

DOCKET NO. D-1992-049-4

DELAWARE RIVER BASIN COMMISSION

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

PROCEEDINGS

This docket is issued in response to an Application submitted to the Delaware River Basin Commission (DRBC or Commission) on April 17, 2024 for renewal of an allocation of surface water and review of a surface water withdrawal project (Application).

The Application was reviewed for approval under Section 3.8 and for a withdrawal permit under Section 10.3 *Delaware River Basin Compact*. The Montgomery County Planning Commission has been notified of pending action on this docket. A public hearing on this project was held by the DRBC on November 6, 2024.

A. DESCRIPTION

1. **Purpose.** The purpose of this docket is to renew the approval of an existing supply of surface water to irrigate the docket holder's 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).
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. **Area Served.** The project withdrawals will be used to supply water to the docket holder's golf course irrigation system only. For the purpose of defining Area Served, the Application is incorporated herein by reference consistent with conditions contained in Section C. DECISION of this docket.

4. **Design Criteria.** The docket holder's 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 Southeastern Pennsylvania Ground Water Protected Area (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. The allocation of 9.3 mgm should be sufficient to meet the future demands of the docket holder's golf course.

5. **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.

6. **Other.** Wastewater is conveyed to the Aqua Pennsylvania King Road sewage treatment facility most recently approved by DRBC Docket No. D-2003-016 CP on January 21, 2004. The PADEP issued its most recent NPDES Permit No. PA0051934 for this treatment facility. The treatment facility has adequate capacity to receive wastewater from the project.

B. FINDINGS

1. Surface Water Charges

The docket holder shall pay for surface water use in accordance with Basin Regulations-Water Supply Charges 18 C.F.R. Part 420. See Section C. DECISION Condition C.3.

2. Passby Flow

The docket holder's Landis Creek surface water withdrawal will be subject to pass-by flow requirements. The estimated contributing drainage area to Landis Creek above the surface water intake is approximately 1.21 square miles. The estimated seven-day low flow with a recurrence interval of 10 years (Q_{7-10}) at the point of withdrawal is 0.20 cubic feet per second (cfs) or 0.13 mgd. The project withdrawal must not cause the stream flow in Landis Creek to be less than 0.20 cfs at the point of taking and daily withdrawal rates shall be reduced as appropriate to ensure that a minimum of 0.20 cfs passes by the intake. Withdrawals shall cease entirely if the 24-hour average flow as measured below the intake, less the withdrawal, is 0.20 cfs or less. Whenever the stream flow below the intakes is less than 0.20 cfs, no withdrawal from the creek shall be made and the entire natural stream flow must be allowed to pass. No withdrawals shall be made until flow in Landis Creek as measured below the intake is above 0.76 cfs (Passby flow plus peak daily withdrawal rate) for at least a 24-hour period. The docket holder shall continue to monitor the pass-by requirement in accordance with Section C. DECISION Condition C.9. in this docket.

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 Basin Regulations-Water Supply Charges 18 C.F.R. 420.1(d).

The project is designed to conform to the requirements of the *Water Code (WC)* and *Water Quality Regulations (WQR)* of the DRBC.

The project does not conflict with the Comprehensive Plan and is designed to prevent substantial adverse impact on the water resources related environment, while sustaining the current and future water uses and development of the water resources of the Basin.

C. DECISION

Effective on the approval date for Docket No. D-1992-049-4 below, Docket No. D-1992-049-3 is terminated and replaced by Docket No. D-1992-049-4. The project and appurtenant facilities as described in Section A.4. (Design Criteria) and A.5. (Facilities) are approved subject to the following conditions, pursuant to Section 3.8 of the *Compact*:

Monitoring and Reporting

1. The docket holder shall continue to report to the PADEP all surface and groundwater sources described in this docket in accordance with the Pennsylvania Regulations (Title 25 - Environmental Protection, [25 PA. CODE CH. 110], Water Resources Planning).
2. The project withdrawals shall be metered by means of an automatic continuous recording device, flow meter, or other method, and shall be measured to within 5 percent of actual flow. An exception to the 5 percent performance standard, but no greater than 10 percent, may be granted for surface water withdrawals by the designated agency PADEP if maintenance of the 5 percent performance is not technically feasible or economically practicable.] Meters or other methods of measurement shall be subject to approval and inspection by the PADEP as to the type, method, installation, maintenance, calibration, reading and accuracy. A record of biweekly withdrawals shall be maintained, and monthly totals shall be reported to the PADEP annually and shall be available at any time to the Commission if requested by the Executive Director.
3. The docket holder shall pay for surface water use in accordance with *Basin Regulations – Water Supply Charges 18 C.F.R. Part 420*.
4. The docket holder shall continue to implement its Water Conservation Plan as approved by PADEP and shall report to the PADEP on actions taken pursuant to this program and the impact of those actions as requested by the PADEP.

Other Conditions

5. During any month, the combined 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 rate and monthly allocation as indicated below:

INTAKE NO.	MAXIMUM RATE (GPM)*	MONTHLY ALLOCATION (MGM)
1	700	9.3

* Based on a 24-Hour Average

6. In accordance with 18 C.F.R. 401.8. of the Commission's *Rules of Practice and Procedure (RPP)*, if at any future time the Project is changed materially from the Project as described in this docket, it will be deemed to constitute a new and different project for the purposes of Article 11 of the Delaware River Basin Compact and will require Commission amendment of the Comprehensive Plan. In accordance with the same section of the *RPP*, whenever a change to the Project is made, the sponsor must advise the Executive Director, who will determine whether the change is deemed materially for purposes of this provision.
7. This approval shall expire on the expiration date set forth below unless prior thereto the docket holder has applied to the Commission to renew or extend this approval.

8. The docket holder is responsible for timely submittal to the DRBC of a docket renewal application on the appropriate application form including the appropriate docket application filing fee (see 18 C.F.R. 401.43) at least 6 months in advance of the docket expiration date set forth below. The docket holder will be subject to late filed renewal surcharges in the event of untimely submittal of its renewal application whether DRBC issues a reminder notice in advance of the deadline or the docket holder receives such notice. If the docket holder has not applied to renew the docket or the DRBC is unable to reissue the docket before the expiration date below, the terms and conditions of the current docket will remain fully effective and enforceable pending the renewal of the docket.
9. The project withdrawal must not cause the average daily streamflow to be less than 0.20 cfs or 0.13 mgd at the point of taking. Whenever the average daily streamflow, less the withdrawal, is below the intake is less than this amount, no withdrawal shall be made, and the entire natural streamflow must be allowed to pass.
10. The surface water intake, facility and operational records shall be available at all times for inspection by the DRBC.
11. The surface water intake and facility shall be operated at all times to comply with the requirements of the WC and WQR of the DRBC.
12. Each new water service connection shall include a water meter in accordance with the DRBC's Resolution No. 87-7 (Revised).
13. No water service connections shall be made to newly constructed premises with plumbing fixtures and fittings that do not comply with water conservation performance standards contained in Resolution No. 88-2 (Revision 2).
14. The docket holder shall implement to the satisfaction of the PADEP, a drought or other water supply emergency plan.
15. No new water service connections shall be made to 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.
16. 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.
17. 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 docket. 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*.

18. The docket holder shall be subject to applicable DRBC regulatory program fees, in accordance with duly adopted DRBC resolutions and/or regulations. (see 18 CFR 401.43).

19. This approval is transferable by request to the DRBC Executive Director provided that the project purpose and area served approved by the Commission in this docket will not be materially altered because of the change in project ownership. The request shall be submitted on the appropriate form and be accompanied by the appropriate fee (see 18 CFR 401.43).

20. The docket holder shall request a name change of the entity to which this approval is issued if the name of the entity to which this approval is issued changes its name. The request for name change shall be submitted on the appropriate form and be accompanied by the appropriate fee (see 18 C.F.R. 401.43).

21. 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 to ensure the proper control, use and management of the water resources of the Basin.

22. If the monitoring required herein or any other relevant data or information demonstrates that the operation of this project is interfering with or otherwise impairing existing uses of ground or surface water, or if the docket holder receives a complaint from an existing ground or surface water user within the zone of influence of the withdrawal alleging such interference or impairment, the permit holder shall immediately notify the Executive Director, and unless excused by the Executive Director, shall investigate the demonstrated or alleged impacts. For purposes of this condition, notification shall mean either (a) electronic transmittal of written notice to the Executive Director via email (using addresses posted on the DRBC website); or (b) written notice to the Executive Director and a telephone call to the Project Review Section at 609-883-9500, ext. 216. (Oral notification must always be accompanied by immediate written notification directed to the Executive Director.) In addition, the docket holder shall provide written notice to all potentially affected water users of the docket holder's responsibilities under this condition. **Any well or surface water supply that is impaired as a result of the docket holder's project withdrawal shall be repaired, replaced or mitigated at the docket holder's expense.** The scope of the options to consider for repair, replacement and/or mitigation shall not be limited solely to those that are owned, operated, or controlled by the project sponsor. An investigation report and/or mitigation plan prepared and certified by a licensed professional engineer and/or a licensed professional geologist shall be submitted to the Executive Director as soon as practicable following notice of the demonstrated or alleged impairment consistent with this paragraph. The Executive Director shall make the final determination regarding the scope and sufficiency of the investigation and the extent of any mitigation measures that may be required. Where ground and surface waters are rendered unavailable, unusable, or unsuitable for the pre-existing use, the Executive Director may direct the docket holder to take interim actions to mitigate such impacts, pending completion of the investigative report and any long-term repair, replacement, or mitigation.

23. 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.

24. 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: December 5, 2024

EXPIRATION DATE: December 5, 2034