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**NOTICE OF PUBLIC HEARING AND  
NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION**

**DATE:** February 6, 2026

**PROJECT NAME:** Valley of the Sacred Heart Academy

**PROJECT DESCRIPTION:** Request for Design Review, Zoning Text Amendment, Lot Merger, and Conditional Use Permit for the Valley of the Sacred Heart Academy project. The proposal involves the development of a new, two-story, 11,539-square foot educational center building with associated surface parking and landscaping improvements upon a 0.517-acre property located at 209-231 East A Street, Dixon CA 95620. The property comprises three parcels (APNs: 0115-084-070, 0115-084-080, and 0115-084-090) to be merged into one as a component of the project. The educational center building would serve as a relocation and expansion of the existing Valley of the Sacred Heart Academy located to the south of the project site at 105 South 2<sup>nd</sup> Street. Local vehicular access to the project site would be provided via a new one-way driveway off North 2<sup>nd</sup> Street, with an exit proposed along East A Street. The Zoning Text Amendment component of the project proposes a revision to Zoning Code Table 18.05.020, *Land Use Regulations – Commercial and Mixed-Use Districts*, to conditionally allow Private Schools within specific areas of the DMX district; Downtown Mixed Use (DMX) Zoning District; File No's: PA25-07/PLAPP25-0181, DR25-0182 (Design Review), PDRZ25-0183 (Zoning Text Amendment), SUBD25-0184 (Lot Merger), UP25-0185 (Conditional Use Permit),

**PROJECT LOCATION:** **Vacant Lot at NE Corner of East A St./North 2<sup>nd</sup> St., Dixon, CA 95620 (Solano County)** - The property is in the 200 block of East A St., at the northeast corner of East A St. and North 2<sup>nd</sup> St. APN Nos. 0115-084-070, -080 and -090. Downtown Mixed Use (DMU) General Plan Land use designation and Downtown Mixed Use (DMX) Zoning District;

**APPLICANT/  
PROPERTY OWNER:** Justin KleinSmid, SB James Construction, applicant  
Chris Simpson - Valley of the Sacred Heart, property owner

**POTENTIALLY SIGNIFICANT ENVIRONMENTAL IMPACTS:** As required by the California Environmental Quality Act (CEQA), this project is subject to a review of potential environmental impacts. An assessment of potential impacts (Initial Study) was completed. Potentially significant impacts related to Cultural Resources, Geology, and Soils and Transportation were identified within the Initial Study. All the potentially-significant impacts can be reduced or eliminated by requiring and implementing recommended mitigation measures. The Initial Study recommends the adoption of a Mitigated Negative Declaration, which includes the recommended mitigation measures. This notice provides the City's intention to adopt a Mitigated Negative Declaration (MND).

**HAZARDOUS MATERIALS AND HAZARDOUS WASTE SITES:** The project site is not on any of the lists enumerated under Section 65962.5 of the Government Code as related to hazardous materials.

**PUBLIC REVIEW PERIOD:** In compliance with CEQA, the City of Dixon Community Development Department has established a **30-day** public review period from **Friday, February 6, 2026 to Monday, March 9, 2026 at 5pm** to solicit comments and input on the IS/MND. To ensure that all environmental issues are fully

identified and adequately addressed, written comments are invited from all interested parties. Written comments regarding the scope and content of information in the IS/MND should be submitted no later than **5:00 p.m. on Monday, March 9, 2026** to: City of Dixon, Community Development Department, 600 East A Street, Dixon, CA 95620 or [planningdepartment@cityofdixonca.gov](mailto:planningdepartment@cityofdixonca.gov).

Correspondence and comments regarding the scope and content of information in the Draft IS/MND may also be submitted to: **Austin Forde**, Associate Planner, **(707) 678-7000 x1126** or via email: [aforde@cityofdixonca.gov](mailto:aforde@cityofdixonca.gov)

**DOCUMENT AVAILABILITY:** The IS/MND and supporting documents are available for public review during the 30 day public review period at City Hall, located at 600 East A Street in Dixon, CA and online at <https://www.cityofdixonca.gov/EnvironmentalReviewDocuments>

**PUBLIC HEARING NOTICE:** Notice is hereby given that the City of Dixon Planning Commission will hold a Public Hearing to review and consider the Mitigated Negative Declaration along with the following planning entitlements: Design Review, Zoning Text Amendment, Lot Merger, and Conditional Use Permit for the abovementioned project on **Tuesday, March 10, 2026 at 7:00 PM.** at the City Council Chambers located at 600 East A Street in Dixon, CA.

This meeting **will be physically open to the public.** All members of the public may participate in the meeting by 1) attending the meeting in person, or 2) remotely participating in the meeting by either video conferencing at <http://www.zoom.us> or teleconference at (669) 900-9128 and entering Meeting ID: 988 621 1137 and Passcode: 604754 to access the remote meeting or teleconference. All persons attending the meeting must abide by all State rules and public health guidelines, regarding masking and social distancing in City Council chambers.

The staff report for the project will be available online by 72 hours before the hearing date at <https://www.cityofdixonca.gov/MeetingAgendasMinutesVideos> and then clicking on the upcoming agenda for the aforementioned hearing.

**PUBLIC COMMENTS:** Prior to 4:30pm on the day of the meeting, written comments can be: 1) emailed to [PlanningCommission@cityofdixonca.gov](mailto:PlanningCommission@cityofdixonca.gov) or 2) mailed/dropped off to: City of Dixon, Planning Commission, 600 East A St, Dixon, CA 95620 and must be received by 4:30pm on the day of the hearing. Copies of written comments received will be provided to the Planning Commission and will become part of the official record, but will not be read aloud at the meeting.

You may also attend the public hearing at the time and location listed above or participate remotely, to provide comments during the meeting. To speak or provide comments remotely during public comment period, you may: 1) via video conferencing click on “raise hand,” or 2) via teleconference press \*9.

**WHAT WILL HAPPEN:** All interested parties are invited to attend the public hearing to express opinions or submit evidence for or against the proposed application. Testimony from interested persons will be heard and considered by the Planning Commission prior to making their recommendation. The Planning Commission will be serving in an advisory role for this application as the project requires final review and action by the City Council. After the Planning Commission concludes its review and recommendation, a separate notice for the City Council hearing will be mailed and published in local newspaper prior to that hearing date.

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*At the above time and place, all letters received will be noted and all interested parties will be heard. If you challenge in court the matter described above, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered at, or prior to, the above referenced public hearing (Government Code Section 65009 (b)(2)).*

*Appeals of decisions by the Planning Commission to the City Council shall be made in person at Dixon City Hall by completing the appeal application and submitting the required fee, within 10 calendar days of a decision (Dixon Municipal Code Sections 17.01.050 or 18.40).*

*Upon request, the agenda and the documents in the meeting agenda packet can be made available to persons with a disability. In compliance with the Americans with Disabilities Act, the City encourages those with disabilities to participate fully in the public meeting process. Any person requiring special assistance to participate in the meeting should call (707) 678-7000 (voice) at least 48 hours prior to the meeting.*