



Fairfield-Suisun Sewer District (FSSD) Sewer Service Study Request

- Receive Update of FSSD Request for Comprehensive Sewer Study
- Provide Direction to Staff on Next Steps

Presented to the Board of Supervisors
On July 22, 2025
Department of Resource Management

James Bezek, Director



Purpose of Presentation

- Provide an update on the request from Fairfield-Suisun Sewer District (FSSD)
- Outline proposed components of a comprehensive sewer service study
- Receive input and direction from Board on next steps



Suisun Valley Strategic Plan Overview

Purpose and Vision

- Adopted in 2011 to implement the 2008 Solano County General Plan
- Seeks to preserve agricultural lands while promoting compatible economic development
- Envisions Suisun Valley as a regional agritourism destination

Key Features of Strategic Plan

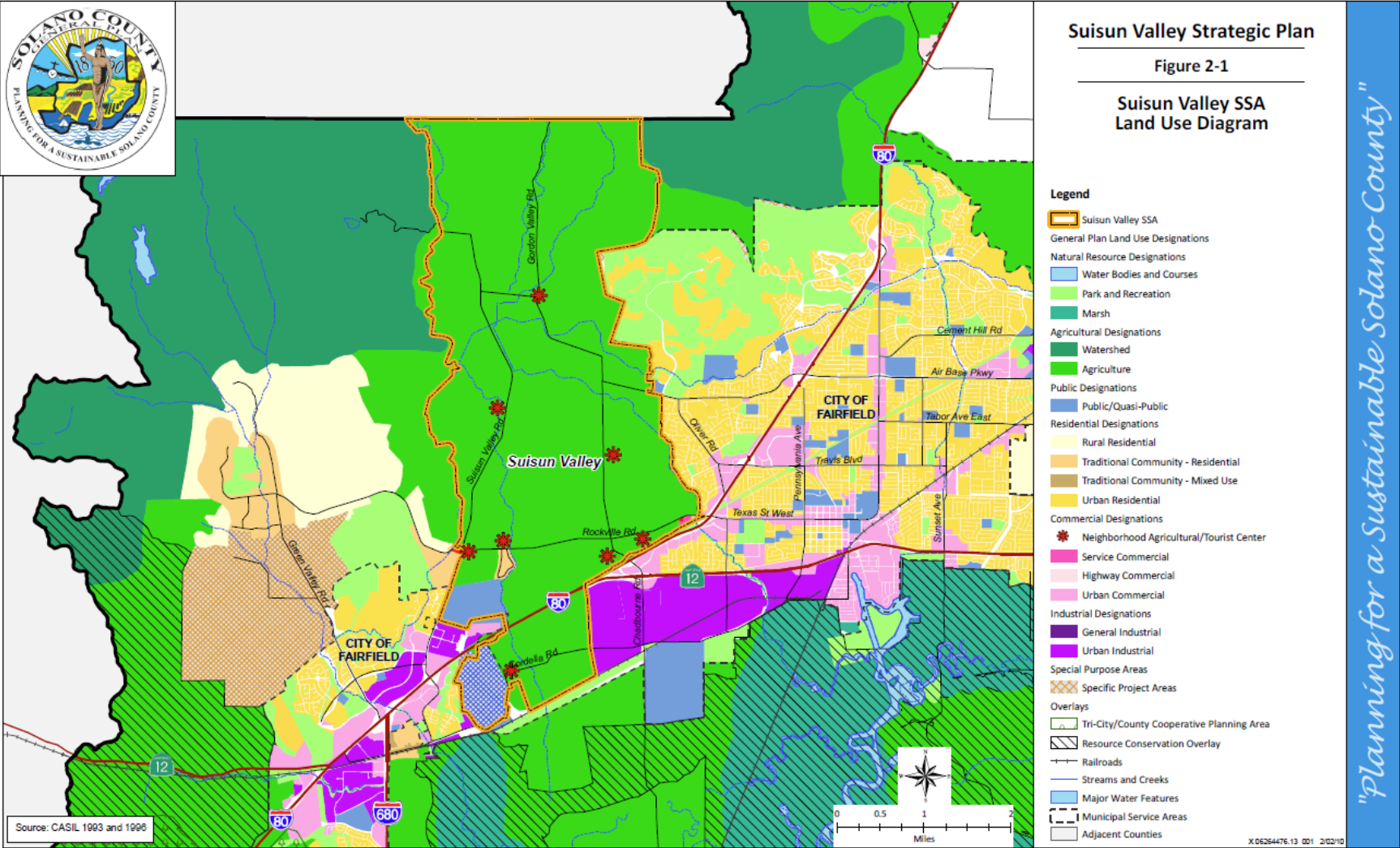
- Designated eight Agricultural Tourist Centers (ATCs) across 75 acres for focused visitor-serving uses:
 - Wineries, tasting rooms, lodging and event venues
- Updated zoning and infrastructure guidelines to support implementation
- Includes rural roadway design, marketing strategy, and development fee programs

Progress Since Adoption

- Growth in wine and tourism sectors:
 - Winegrower licenses increased from 8 (2011) to 39 (2025)
 - Rise in agritourism interest and related business proposals
- Infrastructure gaps may constrain full implementation

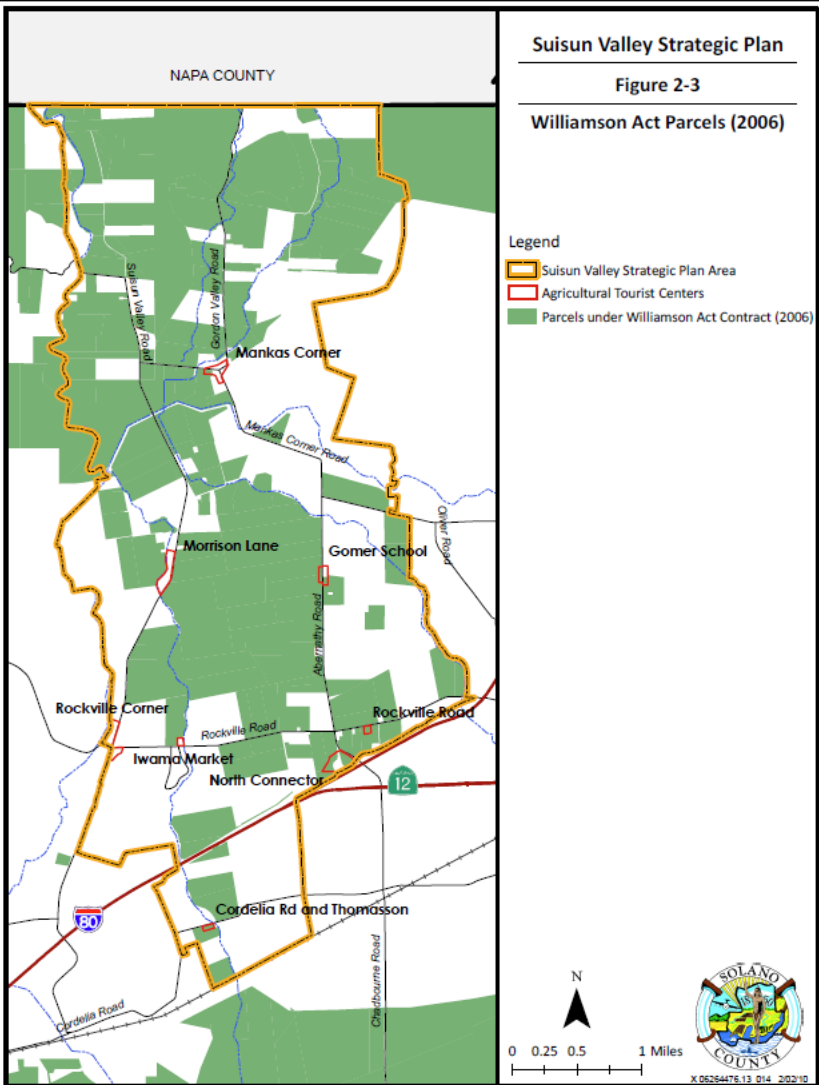


Suisun Valley Strategic Plan Land Use Map

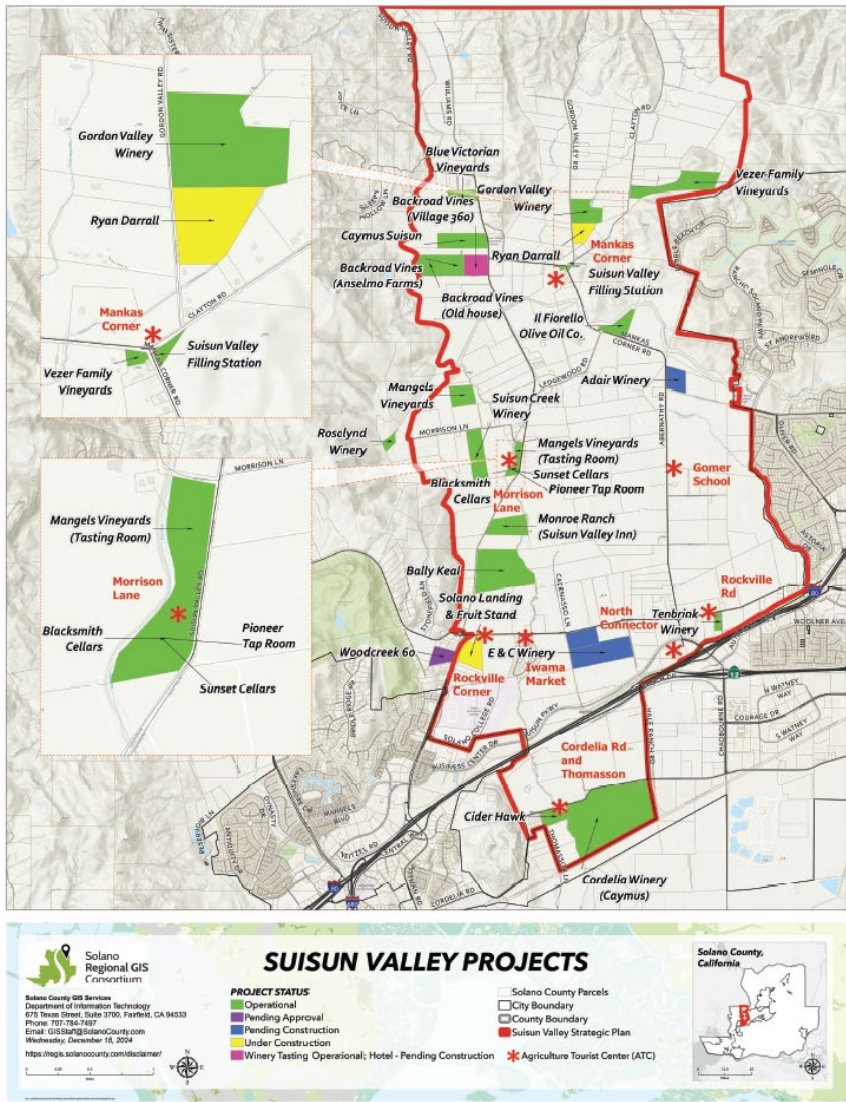




Suisun Valley Williamson Act and Projects Maps



Suisun Valley Strategic Plan | 2-7



July 22, 2025

FSSDD Comprehensive Sewer Study Request

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Infrastructure Limitations

Water Supply

- Suisun-Solano Water Authority (SSWA) and Vallejo Lakes Water System (LWS) operate at or near full capacity—no new connections allowed without upgrades
- Existing water mains deteriorating due to age
- Limited well yields in many areas; wells range 10–200 gpm depending on depth and location
- **Fire suppression requires flow >1,250 gpm, beyond well and pipe capacity**
- No coordinated groundwater management

Wastewater Constraints

- Most parcels use onsite septic systems, many of which:
 - Are aging and some of which have failed
 - Have limited treatment capacity
 - Are located in soils with poor percolation and shallow groundwater
- Systems that require additional components and pre-treatment ("Engineered" systems) are now required in many areas due to site conditions and constraints



Infrastructure Limitations - Continued

Winery Process Wastewater

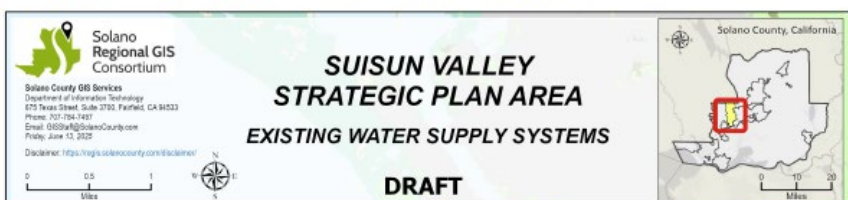
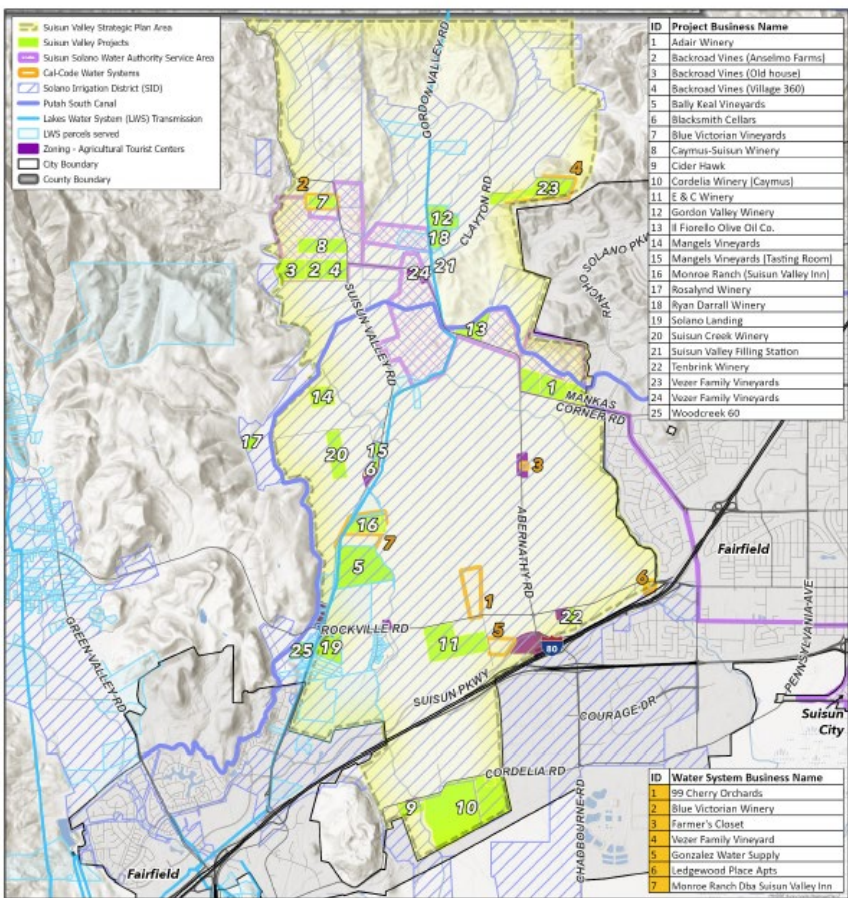
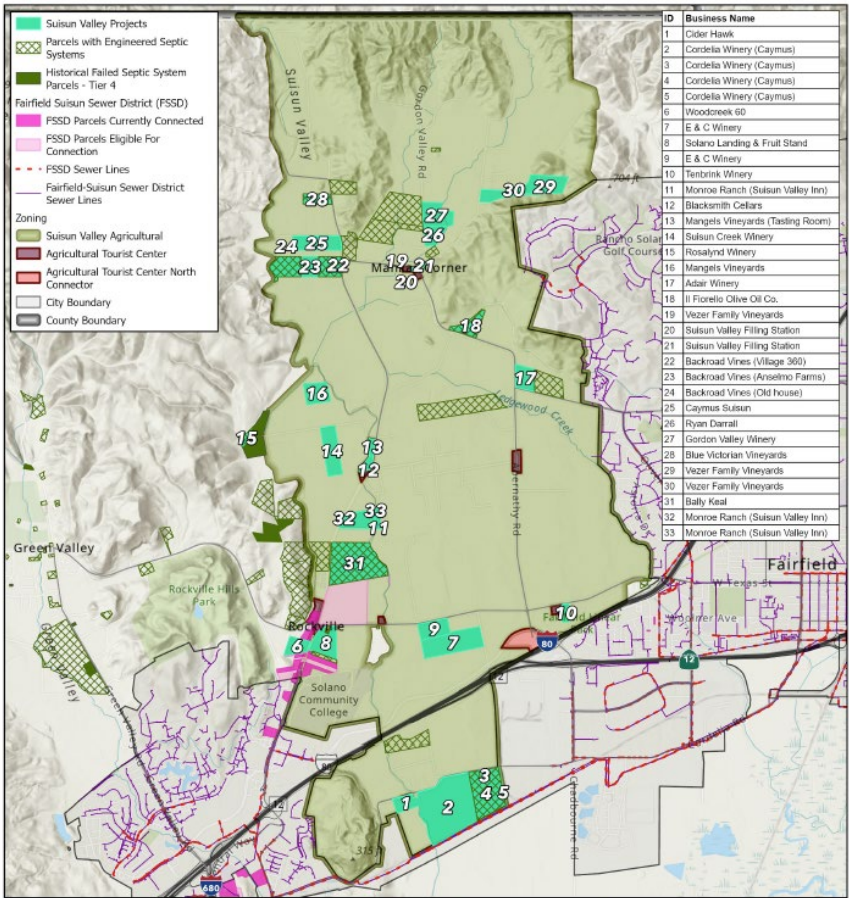
- Wineries producing >10,000 gallons/year must comply with State Water Board General Order WQ 2021-0002-DWQ
 - While some applications are in process, no Suisun Valley wineries have received a permit as of 2025
 - Compliance would require onsite treatment and land application plans

Stormwater and Drainage

- No centralized stormwater infrastructure
- Seasonal flooding occurs in low-lying areas and floodplains
- Overgrown creeks and poor drainage maintenance compound risks



Wastewater & Water Systems Maps





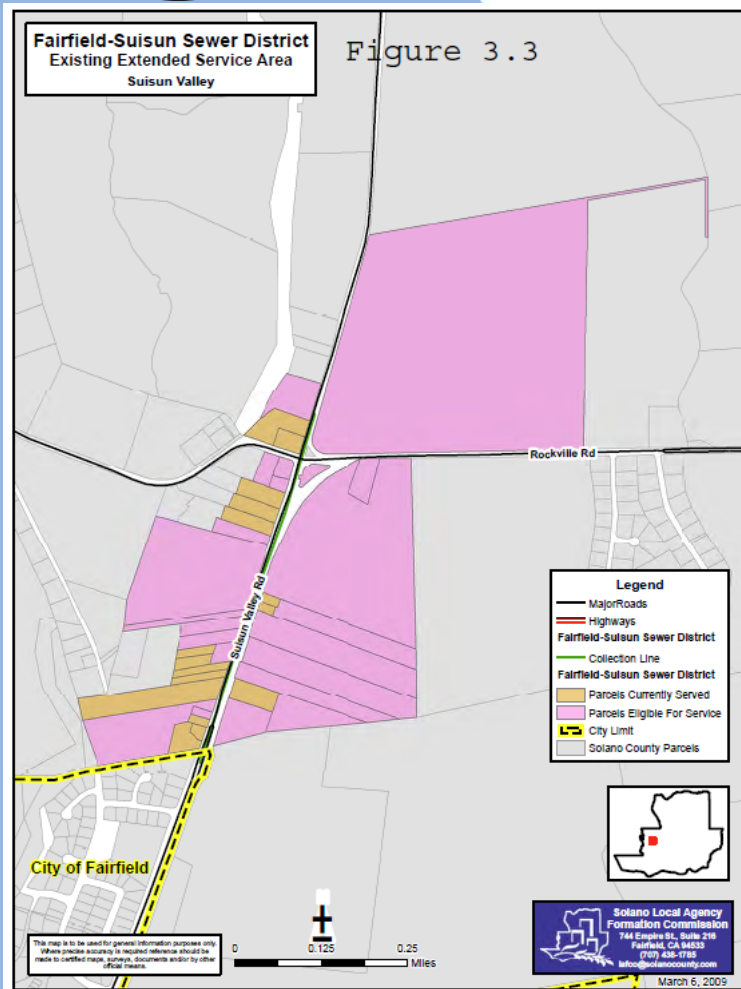
Timeline of Sewer Service Requests

Timeline of Key Events

- 2003–2004: Solano County and FSSD enter into initial Out-of-Boundary Service Agreements, later ratified by LAFCO
- 2011: Suisun Valley Strategic Plan adopted to implement the 2008 General Plan
- August 2023: Board directs staff to request feasibility analysis from FSSD for Woodcreek 60 project (33+ acres, up to 4 dwelling units/acre)
- December 2024: County submits formal request to FSSD for sewer connection for failed 2280 Rockville Rd septic system
- Feb–Mar 2025: FSSD issues letters stating no further out-of-agency connections will be considered without a comprehensive sewer study
- March 2025: FSSD Board updates Policy 4350 to formalize this requirement



FSSD Out-of-Agency Connection Requirements



FSSD Out-of-Agency Sewer Connection Process

- FSSD may provide sewer service outside district boundaries only if:
 - County submits a formal request on behalf of the applicant
 - Property is within 200 feet of the main
 - Structure is within 1,000 feet of the main or a connected building
 - FSSD determines feasibility, capacity and is willing to serve
 - LAFCO approval may be required for permanent connections

Current policy (as of 2025):

- No new out-of-agency connections without completion of a County led comprehensive sewer service study



Comprehensive Sewer Study – Scope & Objectives

Study Scope

- Map parcels and infrastructure in Suisun Valley
- Evaluate land use needs and development potential
- Develop preliminary design and cost estimates
- Assess legal framework for out-of-agency sewer service
- Identify priority areas near existing infrastructure

Study Objectives

- Determine feasibility of centralized sewer service
- Support public health and groundwater protection
- Enable strategic economic development aligned with the Suisun Valley Strategic Plan
- Preserve agricultural integrity and landowner flexibility
- Coordinate with FSSD on long-term infrastructure planning



Next Steps & Board Priorities

Next Steps

- Engage FSSD to develop joint study framework
- Identify focus areas
- Develop scope of work to facilitate comprehensive study
- Return to Board with final scope and agreement

Board Priorities Supported

- A1-A (Right to Farm)
- A3-A (Agricultural Infrastructure and General Plan Updates)
- E1-A (Economic Development)
- E2-A (General Plan Economic Development Strategy)
- E3-A (County Utility Master Plan).



RECOMMENDATION

The Department of Resource Management (Department) recommends that the Board of Supervisors:

- Receive an update from Resource Management on a request from Fairfield-Suisun Sewer District to conduct a comprehensive study related to current and future sewer service requests in the Suisun Valley; and
- Provide direction to staff on next steps to facilitate this request including authorizing staff to initiate engagement with the Fairfield-Suisun Sewer District to develop a scope of work for resource sharing agreements with qualified engineering consultants to facilitate the comprehensive study