



Solano County

675 Texas Street
Fairfield, California 94533
www.solanocounty.gov

Agenda Submittal

Agenda #:		Status:	Regular Calendar
Type:	Report	Department:	Resource Management
File #:	25-544	Contact:	James Bezek, 784-6765
Agenda date:		Final Action:	
District:	All		
Attachments:			

Date:	Ver.	Action By:	Action:	Result:
07/22/2025	1	Board of Supervisors	Continued	

Published Notice Required? Yes ☐ No ☒

Public Hearing Required? Yes ☐ No ☒

DEPARTMENTAL RECOMMENDATION:

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

1. 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
2. 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.

SUMMARY/DISCUSSION:

The Suisun Valley Strategic Plan, adopted February 1, 2011, was developed to implement the 2008 General Plan and balance agricultural preservation with compatible economic development, particularly wine and agritourism. The Plan designates Agricultural Tourist Centers (ATCs) to concentrate development in limited nodes, supporting uses such as wineries, tasting rooms, lodging, and event venues.

Since 2011, the number of licensed winegrowers has grown from 6 to 39, reflecting the area's development momentum and intensifying pressure on limited infrastructure. However, achieving full implementation of the Plan has been challenged by a lack of centralized water and wastewater systems.

Most of the Valley relies on individual septic systems, many of which are impacted by shallow groundwater, unsuitable soils and aging infrastructure. Engineered or alternative septic systems are often required, requiring large land areas for system components and reserve capacity. In addition, wastewater generated by wineries frequently exceeds 10,000 gallons per year, requiring permitting through the Regional Water Quality Control Board.

Public water systems such as the Suisun-Solano Water Authority (SSWA) and the Lakes Water System (LWS) operate near or at capacity, limiting the ability to serve new development and increasing reliance on groundwater resources, which currently lack a comprehensive monitoring or management framework.

To support the Strategic Plan's long-term viability, on August 22, 2023, and December 10, 2024, the Board of Supervisors submitted requests to FSSD for sewer connections for:

- 2280 Rockville Road (due to a failing septic system)
- The Woodcreek 60 project

In response, FSSD issued formal letters on February 11, 2025, and March 25, 2025 (Attachments A and B) confirming that no further out-of-agency sewer connections will be considered unless and until Solano County conducts a comprehensive sewer service study. These letters were followed by the FSSD Board's March 2025 action to update its Out-of-Agency Sewer Service Policy (Policy 4350) to reflect this requirement.

The proposed study would include:

- Mapping and inventory of existing and future development parcels
- Review of land use designations and infrastructure needs
- Preliminary conceptual design and cost strategy
- Evaluation of the legal framework for out-of-agency service

Initial areas of focus may include Mankas Corner, Rockville Road, and Suisun Valley Road, based on proximity to existing infrastructure and the location of prior requests.

Without resolution of water and wastewater constraints, economic development, agritourism expansion, and land use approvals in the Valley will remain limited. Coordinated planning with FSSD and regional water agencies is essential to advance the goals of the Strategic Plan and the General Plan.

While some local landowners, vintners and agricultural producers have expressed a preference to remain independent of municipal utility systems and continue relying on on-site solutions, the long-term feasibility of such systems is increasingly in question. Technical data suggest significant constraints due to shallow groundwater, poor soils and aging infrastructure. The purpose of the proposed study is not to mandate municipal sewer service, but rather to evaluate the actual feasibility of service provision, and to assess public health risks and infrastructure needs. The study will explore a range of solutions that reflect the unique characteristics of Suisun Valley and support the County's goals for public health protection, resource conservation, economic development and long-term planning. It is also an opportunity to strengthen Right to Farm protections by ensuring that infrastructure planning is aligned with agricultural sustainability and landowner choice.

Staff seeks direction to coordinate with FSSD and participate in a joint effort to conduct the sewer infrastructure study. This includes a collaborative technical evaluation, conceptual design, legal justification and funding strategy. Recommended next steps include initiating engagement with FSSD to develop a potential cost-sharing agreement, jointly develop the study and identify priority areas for a focused study and release a Request for Proposals (RFP) for consultant services. The initial area of focus for the study could include Mankas Corner and Rockville and Suisun Valley Roads as areas located near the existing sewer infrastructure and prior request for sewer service connection.

Board Priorities

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

FINANCIAL IMPACT:

There is no financial impact associated with an update on the Department's activities. The costs associated with preparing the agenda item are nominal and absorbed by the Department's FY2025/26 Working Budget.

Staff will work with FSSD to develop a potential cost-sharing agreement for the comprehensive study, including consultant services and technical evaluations. Final cost estimates and terms of the potential cost-share agreement will be brought back to the Board for approval.

ALTERNATIVES:

The Board could also choose to not authorize staff to coordinate with FSSD on a joint study. This is not recommended as it could further delay the work to address prior requests to evaluate sewer system needs in Suisun Valley.

OTHER AGENCY INVOLVEMENT:

Fairfield-Suisun Sewer District requested the study be conducted and will be involved in the process to deliver this study.

CAO RECOMMENDATION:

APPROVE DEPARTMENTAL RECOMMENDATION