at 209-231 East A Street. CSG is currently preparing an Initial Study, which includes evaluating existing public services and analyzing potential impacts associated with the proposed project. Enclosed in this packet are a questionnaire, project description, and site vicinity and site plan exhibits associated with the proposed project for reference. Agency input on the attached questionnaire is requested by **October 13, 2025**, in alignment with the City's project schedule. We greatly appreciate your assistance and welcome any questions or requests for clarification.

For any City-specific correspondence, please contact Raffi Boloyan, Community Development Director, who may be reached at (707) 890-6609 or via email at rboloyan@cityofdixonca.gov.

Regards,
Oscar

Oscar Escobar

Environmental Project Manager



CSG Consultants, Inc.

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www.csgengr.com

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714.568.1010 *main*

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714.568.1028 *fax*

1. Please indicate the name and location of the fire station(s) that serve the project area. Also, indicate the equipment, personnel, and emergency medical services available at each station.

Fire Station 81: 205 Ford Way Dixon CA

2. What is the approximate response time to the project site from each station?

5-minute response time

3. Are there any current plans for expansion of fire protection facilities, services, or staff, or to construct a new facility that would serve the City?

Station 82 is currently in the design phase and is expected to be built within the next 24 months. The location is 653 Pitt School Rd.

4. Would the proposed project substantially increase response times or create a substantial increase in demand for fire protection staff, facilities, equipment, etc.?

There is a potential for a significant impact to response to that area due to increased school traffic.

5. Please indicate any development impact fees required for new developments.

Development Impact Fees (Fire)-City of Dixon. Pursuant to Dixon Municipal Code Chapter 4.07 and the California Mitigation Fee Act. (AB 1600), the City imposes a Fire Facilities Impact Fee at building permit issuance for new development. As of May 5, 2025 (City Council Resolution No. 25-022), the Fire Fee is \$1.37/sq-ft for Highway Commercial and Commercial; \$2.06/sq-ft for Office. Applicants are responsible for all other applicable AB 1600 fees, which are calculated per the current City handout and assessed with the building permit.

6. How many projected calls would come from the proposed project in a year?

This project would have minimal impact on calls for service.

7. Do you anticipate that the required fees and taxes provided by new developments associated with the proposed project will adequately mitigate the expected increase in fire and emergency medical service demand?

No.

8. Do you anticipate that implementation of the proposed project would result in the need for physical additions to your agency (i.e., construction of new fire stations)?

No.

9. Do you have any required or recommended mitigation measures for significant impacts?

No.

10. Is there any other relevant information regarding potential impacts of the project that we should include in the Initial Study?