



STATE OF WASHINGTON  
FINAL  
REPORT OF EXAMINATION  
FOR WATER RIGHT APPLICATION

WR Doc ID 6806488

<b>PRIORITY DATE</b>	<b>WATER RIGHT APPLICATION NUMBER</b>
October 16, 2024	G2-30890

<b>NAME AND MAILING ADDRESS</b>	<b>SITE ADDRESS (IF DIFFERENT)</b>
Granite Construction Company 1525 E. Marine View Drive Everett, WA 98201	1701 Dike Road Woodland, WA 98674

**Total Rate and Quantity Authorized for Withdrawal**

<b>WITHDRAWAL RATE (gpm)</b>	<b>ANNUAL QUANTITY (ac-ft/yr)</b>
350	73

gpm = Gallons per Minute; ac-ft/yr = Acre-feet per Year

**Purpose(s)**

PURPOSE	WITHDRAWAL RATE (gpm)	ANNUAL QUANTITY (ac-ft/yr)	PERIOD OF USE
Industrial Supply	350	65.5	1/1-12/31
Irrigation		7.0	5/1 – 10/1
Domestic Supply		0.5	1/1-12/31

<b>IRRIGATED ACRES</b>	<b>PUBLIC WATER SYSTEM INFORMATION</b>	
4	<b>WATER SYSTEM NAME and ID</b>	<b>CONNECTIONS</b>
	N/A	

**Source Location**

<b>COUNTY</b>	<b>WATERBODY</b>	<b>TRIBUTARY TO</b>	<b>WATER RESOURCE INVENTORY AREA</b>
Cowlitz	Groundwater		27

SOURCE NAME	PARCEL	WELL TAG	TOWNSHIP	RANGE	SECTION	QQ Q	LATITUDE	LONGITUDE
Proposed Well	WB1503002	-	5	1W	15	Govt. Lot 3	TBD	TBD

QQ Q = Quarter Quarter

Datum: NAD83/WGS84

**Place of Use**

<b>PARCEL(S)</b>
WB1503002

LEGAL DESCRIPTION OF THE AUTHORIZED PLACE OF USE

A portion of that real property conveyed to the Port of Woodland under Cowlitz County Auditor's File Numbers (AFN) 605593, 644654, and 3390489, located in Government Lots 2 and 3 of Section 15, Township 5 North, Range 1 West, Willamette Meridian, Cowlitz County, Washington, being further described as follows:

COMMENCING AT a 5/8" rebar with red survey cap stamped, "GIBBS & OLSON WILLIAMS LS 34147", a monument to the intersection of the north line of Government Lot 4 and the west margin of Consolidated Diking and Improvement District (CDID) #2 dike right of way on that certain Record of Survey, recorded under AFN 3440181;

thence North 87°56'51" West, coincident with said north line, a distance of 20.65 feet, to a 1/2" rebar with yellow plastic cap stamped, "YAMASHITA 36814";

thence North 23°52'47" East, a distance of 10.00 feet, to the north line of a Boundary Line Adjustment recorded under AFN 3438329, and a 5/8" rebar with red survey cap stamped, "GIBBS & OLSON WILLIAMS LS 34147";

thence North 87°05'21" West, coincident with said Boundary Line Adjustment line, a distance of 295.70 feet, to a 5/8" rebar with red survey cap stamped, "GIBBS & OLSON WILLIAMS LS 34147";

thence North 88°50'48" West, coincident with said Boundary Line Adjustment line, a distance of 43.46 feet to a point on the Shoreline Jurisdiction Line, said point being South 88°50'48" East, a distance of 191.77 feet from a 5/8" rebar with red survey cap stamped, "GIBBS & OLSON WILLIAMS LS 34147";

thence coincident with the Shoreline Jurisdiction Line the following two courses:

North 12°07'15" West, a distance of 135.83 feet;

thence North 18°17'09" East, a distance of 23.80 feet to the POINT OF BEGINNING;

thence coincident with the Shoreline Jurisdiction Line the following seven courses:

North 18°17'09" East, a distance of 118.86 feet;

thence North 06°26'57" East, a distance of 252.12 feet;

thence North 08°10'36" East, a distance of 480.08' feet;

thence North 02°17'27" West, a distance of 112.43 feet;

thence North 12°04'54" East, a distance of 433.62 feet;

thence North 04°14'11" East, a distance of 84.71 feet;

thence North 33°13'21" East, a distance of 51.93 feet;

Thence leaving said Shoreline Jurisdiction Line, North 62°10'24" East, a distance of 529.38 feet;

thence easterly along a non-tangent curve to the right, from a point with a radial bearing in of South 27°49'52" East, having a radius of 220.00 feet, through a central angle of 48°24'48", an arc length of 187.59 feet to a point with a radial bearing in of South 20°34'56" West;

thence South 69°23'41" East, a distance of 72.87 feet to a point on the westerly margin of the Consolidated Diking and Improvement District NO. 2 (CDID #2) dike right of way, conveyed under AFN 820818047, said point being South 25°42'17" West, coincident with said westerly margin, a distance of 44.14 feet from the northerly margin of said AFN 3390489;

thence South 25°42'17" West, coincident with said westerly margin, a distance of 673.21 feet;

thence South 07°15'17" West, a distance of 584.75 feet;

thence South 16°37'57" West, leaving said westerly margin, a distance of 708.97 feet;

thence North 72°09'15" West, a distance of 424.60 feet to the POINT OF BEGINNING; CONTAINING 908,036 square feet, more or less;

SUBJECT TO reservations, restriction, and easements of record, if any, affecting title which may appear in the public record, including those shown on the face of any recorded plat or survey.

### Proposed Works

Proposed well to be constructed to a depth of approximately 300 feet. The proposed conveyance infrastructure will consist of buried pipeline to the irrigation system, to the lab/office, and to the asphalt paving manufacturing buildings.

### Development Schedule

BEGIN PROJECT BY THIS DATE	COMPLETE PROJECT BY THIS DATE	PUT WATER TO FULL USE BY THIS DATE
April 1, 2026	April 1, 2031	April 1, 2036

**Attention:** These dates represent deadlines that must be met or risk cancellation of this authorization. Submittal of formal documentation for each stage is required. Extensions may be requested.

### Measurement of Water Use [See table in WAC 173-173-060]

HOW OFTEN MUST WATER USE BE MEASURED AND RECORDED?	Weekly
HOW OFTEN MUST WATER USE DATA BE REPORTED TO ECOLOGY?	Annually by January 31
WHAT QUANTITY SHOULD BE REPORTED?	Total annual quantity in acre-feet
WHAT RATE SHOULD BE REPORTED?	Annual peak rate of withdrawal in gpm

### Provisions

#### Measurements, Monitoring, Metering, and Reporting

An approved measuring device must be installed and maintained for each of the sources identified by this water right in accordance with the rule “Requirements for Measuring and Reporting Water Use” (chapter 173-173 WAC), which 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 (Ecology) for modifications to some of the requirements.

Recorded water use data shall be submitted electronically by January 31 each year. To set up an Internet reporting account, contact the Regional Office. If you do not have Internet access, you can still submit hard copies by contacting the Regional Office for forms to submit your water use data.

#### Easement Right-of-Way

The water source and/or water transmission facilities are not wholly located upon land owned by the applicant. Issuance of a water right change authorization by this Department does not convey a right of access to, or other right to use, land which the applicant does not legally possess. Obtaining such a right is a private matter between applicant and owner of that land.

#### Proof of Appropriation

Consistent with the development schedule given in this report (unless extended by Ecology), the water right holder must file a Notice of Proof of Appropriation (PA) of Water with Ecology. The PA documents that the project is complete and all the water needed has been put to full beneficial use (perfected). In order to verify the extent of water use under this permit, an inspection of water use is typically required; this is known as a “proof exam.” After filing the PA, the water right holder’s next step is to hire a Certified Water Rights Examiner (CWRE) to conduct this proof exam. A list of CWREs is provided to the

water right holder upon filing the PA with Ecology. The final water right document, a water right certificate, may then be issued based upon the findings of the CWRE. Statutory county and state filing fees may apply prior to certificate issuance.

### **Schedule and Inspections**

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.

### **Access Port**

Required installation and maintenance of an access port is described in WAC 173-160- 291(3).

### **Well Construction Standards**

All wells constructed in the state shall meet the “Minimum Standards for the Construction and Maintenance of Wells” (WAC 173-160) and “Water Well Construction” (RCW 18.104). In general, wells shall be located at least 100 feet from sources of contamination and at least 1,000 feet of the boundary of a solid waste landfill. Any well which is unusable, abandoned, or is an environmental, safety, or public health hazard shall be decommissioned.

### **Well Tag**

All wells shall be tagged with a Department of Ecology unique well identification number. This tag shall remain attached to the well. If you are required to submit water measuring reports, reference this tag number.

## **Findings of Fact and Order**

Upon reviewing the investigator’s report, I find all facts relevant and material to the subject application have been thoroughly investigated.

Therefore, I ORDER **APPROVAL** of Application No. G2-30890, subject to existing rights and the provisions specified above.

## **Your Right To Appeal**

You have a right to appeal this decision to the Pollution Control Hearings Board (PCHB) within 30 days of the date of receipt. 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 all of the following within 30 days of the date of receipt of this decision:

- File your notice of appeal and a copy of this decision with the PCHB (see filing information below). “Filing” means actual receipt by the PCHB during regular business hours as defined in WAC 371-08-305 and -335. “Notice of appeal” is defined in WAC 371-08-340.
- Serve a copy of your notice of appeal and this decision on the Department of Ecology by mail, in person, or by email (see addresses below).

You must also comply with other applicable requirements in chapter 43.21B RCW and chapter 371-08 WAC.

## Filing An Appeal

### Filing with the PCHB

For the most current information regarding filing with the PCHB, visit: <https://eluh.wa.gov/> or call: 360-664-9160.

### Service on Ecology

**Street Address:**

Department of Ecology  
Attn: Appeals Processing Desk  
300 Desmond Drive SE  
Lacey, WA 98503

**E-mail Address:**

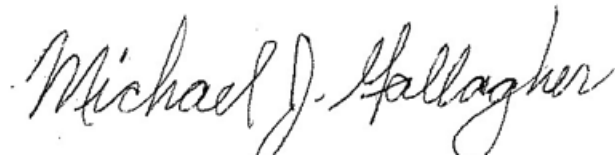
ecologyappeals@ecy.wa.gov

**Mailing Address:**

Department of Ecology  
Attn: Appeals Processing Desk  
PO Box 47608  
Olympia, WA 98504-7608

## Authorizing Signature

Signed at Olympia, Washington, this 27th day of January 2026.



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Micheal Gallagher, Section Manager  
Water Resources Program/Southwest Regional Office  
Department of Ecology

# INVESTIGATOR'S REPORT

Water Right Application No.: G2-30890 Granite Construction Company  
 Investigator: Jill Van Hulle and Matthew M. Lewis, Aspect Consulting  
 Reviewed by: Matthew Kogle and Mary Jones, SWRO, Department of Ecology

## BACKGROUND

This report serves as the written findings of fact concerning Water Right Application Number G2-30890.

On October 16, 2024, Granite Construction (Granite) filed an application for Water Rights Permit G2-30890 with the Washington State Department of Ecology (Ecology) requesting an appropriation of public groundwater. The applicant requested the withdrawal (Qi) of 350 gallons per minute (gpm) for industrial supply, landscape irrigation, and domestic supply for a concrete and asphalt production facility, located at 1701 Dike Road Woodland, WA 98674.

### Cost Reimbursement

This application is being processed under a cost reimbursement agreement between the applicant and Ecology. This report has been prepared by Aspect Consulting (Aspect) on behalf of the applicant and reviewed by Mary Jones and Matthew Kogle with Ecology's Water Resources Program.

**Table 1. Summary of Requested Water Right**

<b>Applicant Name</b>	Granite Construction
<b>Priority Date</b>	October 16, 2024
<b>County</b>	Cowlitz
<b>WRIA</b>	27
<b>Water Source</b>	Proposed Well
<b>Place of Use</b>	See Cover Page

Purpose	Instantaneous Rate (gpm)	Annual Quantity (ac-ft/yr)	Begin Season	End Season
General Domestic Use	350	1	01/01	12/31
Industrial Supply		64.07	01/01	12/31
Irrigation (4 acres)		6.93	05/01	10/01
<b>TOTAL</b>	<b>350</b>	<b>73</b>		

Source Name	Parcel	Well Tag	Township	Range	Section	QQ Q	Latitude	Longitude
Proposed Well	WB1503002	TBD	5 N.	1 W.	15	Govt. Lot 3	TBD	TBD

**Notes:**

WRIA = Water Resource Inventory Area; gpm = Gallons per Minute; ac-ft/yr = Acre-feet per Year; QQ Q = Quarter Quarter

Datum: NAD83/WGS84

In consideration of this application, Aspect reviewed available documents pertaining to the application's site conditions, system demand, the potential effect on existing water right holders, and the WRIA 27 watershed management rule - chapter 173-527 Washington Administrative Code (WAC). This included the information submitted by the applicant and pertinent Ecology records, including well logs, water rights records, and well construction and design documents.

The following information was used to evaluate this application:

- State Groundwater and Surface Water Codes, administrative rules, and policies.
- Water right certificates, permits, claims, and appropriations on record with Ecology.
- Water Well Reports recorded in Ecology's Well Log Viewer online database.

- State Department of Health Sentry Database.
- Topographic and local area maps.
- WRIA 27 Lewis Watershed Water Availability, Publication 20-11-027, 2023.

## Proposed Use and Basis of Water Demand

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### ***Site Visit and Description***

Granite Construction Company has recently signed a lease with the Port of Woodland at the site known as Martin Bar South, located at 1701 Dike Road, near Woodland, Cowlitz County, Washington. The site includes Cowlitz County Parcel Number WB1503002 within a portion of Section 15, Township 5 North, Range 1 West of the Willamette Meridian. The site was historically used as a dredged material disposal site by the US Army Corps of Engineers. There is an outer berm that contained floodwaters and dredge material when disposal occurred. Granite is proposing to construct an asphalt plant, reclaimed asphalt pavement (RAP) stockpile, RAP crushing plant, ready mix concrete (RMC) plant, aggregate storage, parking, interior access roads, propane fuel tanks, diesel fuel tank, utilities, septic and drainfield, well, and stormwater facilities.

Martin Bar South is zoned Heavy Manufacturing (MH) and has a High-Intensity (HI) Shoreline Environment Designation (SED). Surrounding land use to the south includes heavy industrial development and an RV park, to the east is Dike Road and agriculture, and to the north on Martin Bar North is future industrial development and public access to the Columbia River. Topography of the site is generally flat, with the lowest elevations occurring near the Columbia River and near the northern portion of the site outside of the constructed berm. There is no vegetation inside of the berm. Vegetation to the south of the berm consists of maintained grasses. Vegetation in the northern portion of the site consists of black cottonwood with a sparse sub-canopy. Riparian vegetation along the Columbia River is limited to small trees and little herbaceous cover.

A site inspection was conducted on October 30, 2024, by consultant Jill Van Hulle from Aspect. At the time of her visit, the development of the site had not yet begun.

The project includes three main elements. An asphalt plant which will be located centrally on the site and will be accessed via the northern site entrance. The asphalt plant will be powered by propane and electricity. Asphalt processing is completed in an enclosed system. A ready-mix concrete plant which will be located on the southern portion of the site and will be accessed via the southern site entrance. The batch plant will be powered by propane and electricity. Aggregate storage, a fire supply tank, concrete washout area, well, and the ready-mix plant will be located in the general vicinity. Finally a laboratory/office is proposed at the exit in the central portion of the site. The office will have parking and restrooms and will use a septic tank and drainfield. There will be landscaping surrounding the building.

### ***Water System Description***

The groundwater well is proposed to be approximately 300 feet below ground surface (bgs) and completed in the Pleistocene Alluvial Aquifer. Initial investigations show the well will be in hydraulic continuity with the Columbia River. The proposed well will be within Government Lot 3 of Section 15, Township 5 N., R. 1 W. M. on Cowlitz County Parcel WB1503002.

It is proposed that the conveyance infrastructure will consist of buried pipeline to the irrigation system (approximately 600 feet NW of well site), to the lab/office (approximately 1000 feet SW of the well site), and to the asphalt paving manufacturing buildings.

**Proposed Use**

The proposed groundwater permit is intended to supply the water needs of Granite’s new concrete and asphalt production facility. Granite has experience with operating other facilities of this scale and has determined that approximately 72 acre-feet will be needed for a combination of dust control, wheel washing, asphalt and concrete production, domestic supply of employees in an on-site office/lab, and the irrigation of approximately 4 acres of landscaping. The intent of the landscaping is to buffer the site on the frontage from neighbors. A vicinity map is included as **Figure 1**.

According to the 1985, *Washington Irrigation Guide*, the crop irrigation requirement (CIR) for lawn (pasture/turf) at the nearest climatic station, the Battle Ground Station, is 13.68 inches (1.14 feet) per year. Pop-up impact sprinklers, which are common for lawn irrigation, have an application efficiency that ranges from 60-85 percent (Ecology, *Determining Irrigation Efficiency and Consumptive Use*, 2005). This application assumes the average application efficiency of 75 percent. **Table 2** summarizes calculation for the recommended irrigation allocation.

**Table 2. Calculation of Irrigation Requirement**

Crop	CIR		Ea	TIR	Acres	Total Qa (ac-ft/yr)
	(inches)	(feet)				
Lawn	13.68	1.14	0.75	4.55	4	6.07

**Notes:**

CIR = Crop Irrigation Requirement (from Washington Irrigation Guide (1985) for Battle Ground station).

Irrigation method is pop-up impact sprinklers.

Ea = Application Efficiency – average (from Ecology Guidance 1210)

TIR = Total Irrigation Requirement (CIR/Ea)

Qa = Annual Volume

ac-ft/yr = acre-feet per year

An annual water demand of 0.5 acre-feet per year (ac-ft/yr) is assumed to be adequate for an on-site potable water use (office and domestic use in the lab), with an additional 0.5 ac-ft/yr assumed for industrial needs at the lab.

Concrete production is expected to use the largest amount of water (material preparation, mixing and washing), and Granite projects that twenty-four 37.5-ton trucks will leave the site each day. Table 3 was provided by the applicant and includes Granite’s water use estimates by type, Granite’s total estimate amounted to 72.2 acre-feet, however Aspect suggests that the annual quantity be set at 73 ac-ft/yr to reflect a restructuring of the categories to fit Ecology’s terminology and provide flexibility at the permit stage.

**Table 3. Water Use Estimates**

Purpose of Use	AF/Y
Dust Suppression	22.3
Crushing Operation	0.5
Concrete Production	8.3

Concrete Washout	14.4
Aggregate Watering	18.6
Buffer Irrigation	7
Fire Water	0.1
General Domestic (office and lab combined.	1
Total	72.2

### Other Rights Associated with Project or Place of Use

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Ecology's Water Resources Explorer

(<https://fortress.wa.gov/ecy/waterresources/map/WaterResourcesExplorer.aspx>) was used to identify water rights that are appurtenant to and neighboring the proposed place of use.

There are no other water rights appurtenant to the proposed place of use or related to this application. Water rights G2-29460, S2-29287, and G2-27999 have been used to provide water to the Columbia Riverfront RV Park on parcel WB1503003, directly south of the proposed place of use.

The neighboring water rights are summarized in **Table 3** below.

**Table 4. Columbia Riverfront RV Park Water Rights**

Water Right No.	G2-29460	S2-29287	G2-27999
Phase	Permit	Permit	Certificate
Name on Water Right	Columbia Riverfront RV Park	Columbia Riverfront RV Park	Columbia Riverfront RV Park
Date of First Use	02/03/1997	09/13/1995	01/07/1991
Instantaneous Quantity (Qi)	25 gpm	0.04 cfs	75 gpm
Annual Quantity (Qa)	5.4 ac-ft/yr	3 ac-ft/yr	2 ac-ft/yr
Purpose of Use	Multiple Domestic	Irrigation (2 acres)	Multiple Domestic
Period of Use	Continuous	May 1 to Sept 30	Continuous
Source	Groundwater Well	Columbia River	Groundwater Well

gpm = gallons per minute, cfs = cubic feet per second, ac-ft/yr = acre-feet per year

### Hydrogeologic Evaluation

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Aspect reviewed available documents and public information pertaining to site conditions, the potential effect on existing water right holders, and minimum instream flows established under Chapter 173-527 WAC. This included information submitted by Granite and pertinent Ecology records, including well logs and water rights records.

#### **Regional Geology**

The site is located on the banks of the Columbia River (approximate River Mile 82) and within the Lower Lewis River subbasin in an area referred to as the Woodland Bottoms. The Woodland Bottoms is located

in the northern portion of the Portland Basin, an area characterized by its low topographic relief. The geologic units present in the Woodland Bottoms are primarily Quaternary Alluvium associated with river delta deposits. A few miles east of the site, volcanic and sedimentary rocks comprise the regional bedrock. No faults have been observed between the site and the Columbia River.

Geologic maps<sup>1</sup> describe the surficial geology of the site as artificial fill, likely dredged up from the Columbia River, overlying Quaternary Alluvium associated with the Columbia River. Due to the similarity of the soils, the two units are not distinguishable on most well logs and the thickness of the artificial fill at the site is unknown. However, a review of local well logs indicates that the Quaternary Alluvium ranges from less than 10 feet to over 300 feet thick and primarily consists of sand and silt with gravel, some organics, and occasionally volcanic ash or pumice.

### ***Hydrogeologic Conceptual Model***

Based on geologic mapping and regional studies, there are three hydrogeologic layers underlying the project site: Recent Alluvium (RA), Pleistocene Alluvial Aquifer (PAA), and Sand and Gravel Aquifer (SGA). These units are described below.

The **RA** unit consists mainly of alluvial deposits from local rivers and creeks and is in direct hydraulic continuity with the Lewis and Columbia River. Groundwater level fluctuations are highly correlated with changes in river stage. The materials are predominately silt, clay, and fine-grained sand. Due to relatively low permeability, this unit does not typically support water withdrawals beyond some small domestic level supplies. It is not an important water supply source for municipal purposes.

The **PAA** unit is made up of large-scale flood deposits related to the Glacial Lake Missoula outburst flood events during the last ice age (12,000 to 16,000 years ago), and comprises silt, sand, gravel, and cobbles with a typical thickness of between 100 and 150 feet. The aquifer is confined from the overlying RA unit by clay and silt. Water levels in this aquifer typically range from 10 to 20 feet below land surface and vary based on Columbia River stage. Therefore, the PAA is considered to be hydraulically connected to the Columbia River. The groundwater is presumed to flow in the northern general direction, due to the influence of the Columbia River. The average aquifer transmissivity of the PAA is about 360,000 gallons per day per foot (PGG, 2008), however it can vary widely based on location. Based on testing of the Clark Public Utilities (CPU) production wells to the south, across the Lewis River, rates exceeding 2,900 gpm are possible. The PAA is an important regional-supply aquifer and, with a proposed well depth of 300 feet, will be the target aquifer for the project.

The deepest materials (above the regional bedrock) form the **SGA**. In this area, the SGA deposits are predominately fine sands, silts, and clay and is at least 200 feet thick. The SGA is an important regional-supply aquifer, typically able to support large production wells. No wells are drilled into the SGA in the vicinity of the proposed Granite facility; therefore this unit is not well defined at the site. Like the PAA, groundwater flow direction is presumed to be towards the north, generally following the Columbia River.

## **ANALYSIS**

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Under Washington State law (RCW 90.03.290), each of the following four criteria must be met for an application for a new water right permit to be approved:

- Water must be available for appropriation.
- Water withdrawal and use must not cause impairment of existing water rights.

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<sup>1</sup> (DNR, 2025; and Evarts, 2002)

- The proposed water use must be beneficial.
- Water use must not be detrimental to the public interest (public welfare).

## Water Availability

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For any new appropriation, water must be both physically and legally available.

### ***Physical Availability***

For water to be physically available for appropriation, water must be present in quantities and quality and on a sufficiently frequent basis to provide a reasonably reliable source for the requested beneficial use or uses.

There is currently not a well drilled on the property. Aspect reviewed 33 well logs designated for water use (or unknown use) from Ecology's water well report database within 1 mile of the project site for completion depths and production information. Of these, three of the six wells deep enough to be completed in the PAA were erroneously located and are not within the radius area, and three wells are completed in the PAA. These three wells are 150 to 202 feet deep and show production rates of 15 to 90 gpm. However, the wells are interpreted to be completed in the top of the PAA, and a review of other local wells beyond the 1-mile radius, suggests that more productive zones are present deeper in the aquifer. The high aquifer transmissivity of the PAA as defined by the CPU well testing noted above, along with the geology of the unit as described by other local well logs, suggests that a properly completed well in the PAA will be able to supply the desired 350 gpm of production.

### ***Legal Availability***

To meet the legal availability test, the proposed appropriation may not withdraw and use water that is already "spoken for," such as water from sources that are protected by administrative rule or court order.

The site is adjacent to the Columbia River, and within the Lower Lewis subbasin of Water Resource Inventory Area 27 (WRIA 27) - Lewis River Basin. Under WAC 173-527-070 Table III, the Lewis River and its tributaries are closed to all consumptive use between the Merwin Dam and Lewis River, Mile 7.1. However, WAC 173-527-080(3)(b) states future groundwater appropriations may be commenced if the proposed withdrawal is located in a regional supply area as defined in WAC 173-527-090. The site is situated in a regional supply area that is designated under WAC 173-527-090(2)(b) as available for new consumptive groundwater withdrawal. Additionally, under the provisions of WAC 173-563-020 of the Water Resources Management Plan for the Columbia River, the tidally influenced mainstem of the Columbia River (Bonneville Dam-River Mile 146.1) is not subject to regulation. Therefore, water is legally available.

## Impairment

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In analyzing impairment, Ecology must decide as to whether existing water rights (permitted and exempt), including adopted instream flows, may be impaired by the withdrawal and proposed use.

### ***Closest Neighboring Well***

The closest neighboring well, interpreted to be completed in the target aquifer (the PAA) is the Wayne Gilbert well (Gilbert Well; Well Report ID: 8365). The well appears to be located about 550 feet east of the proposed point of withdrawal (**Figure 1**). The Gilbert Well was installed in October 1973 in the northwest corner of the southwest corner of Section 15, Township 05, Range 01 West W.M. and is designated for domestic use. The well is completed to a depth of 202 feet bgs and constructed with a 6-inch-diameter steel casing from the surface to 190 feet bgs. After construction, the static water level

was measured at 35 feet bgs, and a bailer test was conducted for 1.5 hours yielding 15 gpm with 85 feet of drawdown. The well is not constructed with a well screen, perforations, or a filter pack and extends only 2 feet into the PAA. Therefore, while the well is the nearest well completed in the same target aquifer, the well is not representative of the production capacity of the PAA.

In addition, the south-adjacent property, the Columbia Riverfront RV Park, has one groundwater well (SO4, Ecology Tag: AGF-769) serving as a point of withdrawal for water rights G2-29460 and G2-27999. However, this well is only 93 feet deep and is interpreted as being completed in the RA, which is separated from the underlying PAA by a clay confining layer. Examination of the nearby Gilbert Well drilling log seems to corroborate the presence of the confining clay unit below the bottom of the SO4 well. Therefore, the Columbia Riverfront RV well is not likely to be impaired by the proposed Granite well.

### ***Impairment Analysis***

For this impairment analysis, calculations were conducted using a Theis distance drawdown analytical model (Theis, 1935). Site-specific aquifer parameters were inferred from available documentation and Aspect's previous work in the area. The model assumes a continuous pumping rate of 350 gpm. Transmissivity was estimated at about 20,000 feet<sup>2</sup> per day based on a 24-hour pumping test performed at a constant rate of 300 gpm at the Aho Construction well (Ecology tag: BMN-831), about 3.5 miles to the southeast (Aspect, 2021). We selected this value because transmissivity varies widely across the area. The Aho well is located relatively close to the Site and produces a more conservative estimate of potential interference than higher values found elsewhere in the PAA.

An aquifer storage coefficient of 0.02 is assumed based on the lithological description of the formation and is typical of confined alluvial materials (Domenico, 1972). No wells in the area are confirmed to fully penetrate the PAA aquifer, so aquifer thickness could not be verified at the site. Aquifer thickness was assigned a value of 30 feet, which represents the well screen length for the proposed well and provides a reasonably conservative estimate since the actual aquifer thickness at the Site is currently unknown.

Using the noted aquifer parameters and analytical model (Theis, 1935) interference drawdown at the nearest neighboring well (Gilbert Well), about 550 feet from the proposed well was estimated. Based on this analysis, the interference drawdown from continuously pumping the proposed well at 350 gpm up to the extent of the annual quantity of 72 ac-ft (up to 45 days) is estimated at about 12 feet. This estimate of drawdown is considered conservative because the well will not be running continuously for that length of time at that production rate, and drawdown will likely stabilize well before that point due to the proximity of the Columbia River. For these reasons, the interference drawdown is expected to be significantly less than 12 feet.

The closest neighboring well completed in the same aquifer (the Gilbert well, 550 feet away) had a static water level of 35 feet bgs at the time of its construction. That well is 202 feet deep and, assuming a pump intake set at 10 feet above the bottom of casing, it exhibits 155 feet of available drawdown. Since 12 feet of interference drawdown is a small fraction of the available 155 feet (7 percent), no impairment of existing groundwater rights will occur. Further, the confining conditions of the aquifer indicate no impairment of surface water will occur.

### **Beneficial Use**

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The proposed appropriation must be for a beneficial use of water. Industrial use, irrigation, and domestic supply are considered a beneficial use of water under RCW 90.54.020(1).

## Public Interest

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The withdrawal and associated use is not detrimental to the public interest. Water is physically and legally available for appropriation and the issuance of this permit is not contrary to any known planning agenda or other restrictions.

### **State Environmental Policy Act (SEPA)**

Under chapter 197-11 WAC, a water right application is subject to a SEPA threshold determination (i.e., an evaluation of whether there will be significant adverse environmental impacts) if any of the following conditions are met:

- It is a surface water right application for more than 1 cfs, unless that project is for agricultural irrigation, in which case the threshold is increased to 50 cfs, so long as that irrigation project will not receive public subsidies.
- It is a groundwater right application for more than 2,250 gpm.
- It is an application that, in combination with other water right applications for the same project, collectively exceed the amounts above.
- It is a part of a larger proposal that is subject to SEPA for other reasons (e.g., the need to obtain other permits that are not exempt from SEPA).
- It is part of a series of exempt actions that, together, trigger the need to do a threshold determination, as defined under WAC 197-11-305.

While this application does not constitute a SEPA trigger, the Granite project (specifically the asphalt batch plant) is subject to SEPA review. Cowlitz County, as the lead agency for the proposal, issued a Mitigated Determination of Non-Significance on August 8, 2025. The county determined that as conditioned, adverse impacts upon the environment would be avoided through implementation of mitigation measures. The mitigated issued pertain to transportation concerns and the County has required provision regarding access and use of Dike Road. Additional provision include a finding that no proposed work will occur within the riparian habitat area or shoreline jurisdiction, and that no improvements be allowed within the regulated buffer of the Category IV wetland, located north of the site.

### **Public Notice**

RCW 90.03.280 requires that notice of a water right application be published once a week, for two consecutive weeks, in a newspaper of general circulation in the county or counties where the water is to be stored, diverted, and used. Notice of this application was published in the *Longview Daily News* on April 17 and April 24, 2025, and again on June 24<sup>th</sup> and July 1<sup>st</sup> to reflect a correction in the well location.

No protests to this water right application were received.

### **Notification to the Washington Department of Fish and Wildlife**

Per RCW 90.03.280 and 77.57.020, Ecology must give notice to the Washington Department of Fish and Wildlife (WDFW) of applications to divert, withdraw, use, or store water.

WDFW was provided notice of this water right application on May 19, 2025. A comment letter was not received, however it is noted that the WDFW did provide review of the MDNS and provided comment to Cowlitz County during their review of the project.

## Conclusions

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I find that

- water is physically and legally available;
- the appropriation will not impair existing rights,
- the proposed purposes of use are considered beneficial uses, and
- approval of this application will not be detrimental to the public interest.

## RECOMMENDATIONS

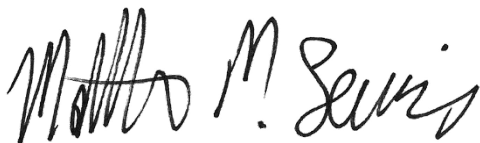
Based on the above investigation and conclusions, I recommend this request for a water right be **APPROVED** in the amounts and within the limitations listed below and subject to the provisions listed above.

### Recommended Quantities, Purpose of Use, and Project Location

The rate and quantity of water recommended are maximum limits. The permit holder may only withdraw water at a rate and quantity within the specified limits that are reasonable and beneficial:

**Table 5. Recommended Limits and Location**

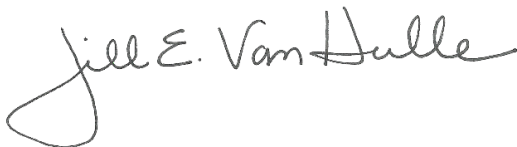
<b>Maximum Instantaneous Rate (gpm)</b>	350
<b>Maximum Annual Quantity (ac-ft/yr)</b>	73
<b>Purpose(s) of Use</b>	Industrial Supply (65.5 ac-ft/yr), Irrigation of 4 acres from May 1 to October 1 (7 ac-ft/yr), and Domestic Supply (0.5 ac-ft/yr)
<b>Point of Withdrawal</b>	Govt. Lot 3, Section 15, Township 5 North, Range 1 W. W. M.
<b>Place of Use</b>	A portion of that real property conveyed to the Port of Woodland under Cowlitz County Auditor's File Numbers (AFN) 605593, 644654, and 3390489, located in Government Lots 2 and 3 of Section 15, Township 5 North, Range 1 West, Willamette Meridian, Cowlitz County, Washington.(See Cover Page for Legal Description)



Matthew Lewis, Aspect Consulting

5/14/25

Date



Jill Van Hulle, Aspect Consulting

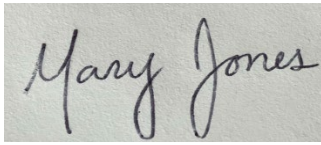
January 27, 2026

Date



Matthew Kogle, SWRO, Water Resource Program

January 27, 2026  
Date



Mary Jones, SWRO, Water Resource Program

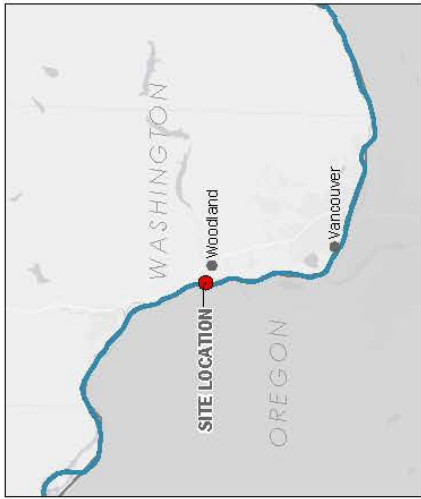
January 27, 2026  
Date

*To request ADA accommodation including materials in a format for the visually impaired, call Ecology Water Resources Program at 360-407-6872. Persons with impaired hearing may call Washington Relay Service at 711. Persons with speech disability may call TTY at 877-833-6341.*






## References

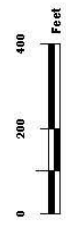
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**Comments:** Places of use and points of diversion are defined on the cover sheets under the heading "LEGAL DESCRIPTION OF PROPERTY ON WHICH WATER IS TO BE USED."

-  Proposed Point of Withdrawal
-  Proposed Place of Use
-  Cowlitz County Tax Parcel
-  Township/Range
-  Section



**New Application**  
 Woodland Site  
 Granite Construction  
 Cowlitz County, Washington

<b>Aspect</b> CONSULTING	SEP-2024	MPS / KMJ	FIGURE NO.
	PROJECT NO. 240399	REVISION	<b>1</b>



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