

Oak Trail Estates

Water Master Report

January 21, 2026

Regulatory Sampling & Compliance

All required drinking water sampling for calendar year 2025 was completed and submitted.

All analytical results were below Maximum Contaminant Levels (MCLs) with one exception:

- Well 5 – Hexavalent Chromium (Chromium-6) exceeded the MCL.

Confirmation was received from Santa Barbara County Environmental Health and the State Water Resources Control Board that treatment is not required for Well 5 at this time because the well is designated as a standby well and is not permitted to operate more than 14 days per year.

If Well 5 is ever placed into service, the system must notify all users that the water contains Chromium-6 above the MCL.

All required reports for 2025 have been submitted.

Potential Future Solution – Well 5 / Well 6 Blending

A potential long-term solution to avoid customer notification if Well 5 is needed is to install a pipeline connecting Well 5 to Well 6.

This would allow the system to blend water between the two wells, reducing Chromium-6 concentrations below the MCL. This project would be considered a future capital improvement and is not an immediate requirement.

An estimate from Craig Litel for this work is attached.

Communication System Review

Over the past year, ongoing issues have been experienced with the Xio communication system. These issues include reliance on cellular service, which has become increasingly unreliable in the Santa Ynez Valley, and aging electronics with a typical service life of approximately five years.

Most system components are now due for upgrades. Recently, the radio failed at Well 7 and requires replacement.

An attached quote from Xio includes pricing for a new antenna.

Alternative Communication System – RanchBot

Due to the continued issues with Xio, alternative communication systems were evaluated. One system currently being installed on other water systems is RanchBot.

RanchBot operates via satellite rather than cellular, provides comparable monitoring and control capabilities, and does not charge additional fees for technical assistance. A RanchBot quote is attached, which includes the annual subscription cost for comparison purposes.

Lot 80–81 Inspection

I have been in constant contact with the property owner; however, he does not reside at the property full time. He is open to allowing full access for the inspection but has requested to be present when we meet. He is aware that a new backflow device is required. I will remain in continued contact with him until a meeting can be scheduled and the inspection finalized.