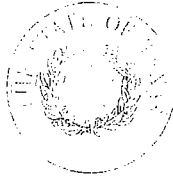


Kathleen Hartnett White, *Chairman*
Larry R. Soward, *Commissioner*
Martin A. Hubert, *Commissioner*
Glenn Shankle, *Executive Director*



TEXAS COMMISSION ON ENVIRONMENTAL QUALITY

Protecting Texas by Reducing and Preventing Pollution

October 9, 2006

Mr. Laurence Dahl
Eden Home, Inc.
631 Lakeview Boulevard
New Braunfels, TX 78130-4098

Re: Edwards Aquifer, Comal County
NAME OF PROJECT: Eden Home Expansion; Located at 631 Lakeview Boulevard; New Braunfels, Texas
TYPE OF PLAN: Request for Modification of a Water Pollution Abatement Plan (WPAP); 30 Texas Administrative Code (TAC) Chapter 213 Edwards Aquifer
Edwards Aquifer Protection Program File No. 1282.01
Regulated Entity ID: RN101762425
Investigation Number: 512694

Dear Mr. Dahl:

The Texas Commission on Environmental Quality (TCEQ) has completed its review of the request for modification of the approved WPAP for the referenced project submitted to the San Antonio Regional Office by The Schultz Group, Inc. on behalf of Eden Home, Inc. on September 8, 2006. As presented to the TCEQ, the Temporary and Permanent Best Management Practices (BMPs) and construction plans were prepared by a Texas Licensed Professional Engineer to be in general compliance with the requirements of 30 TAC Chapter 213. These planning materials were sealed, signed, and dated by a Texas Licensed Professional Engineer. Therefore, based on the engineer's concurrence of compliance, the planning materials for construction of the proposed project and pollution abatement measures are hereby approved subject to applicable state rules and the conditions in this letter. The applicant or a person affected may file with the chief clerk a motion for reconsideration of the executive director's final action on this Edwards Aquifer protection plan. A motion for reconsideration must be filed no later than 23 days after the date of this approval letter. *This approval expires two (2) years from the date of this letter unless, prior to the expiration date, more than 10 percent of the construction has commenced on the project or an extension of time has been requested.*

PROJECT DESCRIPTION

This facility was previously approved by letters dated May 25, 1988, May 6, 1997, December 31, 1997, and August 10, 1999. Construction began on this site in 1956 prior to Edwards Aquifer regulations.

As presented, the proposed modifications to the site will consist of the demolition of existing facilities, construction of new cottages and apartments, and expansion and renovation of the existing skilled nursing

REPLY TO: REGION 13 • 14250 JUDSON RD. • SAN ANTONIO, TEXAS 78233-4480 • 210/490-3096 • FAX 210/545-4329

P.O. Box 13087 • Austin, Texas 78711-3087 • 512/239-1000 • Internet address: www.tceq.state.tx.us

care facility on the 20.66 acre Eden Home Campus. Plans are to conduct activities in three phases. The first phase will include construction on the east side of the site that will replace four existing cottages with four new duplex type cottages. The second phase will be the construction on the east side outside of the circle and would consist of replacing four existing cottages with two apartment/town home type facilities and additional parking. The third phase would be to renovate and expand the existing skilled nursing facility, remove of the existing parking lots, and construct new parking areas.

The proposed impervious cover for the development will be increased from 9.98 acres (48.42 percent) to approximately 11.17 acres (54.17 percent) of the total area of the site.

Project wastewater will continue to be disposed of by conveyance to the existing Gruene Road Wastewater Treatment Plant owned by the New Braunfels Utilities.

PERMANENT POLLUTION ABATEMENT MEASURES

To prevent pollution of stormwater runoff originating on-site and potentially flowing across and off the site after construction, one partial sedimentation filtration basin designed using the TCEQ technical guidance document, *Complying with the Edwards Aquifer Rules: Technical Guidance on Best Management Practices* (2005) will be constructed. The approved measures have been presented to meet the required 80 percent removal of the increased load in total suspended solids caused by the project. The pollution abatement measures are sized based on the information in the following tables.

Drainage Area	Total Area (acres)	Existing Imp. Cover (acres)	Post Imp. Cover (acres)	Runoff Depth (inches)	Calc. Min. Capture Volume (ft ³)	Design Capture Volume (ft ³)	Calc. Min. Filter Area (ft ²)	Design Filter Area (ft ²)	Target TSS Removal (lb/yr) ^E	Design TSS Removal (lb/yr)
A1-A3 & B1-B10	7.29	3.67	4.80	0.13	1,906 ^D	2,127 ^F	191 ^D	192	1,014	1068 ^A
A4 ^B	0.35	0.02	0.02	-	-	-	-	-	0	0
C ^C	1.90	0.48	0.49	-	-	-	-	-	9	0
D ^B	5.87	3.32	3.32	-	-	-	-	-	0	0
E ^C	2.62	1.43	1.48	-	-	-	-	-	45	0
F ^B	2.59	1.06	1.06	-	-	-	-	-	0	0
Totals	20.62	9.98	11.17	-	1,906	2,127	191	192	1,068	1,068

^A Includes over-treatment from Drainage Areas C and E, not otherwise treated.
^B No treatment required, no increase in impervious cover.
^C Required TSS removal for this basin added to Basin A1-A3 & B1-B10 for over-treatment.
^D Includes volume necessary for over-treatment.
^E For drainage areas, individually.
^F Represents 1,463 ft³ (sedimentation), and 835 ft³ (filtration)

GEOLOGY

According to the geologic assessment included with the application, eight man-made features, not assessed as sensitive, were identified on the site. The San Antonio Regional Office site inspection of October 3, 2006, revealed that the site is as described by the geologic assessment and no additional geologic or manmade features were observed.

SPECIAL CONDITIONS

- I. The proposed permanent pollution abatement measures shall be operational prior to occupancy of structures constructed in Phase 1.
- II. The holder of the approved Edwards Aquifer protection plan must comply with all provisions of 30 TAC Chapter 213 and all measures contained in the approved application.
- III. Intentional discharges of sediment laden stormwater are not allowed. If dewatering becomes necessary, the discharge will be filtered through appropriately selected best management practices. These may include vegetative filter strips, sediment traps, rock berms, silt fence rings, etc.
- IV. The sedimentation/filtration basin is designed in accordance with the TCEQ technical guidance document, *Complying with the Edwards Aquifer Rules: Technical Guidance on Best Management Practices* (2005). The basins will incorporate sedimentation and filtration as described above.
- V. All sediment and or media removed from the partial sedimentation/filtration basins during maintenance activities shall be properly disposed of according to 30 TAC 330 or 30 TAC 335 as applicable.
- VI. For any future modifications to any of the permanent BMPs on this site, the summary tables in this letter must be updated and included in the application. It is the responsibility of the applicant to maintain this information and keep it current.
- VII. In addition to the rules of the commission, the applicant may also be required to comply with state and local ordinances and regulations providing for the protection of water quality.

STANDARD CONDITIONS

1. Pursuant to Chapter 7, Subchapter C, of the Texas Water Code, any violations of the requirements in 30 TAC Chapter 213 may result in administrative penalties.

Prior to Commencement of Construction:

2. Within 60 days of receiving written approval of an Edwards Aquifer protection plan, the applicant must submit to the San Antonio Regional Office, proof of recordation of notice in the county deed records, with the volume and page number(s) of the county deed records of the county in which the property is located. A description of the property boundaries, covered by the Edwards Aquifer protection plan, shall be included in the deed recordation in the county deed records. A suggested

form (Deed Recordation Affidavit, TCEQ-0625) that you may use to deed record the approved WPAP is enclosed.

3. All contractors conducting regulated activities at the referenced project location shall be provided a copy of this notice of approval. At least one complete copy of the approved WPAP and this notice of approval shall be maintained at the project location until all regulated activities are completed.
4. Modification to the activities described in the referenced WPAP application following the date of approval may require the submittal of a plan to modify this approval, including the payment of appropriate fees and all information necessary for its review and approval prior to initiating construction of the modifications.
5. The applicant must provide written notification of intent to commence construction, replacement, or rehabilitation of the referenced project. Notification must be submitted to the San Antonio Regional Office no later than 48 hours prior to commencement of the regulated activity. Written notification must include the date on which the regulated activity will commence, the name of the approved plan and file number for the regulated activity, and the name of the prime contractor with the name and telephone number of the contact person. The executive director will use the notification to determine if the approved plan is eligible for an extension of an approved plan.
6. Temporary erosion and sedimentation (E&S) controls, i.e., silt fences, rock berms, stabilized construction entrances, or other controls described in the approved WPAP, must be installed prior to construction and maintained during construction. Temporary E&S controls may be removed when vegetation is established and the construction area is stabilized. If a water quality pond is proposed, it shall be used as a sedimentation basin during construction. The TCEQ may monitor stormwater discharges from the site to evaluate the adequacy of temporary E&S control measures. Additional controls may be necessary if excessive solids are being discharged from the site.
7. All borings with depths greater than or equal to 20 feet must be plugged with a non-shrink grout from the bottom of the hole to within three (3) feet of the surface. The remainder of the hole must be backfilled with cuttings from the boring. All borings less than 20 feet must be backfilled with cuttings from the boring. All borings must be backfilled or plugged within four (4) days of completion of the drilling operation. Voids may be filled with gravel.

During Construction:

8. During the course of regulated activities related to this project, the applicant or his agent shall comply with all applicable provisions of 30 TAC Chapter 213, Edwards Aquifer. The applicant shall remain responsible for the provisions and conditions of this approval until such responsibility is legally transferred to another person or entity.
9. If any sensitive feature is discovered during construction, all regulated activities near the feature must be suspended immediately. The applicant or his agent must immediately notify the San Antonio Office of the discovery of the feature. Regulated activities near the feature may not proceed until the executive director has reviewed and approved the methods proposed to protect the feature and the aquifer from potentially adverse impacts to water quality. The plan must be sealed, signed, and dated by a Texas Licensed Professional Engineer.

10. No wells exist on the site. All identified abandoned water wells, including injection, dewatering, and monitoring wells must be plugged pursuant to requirements of the Texas Department of Licensing and Regulation under Title 16 TAC Chapter 76 (relating to Licensing and Regulation of Water Well Drillers and Water Well Pump Installers) and all other locally applicable rules, as appropriate. If any abandoned wells (including water, injection (injection well referenced in Item 7), dewatering, and monitoring well) are encountered during construction, they must be plugged pursuant to requirements of the Texas Department of Licensing and Regulation (16 TAC Chapter 76) and all other locally applicable rules, as appropriate.
11. If sediment escapes the construction site, the sediment must be removed at a frequency sufficient to minimize offsite impacts to water quality (e.g., fugitive sediment in street being washed into surface streams or sensitive features by the next rain). Sediment must be removed from sediment traps or sedimentation ponds not later than when design capacity has been reduced by 50%. Litter, construction debris, and construction chemicals exposed to stormwater shall be prevented from becoming a pollutant source for stormwater discharges (e.g., screening outfalls, picked up daily).
12. The following records shall be maintained and made available to the executive director upon request: the dates when major grading activities occur, the dates when construction activities temporarily or permanently cease on a portion of the site, and the dates when stabilization measures are initiated.
13. Stabilization measures shall be initiated as soon as practicable in portions of the site where construction activities have temporarily or permanently ceased, and construction activities will not resume within 21 days. When the initiation of stabilization measures by the 14th day is precluded by weather conditions, stabilization measures shall be initiated as soon as practicable.

After Completion of Construction:


14. Owners of permanent BMPs and measures must insure that the BMPs and measures are constructed and function as designed. A Texas Licensed Professional Engineer must certify in writing that the permanent BMPs or measures were constructed as designed. The certification letter must be submitted to the San Antonio Regional Office within 30 days of site completion.
15. The applicant shall be responsible for maintaining the permanent BMPs after construction until such time as the maintenance obligation is either assumed in writing by another entity having ownership or control of the property (such as without limitation, an owner's association, a new property owner or lessee, a district, or municipality) or the ownership of the property is transferred to the entity. Such entity shall then be responsible for maintenance until another entity assumes such obligations in writing or ownership is transferred. A copy of the transfer of responsibility must be filed with the executive director through the San Antonio Regional Office within 30 days of the transfer. A copy of the transfer form (TCEQ-10263) is enclosed.
16. Upon legal transfer of this property, the new owner(s) is required to comply with all terms of the approved Edwards Aquifer protection plan. If the new owner intends to commence any new regulated activity on the site, a new Edwards Aquifer protection plan that specifically addresses the new activity must be submitted to the executive director. Approval of the plan for the new regulated activity by the executive director is required prior to commencement of the new regulated activity.

Mr. Laurence Dahl
October 9, 2006
Page 6

17. An Edwards Aquifer protection plan approval or extension will expire and no extension will be granted if more than 50% of the total construction has not been completed within ten years from the initial approval of a plan. A new Edwards Aquifer protection plan must be submitted to the San Antonio Regional Office with the appropriate fees for review and approval by the executive director prior to commencing any additional regulated activities.
18. At project locations where construction is initiated and abandoned, or not completed, the site shall be returned to a condition such that the aquifer is protected from potential contamination.

If you have any questions or require additional information, please contact Lynn M. Bumgardner of the Edwards Aquifer Protection Program of the San Antonio Regional Office at 210/403-4023.

Sincerely,



GS Glenn Shankle
Executive Director
Texas Commission on Environmental Quality

GS/lmb/eg

Enclosure: Deed Recordation Affidavit, Form TCEQ-0625
Change in Responsibility for Maintenance or Permanent BMPs-Form TCEQ-10263

cc: Mr. Stephen E. Schultz, The Schultz Group, Inc.
Mr. Michael Short, P.E., City of New Braunfels
Mr. Tom Hornseth, P.E. Comal County
Mr. Robert J. Potts, Edwards Aquifer Authority
TCEQ Central Records, Building F, MC 212