



FAIRFIELD-SUISUN SEWER DISTRICT

1010 Chadbourne Road • Fairfield, California 94534 • (707) 429-8930 • www.FairfieldSuisunSewer.ca.gov

March 25, 2025

Mr. James Bezek
Solano County
Department of Resource Management
675 Texas St.
Fairfield, CA 94533
VIA EMAIL to JMBezek@SolanoCounty.com

RE: Request to Provide Municipal Sewer Service to Woodcreek 60 Project

Dear Mr. Bezek:

At the Fairfield-Suisun Sewer District (District) Board of Directors meeting on March 24, 2025, the Board reiterated their prior direction to District staff that no further out-of-agency sewer connections should be considered until Solano County provides a comprehensive sewer service study of properties in the vicinity of the request that the County may reasonably expect to request municipal sewer service in the foreseeable future, including projects that would support the County's goals for economic development and properties that could foreseeably request sewer service due to septic system failures. Therefore, the District is unable to provide municipal sewer service to the Woodcreek 60 Project at this time. The District's existing Policy No. 4350 – Out-of-Agency Sewer Service Policy – was updated to include this language. The updated Policy is attached for your reference, and will apply to any County requests for sewer service outside of the District's legislatively-defined boundary or areas in which an existing out-of-agency service agreement already exists between the County and District.

The District's letter to Solano County, dated February 11, 2025, regarding an out-of-agency sewer service request for 2280 Rockville Road, detailed the District's expectations of what a comprehensive sewer service study would include. Our team is available to provide technical input to your study and to review deliverables. After the study is completed, and if the County wishes to proceed, a request for a feasibility evaluation for the parcels identified in the study can be presented to the District's Board. The District's feasibility evaluation would include calculation of wastewater flows and loads on existing District infrastructure, the legality of providing service, and the long-term impacts on existing District customers.

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The District plans to update its Collection System Master Plan in 2026. This planning effort would be an ideal and efficient time to integrate County planning data into our system-wide hydraulic analysis.

The District is committed to continued collaboration with the County to help evaluate options. This is best achieved with a common understanding of future plans so both of our agencies can be aligned in our efforts.

Regards,



Jordan Damerel, P.E.
General Manager/District Engineer

Attachment: Updated Policy No. 4350 – Out-of-Agency Sewer Service Policy

cc: Misty Kaltreider, Solano County
Allan Calder, Solano County
Irene O'Sullivan, Fairfield-Suisun Sewer District
Kyle Broughton, Fairfield-Suisun Sewer District
Karl Ono, Fairfield-Suisun Sewer District



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POLICY		
Policy Number	4350	Approved: March 24, 2025 Resolution 2025-11
Type of Policy	Board Policy	
Policy Title	Out-of-Agency Sewer Service Policy	
Policy Description	Policy Guidelines for Sewer Service Outside the District Boundary	

1. Purpose

- 1.1. The District's Enabling Act originally only allowed the District to serve areas within the city limits of Fairfield and Suisun City (District Boundary) and public buildings outside city limits. In 2002, the Enabling Act was amended to allow service to specific areas of Solano County (County) that were already receiving sewer service or were along existing sewer lines and had failing septic systems, mostly along Suisun Valley Road and in the Old Cordelia area, or by contract with a public entity to further the protection of public health and safety. In 2019, the Act was again amended to allow sewer service to the Middle Green Valley Specific Plan area.

The District's role is service provider only and not as a land use agency. This policy outlines procedures for technically evaluating the feasibility of extending service to properties outside of the District Boundary that have not already been approved for service (Out-of-Agency Connection). The Enabling Act and Government Code 56133 contain specific limitations and procedures that should be conducted in parallel with the technical evaluation, and in consultation with Solano LAFCO and County staff.

2. Policy

- 2.1. Out-of-Agency Connection: Any Project Applicant wishing to connect a parcel located outside the District Boundary to the District's sewer system that is not already approved for service shall work through the County's development process before contacting the District. County staff will contact the District if the County would like to request that the District serve the parcel. County staff shall provide District staff with the location and reason for service. Anyone contacting District staff directly about service shall be directed to talk to County staff.
- 2.2. Out-of-Agency Sewer Service Study: Prior to consideration of any Out-of-Agency Connection requests by the District's Board of Directors, the County shall provide a comprehensive sewer service study of properties in the vicinity of the request that the County may reasonably expect to request municipal sewer service in the foreseeable future, including projects that would support the County's goals for economic development and properties that could foreseeably request sewer service due to septic system failures. The study shall provide a map and list of parcels, details on existing and anticipated future land use designations, development density of each parcel, an

evaluation of the legal basis by which the District serve each parcel type, and a preliminary design of sewer improvements necessary to connect these parcels to the District's existing facilities, including an itemized budget including all costs. The District may request additional details to ensure that connections are legally and technically feasible.

- 2.3. District staff shall notify the District Board of Directors of the County's request to provide service. The District Board of Directors will determine whether or not District staff should conduct an evaluation of feasibility and potential costs for service. Pursuant to the District's Enabling Act, any contracts with public entities for disposal of sewer service are discretionary, if the District Board of Directors determines that the contract furthers the protection of public health and safety and is in the best interests of the District.
- 2.4. Upon receiving direction to proceed by the District Board of Directors, District staff may work with County staff and the Project Applicant to determine if service is feasible and potential costs for service.
- 2.5. All costs associated with the feasibility assessment of the Out-of-Agency Connection, including labor costs and contracted expenses, shall be the responsibility of the Project Applicant and/or the County. The Project Applicant and/or the developer will need to enter into a Reimbursement Agreement with the District.
- 2.6. When determining the feasibility of serving a proposed Out-of-Agency Connection, sewer capacity will be reserved for anticipated buildout growth within the District Boundary. The District's design standards and hydraulic modeling assumptions will be used to determine capacity. For any sewer facilities that will be affected by a proposed Out-of-Agency Connection (impacted facilities), the District will account for the following in the analysis of whether capacity is available:
 - 2.6.1. All existing connections to impacted facilities;
 - 2.6.2. Any development applications that have been submitted to City of Fairfield and/or City of Suisun City, or developments that are currently under construction, that will connect to impacted facilities;
 - 2.6.3. Estimated sewer flows from the land uses identified in City of Fairfield and/or City of Suisun City General Plans that would ultimately connect to impacted facilities when built out;
 - 2.6.4. An additional 15% contingency flow factor to account for uncertainty in long-term General Plan projections; and
- 2.7. The feasibility analysis may result in one of the following determinations, which will be presented to County staff and to the Project Applicant.
 - 2.7.1. Capacity is available in the impacted facilities and the Out-of-Agency Connection is feasible.

- 2.7.2. Capacity is not available in the impacted facilities, but sufficient capacity could be achieved with infrastructure improvements. In this case, the Out-of-Agency Connection is feasible with improvements.
- 2.7.3. The connection is not feasible and the Out-of-Agency Connection cannot be accommodated.
- 2.8. If the Out-of-Agency Connection is determined to be feasible, or feasible with improvements, and the Project Applicant still wishes to pursue an Out-of-Agency Connection, the District Board of Directors will make a final determination. The results of the feasibility analysis and any required infrastructure improvements will be presented, and the District Board of Directors will determine if the Out-of-Agency Connection furthers the protection of public health and safety and is in the best interests of the District. If the Out-of-Agency Connection is approved, the District will provide the Project Applicant with a Letter of Sewer Availability which may include additional conditions for making the Out-of-Agency Connection.
- 2.9. All infrastructure improvements necessary to make an Out-of-Agency Connection feasible shall be the responsibility of the Project Applicant and/or the County. If a physical connection to a City of Fairfield- or City of Suisun City-owned sewer is required, the Project Applicant and/or the County shall be responsible for requesting approval and obtaining permits from the facility owner prior to connecting to those sewer systems. Improvement agreements, insurance, and bonds will be required for these improvements.
- 2.10. Any Out-of-Agency Connection that is allowed by the District Board of Directors will be subject to Capacity Charges and Sewer Service Charges as defined by District Ordinance, and development fees, as established by District Resolution.
- 2.11. The District shall not own, operate, or maintain Out-of-Agency sewer facilities. Any sewer facilities shall be owned, operated, and maintained by the Project Applicant and/or the County, unless otherwise approved by the District's Board of Directors.
- 2.12. To ensure that District wastewater facilities are planned, designed, and constructed in an efficient and cost-effective manner that minimizes community impacts, the District may require additional information from the County about other planned development in the vicinity of a requested Out-of-Agency Connection that the County may wish to connect to the District's facilities in the future. A regional plan, rather than considering each development individually, is necessary to adequately accommodate all District customers.