



State of Washington
DRAFT
REPORT OF EXAMINATION
FOR WATER RIGHT APPLICATION

PRIORITY DATE 10/19/2005	WATER RIGHT NUMBER G2-30290
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MAILING ADDRESS MAJESTIC MOBILE MANOR, INC. c/o ROBERT TATE 7022 RIVER ROAD E. PUYALLUP, WA 98371-3777	SITE ADDRESS (IF DIFFERENT)
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Quantity Authorized for Withdrawal or Diversion

WITHDRAWAL OR DIVERSION RATE	UNITS	ANNUAL QUANTITY (AF/YR)
100	GPM	28

Purpose

PURPOSE	WITHDRAWAL OR DIVERSION RATE			ANNUAL QUANTITY (AF/YR)		PERIOD OF USE (mm/dd)
	ADDITIVE	NON-ADDITIVE	UNITS	ADDITIVE	NON-ADDITIVE	
Domestic multiple	100		GPM	28		01/01 - 12/31

PUBLIC WATER SYSTEM INFORMATION	
WATER SYSTEM ID	CONNECTIONS
50425	153

Source Location

COUNTY	WATERBODY	TRIBUTARY TO	WATER RESOURCE INVENTORY AREA
Pierce	Groundwater		10 - Puyallup

SOURCE FACILITY/DEVICE	PARCEL	WELL TAG	TWP	RNG	SEC	QQ Q	LATITUDE	LONGITUDE
2 Wells	053-0420202063		20N	04E	20	NW NW		

Place of Use

PARCELS (NOT LISTED FOR SERVICE AREAS)

LEGAL DESCRIPTION OF AUTHORIZED PLACE OF USE

The place of use (POU) of this water right is the service area described in the most recent Water System Plan/Small Water System Management Program approved by the Washington State Department of Health, so long as the water system is and remains in compliance with the criteria in RCW 90.03.386(2). RCW 90.03.386 may have the effect of revising the place of use of this water right.

Proposed Works

Well 1, 6- inches in diameter and 390 feet deep.

Well 2, 8-inches in diameter and 298 feet deep.

Development Schedule

BEGIN PROJECT	COMPLETE PROJECT	PUT WATER TO FULL USE
Started	Completed	March 1, 2015

Measurement of Water Use

How often must water use be measured?	Monthly
How often must water use data be reported to Ecology?	Upon Request by Ecology
What volume should be reported?	Total Annual Volume
What rate should be reported?	Annual Peak Rate of Withdrawal (gpm)

Provisions

Measurements, Monitoring, Metering and Reporting

An approved measuring device shall be installed and maintained to meter water used under this water right in accordance with the rule "Requirements for Measuring and Reporting Water Use", WAC 173-173.

WAC 173-173 describes the requirements for data accuracy, device installation and operation, and information reporting. It also allows a water user to petition the Department of Ecology for modifications to some of the requirements.

Department of Ecology personnel, upon presentation of proper credentials, shall have access at reasonable times, to the project location, and to inspect at reasonable times, records of water use, wells, diversions, measuring devices and associated distribution systems for compliance with water law.

Department of Health Requirements

Prior to any new construction or alterations of a public water supply system, the State Board of Health rules require public water supply owners to obtain written approval from the Office of Drinking Water of the Washington State Department of Health. Please contact the Office of Drinking Water at Southwest Drinking Water Operations, 243 Israel Road S.E., PO Box 47823, Tumwater, WA 98504-7823, (360) 236-3030.

Proof of Appropriation

The water right holder shall file the notice of Proof of Appropriation of water (under which the certificate of water right is issued) when the permanent distribution system has been constructed and the quantity of water required by the project has been put to full beneficial use. The certificate will reflect the extent of the project perfected within the limitations of the permit. Elements of a proof inspection may include, as appropriate, the source(s), system instantaneous capacity, beneficial use(s), annual quantity, place of use, and satisfaction of provisions.

This water right shall terminate and be voluntarily abandoned at such time that Majestic Manor connects to and is supplied water by the City of Puyallup or other water purveyor.

Findings of Facts

Upon reviewing the investigator’s report, I find all facts, relevant and material to the subject application, have been thoroughly investigated. Furthermore, I concur with the investigator that water is available from the source in question; that there will be no impairment of existing rights; that the purpose(s) of use are beneficial; and that there will be no detriment to the public interest.

Therefore, I ORDER approval of Application No. G2-30290 subject to existing rights and the provisions specified above.

Signed at Olympia, Washington, this _____ day of _____ 2012.

Michael J. Gallagher, Section Manager

Your Right To Appeal

You have a right to appeal this Order to the Pollution Control Hearing Board (PCHB) within 30 days of the date of receipt of this Order. The appeal process is governed by Chapter 43.21B RCW and Chapter 371-08 WAC. “Date of receipt” is defined in RCW 43.21B.001(2).

To appeal you must do the following within 30 days of the date of receipt of the Order.

File your appeal and a copy of this Order with the PCHB (see addresses below). Filing means actual receipt by the PCHB during regular business hours.

- Serve a copy of your appeal and this Order on Ecology in paper form - by mail or in person. (See addresses below.) E-mail is not accepted.
- You must also comply with other applicable requirements in Chapter 43.21B RCW and Chapter 371-08 WAC.

Mailing Addresses	Street Addresses
Pollution Control Hearings Board PO Box 40903 Olympia, WA 98504-0903	Pollution Control Hearings Board 1111 Israel RD SW Ste 301 Tumwater, WA 98501
Department of Ecology Attn: Appeals Processing Desk PO Box 47608 Olympia, WA 98504-7608	Department of Ecology Attn: Appeals Processing Desk 300 Desmond Drive SE Lacey, WA 98503

For additional information visit the Environmental Hearings Office Website: <http://www.eho.wa.gov>. To find laws and agency rules visit the Washington State Legislature Website: <http://www1.leg.wa.gov/CodeReviser>.

BACKGROUND

Attributes of Application

On October 19, 2005, Majestic Mobile Manor, LLC (c/o Robert Tate) filed an Application for Permit with Ecology for a permit to appropriate groundwater in the amount of 200 gpm for multiple domestic use. The application was accepted for processing and given application number G2-30290.

Table 1 Application Summary

Name	Majestic Mobile Manor, Inc.
Priority Date	10/19/2005
Instantaneous Rate	200 gpm
Annual Quantity	51 af/yr
Purpose(s) of Use	Multiple Domestic Supply
Period of Use	Continuous use
Place(s) of Use	Majestic's approved Service Area

Table 2 Proposed Point of Withdrawal

Source Name	Parcel	WellTag	Twp	Rng	Sec	QQ Q
Well 1	053-0420202063	ABR 906	20N	04E	20	NWNW
Well 2		ABR 907				

Legal Requirements for Approval of Appropriation of Water

RCWs 90.03 and 90.44 authorizes the appropriation of public water for beneficial use and describes the process for obtaining water rights. Laws governing the water right permitting process are addressed in RCW 90.03.250 through 90.03.340 and RCW 90.44.050. In accordance with RCW 90.03.290, Ecology must make determinations on these four criteria in order to approve an application for water rights:

- Water must be available for appropriation.
- There must be no impairment of existing rights.
- The water use must be a beneficial use.
- Approving the application must not be detrimental to the public interest.

Public Notice

The applicant published public notice for this project proposal in the *Puyallup Herald* of Pierce County once a week for two consecutive weeks, on December 22, 2005 and December 29, 2005. No protests or letters of concern in response to this notice.

State Environmental Policy Act (SEPA)

A SEPA determination evaluates if a proposed withdrawal will cause significant adverse environmental impacts. A SEPA threshold determination is required for:

- 1) Surface water applications for more than 1 cubic feet per second (cfs). For agricultural irrigation, the threshold increases to 50 cfs, if the project isn't receiving public subsidies.
- 2) Groundwater applications requesting more than 2,250 gpm.
- 3) Projects with several water right applications where the combined withdrawals meet the conditions listed above.
- 4) Projects subject to SEPA for other reasons (e.g., the need to obtain other permits that are not exempt from SEPA).
- 5) Applications that are part of several exempt actions that collectively trigger SEPA under WAC 197-11-305.

This application does not meet any of these conditions and is categorically exempt from SEPA.

INVESTIGATION

Project Description

The project is located in the Puyallup River Water Resource Inventory Area (WRIA) 10.

Majestic Mobile Manor is an existing mobile home and RV park located just west of the City of Puyallup along River Road, near the confluence of Clarks Creek and the Puyallup River. The facility includes 101 RV hookups and 64 mobile home connections along with laundry facilities, an office and a small swimming pool.

Proposed Use and Basis of Water Demand

The original application requested a right to withdraw groundwater at a rate of 200 gallons per minute (gpm) at an annual withdrawal of 51 acre-feet/year (afy) to supply domestic water to a mobile home park. In 2009, a letter was received from one of Majestic's attorneys, revising the water demand. Based on the number of RV hookups, mobile home connections, and associated facilities, the water demand was reduced from what was originally requested in the application. The maximum demand has been estimated to be 100 gpm, and 28 acre-feet per year.

Water use during 2010 was reported to be approximately 12.3 acre-feet.

Hydrologic/Hydrogeologic Evaluation

General Area Hydrogeology

Majestic Mobile Manor mobile home park is located in Sections 19 & 20, T. 20 N., R. 4 E.W. M. in unincorporated Pierce County. More specifically, it is located on the south side of the Puyallup River along River Road about 2 miles west of downtown Puyallup. The mobile home park property is also located just east of Clarks Creek.

Of concern are the impacts to the Puyallup River and nearby Clarks Creek due to pumping of the mobile home park's wells. Streamflow in Clarks Creek and the Puyallup River are regulated by Chapter 173-510 WAC. More specifically, Clarks Creek is closed to all further surface water withdrawals. The Puyallup River at this point is under tidal influence and not subject to instream flows.

Clarks Creek

The Clarks Creek watershed includes Diru, Rody, and Woodland Creeks in unincorporated Pierce County, as well as Meeker Ditch in the City of Puyallup. Diru, Woodland, and Rody Creeks flow generally north to their confluence with Clarks Creek near the toe of the hill overlooking the valley. Meeker Ditch drains the area around and east of the Puyallup fairgrounds and then flows west to where it joins Clarks Creek just above Puyallup's DeCoursey Park. Clarks Creek originates in wetlands south of 96th Street East and east of Fruitland Avenue East in unincorporated Pierce County. It is primarily fed by Maplewood Springs.

The creek flows through the protected Maplewood Springs watershed, a large tract of forested land set aside to protect the City of Puyallup's water supply. The City of Puyallup has an intake at the spring that provides part of the City's water supply. After leaving the Maplewood Springs watershed, the creek descends through a steep canyon to the Puyallup River valley where it passes through the WDFW fish hatchery. The hatchery channels creek water into the facility and discharges to the creek. From the hatchery, Clarks Creek turns to the northwest passing numerous residences and DeCoursey Park. The lower section of the stream north of Pioneer Way meanders through the farmlands in a fairly wide and deep channel that has been modified by adjacent landowners. There are developed lots and small hobby farms adjacent to the stream all the way to the confluence with the Puyallup River.

Majestic Mobile Manor Wells

There are two wells on the Majestic property. Well 1 (tag# ABR 906) was drilled at an unknown date to a depth of 296 feet, and subsequently deepened in 1987 to a depth of 390 feet. A 10 foot long, 6-inch diameter stainless steel well screen was installed from 380 – 390 feet bgs. Static water level was zero feet bgs, indicating a flowing artesian well. Initial well development yielded 100 gpm with a 100 foot drawdown after four hours of pumping.

Well 2 (tag# ABR 907) was drilled in 1981 to a depth of 298 feet with 8-inch diameter casing to a depth of 288 feet. The remaining 10 feet consisted of a 6-inch diameter stainless steel screen. Static water level was zero feet below ground surface (bgs), indicating a flowing artesian well. Initial well development yielded 45 gpm with a 140 foot drawdown after one hour of bailing.

Of note in this well log is the existence of a significant "blue-clay" layer from 140 – 270 feet bgs. The clay layer is a significant confining layer and helps create the flowing artesian conditions of this well. While there is no shallow well log for Well 1, because of the close proximity to Well 2 (about 150 ft away) we can assume that the geology is similar in each of the wells.

According to Ecology's statewide well log database, there are 72 water wells in Sections 19 and 20, T20N, R4E. Thirteen of these wells had an average depth of 272 feet. One well has a depth of 926 feet. All of the deeper wells had evidence of a significant clay or clay-silt layer, with an average thickness of 89 feet. All of these wells screened below the clay layer had flowing artesian conditions.

Conclusions

Based on review of existing well logs in the area, there is a significant confining layer of primarily clay and clay silt materials, averaging 89 feet in thickness. Additionally, there is a strong upward gradient and confining artesian pressure from the aquifer directly beneath this clay layer. Based on the information obtained from the Majestic Mobile Manor well log and from additional well logs in a two square-mile area (Sections 19 and 20), Ecology hydrogeologist Mike Gallagher, using best professional judgment has concluded that the pumping of the Majestic Mobile Manor wells will likely not impact stream flow in Clarks Creek.

Impairment Considerations

Impacts to Area Users

The deep artesian aquifer is quite prolific and Majestic's pumping of 28 acre-feet of water will not affect other groundwater users.

Impacts to Surface Water

The thick confining layer effectively isolates this aquifer from local surface water bodies. There may be some effects downstream in the Puyallup system but that area is downstream of the control gaging station and in the area of tidal influence. The instream flow rule WAC 173-510 doesn't apply to that section of the Puyallup River.

Public Interest Considerations

Approving G2-30290 is not detrimental to the public interest and consistent with RCW 90.54.

FINDINGS AND CONCLUSIONS

This application requests water for multiple domestic supply however due to the Municipal Water Law, this use is now considered a municipal water supply. Based on my evaluation, I find that:

- The use of water for municipal supply is a beneficial use.
- Water is available in sufficient quantities to provide a reliable source for municipal supply, based on well and pump information.
- The issuance of this water right will not impair any senior water rights.
- Approving this appropriation is not detrimental to the public interest.

RECOMMENDATIONS

Based on the above investigation and conclusions, I recommend that this request for a water right be approved in the amounts and in the limitations listed below and subject to the provisions listed above.

Purpose of Use and Authorized Quantities

The amount of water recommended is a maximum limit and the water user may only use that amount of water within the specified limit that is reasonable and beneficial:

- 100 gpm
- 28 ac-ft per year
- Municipal Supply

Point of Withdrawal:

- NW¼, NW¼, Section 20, Township 20 North, Range 4 E.W.M.

Place of Use:

- As described on Page 1 of this Report of Examination.

Phil Crane

Date

If you need this publication in an alternate format, please call Water Resources Program at (360) 407-6600. Persons with hearing loss can call 711 for Washington Relay Service. Persons with a speech disability can call 877-833-6341.