2025 Consumer Confidence Report

Water System Information

Water System Name: **Capell Valley Estates**

Report Date: May 12, 2026

Type of Water Source(s) in Use:**Treated Surface Water, and Two Active Groundwater Wells**

Name and General Location of Source(s): **Moskowite Reservoir – Privately owned reservoir located a short distance from Capell Valley Estates in the Berryessa Area of Napa County in the State of California. Wells are both located at 6004 Monticello Road, Napa, CA 94558. Well 001 is East of Well 002, located closest to the blending tank near the water treatment plant on the property.**

Drinking Water Source Assessment Information **The 1996 federal Safe Drinking Water Act amendments require each State to develop and implement a Source Water Assessment Program. Section 11672.60 of the California Health & Safety Code requires the Department of Health Services (DHS, the precursor to CDPH) to develop and implement a program to protect sources of drinking water, specifying that the program must include both a source water assessment program and a wellhead protection program. In response to both of these legal mandates, DHS developed the DWSAP Program. California's DWSAP Program addresses both groundwater and surface water sources. The groundwater portion of the DWSAP Program serves as the state's wellhead protection program. In developing the surface water components of the DWSAP Program, integrated the existing requirements for watershed sanitary surveys.**

Time and Place of Regularly Scheduled Board Meetings for Public Participation: **Not Applicable**

For More Information, Contact: **Sherrie Johnston – (209)932-8747**

About This Report

We test the drinking water quality for many constituents as required by state and federal regulations. This report shows the results of our monitoring for the period of January 1 to December 31, 2025, and may include earlier monitoring data.

Importance of This Report Statement in Five Non-English Languages (Spanish, Mandarin, Tagalog, Vietnamese, and Hmong)

Language in Spanish: Este informe contiene información muy importante sobre su agua para beber. Favor de comunicarse **Capell Valley Estates** a **(209)932-8747** para asistirlo en español.Language

Language in Mandarin: 这份报告含有关于您的饮用水的重要讯息。**Capell Valley Estates** 以获得中文的帮助: **(209)932-8747 6004 Monticello Road, Napa, CA 94558.**

Language in Tagalog: Ang pag-uulat na ito ay naglalaman ng mahalagang impormasyon tungkol sa inyong inuming tubig. Mangyaring makipag-ugnayan sa **Capell Valley Estates 6004 Monticello Road, Napa, CA 94558** o tumawag sa **(209)932-8747** para matulungan sa wikang Tagalog

Language in Vietnamese: Báo cáo này chứa thông tin quan trọng về nước uống của bạn. Xin vui lòng liên hệ **Capell Valley Estates** tại **(209)932-8747** để được hỗ trợ giúp bằng tiếng Việt.

Language in Hmong: Tsab ntawv no muaj cov ntsiab lus tseem ceeb txog koj cov dej haus. Thov hu rau **Capell Valley Estates** ntawm **(209)932-8747** rau kev pab hauv lus Askiv.

Terms Used in This Report

Term	Definition
Level 1 Assessment	A Level 1 assessment is a study of the water system to identify potential problems and determine (if possible) why total coliform bacteria have been found in our water system.
Level 2 Assessment	A Level 2 assessment is a very detailed study of the water system to identify potential problems and determine (if possible) why an *E. coli* MCL violation has occurred and/or why total coliform bacteria have been found in our water system on multiple occasions.
Maximum Contaminant Level (MCL)	The highest level of a contaminant that is allowed in drinking water. Primary MCLs are set as close to the PHGs (or MCLGs) as is economically and technologically feasible. Secondary MCLs are set to protect the odor, taste, and appearance of drinking water.
Maximum Contaminant Level Goal (MCLG)	The level of a contaminant in drinking water below which there is no known or expected risk to health. MCLGs are set by the U.S. Environmental Protection Agency (U.S. EPA).
Maximum Residual Disinfectant Level (MRDL)	The highest level of a disinfectant allowed in drinking water. There is convincing evidence that addition of a disinfectant is necessary for control of microbial contaminants.
Maximum Residual Disinfectant Level Goal (MRDLG)	The level of a drinking water disinfectant below which there is no known or expected risk to health. MRDLGs do not reflect the benefits of the use of disinfectants to control microbial contaminants.
Primary Drinking Water Standards (PDWS)	MCLs and MRDLs for contaminants that affect health along with their monitoring and reporting requirements, and water treatment requirements.
Public Health Goal (PHG)	The level of a contaminant in drinking water below which there is no known or expected risk to health. PHGs are set by the California Environmental Protection Agency.
Regulatory Action Level (AL)	The concentration of a contaminant which, if exceeded, triggers treatment or other requirements that a water system must follow.
Secondary Drinking Water Standards (SDWS)	MCLs for contaminants that affect taste, odor, or appearance of the drinking water. Contaminants with SDWSs do not affect the health at the MCL levels.
Treatment Technique (TT)	A required process intended to reduce the level of a contaminant in drinking water.
Variances and Exemptions	Permissions from the State Water Resources Control Board (State Board) to exceed an MCL or not comply with a treatment technique under certain conditions.

Term	Definition
ND	Not detectable at testing limit.
ppm	parts per million or milligrams per liter (mg/L)
ppb	parts per billion or micrograms per liter (µg/L)
ppt	parts per trillion or nanograms per liter (ng/L)
ppq	parts per quadrillion or picogram per liter (pg/L)
pCi/L	picocuries per liter (a measure of radiation)

Sources of Drinking Water and Contaminants that May Be Present in Source Water

The sources of drinking water (both tap water and bottled water) include rivers, lakes, streams, ponds, reservoirs, springs, and wells. As water travels over the surface of the land or through the ground, it dissolves naturally-occurring minerals and, in some cases, radioactive material, and can pick up substances resulting from the presence of animals or from human activity.

Contaminants that may be present in source water include:

- Microbial contaminants, such as viruses and bacteria, that may come from sewage treatment plants, septic systems, agricultural livestock operations, and wildlife.
- Inorganic contaminants, such as salts and metals, that can be naturally-occurring or result from urban stormwater runoff, industrial or domestic wastewater discharges, oil and gas production, mining, or farming.
- Pesticides and herbicides, that may come from a variety of sources such as agriculture, urban stormwater runoff, and residential uses.
- Organic chemical contaminants, including synthetic and volatile organic chemicals, that are byproducts of industrial processes and petroleum production, and can also come from gas stations, urban stormwater runoff, agricultural application, and septic systems.
- Radioactive contaminants, that can be naturally-occurring or be the result of oil and gas production and mining activities.

Regulation of Drinking Water and Bottled Water Quality

In order to ensure that tap water is safe to drink, the U.S. EPA and the State Board prescribe regulations that limit the amount of certain contaminants in water provided by public water systems. The U.S. Food and Drug Administration regulations and California law also establish limits for contaminants in bottled water that provide the same protection for public health.

About Your Drinking Water Quality

Drinking Water Contaminants Detected

Tables 1, 2, 3, 4, 5, 6, and 8 list all of the drinking water contaminants that were detected during the most recent sampling for the constituent. The presence of these contaminants in the water does not necessarily indicate that the water poses a health risk. The State Board allows us to monitor for certain contaminants less than once per year because the concentrations of these contaminants do not change frequently. Some of the data, though representative of the water quality, are more than one year old. Any violation of an AL, MCL, MRDL, or TT is asterisked. Additional information regarding the violation is provided later in this report.

Table 1. Sampling Results Showing the Detection of Coliform Bacteria

Complete if bacteria are detected.

Microbiological Contaminants	Highest No. of Detections	No. of Months in Violation	MCL	MCLG	Typical Source of Bacteria
E. coli	(In the year) 0	0	(a)	0	Human and animal fecal waste

(a) Routine and repeat samples are total coliform-positive and either is *E. coli*-positive or system fails to take repeat samples following *E. coli*-positive routine sample or system fails to analyze total coliform-positive repeat sample for *E. coli*.

Table 2. Sampling Results Showing the Detection of Lead and Copper

Complete if lead or copper is detected in the last sample set.

Lead and Copper	Sample Date	No. of Samples Collected	90th Percentile Level Detected	No. Sites Exceeding AL	Range of Results	AL	PHG	Typical Source of Contaminant
Lead (ppb)	[Enter 7/14/2025	5	0.00325	0	ND-0.0065	15	0.2	Corrosion of household plumbing systems; Erosion of natural deposits
Copper (ppm)	7/14/2025	5	.0232	0	ND-.307	1.3	0.3	Internal corrosion of household plumbing systems; erosion of natural deposits; leaching from wood preservatives

Table 3. Sampling Results for Sodium and Hardness

Chemical or Constituent (and reporting units)	Sample Date	Level Detected	Range of Detections	MCL	PHG (MCLG)	Typical Source of Contaminant
Sodium (ppm)	PS 4/07/2025 W1 5/13/2024 W2 5/13/2024	24.66	14-31	None	None	Salt present in the water and is generally naturally occurring
Hardness (ppm)	PS 4/7/2025 W1 5/13/2024 W2 5/13/2024	170.66	124-208	None	None	Sum of polyvalent cations present in the water, generally magnesium and calcium, and are usually naturally occurring

Table 4. Detection of Contaminants with a Primary Drinking Water Standard

Chemical or Constituent (and reporting units)	Sample Date	Level Detected	Range of Detections	MCL [MRDL]	PHG (MCLG) [MRDLG]	Typical Source of Contaminant
Total Organic Carbon (TOC) Raw water (ppm)	PS 2025 12x	5.8	4.3-6.7	TT	N/A	Various Natural & manmade sources
Total Organic Carbon (TOC) Treated water (ppm)	2025 12x	1.98	1.4-2.7	TT	N/A	Various Natural & manmade sources
*HAA5 [Sum of 5 Haloacetic Acids] (ug/L)	2/24/25 2/24/25 5/19/25 8/5/25 11/18/25	29.6	22-38	60	N/A	Byproduct of drinking water disinfection
TTHMs [Total Trihalomethanes] (ug/L)	2/24/25 2/24/25 5/19/25 8/5/25 11/18/25	44.6	41-49	80	N/A	Byproduct of drinking water disinfection
Barium (ppb)	PS 4/7/25 W1 8/29/23 W2 8/29/23	97.33	141-200	1000	100	Some people who drink water containing barium in excess of the MCL over many years may

						experience an increase in blood pressure.
Fluoride (ppm)	PS 4/7/25 W1 8/29/23 W2 8/29/23	0.17	ND-0.280	2	0.1	Some people who drink water containing fluoride in excess of the federal MCL of 4 mg/L over many years may get bone disease, including pain and tenderness of the bones. Children who drink water containing fluoride in excess of the state MCL of 2 mg/L may get mottled teeth.

Table 5. Detection of Contaminants with a Secondary Drinking Water Standard

Chemical or Constituent (and reporting units)	Sample Date	Level Detected	Range of Detections	SMCL	PHG (MCLG)	Typical Source of Contaminant
Bicarbonate Alkalinity (MG/L)	PS 4/7/25 W1 8/29/23 W2 8/29/23	179.3	102-228	--	--	Carbonate containing rocks which can come from natural erosion or carbonate, runoff from natural deposits
Calcium (MG/L)	PS 4/7/25 W1 5/13/24 W2 5/13/24	38.96	29.9-45.9	--	--	Naturally present
Chloride (ppm)	PS 4/7/25 W1 8/29/23 W2 8/29/23	15.9	7.7-21	500	--	Runoff/leaching from natural deposits; seawater influence
Magnesium (MG/L)	PS 4/7/25 W1 5/13/24 W2 5/13/24	17.83	12.1 - 22.7	--	--	Naturally Present
PH	PS 4/7/25 W1 8/29/23 W2 8/29/23	7.44	7.4-7.53	--	--	

Color (Units)	PS 4/7/25 W1 8/29/23 W2 8/29/23	83.3	ND - 250	15	--	Naturally-occurring organic materials
Iron (ppb) RAW Water	PS 4/7/25 W1 5/13/24 W2 5/13/24	1589	67-3300	300	100	Leaching from natural deposits; industrial wastes
Manganese (ppb) RAW Water	PS 4/7/25 W1 5/13/24 W2 5/13/24	2260	800-4480	50	20	Leaching from natural deposits
Odor---Threshold (Ton)	PS 4/7/25 W1 8/29/23 W2 8/29/23	5.3	1.0-10	3	1	Naturally-occurring organic materials
Specific Conductance (US)	PS 4/7/25 W1 8/29/23 W2 8/29/23	459.3	295-531	1600	--	Substances that form ions when in water; seawater influence
Sulfate (ppm)	PS 4/7/25 W1 8/29/23 W2 8/29/23	26	15-39	500	0.5	Runoff/leaching from natural deposits; industrial wastes
Total Dissolved Solids [TDS] (ppm)	PS 4/7/25 W1 8/29/23 W2 8/29/23	257.6	164-314	1000	--	Runoff/leaching from natural deposits
Turbidity (NTU)	PS 4/7/25 W1 8/29/23 W2 8/29/23	23.65	0.4-70	5	1	Soil runoff

Table 6. Detection of Unregulated Contaminants

Chemical or Constituent (and reporting units)	Sample Date	Level Detected	Range of Detections	Notification Level	Health Effects
None.					

Additional General Information on Drinking Water

Drinking water, including bottled water, may reasonably be expected to contain at least small amounts of some contaminants. The presence of contaminants does not necessarily indicate that the water poses a health risk. More information about contaminants and potential health effects can be obtained by calling the U.S. EPA's Safe Drinking Water Hotline (1-800-426-4791).

Some people may be more vulnerable to contaminants in drinking water than the general population. Immuno-compromised persons such as persons with cancer undergoing chemotherapy, persons who have undergone organ transplants, people with HIV/AIDS or other immune system disorders, some elderly, and infants can be particularly at risk from infections. These people should seek advice about drinking water from their health care providers. U.S. EPA/Centers for Disease Control (CDC)

guidelines on appropriate means to lessen the risk of infection by *Cryptosporidium* and other microbial contaminants are available from the Safe Drinking Water Hotline (1-800-426-4791).

Lead-Specific Language: Lead can cause serious health problems, especially for pregnant women and young children. Lead in drinking water is primarily from materials and components associated with service lines and home plumbing. [NAME OF UTILITY] is responsible for providing high quality drinking water and removing lead pipes, but cannot control the variety of materials used in plumbing components in your home. You share the responsibility for protecting yourself and your family from the lead in your home plumbing. You can take responsibility by identifying and removing lead materials within your home plumbing and taking steps to reduce your family's risk. Before drinking tap water, flush your pipes for several minutes by running your tap, taking a shower, doing laundry or a load of dishes. You can also use a filter certified by an American National Standards Institute accredited certifier to reduce lead in drinking water. If you are concerned about lead in your water and wish to have your water tested, contact [NAME OF UTILITY and CONTACT INFORMATION]. Information on lead in drinking water, testing methods, and steps you can take to minimize exposure is available at *http://www.epa.gov/safewater/lead*.

Additional Special Language for Nitrate, Arsenic, Lead, Radon, and *Cryptosporidium*: [Enter Additional Information Described in Instructions for SWS CCR Document]

State Revised Total Coliform Rule (RTCR): [Enter Additional Information Described in Instructions for SWS CCR Document]

Summary Information for Violation of a MCL, MRDL, AL, TT, or Monitoring and Reporting Requirement

Table 7. Violation of a MCL, MRDL, AL, TT or Monitoring Reporting Requirement

Violation	Explanation	Duration	Actions Taken to Correct Violation	Health Effects Language
Hexavalent Chromium Monitoring	Monitoring and reporting was not completed For one of the three sources.	6/30/2025 – 7/3/2025	Samples taken & submitted All samples found N/S or below Reporting Limit	Some people who drink water containing hexavalent chromium in excess of the MCL over many years may have an increased risk of getting cancer.

For Water Systems Providing Groundwater as a Source of Drinking Water

Table 8. Sampling Results Showing Fecal Indicator-Positive Groundwater Source Samples

Microbiological Contaminants (complete if fecal-indicator detected)	Total No. of Detections	Sample Dates	MCL [MRDL]	PHG (MCLG) [MRDLG]	Typical Source of Contaminant
E. coli	0	12 x Annually	0	(0)	Human and animal fecal waste
Enterococci	0	12 x Annually	TT	N/A	Human and animal fecal waste
Coliphage	0	12 x Annually	TT	N/A	Human and animal fecal waste

Summary Information for Fecal Indicator-Positive Groundwater Source Samples, Uncorrected Significant Deficiencies, or Violation of a Groundwater TT

Special Notice of Fecal Indicator-Positive Groundwater Source Sample: Not Applicable

Special Notice for Uncorrected Significant Deficiencies: Not Applicable

Table 9. Violation of Groundwater TT

Violation	Explanation	Duration	Actions Taken to Correct Violation	Health Effects Language

For Systems Providing Surface Water as a Source of Drinking Water

Table 10. Sampling Results Showing Treatment of Surface Water Sources

Treatment Technique [a] (Type of approved filtration technology used)	Multimedia Filter, Clarifying Unit, & GAC
Turbidity Performance Standards [b] (that must be met through the water treatment process)	Turbidity of the filtered water must: 1 – Be less than or equal to [Enter Turbidity Performance Standard to Be Less Than or Equal to 95% of Measurements in a Month] NTU in 95% of measurements in a month. 2 – Not exceed [Enter Turbidity Performance Standard Not to Be Exceeded for More Than Eight Consecutive Hours] NTU for more than eight consecutive hours. 3 – Not exceed [Enter Turbidity Performance Standard Not to Be Exceeded at Any Time] NTU at any time.

Lowest monthly percentage of samples that met Turbidity Performance Standard No. 1.	100%
Highest single turbidity measurement during the year	0.3
Number of violations of any surface water treatment requirements	None

(a) A required process intended to reduce the level of a contaminant in drinking water.

(b) Turbidity (measured in NTU) is a measurement of the cloudiness of water and is a good indicator of water quality and filtration performance. Turbidity results which meet performance standards are considered to be in compliance with filtration requirements.

Summary Information for Violation of a Surface Water TT

Table 11. Violation of Surface Water TT

Violation	Explanation	Duration	Actions Taken to Correct Violation	Health Effects Language

Summary Information for Operating Under a Variance or Exemption