

Texas Commission on Environmental Quality

Edwards Aquifer Application Cover Page

Our Review of Your Application

The Edwards Aquifer Program staff conducts an administrative and technical review of all applications. The turnaround time for administrative review can be up to 30 days as outlined in 30 TAC 213.4(e). Generally administrative completeness is determined during the intake meeting or within a few days of receipt. The turnaround time for technical review of an administratively complete Edwards Aquifer application is 90 days as outlined in 30 TAC 213.4(e). Please know that the review and approval time is directly impacted by the quality and completeness of the initial application that is received. In order to conduct a timely review, it is imperative that the information provided in an Edwards Aquifer application include final plans, be accurate, complete, and in compliance with [30 TAC 213](#).

Administrative Review

1. [Edwards Aquifer applications](#) must be deemed administratively complete before a technical review can begin. To be considered administratively complete, the application must contain completed forms and attachments, provide the requested information, and meet all the site plan requirements. The submitted application and plan sheets should be final plans. Please submit one full-size set of plan sheets with the original application, and half-size sets with the additional copies.

To ensure that all applicable documents are included in the application, the program has developed tools to guide you and web pages to provide all forms, checklists, and guidance. Please visit the below website for assistance: <http://www.tceq.texas.gov/field/eapp>.

2. This Edwards Aquifer Application Cover Page form (certified by the applicant or agent) must be included in the application and brought to the administrative review meeting.
3. Administrative reviews are scheduled with program staff who will conduct the review. Applicants or their authorized agent should call the appropriate regional office, according to the county in which the project is located, to schedule a review. The average meeting time is one hour.
4. In the meeting, the application is examined for administrative completeness. Deficiencies will be noted by staff and emailed or faxed to the applicant and authorized agent at the end of the meeting, or shortly after. Administrative deficiencies will cause the application to be deemed incomplete and returned.

An appointment should be made to resubmit the application. The application is re-examined to ensure all deficiencies are resolved. The application will only be deemed administratively complete when all administrative deficiencies are addressed.

5. If an application is received by mail, courier service, or otherwise submitted without a review meeting, the administrative review will be conducted within 30 days. The applicant and agent will be contacted with the results of the administrative review. If the application is found to be administratively incomplete, it can be retrieved from the regional office or returned by regular mail. If returned by mail, the regional office may require arrangements for return shipping.
6. If the geologic assessment was completed before October 1, 2004 and the site contains “possibly sensitive” features, the assessment must be updated in accordance with the *Instructions to Geologists* (TCEQ-0585 Instructions).

Technical Review

1. When an application is deemed administratively complete, the technical review period begins. The regional office will distribute copies of the application to the identified affected city, county, and groundwater conservation district whose jurisdiction includes the subject site. These entities and the public have 30 days to provide comments on the application to the regional office. All comments received are reviewed by TCEQ.
2. A site assessment is usually conducted as part of the technical review, to evaluate the geologic assessment and observe existing site conditions. The site must be accessible to our staff. The site boundaries should be

clearly marked, features identified in the geologic assessment should be flagged, roadways marked and the alignment of the Sewage Collection System and manholes should be staked at the time the application is submitted. If the site is not marked the application may be returned.

3. We evaluate the application for technical completeness and contact the applicant and agent via Notice of Deficiency (NOD) to request additional information and identify technical deficiencies. There are two deficiency response periods available to the applicant. There are 14 days to resolve deficiencies noted in the first NOD. If a second NOD is issued, there is an additional 14 days to resolve deficiencies. If the response to the second notice is not received, is incomplete or inadequate, or provides new information that is incomplete or inadequate, the application must be withdrawn or will be denied. Please note that because the technical review is underway, whether the application is withdrawn or denied **the application fee will be forfeited**.
4. The program has 90 calendar days to complete the technical review of the application. If the application is technically adequate, such that it complies with the Edwards Aquifer rules, and is protective of the Edwards Aquifer during and after construction, an approval letter will be issued. Construction or other regulated activity may not begin until an approval is issued.

Mid-Review Modifications

It is important to have final site plans prior to beginning the permitting process with TCEQ to avoid delays.

Occasionally, circumstances arise where you may have significant design and/or site plan changes after your Edwards Aquifer application has been deemed administratively complete by TCEQ. This is considered a "Mid-Review Modification". Mid-Review Modifications may require redistribution of an application that includes the proposed modifications for public comment.

If you are proposing a Mid-Review Modification, two options are available:

- If the technical review has begun your application can be denied/withdrawn, your fees will be forfeited, and the plan will have to be resubmitted.
- TCEQ can continue the technical review of the application as it was submitted, and a modification application can be submitted at a later time.

If the application is denied/withdrawn, the resubmitted application will be subject to the administrative and technical review processes and will be treated as a new application. The application will be redistributed to the affected jurisdictions.

Please contact the regional office if you have questions. If your project is located in Williamson, Travis, or Hays County, contact TCEQ's Austin Regional Office at 512-339-2929. If your project is in Comal, Bexar, Medina, Uvalde, or Kinney County, contact TCEQ's San Antonio Regional Office at 210-490-3096

Please fill out all required fields below and submit with your application.

1. Regulated Entity Name: UNIVERSITY COMMONS PHASE 2					2. Regulated Entity No.: RN106541568				
3. Customer Name: TESLA, INC.					4. Customer No.: 603087560				
5. Project Type: (Please circle/check one)	New		Modification		Extension		Exception		
6. Plan Type: (Please circle/check one)	WPAP	CZP	SCS	UST	AST	EXP	EXT	Technical Clarification	
7. Land Use: (Please circle/check one)	Residential		Non-residential			8. Site (acres):		20.59	
9. Application Fee:	\$500.00		10. Permanent BMP(s):						
11. SCS (Linear Ft.):			12. AST/UST (No. Tanks):			NOT APPLICABLE			
13. County:	WILLIAMSON		14. Watershed:			CHANDLER BRANCH			

Application Distribution

Instructions: Use the table below to determine the number of applications required. One original and one copy of the application, plus additional copies (as needed) for each affected incorporated city, county, and groundwater conservation district are required. Linear projects or large projects, which cross into multiple jurisdictions, can require additional copies. Refer to the “Texas Groundwater Conservation Districts within the EAPP Boundaries” map found at:

http://www.tceq.texas.gov/assets/public/compliance/field_ops/eapp/EAPP%20GWCD%20map.pdf

For more detailed boundaries, please contact the conservation district directly.

Austin Region			
County:	Hays	Travis	Williamson
Original (1 req.)	—	—	—
Region (1 req.)	—	—	—
County(ies)	—	—	—
Groundwater Conservation District(s)	<input type="checkbox"/> Edwards Aquifer Authority <input type="checkbox"/> Barton Springs/ Edwards Aquifer <input type="checkbox"/> Hays Trinity <input type="checkbox"/> Plum Creek	<input type="checkbox"/> Barton Springs/ Edwards Aquifer	NA
City(ies) Jurisdiction	<input type="checkbox"/> Austin <input type="checkbox"/> Buda <input type="checkbox"/> Dripping Springs <input type="checkbox"/> Kyle <input type="checkbox"/> Mountain City <input type="checkbox"/> San Marcos <input type="checkbox"/> Wimberley <input type="checkbox"/> Woodcreek	<input type="checkbox"/> Austin <input type="checkbox"/> Bee Cave <input type="checkbox"/> Pflugerville <input type="checkbox"/> Rollingwood <input type="checkbox"/> Round Rock <input type="checkbox"/> Sunset Valley <input type="checkbox"/> West Lake Hills	<input type="checkbox"/> Austin <input type="checkbox"/> Cedar Park <input type="checkbox"/> Florence <input type="checkbox"/> Georgetown <input type="checkbox"/> Jerrell <input type="checkbox"/> Leander <input type="checkbox"/> Liberty Hill <input type="checkbox"/> Pflugerville <input checked="" type="checkbox"/> Round Rock

San Antonio Region					
County:	Bexar	Comal	Kinney	Medina	Uvalde
Original (1 req.)	—	—	—	—	—
Region (1 req.)	—	—	—	—	—
County(ies)	—	—	—	—	—
Groundwater Conservation District(s)	<input type="checkbox"/> Edwards Aquifer Authority <input type="checkbox"/> Trinity-Glen Rose	<input type="checkbox"/> Edwards Aquifer Authority	<input type="checkbox"/> Kinney	<input type="checkbox"/> EAA <input type="checkbox"/> Medina	<input type="checkbox"/> EAA <input type="checkbox"/> Uvalde
City(ies) Jurisdiction	<input type="checkbox"/> Castle Hills <input type="checkbox"/> Fair Oaks Ranch <input type="checkbox"/> Helotes <input type="checkbox"/> Hill Country Village <input type="checkbox"/> Hollywood Park <input type="checkbox"/> San Antonio (SAWS) <input type="checkbox"/> Shavano Park	<input type="checkbox"/> Bulverde <input type="checkbox"/> Fair Oaks Ranch <input type="checkbox"/> Garden Ridge <input type="checkbox"/> New Braunfels <input type="checkbox"/> Schertz	NA	<input type="checkbox"/> San Antonio ETJ (SAWS)	NA

I certify that to the best of my knowledge, that the application is complete and accurate. This application is hereby submitted to TCEQ for administrative review and technical review.

Sarah Honeycutt - GPD Group - Agent for Tesla

Print Name of Customer/Authorized Agent

Sarah Honeycutt
Signature of Customer/Authorized Agent

11/13/2023
Date

****FOR TCEQ INTERNAL USE ONLY****

Date(s) Reviewed:		Date Administratively Complete:	
Received From:		Correct Number of Copies:	
Received By:		Distribution Date:	
EAPP File Number:		Complex:	
Admin. Review(s) (No.):		No. AR Rounds:	
Delinquent Fees (Y/N):		Review Time Spent:	
Lat./Long. Verified:		SOS Customer Verification:	
Agent Authorization Complete/Notarized (Y/N):		Fee Check:	Payable to TCEQ (Y/N):
Core Data Form Complete (Y/N):			Signed (Y/N):
Core Data Form Incomplete Nos.:			Less than 90 days old (Y/N):

General Information Form

Texas Commission on Environmental Quality

For Regulated Activities on the Edwards Aquifer Recharge and Transition Zones and Relating to 30 TAC §213.4(b) & §213.5(b)(2)(A), (B) Effective June 1, 1999

To ensure that the application is administratively complete, confirm that all fields in the form are complete, verify that all requested information is provided, consistently reference the same site and contact person in all forms in the application, and ensure forms are signed by the appropriate party.

Note: Including all the information requested in the form and attachments contributes to more streamlined technical reviews.

Signature

To the best of my knowledge, the responses to this form accurately reflect all information requested concerning the proposed regulated activities and methods to protect the Edwards Aquifer. This **General Information Form** is hereby submitted for TCEQ review. The application was prepared by:

Print Name of Customer/Agent: GPD GROUP PROFESSIONAL CORPORATION ON BEHALF OF TESLA, INC.

Date: 11/14/2023

Signature of Customer/Agent



Project Information

1. Regulated Entity Name: UNIVERSITY COMMONS PHASE 2

2. County: WILLIAMSON

3. Stream Basin: BUSHY CREEK

4. Groundwater Conservation District (If applicable): _____

5. Edwards Aquifer Zone:

☒ Recharge Zone

☐ Transition Zone

6. Plan Type:

☐ WPAP

☐ SCS

☐ Modification

☐ AST

☐ UST

☒ Exception Request

7. Customer (Applicant):

Contact Person: JACOB FINLEY
Entity: TESLA, INC.
Mailing Address: 3500 DEER CREEK ROAD
City, State: PALO ALTO, CA Zip: 94304
Telephone: (346) 546-7527 FAX: _____
Email Address: JFINLEY@TESLA.COM

8. Agent/Representative (If any):

Contact Person: SARAH HONEYCUTT
Entity: GPD GROUP PROFESSIONAL CORPORATION
Mailing Address: 520 SOUTH MAIN STREET, SUITE 2531
City, State: AKRON, OH Zip: 44311
Telephone: 330-572-3508 FAX: _____
Email Address: SHONEYCUTT@GPDGROUP.COM

9. Project Location:

- ☒ The project site is located inside the city limits of ROUND ROCK
☐ The project site is located outside the city limits but inside the ETJ (extra-territorial jurisdiction) of _____.
☐ The project site is not located within any city's limits or ETJ.

10. ☒ The location of the project site is described below. The description provides sufficient detail and clarity so that the TCEQ's Regional staff can easily locate the project and site boundaries for a field investigation.

210 University Blvd., Suite 700, Round Rock, TX 78665. (Coordinates: 30.562397°, -97.689661°)

11. ☒ **Attachment A – Road Map.** A road map showing directions to and the location of the project site is attached. The project location and site boundaries are clearly shown on the map.

12. ☒ **Attachment B - USGS / Edwards Recharge Zone Map.** A copy of the official 7 ½ minute USGS Quadrangle Map (Scale: 1" = 2000') of the Edwards Recharge Zone is attached. The map(s) clearly show:

- ☒ Project site boundaries.
☒ USGS Quadrangle Name(s).
☒ Boundaries of the Recharge Zone (and Transition Zone, if applicable).
☒ Drainage path from the project site to the boundary of the Recharge Zone.

13. ☒ **The TCEQ must be able to inspect the project site or the application will be returned.** Sufficient survey staking is provided on the project to allow TCEQ regional staff to locate the boundaries and alignment of the regulated activities and the geologic or manmade features noted in the Geologic Assessment.

☒ Survey staking will be completed by this date: TBD

14. ☒ **Attachment C – Project Description.** Attached at the end of this form is a detailed narrative description of the proposed project. The project description is consistent throughout the application and contains, at a minimum, the following details:

- ☒ Area of the site
- ☒ Offsite areas
- ☒ Impervious cover
- ☒ Permanent BMP(s)
- ☒ Proposed site use
- ☒ Site history
- ☒ Previous development
- ☒ Area(s) to be demolished

15. Existing project site conditions are noted below:

- ☒ Existing commercial site
- ☐ Existing industrial site
- ☐ Existing residential site
- ☒ Existing paved and/or unpaved roads
- ☐ Undeveloped (Cleared)
- ☐ Undeveloped (Undisturbed/Uncleared)
- ☐ Other: _____

Prohibited Activities

16. ☒ I am aware that the following activities are prohibited on the Recharge Zone and are not proposed for this project:

- (1) Waste disposal wells regulated under 30 TAC Chapter 331 of this title (relating to Underground Injection Control);
- (2) New feedlot/concentrated animal feeding operations, as defined in 30 TAC §213.3;
- (3) Land disposal of Class I wastes, as defined in 30 TAC §335.1;
- (4) The use of sewage holding tanks as parts of organized collection systems; and
- (5) New municipal solid waste landfill facilities required to meet and comply with Type I standards which are defined in §330.41(b), (c), and (d) of this title (relating to Types of Municipal Solid Waste Facilities).
- (6) New municipal and industrial wastewater discharges into or adjacent to water in the state that would create additional pollutant loading.

17. ☐ I am aware that the following activities are prohibited on the Transition Zone and are not proposed for this project:

- (1) Waste disposal wells regulated under 30 TAC Chapter 331 (relating to Underground Injection Control);
- (2) Land disposal of Class I wastes, as defined in 30 TAC §335.1; and

- (3) New municipal solid waste landfill facilities required to meet and comply with Type I standards which are defined in §330.41 (b), (c), and (d) of this title.

Administrative Information

18. The fee for the plan(s) is based on:

- ☐ For a Water Pollution Abatement Plan or Modification, the total acreage of the site where regulated activities will occur.
- ☐ For an Organized Sewage Collection System Plan or Modification, the total linear footage of all collection system lines.
- ☐ For a UST Facility Plan or Modification or an AST Facility Plan or Modification, the total number of tanks or piping systems.
- ☒ A request for an exception to any substantive portion of the regulations related to the protection of water quality.
- ☐ A request for an extension to a previously approved plan.

19. ☒ Application fees are due and payable at the time the application is filed. If the correct fee is not submitted, the TCEQ is not required to consider the application until the correct fee is submitted. Both the fee and the Edwards Aquifer Fee Form have been sent to the Commission's:

- ☐ TCEQ cashier
- ☒ Austin Regional Office (for projects in Hays, Travis, and Williamson Counties)
- ☐ San Antonio Regional Office (for projects in Bexar, Comal, Kinney, Medina, and Uvalde Counties)

20. ☒ Submit one (1) original and one (1) copy of the application, plus additional copies as needed for each affected incorporated city, groundwater conservation district, and county in which the project will be located. The TCEQ will distribute the additional copies to these jurisdictions. The copies must be submitted to the appropriate regional office.

21. ☒ No person shall commence any regulated activity until the Edwards Aquifer Protection Plan(s) for the activity has been filed with and approved by the Executive Director.

ATTACHMENT A

ROAD MAP



Banana Republic Factory Store

Round Rock Premium Outlets

Duluth Trading Company

PROJECT AREA

H-E-B

210 University Blvd

Summer Moon Coffee

Chick

431

IKEA

JOANN Fabric and Crafts

EAST CHANDLER RD RETAIL

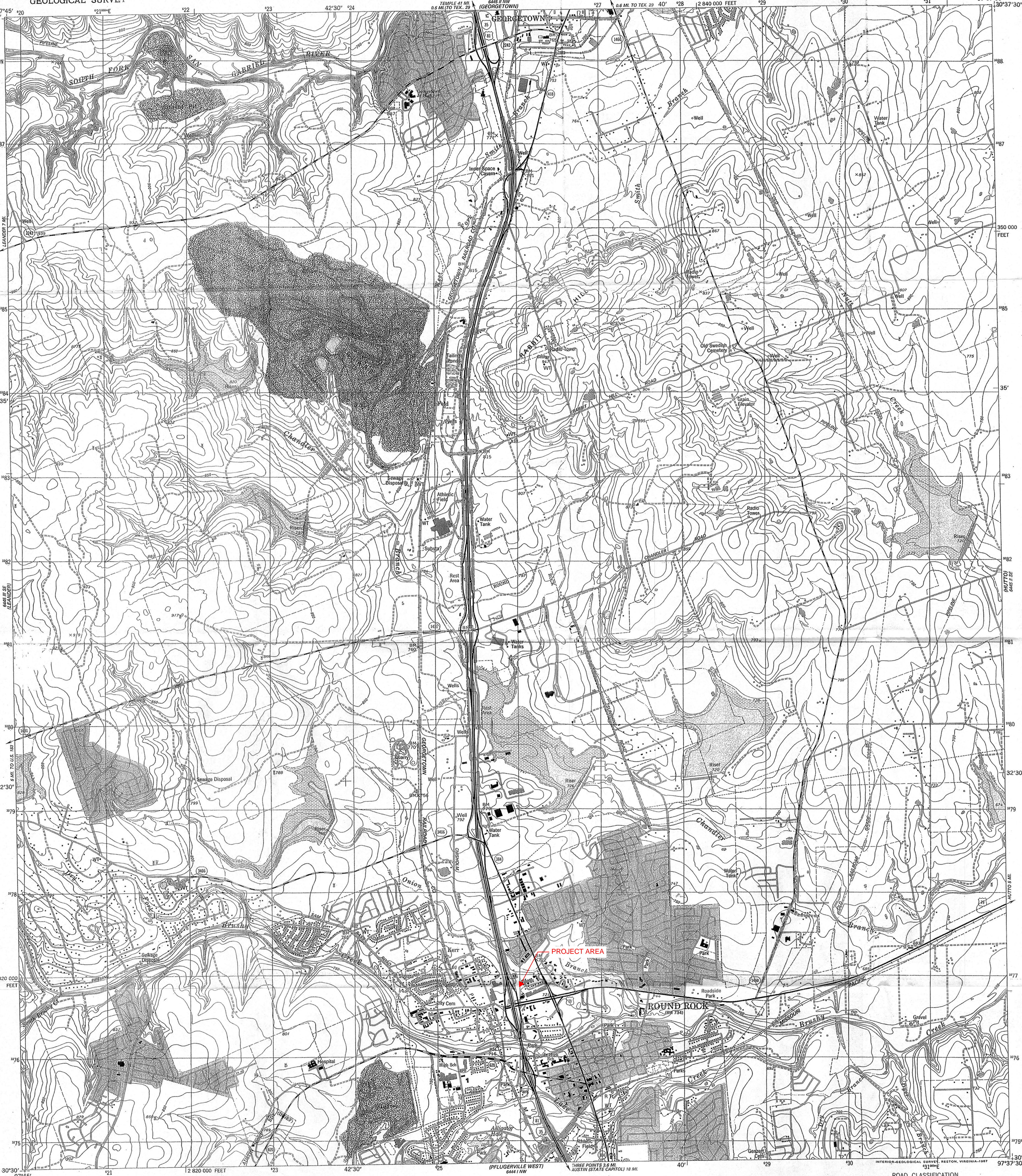
OA

ATTACHMENT B

USGS / EDWARDS RECHARGE ZONE MAP

UNITED STATES
DEPARTMENT OF THE INTERIOR
GEOLOGICAL SURVEY

ROUND ROCK QUADRANGLE
TEXAS-WILLIAMSON CO.
7.5 MINUTE SERIES (TOPOGRAPHIC)
SW/4 ROUND ROCK 15' QUADRANGLE



Mapped, edited and published by the Geological Survey
Control by USGS and NOS/NOAA
Topography by photogrammetric methods from aerial photographs
Field checked 1975. Revised from aerial photographs
Field checked 1986. Map edited 1987
F 1:250,000-foot grid ticks: Texas
Central zone (Lambert conformal conic)
1927
To place on the predicted North American Datum 1983
move the projection lines 17 meters south and
28 meters east as shown by dashed corner ticks
Fine red dashed lines indicate selected fence lines
Red tint indicates areas in which only landmark buildings are shown

Areas covered by dashed light-blue pattern
are subject to controlled inundation

SCALE 1:24,000
CONTOUR INTERVAL 10 FEET
NATIONAL GEODETIC VERTICAL DATUM OF 1929

THIS MAP COMPLIES WITH NATIONAL MAP ACCURACY STANDARDS
FOR SALE BY U.S. GEOLOGICAL SURVEY, DENVER, COLORADO 80225, OR RESTON, VIRGINIA 22092
A FOLDER DESCRIBING TOPOGRAPHIC MAPS AND SYMBOLS IS AVAILABLE ON REQUEST



3097-312

MILLER BLUEPRINT CO.
P.O. BOX 2065 78768
AUSTIN, TEXAS
1-800-252-3469

ROAD CLASSIFICATION
Primary highway, hard surface
Secondary highway, hard surface
Light-duty road, hard or improved surface
Unimproved road
Interstate Route
U.S. Route
State Route

ROUND ROCK, TEX.
SW/4 ROUND ROCK 15' QUADRANGLE
30097-E6-TF-024
1987
DMA 8445 11 SW-SERIES V882



ATTACHMENT C
PROJECT DESCRIPTION

ATTACHMENT C – PROJECT DESCRIPTION

Existing Description

The existing project area consists of an existing parking lot area that provides parking for several area retail and restaurant buildings. The entire parcel includes 21.03 acres.

Proposed Project Description

The proposed project area consists of 0.17 acres (7,486 SF) for the Tesla Supercharging Station. The new impervious coverage is 0.28 acres (6,266 SF) with a net increase of impervious area 0.002 acres (93 SF). The project will alter the existing parking islands to accommodate the charging stations equipment which includes charging cabinets, utility transformer, switchgear, and other utility related equipment. The existing stormwater system collection system, wastewater collection system will remain unaltered as part of this project scope. The project is located within the City of Round Rock and will conform to all applicable codes, ordinances, and requirements of the City of Round Rock.

Drainage Summary	Square Foot	Acres
Project Area	7,486	0.17
Existing Impervious Area	6,359	0.14
Existing Pervious Area	1,127	0.025
Proposed Impervious Area	6,266	0.14
Proposed Pervious Area	1,220	0.28
Net Increase Impervious Area	93	0.002



Recharge and Transition Zone Exception Request Form

Texas Commission on Environmental Quality

30 TAC §213.9 Effective June 1, 1999

To ensure that the application is administratively complete, confirm that all fields in the form are complete, verify that all requested information is provided, consistently reference the same site and contact person in all forms in the application, and ensure forms are signed by the appropriate party.

Note: Including all the information requested in the form and attachments contributes to more streamlined technical reviews.

Signature

To the best of my knowledge, the responses to this form accurately reflect all information requested concerning the proposed regulated activities and methods to protect the Edwards Aquifer. This **Recharge and Transition Zone Exception Request Form** is hereby submitted for TCEQ review and executive director approval. The request was prepared by:

Print Name of Customer/Agent: GPD GROUP PROFESSIONAL CORPORATION ON BEHALF OF TESLA, INC.

Date: 11/14/2023

Signature of Customer/Agent: _____



Regulated Entity Name: UNIVERSITY COMMONS PHASE 2

Exception Request

1. ☒ **Attachment A - Nature of Exception.** A narrative description of the nature of each exception requested is attached. All provisions of 30 TAC §213 Subchapter A for which an exception is being requested have been identified in the description.
2. ☒ **Attachment B - Documentation of Equivalent Water Quality Protection.** Documentation demonstrating equivalent water quality protection for the Edwards Aquifer is attached.

Administrative Information

3. ☒ Submit one (1) original and one (1) copy of the application, plus additional copies as needed for each affected incorporated city, groundwater conservation district, and county in which the project will be located. The TCEQ will distribute the additional copies to these jurisdictions. The copies must be submitted to the appropriate regional office.
4. ☒ The applicant understands that no exception will be granted for a prohibited activity in Chapter 213.
5. ☒ The applicant understands that prior approval under this section must be obtained from the executive director for the exception to be authorized.

ATTACHMENT A – NATURE OF EXCEPTION

GPD Group Professional Corporation on behalf of Tesla, Inc. is requesting Recharge and Transition Zone Exception as the size of their Supercharging Station will not impact the Edwards Aquifer. Tesla is proposing to install their Supercharging Station within an existing parking lot area located at 210 University Boulevard, Unit 700 within the limits of City of Round Rock, Texas. The project will alter the existing parking islands to accommodate the charging stations equipment which includes charging cabinets, utility transformer, switchgear, and other related utility equipment. In addition to creating a raised curb area for the 16 charging posts at the headend of the parking stalls and four accessible charging posts.

The proposed project area consists of 0.17 acres (7,486 SF) for the Tesla Supercharging Station. The new impervious coverage is 0.28 acres (6,266 SF) with a net increase of impervious area 0.002 acres (93 SF). The existing stormwater system collection system, wastewater collection system will remain unaltered as part of this project scope. The project is located within the City of Round Rock and will conform to all applicable codes, ordinances, and requirements of the City of Round Rock.



ATTACHMENT B – DOCUMENTATION OF EQUIVALENT WATER QUALITY PROTECTION



Bryan W. Shaw, Ph.D., Chairman
Carlos Rubinstein, Commissioner
Toby Baker, Commissioner
Zak Covar, Executive Director



COPY

TEXAS COMMISSION ON ENVIRONMENTAL QUALITY

Protecting Texas by Reducing and Preventing Pollution

January 4, 2013

Mr. Milo Burdette
Chandler IH 35 Retail Ltd.
801 Congress Avenue, Suite 300
Austin, TX 78701

Re: Edwards Aquifer, Williamson County
University Commons Phase 2, Northwest corner of University Boulevard and Oakmont Drive; Round Rock, Texas
Request for Approval of a Water Pollution Abatement Plan (WPAP) and Organized Sewage Collection System (SCS)
30 Texas Administrative Code (TAC) Chapter 213 Edwards Aquifer
Edwards Aquifer Protection Program ID No. 11-12110101 and 11-12110501; Investigation No. 1043675; Regulated Entity No. RN106541568

Dear Mr. Burdette:

The Texas Commission on Environmental Quality (TCEQ) has completed its review of the WPAP and SCS Applications for the above-referenced project submitted to the Austin Regional Office by Bury + Partners, Inc. on behalf of Chandler IH 35 Retail Ltd. on November 1, 2012 and November 5, 2012. Final review of the WPAP and SCS was completed after additional material was received on December 21, December 27 and December 28, 2012. As presented to the TCEQ, the Temporary Permanent Best Management Practices (BMPs) and construction plans were prepared by a Texas Licensed Professional Engineer to be in general compliance with the requirements of 30 TAC Chapter 213 and 30 TAC Chapter 217. These planning materials were sealed, signed and dated by a Texas Licensed Professional Engineer. Therefore, based on the engineer's concurrence of compliance, the planning materials for construction of the proposed project and pollution abatement measures are hereby approved subject to applicable state rules and the conditions in this letter. The applicant or a person affected may file with the chief clerk a motion for reconsideration of the executive director's final action on this Edwards Aquifer Protection Plan. A motion for reconsideration must be filed no later than 23 days after the date of this approval letter. *This approval expires two (2) years from the date of this letter unless, prior to the expiration date, more than 10 percent of the construction has commenced on the project or an extension of time has been requested.*

BACKGROUND

This site will consist of two drainage areas: one drainage area will flow to an existing Wet Pond (EAPP ID 11-07071702) and the other drainage area will flow to an existing Sedimentation/Filtration Pond (EAPP ID 11-06082403). There are 2 SCS systems in this project, Wastewater Line A and Wastewater Line B.

PROJECT DESCRIPTION

This proposed project will consist of 5 separate retail and restaurant buildings, associated parking, drive-aisles, stormwater system, wastewater collection system, and a domestic/fire service water loop totaling 171,934 SF. The entire project area is 21.03 acres, with 18.83 acres of new impervious cover (IC).

The proposed Sewage Collection System for the University Commons Phase 2 development includes approximately 844 linear feet of 8-inch diameter SDR 26 PVC ASTM D 3034 wastewater line, four manholes, and two water-wastewater line crossings. Based on the LUE calculations, the proposed development will have approximately 306,420 gpd peak wet weather flow. The manholes are precast concrete wastewater manholes per City of Round Rock details. Buildings A, B, and G will connect to Wastewater Line A. Building C, D, and E will connect to Wastewater Line B. The proposed sewage collection system will provide disposal service for this commercial development.

The system will be connected to an existing City of Round Rock wastewater line for conveyance to the Brushy Creek Region Wastewater Treatment Plant (East) for treatment and disposal. The project is located within the City of Round Rock and will conform to all applicable codes, ordinances, and requirements of the City of Round Rock.

PERMANENT POLLUTION ABATEMENT MEASURES

To prevent the pollution of stormwater runoff originating on-site or upgradient of the site and potentially flowing across and off the site after construction, an existing Wet Pond and an existing Sedimentation/ Filtration Pond that were previously approved and constructed, designed using the TCEQ technical guidance document, Complying with the Edwards Aquifer Rules: Technical Guidance on Best Management Practices (2005), will be used to treat stormwater runoff. The required total suspended solids (TSS) treatment for this entire project (University Commons Phase 1, University Commons Phase 2, and the Chase Bank Project) is 22,274 pounds of TSS generated from the 25.59 acres of total final impervious cover. The required total suspended solids (TSS) treatment for this project (University Commons Phase 2) is 16,389 pounds of TSS generated from the 18.83 acres of new impervious cover. The approved measures meet the required 80 percent removal of the increased load in TSS caused by the project.

GEOLOGY

The Geologic Assessment was conducted on November 1, 2005 by Terracon. The assessment was for the whole University Commons 35-acre tract. The surficial geologic units identified on the site were the Georgetown Formation and the Edwards Formation. A fault was identified on the southeastern corner of the site. The geologist stated that the inferred fault trends north-northeast and is associated with the Balcones Fault Zone, however, no surface expression of the fault was noted in the Geologic Assessment.

A site investigation was conducted by a representative of the Austin Regional Office on December 10, 2012. The geology of the site was generally as described in the Geologic Assessment. No surface expression of the fault was identified during the TCEQ site assessment. No other features were identified on this site.

SPECIAL CONDITIONS

- I. All sediment and/or media removed from the water quality basin during maintenance activities shall be properly disposed of according to 30 TAC 330 or 30 TAC 335, as applicable.
- II. This water pollution abatement plan does not approve the installation of the fuel station and car wash referenced in the application. A separate approval by the Executive Director is necessary prior to installation of the referenced facilities.
- III. The geologic assessment indicates that an inferred fault exists on this project site. When excavating in the vicinity of the inferred fault, provide an assessment of it by a Texas Licensed Professional Geologist. If the fault is determined to allow rapid infiltration to the subsurface, construction may not resume in the area of the feature until a protection plan has been reviewed and accepted by the executive director. If the geologist determines that the fault does not allow rapid infiltration to the subsurface, the geologist's assessment must be submitted within 30 days of completion of the assessment. It is recommended that the evaluation of the fault be conducted as early as possible in the scheduled activities to prevent possible delays.
- IV. It is emphasized that where wastewater lines must bridge faults, caverns, sinkholes, or solution features the lines shall be constructed in a manner that will maintain the structural integrity of the pipe. When such sensitive features are encountered, 30 TAC §213.5(f)(2) requires that all regulated activities near the feature must be immediately suspended and the owner/developer shall immediately notify the Austin Regional Office. Additionally, when such geologic features are encountered which are bridged by construction, the location and extend of those features must be assessed by a geologist and must be reported to the Austin Regional Office in writing within two working days of discovery as required by 30 TAC §213.5(c)(3)(K). Construction may not resume in the area of the feature until the executive director has reviewed and approved the methods proposed to protect the aquifer from any potential adverse impacts.

STANDARD CONDITIONS

1. Pursuant to Chapter 7 Subchapter C of the Texas Water Code, any violations of the requirements in 30 TAC Chapter 213 may result in administrative penalties.
2. The holder of the approved Edwards Aquifer protection plan must comply with all provisions of 30 TAC Chapter 213 and all best management practices and measures contained in the approved plan. Additional and separate approvals, permits, registrations and/or authorizations from other TCEQ Programs (i.e., Stormwater, Water Rights, UIC) can be required depending on the specifics of the plan.
3. In addition to the rules of the Commission, the applicant may also be required to comply with state and local ordinances and regulations providing for the protection of water quality.

Prior to Commencement of Construction:

4. Within 60 days of receiving written approval of an Edwards Aquifer Protection Plan, the applicant must submit to the Austin Regional Office, proof of recordation of notice in the county deed records, with the volume and page number(s) of the county deed records of the county in which the property is located. A description of the property boundaries shall be

included in the deed recordation in the county deed records. A suggested form (Deed Recordation Affidavit, TCEQ-0625) that you may use to deed record the approved WPAP is enclosed.

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

During Construction:

10. During the course of regulated activities related to this project, the applicant or agent shall comply with all applicable provisions of 30 TAC Chapter 213 and Chapter 217, Edwards Aquifer. The applicant shall remain responsible for the provisions and conditions of this approval until such responsibility is legally transferred to another person or entity.
11. This approval does not authorize the installation of temporary aboveground storage tanks on this project. If the contractor desires to install a temporary aboveground storage tank for use during construction, an application to modify this approval must be submitted and approved prior to installation. The application must include information related to tank location and spill containment. Refer to Standard Condition No. 6, above.
12. If any sensitive feature (caves, solution cavities, sink holes, etc.) is discovered during construction, all regulated activities near the feature must be suspended immediately. The applicant or his agent must immediately notify the Austin Regional Office of the discovery of the feature. Regulated activities near the feature may not proceed until the executive

director has reviewed and approved the methods proposed to protect the feature and the aquifer from potentially adverse impacts to water quality. The plan must be sealed, signed, and dated by a Texas Licensed Professional Engineer.

13. No wells are located on this site. All water well including injection, dewatering, and monitoring wells must be in compliance with the requirements of the Texas Department of Licensing and Regulation under Title 16 TAC Chapter 76 (relating to Water Well Drillers and Pump Installers) and all other locally applicable rules, as appropriate.
14. If sediment escapes the construction site, the sediment must be removed at a frequency sufficient to minimize offsite impacts to water quality (e.g., fugitive sediment in street being washed into surface streams or sensitive features by the next rain). Sediment must be removed from sediment traps or sedimentation ponds not later than when design capacity has been reduced by 50 percent. Litter, construction debris, and construction chemicals shall be prevented from becoming stormwater discharge pollutants.
15. Intentional discharges of sediment laden water are not allowed. If dewatering becomes necessary, the discharge will be filtered through appropriately selected best management practices. These may include vegetated filter strips, sediment traps, rock berms, silt fence rings, etc.
16. The following records shall be maintained and made available to the executive director upon request: the dates when major grading activities occur, the dates when construction activities temporarily or permanently cease on a portion of the site, and the dates when stabilization measures are initiated.
17. Stabilization measures shall be initiated as soon as practicable in portions of the site where construction activities have temporarily or permanently ceased, and construction activities will not resume within 21 days. When the initiation of stabilization measures by the 14th day is precluded by weather conditions, stabilization measures shall be initiated as soon as practicable.
18. No part of the system shall be used as a holding tank for a pump-and-haul operation.

After Completion of Construction:

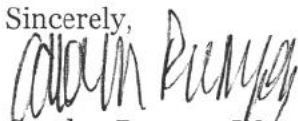
19. The applicant shall be responsible for maintaining the permanent BMPs after construction until such time as the maintenance obligation is either assumed in writing by another entity having ownership or control of the property (such as without limitation, an owner's association, a new property owner or lessee, a district, or municipality) or the ownership of the property is transferred to the entity. The regulated entity shall then be responsible for maintenance until another entity assumes such obligations in writing or ownership is transferred. A copy of the transfer of responsibility must be filed with the executive director through Austin Regional Office within 30 days of the transfer. A copy of the transfer form (TCEQ-10263) is enclosed.
20. Upon legal transfer of this property, the new owner(s) is required to comply with all terms of the approved Edwards Aquifer protection plan. If the new owner intends to commence any new regulated activity on the site, a new Edwards Aquifer protection plan that specifically addresses the new activity must be submitted to the executive director. Approval of the plan for the new regulated activity by the executive director is required prior to commencement of the new regulated activity.
21. Certification by a Texas Licensed Professional Engineer of the testing of sewage collection systems required by 30 TAC Chapter 213 and Chapter 217 shall be submitted to the Austin

Regional Office within 30 days of test completion and prior to the new sewage collection system being put into service. The certification should include the project name as it appeared on the approved application, the program ID number, and two copies of a site plan sheet(s) indicating the wastewater lines that were tested and are being certified as complying with the appropriate regulations.

22. Every five years after the initial certification, the sewage collection system shall be retested. Any lines that fail the test must be repaired and retested. Certification that the system continues to meet the requirements of 30 TAC Chapter 213 and Chapter 217 shall be submitted to the Austin Regional Office. The certification should include the project name as it appeared on the approved application, the program ID number and two copies of a site plan sheet(s) indicating the wastewater lines that were tested and are being certified as complying with the appropriate regulations.
23. If ownership of this organized sewage collection system is legally transferred (e.g., developer to city or Municipal Utility District), the new owner(s) is required to comply with all terms of the approved Edwards Aquifer protection plan. If the new owner intends to commence any new regulated activity on the site, a new Edwards Aquifer protection plan that specifically addresses the new activity must be submitted to the executive director. Approval of the plan for the new regulated activity by the executive director is required prior to commencement of the new regulated activity.
24. At project locations where construction is initiated and abandoned, or not completed, the site shall be returned to a condition such that the aquifer is protected from potential contamination.
25. An Edwards Aquifer protection plan approval or extension will expire and no extension will be granted if more than 50 percent of the total construction has not been completed within ten years from the initial approval of a plan. A new Edwards Aquifer protection plan must be submitted to the Austin Regional Office with the appropriate fees for review and approval by the executive director prior to commencing any additional regulated activities.

This action is taken under authority delegated by the Executive Director of the Texas Commission on Environmental Quality. If you have any questions or require additional information, please contact Ms. Tracey Janus of the Edwards Aquifer Protection Program of the Austin Regional Office at 512-339-2929.

Sincerely,



Carolyn Runyon, Water Section Manager
Austin Region Office
Texas Commission on Environmental Quality

CDR/taj

Mr. Milo Burdette

Page 7

January 4, 2013

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

cc: Mr. Erickson B. Mendoza, P.E., Bury + Partners, Inc.
Ms. Alysha Girard, P.E., Storm Water Manager, City of Round Rock
Mr. Joe M. England, P.E., County Engineer, Williamson County
TCEQ Central Records, Building F, MC 212

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GENERAL SHEET NOTES

- EXISTING PROPERTY LINES, RIGHT-OF-WAY BOUNDARIES, EASEMENT BOUNDARIES, SETBACKS, AND UTILITIES ARE SHOWN FOR REFERENCE ONLY.
- WHEN REQUIRED, CONTRACTOR SHALL REMOVE EXISTING PAVEMENT AND/OR CURB USING CLEAN SAWCUTS TO INSTALL PROPOSED UNDERGROUND CONDUITS OR PAVEMENT MODIFICATIONS AND REPLACE PAVEMENT AND/OR CURB AFTER CONDUITS AND/OR MODIFICATIONS HAVE BEEN INSTALLED. SEE ELECTRICAL SHEETS FOR CONDUIT ROUTING, APPROXIMATE CONDUIT RUN LENGTHS AND TRENCH DETAIL. CONTRACTOR SHALL MEET OR EXCEED EXISTING PAVEMENT SPECIFICATIONS. NOTIFY ENGINEER OF ANY DISCREPANCIES PRIOR TO PERFORMING WORK.
- CONTRACTOR SHALL DE-LIMB EXISTING TREES AS NECESSARY TO MAINTAIN NEC CLEARANCES, EQUIPMENT MANUFACTURER CLEARANCES, AND UTILITY REQUIRED CLEARANCES. CONTRACTOR SHALL MAKE TREE SHAPELY AND TYPICAL OF SPECIES PER ANSI A300 AND HORTICULTURAL STANDARDS.
- ANY DIRT, MUD, ROCKS, DEBRIS, ETC. THAT IS SPILLED, TRACKED, OR OTHERWISE DEPOSITED ON ANY EXISTING PAVED STREETS SHALL BE CLEANED UP IMMEDIATELY.
- ALL DISTURBED AREAS SHALL BE REGENERATED PER CORR SPECIFICATIONS.
- STABILIZED CONSTRUCTION ENTRANCE IS NOT REQUIRED BY THE CITY.

LEGEND

(SEE SHEET C-003 FOR EXISTING LEGEND)

- TREE PROTECTION FENCE, SEE DETAIL THIS SHEET
- PROPOSED INLET PROTECTION. CONTRACTOR TO VERIFY PER LOCAL JURISDICTION'S BEST MANAGEMENT PRACTICES.
- APPROXIMATE LIMITS OF DISTURBANCE
- PROPOSED SILT SOCK OR APPROVED EQUIVALENT. CONTRACTOR TO VERIFY PER LOCAL JURISDICTION'S BEST MANAGEMENT PRACTICES.
- RUNOFF FLOW DIRECTION ARROW

REV.	DATE	DESCRIPTION
A	05/03/2023	ISSUED FOR SITE SKETCH
B	05/09/2023	ISSUED FOR 90% REVIEW
C	05/23/2023	ISSUED FOR 90% REVIEW
D	06/12/2023	ISSUED FOR SIGN & SEAL
0	09/15/2023	REVISED SAS PER 9/12/23 JHI COMMENTS

FOR REFERENCE ONLY

TESLA SUPERCHARGER STATION
210 UNIVERSITY BLVD, SUITE 700 (TESLA
SUPERCHARGER) ROUND ROCK, TX 78665

PROJECT MANAGER	DESIGNER
IM	ELH

JOB NO.
2023141.75

ATT. G

TESLA
3500 DEER CREEK RD.
PALO ALTO, CA 94304
(650) 681-5000

FIRM# 16477

DRAINAGE AREA MAP

Temporary Stormwater Section

Texas Commission on Environmental Quality

for Regulated Activities on the Edwards Aquifer Recharge Zone and Relating to 30 TAC §213.5(b)(4)(A), (B), (D)(I) and (G); Effective June 1, 1999

To ensure that the application is administratively complete, confirm that all fields in the form are complete, verify that all requested information is provided, consistently reference the same site and contact person in all forms in the application, and ensure forms are signed by the appropriate party.

Note: Including all the information requested in the form and attachments contributes to more streamlined technical reviews.


Signature

To the best of my knowledge, the responses to this form accurately reflect all information requested concerning the proposed regulated activities and methods to protect the Edwards Aquifer. This **Temporary Stormwater Section** is hereby submitted for TCEQ review and executive director approval. The application was prepared by:

Print Name of Customer/Agent: GPD GROUP PROFESSIONAL CORPORATION ON BEHALF OF TESLA, INC.

Date: 10/16/2023

Signature of Customer/Agent:



Regulated Entity Name: UNIVERSITY COMMONS PHASE 2

Project Information

Potential Sources of Contamination

Examples: Fuel storage and use, chemical storage and use, use of asphaltic products, construction vehicles tracking onto public roads, and existing solid waste.

1. Fuels for construction equipment and hazardous substances which will be used during construction:

☐ The following fuels and/or hazardous substances will be stored on the site: _____

These fuels and/or hazardous substances will be stored in:

- ☐ Aboveground storage tanks with a cumulative storage capacity of less than 250 gallons will be stored on the site for less than one (1) year.

- ☐ Aboveground storage tanks with a cumulative storage capacity between 250 gallons and 499 gallons will be stored on the site for less than one (1) year.
- ☐ Aboveground storage tanks with a cumulative storage capacity of 500 gallons or more will be stored on the site. An Aboveground Storage Tank Facility Plan application must be submitted to the appropriate regional office of the TCEQ prior to moving the tanks onto the project.
- ☒ Fuels and hazardous substances will not be stored on the site.
- 2. ☒ **Attachment A - Spill Response Actions.** A site specific description of the measures to be taken to contain any spill of hydrocarbons or hazardous substances is attached.
- 3. ☐ Temporary aboveground storage tank systems of 250 gallons or more cumulative N/A storage capacity must be located a minimum horizontal distance of 150 feet from any domestic, industrial, irrigation, or public water supply well, or other sensitive feature.
- 4. ☒ **Attachment B - Potential Sources of Contamination.** A description of any activities or processes which may be a potential source of contamination affecting surface water quality is attached.

Sequence of Construction

- 5. ☒ **Attachment C - Sequence of Major Activities.** A description of the sequence of major activities which will disturb soils for major portions of the site (grubbing, excavation, grading, utilities, and infrastructure installation) is attached.
 - ☒ For each activity described, an estimate (in acres) of the total area of the site to be disturbed by each activity is given.
 - ☒ For each activity described, include a description of appropriate temporary control measures and the general timing (or sequence) during the construction process that the measures will be implemented.
- 6. ☒ Name the receiving water(s) at or near the site which will be disturbed or which will receive discharges from disturbed areas of the project: BUSHY CREEK

Temporary Best Management Practices (TBMPs)

Erosion control examples: tree protection, interceptor swales, level spreaders, outlet stabilization, blankets or matting, mulch, and sod. Sediment control examples: stabilized construction exit, silt fence, filter dikes, rock berms, buffer strips, sediment traps, and sediment basins. Please refer to the Technical Guidance Manual for guidelines and specifications. All structural BMPs must be shown on the site plan.

- 7. ☒ **Attachment D – Temporary Best Management Practices and Measures.** TBMPs and measures will prevent pollution of surface water, groundwater, and stormwater. The construction-phase BMPs for erosion and sediment controls have been designed to retain sediment on site to the extent practicable. The following information is attached:

- ☒ A description of how BMPs and measures will prevent pollution of surface water, groundwater or stormwater that originates upgradient from the site and flows across the site.
 - ☒ A description of how BMPs and measures will prevent pollution of surface water or groundwater that originates on-site or flows off site, including pollution caused by contaminated stormwater runoff from the site.
 - ☒ A description of how BMPs and measures will prevent pollutants from entering surface streams, sensitive features, or the aquifer.
 - ☒ A description of how, to the maximum extent practicable, BMPs and measures will maintain flow to naturally-occurring sensitive features identified in either the geologic assessment, TCEQ inspections, or during excavation, blasting, or construction.
8. ☐ The temporary sealing of a naturally-occurring sensitive feature which accepts recharge to the Edwards Aquifer as a temporary pollution abatement measure during active construction should be avoided.
- ☐ **Attachment E - Request to Temporarily Seal a Feature.** A request to temporarily seal a feature is attached. The request includes justification as to why no reasonable and practicable alternative exists for each feature.
- ☒ There will be no temporary sealing of naturally-occurring sensitive features on the site.
9. ☒ **Attachment F - Structural Practices.** A description of the structural practices that will be used to divert flows away from exposed soils, to store flows, or to otherwise limit runoff discharge of pollutants from exposed areas of the site is attached. Placement of structural practices in floodplains has been avoided.
10. ☒ **Attachment G - Drainage Area Map.** A drainage area map supporting the following requirements is attached:
- ☐ For areas that will have more than 10 acres within a common drainage area disturbed at one time, a sediment basin will be provided.
 - ☐ For areas that will have more than 10 acres within a common drainage area disturbed at one time, a smaller sediment basin and/or sediment trap(s) will be used.
 - ☐ For areas that will have more than 10 acres within a common drainage area disturbed at one time, a sediment basin or other equivalent controls are not attainable, but other TBMPs and measures will be used in combination to protect down slope and side slope boundaries of the construction area.
 - ☐ There are no areas greater than 10 acres within a common drainage area that will be disturbed at one time. A smaller sediment basin and/or sediment trap(s) will be used in combination with other erosion and sediment controls within each disturbed drainage area.

☒ There are no areas greater than 10 acres within a common drainage area that will be disturbed at one time. Erosion and sediment controls other than sediment basins or sediment traps within each disturbed drainage area will be used.

11. ☐ **Attachment H - Temporary Sediment Pond(s) Plans and Calculations.** Temporary sediment pond or basin construction plans and design calculations for a proposed temporary BMP or measure have been prepared by or under the direct supervision of a Texas Licensed Professional Engineer. All construction plans and design information must be signed, sealed, and dated by the Texas Licensed Professional Engineer. Construction plans for the proposed temporary BMPs and measures are attached.

☒ N/A

12. ☒ **Attachment I - Inspection and Maintenance for BMPs.** A plan for the inspection of each temporary BMP(s) and measure(s) and for their timely maintenance, repairs, and, if necessary, retrofit is attached. A description of the documentation procedures, recordkeeping practices, and inspection frequency are included in the plan and are specific to the site and/or BMP.
13. ☒ All control measures must be properly selected, installed, and maintained in accordance with the manufacturer's specifications and good engineering practices. If periodic inspections by the applicant or the executive director, or other information indicate a control has been used inappropriately, or incorrectly, the applicant must replace or modify the control for site situations.
14. ☒ If sediment escapes the construction site, off-site accumulations of sediment must be removed at a frequency sufficient to minimize offsite impacts to water quality (e.g., fugitive sediment in street being washed into surface streams or sensitive features by the next rain).
15. ☒ Sediment must be removed from sediment traps or sedimentation ponds not later than when design capacity has been reduced by 50%. A permanent stake will be provided that can indicate when the sediment occupies 50% of the basin volume.
16. ☒ Litter, construction debris, and construction chemicals exposed to stormwater shall be prevented from becoming a pollutant source for stormwater discharges (e.g., screening outfalls, picked up daily).

Soil Stabilization Practices

Examples: establishment of temporary vegetation, establishment of permanent vegetation, mulching, geotextiles, sod stabilization, vegetative buffer strips, protection of trees, or preservation of mature vegetation.

17. ☒ **Attachment J - Schedule of Interim and Permanent Soil Stabilization Practices.** A schedule of the interim and permanent soil stabilization practices for the site is attached.

- 18. ☒ Records must be kept at the site of the dates when major grading activities occur, the dates when construction activities temporarily or permanently cease on a portion of the site, and the dates when stabilization measures are initiated.
- 19. ☒ Stabilization practices must be initiated as soon as practicable where construction activities have temporarily or permanently ceased.

Administrative Information

- 20. ☒ All structural controls will be inspected and maintained according to the submitted and approved operation and maintenance plan for the project.
- 21. ☒ If any geologic or manmade features, such as caves, faults, sinkholes, etc., are discovered, all regulated activities near the feature will be immediately suspended. The appropriate TCEQ Regional Office shall be immediately notified. Regulated activities must cease and not continue until the TCEQ has reviewed and approved the methods proposed to protect the aquifer from any adverse impacts.
- 22. ☒ Silt fences, diversion berms, and other temporary erosion and sediment controls will be constructed and maintained as appropriate to prevent pollutants from entering sensitive features discovered during construction.

ATTACHMENT A

Spill Response Action

Materials necessary for spill cleanup and containment shall be kept onsite with clearly marked uses. Personnel at the site shall be trained in the use and procedures regarding spill containment.

Spills shall be immediately addressed. In the event of a large spill, contact the local fire department for assistance.

Any hazardous spill shall be appropriately reported to local, state, and federal officials as required.

Any spill shall be the responsibility of the site superintendent or project manager, including daily inspections. Other back-up personnel shall be appointed and shall have full authority to implement or modify any response to prevent future spills.

The spill containment plan, and responsible parties, with contact information shall be posted on site.

Reportable Quantities:

Upon determining that a reportable discharge or spill has occurred, the responsible person must notify the state. The threshold quantity that triggers the requirement to report a spill is called the Reportable Quantity (RQ). The reportable quantity depends on the type of substance released and where released. Different kind of spills are subject to different provisions of state and federal rules.

- Hazardous Substances – Spilled onto land - See “Final EQ” in Table 302.4 Title 40 CFR.
- Petroleum products used oil – Spilled onto land by non-exempt PST facility – 25 Gallons.

ATTACHMENT B

Potential Sources of Contamination

Construction will be limited to the construction of electrical equipment with associated equipment pads, trenching, and resurfacing as required. This activity will likely increase the number of visitors which could lead to an increase in trash at the site. In general, the development is not expected to expand the potential sources of contamination at the site.

ATTACHMENT C

Sequence of Major Activities

1. Install erosion control measures per approved plans.
 - 0.17 AC +/- Disturbed
2. Excavate, grade, and prepare subgrade.
 - 0.17 AC +/- Disturbed
3. Install electrical conduit.
 - 0.17 AC +/- Disturbed
4. Install and place concrete foundations.
 - 0.17 AC +/- Disturbed
5. Install conductors in electrical conduits.
 - 0.00 AC +/- Disturbed
6. Install equipment on concrete pads and connect all equipment.
 - 0.00 AC +/- Disturbed
7. Install new landscaping and vegetation.
 - 0.17 AC +/- Disturbed
8. Remove erosion control measures.
 - 0.00 AC +/- Disturbed

ATTACHMENT D

Temporary Best Management Practices and Measures

1. Filter Sock

- Filter sock shall be installed immediately downstream and along a constant elevation to filter sediment from the runoff of the disturbed areas.
- Additional filter sock shall be placed along the downstream shallow concentrated flow path to further filter any sediment from the runoff.
- Filter sock shall be placed such that they are at a constant elevation and are perpendicular to the sheet flow and shallow concentrated flow. Filter sock shall not redirect runoff, but instead allow runoff to follow existing drainage patterns.

2. Inlet Protection

- Inlet protection shall be installed at all drainage inlets that may receive runoff from the disturbed areas.
- Inlet protection shall be installed so as to maintain 3" of freeboard from the top of BMP to the top of the drainage structure.
- Inlet protection shall not impound more than 6" of runoff and shall maintain existing drainage patterns.

ATTACHMENT E

Request to Temporarily Seal a Feature

Not applicable, No temporary sealing of naturally occurring sensitive features is proposed.

ATTACHMENT F

Structural Practices

1. Filter sock will be placed along areas receiving sheet flow discharge from the disturbed areas.
2. Inlet protection will be placed at the receiving inlet.

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October 16, 2023 2:24 PM - R\vineyard



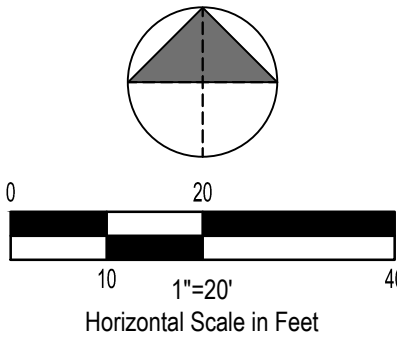
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LEGEND

(SEE SHEET C-003 FOR EXISTING LEGEND)

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- RUNOFF FLOW DIRECTION ARROW



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FOR REFERENCE ONLY

TESLA SUPERCHARGER STATION
210 UNIVERSITY BLVD, SUITE 700 (TESLA
SUPERCHARGER) ROUND ROCK, TX 78665

PROJECT MANAGER	DESIGNER
IM	ELH

JOB NO.
2023141.75

ATT. G

TESLA
3500 DEER CREEK RD.
PALO ALTO, CA 94304
(650) 681-5000

FIRM# 16477

DRAINAGE AREA MAP

ATTACHMENT H

Temporary Sediment Pond(s) Plans and Calculations

Not Applicable, No temporary sediment ponds proposed.

ATTACHMENT I

Inspection and Maintenance for BMPs

General for all BMPs.

- All control measures must be properly selected, installed, and maintained in accordance with the manufacturer's specifications and good engineering practices. If periodic inspections by the applicant or the executive director, or other information indicate a control has been used inappropriately, or incorrectly, the applicant must replace or modify the control for site situations.
- If sediment escapes the construction site, off-site accumulations of sediment must be removed at a frequency sufficient to minimize offsite impacts to water quality.
- Sediment must be removed from sediment traps not later than when design capacity has been reduced by 50%. A permanent stake will be provided that can indicate when the sediment occupies 50% of the sediment traps volume.
- Litter, construction debris, and construction chemicals exposed to stormwater shall be prevented from becoming a pollutant source for stormwater discharges.

Site Specific BMPs:

1. Filter Sock:
 - Inspection of filter sock shall be performed daily and immediately after precipitation until site is fully stabilized.
 - Remove and dispose of all debris and accumulated sediment.
 - Replace and reinstall any worn, damaged, or disturbed sections.
 - Maintain and secure a daily inspection log onsite at all times.
 - Inspections shall be performed by personnel that understands function and operation of BMPs. Personnel shall be competent at identifying and replacing areas of concern.
2. Inlet Protection:
 - Inspect inlet protection daily and immediately after precipitation until site is fully stabilized.
 - Remove and dispose of all debris and accumulated sediment.
 - Replace and reinstall any worn, damaged, or disturbed sections.
 - Maintain and secure a daily inspection log onsite at all times.
 - Inspections shall be performed by personnel that understands function and operation of BMPs. Personnel shall be competent at identifying and replacing areas of concern.

ATTACHMENT J

Schedule of Interim and Permanent Soil Stabilization Practices

General for all BMPs:

- Records must be kept at the site with the dates when major grading activities occur, when construction activities temporarily or permanently cease on a portion of the site, and when stabilization measures are initiated.
- Stabilization practices must be initiated as soon as practicable where construction activities have temporarily or permanently ceased.

Site Specific BMPs:

1. Temporary Vegetation
 - All disturbed areas left exposed shall be covered in temporary vegetation or mulch.
 - Temporary seeding shall conform to local germination conditions.
2. Permanent Vegetation
 - All Disturbed areas shall be fully stabilized with local climatic appropriate vegetation shall be guaranteed for a minimum of 2 years or replaced at no charge by the contractor.
 - Bare soils should be seeded or otherwise stabilized within 14 calendar days after final grading or where construction activity has temporarily ceased for more than 21 calendar days.

ADMINISTRATIVE INFORMATION

- All structural controls will be inspected and maintained according to the submitted and approved operation and maintenance plan for the project.
- If any geologic or manmade features, such as caves, faults, sinkholes, etc., are discovered, all regulated activities near the feature will be immediately suspended. The appropriate TCEQ Regional Office shall be immediately notified. Regulated activities must cease and not continue until the TCEQ has reviewed and approved the methods proposed to protect the aquifer from any adverse impacts.
- Silt fences, diversion berms, and other temporary erosion and sediment controls will be constructed and maintained as appropriate to prevent pollutants from entering sensitive features discovered during construction.

Agent Authorization Form
For Required Signature
Edwards Aquifer Protection Program
Relating to 30 TAC Chapter 213
Effective June 1, 1999

I JACOB FINLEY
Print Name

DESIGN MANAGER
Title - Owner/President/Other

of TESLA, INC.
Corporation/Partnership/Entity Name

have authorized SRAH HONEYCUTT - AGENT
Print Name of Agent/Engineer

of GPD GROUP PROFESSIONAL CORPORATION
Print Name of Firm

to represent and act on the behalf of the above named Corporation, Partnership, or Entity for the purpose of preparing and submitting this plan application to the Texas Commission on Environmental Quality (TCEQ) for the review and approval consideration of regulated activities.

I also understand that:

1. The applicant is responsible for compliance with 30 Texas Administrative Code Chapter 213 and any condition of the TCEQ's approval letter. The TCEQ is authorized to assess administrative penalties of up to \$10,000 per day per violation.
2. For those submitting an application who are not the property owner, but who have the right to control and possess the property, additional authorization is required from the owner.
3. Application fees are due and payable at the time the application is submitted. The application fee must be sent to the TCEQ cashier or to the appropriate regional office. The application will not be considered until the correct fee is received by the commission.
4. A notarized copy of the Agent Authorization Form must be provided for the person preparing the application, and this form must accompany the completed application.
5. No person shall commence any regulated activity on the Edwards Aquifer Recharge Zone, Contributing Zone or Transition Zone until the appropriate application for the activity has been filed with and approved by the Executive Director.

SIGNATURE PAGE:

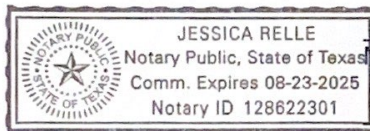
[Signature]
Applicant's Signature

11/02/2023
Date

THE STATE OF Texas §
County of Montgomery §

BEFORE ME, the undersigned authority, on this day personally appeared Wendy Finley known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that (s)he executed same for the purpose and consideration therein expressed.

GIVEN under my hand and seal of office on this 2 day of November 2023



Jessica Relle
NOTARY PUBLIC
Jessica Relle
Typed or Printed Name of Notary

MY COMMISSION EXPIRES: 08/23/2025

Owner Authorization Form

Texas Commission on Environmental Quality
for Required Signature
Edwards Aquifer Protection Program
Relating to 30 TAC Chapter 213
Effective June 1, 1999

Land Owner Authorization

I, Steven Schnur, Vice President of
Land Owner Signatory Name

BAEV-LaSalle Round Rock University Boulevard, LLC
Land Owner Name (Legal Entity or Individual)

am the owner of the property located at
210 University Blvd., Round Rock, TX

Legal description of the property referenced in the application

and am duly authorized in accordance with §213.4(c)(2) and §213.4(d)(1) or §213.23(c)(2) and §213.23(d) relating to the right to submit an application, signatory authority, and proof of authorized signatory.

I do hereby authorize TESLA, INC.

Applicant Name (Legal Entity or Individual)

to conduct RECHARGE AND TRANSITION ZONE EXECPTION REQUEST

Description of the proposed regulated activities

at 210 UNIVERSITY BLVD., ROUND ROCK, TX

Precise location of the authorized regulated activities

Land Owner Acknowledgement

I understand that BAEV-LaSalle Round Rock University Boulevard, LLC

Land Owner Name (Legal Entity or Individual)

Is ultimately responsible for compliance with the approved or conditionally approved Edwards Aquifer protection plan and any special conditions of the approved plan through all phases of plan implementation even if the responsibility for compliance and the right to possess and control the property referenced in the application has been contractually assumed by another legal entity. I further understand that any failure to comply with any condition of the executive director's approval is a violation is subject to administrative rule or orders and penalties as provided under §213.10 (relating to Enforcement). Such violation may also be subject to civil penalties and injunction.

Land Owner Signature

[Signature]
Land Owner Signature

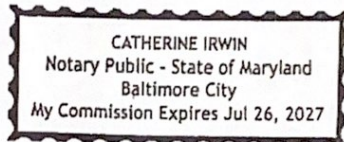
10/31/23
Date

THE STATE OF § Maryland
County of § Baltimore City

BEFORE ME, the undersigned authority, on this day personally appeared Steven Schnur
known to me to be the person whose name is subscribed to the foregoing instrument, and
acknowledged to me that (s)he executed same for the purpose and consideration therein expressed.

GIVEN under my hand and seal of office on this 31 day of October

[Signature]
NOTARY PUBLIC



Catherine Irwin
Typed or Printed Name of Notary

MY COMMISSION EXPIRES: July 26, 2027

Attached: (Mark all that apply)

- ☐ Lease Agreement
☐ Signed Contract
☐ Deed Recorded Easement
☒ Other legally binding document

Application Fee Form

Texas Commission on Environmental Quality

Name of Proposed Regulated Entity: University Commons Phase 2 - Tesla

Regulated Entity Location: 210 UNIVERSITY BLVD., ROUND ROCK, TX

Name of Customer: TESLA, INC.

Contact Person: JACOB FINLEY

Phone: (346) 546-7527

Customer Reference Number (if issued): CN 603087560

Regulated Entity Reference Number (if issued): RN 106541568

Austin Regional Office (3373)

☐ Hays

☐ Travis

☒ Williamson

San Antonio Regional Office (3362)

☐ Bexar

☐ Medina

☐ Uvalde

☐ Comal

☐ Kinney

Application fees must be paid by check, certified check, or money order, payable to the **Texas Commission on Environmental Quality**. Your canceled check will serve as your receipt. **This form must be submitted with your fee payment.** This payment is being submitted to:

☒ Austin Regional Office

☐ San Antonio Regional Office

☒ Mailed to: TCEQ - Cashier

☐ Overnight Delivery to: TCEQ - Cashier

Revenues Section

Mail Code 214

P.O. Box 13088

Austin, TX 78711-3088

12100 Park 35 Circle

Building A, 3rd Floor

Austin, TX 78753

(512)239-0357

Site Location (Check All That Apply):

☒ Recharge Zone

☐ Contributing Zone

☐ Transition Zone

Type of Plan	Size	Fee Due
Water Pollution Abatement Plan, Contributing Zone Plan: One Single Family Residential Dwelling	Acres	\$
Water Pollution Abatement Plan, Contributing Zone Plan: Multiple Single Family Residential and Parks	Acres	\$
Water Pollution Abatement Plan, Contributing Zone Plan: Non-residential	Acres	\$
Sewage Collection System	L.F.	\$
Lift Stations without sewer lines	Acres	\$
Underground or Aboveground Storage Tank Facility	Tanks	\$
Piping System(s)(only)	Each	\$
Exception	1 Each	\$ 500
Extension of Time	Each	\$

Signature: Jacob Finley

Digitally signed by Jacob Finley
DN: C=US, E=jfinley@tesla.com,
O=Tesla, CN=Jacob Finley
Date: 2023.11.02 14:29:18-05'00'

Date: 11/2/2023

Application Fee Schedule

Texas Commission on Environmental Quality

Edwards Aquifer Protection Program 30 TAC Chapter 213 (effective 05/01/2008)

Water Pollution Abatement Plans and Modifications

Contributing Zone Plans and Modifications

<i>Project</i>	<i>Project Area in Acres</i>	<i>Fee</i>
One Single Family Residential Dwelling	< 5	\$650
Multiple Single Family Residential and Parks	< 5	\$1,500
	5 < 10	\$3,000
	10 < 40	\$4,000
	40 < 100	\$6,500
	100 < 500	\$8,000
	≥ 500	\$10,000
Non-residential (Commercial, industrial, institutional, multi-family residential, schools, and other sites where regulated activities will occur)	< 1	\$3,000
	1 < 5	\$4,000
	5 < 10	\$5,000
	10 < 40	\$6,500
	40 < 100	\$8,000
	≥ 100	\$10,000

Organized Sewage Collection Systems and Modifications

<i>Project</i>	<i>Cost per Linear Foot</i>	<i>Minimum Fee- Maximum Fee</i>
Sewage Collection Systems	\$0.50	\$650 - \$6,500

Underground and Aboveground Storage Tank System Facility Plans and Modifications

<i>Project</i>	<i>Cost per Tank or Piping System</i>	<i>Minimum Fee- Maximum Fee</i>
Underground and Aboveground Storage Tank Facility	\$650	\$650 - \$6,500

Exception Requests

<i>Project</i>	<i>Fee</i>
Exception Request	\$500

Extension of Time Requests

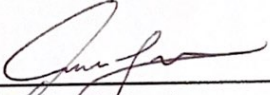
<i>Project</i>	<i>Fee</i>
Extension of Time Request	\$150

Applicant Acknowledgement

I, JACOB FINLEY of TESLA, INC.
Applicant Signatory Name Applicant Name (Legal Entity or Individual)
acknowledge that BAEV-LaSalle Round Rock University Boulevard, LLC
Land Owner Name (Legal Entity or Individual)
has provided TESLA, INC.
Applicant Name (Legal Entity or Individual)
with the right to possess and control the property referenced in the Edwards Aquifer protection plan.
I understand that TESLA, INC.
Applicant Name (Legal Entity or Individual)

is contractually responsible for compliance with the approved or conditionally approved Edwards Aquifer protection plan and any special conditions of the approved plan through all phases of plan implementation. I further understand that failure to comply with any condition of the executive director's approval is a violation is subject to administrative rule or orders and penalties as provided under §213.10 (relating to Enforcement). Such violation may also be subject to civil penalties and injunction.

Applicant Signature

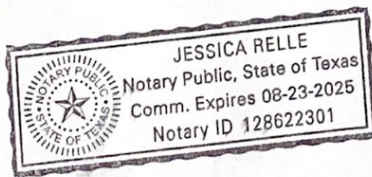

Applicant Signature

11/02/2023
Date

THE STATE OF § Texas
County of § Montgomery

BEFORE ME, the undersigned authority, on this day personally appeared Jacob Finley
known to me to be the person whose name is subscribed to the foregoing instrument, and
acknowledged to me that (s)he executed same for the purpose and consideration therein expressed.

GIVEN under my hand and seal of office on this 2 day of November 2023



Jessica Rella
NOTARY PUBLIC

Typed or Printed Name of Notary
MY COMMISSION EXPIRES: 08/23/2025



TCEQ Core Data Form

For detailed instructions on completing this form, please read the Core Data Form Instructions or call 512-239-5175.

SECTION I: General Information

1. Reason for Submission (If other is checked please describe in space provided.)		
<input type="checkbox"/> New Permit, Registration or Authorization (Core Data Form should be submitted with the program application.)		
<input type="checkbox"/> Renewal (Core Data Form should be submitted with the renewal form)		<input checked="" type="checkbox"/> Other adding electric vehicle charging station
2. Customer Reference Number (if issued)	Follow this link to search for CN or RN numbers in Central Registry**	3. Regulated Entity Reference Number (if issued)
CN		RN 106541568

SECTION II: Customer Information

4. General Customer Information		5. Effective Date for Customer Information Updates (mm/dd/yyyy)			
<input type="checkbox"/> New Customer <input type="checkbox"/> Update to Customer Information <input type="checkbox"/> Change in Regulated Entity Ownership					
<input type="checkbox"/> Change in Legal Name (Verifiable with the Texas Secretary of State or Texas Comptroller of Public Accounts)					
<i>The Customer Name submitted here may be updated automatically based on what is current and active with the Texas Secretary of State (SOS) or Texas Comptroller of Public Accounts (CPA).</i>					
6. Customer Legal Name (If an individual, print last name first: eg: Doe, John)				<i>If new Customer, enter previous Customer below:</i>	
Tesla, Inc.					
7. TX SOS/CPA Filing Number		8. TX State Tax ID (11 digits)		9. Federal Tax ID (9 digits)	10. DUNS Number (if applicable)
0801471675		19121977292		91-2197729	
11. Type of Customer:		<input checked="" type="checkbox"/> Corporation		<input type="checkbox"/> Individual	
Government: <input type="checkbox"/> City <input type="checkbox"/> County <input type="checkbox"/> Federal <input type="checkbox"/> Local <input type="checkbox"/> State <input type="checkbox"/> Other		<input type="checkbox"/> Sole Proprietorship		Partnership: <input type="checkbox"/> General <input type="checkbox"/> Limited	
12. Number of Employees				13. Independently Owned and Operated?	
<input type="checkbox"/> 0-20 <input type="checkbox"/> 21-100 <input type="checkbox"/> 101-250 <input type="checkbox"/> 251-500 <input checked="" type="checkbox"/> 501 and higher				<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
14. Customer Role (Proposed or Actual) – as it relates to the Regulated Entity listed on this form. Please check one of the following					
<input type="checkbox"/> Owner <input checked="" type="checkbox"/> Operator <input type="checkbox"/> Owner & Operator <input type="checkbox"/> Other:					
<input type="checkbox"/> Occupational Licensee <input type="checkbox"/> Responsible Party <input type="checkbox"/> VCP/BSA Applicant					
15. Mailing Address: 3500 Deer Creek Road					
City: Palo Alto State: CA ZIP: 94304 ZIP + 4:					
16. Country Mailing Information (if outside USA)				17. E-Mail Address (if applicable)	
				jfinley@tesla.com	
18. Telephone Number		19. Extension or Code		20. Fax Number (if applicable)	

SECTION III: Regulated Entity Information**21. General Regulated Entity Information** (If 'New Regulated Entity' is selected, a new permit application is also required.)
☐ New Regulated Entity ☐ Update to Regulated Entity Name ☐ Update to Regulated Entity Information

The Regulated Entity Name submitted may be updated, in order to meet TCEQ Core Data Standards (removal of organizational endings such as Inc, LP, or LLC).

22. Regulated Entity Name (Enter name of the site where the regulated action is taking place.)**23. Street Address of the Regulated Entity:**

(No PO Boxes)

City

State

ZIP

ZIP + 4

24. County

If no Street Address is provided, fields 25-28 are required.

25. Description to**Physical Location:****26. Nearest City**

State

Nearest ZIP Code

Latitude/Longitude are required and may be added/updated to meet TCEQ Core Data Standards. (Geocoding of the Physical Address may be used to supply coordinates where none have been provided or to gain accuracy).

27. Latitude (N) In Decimal:

30.562397°

28. Longitude (W) In Decimal:

-97.689661°

Degrees

Minutes

Seconds

Degrees

Minutes

Seconds

30°

33'

44.63"

97°

41'

22.78"

29. Primary SIC Code**30. Secondary SIC Code****31. Primary NAICS Code****32. Secondary NAICS Code**

(4 digits) 5411

(4 digits) 5812

(5 or 6 digits) 447110

(5 or 6 digits) 335312

33. What is the Primary Business of this entity? (Do not repeat the SIC or NAICS description.)

Electric vehicle charging station

34. Mailing**Address:**

3500 Deer Creek Road

City

Palo Alto

State

CA

ZIP

94304

ZIP + 4

35. E-Mail Address:

jfinley@tesla.com

36. Telephone Number**37. Extension or Code****38. Fax Number** (if applicable)

(346) 546-7527

() -

39. TCEQ Programs and ID Numbers Check all Programs and write in the permits/registration numbers that will be affected by the updates submitted on this form. See the Core Data Form instructions for additional guidance.

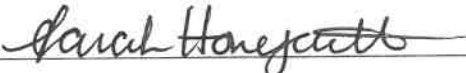
<input type="checkbox"/> Dam Safety	<input type="checkbox"/> Districts	<input checked="" type="checkbox"/> Edwards Aquifer	<input type="checkbox"/> Emissions Inventory Air	<input type="checkbox"/> Industrial Hazardous Waste
<input type="checkbox"/> Municipal Solid Waste	<input type="checkbox"/> New Source Review Air	<input type="checkbox"/> OSSF	<input type="checkbox"/> Petroleum Storage Tank	<input type="checkbox"/> PWS
<input type="checkbox"/> Sludge	<input type="checkbox"/> Storm Water	<input type="checkbox"/> Title V Air	<input type="checkbox"/> Tires	<input type="checkbox"/> Used Oil
<input type="checkbox"/> Voluntary Cleanup	<input type="checkbox"/> Wastewater	<input type="checkbox"/> Wastewater Agriculture	<input type="checkbox"/> Water Rights	<input type="checkbox"/> Other:

SECTION IV: Preparer Information

40. Name:	Sarah Honeycutt - GPD Group on behalf of Tesla, Inc		41. Title:	Project Coordinator
42. Telephone Number	43. Ext./Code	44. Fax Number	45. E-Mail Address	
(330) 572-3508		() -	shoneycutt@gpdgroup.com	

SECTION V: Authorized Signature

46. By my signature below, I certify, to the best of my knowledge, that the information provided in this form is true and complete, and that I have signature authority to submit this form on behalf of the entity specified in Section II, Field 6 and/or as required for the updates to the ID numbers identified in field 39.

Company:	GPD Group Professional Corporation on behalf of Tesla, Inc.	Job Title:	Project Coordinator	
Name (In Print):	Sarah Honeycutt	Phone:	(330) 572- 3508	
Signature:			Date:	11/14/2023