

MEMO

TO: 97-7297

FR: E. Roda

DATE: 9/7/2023

RE: Place of Use

I called and spoke with claimant (PLBM LLC Manager, Randy Phelps) on 9/7/2023 to discuss water right claim no. 97-7297 and the visible changes that have been made to the licensed place of use. The 10-unit motel originally included in this water right has been completely removed and the restaurant has not been operating since August 2007. The laundry use originally described in the license that was taking place in the building containing the well (parcel no. RP00072003003BA) has also been discontinued. Those water uses have been moved to their new marina building, which also contains a small rental unit, and a coffee shop – all located in parcel no. RP0007200401A0A. As these uses are still commercial, and the legal descriptions for both POD and POU have not changed, a transfer is not required.

Per Mr. Phelps, at approximately the same time the new marina building was completed, water lines were also run from the well out to the rebuilt boat slips. However, the boat slips were not connected to water until sometime in 2006. Since the water spigots for the boat slips are over the lake and include a different legal description, they cannot be included in the claim recommendation as an accomplished transfer. Mr. Phelps explained that they intend to move their coffee shop back over to the original restaurant building in the future once that building has been renovated, and I explained that since their commercial water use had already been moved over to the new marina building, then an Application for Permit may be needed for the renovated coffee shop building before that use begins in order to prevent an enlargement of the water right. If the overall water use does not exceed the licensed volume limit of 1.4 AFY, then the new permit may not be needed. Mr. Phelps understood, and stated his intent to also include the additional water use at the boat slips in that new permit.

SCANNED
SEP 07 2023