Lisa Sellars

36211 Repka Rd

Waller, Texas 77484

Laurie Gharis, Chief Clerk

Texas Commision on Environmental Quality

Office of Chief Clerk (MC-105)

P.O. Box 13087

Austin, Texas 78711-3087

RE: **IN THE MATTER OF THE APPLICATION BY QUADVEST, L.P. FOR**

TPDES PERMIT NO. WQ0016247001

TCEQ DOCKET NO. 2024-0677-MWD

Dear Ms. Gharis:

Enclosed for filing is Lisa Sellar's Response to Requests

For Hearing in the above-entitled matter.

Sincerely,

Lisa Sellars

Lisa Sellars

Requester

MAILING LIST
QUADVEST, L.P.
TCEQ DOCKET NO. 2024-0677-MWD

FOR THE APPLICANT
via electronic mail:

Mark Urback, P.E.
Quadvest, L.P.
26926 Farm-to-Market Road 2978
Magnolia, Texas 77354
murback@quadvest.com

FOR THE EXECUTIVE DIRECTOR
via electronic mail:

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Environmental Law Division MC-173
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harrison.malley@tceq.texas.gov

Deba Dutta, Technical Staff
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Water Quality Division MC-148
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deba.dutta@tceq.texas.gov

Ryan Vise, Director
Texas Commission on Environmental Quality
External Relations Division
Public Education Program MC-108
P.O. Box 13087
Austin, Texas 78711-3087
Tel: 512/239-4000 Fax: 512/239-5678
pep@tceq.texas.gov

FOR ALTERNATIVE DISPUTE RESOLUTION
via electronic mail:

Kyle Lucas, Attorney
Texas Commission on Environmental Quality
Alternative Dispute Resolution MC-222
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FOR THE CHIEF CLERK
via eFiling:

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Texas Commission on Environmental Quality
Office of Chief Clerk MC-105
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Austin, Texas 78711-3087
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https://www14.tceq.texas.gov/epic/eFiling/

REQUESTER(S):

See attached list.

TCEQ DOCKET NO.2024-0677-MWD

APPLICATION OF QUADVEST LPN

FOR TPDES PERMIT NO.

WQ0016247001

BEFORE THE

TEXAS COMMISION ON

ENVIRONMETAL QUALITY

TRAILS AT COCHRAN RANCH WWTP

RN 111604286

LISA SELLARS REPLY TO RESPONSES

ENCLOSURE: COPY OF TCEQ INVESTIGATION REPORT # 1975082

I wish to submit essential information to the Commissioners for the decision process of a contested hearing being granted or if in fact is Necessary . May be helpful information for the Applicant and TCEQ to withdraw and Submit an application for the development to utilize a Spray field type wastewater application. Many thanks for the time in at least Looking at and submitting, Lisa Sellars and good neighbors of Waller County

Our true concern is that all the landowners absolutely will not give permission to utilize their lands for the exhaust of effluent and stormwater because there are no sufficient banks or beds to maintain or accommodate the flow of which will contaminate and flood the lands and will cause real problems for the health of our cattle wildlife and our own well-being! We have spent a lot of hard work and resources on building our ranching operation for this to jeopardize and destroy it! It is very disheartening and will cause a real economic hardship. Please find a solution and help them to reinvent a design that works for the health and safety of all our community.

With profound respect and appreciation,

Lisa Sellars

John L Towler

Lisa Sellars & John L Towler

36211 Repka RD

Waller Tx 77484

Redsellars02@gmail.com

Ph#832-231-1204

TEXAS COMMISSION ON ENVIRONMENTAL QUALITY

Protecting Texas by Reducing and Preventing Pollution

May 31, 2024

Ms. Lisa Sellars
36211 Repka Road
Waller, Texas 77484-5187

Via email

Re: Investigation Request at: Trails at Cochran Ranch
14294 Cochran Road, Waller, Waller County, Texas
Investigation No.: 1975082, Incident Nos.: 419777, 421269, & 422704

Dear Ms. Sellars:

The Texas Commission on Environmental Quality (TCEQ) Houston Region Office has completed a final investigation in response to your concern regarding the off-site sediment accumulation and inadequate creek banks & bed to accommodate discharge of stormwater and effluent from the above-referenced facility. Enclosed is a copy of the investigation report.

To access a copy of our complaint policies and procedures or to track your complaint using Complaint Tracking Numbers 419777, 421269, & 422704 you may refer to our website: https://www.tceq.texas.gov/compliance/complaints.

We appreciate your concern in bringing this matter to our attention. If we can be of further assistance, please contact Ms. Savannah Benavides in the Houston Region Office at 713-767-3669.

Sincerely,

Elaine Fowler
Water Section Team Leader
Houston Region 12

EF/SB/pd

Enclosure: Copy of Investigation Report

Texas Commission on Environmental Quality
Investigation Report

The TCEQ is committed to accessibility. If you need assistance in accessing this document, please contact oce@tceq.texas.gov

Customer: Fastboy Cochran Road, LLC
Customer Number: CN606148989
Regulated Entity Name: TRAILS AT COCHRAN RANCH
Regulated Entity Number: RN111554069

Investigation # 1975082

Investigator:SAVANNAH BENAVIDES

Conducted: 04/12/2024 -- 04/24/2024

Program: STORMWATER

Incident Numbers
Incident 421,269 Incident 419,777
Incident 422,704

Site Classification CONSTRUCTION GENERAL PERMIT FOR STORMWATER

SIC Code: 1521
SIC Code: 1794
NAIC Code: 236115

Investigation Type : Compliance Investigation

Location : E SIDE OF COCHRAN RD., S OF RODEO RD & N OF RICHARD FREY RD

Additional ID TXR1575NC

Address: ; City , State Zip

Local Unit : REGION 12 - HOUSTON

Activity Type: SWCMPL - SW Complaint
Activity Type: SWCGPRC - SW Recon CGP

Principal(s):

Role	RESPONDENT
Name	FASTBOY COCHRAN ROAD LLC

Contact(s):

Role	PARTICIPATED IN	**Name**	MR JAMES SAKWITZ
Title	PROJECT MANAGER		
		Phone Number for Work is (713) 574-0674	
		End of record for this contac	
Role	REGULATED ENTITY CONTACT	**Name**	MR JAMES SAKWITZ
Title	PROJECT MANAGER		
		Phone Number for Work is (713) 574-0674	
		End of record for this contac	
Role	PARTICIPATED IN	**Name**	MR SHANE CARGILL
Title	ESTIMATOR/PROJECT MANAGER		
		Phone Number for Work is (281) 682-8334	
		End of record for this contac	
Role	REGULATED ENTITY MAIL CONTACT	**Name**	MR JAMES SAKWITZ
Title	PROJECT MANAGER		
		Phone Number for Work is (713) 574-0674	
		End of record for this contac	

Other Staff Member(s):

Role	Supervisor	**Name**	ELAINE FOWLER
Role	Investigator	**Name**	KATIA SANCHEZ
Role	QA Reviewer	**Name**	KATIA SANCHEZ

Associated Check List

Checklist Name WATER EQUIPMENT
Unit Name EQUIP
Checklist Name WQ COMPLAINT INVESTIGATION
Unit Name CMPL

Investigation Comments:

INTRODUCTION
On March 19, April 8, and April 29, 2024, the Texas Commission on Environmental Quality (TCEQ) Houston Region 12 Office received three complaints (Incident Nos. 419777, 421269, and 422704) alleging off-site sediment accumulation from a construction site and inadequate creek banks & bed to accommodate discharge of stormwater and effluent. The alleged complaint is located 14294 Cochran Road, Waller (Waller County), Texas 77484 (Attachment 1: Vicinity Map). A stormwater complaint investigation was conducted to determine compliance with applicable regulations.

A stormwater complaint investigation was conducted at the incident location on April 12, 2024, by Ms. Savannah Benavides and Mx. Katia Sanchez, Environmental Investigators with the TCEQ Houston Region 12 Office and a reconnaissance investigation was conducted on April 24, 2024, by Ms. Benavides. The investigations were conducted as a result of a complaint; therefore, no notifications of the investigations were given to the facility.

A verbal exit interview, explaining the results of the investigation, was conducted on April 17, 2024, with Mr. James Sakwitz, Project Manager with Silt Solutions Inc., via phone. A TCEQ Exit Interview Form was provided to Mr. Sakwitz on April 17, 2024, via e-mail (Attachment 2: Exit Interview sent April 17, 2024). Based on the findings of the investigation, a Resolved Notice of Violation (NOV) letter was issued to facilitate compliance. A letter with a copy of the investigation report was sent to the complainant.

BACKGROUND
A TCEQ Consolidated Compliance and Enforcement Data System (CCEDS) search and database review was conducted pursuant to this investigation. The TCEQ has received two prior stormwater complaints regarding

the aforementioned location in the last five years. On April 24, 2023, the TCEQ received a complaint (Incident No. 400102) alleging a lack of best management practices (BMPs). A stormwater complaint investigation (Investigation No. 1905167) was conducted on June 7, 2023. Three alleged violations were cited and subsequently resolved as resolved violations for the following: 1) inadequate operation and maintenance; 2) failure to maintain BMPs; and 3) failure to remove accumulations of sediment.

On July 1, 2023, the TCEQ received a complaint (Incident No. 404372) alleging mud and sediment in the lake and failure to maintain BMPs. A stormwater complaint investigation (Investigation No. 1911746) was conducted on July 13, 2023. One additional issue was noted for failure to maintain BMPs.

GENERAL FACILITY AND PROCESS INFORMATION
The Trails at Cochran Ranch construction site disturbs approximately 141 acres of land in total and is located at 14294 Cochran Road, Waller (Waller County), Texas 77484. The Trails at Cochran Ranch construction site is considered a large construction site per TCEQ regulations. The site is operated by Fastboy Conchran Road, LLC, Inc. Coverage under the Construction General Permit (CGP) TXR1575NC was obtained on June 8, 2023 (Attachment 3: Permit Information).

According to the CGP TXR1575NC, stormwater from this site flows to Bessies Creek, Segment No. 1202. The site was discharging at the time of both investigations.

APRIL 12, 2024, COMPLAINT INVESTIGATION DESCRIPTION
On April 12, 2024, the investigators conducted a sampling event of the unnamed creek that runs through the construction site and private properties. The sample sites included upstream (Site #1), two sites downstream (Site #2 and #3), and the discharge point (Site #4) (Attachment 4: April 12, 2024, Sampling Map). Investigators were given access to the private properties to gain access to the unnamed creek for Sites #2 and #3. Prior to this investigation, the incident location received approximately 1.80 inches of rain on April 9-10, 2024.

The investigators arrived at Site #1, at 12:59 P.M. The creek appeared naturally turbid and brown in color and the effluent appeared clear with a brown tint. Potential recent erosionupstream of the sampling point was noted (Attachment 5: April 12, 2024, Investigation Photographs 1). The investigators collected a grab sample to analyze for total dissolved solids (TDS) and total suspended solids (TSS) and left Site #1 at 1:08 P.M.

The investigators arrived at Site #2 at 1:20 P.M. The creek appeared opaque tan in color and ranged from approximately 2-3 feet deep and 7-10 feet wide. The effluent appeared slightly clear and tan in color and no aquatic life was observed. The investigators noted shallow flow paths running through the private property and water pooling in lower areas (Attachment 5: April 12, 2024, Investigation Photographs 2-4). The investigators collected a grab sample to analyze for TDS and TSS and left Site #2 at 1:43 P.M.

The investigators arrived at Site #3 at 1:45 P.M. The creek appeared opaque tan in color, ranged from approximately 0.5-1.5 feet deep and 1-2 feet wide, and no aquatic life was observed. The investigators noted that multiple branches of the creek become narrow and shallow, ranging from approximately 3-6 inches deep and 1-2 feet wide. These branches do not re-join the main portion of the creek and all branches eventually pool in lower areas of the properties (Attachment 5: April 12, 2024, Investigation Photographs 5-8). The investigators were informed by the property owners that the properties flood during heavy rains and branches of the creek dry up during periods of no rain. However, since the drainage channel was built, the branches have not dried up as they normally would during periods of no rain. Prior to the construction of the drainage channel, the creek and branches appeared clear; however, they now appear opaque tan in color. The investigators collected a grab sample to analyze for TDS and TSS and left site #3 at 2:34 P.M.

The investigators arrived at the Trails at Cochran Ranch construction site entrance at 2:36 P.M. The investigators documented uninstalled and unmaintained BMPs. Specifically, silt fences around a storm drain by the site entrance and along the north property line were damaged and over-capacity. Additionally, large amounts of off-site sediment had escaped the site entrance and deposited into a stormwater drainage ditch along Cochran Road. The size of the off-site sediment accumulation was approximately 1 foot deep and 4 feet wide (Attachment 5: April 12, 2024, Investigation Photographs 9-14). The investigators then observed the drainage channel that discharges into the unnamed creek and documented undercut silt fencing on the north side and uninstalled BMPs on the south side. Additionally, off-site sediment discharge and accumulation into the drainage channel was documented on the north and south sides of the drainage channel. The off-site sediment accumulation on the north side was approximately 1.5 feet deep. The drainage channel appeared

opaque tan in color and the effluent appear slightly clear and tan in color. The investigators also noted tan silty stormwater in the stormwater outfall (Attachment 5: April 12, 2024, Investigation Photographs 15-21). The investigators collected a grab sample to analyze for TDS and TSS at Site #4. The investigators left the construction site at 3:40 P.M.

The samples were dropped off at A&B Environmental Services, Inc., (A&B Labs) to analyze the collected samples for TDS and TSS. A&B Labs is a National Laboratory Accreditation Program (NELAP) accredited laboratory for the pollutants analyzed. The sample analysis results (Chain of Custody (COC) W015671) are attached to this report (Attachment 6: COC W015671 Lab Report). The laboratory results did indicate elevated levels of TDS and TSS at the discharge point (Site #4). The results for TDS and TSS at Site #4 were 236.0 mg/L and 133.0 mg/L, respectively. TSS appeared to decrease at Site #2, but then slightly increased again at Site #3. The results for TSS at Site #2 and Site #3 were 52.0 mg/L and 70.0 mg/L, respectively. Sample results for Sites #2, #3, and #4 appeared elevated in comparison to Sample Site #1 for TSS. The results for TDS and TSS at Sample Site #1 were 274.0 mg/L and 43.0, respectively.

APRIL 24, 2024, COMPLAINT INVESTIGATION DESCRIPTION

On April 24, 2024, Ms. Benavides conducted a sampling event of the unnamed creek and Bessies Creek. The sample sites included upstream (Site #1), the discharge point of the construction site (Site #2), downstream (Site #3), and the head of Bessies Creek (Site #4) (Attachment 7: April 24, 2024, Sampling Map). Prior to this investigation, the incident location received approximately 1.38 inches of rain on April 21, 2024.

The investigator arrived at Site #1, at 10:42 A.M. The creek appeared naturally turbid and brown in color and the effluent appeared clear and yellow/tan in color. The investigator noted that the water level was much lower than the previous site visit (Attachment 8: April 24, 2024, Investigation Photographs 1-2). An effluent sample was collected and analyzed for pH and the result was 6.62. The investigator collected a grab sample to analyze for total dissolved solids (TDS) and total suspended solids (TSS) and left Site #1 at 11:00 A.M.

The investigators arrived at Site #2, at 11:09 A.M. The drainage channel appeared opaque tan in color and the effluent appeared clear and yellow/tan in color. The water level was much lower than the previous site visit and aquatic life was present. (Attachment 8: April 24, 2024, Investigation Photographs 3). An effluent sample was collected and analyzed for pH and the result was 8.39. The investigator collected a grab sample to analyze for TDS and TSS and left Site #2 at 11:22 A.M.

The investigators arrived at Site #3, at 11:35 A.M. The creek appeared opaque tan in color and the effluent appeared clear and yellow/tan in color. The investigator noted that portions of the creek were narrow and shallow or contained no water (Attachment 8: April 24, 2024, Investigation Photographs 4-6). An effluent sample was collected and analyzed for pH and the result was 6.36. The investigator collected a grab sample to analyze for TDS and TSS and left Site #3 at 11:49 A.M.

The investigators arrived at Site #4, at 11:56 A.M. The head of Bessies Creek appeared naturally turbid and opaque brown in color and the effluent appeared clear and tan in color. Aquatic life was present (Attachment 8: April 24, 2024, Investigation Photographs 7-8). An effluent sample was collected and analyzed for pH and the result was 6.05. The investigator collected a grab sample to analyze for TDS and TSS and left Site #4 at 12:15 P.M.

Following the sample event, the investigator arrived at Harris Creek at 12:22 P.M. The creek appeared shallow, clear, and brown in color on one side of the bridge and naturally turbid and brown in color on the other side (Attachment 8: April 24, 2024, Investigation Photographs 9-10).

The samples were dropped off at A&B Labs to analyze the collected samples for TDS and TSS. The sample analysis results (Chain of Custody (COC) W015670) are attached to this report (Attachment 9: COC W015670 Lab Report). The laboratory results did not indicate elevated levels of TDS and TSS at the discharge point (Site #2). The results for TDS and TSS at Site #1 were 312.0 mg/L and 268.0 mg/L, respectively. The results for TDS and TSS at Site #2 were 234.0 mg/L and 156.0 mg/L, respectively. The results for TDS and TSS at Site #3 were 28.0 mg/L, respectively. The results for TDS and TSS at Site #4 were 192.0 mg/L and 83.3 mg/L, respectively.

ADDITIONAL INFORMATION

On April 17, 2024, Mr. Shane Cargill, Estimator/Project Manager with Silt Solution Inc., provided a copy of the Stormwater Pollution Prevention Plan (SWPPP) for CGP TXR1575NC (Attachment 10: SWPPP).

According to the SWPPP, the man-made drainage channel is named Irons Creek.

After completion of the on-site investigations and records review, the investigators concluded that the discharge route stated on the SWPPP and CGP is inaccurate. The CGP indicates that the discharge route from the drainage channel flows into Bessies Creek, Segment No. 1202. The SWPPP indicates that the drainage channel flows to Bessies Creek, thence to the Brazos River Below Navasota River, Segment No. 1202. During the review of the SWPPP, the investigators noted that the drainage channel is labelled as Irons Creek. The investigators determined that there is no creek/tributary prior to Bessies Creek, and that Irons Creek does not flow through the construction site drainage channel. The investigators were able to determine the correct discharge route. Stormwater from the site flows into the drainage channel, thence to an unnamed creek/tributary, thence to an unnamed impoundment, thence to Dodd Lake, thence to an unnamed creek/tributary, thence to Harris Creek, thence to Irons Creek, thence to Brazos River Below Navasota River in Segment No. 1202 of the Brazos River Basin.

On April 30, 2024, Mr. Sakwitz submitted photographic documentation demonstrating that BMPs were installed and are being maintained and the off-site sediment accumulation has been removed (Attachment 11: Correspondence received April 30, 2024)

CONCLUSION
The allegation of off-site sediment accumulation was confirmed. The allegation of inadequate creek banks & bed to accommodate discharge of stormwater and effluent was inconclusive. As a result of the investigations, three alleged violations were noted and resolved as resolved violations for the following: 1) failure to install minimum controls such as silt fences, vegetative buffer strips, or equivalent controls for all down slope boundaries at the site; 2) failure to maintain BMPs in effective operating condition; 3) failure to remove accumulations of sediment often enough to minimize further negative effect.

SUMMARY OF INVESTIGATION FINDINGS

Notice of Violation Dat 05/31/2024 **Method** WRITTEN

ALLEGED VIOLATION(S) NOTED AND RESOLVED
ASSOCIATED TO A NOTICE OF VIOLATION

Track Number: 879879 **Resolution Status Date: 5/20/2024**

Violation Start Date: Unknown **Violation End Date:** 4/30/2024

Citations include TAC or T. A. C. which stands for Texas Administrative Code
Citation 30 TAC Chapter 305.125(1)

No or N. O. stands for Number and Pg or P. G. stands for page.
Req or R. E. Q. stands for requirements

PERMIT TXR1575NC, General Permit. Part III. Section G.1

Alleged Violation:

Investigation: 1975082 Comment Date: 05/10/2024

Failure to install minimum controls such as silt fences, vegetative buffer strips, or equivalent controls for all down slope boundaries at the site. Specifically, investigators observed and documented no best management practices (BMPs) installed at the site entrance along Cochran Road and on the south side of the drainage channel.

Recommended Corrective Action: Submit photographic documentation to the TCEQ Houston Region 12 Office demonstrating that BMPs have been installed.

Resolution: On April 30, 2024, the TCEQ Houston Region 12 Office received photographic documentation from the regulated entity demonstrating that BMPs have been installed.

Track Number: 879880 **Resolution Status Date: 5/20/2024**

Violation Start Date: Unknown **Violation End Date:** 4/30/2024

Citations include TAC or T. A. C. which stands for Texas Administrative Code

Citation 30 TAC Chapter 305.125(1)

No or N. O. stands for Number and Pg or P. G. stands for page.
Req or R. E. Q. stands for requirements

PERMIT TXR1575NC, General Permit. Part III. Section F.6.

Alleged Violation:

Investigation: 1975082 Comment Date: 05/20/2024

Failure to maintain best management practices (BMPs) in effective operating condition. Specifically, the silt fences at the site entrance on Cochran Road and along the north property line were damaged and over capacitated. Additionally, the silt fence along the north side of the drainage channel was undercut allowing sediment to discharge into the drainage channel and accumulate along the drainage channel.

Recommended Corrective Action: Submit photographic documentation to the TCEQ Houston Region 12 Office demonstrating that BMPs are being maintained in effective operation condition.

Resolution: On April 30, 2024, the TCEQ Houston Region 12 Office received photographic documentation from the regulated entity demonstrating that BMPs are being maintained in effective operation condition.

Track Number: 879882 **Resolution Status Date: 5/20/2024**

Violation Start Date: Unknown **Violation End Date:** 4/30/2024

Citations include TAC or T. A. C. which stands for Texas Administrative Code

Citation 30 TAC Chapter 305.125(1)

No or N. O. stands for Number and Pg or P. G. stands for page.
Req or R. E. Q. stands for requirements

PERMIT TXR1575NC, General Permit. Part III. Section F.6(d)

Alleged Violation:

Investigation: 1975082 Comment Date: 05/10/2024

Failure to remove accumulations of sediment often enough to minimize further negative effect. Specifically, sediment had escaped the construction site and deposited into a stormwater drainage ditch at the site entrance along Cochran Road and into the drainage channel.

Recommended Corrective Action: Steps should be taken to prevent the recurrence of off-site sediment accumulation. Submit photographic documentation to the TCEQ Houston Region 12 Office demonstrating that the off-site sediment accumulation has been removed.

Resolution: On April 30, 2024, the TCEQ Houston Region 12 Office received photographic documentation from the regulated entity demonstrating that the off-site sediment accumulation has been removed.

Signature lines for Environmental Investigator and supervisor with dates

Signed SBenavides **Date** 5/31/2024

Environmental Investigator

Signed Claire Fowler **Date** 5/31/2024

Supervisor

Checklist for different types of attachments

Attachments: (in order of final report submittal)

____Enforcement Action Request (EAR)

X Letter to Facility (specify type) : Resolved NOV

Investigation Report

____Sample Analysis Results

____Manifests

____Notice of Registration

____Maps, Plans, Sketches

____Photographs

____Correspondence from the facility

X Other (specify) :

See list of attachments

List of Attached files
1975082 Attachments.pdf

Texas Commission on Environmental Quality
Investigation Report

The TCEQ is committed to accessibility. If you need assistance in accessing this document, please contact oce@tceq.texas.gov

Customer: Fastboy Cochran Road, LLC
Customer Number: CN606148989
Regulated Entity Name: TRAILS AT COCHRAN RANCH
Regulated Entity Number: RN111554069

Investigation # 1975082

Incident Numbers
Incident 421,269 Incident 419,777
Incident 422,704

Investigator:SAVANNAH BENAVIDES

Site Classification CONSTRUCTION GENERAL PERMIT FOR STORMWATER

Conducted: 04/12/2024 -- 04/24/2024

SIC Code: 1521
SIC Code: 1794
NAIC Code: 236115

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Location : E SIDE OF COCHRAN RD., S OF RODEO RD & N OF RICHARD FREY RD

Additional ID TXR1575NC

Address: ; City , State Zip

Local Unit : REGION 12 - HOUSTON

Activity Type: SWCMPL - SW Complaint

Activity Type: SWCGPRC - SW Recon CGP

Principal(s):

Role	RESPONDENT
Name	FASTBOY COCHRAN ROAD LLC

Contact(s):

Role PARTICIPATED IN **Name** MR JAMES SAKWITZ
Title PROJECT MANAGER
Phone Number for Work is (713) 574-0674
End of record for this contac

Role REGULATED ENTITY CONTACT **Name** MR JAMES SAKWITZ
Title PROJECT MANAGER
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Other Staff Member(s):

Role	Supervisor	**Name**	ELAINE FOWLER
Role	Investigator	**Name**	KATIA SANCHEZ
Role	QA Reviewer	**Name**	KATIA SANCHEZ

Associated Check List

Checklist Name WATER EQUIPMENT
Unit Name EQUIP
Checklist Name WQ COMPLAINT INVESTIGATION
Unit Name CMPL

Investigation Comments:

INTRODUCTION
On March 19, April 8, and April 29, 2024, the Texas Commission on Environmental Quality (TCEQ) Houston Region 12 Office received three complaints (Incident Nos. 419777, 421269, and 422704) alleging off-site sediment accumulation from a construction site and inadequate creek banks & bed to accommodate discharge of stormwater and effluent. The alleged complaint is located 14294 Cochran Road, Waller (Waller County), Texas 77484 (Attachment 1: Vicinity Map). A stormwater complaint investigation was conducted to determine compliance with applicable regulations.

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BACKGROUND
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the aforementioned location in the last five years. On April 24, 2023, the TCEQ received a complaint (Incident No. 400102) alleging a lack of best management practices (BMPs). A stormwater complaint investigation (Investigation No. 1905167) was conducted on June 7, 2023. Three alleged violations were cited and subsequently resolved as resolved violations for the following: 1) inadequate operation and maintenance; 2) failure to maintain BMPs; and 3) failure to remove accumulations of sediment.

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APRIL 12, 2024, COMPLAINT INVESTIGATION DESCRIPTION
On April 12, 2024, the investigators conducted a sampling event of the unnamed creek that runs through the construction site and private properties. The sample sites included upstream (Site #1), two sites downstream (Site #2 and #3), and the discharge point (Site #4) (Attachment 4: April 12, 2024, Sampling Map). Investigators were given access to the private properties to gain access to the unnamed creek for Sites #2 and #3. Prior to this investigation, the incident location received approximately 1.80 inches of rain on April 9-10, 2024.

The investigators arrived at Site #1, at 12:59 P.M. The creek appeared naturally turbid and brown in color and the effluent appeared clear with a brown tint. Potential recent erosionupstream of the sampling point was noted (Attachment 5: April 12, 2024, Investigation Photographs 1). The investigators collected a grab sample to analyze for total dissolved solids (TDS) and total suspended solids (TSS) and left Site #1 at 1:08 P.M.

The investigators arrived at Site #2 at 1:20 P.M. The creek appeared opaque tan in color and ranged from approximately 2-3 feet deep and 7-10 feet wide. The effluent appeared slightly clear and tan in color and no aquatic life was observed. The investigators noted shallow flow paths running through the private property and water pooling in lower areas (Attachment 5: April 12, 2024, Investigation Photographs 2-4). The investigators collected a grab sample to analyze for TDS and TSS and left Site #2 at 1:43 P.M.

The investigators arrived at Site #3 at 1:45 P.M. The creek appeared opaque tan in color, ranged from approximately 0.5-1.5 feet deep and 1-2 feet wide, and no aquatic life was observed. The investigators noted that multiple branches of the creek become narrow and shallow, ranging from approximately 3-6 inches deep and 1-2 feet wide. These branches do not re-join the main portion of the creek and all branches eventually pool in lower areas of the properties (Attachment 5: April 12, 2024, Investigation Photographs 5-8). The investigators were informed by the property owners that the properties flood during heavy rains and branches of the creek dry up during periods of no rain. However, since the drainage channel was built, the branches have not dried up as they normally would during periods of no rain. Prior to the construction of the drainage channel, the creek and branches appeared clear; however, they now appear opaque tan in color. The investigators collected a grab sample to analyze for TDS and TSS and left site #3 at 2:34 P.M.

The investigators arrived at the Trails at Cochran Ranch construction site entrance at 2:36 P.M. The investigators documented uninstalled and unmaintained BMPs. Specifically, silt fences around a storm drain by the site entrance and along the north property line were damaged and over-capacity. Additionally, large amounts of off-site sediment had escaped the site entrance and deposited into a stormwater drainage ditch along Cochran Road. The size of the off-site sediment accumulation was approximately 1 foot deep and 4 feet wide (Attachment 5: April 12, 2024, Investigation Photographs 9-14). The investigators then observed the drainage channel that discharges into the unnamed creek and documented undercut silt fencing on the north side and uninstalled BMPs on the south side. Additionally, off-site sediment discharge and accumulation into the drainage channel was documented on the north and south sides of the drainage channel. The off-site sediment accumulation on the north side was approximately 1.5 feet deep. The drainage channel appeared

opaque tan in color and the effluent appear slightly clear and tan in color. The investigators also noted tan silty stormwater in the stormwater outfall (Attachment 5: April 12, 2024, Investigation Photographs 15-21). The investigators collected a grab sample to analyze for TDS and TSS at Site #4. The investigators left the construction site at 3:40 P.M.

The samples were dropped off at A&B Environmental Services, Inc., (A&B Labs) to analyze the collected samples for TDS and TSS. A&B Labs is a National Laboratory Accreditation Program (NELAP) accredited laboratory for the pollutants analyzed. The sample analysis results (Chain of Custody (COC) W015671) are attached to this report (Attachment 6: COC W015671 Lab Report). The laboratory results did indicate elevated levels of TDS and TSS at the discharge point (Site #4). The results for TDS and TSS at Site #4 were 236.0 mg/L and 133.0 mg/L, respectively. TSS appeared to decrease at Site #2, but then slightly increased again at Site #3. The results for TSS at Site #2 and Site #3 were 52.0 mg/L and 70.0 mg/L, respectively. Sample results for Sites #2, #3, and #4 appeared elevated in comparison to Sample Site #1 for TSS. The results for TDS and TSS at Sample Site #1 were 274.0 mg/L and 43.0, respectively.

APRIL 24, 2024, COMPLAINT INVESTIGATION DESCRIPTION
On April 24, 2024, Ms. Benavides conducted a sampling event of the unnamed creek and Bessies Creek. The sample sites included upstream (Site #1), the discharge point of the construction site (Site #2), downstream (Site #3), and the head of Bessies Creek (Site #4) (Attachment 7: April 24, 2024, Sampling Map). Prior to this investigation, the incident location received approximately 1.38 inches of rain on April 21, 2024.

The investigator arrived at Site #1, at 10:42 A.M. The creek appeared naturally turbid and brown in color and the effluent appeared clear and yellow/tan in color. The investigator noted that the water level was much lower than the previous site visit (Attachment 8: April 24, 2024, Investigation Photographs 1-2). An effluent sample was collected and analyzed for pH and the result was 6.62. The investigator collected a grab sample to analyze for total dissolved solids (TDS) and total suspended solids (TSS) and left Site #1 at 11:00 A.M.

The investigators arrived at Site #2, at 11:09 A.M. The drainage channel appeared opaque tan in color and the effluent appeared clear and yellow/tan in color. The water level was much lower than the previous site visit and aquatic life was present. (Attachment 8: April 24, 2024, Investigation Photographs 3). An effluent sample was collected and analyzed for pH and the result was 8.39. The investigator collected a grab sample to analyze for TDS and TSS and left Site #2 at 11:22 A.M.

The investigators arrived at Site #3, at 11:35 A.M. The creek appeared opaque tan in color and the effluent appeared clear and yellow/tan in color. The investigator noted that portions of the creek were narrow and shallow or contained no water (Attachment 8: April 24, 2024, Investigation Photographs 4-6). An effluent sample was collected and analyzed for pH and the result was 6.36. The investigator collected a grab sample to analyze for TDS and TSS and left Site #3 at 11:49 A.M.

The investigators arrived at Site #4, at 11:56 A.M. The head of Bessies Creek appeared naturally turbid and opaque brown in color and the effluent appeared clear and tan in color. Aquatic life was present (Attachment 8: April 24, 2024, Investigation Photographs 7-8). An effluent sample was collected and analyzed for pH and the result was 6.05. The investigator collected a grab sample to analyze for TDS and TSS and left Site #4 at 12:15 P.M.

Following the sample event, the investigator arrived at Harris Creek at 12:22 P.M. The creek appeared shallow, clear, and brown in color on one side of the bridge and naturally turbid and brown in color on the other side (Attachment 8: April 24, 2024, Investigation Photographs 9-10).

The samples were dropped off at A&B Labs to analyze the collected samples for TDS and TSS. The sample analysis results (Chain of Custody (COC) W015670) are attached to this report (Attachment 9: COC W015670 Lab Report). The laboratory results did not indicate elevated levels of TDS and TSS at the discharge point (Site #2). The results for TDS and TSS at Site #1 were 312.0 mg/L and 268.0 mg/L, respectively. The results for TDS and TSS at Site #2 were 234.0 mg/L and 156.0 mg/L, respectively. The results for TDS and TSS at Site #3 were 28.0 mg/L, respectively. The results for TDS and TSS at Site #4 were 192.0 mg/L and 83.3 mg/L, respectively.

ADDITIONAL INFORMATION
On April 17, 2024, Mr. Shane Cargill, Estimator/Project Manager with Silt Solution Inc., provided a copy of the Stormwater Pollution Prevention Plan (SWPPP) for CGP TXR1575NC (Attachment 10: SWPPP).

According to the SWPPP, the man-made drainage channel is named Irons Creek.

After completion of the on-site investigations and records review, the investigators concluded that the discharge route stated on the SWPPP and CGP is inaccurate. The CGP indicates that the discharge route from the drainage channel flows into Bessies Creek, Segment No. 1202. The SWPPP indicates that the drainage channel flows to Bessies Creek, thence to the Brazos River Below Navasota River, Segment No. 1202. During the review of the SWPPP, the investigators noted that the drainage channel is labelled as Irons Creek. The investigators determined that there is no creek/tributary prior to Bessies Creek, and that Irons Creek does not flow through the construction site drainage channel. The investigators were able to determine the correct discharge route. Stormwater from the site flows into the drainage channel, thence to an unnamed creek/tributary, thence to an unnamed impoundment, thence to Dodd Lake, thence to an unnamed creek/tributary, thence to Harris Creek, thence to Irons Creek, thence to Brazos River Below Navasota River in Segment No. 1202 of the Brazos River Basin.

On April 30, 2024, Mr. Sakwitz submitted photographic documentation demonstrating that BMPs were installed and are being maintained and the off-site sediment accumulation has been removed (Attachment 11: Correspondence received April 30, 2024)

CONCLUSION
The allegation of off-site sediment accumulation was confirmed. The allegation of inadequate creek banks & bed to accommodate discharge of stormwater and effluent was inconclusive. As a result of the investigations, three alleged violations were noted and resolved as resolved violations for the following: 1) failure to install minimum controls such as silt fences, vegetative buffer strips, or equivalent controls for all down slope boundaries at the site; 2) failure to maintain BMPs in effective operating condition; 3) failure to remove accumulations of sediment often enough to minimize further negative effect.

SUMMARY OF INVESTIGATION FINDINGS

Notice of Violation Dat	05/31/2024	**Method**	WRITTEN

ALLEGED VIOLATION(S) NOTED AND RESOLVED

ASSOCIATED TO A NOTICE OF VIOLATION

Track Number: 879879 **Resolution Status Date: 5/20/2024**

Violation Start Date: Unknown **Violation End Date:** 4/30/2024

Citations include TAC or T. A. C. which stands for Texas Administrative Code

Citation 30 TAC Chapter 305.125(1)

No or N. O. stands for Number and Pg or P. G. stands for page.
Req or R. E. Q. stands for requirements

PERMIT TXR1575NC, General Permit. Part III. Section G.1

Alleged Violation:

Investigation: 1975082 Comment Date: 05/10/2024

Failure to install minimum controls such as silt fences, vegetative buffer strips, or equivalent controls for all down slope boundaries at the site. Specifically, investigators observed and documented no best management practices (BMPs) installed at the site entrance along Cochran Road and on the south side of the drainage channel.

Recommended Corrective Action: Submit photographic documentation to the TCEQ Houston Region 12 Office demonstrating that BMPs have been installed.

Resolution: On April 30, 2024, the TCEQ Houston Region 12 Office received photographic documentation from the regulated entity demonstrating that BMPs have been installed.

Track Number: 879880 **Resolution Status Date: 5/20/2024**

Violation Start Date: Unknown **Violation End Date:** 4/30/2024

Citations include TAC or T. A. C. which stands for Texas Administrative Code

Citation 30 TAC Chapter 305.125(1)

No or N. O. stands for Number and Pg or P. G. stands for page.
Req or R. E. Q. stands for requirements

PERMIT TXR1575NC, General Permit. Part III. Section F.6.

Alleged Violation:

Investigation: 1975082 Comment Date: 05/20/2024

Failure to maintain best management practices (BMPs) in effective operating condition. Specifically, the silt fences at the site entrance on Cochran Road and along the north property line were damaged and over capacitated. Additionally, the silt fence along the north side of the drainage channel was undercut allowing sediment to discharge into the drainage channel and accumulate along the drainage channel.

Recommended Corrective Action: Submit photographic documentation to the TCEQ Houston Region 12 Office demonstrating that BMPs are being maintained in effective operation condition.

Resolution: On April 30, 2024, the TCEQ Houston Region 12 Office received photographic documentation from the regulated entity demonstrating that BMPs are being maintained in effective operation condition.

Track Number: 879882 **Resolution Status Date: 5/20/2024**

Violation Start Date: Unknown **Violation End Date:** 4/30/2024

Citations include TAC or T. A. C. which stands for Texas Administrative Code

Citation 30 TAC Chapter 305.125(1)

No or N. O. stands for Number and Pg or P. G. stands for page.
Req or R. E. Q. stands for requirements

PERMIT TXR1575NC, General Permit. Part III. Section F.6(d)

Alleged Violation:

Investigation: 1975082 Comment Date: 05/10/2024

Failure to remove accumulations of sediment often enough to minimize further negative effect. Specifically, sediment had escaped the construction site and deposited into a stormwater drainage ditch at the site entrance along Cochran Road and into the drainage channel.

Recommended Corrective Action: Steps should be taken to prevent the recurrence of off-site sediment accumulation. Submit photographic documentation to the TCEQ Houston Region 12 Office demonstrating that the off-site sediment accumulation has been removed.

Resolution: On April 30, 2024, the TCEQ Houston Region 12 Office received photographic documentation from the regulated entity demonstrating that the off-site sediment accumulation has been removed.

Signature lines for Environmental Investigator and supervisor with dates

Signed SBenavides **Date** 5/31/2024

Environmental Investigator

Signed Claire Foster **Date** 5/31/2024

Supervisor

Checklist for different types of attachments

Attachments: (in order of final report submittal)

___Enforcement Action Request (EAR)

X ___Letter to Facility (specify type) : Resolved NOV

Investigation Report

___Sample Analysis Results

___Manifests

___Notice of Registration

___Maps, Plans, Sketches

___Photographs

___Correspondence from the facility

X ___Other (specify) :

See list of attachments

List of Attached files
1975082 Attachments.pdf

TEXAS COMMISSION ON ENVIRONMENTAL QUALITY

Protecting Texas by Reducing and Preventing Pollution

May 31, 2024

Ms. Lisa Sellars
36211 Repka Road
Waller, Texas 77484-5187

Via email

Re: Investigation Request at: Trails at Cochran Ranch
14294 Cochran Road, Waller, Waller County, Texas
Investigation No.: 1975082, Incident Nos.: 419777, 421269, & 422704

Dear Ms. Sellars:

The Texas Commission on Environmental Quality (TCEQ) Houston Region Office has completed a final investigation in response to your concern regarding the off-site sediment accumulation and inadequate creek banks & bed to accommodate discharge of stormwater and effluent from the above-referenced facility. Enclosed is a copy of the investigation report.

To access a copy of our complaint policies and procedures or to track your complaint using Complaint Tracking Numbers 419777, 421269, & 422704 you may refer to our website: https://www.tceq.texas.gov/compliance/complaints.

We appreciate your concern in bringing this matter to our attention. If we can be of further assistance, please contact Ms. Savannah Benavides in the Houston Region Office at 713-767-3669.

Sincerely,

Elaine Fowler
Water Section Team Leader
Houston Region 12

EF/SB/pd

Enclosure: Copy of Investigation Report

From: Lisa Sellars
To: CHIEFCLK
Subject: WQ0016247001
Date: Wednesday, July 31, 2024 1:55:52 PM
Attachments: image0.png
1975082 Complainant Letter.pdf

And

I wish to submit important information to the Commissioners for the decision process of a contested hearing being granted or if in fact is
Necessary .
May be helpful information for the
Applicant and TCEQ to withdraw and
Submit an application for the development to possibly utilize a
Spray field type wastewater application.

Many thanks for the time in at least
Looking at and submitting

Lisa Sellars and good neighbors of Waller County

Texas Commission on Environmental Quality
Investigation Report

The TCEQ is committed to accessibility. If you need assistance in accessing this document, please contact oce@tceq.texas.gov

Customer: Fastboy Cochran Road, LLC
Customer Number: CN606148989
Regulated Entity Name: TRAILS AT COCHRAN RANCH
Regulated Entity Number: RN111554069

Investigation # 1975082

Incident Numbers
Incident 421,269 Incident 419,777
Incident 422,704

Investigator:SAVANNAH BENAVIDES

Site Classification CONSTRUCTION GENERAL PERMIT FOR STORMWATER

Conducted: 04/12/2024 -- 04/24/2024

SIC Code: 1521
SIC Code: 1794
NAIC Code: 236115

Program: STORMWATER

Investigation Type : Compliance Investigation

Location : E SIDE OF COCHRAN RD., S OF RODEO RD & N OF RICHARD FREY RD

Additional ID TXR1575NC

Address: ; City , State Zip

Local Unit : REGION 12 - HOUSTON

Activity Type: SWCMPL - SW Complaint

Activity Type: SWCGPRC - SW Recon CGP

Principal(s):

Role	RESPONDENT
Name	FASTBOY COCHRAN ROAD LLC

Contact(s):

Role PARTICIPATED IN **Name** MR JAMES SAKWITZ
Title PROJECT MANAGER
Phone Number for Work is (713) 574-0674
End of record for this contac

Role REGULATED ENTITY CONTACT **Name** MR JAMES SAKWITZ
Title PROJECT MANAGER
Phone Number for Work is (713) 574-0674
End of record for this contac

Role PARTICIPATED IN **Name** MR SHANE CARGILL
Title ESTIMATOR/PROJECT MANAGER
Phone Number for Work is (281) 682-8334
End of record for this contac

Role REGULATED ENTITY MAIL CONTACT **Name** MR JAMES SAKWITZ
Title PROJECT MANAGER
Phone Number for Work is (713) 574-0674
End of record for this contac

Other Staff Member(s):

Role	Supervisor	**Name**	ELAINE FOWLER
Role	Investigator	**Name**	KATIA SANCHEZ
Role	QA Reviewer	**Name**	KATIA SANCHEZ

Associated Check List

Checklist Name WATER EQUIPMENT
Unit Name EQUIP
Checklist Name WQ COMPLAINT INVESTIGATION
Unit Name CMPL

Investigation Comments:

INTRODUCTION
On March 19, April 8, and April 29, 2024, the Texas Commission on Environmental Quality (TCEQ) Houston Region 12 Office received three complaints (Incident Nos. 419777, 421269, and 422704) alleging off-site sediment accumulation from a construction site and inadequate creek banks & bed to accommodate discharge of stormwater and effluent. The alleged complaint is located 14294 Cochran Road, Waller (Waller County), Texas 77484 (Attachment 1: Vicinity Map). A stormwater complaint investigation was conducted to determine compliance with applicable regulations.

A stormwater complaint investigation was conducted at the incident location on April 12, 2024, by Ms. Savannah Benavides and Mx. Katia Sanchez, Environmental Investigators with the TCEQ Houston Region 12 Office and a reconnaissance investigation was conducted on April 24, 2024, by Ms. Benavides. The investigations were conducted as a result of a complaint; therefore, no notifications of the investigations were given to the facility.

A verbal exit interview, explaining the results of the investigation, was conducted on April 17, 2024, with Mr. James Sakwitz, Project Manager with Silt Solutions Inc., via phone. A TCEQ Exit Interview Form was provided to Mr. Sakwitz on April 17, 2024, via e-mail (Attachment 2: Exit Interview sent April 17, 2024). Based on the findings of the investigation, a Resolved Notice of Violation (NOV) letter was issued to facilitate compliance. A letter with a copy of the investigation report was sent to the complainant.

BACKGROUND
A TCEQ Consolidated Compliance and Enforcement Data System (CCEDS) search and database review was conducted pursuant to this investigation. The TCEQ has received two prior stormwater complaints regarding

the aforementioned location in the last five years. On April 24, 2023, the TCEQ received a complaint (Incident No. 400102) alleging a lack of best management practices (BMPs). A stormwater complaint investigation (Investigation No. 1905167) was conducted on June 7, 2023. Three alleged violations were cited and subsequently resolved as resolved violations for the following: 1) inadequate operation and maintenance; 2) failure to maintain BMPs; and 3) failure to remove accumulations of sediment.

On July 1, 2023, the TCEQ received a complaint (Incident No. 404372) alleging mud and sediment in the lake and failure to maintain BMPs. A stormwater complaint investigation (Investigation No. 1911746) was conducted on July 13, 2023. One additional issue was noted for failure to maintain BMPs.

GENERAL FACILITY AND PROCESS INFORMATION
The Trails at Cochran Ranch construction site disturbs approximately 141 acres of land in total and is located at 14294 Cochran Road, Waller (Waller County), Texas 77484. The Trails at Cochran Ranch construction site is considered a large construction site per TCEQ regulations. The site is operated by Fastboy Conchran Road, LLC, Inc. Coverage under the Construction General Permit (CGP) TXR1575NC was obtained on June 8, 2023 (Attachment 3: Permit Information).

According to the CGP TXR1575NC, stormwater from this site flows to Bessies Creek, Segment No. 1202. The site was discharging at the time of both investigations.

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On April 12, 2024, the investigators conducted a sampling event of the unnamed creek that runs through the construction site and private properties. The sample sites included upstream (Site #1), two sites downstream (Site #2 and #3), and the discharge point (Site #4) (Attachment 4: April 12, 2024, Sampling Map). Investigators were given access to the private properties to gain access to the unnamed creek for Sites #2 and #3. Prior to this investigation, the incident location received approximately 1.80 inches of rain on April 9-10, 2024.

The investigators arrived at Site #1, at 12:59 P.M. The creek appeared naturally turbid and brown in color and the effluent appeared clear with a brown tint. Potential recent erosionupstream of the sampling point was noted (Attachment 5: April 12, 2024, Investigation Photographs 1). The investigators collected a grab sample to analyze for total dissolved solids (TDS) and total suspended solids (TSS) and left Site #1 at 1:08 P.M.

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On April 30, 2024, Mr. Sakwitz submitted photographic documentation demonstrating that BMPs were installed and are being maintained and the off-site sediment accumulation has been removed (Attachment 11: Correspondence received April 30, 2024)

CONCLUSION
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ASSOCIATED TO A NOTICE OF VIOLATION

Track Number: 879879 **Resolution Status Date: 5/20/2024**

Violation Start Date: Unknown **Violation End Date:** 4/30/2024

Citations include TAC or T. A. C. which stands for Texas Administrative Code

Citation 30 TAC Chapter 305.125(1)

No or N. O. stands for Number and Pg or P. G. stands for page.
Req or R. E. Q. stands for requirements

PERMIT TXR1575NC, General Permit. Part III. Section G.1

Alleged Violation:

Investigation: 1975082 Comment Date: 05/10/2024

Failure to install minimum controls such as silt fences, vegetative buffer strips, or equivalent controls for all down slope boundaries at the site. Specifically, investigators observed and documented no best management practices (BMPs) installed at the site entrance along Cochran Road and on the south side of the drainage channel.

Recommended Corrective Action: Submit photographic documentation to the TCEQ Houston Region 12 Office demonstrating that BMPs have been installed.

Resolution: On April 30, 2024, the TCEQ Houston Region 12 Office received photographic documentation from the regulated entity demonstrating that BMPs have been installed.

Track Number: 879880 **Resolution Status Date: 5/20/2024**

Violation Start Date: Unknown **Violation End Date:** 4/30/2024

Citations include TAC or T. A. C. which stands for Texas Administrative Code

Citation 30 TAC Chapter 305.125(1)

No or N. O. stands for Number and Pg or P. G. stands for page.
Req or R. E. Q. stands for requirements

PERMIT TXR1575NC, General Permit. Part III. Section F.6.

Alleged Violation:

Investigation: 1975082 Comment Date: 05/20/2024

Failure to maintain best management practices (BMPs) in effective operating condition. Specifically, the silt fences at the site entrance on Cochran Road and along the north property line were damaged and over capacitated. Additionally, the silt fence along the north side of the drainage channel was undercut allowing sediment to discharge into the drainage channel and accumulate along the drainage channel.

Recommended Corrective Action: Submit photographic documentation to the TCEQ Houston Region 12 Office demonstrating that BMPs are being maintained in effective operation condition.

Resolution: On April 30, 2024, the TCEQ Houston Region 12 Office received photographic documentation from the regulated entity demonstrating that BMPs are being maintained in effective operation condition.

Track Number: 879882 **Resolution Status Date: 5/20/2024**

Violation Start Date: Unknown **Violation End Date:** 4/30/2024

Citations include TAC or T. A. C. which stands for Texas Administrative Code

Citation 30 TAC Chapter 305.125(1)

No or N. O. stands for Number and Pg or P. G. stands for page.
Req or R. E. Q. stands for requirements

PERMIT TXR1575NC, General Permit. Part III. Section F.6(d)

Alleged Violation:

Investigation: 1975082 Comment Date: 05/10/2024

Failure to remove accumulations of sediment often enough to minimize further negative effect. Specifically, sediment had escaped the construction site and deposited into a stormwater drainage ditch at the site entrance along Cochran Road and into the drainage channel.

Recommended Corrective Action: Steps should be taken to prevent the recurrence of off-site sediment accumulation. Submit photographic documentation to the TCEQ Houston Region 12 Office demonstrating that the off-site sediment accumulation has been removed.

Resolution: On April 30, 2024, the TCEQ Houston Region 12 Office received photographic documentation from the regulated entity demonstrating that the off-site sediment accumulation has been removed.

Signature lines for Environmental Investigator and supervisor with dates

Signed SBenavides **Date** 5/31/2024

Environmental Investigator

Signed Claire Foster **Date** 5/31/2024

Supervisor

Checklist for different types of attachments

Attachments: (in order of final report submittal)

___Enforcement Action Request (EAR)

X ___Letter to Facility (specify type) : Resolved NOV

Investigation Report

___Sample Analysis Results

___Manifests

___Notice of Registration

___Maps, Plans, Sketches

___Photographs

___Correspondence from the facility

X ___Other (specify) :

See list of attachments

List of Attached files
1975082 Attachments.pdf

TEXAS COMMISSION ON ENVIRONMENTAL QUALITY

Protecting Texas by Reducing and Preventing Pollution

May 31, 2024

Ms. Lisa Sellars
36211 Repka Road
Waller, Texas 77484-5187

Via email

Re: Investigation Request at: Trails at Cochran Ranch
14294 Cochran Road, Waller, Waller County, Texas
Investigation No.: 1975082, Incident Nos.: 419777, 421269, & 422704

Dear Ms. Sellars:

The Texas Commission on Environmental Quality (TCEQ) Houston Region Office has completed a final investigation in response to your concern regarding the off-site sediment accumulation and inadequate creek banks & bed to accommodate discharge of stormwater and effluent from the above-referenced facility. Enclosed is a copy of the investigation report.

To access a copy of our complaint policies and procedures or to track your complaint using Complaint Tracking Numbers 419777, 421269, & 422704 you may refer to our website: https://www.tceq.texas.gov/compliance/complaints.

We appreciate your concern in bringing this matter to our attention. If we can be of further assistance, please contact Ms. Savannah Benavides in the Houston Region Office at 713-767-3669.

Sincerely,

Elaine Fowler
Water Section Team Leader
Houston Region 12

EF/SB/pd

Enclosure: Copy of Investigation Report