

TOWN OF WINDSOR AGENDA REPORT

Joint Windsor Town Council, Windsor Redevelopment Successor Agency and Windsor Water District Meeting Date: August 6, 2025

To: Mayor and Town Council
From: Elizabeth Cargay, Environmental Program Manager
Subject: Esposti Supply Well Treatment System Conceptual Design

Recommendation to Council:

Approve the Parks and Recreation Commission recommendation for the Esposti Park Well Treatment Facility conceptual design location and provide direction to Staff to proceed with design of the treatment facility.

Strategic Plan Element:

The recommended action supports the goal of Infrastructure. Goal Statement: Through a lens of sustainability and innovation, invest in the Town's infrastructure and public facilities to meet the needs of future generations.

Background:

In the Town-adopted Groundwater Master Plan, the drinking water sources are discussed with recommendations to diversify supplies and enable more flexibility in responding to climate change, drought, peak summer use, and other emergencies. The Town currently has three potable water supply sources:

1. The Russian River Wellfield, located along the Russian River which serves all Town customers;
2. The Sonoma Water Aqueduct water, which is operated by Sonoma Water and serves mostly areas outside of the Town, but in the Windsor Water District service area; and
3. Several inactive wells located off-river and in Town.

Following testing and exploration of alternative solutions, the Town ultimately developed and adopted its first Groundwater Master Plan in 2024. This plan creates a path forward to creating a diverse drinking water system and recommends, as one project, the installation of a groundwater treatment system on the Esposti Park potable well to address the naturally occurring levels of arsenic and manganese in the aquifer.

On May 12, 2025, the Parks and Recreation Commission (PARC Commission) received a presentation with a new conceptual design location and layout for the Esposti Well Treatment Facility to address area parking issues, a potential playground, and visual impacts.

The PARC Commission had comments related to the space constraints, visual impacts, aesthetic impact, parking impact and hours of access, neighbor impacts (such as odor control, sound of pumps, chemical storage, and tank heights), chemical delivery, fire truck turnaround, drainage, baseball fields, general views, and tree impacts. The PARC Commission ultimately made a motion in favor to recommend the presented conceptual design location project to Town Council.

Discussion:

The proposed groundwater treatment system is now planned for the northeastern corner of Esposti Park, with a waterline connecting the well to the treatment facility (see Attachment 2). This revised location should accommodate future park amenities better.

To enhance access and improve overall park utility, Town staff propose the construction of an access road along the park's north edge with an added parking lot. A single-lane, one-way service road will extend from Old Redwood Highway along the east side of the park, providing access to the treatment facility and connecting to Shiloh Road.

Parks and Recreation staff will soon be bringing forward a smaller playground-only design project to the Commission, which will consider a playground in the northwest corner of the park. This design will be developed in tandem with the Well Project to ensure the development is seamless. Based on feedback from the Town Council and the Parks and Recreation Commission, several mitigation measures and design enhancements are proposed to minimize impacts on nearby residents and park users:

- **New Treatment Facility Location:** The Esposti Well treatment system will be relocated away from the originally considered northwest corner to the northeast portion of the park and proposed playground location.
- **Additional Parking:** A new parking lot with approximately 25-30 spaces will be created near the treatment facility to serve both park users and the future playground in that area.
- **Access Road and Trail Improvements:** A dual-access road for service trucks and a continuous half-mile walking path will be constructed along the park's northeastern boundary. A 20-foot tree buffer will separate the road/path from adjacent residential properties.
- **Controlled Access:** Public access will end at a secured gate at the treatment facility. Only Town and facility service vehicles will be permitted beyond this point.
- **Service Vehicle Use:** The eastern service road will be used 5–7 times per month on average for Town-escorted delivery vehicle access to Shiloh Road.
- **Visual Screening:** Existing mature trees will remain to help screen the treatment facility from nearby homes.
- **Noise Reduction:** Facility pumps will be enclosed in a small well building to minimize operational noise.
- **Future Park Restroom:** The treatment facility design will include stub-outs for a future restroom, helping reduce long-term infrastructure costs for both the well project and the playground.
- **Intersection Realignment:** A bus stop will be relocated southward, and a few trees will be removed to align the parking lot entrance with Esposti Place.

Fiscal Impact:

There is no fiscal impact for the approval of the new treatment park concept design location. Future actions related to the creation of Esposti Park Well Treatment System may be subject to Fiscal Impacts, at which time, the appropriate cost changes will be presented to the Council for consideration prior to construction award.

Environmental Review:

The recommended action is not subject to Environmental Review at this time. Future actions related to the creation of Esposti Park Well Treatment System may be subject to Environmental Review, at which time the appropriate environmental documents, prepared in accordance with the requirements of the California Environmental Quality Act (CEQA) will be completed.

Attachment(s):

1. Town of Windsor Well System
2. Esposti Park Water Treat Concept

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