

## 2024 Consumer Confidence Report

### Water System Information

**Water System Name:** Valley View Ranches

**Report Date:** 6/25/2025

**Type of Water Source(s) in Use:** Groundwater

**Name and General Location of Source(s):** Well 02 is located near the intersection of Fitzgerald and Green Valley Drive.

**Drinking Water Source Assessment Information:** Drinking water source documentation is available upon request.

**Time and Place of Regularly Scheduled Board Meetings for Public Participation:** Contact Farokh Deboo for board meetings information

**For More Information, Contact:** Farokh Deboo 408-221-4959 fjd@accesscom.com

### 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, 2024 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 Valley View Ranches a 408-221-4959 para asistirlo en español.

Language in Mandarin: 这份报告含有关于您的饮用水的重要讯息。请用以下地址和电话联系 Valley View Ranches 以获得中文的帮助: Green Valley Drive. Gilroy, CA 95020 408-221-4959.

Language in Tagalog: Ang pag-uulat na ito ay naglalaman ng mahalagang impormasyon tungkol sa inyong inuming tubig. Mangyaring makipag-ugnayan sa Valley View Ranches Green Valley Drive. Gilroy, CA 95020 o tumawag sa 408-221-4959 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 Valley View Ranches tại 408-221-4959 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 Valley View Ranches ntawm 408-221-4959 rau kev pab hauv lus Askiv.

<b>TERMS USED IN THIS REPORT</b>
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**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.

**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, and 6 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**

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)		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**

Lead and Copper	Sample Date	No. of Samples Collected	90 <sup>th</sup> Percentile Level Detected	No. Sites Exceeding AL	AL	PHG	No. of Schools Requesting Lead Sampling	Typical Source of Contaminant
Lead (ppb)	2021	5	4.2	0	15	0.2	0	Internal corrosion of household water plumbing systems; discharges from industrial manufacturers; erosion of natural deposits

Copper (ppm)	2021	5	0.825	0	1.3	0.3	0	Internal corrosion of household plumbing systems; erosion of natural deposits; leaching from wood preservatives
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TABLE 3 – SAMPLING RESULTS FOR SODIUM AND HARDNESS

Chemical or Constituent (units)	Sample Date	Level Detected			MCL	PHG (MCLG)	Typical Source of Contaminant
		Average	Min	Max			
Hardness, Total (As $\text{CaCO}_3$ ) (mg/L)	07/18/2024	340					Sum of polyvalent cations present in the water, generally magnesium and calcium, and are usually naturally occurring
Sodium (mg/L)	07/18/2024	25					Salt present in the water and is generally naturally occurring

TABLE 4 – DETECTION OF CONTAMINANTS WITH A PRIMARY DRINKING WATER STANDARD

Chemical or Constituent (units)	Sample Date	Level Detected			MCL	PHG (MCLG)	Typical Source of Contaminant
		Average	Min	Max			
Nitrate (mg/L)	2024	4.1	ND	17.6*	10	10	Runoff and leaching from fertilizer use; leaching from septic tanks and sewage; erosion of natural deposits
TTHM (ug/L)	06/27/2024	6			80		Byproduct of drinking water disinfection

TABLE 5 – DETECTION OF CONTAMINANTS WITH A SECONDARY DRINKING WATER STANDARD

Chemical or Constituent (units)	Sample Date	Level Detected			MCL	PHG (MCLG)	Typical Source of Contaminant
		Average	Min	Max			
Chloride (mg/L)	07/18/2024	53			500		Runoff/leaching from natural deposits; seawater influence
Sulfate (mg/L)	07/18/2024	46			500		Runoff/leaching from natural deposits; industrial wastes
Tds (mg/L)	07/18/2024	458			1000		Runoff/leaching from natural deposits

TABLE 6 – DETECTION OF UNREGULATED CONTAMINANTS

Chemical or Constituent (units)	Sample Date	Level Detected			MCL	PHG (MCLG)	Typical Source of Contaminant
		Average	Min	Max			
Bromide (mg/L)	07/18/2024	0.2					
Potassium (mg/L)	07/18/2024	0.7					

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

VIOLATION OF A MCL, MRDL, AL, TT, OR MONITORING AND REPORTING REQUIREMENT

Violation	Explanation	Duration	Actions Taken to Correct the Violation	Health Effects Language
Nitrate (As N) (ppm)	Nitrate is historically high in the groundwater at this location most likely due to the use of fertilizers in farming operations.	2024	Individual Valley View residents are placed on a Do Not Drink Notice as needed when nitrate levels exceed the MCL for their home.	Nitrate in drinking water at levels above 10 mg/L is a health risk for infants of less than six months of age. Such nitrate levels in drinking water can interfere with the capacity of the infant's blood to carry oxygen,

### VIOLATION OF A MCL, MRDL, AL, TT, OR MONITORING AND REPORTING REQUIREMENT

Violation	Explanation	Duration	Actions Taken to Correct the Violation	Health Effects Language
				resulting in serious illness; symptoms include shortness of breath and blueness of the skin. Nitrate levels above 10 mg/L may also affect the ability of the blood to carry oxygen in other individuals, such as pregnant women and those with specific enzyme deficiencies. If you are caring for an infant, or you are pregnant, you should ask advice from your health care provider.
<b>Lead &amp; Copper Sampling</b>	When the initial sampling schedule was moved to our new tracking software, the lead and copper monitoring was not properly scheduled. As a result, the required samples were not scheduled and were inadvertently missed during the appropriate monitoring period (June to September).	<b>2024</b>	Samples were subsequently collected in November 2024 and met all compliance requirements for the 90th percentile lead and copper levels. The site list and sampling schedule have since been updated in the system to ensure proper scheduling moving forward.	There are no health effect implications as a result of the sampling issue.

### 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:** If present, elevated levels of 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. Valley View Ranches is responsible for providing high quality drinking water but cannot control the variety of materials used in plumbing components. When your water has been sitting for several hours, you can minimize the potential for lead exposure by flushing your tap for 30 seconds to 2 minutes before using water for drinking or cooking. [Optional: If you do so, you may wish to collect the flushed water and reuse it for

another beneficial purpose, such as watering plants.] If you are concerned about lead in your water, you may wish to have your water tested. Information on lead in drinking water, testing methods, and steps you can take to minimize exposure is available from the Safe Drinking Water Hotline (1-800-426-4791) or at <http://www.epa.gov/lead>.

This Consumer Confidence Report (CCR) reflects changes in drinking water regulatory requirements during 2024. These revisions add the requirements of the federal Revised Total Coliform Rule, effective since April 1, 2016, to the existing state Total Coliform Rule. The revised rule maintains the purpose to protect public health by ensuring the integrity of the drinking water distribution system and monitoring for the presence of microbials (i.e., total coliform and E. coli bacteria). The U.S. EPA anticipates greater public health protection as the rule requires water systems that are vulnerable to microbial contamination to identify and fix problems. Water systems that exceed a specified frequency of total coliform occurrences are required to conduct an assessment to determine if any sanitary defects exist. If found, these must be corrected by the water system. The state Revised Total Coliform Rule became effective July 1, 2021.

### **Summary Information for Operating Under a Variance or Exemption**

Valley View Ranches did not operate under a variance or exemption in 2024.



## **BRACEWELL ENGINEERING, INC.**

155 MAST STREET, UNIT 114, MORGAN HILL, CA 95037

(669) 258-5820 FAX (408) 498-7045

[www.bracewellengineering.com](http://www.bracewellengineering.com)

# **IMPORTANT INFORMATION ABOUT YOUR DRINKING WATER**

## **MONITORING REQUIREMENTS NOT MET FOR VALLEY VIEW RANCHES WATER SYSTEM**

Our water system failed to monitor as required for drinking water standards during the past year and, therefore, was in violation of the regulations. Even though this failure was not an emergency, as our customers, you have a right to know what you should do, what happened, and what we did to correct this situation.

We are required to monitor your drinking water for specific contaminants on a regular basis. Results of regular monitoring are an indicator of whether or not our drinking water meets health standards. During September 2024, we did not collect the distribution lead and copper water samples and therefore, cannot be sure of the quality of our drinking water during that time.

### **What should I do?**

- There is nothing you need to do at this time.
- The table below lists the contaminant(s) we did not properly test for during the last year, how many samples we are required to take and how often, how many samples we took, when samples should have been taken, and the date on which follow-up samples were (or will be) taken.

<b>Contaminant</b>	<b>Required Sampling Frequency</b>	<b>Number of Samples Taken</b>	<b>When All Samples Should Have Been Taken</b>	<b>When Samples Were or Will Be Taken</b>
Lead and Copper	36 Months	0 of 5	September, 2024	November, 2024

- If you have health issues concerning the consumption of this water, you may wish to consult your doctor.



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### **What happened? What is being done?**

**Cause:** When the initial sampling schedule was set up for the system, the designated lead and copper monitoring sites were not correctly identified. As a result, the required samples were not scheduled and were inadvertently missed during the appropriate monitoring period (June to September).

**Corrective Action:** Samples were subsequently collected in November 2024 and met all compliance requirements for the 90th percentile lead and copper levels. The site list and sampling schedule have since been updated in the system to ensure proper scheduling moving forward.

**Other Information:** Lead and copper samples are typically collected during warmer months (June–September) when the potential for corrosion is higher. Although the 2024 samples were collected in November, there were no issues with water quality or treatment at the time, and all results were within compliance.

For more information, please contact Bracewell Engineering, Inc. at (669) 258-5821 or

**Bracewell Engineering, Inc.  
155 Mast Street, Unit 114  
Morgan Hill, CA 95037**

Please share this information with all the other people who drink this water, especially those who may not have received this notice directly (for example, people in apartments, nursing homes, schools, and businesses). You can do this by posting this public notice in a public place or distributing copies by hand or mail.

### **Secondary Notification Requirements**

Upon receipt of notification from a person operating a public water system, the following notification must be given within 10 days [Health and Safety Code Section 116450(g)]:

- RESIDENTIAL RENTAL PROPERTY OWNERS OR MANAGERS (including nursing homes and care facilities): Must notify tenants.
- BUSINESS PROPERTY OWNERS, MANAGERS, OR OPERATORS: Must notify employees of businesses located on the property.

This notice is being sent to you by **VALLEY VIEW RANCHES WATER SYSTEM** and the water system operator **BRACEWELL ENGINEERING, INC.**

State Water System ID#: CA4300996

Date distributed: 7/1/2025