

WHEELER CREST COMMUNITY SERVICE DISTRICT

129 Willow Road
Swall Meadows CA 93514

June, 2014

HISTORY

The Mono County Board of Supervisors formed the Wheeler Crest Community Service District (WCCSD) in 1984 to manage a new water system in the Pinon Ranch subdivision of Swall Meadows. The Mono County Board of Supervisors operated the WCCSD during its early years, but operation was turned over to a local board in 1988, at which time the District was expanded to include the existing water system in the Hilltop Estates No.1 subdivision. The local board consists of five members from within the District who serve without pay. At turnover, the District assumed an indebtedness of approximately \$920,000 resulting from road and utility improvements in the Pinon Ranch development. This indebtedness of approximately \$25,000 per lot was retired in 1998.

During the District's formation, the County included properties serviced by the two water systems, and also some adjoining non-serviced properties within Swall Meadows. One of the water systems was in the original Hilltop Estates subdivision at the entrance to Swall Meadows. Robert Wilson, the original developer of Swall Meadows, constructed this system in 1956. The second system was constructed in the Pinon Ranch subdivision in 1982. Additional properties included in the original District are adjacent to Rimrock Drive, Valley View Road, Willow Road and eight lots in Hilltop Estates No. 2.

The County created two "Zones of Benefit" for the properties serviced by the two water systems, each Zone being funded primarily by special assessment of serviced owners. Both Zones charge hook-up fees, and Zone 2 also has an excess-use water fee. Properties within the District that do not receive water services are not included in a Zone of Benefit and pay no assessments or fees.

The District in 1988 included an artesian well, a 7500-gallon reservoir and small distribution mains for 14 lots in Hilltop Estates (Zone 1); and a 420-foot well, 100,000-gallon reservoir and fire-flow distribution system for the 41 lots in the Pinon Ranch subdivision (Zone 2). Over the years, the District annexed approximately 88 additional acres and added three new wells and a second 120,000-gallon reservoir into Zone 2, which is now registered with the State as Lower Swall Meadows System Public Water System 2600714. A new well for Zone 1 was drilled in 2013.

Originally both water systems were classified by the State of California as small water systems and, as such, the District was required to perform routine, quarterly sampling for water quality (total and fecal coliform, and e. coli). In 1998, the Lower Swall Meadows Water System was reclassified as a community water system, requiring a sequenced scheduling of additional water sampling within that zone for general minerals, inorganic chemicals, volatile organic chemicals, nitrates, nitrites, lead and copper, and radionuclides. At that time, the Lower system changed from quarterly coliform sampling to monthly sampling. In 2001, monthly coliform sampling was also instituted in Hilltop Estates. Both water systems are monitored by the Mono County Health Department, which acts as a local primacy agency for the California Department of Health.

WATER SYSTEM DESCRIPTIONS

Hilltop Estates

The Hilltop water system was originally fed by an artesian well located in the west end of Swall Meadows to an underground 7500-gallon reservoir at Mountain View Drive and Orchard Road, and thence to 14 parcels in Hilltop Estates. The pressure available to each residence from the artesian system depends on the elevation drop from Orchard Road. In 2014 a new well and pressurization system was added to the system to improve system reliability. A pressure system within individual houses may be desirable if the pressure is lower than desired. Each parcel has a valved service lateral. The system has two pressure zones.

Lower Swall Meadows

This water system serves the Pinon Ranch and Rimrock Ranch developments. The system consists of three wells (Wells No. 2, 4 and 5), a 100,000-gallon reservoir at the top of Pinon Ranch, a 120,000-gallon reservoir at the top of Rimrock Ranch, and a gravity-fed distribution system with 23 fire hydrants. The wells have capacities of approximately 42, 95, and 40 gallons per minute respectively. There are no in-line treatment facilities. The system currently serves 81 parcels, 41 of which have houses. All parcels are within 500 feet of a fire hydrant.

The water system was recently audited by the Insurance Service Organization (ISO) as part of community fire insurance evaluation, and the areas served by the District were given a 4 rating which is comparable to many municipal water systems. This is an important factor in getting reasonable fire insurance rates and coverage.

The distribution system has two pressure zones, each fed by one of the reservoirs. Water pressure at a given parcel may vary from 25 to 100 psig depending upon the location and elevation of the parcel relative to one of the reservoirs. Houses located close to the elevation of a reservoir require a pressure boost system, and other owners may also find that a pressure boost system within the house is desirable if the static pressure at the house is below that desired. Parcels located approximately 180 feet in elevation below a reservoir (approximately 80 psig) will require pressure regulators as part of the inlet plumbing. Contact the District for the pressure level at a particular parcel. Most parcels have a service lateral with a curb stop valve.

WATER SAMPLING

Water is chlorinated monthly in both Zones 1 and 2 at low levels. Water in each zone is also tested for coliform and e coli. organisms on a monthly basis. These samples are collected by a Distribution Operator and analyzed at the Mammoth Community Water District laboratory. Other sampling is performed on a schedule established with the Mono County Health Department to meet State water standards, and samples for this monitoring are sent to various commercial testing laboratories. A further explanation of the overall sampling program and the results of the sampling are given in the Consumer Confidence Report issued yearly by the District.

Many things can affect the validity of coliform tests. Primarily, water quality might be affected adversely if there has been maintenance done on the system or in individual houses, if there has been cross-contamination of substances into the system, or if a foreign growth develops in the distribution system for some reason. If a water sample tests positive, the District resamples the system and may

treat the affected area with chlorine. If a remedial disinfection is necessary and requires an above-normal disinfection level, the District will notify customers of the anticipated time of treatment. Usually, such a remedial chlorination treatment will require a day or so until the water is drinkable. Chlorinated water is OK to drink when the taste is not objectionable to you, and may be used for other purposes (except unsafe for fish). If you have broken into your plumbing for repair, you may wish to chlorinate your home's water system. Contact the Distribution Operator for information.

BOARD OF DIRECTORS

The District is operated by a Board of five directors. Directors are elected to staggered four-year terms every two years in November general elections. A candidate for election to the Board must apply to the County Clerk for inclusion on the ballot. If there are more candidates than open seats on the Board, the election goes to ballot. Only registered voters from within a Zone of Benefit may serve on the Board or vote for a Board candidate.

If the number of candidates is equal to or less than the number of open seats, the candidates are automatically certified as directors, and the candidates are not put on the election ballot. If there is less than a full Board after the election or during its term, the directors may appoint additional members. If the number of directors ever drops below three (a simple majority), then appointments up to a simple majority are made by the Mono County Board of Supervisors.

The current Board of Directors consists of the following members:

<u>Member</u>	<u>Position</u>	<u>Phone No.</u> (760 Area)	<u>Zone Residency</u>
Mike Day	Secretary	387-2234	Lower Swall Meadows
Dan Connors		709-1394	Hilltop Estates
Brent Miller	Chairman/ Treasurer	387-2199	Lower Swall Meadows
Ray Tompauskas		387-2127	Lower Swall Meadows
Harvey VanDyke	Gen. Mgr.	387-2620	Lower Swall Meadows

The District does not have a physical office. Please contact a Board Member concerning any general questions about the District or your water supply. Our state-certified Distribution Operator, Gary Wright (914-0267), is responsible for daily operations of both water systems and resolution of problems in water delivery or water quality. Harvey VanDyke (387-2620 or 760-937-0614) is also a certified Distribution Operator and should be called if Gary is unavailable.

WILL-SERVE LETTERS

A will-serve letter issued by WCCSD is required by Mono County as part of the County building permit process. The District will issue a will-serve letter to an owner upon payment of a hookup fee. Contact the District for information on the will-serve fee. The owner should determine the location of their service lateral prior to requesting a will-serve letter.

FIRE HYDRANTS

Lower Swall Meadows contains the only ISO-rated fire hydrants in Swall Meadows. There are currently 23 hydrants in the system, each fed by 6-inch mains and having one 4.5-inch outlet and two 2.5-inch outlets. Hydrants are operated and flow-cleaned annually.

Property owners within this Zone donate water for training the Swall Meadows volunteer firefighters and conducting practice exercises of the Wheeler Crest Fire Protection District. Most current firefighting schemes for Swall Meadows are based upon use of these hydrants for initial fill and/or re-supply. Please do not park within 20 feet of a hydrant.

HOUSEHOLD SPRINKLER SYSTEMS

Building regulations now require sprinkler systems in new construction. The design of a home sprinkler system is based upon several factors including the pressure and flow available from the District's water mains. The District's water systems are gravity flow systems, and the pressure available at your parcel will depend upon your elevation in relation to the water source. The District will provide you with the pressure at your parcel and the size of your lateral to assist your designer in calculation the proper sprinkler design for your building. Parcels close to the elevation of our supply sources may require a small storage tank on your parcel to enable adequate fire flow to your sprinkler system.

SYSTEM HOOKUP

Service laterals are located at the front property line with a curbstop shutoff valve on most parcel. Check with the District concerning a service lateral on your parcel. There is a hookup fee to initiate water service at a service lateral. This fee must be paid prior to any water service or use of the lateral for any purpose.

Water meters are required for all parcels connected to a lateral in Zone 2. The water meter is provided by the owner and must be connected immediately downstream of the shutoff valve. The owner needs to advise the District when a meter has been installed. The water meter should be located in a meter pit equipped with a cover suitable for maintenance and meter reading. Keeping the meter access hole clean and free of debris is a customer responsibility. Water meter installation diagrams as required by the District are available upon request. The meter and the complete meter pit can usually be provided by your contractor or can be purchased from Western Nevada Supply Company in Bishop. Repair or services required downstream of the District's service shutoff valve are the responsibility of the customer.