

Rural parcel demo — Madera County, CA

Parcel-level groundwater due diligence · eight-section report

REPORT DVN-2026-0717-V2P4 · ISSUED 2026-07-18 · engine-v2.0-dev · POINT 36.95, -120.15

ADDRESS NOT PROVIDED AT INTAKE (–) · APN NOT PROVIDED AT INTAKE (–) · COUNTY MADERA (unanimous county name on DWR i07 well records at and around this point) · TRANSACTION PURCHASE

SECTION 1

Property identity & summary

Summary of determinations

ITEM	DETERMINATION	BASIS
Groundwater status	GRADED ELEVATED RISK at HIGH confidence	SECTION 4
Well completion record	NOT SEARCHED. No APN provided at intake	SECTION 2
Published water quality nearby	REPORTED on 7 of 7 panel analytes within 3 mi; none above reference	SECTION 3
Adopted plan criteria	IN RANGE. 29 criteria sites within 8 mi (GSP)	SECTION 4
Rental well-testing duty (AB 2454)	NOT TRIGGERED by the declared transaction and source	SECTION 6
County rules	COMPILED for Madera County, with citations	SECTION 6
Document verification	SIGNED BUNDLE ISSUED with this report	SECTION 8

For the basis of each determination, read the section cited. This summary is not valid apart from the full report and its signed bundle.

Water source, as declared and evaluated

private well · Seller-reported. Confidence: Moderate — the statement is plausible and partially supported, but independent verification is limited. No completion record found against this parcel. Absence of a filed record does not mean absence of a well; records before 1949 and some later work were never filed. Request the driller's log.

ELEVATED RISK

CONFIDENCE: HIGH

The public record around this point carries elevated-risk signals; section 4 states them with their sources.

Key flags

- 2 nearby long-record stations show multi-decade decline. Section 4.
- No well completion record filed against this parcel's APN (APN not provided). Section 2.

SOURCE COVERAGE: all sources retrieved 2026-07-18 (03:57–03:57 UTC). Water-source and seller statements carry a source status (Verified · Partially verified · Seller-reported · Contradicted) and a confidence level; the labels are printed where each statement appears.

SECTION 2

Well profile

No completion record is filed against this parcel's APN. No APN was provided at intake, so the parcel-specific search could not run; supplying the APN allows it. Absence of a filed record does not mean absence of a well: records predating 1949 and some later work were never filed. Request the driller's log from the seller.

Nearby completion records: context, not the subject well

WCR NUMBER	DIST	DEPTH	WORK ENDED	USE
WCR2023-005963	0.21 mi	230 ft	2023-04-11	Monitoring
WCR2023-005967	0.21 mi	163 ft	2023-04-27	Monitoring
WCR0000727	0.44 mi	540 ft	1995-12-26	Water Supply Public
WCR0009603	0.44 mi	390 ft	2012-03-05	Water Supply Domestic
WCR0023315	0.44 mi	300 ft	1971-04-27	Water Supply Industrial
WCR0050488	0.44 mi	310 ft	2006-09-12	Water Supply Domestic

These are the closest filed completions within 1.0 mi. None is asserted to be this parcel's well.

Proximity context

5 qualifying monitoring stations within 6.5 mi (nearest 2.05 mi) · 29 plan criteria sites within 8 mi · 742 filed completions define the area's domestic depth profile (median 340 ft)

SECTION 3

Water quality

What this section is and is not. No public dataset holds this parcel's own tap results unless its well was sampled by a public program. The results below are the most recent published results at sampled wells within 3.0 miles, per analyte: the neighborhood record, cited well by well. The parcel's own water is **unknown until tested**; the recommended panel below is how it becomes known.

ANALYTE	NEAREST RESULT	WELL TYPE	DIST	SAMPLED	STATUS VS REFERENCE
Nitrate as N	3.1 MG/L	Municipal	0.0 mi	2025- 09-17	within reference (California primary MCL is 10 MG/L)
Arsenic	below reporting limit	Municipal	0.0 mi	2023- 12-04	not detected (below the reporting limit; reference 10 UG/L)
Chromium, Hexavalent (Cr6)	2.3 UG/L	Municipal	0.0 mi	2025- 09-17	within reference (California MCL, effective October 1, 2024 is 10 UG/L)
Uranium	2.97 pCi/L	Municipal	0.0 mi	2025- 09-17	within reference (California primary MCL is 20 PCI/L)
Total Dissolved Solids	223 MG/L	Domestic	1.16 mi	2013- 12-11	within reference (California secondary MCL (recommended level; upper 1,000) is 500 MG/L)
Perfluorooctanoic acid (PFOA)	below reporting limit	Municipal	2.53 mi	2025- 02-05	not detected (below the reporting limit)
Perfluorooctane sulfonate (PFOS)	below reporting limit	Municipal	2.53 mi	2025- 02-05	not detected (below the reporting limit)

SOURCE: SWRCB GAMA Groundwater Information System via data.ca.gov (160 sampled wells in radius). Reference values are drinking-water standards that legally bind public water systems; for a private well they are reference points, which is how the State Water Board's own domestic-well guidance uses them.

Recommended tests for this property and region

- **Total coliform and E. coli:** baseline for any domestic well; the standard bacteriological screen at point of sale
- **Nitrate as N:** the most common agricultural-area contaminant; reference 10 MG/L
- **Arsenic:** naturally occurring in Central Valley and desert basins; reference 10 UG/L
- **Total dissolved solids and electrical conductivity:** salinity screen; sampled wells in this radius carry TDS results
- **Hexavalent chromium:** sampled within the search radius; California MCL 10 UG/L effective October 1, 2024
- **Uranium:** sampled within the search radius; reference 20 PCI/L

Known / unknown / needs retesting. Known: the published neighborhood results above, each with its own date. Unknown: this parcel's own water, until a certified lab tests it. Needs retesting: any parcel result older than the transaction cycle. Lenders and health departments commonly treat results older than 6 to 12 months as stale.

RESOURCES: State Water Board private domestic well testing page (waterboards.ca.gov/drinking_water/certlic/drinkingwater/private-domestic-well-testing.html) · GAMA Groundwater Information System (gamagroundwater.waterboards.ca.gov) · state-certified laboratory list via SWRCB ELAP. Free-testing program eligibility is boundary-dependent; check the first link.

SECTION 4

Groundwater context

Local trend: declining.

2 of 5 nearby long-record wells show multi-decade decline.

BASIN: 5-022.06 Madera

Nearest long-record well: 208 ft · 2022-10

2.05 mi away, 12 measurements. Median depth to water by era: 2010s 186 ft · 2020s 195 ft. Station depth 724 ft — the aquifer-zone rule applies: this station reads only the zone its screen reaches.

Governance: GSP

Program type of criteria sites within 8 mi (GSP = SGMA thresholds apply; ADJ = court allocations govern).

MONITORING STATION	DIST	N	MEDIAN DEPTH TO WATER BY ERA	LATEST
369235N1201333W001	2.05 mi	12	2010s 186 ft · 2020s 195 ft	208 ft · 2022-10
369246N1201291W001	2.1 mi	136	pre-2010 88 ft · 2010s 173 ft · 2020s 199 ft	203 ft · 2026-03
369239N1201240W001	2.3 mi	6	2010s 178 ft · 2020s 212 ft	211 ft · 2022-10
369094N1201384W001	2.88 mi	14	2010s 169 ft · 2020s 176 ft	190 ft · 2022-10
369092N1201334W001	2.97 mi	12	2010s 170 ft · 2020s 181 ft	195 ft · 2022-10

SOURCE: DWR Periodic Groundwater Level Measurements (CNRA open data). The aquifer-zone rule applies: each station reads only the zone its screen reaches.

PLAN CRITERIA SITE	DIST	PROGRAM	MINIMUM THRESHOLD	VS MEDIAN WELL
369246N1201291W001	2.1 mi	GSP	188 ft	152 ft above
369582N1202110W001	3.42 mi	GSP	230 ft	110 ft above
369670N1200898W001	3.51 mi	GSP	219 ft	121 ft above
370027N1201566W001	3.66 mi	GSP	265 ft	75 ft above
368996N1201742W001	3.73 mi	GSP	171 ft	169 ft above
368946N1201107W001	4.39 mi	GSP	143 ft	197 ft above

+23 further criteria sites within 8 mi are carried in the signed data bundle, not printed.

SOURCE: DWR SGMA Monitoring Network Module (gspmd). A minimum threshold is the water level the adopted plan permits; the margin to the area's median domestic well (340 ft, DWR i07) is the distance between two published numbers, not a forecast.

Satellite context (GRACE-FO, 20260713): regional storage signal for the ~8-mile cell containing this point. Regional context only. Never a parcel verdict, and no alert is ever raised on it.

Transaction risk

Purchase: the buyer inherits the well as-is; the record above is the baseline the offer should price.

Questions a lender or buyer will ask

- Is there a current well completion record or driller's log for this parcel?
- When was the water last tested, by which lab, and for which analytes?
- What is the well's yield and has it changed seasonally?
- Is the well shared, and is the agreement recorded?

Inspection and test urgency

Order the bacteriological and chemical panel now; results take days and closings do not wait.

Escrow checklist

- Well completion record or driller's log in the transaction file
- Current water test (bacteriological + regional chemical panel) in the file
- Shared-well agreement located and recorded, if applicable
- Water source disclosure language matches the record
- This report and its signed bundle retained in the closing packet

Disclose and verify before closing. Every factual claim this section leans on appears, with its source, in sections 2-4 and the appendix.

Compliance triggers

Transfer disclosure: the well is a material fact

California's Transfer Disclosure Statement requires disclosure of known material facts; the water source, any known quality or yield problems, and shared-well agreements are material. A shared well should have a recorded agreement covering cost, maintenance, and access; request it in escrow.

SOURCE: Civil Code §1102 et seq.

Dry or failing well: free state reporting

A dry or failing domestic well can be reported to DWR's dry well reporting system, which routes to county drought assistance where available. Anonymous reports are accepted.

SOURCE: DWR; mydrywell.water.ca.gov

SGMA-managed basin: GSA rules may attach

This point lies near criteria sites managed under a Groundwater Sustainability Plan. Some GSAs require well registration, metering, or extraction reporting. Requirements are set per GSA; confirm with the GSA named in the groundwater context section before assuming none apply.

SOURCE: SGMA (2014); DWR SGMA portal

Well permits: county Environmental Health Division

A well permit from the Environmental Health Division is required for construction, reconstruction, or destruction; only C-57 licensed well contractors may perform the work, and annular seal inspections are scheduled with 48 hours notice. Within the cities of Madera and Chowchilla, the city handles destruction permits.

SOURCE: Madera County Code Ch. 13.52; county Water Well Program

Adjacent-well protection at permitting

The county's well standards direct an applicant to offer a pump test and monitoring on adjacent parcels with wells within 200 feet of a proposed well; a signal that well-interference is a live issue in this county's record.

SOURCE: Madera County Code §13.52.030

Inactive wells must be maintained or destroyed

An existing well may be inactivated for one year under county inspection and maintenance standards; beyond that it must be maintained to standard or destroyed by a licensed driller. An escrow with a disused well should price this.

SOURCE: Madera County Code §13.52.050(Q); county well application

New wells: identify the GSA before applying

The county's Water Well Program directs applicants to identify the Groundwater Sustainability Agency covering the proposed well site and publishes GSA contacts and a lookup map. The statewide executive-order verification requirement (N-7-22) was rescinded in September 2024 by N-3-24; what a GSA requires now is set by that GSA and county practice. Confirm with the Water Well Program before drilling.

SOURCE: Madera County Water Well Program; E.O. N-3-24 (2024-09-05)

County rules: compiled, and still moving

The county items above were compiled from Madera County's own code and published program documents, verified 2026-07-17. Local rules change and cities inside the county can add their own; confirm current requirements with county environmental health before closing.

SOURCE: Madera County sources, verified 2026-07-17

Edge cases belong with counsel

Shared-system agreements, storage and hauling arrangements, unpermitted work, and well-access disputes are legal questions for counsel, not this report.

SOURCE: standing note

SECTION 7

Recommended actions

- Order the recommended tests in section 3 from a state-certified laboratory; the State Water Board publishes the certified-lab list.
- Request the well completion record: from the seller first, then DWR's Well Completion Report records request if unfiled locally.
- Add water-source disclosure language to the transfer disclosure now, not at signing; amend if test results arrive later.
- If the escrow timeline extends past 90 days, re-run this report; levels, criteria, and quality records all move.
- Keep the packet: report, signed bundle, test results, completion record. The file is the product.

SECTION 8

Evidence appendix

Retrieval log

DATASET	QUERY	RETRIEVED (UTC)	ROWS
DWR Periodic Groundwater Level Measurements	6.5 mi station radius + measurement series	2026-07-18T03:57:32Z	5
DWR SGMA Monitoring Network Module (gspmd)	criteria sites within 8 mi	2026-07-18T03:57:32Z	29
DWR i07 Well Completion Reports	area depth percentiles	2026-07-18T03:57:32Z	742
GRACE-FO mascon (regional)	20260713	2026-07-18T03:57:36Z	1
DWR i07 Well Completion Reports	1.0 mi box around point	2026-07-18T03:57:37Z	69
SWRCB GAMA: All Wells (locations)	3.0 mi box	2026-07-18T03:57:39Z	160
SWRCB GAMA: DDW results 2020-present	3.0 mi box, panel of 7	2026-07-18T03:57:46Z	226
SWRCB GAMA: GAMA program results	3.0 mi box, panel of 7	2026-07-18T03:57:46Z	16

Data freshness

Every figure in this report carries the date of the record it comes from, printed beside it. The retrieval log above dates the pull itself. Where the newest record predates the pull by years, that gap is itself reported, not smoothed over.

Methodology

engine-v2.0-dev · grading rubric unchanged from the published methodology: a point is scored only at two or more qualifying stations; an elevated grade requires an adopted threshold below the area's median domestic well or multi-decade decline at two or more long-record stations; satellite (GRACE) context is regional only and is never a parcel verdict; a margin is the distance between two published numbers, not a forecast, and this report never predicts that any well will or will not fail. Below the data threshold the report is flagged and not scored; false comfort and false alarm are equal defects.

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