

Marisa Weber

From: PUBCOMMENT-OCC
Sent: Monday, August 04, 2014 10:01 AM
To: PUBCOMMENT-OCC2
Subject: FW: Public comment on Permit Number WQ0015219001

PM

From: zane.crockett@gmail.com [<mailto:zane.crockett@gmail.com>]
Sent: Saturday, August 02, 2014 3:51 PM
To: donotReply@tceq.texas.gov
Subject: Public comment on Permit Number WQ0015219001

*MWD
9/16/30*

REGULATED ENTITY NAME THE RESERVE AT FAIR OAKS RANCH

RN NUMBER: RN107104929

PERMIT NUMBER: WQ0015219001

DOCKET NUMBER:

COUNTY: KENDALL

PRINCIPAL NAME: TRIO RESIDENTIAL DEVELOPERS INC

CN NUMBER: CN604516112

FROM

NAME: MR Zane Grey Crockett

E-MAIL: zane.crockett@gmail.com

COMPANY:

ADDRESS: 7203 FAIR OAKS PKWY
FAIR OAKS RANCH TX 78015-4548

PHONE: 7036461899

FAX:

COMMENTS: Thank you for the opportunity to comment. The comments below are in reference to Proposed Permit NO. WQ0015219001 submitted by Trio Residential Developers, Inc., the NORI of which was published on 4 April 2014 in The Boerne Star. Many residents in the immediate area of this proposed site are not only concerned about the proximity of this proposed facility to their residences, justifiably so, but also are greatly concerned about the potential contamination surface effluent application may cause to their drinking water

MWD

supply. There is concern that a package plant will not provide the level of treatment needed to ensure our drinking water supply will be untainted by high nutrient levels. Please consider this a request for a public meeting to be held for the benefit of the many residents of Fair Oaks Ranch that have the potential to be negatively impacted by this proposed facility. Sincerely, Mr. Zane Crockett 7203 Fair Oaks Ranch, TX 78015

Marisa Weber

From: PUBCOMMENT-OCC
Sent: Wednesday, August 27, 2014 11:19 AM
To: PUBCOMMENT-OCC2
Subject: FW: Public comment on Permit Number WQ0015219001

From: jlflieller@gmail.com [<mailto:jlflieller@gmail.com>]
Sent: Tuesday, August 26, 2014 5:31 PM
To: donotReply@tceq.texas.gov
Subject: Public comment on Permit Number WQ0015219001

MW
9/10/32

REGULATED ENTITY NAME THE RESERVE AT FAIR OAKS RANCH

RN NUMBER: RN107104929

PERMIT NUMBER: WQ0015219001

DOCKET NUMBER:

COUNTY: KENDALL

PRINCIPAL NAME: TRIO RESIDENTIAL DEVELOPERS INC

CN NUMBER: CN604516112

FROM

NAME: Janet Flieller

E-MAIL: jlflieller@gmail.com

COMPANY:

ADDRESS: 31004 WOOD BINE WAY
FAIR OAKS RANCH TX 78015-4278

PHONE: 8309814357

FAX:

COMMENTS: I object to this permit because of the possibility of the sewage water tainting our water supply in addition to proximity of the plant to local residents and it's effect on nearby businesses due to eminent domain.

MW

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From: PUBCOMMENT-OCC
Sent: Wednesday, August 27, 2014 11:19 AM
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Marisa Weber

From: PUBCOMMENT-OCC
Sent: Monday, August 11, 2014 2:47 PM
To: PUBCOMMENT-OCC2
Subject: FW: Public comment on Permit Number WQ0015219001

PM

From: forsterfamilia@me.com [mailto:forsterfamilia@me.com]
Sent: Sunday, August 10, 2014 9:18 AM
To: donotReply@tceq.texas.gov
Subject: Public comment on Permit Number WQ0015219001

*MWD
9/10/32*

REGULATED ENTY NAME THE RESERVE AT FAIR OAKS RANCH

RN NUMBER: RN107104929

PERMIT NUMBER: WQ0015219001

DOCKET NUMBER:

COUNTY: KENDALL

PRINCIPAL NAME: TRIO RESIDENTIAL DEVELOPERS INC

CN NUMBER: CN604516112

FROM

NAME: Ana Forster

E-MAIL: forsterfamilia@me.com

COMPANY:

ADDRESS: 7410 SCINTILLA LN
FAIR OAKS RANCH TX 78015-4534

PHONE: 8307552456

FAX:

COMMENTS: Date: 10 August 2014 Office of the Chief Clerk MC105 Texas Commission on Environmental Quality P.O. Box 13087 Austin, TX 78711-3087 Dear TCEQ: Thank you for the opportunity to express my concerns. The comments below are in reference to Proposed Permit NO. WQ0015219001 submitted by Trio Residential Developers, Inc., the NORI of which was published on 4 April 2014 in The Boerne Star. The proposed water plant site is of great concerned for many residents, not only to those that are of close proximity

MWD

but also for the rest of the Fair Oaks Ranch residents as it directly affects the quality of life in this great city. The proposed plant has the potential to contaminate the drinking water supply of residents in the area with wells. It concerns me that a package plant will not provide the benefits it should by allowing the developer build it. There is the risk that the level of treatment needed is not adequate to ensure our drinking water supply will be without high nutrient levels. There is the risk that the developer might encounter many issues while building the plant and take shortcuts at the expense of the residents. I believe the Fair Oaks Ranch city engineer advised against developer built and suggested the city to build its own. Finally, I would like to know if the proposed plant size has the capacity to expand processes as new contaminants are identified. Please consider this a request for a public meeting to be held for the benefit of the many residents of Fair Oaks Ranch that have the potential to be negatively impacted by this proposed facility. Sincerely, Ana Forster 7410 Scintilla Lane Fair Oaks Ranch, TX 78015

We are all very concerned that a high density development such as the one proposed by Trio Residential Developers will create significant stress of the Trinity Aquifer and thereby **negatively affect** the long term viability of our sole source of drinking water in both water quality and quantity.

The property lies in Kendall County and is therefore under the jurisdiction of the Cow Creek Groundwater Conservation District. Mich Vulgaris, general manager of the CCGCD, has stated his concerns about the impact of 635 homes on the aquifer.

“If...proposed in our District, using solely groundwater, a 4-acre density would be the maximum allowed (or 86 residential units / 34.6 ac/ft. annually based on 360 gallons per day per connection). Everything we have seen so far looks as if 635 residential units are proposed (or 438 ac./ft. annually based on the figures of 615 gallons per day per connection in the water availability study). As currently vetted and proposed our Board is **not** in favor of this development.

Our concern is that most of the existing domestic wells in the immediate area, including private wells located in our district, would be **negatively** impacted if a well field supplying a minimum yield of 381 gallons per minute (TCEQ requirement of 0.6 gpm per connection / 614.5 ac./ft. annually) is placed on the Pfeiffer property. This will result in unreasonable interference with other wells within our District.”

-----Mich Vulgaris (CCGCD General Manager)

Finally, it should be taken into consideration that when Trio Residential Developers applied for the initial permit (posted in April 2014 in the Boerne Star newspaper) it was stated that the property was within the city limits of Fair Oaks Ranch. The petition to annex the property in question was denied on April 17, 2014 and the 345-acre property remains in the ETJ of Fair Oaks Ranch.

There is also a discrepancy regarding the distance of the proposed plant site to the City of Fair Oaks Ranch wastewater treatment plant, which lies only 2.0 miles away (well within the 3 mile radius Criteria).

I hope that you will consider this request for a public meeting to be held for the benefit of the many residents of Fair Oaks Ranch and our neighboring landowners, whom have the potential to be negatively impacted as well by this proposed facility.

Thank you for the opportunity to voice my concerns.

Sincerely,
Bobbie French

Marisa Weber

From: PUBCOMMENT-OCC
Sent: Thursday, October 30, 2014 10:38 AM
To: PUBCOMMENT-OCC2
Subject: FW: Public comment on Permit Number WQ0015219001
Attachments: TCEQ Letter.pdf

MWD
9/16/32

From: vicky.frescas@gmail.com [mailto:vicky.frescas@gmail.com]
Sent: Thursday, October 30, 2014 10:09 AM
To: donotreply
Subject: Public comment on Permit Number WQ0015219001

REGULATED ENTY NAME THE RESERVE AT FAIR OAKS RANCH

RN NUMBER: RN107104929

PERMIT NUMBER: WQ0015219001

DOCKET NUMBER:

COUNTY: KENDALL

PRINCIPAL NAME: TRIO RESIDENTIAL DEVELOPERS INC

CN NUMBER: CN604516112

FROM

NAME: MRS Vicky J Frescas & David Frescas

E-MAIL: vicky.frescas@gmail.com

COMPANY:

ADDRESS: 30910 FIREBIRD LN
FAIR OAKS RANCH TX 78015-4164

PHONE: 8303684110

FAX:

COMMENTS: Please see attachment

MWD

David & Vicky Frescas
30910 Firebird Lane
Fair Oaks Ranch, TX 78015

Office of the Chief Clerk
MC105
Texas Commission on Environmental Quality
P.O. Box 13087
Austin, TX 78711-3087

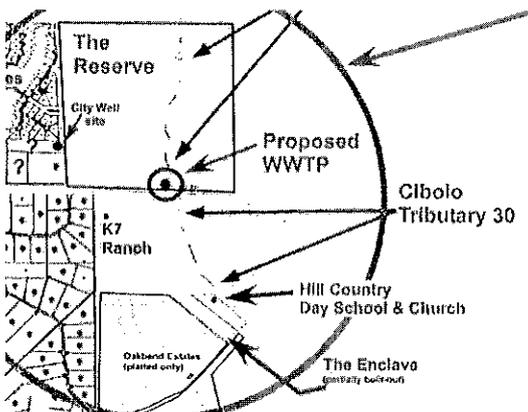
RE: WQ0015219001

To Whom it May Concern:

We are residents of Fair Oaks Ranch and are completely opposed to the wastewater treatment facility and disposal site proposed by TRIO Residential Developers.

First and foremost, upon reviewing the various comments submitted thus far, you should be well aware of why this plant is even being proposed at all. It is a means to circumvent the desires of the residents in this area as well as the governing bodies in regards to the development ("The Reserve") being built north of the city on Amman Road. This fact alone should disqualify them from being able to build such a facility so near our homes. It is an underhanded method of getting their way at the expense of the families that have lived here for decades and those new residents (like ourselves) that chose to live here based on the already well-established environment.

Secondly, while we do not live within the 1 mile radius of the proposed site (nor do we operate off a personal well), we are still justifiably concerned about the potential impact on the city water supply. We also have a strong concern for our close neighbors who do use well water. Without even an official study being led by TCEQ, it is already apparent there are several aquifer recharge sites as made evident in the comments submitted by the K7 Ranch that lies directly south of the proposed site.



Lastly, and most concerning to us, is the fact that our 3 year old son attends Hill Country Day School & Church every weekday from 8-4. The day school operates on a well and is directly in the path of the Cibolo Tributary 30 as seen in the image to the left. He is only one of several children ages 0 to 6 years old that attend this school on a daily basis. These children should not be put into such a potentially dangerous situation.

It is the mission of the TCEQ to serve the people of Texas and protect our state's public health and natural resources consistent with sustainable economic development. We respectfully request the denial of this permit as we truly believe it is obvious the WWTP is a risk to our health and natural resources and it is intended for use by an irresponsibly planned development that would put even more burden on our limited supply of water. This is NOT consistent with sustainable economic development!

We genuinely thank you for taking the time to hear our concerns regarding the permit in question,

Sincerely,
David & Vicky Frescas
Residents of Fair Oaks Ranch

TCEQ Public Meeting Form
October 30, 2014

12

Trio Residential Developers, Inc.

Water Quality Land Application Permit for
Municipal Wastewater
Permit No. WQ0015219001

PLEASE PRINT

Name: Paul G Gonzalez

Mailing Address: 31460 Meadow Creek Trail

Physical Address (if different): _____

City/State: Fair Oaks Ranch Zip: 78015

This information is subject to public disclosure under the Texas Public Information Act

Email: RIVERMAN@GUTC.COM ✓

Phone Number: 210 240 5251

• Are you here today representing a municipality, legislator, agency, or group? Yes No
If yes, which one? _____

Please add me to the mailing list. ✓

I wish to provide formal *ORAL COMMENTS* at tonight's public meeting. ✓

I wish to provide formal *WRITTEN COMMENTS* at tonight's public meeting.
(Written comments may be submitted at any time during the meeting)

Please give this form to the person at the information table. Thank you.

MW

JIMMY ALAN HALL, PLLC

ATTORNEY AND COUNSELOR AT LAW
Connecting with PeopleSM
4600 Mueller Boulevard, Suite 2121
Austin, Texas 78723-3372

JIMMY ALAN HALL †
†MEMBER, GLOBAL COLLABORATIVE LAW COUNCIL

Telephone (512) 722-3190
Telecopier (512) 857-9195
E-mail: jahall@fbjah.com



MWD
9/16/32

August 27, 2014

REVIEWED

SEP 02 2014

Via: <http://www14.tceq.texas.gov/epic/eComment/index.cfm?fuseaction=per.p3> *By: [Signature]*
and by First Class Mail

Office of the Chief Clerk, MC 105
Texas Commission on Environmental Quality
PO Box 13087
Austin, Texas 78711-3087

2014 SEP -2 PM 3:08
CHIEF CLERK'S OFFICE
TEXAS COMMISSION ON ENVIRONMENTAL QUALITY

Re: Regulated Entity Name: The Reserve at Fair Oaks Ranch
RN Number: RN107104929
TCEQ Permit No.: WQ001521900
County: Kendall
Principal Name: Trio Residential Developers, Inc.
CN Number: CN604516112
SUPPLEMENTAL PUBLIC COMMENTS

Dear Ms. Bohac:

Our firm represents landowners and residents that are affected by the above-referenced application for Water Quality Permit NO. WQ0015219001. Our clients are opposed to the issuance of any permits or authorizations for the proposed facilities and operations that are the subject of this application and draft permit.

We submit the following public comments regarding this application pursuant to the rules of the Texas Commission on Environmental Quality (Subchapter E, Chapter 55) and as supplemental comments to those comments that Mary McConnell, Jim McConnell, or Steve Hartpence have or may submit on this application.

Sincerely,

By: 
Jimmy Alan Hall

Attachment

MWD

Public Comments
of
Jim and Mary McConnell and Steve Hartpence
by and through their Attorney, Jimmy Alan Hall

Issues of Concern for Trio Residential Developers WWTP

Proposed TCEQ Permit No. WQ0015219001

CHIEF CLERKS OFFICE

2014 SEP -2 PM 3: 08

TEXAS
COMMISSION
ON ENVIRONMENTAL
QUALITY

1. Design:
 - a. What is type of treatment system is proposed?
 - b. Who is the design engineer for the wastewater treatment plant (WWTP)?
 - c. How many wastewater treatment plants has the design engineer designed?
 - d. Who is the design engineer for the land application disposal unit?
 - e. How many land application disposal units has the design engineer for the land application disposal units designed?
2. Influent Control: What procedures and protocols will the sewer utility have to prevent discharges of hazardous, industrial, or other wastes into the sewage collection system that could upset the treatment plant, contaminate the effluent, or both?
3. Plant Integrity:
 - a. Is the plant in a floodway or flood zone?
 - b. What security measures will be in place to prevent intruders (human and animals)?
4. Reliability:
 - a. What will be the source of electrical power?
 - b. What backup power supply will be provided?
5. Construction:
 - a. What entity will be the construction firm?
 - b. What wastewater treatment plants (WWTPs) has the entity constructed previously?
6. Equipment Suppliers:
 - a. What procedures will ensure that equipment purchased will meet design specifications?
 - b. What guaranties will suppliers be required to provide?
7. Financial Security and Reliability:
 - a. What is the source of funding for the design and construction of the WWTP.
 - b. What will be the emergency source of funding?
 - c. What is the budget for the operation of the WWTP?
 - d. What is the source of funding for the operation and maintenance of the WWTP?
8. Land Disposal Area:
 - a. Is the land disposal area in a floodway or flood zone?
 - b. What security measures will be in place to prevent intruders (human and animals)?
9. Impacts:
 - a. Surface Water: What controls will be in place to prevent irrigated effluent from affecting surface water?
 - b. Groundwater:
 - i. What controls will be in place to prevent irrigated effluent from affecting surface water?

- ii. What studies have been done to assess the effect of the irrigation of effluent on groundwater in the area?
 - c. Endangered Species:
 - i. What endangered species have been identified on or near the plant site and land disposal area?
 - ii. What measures are proposed to protect endangered species?
 - d. Humans, Plants, Animals:
 - i. What measures will be in place to protect humans, plants, and animals from:
 - 1. Effluent application?
 - 2. Effluent that does not meet treatment standards?
 - 3. Chlorine releases?
 - 4. Noise?
 - 5. Odors?
 - 6. Intrusion by security lighting?
 - ii. What warning systems will be provided to notify the public of malfunctions at the WWTP and at the land disposal area?
- 10. Other Wastes:
 - a. How will solids and sludge be handled?
 - b. How will waste chlorine be handled?
- 11. Wastewater Treatment:
 - a. Is the chosen means of wastewater treatment a proven method?
 - b. What are the levels of nutrients in the effluent?
 - c. Are the Effluent Limitations in the permit drafted by the staff of the TCEQ sufficient to protect:
 - i. Public health?
 - ii. Drinking water?
 - iii. Wildlife?
 - iv. Plants?
- 12. Who owns:
 - a. The plant site and in what type of legal title?
 - b. The land disposal area and in what type of legal title?
- 13. Who will own the plant site and the land disposal area after the facilities are constructed?
- 14. Who will own the WWTP facilities?
- 15. Does the Applicant have any plans to change ownership to the plant site, and the land disposal area in the future?
- 16. Operations:
 - a. What is proposed to be the minimal level of certification for the operator(s) of the WWTP?
 - b. What is proposed to be the minimal level of experience, training, and certification for the land disposal application operations?
 - c. Who will be the operators?
 - d. What qualifications do those operators possess that are relevant to the operation of the WWTP and the land disposal operations?
 - e. How will the Applicant comply with Operational Requirement No. 9 in the permit drafted by the staff of the TCEQ?

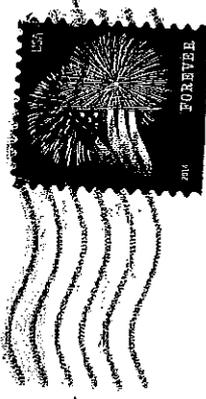
17. Permit drafted by the staff of the TCEQ:

- a. What laboratory will the Applicant submit the samples that the draft permit requires it to take?
- b. How will the Applicant comply with the flow requirements in the draft permit?
- c. What means and how often will the Applicant calibrate its flow measuring devices/equipment?
- d. What plans does the Applicant have for installing prior to plant start-up, and subsequently maintaining, adequate safeguards to prevent the discharge of untreated or inadequately treated wastes during electrical power failures by means of alternate power sources, standby generators, and/or retention of inadequately treated wastewater? And, how will the Applicant implement those plans (Permit: Operational Requirements No. 4)?
- e. How does this application encourage, promote, and support area-wide waste collection, treatment, and disposal systems?
- f. What plans does the Applicant have for complying with Special Provisions Nos. 1 – 4, 6-10, 11 - 25 of the draft permit? And, how will the Applicant implement those plans?

18. Will the Applicant agree to supply the following information via a website, or to the TCEQ mailing list for this application, or both:

- a. The test results on the effluent and other samples that the Applicant is required to take and test under the draft permit?
- b. The flow measurements the Applicant is required to take under the draft permit?
- c. The results of the Applicant's calibration of its flow measuring devices/equipment (Permit: Monitoring Requirement No. 5)?
- d. Any effluent violation that deviates from the permitted effluent limitation by more than 40% (Permit: Monitoring Requirement No. 7.c.)?
- e. The facts, information, or both that it submits to the TCEQ's Executive Director when it becomes aware that it failed to submit relevant facts in its permit application or submitted incorrect information in its permit application or in any report to the Executive Director (Permit: Permit Conditions 1.a.)?
- f. The notice that it submits to the TCEQ's Executive Director that it plans physical alterations or additions to its permitted facilities because such alterations or additions will require a permit amendment or result in a violation of permit requirements (Permit: Permit Conditions 4.a.)?
- g. The report that it submits to the TCEQ that it is planning on accepting or generating wastes that are not described in the permit application or that which would result in a significant change in the quantity or quality of the existing discharge (Permit: Permit Conditions 4.d.)?
- h. Notice that it is proposing to transfer any permit that the TCEQ issues to the Applicant (Permit: Permit Conditions 5)?
- i. Notice that it is subject to any voluntary or involuntary bankruptcy or insolvency proceeding or application (Permit: Permit Conditions 10)?

Jimmy Alan Hall, PLLC
Connecting with PeopleSM
Attorney & Counselor at Law
4600 Mueller Boulevard, Suite 2121
Austin, Texas 78723-3372



AUSTIN TX 787
RIO GRANDE DISTRICT
RECEIVED
AUG 20 4 51 PM '14

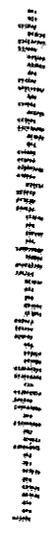
SEP 02 2014

TCEQ MAIL CENTER
MM

OFFICE OF THE CHIEF CLERK, MC 105
TEXAS COMMISSION ON ENVIRONMENTAL QUALITY
PO BOX 13087
AUSTIN, TEXAS 78711-3087

TEXAS
COMMISSION
ON ENVIRONMENTAL
QUALITY

2014 SEP -2 1
CHIEF CLERK'S



78711308787

Marisa Weber

From: PUBCOMMENT-OCC
Sent: Wednesday, August 27, 2014 3:34 PM
To: PUBCOMMENT-OCC2
Subject: FW: Public comment on Permit Number WQ0015219001
Attachments: 2014-08-27=Letter to TCEQ-Supplmental Public Comments-McConnell.pdf

From: jahall@fbjah.com [mailto:jahall@fbjah.com]
Sent: Wednesday, August 27, 2014 3:20 PM
To: donotReply@tceq.texas.gov
Subject: Public comment on Permit Number WQ0015219001

MWD
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RN NUMBER: RN107104929

PERMIT NUMBER: WQ0015219001

DOCKET NUMBER:

COUNTY: KENDALL

PRINCIPAL NAME: TRIO RESIDENTIAL DEVELOPERS INC

CN NUMBER: CN604516112

FROM

NAME: MR Jimmy Alan Hall

E-MAIL: jahall@fbjah.com

COMPANY: Jimmy Alan Hall, PLLC

ADDRESS: 4600 MUELLER BLVD 2121
AUSTIN TX 78723-3186

PHONE: 5127223190

FAX: 5128579195

COMMENTS: See Attached.

MWD

JIMMY ALAN HALL, PLLC

ATTORNEY AND COUNSELOR AT LAW

Connecting with PeopleSM

4600 Mueller Boulevard, Suite 2121

Austin, Texas 78723-3372

JIMMY ALAN HALL †

†MEMBER, GLOBAL COLLABORATIVE LAW COUNCIL

Telephone (512) 722-3190

Telecopier (512) 857-9195

E-mail: jahall@fbjah.com



August 27, 2014

Via: <http://www14.tceq.texas.gov/epic/eComment/index.cfm?fuseaction=per.p3>
and by First Class Mail

Office of the Chief Clerk, MC 105
Texas Commission on Environmental Quality
PO Box 13087
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Jimmy Alan Hall

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Jim and Mary McConnell and Steve Hartpence
by and through their Attorney, Jimmy Alan Hall**

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- 15. Does the Applicant have any plans to change ownership to the plant site, and the land disposal area in the future?
- 16. Operations:
 - a. What is proposed to be the minimal level of certification for the operator(s) of the WWTP?
 - b. What is proposed to be the minimal level of experience, training, and certification for the land disposal application operations?
 - c. Who will be the operators?
 - d. What qualifications do those operators possess that are relevant to the operation of the WWTP and the land disposal operations?
 - e. How will the Applicant comply with Operational Requirement No. 9 in the permit drafted by the staff of the TCEQ?

17. Permit drafted by the staff of the TCEQ:

- a. What laboratory will the Applicant submit the samples that the draft permit requires it to take?
- b. How will the Applicant comply with the flow requirements in the draft permit?
- c. What means and how often will the Applicant calibrate its flow measuring devices/equipment?
- d. What plans does the Applicant have for installing prior to plant start-up, and subsequently maintaining, adequate safeguards to prevent the discharge of untreated or inadequately treated wastes during electrical power failures by means of alternate power sources, standby generators, and/or retention of inadequately treated wastewater? And, how will the Applicant implement those plans (Permit: Operational Requirements No. 4)?
- e. How does this application encourage, promote, and support area-wide waste collection, treatment, and disposal systems?
- f. What plans does the Applicant have for complying with Special Provisions Nos. 1 – 4, 6-10, 11 - 25 of the draft permit? And, how will the Applicant implement those plans?

18. Will the Applicant agree to supply the following information via a website, or to the TCEQ mailing list for this application, or both:

- a. The test results on the effluent and other samples that the Applicant is required to take and test under the draft permit?
- b. The flow measurements the Applicant is required to take under the draft permit?
- c. The results of the Applicant's calibration of its flow measuring devices/equipment (Permit: Monitoring Requirement No. 5)?
- d. Any effluent violation that deviates from the permitted effluent limitation by more than 40% (Permit: Monitoring Requirement No. 7.c.)?
- e. The facts, information, or both that it submits to the TCEQ's Executive Director when it becomes aware that it failed to submit relevant facts in its permit application or submitted incorrect information in its permit application or in any report to the Executive Director (Permit: Permit Conditions 1.a.)?
- f. The notice that it submits to the TCEQ's Executive Director that it plans physical alterations or additions to its permitted facilities because such alterations or additions will require a permit amendment or result in a violation of permit requirements (Permit: Permit Conditions 4.a.)?
- g. The report that it submits to the TCEQ that it is planning on accepting or generating wastes that are not described in the permit application or that which would result in a significant change in the quantity or quality of the existing discharge (Permit: Permit Conditions 4.d.)?
- h. Notice that it is proposing to transfer any permit that the TCEQ issues to the Applicant (Permit: Permit Conditions 5)?
- i. Notice that it is subject to any voluntary or involuntary bankruptcy or insolvency proceeding or application (Permit: Permit Conditions 10)?

TCEQ Public Meeting Form
October 30, 2014

Trio Residential Developers, Inc.

Water Quality Land Application Permit for
Municipal Wastewater
Permit No. WQ0015219001

RECEIVED

OCT 30 2014

AT PUBLIC MEETING

PLEASE PRINT

Name: Thomas Hodge

Mailing Address: PO Box 1742

Physical Address (if different): 1399 Settler Rd ✓

City/State: Canyon Lake Tx Zip: 78133

****This information is subject to public disclosure under the Texas Public Information Act****

Email: tom.hodge@clwsc.com ✓

Phone Number: 830 964 2166

• Are you here today representing a municipality, legislator, agency, or group? Yes No
If yes, which one? CLWSC

Please add me to the mailing list. ✓

I wish to provide formal *ORAL COMMENTS* at tonight's public meeting.

I wish to provide formal *WRITTEN COMMENTS* at tonight's public meeting. ✓
(Written comments may be submitted at any time during the meeting)

Please give this form to the person at the information table. Thank you.

mw

I believe this permit should
be approved as proposed.

This project is well planned
and will be good for the
local economy.

The TAP permit will provide
greater protection to the
environment than the alternative,
which would likely be a development
based on homes using individual,
poorly regulated, on-site septic
facilities.

Tom Hodge

RECEIVED

OCT 30 2014

AT PUBLIC MEETING

MW

August 5, 2014

Office of the Chief Clerk
MC105
Texas Commission on Environmental Quality
P. O. Box 13087
Austin, Tx 78711-3087

REVIEWED

AUG 12 2014 PM

MWD
9/16/32
By [Signature]

CHIEF CLERKS OFFICE

2014 AUG 11 PM 3:44

TEXAS
COMMISSION
ON ENVIRONMENTAL
QUALITY

Reference: Trio Residential Developers, Inc. Proposed Permit No: WQ0015219001

Dear TCEQ:

Thank you for the opportunity to comment on the referenced Proposed Permit.

I am a resident of Fair Oaks Ranch and have questions and concerns about the proposed Waste Water Treatment Plant, the Storage Pond, and the disposal of the treated effluent water.

1. Has a study been conducted to assure that the land designated as the discharge area has the capacity to handle the treated waste water from the proposed 635 homes without adversely affecting the groundwater and surface water of the surrounding areas? The area appears to be mostly karst.
2. Is it known whether or not there are sinkholes and fractures in the proposed discharge area that will allow the treated waste water to seep into the wells and aquifer(s) in the area?
3. Will the capacity of the proposed Storage Pond be able to handle the occasional periods of heavy rain without overflowing into the nearby tributaries to Cibolo Creek?

Please consider this a request for a public meeting to be held for the benefit of the many residents of Fair Oaks Ranch that have the potential to be negatively impacted by this proposed facility.

Sincerely,

Gerald L Horst

Gerald L Horst
8302 High Cliff Drive
Fair Oaks Ranch, TX 78015

jnjhorst@gvtc.com ✓

[Handwritten signature]

MAIL ROOM
TELEPHONE
COMMUNICATIONS
FAX

AUG 11 11 20 14

0110



MR. GERALD HORST
8302 High Cliff Dr.
Fair Oaks Ranch, TX 78015

TEXAS
COMMISSION
ON ENVIRONMENTAL
QUALITY

2014 AUG 11 PM 11:09

CHIEF CLERKS OFFICE

OFFICE OF THE CHIEF CLERK
MC105
TEXAS COMMISSION ON ENVIRONMENTAL QUALITY
P.O. BOX 13087
AUSTIN, TX 78711-3087

RECEIVED

AUG 11 2014

TCEQ MAIL CENTER
JH



7871133087

Marisa Weber

From: PUBCOMMENT-OCC
Sent: Monday, August 04, 2014 10:01 AM
To: PUBCOMMENT-OCC2
Subject: FW: Public comment on Permit Number WQ0015219001

PM

From: tjames1@gvtc.com [<mailto:tjames1@gvtc.com>]
Sent: Saturday, August 02, 2014 2:58 PM
To: donotReply@tceq.texas.gov
Subject: Public comment on Permit Number WQ0015219001

MWJ
9/16/32

REGULATED ENTITY NAME: THE RESERVE AT FAIR OAKS RANCH

RN NUMBER: RN107104929

PERMIT NUMBER: WQ0015219001

DOCKET NUMBER:

COUNTY: KENDALL

PRINCIPAL NAME: TRIO RESIDENTIAL DEVELOPERS INC

CN NUMBER: CN604516112

FROM

NAME: Tanya James

E-MAIL: tjames1@gvtc.com

COMPANY:

ADDRESS: 227 AMMANN RD
BOERNE TX 78015-4676

PHONE: 2106321255

FAX:

COMMENTS: Date: 2 August 2014 Office of the Chief Clerk MC105 Texas Commission on Environmental Quality P.O. Box 13087 Austin, TX 78711-3087 Dear TCEQ: Thank you for the opportunity to comment. The comments below are in reference to Proposed Permit NO. WQ0015219001 submitted by Trio Residential Developers, Inc., the NORI of which was published on 4 April 2014 in The Boerne Star. Many residents in the immediate area of this proposed site are not only concerned about the proximity of this proposed facility to their

MWJ

residences, justifiably so, but also are greatly concerned about the potential contamination surface effluent application may cause to their drinking water supply. There is concern that a package plant will not provide the level of treatment needed to ensure our drinking water supply will be untainted by high nutrient levels. Please consider this a request for a public meeting to be held for the benefit of the many residents of Fair Oaks Ranch that have the potential to be negatively impacted by this proposed facility. Sincerely, Tanya James 227 Ammann Rd Boerne, TX 78015

Marisa Weber

From: PUBCOMMENT-OCC
Sent: Thursday, August 28, 2014 1:35 PM
To: PUBCOMMENT-OCC2
Subject: FW: Public comment on Permit Number WQ0015219001

From: jasterconsult@satx.rr.com [<mailto:jasterconsult@satx.rr.com>]
Sent: Thursday, August 28, 2014 11:26 AM
To: doNotReply@tceq.texas.gov
Subject: Public comment on Permit Number WQ0015219001

MWD
9/16/32

REGULATED ENTY NAME THE RESERVE AT FAIR OAKS RANCH

RN NUMBER: RN107104929

PERMIT NUMBER: WQ0015219001

DOCKET NUMBER:

COUNTY: KENDALL

PRINCIPAL NAME: TRIO RESIDENTIAL DEVELOPERS INC

CN NUMBER: CN604516112

FROM

NAME: MR Thomas S Jaster

E-MAIL: jasterconsult@satx.rr.com

COMPANY:

ADDRESS: 29627 FAIRVIEW PL
FAIR OAKS RANCH TX 78015-4229

PHONE: 8303685004

FAX:

COMMENTS: This is protest against the approval of the proposed facility in a yet to the developed area called The Reserve for tow reasons. With the unknown geological formation in the and potential impact on water supplies, I seriously question the potential adverse environmental impact without considerable additional study. Since this is new undeveloped area with no homes, I would also question whether the developer has the

MWD

financial resources to pay for the required operating and maintenance of the facility in responsible manner until such time that there is sufficient utility income

Marisa Weber

From: PUBCOMMENT-OCC
Sent: Wednesday, August 27, 2014 11:18 AM
To: PUBCOMMENT-OCC2
Subject: FW: Public comment on Permit Number WQ0015219001

From: Kim@kellsto.com [mailto:Kim@kellsto.com]
Sent: Wednesday, August 27, 2014 12:10 AM
To: donotReply@tceq.texas.gov
Subject: Public comment on Permit Number WQ0015219001

*MWD
9/16/32*

REGULATED ENTY NAME THE RESERVE AT FAIR OAKS RANCH

RN NUMBER: RN107104929

PERMIT NUMBER: WQ0015219001

DOCKET NUMBER:

COUNTY: KENDALL

PRINCIPAL NAME: TRIO RESIDENTIAL DEVELOPERS INC

CN NUMBER: CN604516112

FROM

NAME: Kim Keller

E-MAIL: Kim@kellsto.com

COMPANY:

ADDRESS: 8125 WINDMILL CIR
BOERNE TX 78015-4138

PHONE: 8309818100

FAX:

COMMENTS: I respectfully request denial of Trio's request. The geographical, geological, & topographical information currently available show that Trio's request is harmful to the currently-existing citizens of this area. In a state where resources are dwindling, Trio should be required to prove that it's request, if granted, will enhance the area, not serve as a detriment to that area.

MWD

K7 Ranches LTD
443 Ammann Road
Boerne, TX 78015

Date: 26 August 2014

Office of the Chief Clerk
MC105
Texas Commission on Environmental Quality
P.O. Box 13087
Austin, TX 78711-3087

Handwritten: MWD
9/10/32

Handwritten: pm

REVIEWED

SEP 02 2014

By *[Signature]*

CHIEF CLERKS OFFICE

2014 SEP -2 PM 2:50

**TEXAS
COMMISSION
ON ENVIRONMENTAL
QUALITY**

Dear TCEQ:

We are writing to you concerning proposed permit No. WQ00015219001 submitted by TRIO Residential Developers, Inc.

Our family has resided on the "K7" for over 42 years. We are located directly south or "downhill" of the proposed facility and we are adamantly opposed to its siting. Our location is shown on the attached map.

We have many factors for concern so we will list them all here in no particular order:

1. It is our understanding that this proposed development currently has no source of water for the 635 proposed homes. Granting approval for the wastewater treatment facility when proof of water availability has not even been established seems to be putting the cart before the horse. Wastewater treatment only occurs at peak efficiency when the flow is sufficient for the plant to operate at peak efficiency. Shouldn't the developer first prove water availability before the application for wastewater treatment is approved?
2. Cibolo Tributary 30 is the creekbed that flows directly through the proposed property and enters our ranch. During storm events this area becomes inundated. This is a known fact without any calculations needed and this is with the land in its natural state. What kind of stormwater management will be put into place to BE CERTAIN that the wastewater effluent will not enter K7 property once so much impervious surface is in place and increased runoff occurs in a development of such density?
3. Recharge features are common in this area including on our ranch (See attached map). What actions are being taken to survey the proposed effluent application area for recharge features, sinkholes and the like? The presence

Handwritten: MWD

of such features in the effluent application area are sure to cause contamination to our well water, OUR SOLE SOURCE OF WATER FOR DRINKING WATER and DOMESTIC USE as well as for our livestock. This is a working ranch and how we make a living, we cannot, and will not tolerate any risk to our water QUALITY OR QUANTITY. We ask that TCEQ require a thorough Geologic Assessment be completed on the proposed site and any areas that could potentially be affected.

4. All of the land area being discussed is in the Edwards Aquifer Contributing zone, but the Cibolo Tributary actually enters the Edwards Aquifer Recharge zone a few miles downstream. What assurances is there that the effluent residuals will not enter the recharge zone in the Edwards Aquifer, much less the recharge features in the contributing zone? We need not remind your staff that water does not conveniently follow politically established boundaries.
5. We are concerned about the aesthetics of a wastewater treatment plant directly across from our property. It certainly is not what we want to wake up and see every morning when we leave the ranch.
6. We were unable to see a copy of the permit application in Kendall County, the county where the proposed facility is sited and instead the ONLY location the permit was available was in Bexar County at Fair Oaks Ranch City Hall. *Our property is not in Bexar County and it is not in the city of Fair Oaks Ranch, nor is the proposed facility. Why wasn't the permit application available in Kendall County? Why were the amendments not made available or required to be published? We are requesting that the applicant be accountable to the requirements for posting and be required to re-post public notice, and provide a location IN THE COUNTY where the proposed facility is proposed to be located so others who are not as proximate to this site will have the opportunity to review the application in a place more convenient to them.*
7. Because this property has not been annexed into the City of Fair Oaks Ranch, who will be the sewer entity responsible for its management? What is the source of its funding for ongoing maintenance and operations? What will be the level of certification for the operator(s) of the WWTP and the land disposal application? We are not clear these questions have been addressed and this is too serious a matter to just wait and see after approval.
8. What level of treatment will this plant provide to address emerging contaminants of concern, such as pharmaceuticals and personal care products? Will the proposed package plant even have any possibility of being able to be upgraded in the future to meet those concerns if it currently cannot? If it cannot, not then it should not be approved. We have no desire to be drinking anyone else's medicine, thank you very much!

In closing, we would like TCEQ that we have not had the opportunity to review any revisions to the original application because of the inconvenience in the documents accessibility. However, we will address our additional concerns as we become more aware of the applications changes.

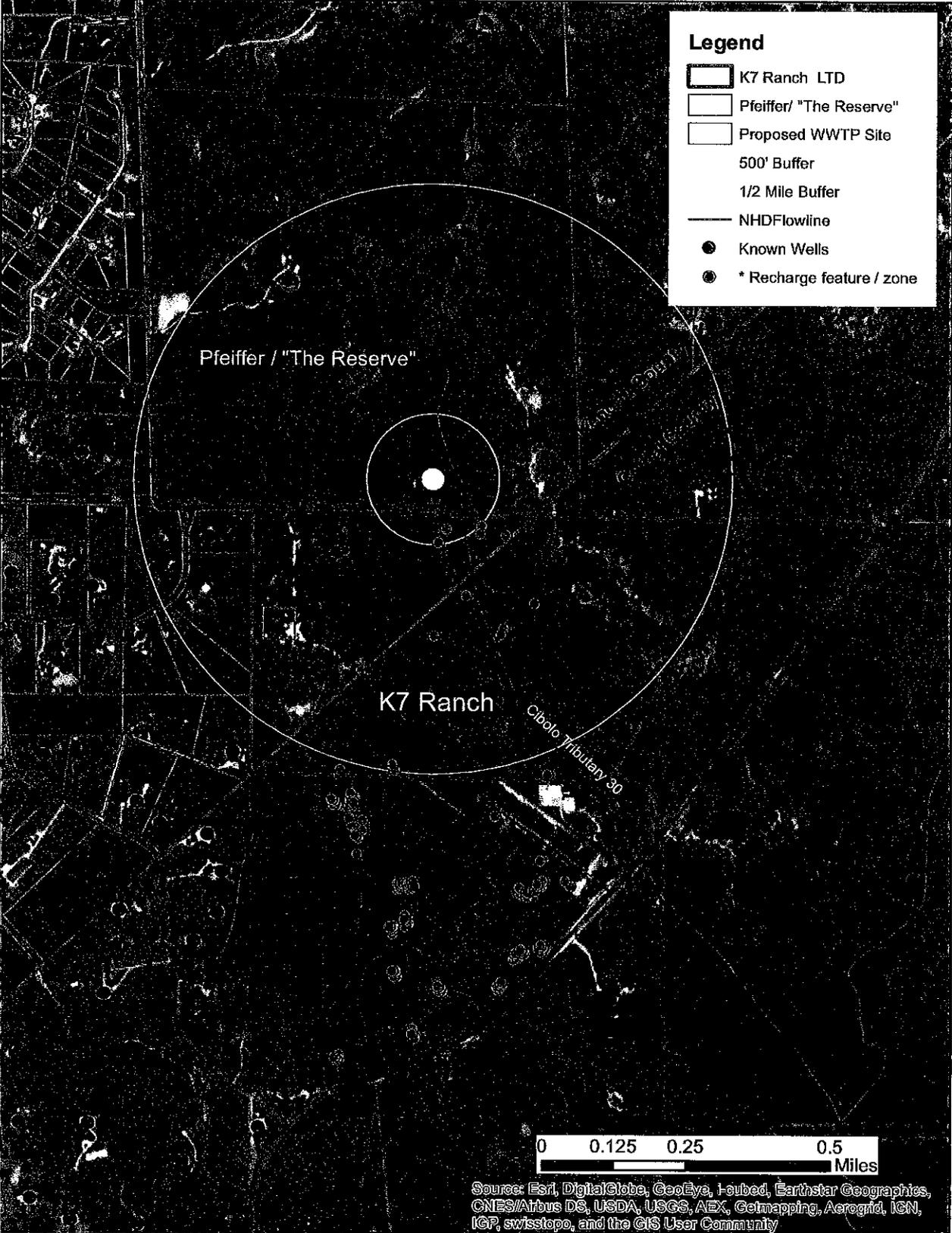
We are requesting that a public meeting be held so that our concerns can be addressed in a public forum and we also would like TCEQ to be aware that approval of this application will surely result in a request for either reconsideration or a contested case hearing.

Thank you for the opportunity to comment.

K7 Ranches LTD

IP# 178287 ← Harry Klar
Theresa Klar
IP# 175968 — Laurette Klar

K7 Ranches LTD TCEQ Comments



Document Path: D:\GIS\Working\FOR\K7Ranches_TCEQ.mxd

1:15,000

* The recharge features shown on K7 are the result of a very limited search. A true geologic assessment could provide a complete dataset not shown here. Recharge zones to the south of K7 are from plats for Oak Bend Subdivision held by the City of Fair Oaks Ranch.

Source: Esri, DigitalGlobe, GeoEye, I-cubed, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AEX, Getmapping, Aerogrid, IGN, IGP, swisstopo, and the GIS User Community

K7 COMMENTS TO TCEQ
BELOW ARE JUST SOME OF THE RECHARGE FEATURES LOCATED ON K7



These features are clustered on Cibolo Tributary 30
near Ammann Rd.

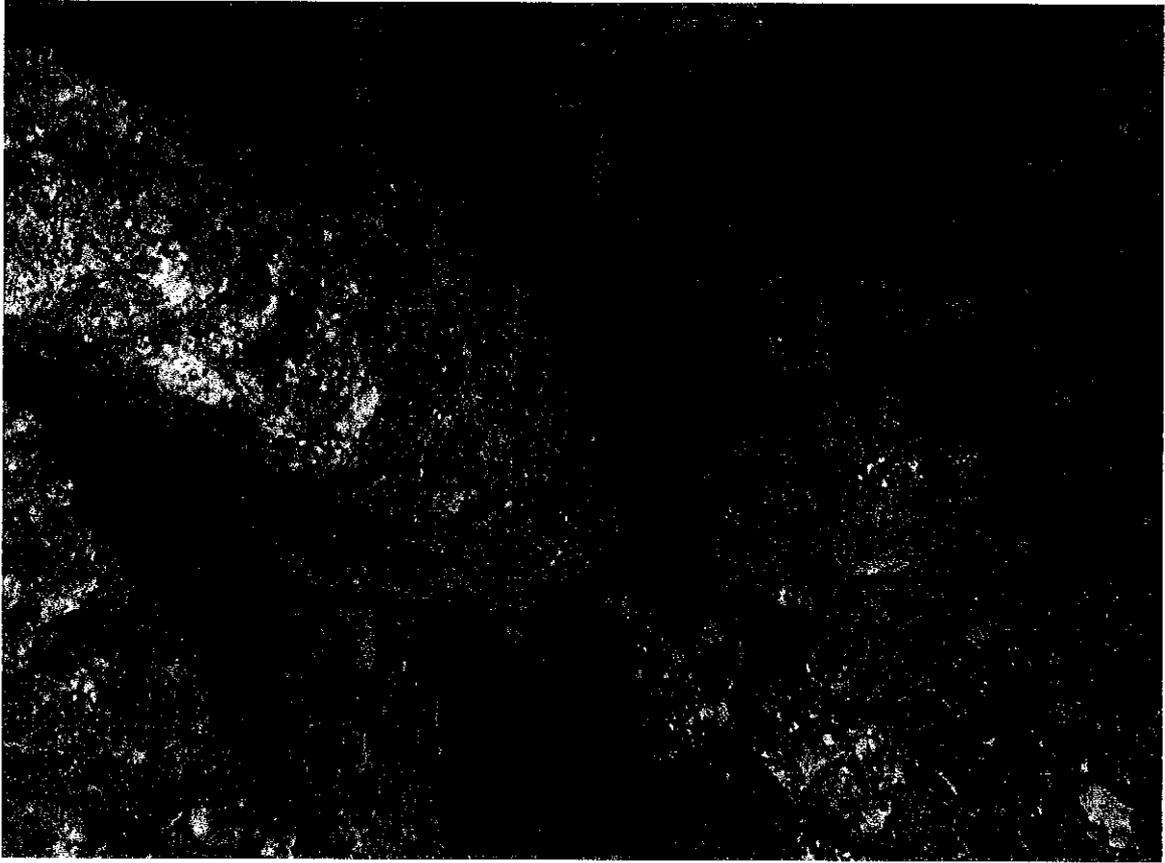




Small recharge feature near county boundary

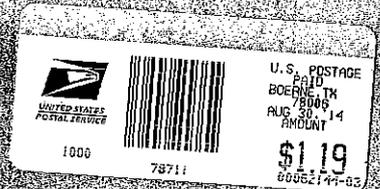


In Cibolo Tributary 30



Recharge feature on southerly section of K7

K. J. Sanchez LTD
443 American Road
Crown Point, IN 46037



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SEP 17 2014

TCEQ MAIL CENTER
BC

*Office of the Chief Clerk
TAC 100
Texas Commission on Environmental Quality
P.O. Box 13087
Austin, Texas 78711-3087*

MAIL ROOM
SEP 17 2014 2:50
COMMISSION ON ENVIRONMENTAL QUALITY



Marisa Weber

From: PUBCOMMENT-OCC
Sent: Tuesday, August 26, 2014 4:37 PM
To: PUBCOMMENT-OCC2
Subject: FW: Public comment on Permit Number WQ0015219001

From: Ericcsonblake@gmail.com [<mailto:Ericcsonblake@gmail.com>]
Sent: Tuesday, August 26, 2014 3:10 PM
To: donotReply@tceq.texas.gov
Subject: Public comment on Permit Number WQ0015219001

*MWD
91038*

REGULATED ENTY NAME THE RESERVE AT FAIR OAKS RANCH

RN NUMBER: RN107104929

PERMIT NUMBER: WQ0015219001

DOCKET NUMBER:

COUNTY: KENDALL

PRINCIPAL NAME: TRIO RESIDENTIAL DEVELOPERS INC

CN NUMBER: CN604516112

FROM

NAME: MS Carolyn Knopf

E-MAIL: Ericcsonblake@gmail.com

COMPANY:

ADDRESS: 8705 JODHPUR
FAIR OAKS RANCH TX 78015-4268

PHONE: 2106189797

FAX:

COMMENTS: I am strongly opposed to the wastewater treatment facility and disposal site being located along the north right-of-way of Ammann Road at its intersection with Rolling Acres Trail in Kendall County, Texas 78006. The wastewater treatment facility and disposal site will be located in the drainage basin of Upper Cibolo Creek in Segment No. 1908 of the San Antonio River Basin. Having dealt with Trio as part of a citizen action committee, he has been very underhanded and presented a lot of misinformation to the general public.

MWD

Marisa Weber

From: PUBCOMMENT-OCC
Sent: Tuesday, August 26, 2014 4:37 PM
To: PUBCOMMENT-OCC2
Subject: FW: Public comment on Permit Number WQ0015219001

From: piano6022@gmail.com [<mailto:piano6022@gmail.com>]
Sent: Tuesday, August 26, 2014 3:50 PM
To: donotReply@tceq.texas.gov
Subject: Public comment on Permit Number WQ0015219001

*MWD
9/16/37*

REGULATED ENTY NAME THE RESERVE AT FAIR OAKS RANCH

RN NUMBER: RN107104929

PERMIT NUMBER: WQ0015219001

DOCKET NUMBER:

COUNTY: KENDALL

PRINCIPAL NAME: TRIO RESIDENTIAL DEVELOPERS INC

CN NUMBER: CN604516112

FROM

NAME: Kris Knopf

E-MAIL: piano6022@gmail.com

COMPANY:

ADDRESS: 8705 JODHPUR
FAIR OAKS RANCH TX 78015-4268

PHONE: 2102896243

FAX:

COMMENTS: I have sincere concerns about this development and its impact on the water distrubition due to effluence, as well as drought concerns.

MWD



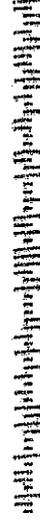
SAN ANTONIO TX 782
RIO GRANDE DISTRICT
25 AUG 2014 PM 2 L

RECEIVED

AUG 27 2014

TCEQ MAIL CENTER
MT

Office of the Chief Clerk
MC105
Texas Commission on Environmental Quality
P.O. Box 13087
Austin, TX 78711-3087



78711308787

CHIEF CLERKS OFFICE

2014 AUG 27 PM 2:50

TEXAS
COMMISSION
ON ENVIRONMENTAL
QUALITY

TCEQ Public Meeting Form
October 30, 2014

Trio Residential Developers, Inc.

Water Quality Land Application Permit for
Municipal Wastewater
Permit No. WQ0015219001

RECEIVED

OCT 30 2014

AT PUBLIC MEETING

PLEASE PRINT

Name: KARA McDowell

Mailing Address: 30811 Robin Dale

Physical Address (if different): _____

City/State: Fair Oaks Ranch Zip: 78015

****This information is subject to public disclosure under the Texas Public Information Act****

Email: _____

Phone Number: _____

- Are you here today representing a municipality, legislator, agency, or group? Yes No

If yes, which one? Save fair oaks

- Please add me to the mailing list.

I wish to provide formal *ORAL COMMENTS* at tonight's public meeting.
Did not speak

I wish to provide formal *WRITTEN COMMENTS* at tonight's public meeting.
(Written comments may be submitted at any time during the meeting) ✓

Please give this form to the person at the information table. Thank you.

Karol McDowell - Robin Dale, Fair Oaks Ranch, TX 78015 -

- What autonomy does the permit writer have in granting / denying a permit request when there is overwhelming public support / opposition that is well founded?

RECEIVED

OCT 30 2014

AT PUBLIC MEETING

Karol McDowell

TCEQ Public Meeting Form
October 30, 2014

9

Trio Residential Developers, Inc.

Water Quality Land Application Permit for
Municipal Wastewater
Permit No. WQ0015219001

RECEIVED

OCT 30 2014

PLEASE PRINT

Name: MILAN J. MICHALEC AT PUBLIC MEETING

Mailing Address: 12 BRADY ROAD

Physical Address (if different): _____

City/State: BOERNE, TX Zip: 78006

****This information is subject to public disclosure under the Texas Public Information Act****

Email: redfish@jvfc.com ✓

Phone Number: 830-336-3114

- Are you here today representing a municipality, legislator, agency, or group? Yes No
If yes, which one? COW CREEK GCD

Please add me to the mailing list. ✓

I wish to provide formal *ORAL COMMENTS* at tonight's public meeting. ✓

I wish to provide formal *WRITTEN COMMENTS* at tonight's public meeting.
(Written comments may be submitted at any time during the meeting) ✓

Please give this form to the person at the information table. Thank you.

ma

Date: 30 October 2014

Office of the Chief Clerk

MC 105

Texas Commission on Environmental Quality (TCEQ)

P.O. Box 213087

Austin, Texas 78711-3087

Dear TCEQ,

RECEIVED

OCT 30 2014

AT PUBLIC MEETING

I wish to provide the following formal comments regarding the Public Meeting for the Water Quality Land Application Permit for Municipal Wastewater, New, and Permit No. WQ0015219001.

My name is Milan J. Michalec and I am the President of the Cow Creek Groundwater Conservation District (GCD). On behalf of the district, I wish to record three points.

One, this permit seeks approval to dispose of an average of 140,000 gallons per day of treated domestic wastewater via surface irrigation of 40.5 acres of public access land.

This permit was designed to meet a planned expansion of the City Fair Oaks Ranch, within the city's Extra-Territorial Jurisdiction to the north from Bexar into Comal and Kendall Counties.

The proposed development of the Reserve at Fair Oaks Ranch, by Trio Residential Developers, Inc., encompasses 344.65 acres and is currently planned for 635 residential units.

According to their development agreement with the City of Fair Oaks, the water supply is to come from new public water supply wells completed into the middle Trinity Aquifer. As the property falls within the jurisdiction of the Cow Creek GCD, on 20 March 2014, the district manager provided the city with an evaluation of the number of homes that could be built on this property based on density rules and groundwater availability.

The total number of homes that could be built was 86, which is in great contrast to the 635 anticipated by the developer. The developer's request for annexation was unanimously disapproved by the Fair Oaks city council in April 2014. Had approval been granted, annexation would have taken away Cow Creek GCD jurisdiction.

Thus the district, maintaining its jurisdiction over the property, fails to see a justification of the need for a permit of the quantity requested. Unless the development agreement that Fair Oaks has with the developer is amended, which the city has not done despite requests from the developer for several months, this development can only move forward with 85 houses.

Two, as the water is to be supplied from wells within the boundaries of this development as required by the development agreement with Fair Oaks, the district is concerned about the potential of pollution from wastewater treatment recharging the same groundwater.

MJ

Also, the 345 acre tract likely has many recharge features on it as evidence by dozens of features on the tracts immediately to its south and based on the geology of the area. Thus, consideration of 30 TAC 309.13 (d) would be appropriate. See RULE §309.13 Unsuitable Site Characteristics Research.

(d) A wastewater treatment facility surface impoundment may not be located in areas overlying the recharge zones of major or minor aquifers, as defined by the Texas Water Development Board, unless the aquifer is separated from the base of the containment structure by a minimum of three feet of material with a hydraulic conductivity toward the aquifer not greater than 10^{-7} cm/sec or a thicker interval of more permeable material which provides equivalent or greater retardation of pollutant migration. A synthetic membrane liner may be substituted with a minimum of 30 mils thickness and an underground leak detection system with appropriate sampling points.

Three, the district wishes to note that the permit file was located in Bexar County, in the City of Fair Oaks Ranch, rather than in Kendall County and the City of Boerne. Furthermore, none of the TCEQ correspondence was provided with the files at City of Fair Oaks Ranch. The Cow Creek GCD and the citizens of Kendall and Comal counties should not have to travel to another county to view a discharge permit file and they should have the full file available to them when they wish to inspect it.

I want to echo the comment made in a 27 August 2014 comment letter on this wastewater permit by a representative from Camp Stanley, US Army:

"Also, the copy of the application at Fair Oaks Ranch City Hall (the public place for viewing) does not contain the full correspondence from the file. No TCEQ correspondence is included. The developer should provide this full information and the 30-day comment period should be extended to allow the public to view this additional information. For example, none of the correspondence explaining why the irrigation area was increased from the application's projected 26.6 acre to the draft permit's 40.5 acres is in the public viewing file, which is a substantial change. This deprives interested parties from fully participating in the comment process. Also, the application and draft permit were not placed in the county (Kendall County) where the site is located as the draft permit requires (page 3 under PROCEDURES FOR FINAL DECISION), but instead were placed at Fair Oaks City Hall in Bexar County."

This is a procedural error that warrants a delay in this process until such time that the developer places the record in Boerne. As such the 30 day notice and comment period should be started again and a new Public Meeting scheduled.

The Cow Creek GCD appreciates being part of this important process and looks forward to continued involvement in the future.

Sincerely,

Milan J. Michalec
President, Cow Creek GCD

RECEIVED

OCT 30 2014

AT PUBLIC MEETING

Marisa Weber

From: PUBCOMMENT-OCC
Sent: Wednesday, August 27, 2014 11:19 AM
To: PUBCOMMENT-OCC2
Subject: FW: Public comment on Permit Number WQ0015219001

From: hnmoffett04@gmail.com [mailto:hnmoffett04@gmail.com]
Sent: Tuesday, August 26, 2014 5:14 PM
To: donotReply@tceq.texas.gov
Subject: Public comment on Permit Number WQ0015219001

MWD
9/10/14

REGULATED ENTITY NAME THE RESERVE AT FAIR OAKS RANCH

RN NUMBER: RN107104929

PERMIT NUMBER: WQ0015219001

DOCKET NUMBER:

COUNTY: KENDALL

PRINCIPAL NAME: TRIO RESIDENTIAL DEVELOPERS INC

CN NUMBER: CN604516112

FROM

NAME: Holly Moffett

E-MAIL: hnmoffett04@gmail.com

COMPANY:

ADDRESS: 8116 TRIPLE CROWN
FAIR OAKS RANCH TX 78015-4625

PHONE: 2104374650

FAX:

COMMENTS: Oppose due to: proximity of the plant to local residences, the possibility of the effluent (sewage water) tainting our water supply, it will shut down nearby businesses due to eminent domain.

MWD

16

TCEQ Public Meeting Form
October 30, 2014

Trio Residential Developers, Inc.

Water Quality Land Application Permit for
Municipal Wastewater
Permit No. WQ0015219001

RECEIVED
OCT 30 2014
AT PUBLIC MEETING

PLEASE PRINT

Name: Rich Nichols

Mailing Address: P.O. Box 1275, Boerne TX 78006

Physical Address (if different): 8115 Windmill Circle ✓

City/State: Fair Oaks Ranch TX Zip: 78015

****This information is subject to public disclosure under the Texas Public Information Act****

Email: Nic@BRTC.com ✓

Phone Number: 830-755-4936

• Are you here today representing a municipality, legislator, agency, or group? Yes No
If yes, which one? _____

Please add me to the mailing list.

I wish to provide formal **ORAL COMMENTS** at tonight's public meeting. ✓

I wish to provide formal **WRITTEN COMMENTS** at tonight's public meeting. ✓
(Written comments may be submitted at any time during the meeting)

Please give this form to the person at the information table. Thank you.

ma

Date: 30 October 2014

Office of the Chief Clerk
MC105
Texas Commission on Environmental Quality
P. O. Box 13087
Austin, Texas 78711-3087

RECEIVED
OCT 30 2014
AT PUBLIC MEETING

Dear Sir:

Thank you for the opportunity to comment. The comments below are in reference to Proposed Permit **NO. WQ0015219001** submitted by Trio Residential Developers, Inc.

My name is Rich Nichols and I live at 8115 Windmill Circle, Fair Oaks Ranch, within a one mile radius of the proposed waste water treatment plant. I would like to briefly address three subjects tonight.

First, because of a clause in the development agreement, the City of Fair Oaks Ranch cannot oppose, orally or in writing, this permit application. But, as a resident, I would like to highlight remarks made by the Fair Oaks Ranch Public Works Director, during the November 20th, 2013 City Council Meeting. He told the Council he did not recommend the City assuming control of this Waste Water Treatment Plant, per the development agreement, saying that if the city wanted a plant at this location, the city should build it, as he is already having problems with one developer built plant. He did not say, but I suspect, one of his concerns was that a developer built plant would be constructed to meet minimum requirements, thereby possibly increasing our maintenance expenses down the road.

Next, I would like to bring to your attention remarks made by Paul Schroeder, Trio's engineer. During the March 20th, 2014 City Council Meeting, Mr. Schroeder advised that, as a conservation measure, any water reused in the development, would be applied to the "green belt".

I would suggest that you require this waste water treatment plant to be built under more restrictive guidelines, utilizing "purple pipe" technology. In this way, the gray water could be cycled through the home a second time to be used for toilet flushing, bathing, washing clothes, etc. before finally being applied to the "green belt".

One of your goals is to promote the most efficient uses of our water resources, and the use of "purple pipe" technology would be a step in the right direction.

Finally, as you may know, the development agreement stipulates that water service for this project come from ground water from public wells.

If this drought continues, and these public wells dry up, I request that you require, as part of this permit, the developer make suitable arrangements for the removal of any effluent during those no-water conditions.

Thank you for your time and attention.

Richard Nichols
P. O. Box 1275
Boerne, Texas 78006
nic@gvtc.com



Marisa Weber

From: PUBCOMMENT-OCC
Sent: Tuesday, August 05, 2014 10:53 AM
To: PUBCOMMENT-OCC2
Subject: FW: Public comment on Permit Number WQ0015219001

PM

From: katherine_pope@hotmail.com [mailto:katherine_pope@hotmail.com]
Sent: Tuesday, August 05, 2014 10:12 AM
To: donotReply@tceq.texas.gov
Subject: Public comment on Permit Number WQ0015219001

*MWD
9/16/32*

REGULATED ENTITY NAME THE RESERVE AT FAIR OAKS RANCH

RN NUMBER: RN107104929

PERMIT NUMBER: WQ0015219001

DOCKET NUMBER:

COUNTY: KENDALL

PRINCIPAL NAME: TRIO RESIDENTIAL DEVELOPERS INC

CN NUMBER: CN604516112

FROM

NAME: Katherine Pope

E-MAIL: katherine_pope@hotmail.com

COMPANY:

ADDRESS: 29203 SADDLE SONG
FAIR OAKS RANCH TX 78015-4581

PHONE: 8309819161

FAX:

COMMENTS: Thank you for the opportunity to comment. The comments below are in reference to Proposed Permit NO. WQ0015219001 submitted by Trio Residential Developers, Inc., the NORI of which was published on 4 April 2014 in The Boerne Star. Many residents in the immediate area of this proposed site are not only concerned about the proximity of this proposed facility to their residences, justifiably so, but also are greatly concerned about the potential contamination surface effluent application may cause to their drinking water

MWD

supply. There is concern that a package plant will not provide the level of treatment needed to ensure our drinking water supply will be untainted by high nutrient levels. Please consider this a request for a public meeting to be held for the benefit of the many residents of Fair Oaks Ranch that have the potential to be negatively impacted by this proposed facility. One of many concerned citizens, Katherine Pope

30841 Robin Dale Drive,
Fair Oaks Ranch, TX 78015

August 3rd, 2014

Office of the Chief Clerk
MC105

Texas Commission on Environmental Quality
P.O. Box 13087, Austin, TX 78711

*MWD
91632*

TEXAS COMMISSION ON ENVIRONMENTAL QUALITY
2014 AUG - 7 AM 10: 43
CHIEF CLERKS OFFICE

Dear TCEQ:

Thank you for the opportunity to comment. The comments below are in reference to Proposed Permit NO. WQ0015219001

submitted by Trio Residential Developers, Inc., the notification of which was published on 4 April 2014 in The Boerne Star.

Many residents in the immediate area of this proposed site are not only concerned about the proximity of this proposed facility to their residences, justifiably so, but also are greatly concerned about the potential contamination surface effluent application may cause to their drinking water supply.

There is concern that a package plant will not provide the level of treatment needed to ensure our drinking water supply is safe.

Please consider this a request for a public meeting to be held for the benefit of the many residents of Fair Oaks Ranch that have the potential to be negatively impacted by this proposed facility.

We also request that you notify us of all activity with this request and development:

e-mail: wjr@wjohnryan.com and helena@helenaryan.com

Sincerely,



William John Ryan, MD, MPH, FCCP



Helena M. Ryan, BA, MSc

REVIEWED
AUG 07 2014 PM
By JS



Date: 17 July 2014

Office of the Chief Clerk
MC105
Texas Commission on Environmental Quality
P.O. Box 13087
Austin, TX 78711-3087

MWD
91632

2014 AUG - 7 AM 10: 13
CHIEF CLERKS OFFICE
TEXAS COMMISSION ON ENVIRONMENTAL QUALITY

Dear TCEQ:

Thank you for the opportunity to comment. The comments below are in reference to Proposed Permit NO. **WQ0015219001** submitted by Trio Residential Developers, Inc., the NORI of which was published on 4 April 2014 in *The Boerne Star*.

Many residents in the immediate area of this proposed site are not only concerned about the proximity of this proposed facility to their residences, justifiably so, but also are greatly concerned about the potential contamination surface effluent application may cause to their drinking water supply.

There is concern that a package plant will not provide the level of treatment needed to ensure our drinking water supply will be untainted by high nutrient levels.

Please consider this a request for a public meeting to be held for the benefit of the mar residents of Fair Oaks Ranch that have the potential to be negatively impacted by this proposed facility.

Sincerely,

Joseph H. Ballan
31525 WILD OAK HILL
FAIR OAKS TX
78015

REVIEWED

AUG 07 2014 PM

By *[Signature]*

[Handwritten Signature]

ON ENVIRONMENTAL
COMMISSION

Aug 07 2014 10:38

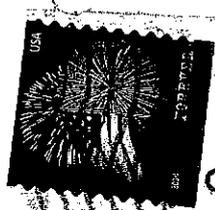


Joseph Scalfan
31925 Wild Oak Hl.
Boerne, TX 78015

RECEIVED

AUG 07 2014

TCEQ MAIL CENTER
AJ



SAN ANTONIO TX 780
RIO GRANDE DISTRICT
04 AUG 2014 PM 3 L

TEXAS
COMMISSION
ON ENVIRONMENTAL
QUALITY

2014 AUG -7 AM 10: 38

CHIEF CLERKS OFFICE

OFFICE OF THE CHIEF CLERK

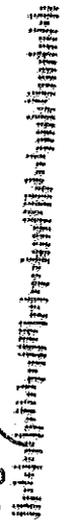
MC 105

TEXAS COMMISSION ON ENVIRONMENTAL QUALITY

P.O. BOX 13087

AUSTIN, TX 78711-3087

78711308787



TCEQ Public Meeting Form
October 30, 2014

10

Trio Residential Developers, Inc.

Water Quality Land Application Permit for
Municipal Wastewater
Permit No. WQ0015219001

PLEASE PRINT

Name: KIRSTIN SHINE H

Mailing Address: 29511 Fairway Bluff

Physical Address (if different): _____

City/State: Fair Oaks Ranch Zip: 78013

This information is subject to public disclosure under the Texas Public Information Act

Email: Kshine1@saty.net ✓

Phone Number: 210 838-5462

• Are you here today representing a municipality, legislator, agency, or group? Yes No
If yes, which one? _____

Please add me to the mailing list. ✓

I wish to provide formal *ORAL COMMENTS* at tonight's public meeting. ✓

I wish to provide formal *WRITTEN COMMENTS* at tonight's public meeting.
(Written comments may be submitted at any time during the meeting)

Please give this form to the person at the information table. Thank you.

ms

Marisa Weber

From: PUBCOMMENT-OCC
Sent: Friday, August 22, 2014 11:59 AM
To: PUBCOMMENT-OCC2
Subject: FW: Public comment on Permit Number WQ0015219001

MW
9/10/32

From: kshine1@satx.rr.com [<mailto:kshine1@satx.rr.com>]
Sent: Friday, August 22, 2014 7:35 AM
To: donotReply@tceq.texas.gov
Subject: Public comment on Permit Number WQ0015219001

REGULATED ENTY NAME THE RESERVE AT FAIR OAKS RANCH

RN NUMBER: RN107104929

PERMIT NUMBER: WQ0015219001

DOCKET NUMBER:

COUNTY: KENDALL

PRINCIPAL NAME: TRIO RESIDENTIAL DEVELOPERS INC

CN NUMBER: CN604516112

FROM

NAME: Kirstin Shine

E-MAIL: kshine1@satx.rr.com

COMPANY:

ADDRESS: 29511 FAIRWAY BLUFF DR
FAIR OAKS RANCH TX 78015-4469

PHONE: 2108385462

FAX:

COMMENTS: I am writing to ask you not to approve the above permit for a wastewater treatment plant for the TRIO development. The developer is trying to skirt the governing bodies of Kendall County and the Cow Creek Groundwater conservation District by trying to tie themselves to the City of Fair Oaks Ranch. The citizens of FOR spoke loudly that we are not interested in annexing them or being responsible for their water supply. However due to our poor governing council, the door has cracked open to allow them some hope in forcing

MW

themselves onto our water supply. Our supply is limited and we have been on water restrictions for over 4 years. In the midst of a historic drought, a development of this size is not advisable nor wanted. In addition, Kendall County and the US Army have stated their objections to this development also. The road infrastructure is also ill equipped to handle this many new vehicle trips on it. I appreciate your time and understanding and denial of this permit.

Marisa Weber

From: PUBCOMMENT-OCC
Sent: Tuesday, August 26, 2014 4:56 PM
To: PUBCOMMENT-OCC2
Subject: FW: Public comment on Permit Number WQ0015219001

From: sshipp1@satx.rr.com [mailto:sshipp1@satx.rr.com]
Sent: Tuesday, August 26, 2014 4:50 PM
To: donotReply@tceq.texas.gov
Subject: Public comment on Permit Number WQ0015219001

*MWD
9/10/32*

REGULATED ENTY NAME THE RESERVE AT FAIR OAKS RANCH

RN NUMBER: RN107104929

PERMIT NUMBER: WQ0015219001

DOCKET NUMBER:

COUNTY: KENDALL

PRINCIPAL NAME: TRIO RESIDENTIAL DEVELOPERS INC

CN NUMBER: CN604516112

FROM

NAME: Susan Shipp

E-MAIL: sshipp1@satx.rr.com

COMPANY:

ADDRESS: 30603 KEENELAND DR
FAIR OAKS RANCH TX 78015-4265

PHONE: 8307556390

FAX:

COMMENTS: Plant too close to residences. Sewage water will be stinky. NO!!!!!!!!!!!!!!!!!!!!!!

MWD

TCEQ Public Meeting Form
October 30, 2014

3

Trio Residential Developers, Inc.

Water Quality Land Application Permit for
Municipal Wastewater
Permit No. WQ0015219001

PLEASE PRINT

Name: Polly Sparks

Mailing Address: 31220 Post Oak Tr.

Physical Address (if different): _____

City/State: Boerne TX Zip: 78015

(Fair Oaks Ranch)
This information is subject to public disclosure under the Texas Public Information Act

Email: plsparks@gvtc.com ✓

Phone Number: 210-639-5625

- Are you here today representing a municipality, legislator, agency, or group? Yes No

If yes, which one? _____

Please add me to the mailing list.

I wish to provide formal **ORAL COMMENTS** at tonight's public meeting. ✓

I wish to provide formal **WRITTEN COMMENTS** at tonight's public meeting.
(Written comments may be submitted at any time during the meeting)

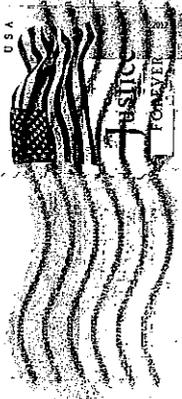
Please give this form to the person at the information table. Thank you.

MD

ON ENVIRONMENTAL
COMMISSION IN
EXERCISE

SEP 2 2014 12:48 PM

CHIEF CLERKS OFFICE



SAN ANTONIO TX 78201
RIO GRANDE DISTRICT
33 ALAS 2014 PM2

RECEIVED

SEP 02 2014

TCEQ MAIL CENTER

MM

Office of the Chief Clerk

M.C. 105

Texas Commission on Environmental Quality

P.O. Box 13087

Austin, TX 78711-3087

COMMISSION
ON ENVIRONMENTAL
QUALITY

2014 SEP -2 PM 12:48

CHIEF CLERKS OFFICE

Ms. Polly L. Sparks
31220 Post Oak Trl
Boerne, TX 78015-4123



78711308757

Marisa Weber

From: PUBCOMMENT-OCC
Sent: Thursday, August 28, 2014 9:41 AM
To: PUBCOMMENT-OCC2
Subject: FW: Public comment on Permit Number WQ0015219001

PM

From: hoochhouse@aol.com [<mailto:hoochhouse@aol.com>]
Sent: Thursday, August 28, 2014 8:14 AM
To: donotReply@tceq.texas.gov
Subject: Public comment on Permit Number WQ0015219001

*MWD
9/16/30*

REGULATED ENTY NAME THE RESERVE AT FAIR OAKS RANCH

RN NUMBER: RN107104929

PERMIT NUMBER: WQ0015219001

DOCKET NUMBER:

COUNTY: KENDALL

PRINCIPAL NAME: TRIO RESIDENTIAL DEVELOPERS INC

CN NUMBER: CN604516112

FROM

NAME: Janet Stanton & William J. Stanton

E-MAIL: hoochhouse@aol.com

COMPANY:

ADDRESS: 31225 POST OAK TRL
FAIR OAKS RANCH TX 78015-4124

PHONE: 8309818149

FAX:

COMMENTS: August 28, 2014 Office of the Chief Clerk Texas Commission on Environmental Quality P.O. Box 13087 Austin, TX 78711-3087 Dear TCEQ: We want to join our neighbors in commenting on Proposed Permit No. WQ0015219001 submitted by Trio Residential Developers, Inc. We are concerned about possible pollution of our well. We are concerned that the proposed plant will not keep our well safe. We have lived here for 36 years, and are aware of many caves in the area, and also that we can have severe flooding in the area.

MWD

Several times in these 36 years we have been isolated by floodwaters. New residents and developers don't realize the problem due to the current drought years. Please have a public meeting for the benefit on the residents of Fair Oaks Ranch that have the potential to be negatively impacted by the proposed facility.

Sincerely, Janet Stanton, William J. Stanton 31225 Post Oak Trail Fair Oaks Ranch, TX 78015

✓ , ✓

TCEQ Public Meeting Form
October 30, 2014

11

Trio Residential Developers, Inc.

Water Quality Land Application Permit for
Municipal Wastewater
Permit No. WQ0015219001

RECEIVED
OCT 30 2014

PLEASE PRINT

Name: DONNA TAYLOR

AT PUBLIC MEETING

Mailing Address: 31043 Keeneland Dr

Physical Address (if different): _____

City/State: FAIR OAKS RANCH TX Zip: 78015

This information is subject to public disclosure under the Texas Public Information Act

Email: dlTaylor3@mac.com ✓

Phone Number: 210 314 3064

• Are you here today representing a municipality, legislator, agency, or group? Yes No
If yes, which one? _____

Please add me to the mailing list.

I wish to provide formal *ORAL COMMENTS* at tonight's public meeting. ✓

I wish to provide formal *WRITTEN COMMENTS* at tonight's public meeting. ✓
(Written comments may be submitted at any time during the meeting)

Please give this form to the person at the information table. Thank you.

mcu

Date: 30 October 2014

Office of the Chief Clerk
MC105
Texas Commission on Environmental Quality
P.O. Box 13087
Austin, TX 78711-3087

RECEIVED

OCT 30 2014

AT PUBLIC MEETING

Dear TCEQ:

Thank you for the opportunity to comment. The comments below are in reference to Proposed Permit NO. **WQ0015219001** submitted by Trio Residential Developers, Inc., the public meeting where these comments were recorded occurred on 30 October 2014.

I speak tonight as an environmental research scientist and a resident of Fair Oaks Ranch. I live and work in the Upper Cibolo Creek Watershed so I am very familiar with the area. First and foremost, I have had concern about water availability for this project. **I would ask TCEQ to think beyond just a decade or two and consider the ways wastewater treatment facilities can actually stretch our water supply. Please give consideration to the potential for these facilities to provide a useful product and not allow just the one-time use of water only to be discarded in a non-beneficial manner such as is proposed by this application.** In 2011 a report was prepared by AECOM¹ on behalf of GBRA in association with the TWDB. The report specifically recommends against the use of packaged treatment units for long-term wastewater planning in Kendall County. Both water quantity and water quality are of significant interest to me professionally, and my neighbors have made it clear it is important to them as well, as shown by their participation here tonight.

The permit application before you reflects inconsistencies that I find troubling. Lack of care in the completion of the application gives me cause for concern that thoughtful planning and due diligence were not contemplated. The item that concerned me most was on the Domestic Worksheet 3.0 Land Disposal of Effluent, the identification of Land Application Area as "Pasture Land" is very misleading. The area has exceptionally thin soils and obvious karst characteristics. It is for this reason that **I am appealing to TCEQ to require a Geologic Assessment to be completed by a state certified Geologist familiar with the local area.** Karst topography offers no attenuation of contaminants and flow is typically very fast. The effluent, in the right circumstances, has high potential to infiltrate recharge features such as fractures and sinkholes that exist in the immediate area. This **infiltration makes local wells potentially vulnerable to introduction of high levels of nutrients and other emerging compounds such as pharmaceuticals and personal care products, known to be found, in WWTP effluent.** I also have concerns about the use of Sodium Hypochlorite as the disinfectant for this plant **due to its siting in a residential area** and the Disinfection By-products (DBP's) its use produces, and would recommend that TCEQ require Ultra-violet (UV) disinfection as better suited alternative.

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OCT 30 2014

AT PUBLIC MEETING

Approving a permit for surface application of effluent when the surface is inaccurately assessed can result in negative health consequences to many in the area who rely on wells as their sole source of water. Once the assessment is completed, then appropriate action can be taken regarding the appropriate treatment level, method of effluent disposal /re-use or adjustments to siting that may be needed.

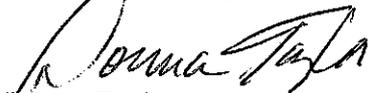
- o TAC Title 30 Part 1, Chapter 309, Subchapter A, Rule 309.3, gives TCEQ much latitude in permit writing
 - Section (f) "Land disposal of treated effluent. The commission may authorize land disposal of treated effluent **when the applicant demonstrates that the quality of ground or surface waters in the state will not be adversely affected. Each project must be consistent with laws relating to water rights...**"
 - Section (i) "More stringent requirements. **The commission may impose more stringent requirements in permits than those specified in subsections (a) - (h) of this section, on a case-by-case basis, where appropriate to maintain desired water quality levels or protect human health.**"

Due to the applicants lack of site-specific knowledge, as demonstrated by the inconsistencies on the application, it is incumbent upon TCEQ to require due diligence of the applicant as indicated in rule 309.3, section (f). This due diligence cannot possibly occur without a Geologic Assessment. To my knowledge, no tracer testing or cross sectional studies have been performed in this area to give confidence that contamination will not occur to local wells, and unless TCEQ undertakes further study under Subchapter B, Rule 309.12, then utilizing section (i) of 309.3, to impose more stringent requirements is the only way of ensuring the public that TCEQ is fulfilling its role to protect human health.

I have four suggestions regarding this application.

1. Require reposting to meet the requirements of posting *in the county* where the facility is located.
2. Require correction of all inconsistencies* and re-submittal of the application.
3. Require the plant to provide recycle/re-use water treated to acceptable standards for beneficial re-use by the residents.
4. Require UV treatment in lieu of Sodium Hypochlorite since UV has no residual toxicity, no DBP's, is not corrosive, poses no safety threats to the community and is effective against other chlorine-resistant organisms.

Once more let me please thank you for the opportunity to comment,



Donna Taylor

Environmental Research Scientist and resident of Fair Oaks Ranch

* Other inconsistencies were addressed in my first written correspondence for this permit application dated 17 July 2014

† AECOM report cover and sited excerpt attached

RECEIVED
OCT 30 2014
AT PUBLIC MEETING

Kendall County and the City of Fair Oaks Ranch Water and Wastewater Planning Study

February 2011

Prepared for
Guadalupe Blanco River Authority, Texas

In association with
Texas Water Development Board

Study Participants
Kendall County Water Control and Improvement District No. 1

City of Boerne

Grady Jolley of the Law Firm of Nunley, Jolley, Cluck, Aelvoet, LLP

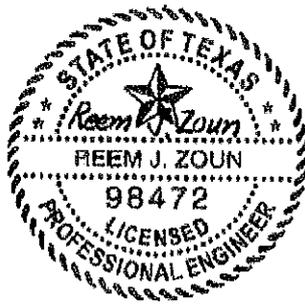
San Antonio River Authority

Kendall County and the City of Fair Oaks Ranch Water and Wastewater Planning Study

February 2011

RECEIVED
OCT 30 2014
AT PUBLIC MEETING

Reem J. Zoun, PE
State Serial No. 98472



David Parkhill, PE
State Serial No. 39437



It is anticipated that a Regional WWTP at the proposed City of Boerne WWTP location could feasibly serve the majority of the IH-10 Corridor development zone to the west of the WWTP site, potentially including flows generated in the Central Kendall County development zone south of SH 46, and that the ability to provide service at the existing WWTP site over this area would be limited principally by collection system costs. Likewise, collection of flow from the portion of the sub-watershed downstream of the WWTP site would be limited by pumping costs. It is further anticipated that a collection system associated with a regional facility at the location of the proposed City of Boerne WWTP would extend only as far in each direction as dictated by the economics of actual developed density.

Based on these assumptions, the maximum projected 2040 flow to a Regional WWTP at the location of the proposed City of Boerne WWTP is anticipated to be less than 5.60 MGD. If substantial effluent reuse demands are developed at locations a significant distance from the proposed WWTP site, economics may favor construction of an additional sub-regional or local WWTPs rather than development of a single zone-wide regionalization of wastewater treatment. Since the Fair Oaks Golf Course and Country Club will continue to require irrigation, evaluation of the cost-effectiveness of regional treatment of wastewater flows from the City of Fair Oaks versus continued operation of the City of Fair Oaks WWTP needs to consider the cost of returning treated effluent to the golf course.

The proximity of the City of Fair Oaks Ranch and the City of Boerne would indicate that a further evaluation of a larger regional treatment facility to serve both cities as well as the areas between them and areas upstream could be considered. Such a regional facility would eliminate or reduce the capacities needed at the Cities' facilities or allow those facilities to be converted to reclamation plants where the final solids treatment would be accomplished at the regional facility.

4.4.5 Packaged Treatment Plants

Packaged treatment plants have the advantages of low capital cost and rapid design and construction. These attributes make packaged plants attractive to land developers seeking to achieve wastewater service quickly while deferring capital costs. Properly designed, constructed, and operated packaged plants are capable of achieving outstanding effluent quality, although some units on the market do not meet these design and construction standards, and operation of package plants with minimal operator attention during under-loaded startup conditions may not achieve such desirable results.

The principal disadvantage of typical packaged treatment units is that the materials utilized, (such as painted or galvanize carbon steel tanks, pipes, and structural supports), provide a shorter service life than "permanent" treatment facilities using concrete tanks and stainless steel/aluminum metals components. Therefore, the life cycle cost of packaged treatment units is typically higher than for a "permanent" treatment plant due to the recurring replacement cost of the units. Consequently, use of packaged treatment units is not recommended as a generalized approach for long-term wastewater planning for Kendall County.

The most appropriate use of packaged treatment units is to provide a temporary treatment system in remote developing areas which will ultimately be served by a centralized or regional collection system, especially if the time period for connection to the centralized or regional collection is less than the 15-20 year probable service life of the packaged treatment units.

For developments in locations where centralized or regional wastewater service will not be provided within a 15-20 year period, there are more sustainable alternatives available. Recirculating filter systems are capable of reliably meeting very high effluent quality standards for small flows, and perform well with limited operator attention during under-loaded startup conditions. If well-designed and constructed, these systems can provide a service life comparable to a conventional "permanent" plant. Pond systems are economical, simple to operate, and very well suited to small and remote communities. "Advanced Integrated Pond Systems" can be designed to remove ammonia nitrogen and phosphorus; however, the effluent quality required for discharge or even for land application of

RECEIVED

OCT 30 2014

AT PUBLIC MEETING

Donna Taylor

31043 Keeneland Drive • Fair Oaks Ranch, Texas 78016
Phone: 210-316-3066 • E-Mail: dLtaylor3@mac.com

Date: 17 July 2014

Office of the Chief Clerk
MC105
Texas Commission on Environmental Quality
P.O. Box 13087
Austin, TX 78711-3087

MWD
9/16/32

REVIEWED PM

JUL 29 2014

By: [Signature]

2014 JUL 28 AM 11: 29
CHIEF CLERKS OFFICE
TEXAS COMMISSION ON ENVIRONMENTAL QUALITY

Dear TCEQ:

Thank you for the opportunity to comment. The comments below are in reference to Proposed Permit NO. **WQ0015219001** submitted by Trio Residential Developers, Inc., the NORI of which was published on 4 April 2014 in *The Boerne Star*.

I have a few comments regarding the permitting process followed by technical concerns regarding the actual WWTP location and type.

Upon reading the NORI in the newspaper I immediately visited the location shown in the notice and found that the document was not available. After a phone call to TCEQ and several days, the document was finally available, but it was very difficult to make copies of, because it was bound in a spiral fashion. Being too thick to place on the commercial style photocopier available at the location made it even more difficult to make copies of the document pages I wanted for reference. I bring this to your attention because I actually had the feeling that the process of obtaining the information regarding this permit was purposely intended to be difficult.

It is my understanding that the documents are to be made available for viewing IN THE COUNTY where the proposed facility is located. In this particular case, that did not happen. The proposed wastewater treatment facility is to be located in southeast Kendall County, yet the documents were only made available in Bexar County, where the municipal offices of Fair Oaks Ranch are located. This limited the ability of potentially affected persons in Kendall County (that are not residents of the City of Fair Oaks Ranch), from easily accessing the permit application and that is unfortunate. I found that the owners list shows owner 9) Green Land Ventures LTD as being located in Fair Oaks Ranch. It is easy to realize that the zip code 78258 is not located in Fair Oaks Ranch, so this landowner may not even be aware of this application. The above items are mentioned for the benefit of the Chief Clerk to ensure future applicants are held accountable to the permitting process and items such as these do not go unnoticed.

Further to my initial comments above, I would like to present several statements I have regarding this particular WWTP application.

[Handwritten signature]

First, on page 10 of the permit application technical report item #3 "Are there any domestic permitted wastewater treatment facilities and/or collection systems located within a three-mile radius of the proposed facility?" The answer is checked "No", but in actuality the City of Fair Oaks Ranch has a WWTP just 2.0 miles straight line from the proposed facility. Attachment A of the application indicates the area to be developed is within the City limits of Fair Oaks Ranch. That is incorrect, the City of Fair Oaks Ranch did NOT annex this property and it remains in the ETJ of Fair Oaks Ranch. This attachment further states, "Although on-site sewerage systems *could be installed* it is recommended that a central collection and treatment system be utilized." Based on the densities presented in this attachment, on-site sewage treatment would not be an option on the resultant 1/3-acre lots. I find the number of incorrect responses on this application to be worrisome.

Second, and more important, the proposed method of effluent disposal for this permit is surface application estimated at 140,000 GPD on "Pasture Land". The 26.6 acres proposed for land application is more accurately described in my opinion as Karst surface and creek bed with high potential for recharge. This potential WWTP is sited in a location that potentially is the boundary of the Upper and Lower Glen Rose formations. It is well known to many local geologists that recharge features are frequently found along this boundary at approximately 1350' ASL. I am aware of a property very near and down gradient of this site that has numerous recharge features at the surface. I am not aware of any cave or recharge feature surveys that have been conducted on the proposed site, but would strongly recommend an independent study be done and reviewed by TCEQ. If cave and recharge features are present then the risk of contamination to groundwater is obviously a risk to the many landowners in the area that rely solely on private well water as their supply.

Please take this concern very seriously. Many residents in the immediate area of this proposed site are not only concerned about the proximity of this proposed facility to their residences, justifiably so, but also are greatly concerned about the potential contamination surface effluent application may cause to their drinking water supply.

There is concern that a package plant will not provide the level of treatment needed to ensure our drinking water supply will be untainted by high nutrient levels.

I also would like to respectfully request that a public meeting be held for the benefit of the many residents of Fair Oaks Ranch that have the potential to be negatively impacted by this proposed facility.

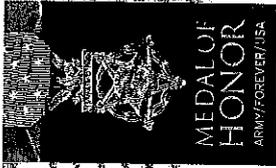
Once more let me please thank you for the opportunity to comment,



Donna Taylor,
Environmental Research Scientist and resident of Fair Oaks Ranch



SAN ANTONIO TX 78209
RIO GRANDE DISTRICT
25 JUL 2014 PM 3:1



TEXAS
COMMISSION
ON ENVIRONMENTAL
QUALITY

2014 JUL 28 AM 10:03
CHIEF CLERKS OFFICE

Texas Commission on Environmental Quality
Office of the Chief Clerk
MC105
P.O. Box 13087
Austin, TX 78711-3087

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JUL 28 2014
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78711308757

TCEQ Public Meeting Form
October 30, 2014

2

Trio Residential Developers, Inc.

Water Quality Land Application Permit for
Municipal Wastewater
Permit No. WQ0015219001

PLEASE PRINT

Name: TERRY THOMPSON

Mailing Address: 31125 POST OAK TR
~~FAIR OAKS RANCH TX 78015~~

Physical Address (if different): _____

City/State: FAIR OAKS RANCH Zip: 78015

This information is subject to public disclosure under the Texas Public Information Act

Email: TWT13@SATX.RR.COM ✓

Phone Number: 830-981-4884

• Are you here today representing a municipality, legislator, agency, or group? Yes No
If yes, which one? _____

Please add me to the mailing list. ✓

I wish to provide formal *ORAL COMMENTS* at tonight's public meeting. ✓

I wish to provide formal *WRITTEN COMMENTS* at tonight's public meeting.
(Written comments may be submitted at any time during the meeting)

Please give this form to the person at the information table. Thank you.

mw

Marisa Weber

From: PUBCOMMENT-OCC
Sent: Wednesday, August 27, 2014 11:19 AM
To: PUBCOMMENT-OCC2
Subject: FW: Public comment on Permit Number WQ0015219001

PM

From: twt13@satx.rr.com [<mailto:twt13@satx.rr.com>]
Sent: Tuesday, August 26, 2014 4:56 PM
To: donotReply@tceq.texas.gov
Subject: Public comment on Permit Number WQ0015219001

*MWD
9/16/30*

REGULATED ENTITY NAME THE RESERVE AT FAIR OAKS RANCH

RN NUMBER: RN107104929

PERMIT NUMBER: WQ0015219001

DOCKET NUMBER:

COUNTY: KENDALL

PRINCIPAL NAME: TRIO RESIDENTIAL DEVELOPERS INC

CN NUMBER: CN604516112

FROM

NAME: Terry Thompson

E-MAIL: twt13@satx.rr.com

COMPANY:

ADDRESS: 31125 POST OAK TRL
FAIR OAKS RANCH TX 78015-4122

PHONE: 8309814884

FAX:

COMMENTS: We are one of the nearly 100 Fair Oaks Ranch homeowners who live near the proposed facility on Ammann Road. All of these homeowners rely solely on individual wells for their water source. We are concerned that this package plant will not provide the level of treatment needed to protect our water supply. Our request is that you consider holding a public meeting where the fears of these homeowners could be heard. Thank you for your consideration.

MWD

1

TCEQ Public Meeting Form
October 30, 2014

Trio Residential Developers, Inc.

Water Quality Land Application Permit for
Municipal Wastewater
Permit No. WQ0015219001

PLEASE PRINT

Name: BOB WEBSTER

Mailing Address: 325 STATE HWY 46 W

Physical Address (if different): _____

City/State: BOERNE, TX Zip: 78006

This information is subject to public disclosure under the Texas Public Information Act

Email: ORGANICBOB@SRCGLOBAL.NET ✓

Phone Number: 210 452-8876

• Are you here today representing a municipality, legislator, agency, or group? Yes No
If yes, which one? _____

Please add me to the mailing list.

I wish to provide formal *ORAL COMMENTS* at tonight's public meeting. ✓

I wish to provide formal *WRITTEN COMMENTS* at tonight's public meeting.
(Written comments may be submitted at any time during the meeting)

Please give this form to the person at the information table. Thank you.

mw

Marisa Weber

From: PUBCOMMENT-OCC
Sent: Wednesday, August 06, 2014 1:20 PM
To: PUBCOMMENT-OCC2
Subject: FW: Public comment on Permit Number WQ0015219001

PM

From: rwilson2011@gmail.com [<mailto:rwilson2011@gmail.com>]
Sent: Wednesday, August 06, 2014 12:00 PM
To: donotReply@tceq.texas.gov
Subject: Public comment on Permit Number WQ0015219001

MWD
9/6/32

REGULATED ENTY NAME THE RESERVE AT FAIR OAKS RANCH

RN NUMBER: RN107104929

PERMIT NUMBER: WQ0015219001

DOCKET NUMBER:

COUNTY: KENDALL

PRINCIPAL NAME: TRIO RESIDENTIAL DEVELOPERS INC

CN NUMBER: CN604516112

FROM

NAME: Raymond Wilson + Terry Wilson

E-MAIL: rwilson2011@gmail.com

COMPANY:

ADDRESS: 28871 DAPPER DAN DR
FAIR OAKS RANCH TX 78015-4733

PHONE: 2106978601

FAX:

COMMENTS: Thank you for the opportunity to comment. The comments below are in reference to Proposed Permit NO. WQ0015219001 submitted by Trio Residential Developers, Inc., the NORI of which was published on 4 April 2014 in The Boerne Star. Many residents in the immediate area of this proposed site are not only concerned about the proximity of this proposed facility to their residences, justifiably so, but also are greatly concerned about the potential contamination surface effluent application may cause to their drinking water

MW

supply. There is concern that a package plant will not provide the level of treatment needed to ensure our drinking water supply will be untainted by high nutrient levels. Please consider this a request for a public meeting to be held for the benefit of the many residents of Fair Oaks Ranch that have the potential to be negatively impacted by this proposed facility. Sincerely, Raymond & Terry Wilson 28871 Dapper Dan Dr Fair Oaks Ranch, TX 78015

TCEQ Public Meeting Form
October 30, 2014

7

Trio Residential Developers, Inc.

Water Quality Land Application Permit for
Municipal Wastewater
Permit No. WQ0015219001

RECEIVED

OCT 30 2014

AT PUBLIC MEETING

PLEASE PRINT

Name: Andra Wisian

Mailing Address: 319 Ammann Rd. Boerne, TX 78015

Physical Address (if different): —

City/State: Boerne, TX Zip: 78015

****This information is subject to public disclosure under the Texas Public Information Act****

Email: wisianka@gvte.com ✓

Phone Number: 210-863-3222

- Are you here today representing a municipality, legislator, agency, or group? Yes No

If yes, which one? —

Please add me to the mailing list. ✓

I wish to provide formal *ORAL COMMENTS* at tonight's public meeting. ✓

I wish to provide formal *WRITTEN COMMENTS* at tonight's public meeting. ✓
(Written comments may be submitted at any time during the meeting)

Please give this form to the person at the information table. Thank you.

MW

NE Conf.

J Wellman et

I am Andra Wisian resident at 319 Ammann and a property owner in Fair Oaks Ranch. Thank you for allowing me to comment.

The vast majority of residents in and around Fair Oaks Ranch are not familiar with WWTP permit applications, but while reading through this particular permit application, we found a troubling number of inconsistencies and omitted information. Maybe TCEQ sees this all the time, but in our eyes, numerous instances where there is a lack of attention to detail, leads us to question how much effort was put into significant technical issues that affect the health and safety of the people living in proximity to this wastewater treatment plant.

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OCT 30 2014
AT PUBLIC MEETING

^

MW

1. On the permit application the developer indicates that there is not a Wastewater treatment plant within 3 miles of the proposed site on Ammann Road. --- However, the City of Fair Oaks Ranch has a waste water treatment plant 2.0 miles away.

Part C EQ Rules,
2. The Permit Application should have been "available for viewing in the County ~~it is~~ ^{the} proposed to be located in." But, it was only available at the FOR City Hall in Bexar County. *Not Kendall.*

The
3. Permit Application states that the property in question is within the FOR City Limits. -----
However, annexation was denied and the application should have been amended to reflect this.

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AT PUBLIC MEETING

The property is in the ETJ of the City of Fair Oaks Ranch and falls under jurisdiction of Cow Creek groundwater Conservation District and ~~must comply with the Development Agreement signed in Nov. 2013~~ *dictates 8 Le home, not 35.*

4. The Permit Application at FOR City Hall is missing documents:
a) correspondence from March 7 where Trio replies to TCEQ's preliminary comments b) TCEQ comments on the permit. C) the subdivision plat page #35 showing TCEQ required changes to the acreage to be used for irrigation and disposal of effluent. ---- Only available is the original plat.

5. The GPS coordinates on permit application are incorrect.

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OCT 30 2014
AT PUBLIC MEETING

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OCT 30 2014
AT PUBLIC MEETING

6. The Permit application has listed nine people that may possibly be affected. One of the affected persons listed is Green Land Ventures, LLC. with a mailing ^{address} on a San Antonio street, with a San Antonio zip code, but with a listing of Fair Oaks Ranch as the City. The Engineer who prepared application also works for Green Land Ventures. He should know the correct address.

7. The disposal area of effluent is listed as "Pastureland" , however, it is in fact mostly the drainage area of Cibolo Tributary 30.

8. The developer, Trio has submitted three preliminary subdivision plats to the city – and all have been denied approval due to missing information/documentation. ----

Ladies & gentlemen

There is a pattern here of sloppy work. TCEQ should not issue permits to Developers that ~~have~~ consistently overlook details, especially in the area of Wastewater permits. Details are IMPORTANT and are in place to protect us! If the developer cannot file proper paperwork, we have little confidence the company can competently oversee the construction and management of a wastewater treatment plant.

Andrea Widian

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OCT 30 2014

AT PUBLIC MEETING

3. Are there any domestic permitted wastewater treatment facilities and/or collection systems located within a three-mile radius of the proposed facility?

Yes No

If yes, is a list of these facilities that includes the permittee's name and permit number, and an area map showing the location of these facilities attached? Yes No

a. If yes, are copies of your certified letters to these facilities and their response letters concerning connection with their system attached? Yes No

Does a permitted domestic wastewater treatment facility or a collection system located within three (3) miles of the proposed facility currently have the capacity or is willing to expand to accept the volume of wastewater proposed in this application?

Yes No N/A

If yes, is an analysis of expenditures required to connect to a permitted wastewater treatment facility or collection system located within 3 miles versus the cost of the proposed facility or expansion attached? Yes No

RECEIVED

OCT 30 2014

AT PUBLIC MEETING

He writes.
I want
I. H. H. H.
2

Andra Wisian
319 Amman Road
Fair Oaks Ranch, TX 78015

REVIEWED

SEP 02 2014

By AW *AW*

21 August 2014

Office of the Chief Clerk
MC105
Texas Commission on Environmental Quality
P.O. Box 13087
Austin, TX 78711-3087

*MWD
9/10/14*

CHIEF CLERKS OFFICE

2014 SEP -2 PM 3:09

TEXAS
COMMISSION
ON ENVIRONMENTAL
QUALITY

To Whom It May Concern:

Thank you for the opportunity to comment. The comments below are in reference to Proposed Permit NO.WQ0015219001, submitted by Trio Residential Developers, Inc., the NORI of which was published on 4 April 2014 in The Boerne Star.

I reside in Kendall County and the proposed plant location is in Kendall County. However, the application is not available for viewing in Kendall County. This is a requirement according to TCEQ rules .

Many residents in the immediate area of this proposed site are not only concerned about the proximity of this proposed facility to their residences, justifiably so, but also are greatly concerned about the potential contamination surface effluent application may cause to their drinking water supply.

There is concern that a package plant will not provide the level of treatment needed to ensure our drinking water supply will be untainted by high nutrient levels.

Please consider this a request for a public meeting to be held for the benefit of the many residents of Fair Oaks Ranch that have the potential to be negatively impacted by this proposed facility.

Sincerely,



Andra Wisian

MWD

ON ENVIRONMENTAL QUALITY

2014 SEP 02 PM 2:48

30110 SAN ANTONIO TX 78201



SAN ANTONIO TX 78201
RIO GRANDE DISTRICT
28 AUG 2014 PM 2:48

TEXAS
COMMISSION
ON ENVIRONMENTAL
QUALITY

2014 SEP 02 PM 2:48

CHIEF CLERKS OFFICE

Office of the Chief Clerk
MC105
Texas Commission on Environmental Quality
P.O. Box 13087
Austin, TX 78711-3087

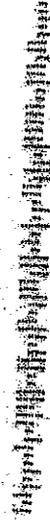
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SEP 02 2014

TCEQ MAIL CENTER
MM



Wisian
319 Ammann Rd.
Boerne, TX 78006



78711308787