

Barry R. McBee, *Chairman*
R. B. "Ralph" Marquez, *Commissioner*
John M. Baker, *Commissioner*
Dan Pearson, *Executive Director*



TEXAS NATURAL RESOURCE CONSERVATION COMMISSION

Protecting Texas by Reducing and Preventing Pollution

May 6, 1997

Mr. Howard E. Pinnell
Eden Home, Inc.
631 Lakeview Blvd.
New Braunfels, TX 78130

Re: EDWARDS AQUIFER, Comal County
PROJECT: Eden Village, Located at 631 Lakeview Blvd. New Braunfels, Texas
TYPE: Request for Approval of a Water Pollution Abatement Plan; 30 Texas
Administrative Code (TAC) §313.4; Edwards Aquifer Protection Program

Dear Mr. Pinnell:

The Texas Natural Resource Conservation Commission (TNRCC) has completed its review of the WPAP application for the referenced project that was submitted by James S. Calle on behalf of Eden Home, Inc. and received by the San Antonio Regional Office on December 6, 1996. Final review of the WPAP submittal was completed after additional materials were received on March 6, 1997, and April 16, 1997. The WPAP proposed in the application is in general compliance with 30 TAC §313.4; therefore, approval of the plan is hereby granted subject to applicable state rules and the conditions in this approval letter. *This approval expires two (2) years from the date of this approval unless, prior to the expiration date, construction has commenced on the project or an extension of time has been requested.*

PROJECT DESCRIPTION

The proposed commercial project will have an area of 1.19 acres and will consist of the construction of eight (8) single family assisted living units which will be incorporated into the larger, existing Eden Home facility. Associated parking and sidewalks for the proposed development will also be constructed. Project wastewater will be disposed of by conveyance to the existing Gruene Waste Water Treatment Plant owned by the New Braunfels Utilities.

The proposed impervious cover for the development is approximately 0.467 acres (39.2 %). The site is located within the City of New Braunfels, and will conform with applicable codes and requirements of the City of New Braunfels.

GEOLOGY ON SITE

According to the geologic assessment included with the submittal, there were no potential recharge features located on the proposed project site.

The San Antonio Regional Office site inspection of January 15, 1997, revealed no potential recharge features on the site as indicated by the geologist.

GEOLOGY DOWNGRADIENT OF SITE

According to the geologic assessment included with the submittal, there was one (1) significant potential recharge feature identified downgradient from the proposed project site. The feature consisted of a vuggy rock outcropping. The feature was identified as A-2 on the down gradient geologic site map and was assessed as having a "moderate" significance with respect to its ability to accept surface infiltration.

PERMANENT POLLUTION ABATEMENT MEASURES

The following measures will be taken to prevent pollution of stormwater originating on-site or up-gradient from the project site and potentially flowing across and off the site after construction:

- A. The 0.40 acre vegetative filter strip is designed in accordance with the LCRA Lake Travis Nonpoint Source Pollution Control Ordinance Technical Manual. The filter strip will:
 - 1. be contiguous with developed area,
 - 2. be at the same elevation as the developed area,
 - 3. have a level spreading device, and
 - 4. be sized to filter stormwater run-off from 0.15 acres of impervious cover.

SPECIAL CONDITIONS

- 1. If any potential recharge features are encountered during construction, a geologist shall evaluate the significance of the features. The evaluation shall include representative photographs and a description of the feature forwarded to the San Antonio Regional Office. Construction in the vicinity of the features may only continue with written approval from the TNRCC.

Mr. Howard E. Pinnell

May 6, 1997

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2. Placement of hydrocarbon or hazardous substance storage facilities regulated pursuant to 313.10 and 313.11, requires submittal of all appropriate applications with appropriate fees and must receive prior approval from the TNRCC.
3. A formal maintenance plan and schedule for all permanent pollution abatement measures shall be submitted to the San Antonio Regional Office for review and possible modification prior to completion of construction. The plan shall include a responsible party and the anticipated cleaning schedule. Upon approval, the plan shall be implemented in accordance with the approved schedule.
4. All permanent pollution abatement measures shall be operational prior to completion of construction.

STANDARD CONDITIONS

1. During the course of regulated activities related to this project, the applicant or his agent shall comply with all applicable provisions of 30 TAC §313, 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, upon which that person or entity shall assume responsibility for all provisions and conditions of this approval.
2. Any modification to the activities described in the referenced WPAP application following the date of approval may require the submittal of a WPAP to amend this approval, including the payment of appropriate fees and all information necessary for its review and approval.
3. Prior to commencing any regulated activity, the applicant or his agent must notify the San Antonio Regional Office in writing of the date on which the regulated activity will begin.
4. The applicant or his agent shall record this WPAP approval in the county deed records within 30 days of receiving this notice of approval and prior to commencing any regulated activity at the project location. Proof of deed recordation shall be submitted to the San Antonio Regional Office. A suggested format that you may use to deed record the approved WPAP is enclosed.
5. All contractors conducting regulated activities at the 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.

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 TNRCC 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. If any significant recharge feature [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 Regional 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 potential adverse impacts to water quality.
8. 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.
9. Approval of the design of the sewage collection system for this proposed project shall be obtained from the TNRCC prior to commencement of construction of any sewage collection system.
10. Any abandoned wells shall be plugged in accordance with 30 TAC §338 or an equivalent method, as approved by the Executive Director.

Any drill holes resulting from core sampling on-site or down-gradient of the site shall be plugged with native soil, from the bottom of the hole to the top of the hole, so as to not allow water or contaminants to enter the subsurface environment.

11. Pursuant to §26.136 of the Texas Water Code, any violations of the requirements in 30 TAC §313 may result in administrative penalties.

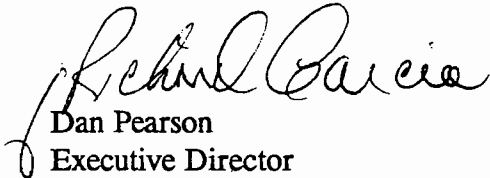
Mr. Howard E. Pinnell

May 6, 1997

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If you have any questions or require additional information, please contact Tom Gutierrez of the Edwards Aquifer Protection Program at 210/490-3096.

Sincerely,



Dan Pearson
Executive Director

DP/TG/eg

Enclosure: Deed Recordation Affidavit

cc: James Calle, Calle & Associates
Harry Bennett, City of New Braunfels
Clarence Bolner, City of New Braunfels
Mike Shands, City of New Braunfels
Tom Hornseth, Comal County
Gregory M. Ellis, Edwards Aquifer Authority
TNRCC Field Operations, Austin

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John M. Baker, *Commissioner*
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RECEIVED

JAN 06 1998

COUNTY ROAD DEPT.

TEXAS NATURAL RESOURCE CONSERVATION COMMISSION

Protecting Texas by Reducing and Preventing Pollution

December 31, 1997

Mr. Herman Sabrusla
Eden Village
631 Lakeview Blvd.
New Braunfels, TX 78130

Re: EDWARDS AQUIFER, Comal County
PROJECT: Eden Village #3 (also called Eden Village, Project Number 438), Project Number 756, Located at 631 Lakeview Blvd., New Braunfels, Texas
TYPE: Request for Information; 30 Texas Administrative Code (TAC) §213.5(b); Edwards Aquifer Protection Program

Dear Mr. Sabrusla:

The Texas Natural Resource Conservation Commission (TNRCC) received a request for information for the referenced project that was submitted on behalf of Eden Village by Sumac Engineering Services and received by the San Antonio office on November 5, 1997. Additional information was received on December 22, 1997.

BACKGROUND

By letter dated May 25, 1988, Eden Home was approved under 31 TAC 313.3 [currently 30 TAC 213.5(b)] for five buildings containing 14 living units (Units 2A - 2N) on approximately two acres. By letter dated May 6, 1997, Eden Village #3 was approved under 30 TAC 213.5(b) for eight single-family assisted living units on 1.19 acres.

An overall site plan for Eden Home/Eden Heights was submitted to the TNRCC on March 6, 1997, in association with the Eden Village #3 WPAP. This site plan notes that the entire site is 20.62 acres. Approval of water pollution abatement plans is only documented for two projects totaling 3.19 acres of the 20.62 acres. However, the regulated developments constructed prior to 1988 are assumed to have been known to the TNRCC's predecessor agency and therefore covered in the May 25, 1988 approval letter for Units 2A - 2N. A summary of projects with construction dates and approval dates for Eden Home and Eden Heights Subdivisions are listed in Table I.

REPLY TO: REGION 13 • 140 HELMER RD., SUITE 360 • SAN ANTONIO, TEXAS 78232-5042 • AREA CODE 210/490-3096

P.O. Box 13087 • Austin, Texas 78711-3087 • 512/239-1000

printed on recycled paper using soy-based ink

TABLE I		
Unit	Date of Construction*	Approval Date
Original Building	1956	None required. Construction pre-dates Edwards regulations.
Add on 2 wings	1964	
Bihl Center	1968	
Eden Heights	1980	None on file. "Subdivision Plan" required for regulated activities between 3/26/74 & 12/5/84. WPAP required after 12/5/84.
Add on 5 & 6	1987	
3A - 3D	1978 - 79	
5A - 5D	1978 - 79	
7A - 7D	1980	
6A - 6F	1982 - 83	May 25, 1988
30A - 30F	1985	
2A - 2N	1987 - 88 (2 acres)	May 6, 1997
Eden Village #3	Pending (1.19 acres)	

* Provided by memo dated February 13, 1997 from H.E. Pinell of Eden Home, Inc. to Kerry Andrews, Architect and James S. Calle, Engineer.

PROJECT DESCRIPTION

The water pollution abatement plan for Eden Village #3 (owned by Eden Home) was approved by letter dated May 6, 1997. As understood, stormwater runoff from the Eden Village #3 parking lot is treated by a vegetated filter strip, the majority of which is owned by Eden Heights, not Eden Home; and stormwater runoff from the vegetated filter strip flows toward the front door of the neighboring Eden Heights facility.

Placement and size of the interception ditch, as presented by Sumac Engineering Services, does not appear to significantly alter the vegetated filter strip as approved for pollution abatement for stormwater runoff from Eden Village #3, and is hereby approved with the following conditions.

1. Eden Home, Inc., owner of Eden Village #3 must obtain written permission from Eden Heights Inc. to use the area designated in the WPAP as the vegetated filter strip.

Mr. Herman Sabrsula

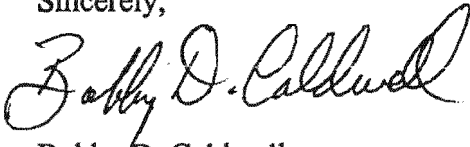
December 23, 1997

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2. The applicant or his agent shall record this letter, and the letter required in Item #1 above, in the county deed records within 30 days of receiving this notice of approval. Proof of deed recordation shall be submitted to the San Antonio Regional Office prior to commencing construction. A suggested format that you may use to deed record this letter is enclosed.

Should clarification of this letter be desired or if we may be of any other assistance, please contact John Mauser of our San Antonio office at 210/490-3096. Reference project number 756.

Sincerely,



Bobby D. Caldwell,
Water Section Manager

BDC/JKM/eg

Enclosure: Deed Recordation Affidavit

cc Mac McCoy, Sumac Engineering Services
Jim Calle, Calle & Associates, Inc.
Harry Bennett, City of New Braunfels
Tom Hornseth, Comal County
Greg Ellis, Edwards Aquifer Authority
TNRCC Field Operations, Austin