

DOCKET NO. D-1993-030-4

DELAWARE RIVER BASIN COMMISSION

**Southeastern Pennsylvania
Ground Water Protected Area**

**Talamore at Oak Terrace, Inc.
Groundwater Withdrawal
Horsham 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 June 11, 2024 for renewal of an allocation of groundwater withdrawal and review of a groundwater withdrawal project (Application).

Application was reviewed for continuation of this project in the Comprehensive Plan and for approval under Section 3.8 of the *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 May 7, 2025.

A. DESCRIPTION

1. **Purpose.** The purpose of this project is to renew the approval of an existing groundwater withdrawal of up to 5.17 million gallons per month (mgm) of groundwater to the docket holder's Talamore Country Club golf course irrigation system from Wells PW-1 and Water Tower.
2. **Location.** The project wells are completed in the Stockton Formation and are located in the Park Creek Watershed in Horsham Township, Montgomery County, Pennsylvania.

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 Talamore Country Club golf course is an 18-hole golf course located on 65 acres and consists of 31 acres of fairways, 3 acres of tees, 4 acres of greens and 27 acres of other areas that are irrigated. The allocation of groundwater herein will serve the golf course irrigation only. The potable water at the golf course's clubhouse is provided by Horsham Water and Sewer Authority which was most recently approved in Docket No. D-1997-016 CP-4 on June 13, 2018.

The docket holder's facility has an average and maximum water demand of 0.058 million gallons per day (mgd) and 0.218 mgd, respectively. The docket holder does not project an increase in water use over the next 10 years. The allocation of 5.17 mgm should be sufficient to meet the future demands of the docket holder's golf course.

The irrigation system is sourced from the two existing wells and on-site collected stormwater. Stormwater runoff is directed through a series of storage ponds to the main irrigation pond and is utilized first for irrigation demand. When the water level in the main irrigation pond falls below a designated elevation, the on-site wells are turned on and used to supplement the main irrigation pond. The irrigation system is controlled by a computer program.

5. Facilities. The existing project wells have the following characteristics:

WELL NO.	DEPTH (FEET)	CASED DEPTH (FEET)	PUMP CAPACITY (GPM)	YEAR DRILLED
PW-1	335	40	250	1992
Water Tower	600	40	75	1920

All wells 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 Horsham Water and Sewer Authority sewage treatment facility most recently approved by DRBC Docket No. D-1988-017 CP-4 on September 9, 2021. The Pennsylvania Department of Environmental Protection (PADEP) issued NPDES Permit No. PA0051985 for this treatment facility. The treatment facility has adequate capacity to receive wastewater from the project.

B. FINDINGS

1. Ground Water Protected Area

The project is located within the Southeastern Pennsylvania Ground Water Protected Area delineated by the DRBC pursuant to *Compact* Section 10.2. Historical use by the docket holder indicates the operation of this project will not create a local water shortage.

Review and analysis of the application pursuant to Section 6.D. of the *GWP*AR result in the following:

1. The withdrawal is consistent with the Commission's Comprehensive Plan and the policies and purposes of these regulations.

2. Opportunities to satisfy water requirements on a timely basis from existing available supplies and facilities have been explored and are being utilized.
3. The withdrawal, in conjunction with other withdrawals in the applicable ground water basin, should not exceed withdrawal limits of the ground water basin, aquifer or aquifer system.
4. The withdrawal should not significantly impair or reduce the flow of perennial streams in the area.
5. Existing ground and surface water withdrawals should not be adversely impacted, or will be otherwise assured of adequate supplies in accordance with the requirements of Section 10 of the *GWPAR*. There have been no reported complaints of well interference since the initial 1993 approval of this renewal project. No adverse impact is anticipated due to continued operation of this project.
6. The withdrawal should not cause substantial, permanent adverse impact to the overlying environment.
7. The docket holder adopted and will implement conservation and management programs as required by Section 7 of the *GWPAR*.

Docket No. D-1993-030-1, required the docket holder to monitor eight (8) monitoring wells to estimate annual groundwater fluctuations caused by seasonal changes and/or the docket holder's production wells. The wells were monitored from late 1993 when the docket was approved until June 2001. In a letter dated June 1, 2001, the docket holder requested that the groundwater monitoring be reduced or terminated. The docket holder's consultant determined that sufficient groundwater data was collected, and no adverse impacts were caused by the pumping of the Talamore irrigation wells. In a letter dated September 19, 2001 from the Commission, the Commission staff concurred with the determination of the docket holder and the groundwater monitoring requirements were terminated, except during a declared drought emergency, where the docket holder must resume groundwater monitoring until the drought emergency ends as described in Condition C.4. of this docket.

The docket holder's wells are located in the Park Creek subbasin (Subbasin No. 9), where total net annual groundwater withdrawals (262.62 million gallons per year (mgy)) are less than the withdrawal limits set in Section 6.I of the *GWPAR* (778 mgy). The docket holder is requesting an annual allocation of 31.02 mgy (6 months x 5.17 mgm), a fraction of which will be returned to groundwater. However, even if no water from this project were returned to groundwater, the total net annual groundwater withdrawal from this subbasin would remain below the withdrawal limits set in Section 6.I of the *GWPAR*. Therefore, the withdrawals from the docket holder's wells, in conjunction with other withdrawals in the subbasin, are in accordance with the requirements of Section 6.I of the *GWPAR*.

2. Other Findings

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)*, *Water Quality Regulations (WQR)* and *Ground Water Protected Area Regulations (GWPAR)* 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-1993-030-4 below, Docket No. D-1993-030-3 is terminated and replaced by Docket No. D-1993-030-4. 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. Within 60 days (August 11, 2025), the docket holder shall provide written confirmation to the Commission that it has registered and reported with 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. 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 daily 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 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.

4. During times of a declared drought emergency, a monitoring program is required to obtain data on groundwater and surface water hydrologic conditions in the project area. The docket holder shall continue to implement the monitoring program as submitted by the docket holder in a letter dated June 1, 2001, for the duration of the declared drought emergency. This program will include the following:

A. Groundwater Level Monitoring – The docket holder shall monitor six (6) wells identified in the above referenced letter to estimate annual groundwater fluctuations caused by seasonal changes and/or production well pumping and detect water level declines that may affect the performance of public and private wells in the area of the Talamore Country Club irrigation wells.

B. Reports - All monitoring data, including records required in Conditions “2.” and “4.” herein shall be submitted to the Commission annually, due by April 1. The docket holder is encouraged to submit the annual report electronically. The report shall be prepared by a hydrogeologist and shall assess the effects of well withdrawals on hydrologic conditions in the area. This report shall include an evaluation of the monitoring data required by this docket approval and such information as deemed appropriate by the hydrogeologist or required by the Executive Director.

C. The Executive Director may modify the monitoring program or temporarily suspend or modify this docket at any time if review of the hydrologic data and/or any other information indicates such action is necessary or appropriate.

Other Conditions

5. During any month, the combined withdrawal from all well sources shall not exceed 5.17 million gallons or 31.02 mgy (5.17 mgm times 6 months). No well shall be pumped above the maximum rate and monthly allocation as indicated below:

WELL NO.	MAXIMUM RATE (GPM)*	MONTHLY ALLOCATION (MGM)
PW-1	250	5.17
Water Tower	75	1.03

* Based on a 24-Hour Average

6. 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.

7. 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 or not 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.

8. The wells and operational records shall be available at all times for inspection by the DRBC.

9. The wells shall be operated at all times to comply with the requirements of the *WC* and *WQR* of the DRBC.

10. The wells shall be equipped with readily accessible capped ports and minimum ½ inch inner diameter (ID) drop pipes so that water levels may be measured under all conditions.

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

12. 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).

13. The docket holder shall implement to the satisfaction of the PADEP, a drought or other water supply emergency plan.

14. 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.

15. 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*.

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

17. 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 C.F.R. 401.43).

18. 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).

19. 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.

20. 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.

21. 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.

22. 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, 2025

EXPIRATION DATE: June 11, 2035