



SUSQUEHANNA RIVER BASIN COMMISSION

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Docket No. 20240605

Approval Date: June 13, 2024

BYLER GOLF MANAGEMENT, INC. FACILITY: IRON VALLEY GOLF CLUB

**Groundwater Withdrawals (30-Day Averages) of
0.140 mgd from Well B and 0.300 mgd from Well Lb-814, and
Consumptive Use (30-Day Average) of up to 0.300 mgd from Wells B and Lb-814**

Section 1. Approval

After review of the record, including the technical findings of Susquehanna River Basin Commission (Commission) staff, the Commission has determined that no significant adverse impacts are anticipated by the operation of this project as described and conditioned herein, the project is physically feasible, and does not conflict with or adversely affect the Commission's Comprehensive Plan. Accordingly, the Commission hereby approves renewal of the project described herein in accordance with the conditions set forth below.

The project sponsor maintains and operates a system to supply water for irrigation and snowmaking that includes two groundwater sources (Wells B and Lb-814), all of which are incorporated into the total system withdrawal limit. Based on information provided by the project sponsor, no other sources are operated by the project. Potable water for the facility is provided by a service connection from a public water supply system.

The Commission previously approved the withdrawals of 0.140 million gallons per day (mgd) from Well B and 0.300 mgd from Well Lb-814, and the consumptive use of water for irrigation and snowmaking under Commission Docket No. 20200902. The project sponsor submitted groundwater withdrawal renewal applications requesting approval to withdraw up to 0.140 mgd from Well B and 0.300 mgd from Well Lb-814, and consumptive use up to 0.300 mgd changing to a 30-day average basis for irrigation and snowmaking. This approval authorizes continued withdrawals at the requested 30-day average rates, establishes maximum instantaneous withdrawal rates for each well, consumptive use at the requested rate, and maintains the previously established total system withdrawal limit of 0.300 mgd.

Should demand exceed the total system withdrawal limit established herein, the project sponsor may submit a minor modification application in accordance with 18 CFR § 806.18(c)(7) to request an increase to the total system withdrawal limit, as the total system withdrawal limit established herein is based on the 15-year projected demand.

Commission staff has coordinated with the Pennsylvania Department of Environmental Protection (PADEP) and the Pennsylvania Fish and Boat Commission (PFBC) during review of this project.

Section 2. Project Information

Information concerning the project sponsor, water use type, and location are set forth in the table below.

Project Information	
Project Sponsor:	Byler Golf Management, Inc.
Facility:	Iron Valley Golf Club
Approval Types:	Groundwater Withdrawal and Consumptive Use
Previous Docket No.:	20200902
Authorized Water Use Purpose:	Golf Course Irrigation, Snowmaking, and Related Incidental Uses
Municipality:	Cornwall Borough
County:	Lebanon County
State:	Pennsylvania

Section 3. Source Information

Information concerning the sources of water from which the withdrawals will be made is set forth in the table below.

Source Information		
Withdrawal Type:	Groundwater	
Approved Sources:	Wells B and Lb-814	
Subbasin:	Lower Susquehanna	
Watershed Boundary Dataset (WBD):	0205030508 (Quittapahilla Creek)	
Withdrawal Locations (degrees):		
Well B	Lat: 40.266300 N	Long: 76.394200 W
Well Lb-814	Lat: 40.265450 N	Long: 76.393440 W
Special Flow Protection Required:	No	

Section 4. Aquifer Testing

Commission staff determined that the requirements of 18 CFR § 806.12 for completion of hydrogeologic evaluations were met with prior aquifer testing and evaluation in 2020. Commission staff found that the project sponsor provided the necessary information, operational data, and reports that are required under 18 CFR § 806.14 for comparison to results of prior

hydrogeologic evaluations and to evaluate potential impacts to other users, impacts to the environment, and the sustainability of the withdrawals at the requested withdrawal rates.

Commission staff determined that the withdrawals from Wells B and Lb-814 at the requested withdrawal rates should not cause permanent loss of aquifer storage, render competing supplies unreliable, or cause adverse impacts to the water resources of the basin, subject to the conditions set forth below.

Section 5. Approved Withdrawal Quantities and Limitations

The withdrawals approved hereunder are subject to the quantitative limits and restrictions set forth in the table below.

Approved Withdrawal Quantities and Limitations		
	Well B	Well Lb-814
30-Day Average Withdrawal (mgd):	0.140	0.300
Maximum Instantaneous Withdrawal Rate (gpm) (Not to Exceed):	150	208
Peak Day Withdrawal (mgd):	0.216	0.300
Total System Withdrawal Limit – Wells B and Lb-814 (30-Day Average) (mgd):	0.300	
gpm – gallons per minute		

The withdrawals are also subject to all other conditions set forth in this docket approval.

Section 6. Approved Consumptive Use Quantities and Limitations

The consumptive use approved hereunder is subject to the quantitative limits and restrictions set forth in the table below.

Approved Consumptive Use Quantities and Limitations	
Sources for Project Consumptive Use:	1. Well B 2. Well Lb-814
30-Day Average Consumptive Use Amount (mgd):	0.300 (Not to Exceed)
Authorized Project Consumptive Uses:	1. Golf Course Irrigation 2. Snowmaking 3. Related Incidental Uses
Consumptive Use Mitigation Type:	Implement other alternatives through use of sources that will not likely exacerbate low flow conditions during Commission-designated low flow periods (see Special Condition 20)

The consumptive use is also subject to all other conditions set forth in this docket approval.

Section 7. Existing Approved Withdrawals and Consumptive Uses

The project does not have other existing approved withdrawals or consumptive uses.

Section 8. Grandfathering Determination – Withdrawals and Consumptive Use

All withdrawals and consumptive uses by the project have Commission approval.

Section 9. Standard Conditions

1. The project sponsor shall comply with all Commission regulations, 18 CFR Parts 801, 806, and 808. This project is subject to the Annual Compliance and Monitoring fee as specified in the Commission's Regulatory Program Fee Schedule, which may be modified over the term of the approval.

2. The project sponsor shall adhere to the metering plan reviewed and approved by Commission staff. Any modifications proposed for the metering plan shall be submitted for review and, if appropriate, approval by Commission staff in accordance with 18 CFR § 806.30. Modifications shall not be made until the project sponsor receives written approval of the amended plan.

3. The project sponsor shall maintain the totalizing meter and other flow and volume measuring devices, accurate to within five (5) percent, so as to provide an accurate record of withdrawals and consumptive use, and certify to the Commission once every five (5) years, or as otherwise requested, the accuracy of all measuring devices and methods to within five (5) percent of actual flow.

4. The project sponsor shall adhere to the groundwater elevation monitoring plan reviewed and approved by Commission staff for the sources listed in Sections 3 and 5. The project sponsor shall maintain and monitor the accuracy of the measuring devices in accordance with the manufacturer's specifications.

5. The project sponsor shall keep daily records of the project's withdrawals, consumptive use, and groundwater elevations for the sources listed in Sections 3 and 5, and shall report the data to the Commission quarterly, and as otherwise required, in the form and manner as prescribed by Commission staff. Quarterly monitoring reports shall be submitted online and are due within thirty (30) days after the close of the preceding quarter. Any alternative measuring, monitoring, or accounting procedure, and any modifications proposed for the groundwater elevation monitoring plan, shall be submitted for review and approval by Commission staff in accordance with 18 CFR § 806.30. Modifications shall not be made until the project sponsor receives written approval of the amended plan. All data collected and submitted as required under this approval shall be maintained by the project sponsor for the duration of the approval and all subsequent renewals.

6. The project sponsor or any other person representing the project sponsor shall allow authorized employees or agents of the Commission, without advance notice, at any reasonable time and upon presentation of appropriate credentials, and without delay, to have access to and to inspect all areas where the project is being constructed, operated, or maintained, or otherwise exercise all investigative powers authorized under 18 CFR § 808.12.

7. In accordance with 18 CFR § 806.30(b)(2), the project sponsor shall report violations of any withdrawal and consumptive use limits and any conditions of this approval within five (5) days of such violation or report loss of measuring or recording capabilities required under 18 CFR § 806.30(a)(1) within five (5) days after any such loss.

8. In accordance with 18 CFR § 806.6, if ownership of the project changes or if the project sponsor undergoes a name change, the project sponsor shall submit application for transfer or reissuance of all approvals to the Commission within ninety (90) days of the change in ownership or project sponsor name change.

9. The project sponsor shall comply with the water conservation requirements specified in 18 CFR § 806.25.

10. This approval is conditioned on the project sponsor maintaining legal access to the withdrawal locations for the duration of the approval.

11. The project sponsor shall register with the appropriate agency all water sources described herein, and adhere to reporting requirements as may be required by regulations of the member jurisdiction.

12. If the project sponsor fails to comply with the provisions of the Susquehanna River Basin Compact or any rule, regulation, or order of the Commission, or any term or condition of this docket, the project sponsor is subject to enforcement actions pursuant to 18 CFR Part 808.

13. Commission approval shall not be construed to exempt the project sponsor from obtaining and maintaining all necessary permits and/or approvals required for the project from other federal, state, or local government agencies having jurisdiction over the project. All such permits and/or approvals shall be obtained prior to the withdrawal of water. The Commission may modify, suspend, or revoke this approval if the project sponsor fails to obtain or maintain such permits and/or approvals.

14. The Commission may at any time reopen any project approval or issue such additional orders, as may be necessary, to mitigate or avoid adverse impacts or otherwise to protect public health, safety, welfare, or the environment, pursuant to 18 CFR § 806.32.

15. Commission approval confers no property rights upon the project sponsor. The securing of all rights necessary and incident to the project sponsor's development and operation of the project shall be the sole and exclusive responsibility of the project sponsor, and this approval shall be subject thereto.

16. This project is approved for inclusion in the Commission's Comprehensive Plan for the Water Resources of the Susquehanna River Basin.

17. The project sponsor is required to apply for and obtain approval prior to any increase in withdrawals or consumptive use that would exceed the amounts listed herein or to add a source used for consumptive use that is not listed in Sections 3 or 6.

18. The project sponsor is required to apply for and obtain approval prior to any increase in the total system withdrawal that would exceed the approved total system withdrawal limits listed herein.

19. If the Commission determines that the operation of the project's groundwater withdrawals adversely affects any existing groundwater or surface water withdrawal, the project sponsor shall be required to provide, at its expense, an alternate water supply or other mitigating measure.

Section 10. Special Conditions

20. The project's consumptive use is subject to mitigation requirements, as per 18 CFR § 806.22(b). To satisfy the Commission's current mitigation requirements for consumptive use, the project sponsor shall utilize the sources approved above, which have been established to not result in impacts to nearby surface waters in a magnitude or in a timeframe that would exacerbate low flow conditions during a Commission-designated low flow period.

21. The date of the last meter certification was April 4, 2024; therefore, the next meter certification is due no later than April 4, 2029. Certification of meter accuracy shall be provided to the Commission no less frequent than once every five (5) years from the date of the last certification.

22. Prior to supplying water for any use not authorized pursuant to Sections 2 or 6 of this approval, the project sponsor shall first submit a minor modification application under 18 CFR § 806.18(c)(4) for such new use to the Executive Director. The project sponsor shall not supply water for such use unless and until such authorization is granted, and pursuant to any supplemental terms and conditions contained in such approval.

Section 11. Term

23. This approval shall be effective July 1, 2024, and shall remain effective until June 30, 2039. As specified in 18 CFR § 806.31(e), if the project sponsor submits an application on or before December 31, 2038, the project sponsor may continue operation of this project pursuant to the terms and conditions of this approval until such time as the Commission acts on such application, or until otherwise notified by the Executive Director.

24. Commission Docket No. 20200902 shall remain effective through June 30, 2024, whereupon it shall expire.

CERTIFICATION: I, Jason E. Oyler, Secretary to the Susquehanna River Basin Commission, do hereby certify that the foregoing project docket was approved by the Susquehanna River Basin Commission on June 13, 2024.

Dated: June 14, 2024



Jason E. Oyler, Esq.