

**DOCKET NO. D-1992-049-3**

**DELAWARE RIVER BASIN COMMISSION**

**Southeastern Pennsylvania  
Ground Water Protected Area**

**Waltz Golf Farm, Inc.  
Surface Water Withdrawal  
Limerick Township, Montgomery County, Pennsylvania**

**PROCEEDINGS**

This docket is issued in response to an Application submitted by Bursich Associates, Inc. (DeIVal) on behalf of Waltz Golf Farm, Inc. (WGFI) to the Delaware River Basin Commission (DRBC or Commission) on October 21, 2013 (Application), for a renewal and approval of an allocation of surface water and review of a surface water withdrawal project in the Ground Water Protected Area of Southeastern Pennsylvania. This docket was previously approved by the Commission on October 27, 2004.

The Application was reviewed for continuation and approval under Section 3.8 and for a withdrawal permit under Section 10.3 of the Delaware River Basin Compact. The Montgomery County Planning Commission has been notified of pending action on this permit. A public hearing on this project was held by the DRBC on June 10, 2014.

**A. DESCRIPTION**

- 1. Purpose**-- The purpose of this docket is to approve the renewal of an existing supply of surface water to irrigate the WGFI golf course from an existing man-made pond on Landis Creek. The total allocation of surface water will remain 9.3 million gallons per month (mgm). WGFI is not requesting an increase in surface water withdrawal allocation from that contained in its prior approval.
- 2. Location**-- The project intake is located in an existing man-made pond on Landis Creek, a tributary of Lodal Creek, in Limerick Township, Montgomery County, Pennsylvania. Lodal Creek near the project site is designated by the Pennsylvania Department of Environmental Protection (PADEP) as supporting Trout Stocking (TSF) and Migratory Fishes (MF).

Specific location information has been withheld for security reasons.

3. **Service area** – The project withdrawals will be used to supply water to the docket holder’s golf course irrigation system only.

4. **Physical features**--

a. **Design criteria**-- The project golf course is an 18-hole golf course located on 165 acres, and consists of 28 acres of fairways and tees and 12 acres of greens. The allocation of surface water from the intake herein will serve the golf course irrigation only. The golf course clubhouse is served by an on-site well that only serves the clubhouse. The groundwater withdrawal from this well averages approximately 3,000 gpd during the months of operation which is less than the Commission’s threshold of 10,000 gpd in the SEPA GWPA.

The irrigation system is sourced from on-site, man-made irrigation pond, on Landis Creek. The irrigation pond is approximately 1.35 acres in size and has a storage capacity of approximately 3.0 million gallons (mg). The irrigation system is supplied via a pump station located downstream of the pond on Landis Creek. The pump station supplies up to 700 gallons per minute (gpm). The irrigation water is dispersed to an eight inch diameter water main, then to four inch and six inch branches on the fairways and two inch branches on the tees and greens. There are 159 sprinkler heads on the fairways and 205 on the tees and greens. The docket holder has a computerized irrigation and control system, which includes fertilizer application through the irrigation system and automatic soil moisture and weather monitoring to manage the application of water.

The average and maximum demand is 0.042 million gallons per day (mgd) and 0.3 mgd, respectively. The docket holder does not estimate an increase in 10 years for the average or maximum daily demand.

b. **Facilities**. -- The docket holder’s existing surface water intake has the following characteristics:

INTAKE NO.	WITHDRAWAL WATER BODY	PUMP CAPACITY (GPM)	7Q10 FLOW AT INTAKE (CFS)	YEAR CONSTRUCTED
1	Landis Creek	700	0.2	1996

The surface water intake and service connections are metered.

The project facilities are above the 100-year flood elevation.

The irrigation system is presently not interconnected with any other distribution system.

c. **Other.** -- Wastewater from the site is conveyed to the Limerick Township King Road sewage treatment facility which received approval most recently under Section 3.8 of the Compact by DRBC Docket No. D-2013-016 CP on January 21, 2004. The PADEP issued its most recent NPDES Permit No. PA0051934A1 on March 12, 2009 for this treatment facility. The treatment facility has adequate capacity to receive wastewater from the project.

## **B. FINDINGS**

The project is located within the Southeastern Pennsylvania Ground Water Protected Area delineated by the DRBC pursuant to Compact Section 10.2. The project is designed to conform to the requirements of the *Water Code, Water Quality Regulations and Ground Water Protected Area Regulations (GWPAR)* of the DRBC.

The docket holder previously submitted a construction and operation plan to monitor passing flow conditions, in a letter dated March 3, 2005. The streamflow will be monitored upstream and downstream of the intake point. A steel weir set in concrete was installed at both monitoring points. Commission staff has estimated the Q7-10 flow on Landis Creek to be 0.20 cfs (0.13 mgd). Withdrawals from Landis Creek by the docket holder will not result in the instantaneous stream flow in Landis Creek to be less than 0.20 cfs (0.13 mgd) as measured by the steel weirs monitored upstream and downstream of the intake point. Withdrawal rates by the docket holder shall be reduced as appropriate to ensure that the withdrawal rate would not reduce the instantaneous flow below 0.20 cfs as measured at the steel weir downstream of the intake. Whenever the instantaneous stream flow in Landis Creek is 0.20 cfs (0.13 mgd) or less than this amount at the steel weir downstream of the intake, no withdrawal shall be made and the entire natural stream flow must be allowed to pass. The pumps shall be shut off, not permitting any additional withdrawals from Landis Creek until the 24-hour mean stream flow as measured at the steel weir downstream of the intake is at least 1.76 cfs as described in Condition C.II.f. in the DECISION Section.

WGFI shall pay for surface water use in accordance with the provisions of Resolution No. 74-6, as amended.

The DRBC estimates that the project withdrawals, used for the purpose of golf course irrigation, result in a consumptive use of 90 percent of the total water use. The DRBC definition of consumptive use is defined in Article 5.5.1.D of the *Administrative Manual – Part III – Basin Regulations – Water Supply Charges*.

## **C. DECISION**

I. Effective on the approval date for Docket No. D-1992-049-3 below, Docket No. D-1992-049-2 is terminated and replaced by Docket No. D-1992-049-3.

II. The project as described in the Section A “Physical features” is approved pursuant to Section 3.8 of the *Compact* and is granted this withdrawal permit pursuant to Section 10.3 of the *Compact* and *GWP*, subject to the following conditions:

a. Docket approval is subject to all conditions, requirements, and limitations imposed by the PADEP, and such conditions, requirements, and limitations are incorporated herein, unless they are less stringent than the Commission’s. Within 60 days (August 11, 2014), the permit holder shall provide written confirmation to the Commission that it has registered and reported with PADEP all surface and groundwater sources described in this permit in accordance with the Pennsylvania Regulations (Title 25 - Environmental Protection, [25 PA. CODE CH. 110], Water Resources Planning).

b. The surface water intake and operational records shall be available at all times for inspection by the DRBC.

c. The surface water intake shall be operated at all times to comply with the requirements of the *Water Code* and *Water Quality Regulations* of the DRBC.

d. During any month, the total withdrawal from the surface water intake shall not exceed 9.3 mgm or 55.8 mgy (9.3 mgm x 6 months). The intake shall not be pumped above the maximum instantaneous rate and monthly allocation as indicated below:

INTAKE NO.	INSTANTANEOUS RATE (GPM)	MONTHLY ALLOCATION (MILLION GALLONS)
1	700	9.3

e. The docket holder shall pay for surface water use in accordance with the provisions of Resolution No. 74-6, as amended.

f. Withdrawals made by the docket holder from Landis Creek will not result in the instantaneous stream flow in Landis Creek to be less than 0.20 cfs (0.13 mgd) as measured by the steel weirs monitored upstream and downstream of the intake point. Withdrawal rates shall be reduced as appropriate to ensure that the withdrawal rate would not reduce the instantaneous flow below 0.20 cfs as measured at the steel weir downstream of the intake. Whenever the instantaneous stream flow in Landis Creek is 0.20 cfs (0.13 mgd) or less than this amount at the steel weir downstream of the intake, no withdrawal shall be made and the entire natural stream flow must be allowed to pass. The pumps shall be shut off, not permitting any additional withdrawals from the Landis Creek until the 24-hour mean stream flow as measured at the steel weir downstream of the intake is at least 0.20 cfs.

g. The project withdrawals shall be metered with an automatic continuous recording device that measures to within 5 percent of actual flow. An exception to the 5 percent performance standard, but no greater than 10 percent, may be granted if maintenance of the 5 percent performance is not technically feasible or economically practicable. A record of daily withdrawals shall be maintained, and monthly totals shall be reported annually by June 30, to the PADEP. Withdrawal records shall be available at any time to the Commission if requested by the Executive Director.

h. Each new water service connection shall include a water meter in accordance with the DRBC's Resolution No. 87-7 (Revised).

i. The docket holder shall implement to the satisfaction of the PADEP, a continuous program to encourage water conservation in all types of use within the facilities served by this docket approval. The docket holder will report to the PADEP, on the actions taken pursuant to this program and the impact of those actions as requested by the PADEP.

j. The docket holder shall incorporate and implement reasonable conservation practices and measures consistent with efficient utilization of water resources.

k. No new water service connections shall be made to the premises connected to sewerage systems which are not in compliance with all applicable effluent limits contained in State permits and the *Water Quality Regulations* of the Commission.

l. Nothing herein shall be construed to exempt the docket holder from obtaining all necessary permits and/or approvals from other State, Federal or local government agencies having jurisdiction over this project.

m. The docket holder is permitted to provide the water approved in this docket to the areas included in Section A.3. Area Served of this permit. Any expansion beyond those included in Section A.3. Area Served is subject to DRBC review and approval in accordance with Section 3.8 of the *Compact* and the *GWPAR*.

n. Unless an extension is requested and approved by the Commission in advance, in accordance with paragraph 11 of the Commission's Project Review Fee schedule (Resolution No. 2009-2), the docket holder is responsible for timely submittal of a docket renewal application on the appropriate DRBC application form at least 12 months in advance of the docket expiration date set forth below. The docket holder will be subject to late charges in the event of untimely submittal of its renewal application, whether or not DRBC issues a reminder notice in advance of the deadline or the docket holder receives such notice. In the event that a timely and complete application for renewal has been submitted and the DRBC is unable, through no fault of the docket holder, to reissue the docket before the expiration date below (or the later date established by an extension that has been timely requested and approved), the terms and conditions of the current docket will remain fully effective and enforceable against the docket holder pending the grant or denial of the application for docket approval.

o. The issuance of this docket approval shall not create any private or proprietary rights in the water of the Basin, and the Commission reserves the rights to amend, alter or

rescind any actions taken hereunder in order to insure the proper control, use and management of the water resources of the Basin.

p. If any information demonstrates that the operation of this project significantly affects or interferes with any domestic or other existing uses of ground or surface water, or if the docket holder receives a complaint by any existing ground or surface water users within the zone of influence of the withdrawal, the docket holder shall immediately notify the Executive Director of any complaints by any ground or surface users within the zone of influence of the withdrawal, and unless excused by the Executive Director, shall investigate such complaints. The docket holder should direct phone call notifications of potential well or surface water interference or complaints of interference to the DRBC Project Review Section at 609-883-9500, extension 216. Oral notification must always be followed up in writing directed to the Executive Director. The docket holder shall provide the potentially impacted user(s) of wells or surface water supplies with copies of the correspondence submitted to the Commission. Any ground or surface water user which is substantially adversely affected, rendered dry or otherwise diminished as a result of the docket holder's project withdrawal, shall be repaired, replaced or otherwise mitigated at the expense of the docket holder in accordance with Section's 2., 6.D., 10.B., and 13.A. of the *GWPAR*. A report of investigation and/or mitigation plan prepared by a hydrologist shall be submitted to the Executive Director as soon as practicable. The Executive Director shall make the final determination regarding the validity of such complaints, the scope or sufficiency of such investigations, and the extent of appropriate mitigation measures, if required.

q. The Executive Director may modify or suspend this approval or any condition thereof, or require mitigating measures pending additional review, if in the Executive Director's judgment such modification or suspension is required to protect the water resources of the Basin.

r. For the duration of any drought emergency declared by either Pennsylvania or the Commission, water service or use by the docket holder pursuant to this approval shall be subject to the prohibition of those non-essential uses specified by the Governor of Pennsylvania, the Pennsylvania Emergency Management Council, PADEP, or the Commonwealth Drought Coordinator, to the extent that they may be applicable, and to any other emergency resolutions or orders adopted hereafter by the Commission.

s. Any person who objects to a docket decision by the Commission may request a hearing in accordance with Article 6 of the *Rules of Practice and Procedure*. In accordance with Section 15.1(p) of the *Delaware River Basin Compact*, cases and controversies arising under the *Compact* are reviewable in the United States district courts.

**BY THE COMMISSION**

**APPROVAL DATE:            June 11, 2014**

**EXPIRATION DATE:        June 11, 2024**