



September 11, 2013

Ms. Lynn Baumgardner
Texas Commission on Environmental Quality
14250 Judson Road
San Antonio, Texas 78233-4480

Re: File No. 2169 – Contributing Zone Plan Modification Review for **AGI Kinder Ranch**, located southwest of the intersection of Kinder Parkway and Bulverde Road.

Dear Ms. Baumgardner:

The San Antonio Water System (SAWS) Aquifer Protection and Evaluation Section has completed its review of the above referenced Contributing Zone Plan (CZP) Modification received on September 6, 2013. This CZP modification is for changes to the previous CZP, including construction of Water Quality Basin B, and vegetated filter strips as PBMPs. The site covers 69.7 acres with a proposed impervious cover of 33.39 acres (47.91%).

TECHNICAL REVIEW

SAWS Aquifer Protection & Evaluation staff conducted a site investigation, and based on our general review of the BMP designs, including vegetated filter strips and Water Quality Basin B, we noted no apparent deficiencies.

Based on the site evaluation of the property and the CZP information submitted by the engineer, SAWS staff recommends **approval** of this application provided that the applicant complies with the applicable requirements of the Aquifer Recharge Zone and Watershed Protection Ordinance No. 81491. Additionally, portions of the subject tract do lie within the 100 year flood plain. The developer or owner will need to comply with the Aquifer Protection Ordinance No. 81491, Chapter 34, Article VI, Section 34-913 – Drainage Area (Contributing Zone).

ENVIRONMENTAL RECOMMENDATIONS

The following recommendations which address the environmental concerns raised by the construction of the proposed project are:

1. Wells that are no longer in use or abandoned shall be properly plugged in accordance with SAWS water well plugging procedures. The Ground Water Resource Protection Section should be notified at (210) 233-3537 upon discovery and plugging of such wells.
2. The City of San Antonio shall inspect all pending construction of sewer mains and service laterals for proper construction according to State and City Regulations and Codes.
3. Landscaped areas should be sensitive to minimizing water needs (i.e. use of native plants) and that a minimal amount of pesticides, herbicides, or fertilizers should be used.

4. If any solution openings, caves, sinkholes, or wells are discovered on the property during construction or blasting, the owner should notify the SAWS Aquifer Protection Section at (210) 233-3537.
5. Prior to the start of the BMP construction, the owner should notify the SAWS Aquifer Protection Section at (210) 233-3537 to schedule a site inspection.
6. After BMP construction is complete and prior to the start of business, the owner should notify the Aquifer Protection Section at (210) 233-3537 to schedule a site inspection. Additionally, we recommend a maintenance plan and schedule be developed and submitted to SAWS Aquifer Protection Section.
7. If the BMP fails to operate properly, the owner should notify the Construction Section of the Aquifer Protection Section at (210) 233-3537 prior to any discharge of water.
8. If at any time the ownership of the property changes, the seller must inform the buyer of all requirements for maintenance of the BMPs. A signed BMP maintenance plan and schedule agreement, from the new owner, must be submitted to the Aquifer Protection Section of SAWS.

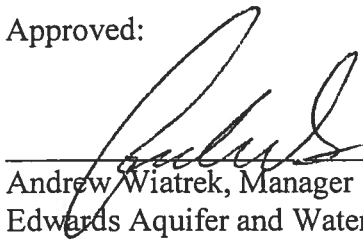
If you have any questions or require additional information, please contact Bruce Keels at (210) 233-3173.

Sincerely,



Michael J. Barr, Supervisor
Aquifer Protection and Evaluation Section

Approved:



Andrew Wiatrek, Manager
Edwards Aquifer and Watershed Protection Division

AW:BVK

cc: Lloyd Denton, AGI Kinder Ranch Inc.
Clayton Rollins, Edwards Aquifer Authority
Rick Wood, Pape-Dawson Engineers, Inc.