

2025 Consumer Confidence Report

Valley View Ranches

Water System Information

Water System Name:	Valley View Ranches
Report Date:	June 25, 2026
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:	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, 2025, and may include earlier monitoring data.

Importance of This Report — Non-English Languages

Spanish: Este informe contiene información muy importante sobre su agua para beber. Favor de comunicarse con Valley View Ranches por correo electrónico a fjd@accesscom.com para asistirlo en español.

Mandarin: 这份报告含有关于您的饮用水的重要讯息。请通过电子邮件 fjd@accesscom.com 联系 Valley View Ranches，以获得中文的帮助。

Tagalog: Ang pag-uulat na ito ay naglalaman ng mahalagang impormasyon tungkol sa inyong inuming tubig. Mangyaring makipag-ugnayan sa Valley View Ranches sa pamamagitan ng email sa fjd@accesscom.com para matulungan sa wikang Tagalog.

Vietnamese: Báo cáo này chứa thông tin quan trọng về nước uống của bạn. Xin vui lòng liên hệ Valley View Ranches qua email tại fjd@accesscom.com để được hỗ trợ bằng tiếng Việt.

Hmong: Tsab ntawv no muaj cov ntsiab lus tseem ceeb txog koj cov dej haus. Thov xa email rau Valley View Ranches ntawm fjd@accesscom.com rau kev pab hauv lus Askiv.

Terms Used in This Report

Level 1 Assessment	A study of the water system to identify potential problems and determine (if possible) why total coliform bacteria have been found.
Level 2 Assessment	A very detailed study of the water system to identify potential problems and determine (if possible) why an E. coli MCL violation has occurred.
MCL (Maximum Contaminant Level)	The highest level of a contaminant allowed in drinking water. Primary MCLs protect health; secondary MCLs protect taste, odor, and appearance.
MCLG	The level of a contaminant below which there is no known or expected risk to health. Set by the U.S. EPA.
PHG (Public Health Goal)	The level of a contaminant below which there is no known or expected risk to health. Set by the California EPA.
AL (Action Level)	The concentration of a contaminant which, if exceeded, triggers treatment or other requirements.
MRDL / MRDLG	Maximum Residual Disinfectant Level / Goal — the highest level of disinfectant allowed in drinking water.

TT (Treatment Technique)	A required process intended to reduce the level of a contaminant in drinking water.
ND	Not detectable at testing limit.
ppm / ppb / ppt / pCi/L	Parts per million (mg/L) / parts per billion (ug/L) / parts per trillion (ng/L) / picocuries per liter.

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

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)	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

Lead and Copper	Sample Date	No. Samples	90th Percentile Detected	No. Sites > AL	AL	PHG	Schools Requesting Lead Sample	Typical Source
Lead (ppb)	2025	5	0.6	0	15	0.2	0	Internal corrosion of household water plumbing systems; discharges from industrial manufacturers; erosion of natural deposits
Copper (ppm)	2025	5	0.415	0	1.3	0.3	0	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 (units)	Sample Date	Level Detected	MCL	PHG (MCLG)	Typical Source of Contaminant
Sodium (mg/L)	7/18/24	25	None	None	Salt present in the water and is generally naturally occurring
Hardness, Total (as CaCO ₃) (mg/L)	7/18/24	340	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 (units)	Sample Date	Level Detected	Min	Max	MCL	PHG (MCLG)	Typical Source of Contaminant
Chromium (ug/L)	7/18/24	1.6			50	(100)	Discharge from steel and pulp mills; erosion of natural deposits
Chromium, Hexavalent (ug/L)	2/5/25	1.1			10	0.02	Discharge from steel and pulp mills; erosion of natural deposits
Nitrate (mg/L)	2025	4.11		76*	10	(10)	Runoff and leaching from fertilizer use; leaching from septic tanks and sewage; erosion of natural deposits
TTHM (ug/L)	2025	3.55			80	None	Byproduct of drinking water disinfection
Barium (ug/L)	7/18/24	77			1,000	700	Discharge of drilling wastes; discharge from metal refineries; erosion of natural deposits
Nitrate (as NO ₃) (mg/L)	2025	4.11			45	None	Runoff and leaching from fertilizer use; leaching from septic tanks and sewage; erosion of natural deposits

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

Chemical or Constituent (units)	Sample Date	Level Detected	Min	Max	MCL	Typical Source of Contaminant
Chloride (mg/L)	7/18/24	53			500	Runoff/leaching from natural deposits; seawater influence
Sulfate (mg/L)	7/18/24	46			500	Runoff/leaching from natural deposits; industrial wastes
TDS (mg/L)	7/18/24	458			1,000	Runoff/leaching from natural deposits

Specific Conductance (uS/cm)	7/18/24	750			1,600	Substances that form ions in water; naturally occurring
------------------------------	---------	-----	--	--	-------	---

Table 6 - Detection of Unregulated Contaminants

Chemical or Constituent (units)	Sample Date	Level Detected	MCL	Typical Source of Contaminant
Bromide (mg/L)	7/18/24	0.2	None	Naturally occurring
Potassium (mg/L)	7/18/24	0.7	None	Naturally occurring
Hardness, Total (as CaCO ₃) (mg/L)	7/18/24	340	None	Sum of polyvalent cations present in the water, generally magnesium and calcium, and are usually naturally occurring

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. Valley View Ranches 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 Valley View Ranches at Farokh Deboo 408-221-4959 fjd@accesscom.com. 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>.

Summary Information for Operating Under a Variance or Exemption

Valley View Ranches did not operate under a variance or exemption in 2025.