

Belmont Terrace Mutual Water Company
708 Gravenstein Hwy N., PMB 184
Sebastopol, CA 95472

NEIGHBORHOOD HISTORY

Update: 2/22/23

The Belmont Terrace neighborhood consists of 87 single family dwellings located on the northwestern edge of Sebastopol, just outside the city limits. Belmont Terrace Mutual Water Company supplies water to all 87 homes. Each residence has its own septic system and most homes are on approximately $\frac{1}{4}$ acre or larger.

The first well was drilled in 1951 and all the distribution lines were laid as the neighborhood was being built. The lot where the well system is located is on Bella Vista with a second access from Tocchini. The well system consists of two wells (#1 and #2), a pump house, a holding tank, and diesel generator. Well #1 currently serves as the back-up well to Well #2, which was drilled in 1976. There have been numerous upgrades to the system over the years. Most recently, the pumps and electronics were replaced in 2010, and the main distribution line (from the well to the street) and a portion of the street valves were replaced in 2017. At that time, observations indicated that the main street lines were functioning properly.

The BTMWC has a volunteer board of members with a variety of skills and backgrounds. Our community also includes a water engineer and a retired well operator, both of whom are active in the overall operations of BTMWC. Our three water operators are residents of Belmont Terrace and are part-time employees of the Company. They bring expertise, reliability and commitment to maintaining our system. The water is tested periodically to ensure that it meets state and federal drinking water standards.

Each of the 87 households currently pay \$100/month to receive water from Belmont Terrace. This household rate covers operations, repairs & maintenance, and a reserve fund for future upgrades. Past upgrades to the system have been paid out of reserves, including the 2017 upgrade which cost \$207,000. As of January 2023 BTMWC held \$374,287 of reserves in the bank.

Households are not currently metered, but all Belmont Terrace residents are expected to practice water conservation. A General Membership Meeting is held annually during the first quarter of the year. At this meeting the prior year is reviewed, the upcoming year is discussed, new board members are elected and, if a rate increase is being proposed, a vote is taken of the members.

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Vacant, Treasurer

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