



Filing Receipt

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Control Number - 56608

Item Number - 8

DOCKET NO. 56608

APPLICATION OF THE ESTATE OF	§	PUBLIC UTILITY COMMISSION
HENRY M. GARZA DBA CIELO AZUL	§	
RANCH AND CIELO AZUL AGUA LLC	§	
FOR SALE, TRANSFER, OR MERGER	§	OF TEXAS
OF FACILITIES AND CERTIFICATE	§	
RIGHTS IN HAYS COUNTY		

RESPONSE TO REQUEST TO CURE DEFICIENCIES

Daniel L. Garza, Executor of the Estate of Henry M. Garza DBA Cielo Azul Ranch, (“Garza Estate”) and Cielo Azul Agua LLC, (“Cielo Azul”), (together, the “Applicants”) submit this Response to Order No. 3 filed on July 9, 2024, requiring Applicants to file by August 8, 2024, information responsive the deficiencies identified in the memoranda of Jaspinder Singh and Fred Bednarski, III, attached to Commission Staff’s recommendation on administrative completeness filed on June 13, 2024. Therefore, this pleading is timely filed.

RESPONSE

Deficiency No. 1: Please provide a copy of the last Comprehensive Compliance Investigation (CCI) report from the Texas Commission on Environmental Quality (TCEQ).

RESPONSE No. 1: 01/19/2023 Comprehensive Compliance Investigation (CCI) report from the Texas Commission on Environmental Quality is attached hereto as ATTACHMENT 1.

Deficiency No. 2: Please provide the address to view the proposed map for published notice.

RESPONSE No. 2: Applicants shall provide copies of maps with all notices mailed to affected parties in accordance with the notice requirements of 16 Texas Administrative Code 24.239(e)(2). Because the Application does not include a request for the addition of any new land not already included in Transferor's CCN service area, Applicants respectively request a waiver of the requirement that Applicants provide a physical address where the maps may be made available as the storage location for all records of Transferor is a secured but unmanned facility. Alternatively, if the Commission is unwilling to grant a waiver, Applicants propose that the office of Applicants' attorney be used for those desiring to view a physical map. Applicants' attorney is located at 3724 Jefferson Street, Suite 310, Austin, Texas 78731.

Deficiency No. 3: Cielo Azul Agua must file the following items to resolve the mapping deficiencies: (a) file a general location map identifying only the requested area, in reference to the nearest county boundary, city, or town; and (b) a detailed map identifying only the requested area, in reference to verifiable man-made and natural landmarks, such as roads, rivers, and railroads.

RESPONSE No. 3: Revised maps responsive to the above requests are attached hereto as ATTACHMENT 3.

Deficiency No. 4: Please file one of the following: a) A statement that a copy of Cielo Azul Agua's approved EPP has been filed in Project No. 52272, b) Proof that the EPP has been submitted to the TCEQ for approval, or c) A copy of the waiver approval or proof that a

request for waiver of the EPP requirement from the TCEQ, under Texas Water Code § 13.1395(j), has been submitted.

RESPONSE No. 4: Transferor's EPP was filed with the TCEQ on 3/2/2022 and approved on 7/31/2024. The communication from the TCEQ confirming the receipt and approval of the EPP for Henry M. Garza DBA Cielo Azul Ranch has been attached hereto as ATTACHMENT 4. Transferor will also file the approved EPP in Docket 52272.

Deficiency No. 5: Please file a list of the information requested in TWC § 13.1396(c) for Cielo Azul Agua's in Project No. 53938.

RESPONSE No. 5: Information responsive to TWC § 13.1396(c) has been filed in Docket 53938 concurrently with the filing of this response.

Deficiency No. 6: Financial statements such as a completed application Appendix B indicating that CAA passes the one of the leverage tests and the operations tests pursuant to 16 TAC § 24.11(e)(2) and (e)(3).

RESPONSE No. 6: The Garza Management Trust of 1994, sole member of Transferee, is capable, available, and willing to cover temporary cash shortages of Transferee in accordance with

16 TAC 24.11(e)(2)(E) and (e)(3). Information responsive to this request has been filed in a separate CONFIDENTIAL FILING in Docket 56608.

Dated: August 8, 2024

Respectfully submitted on behalf of
Applicants

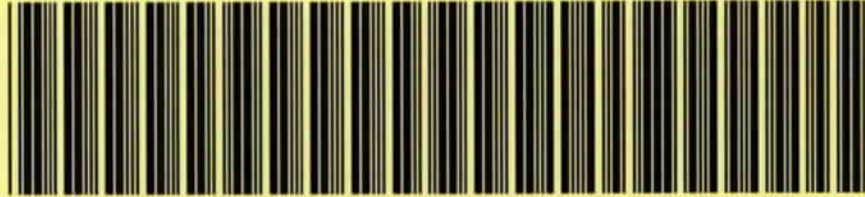
By: /s/ Gregory M Klipp
Gregory M. Klipp
State Bar No. 24070065
The Jones Law Firm PC
3724 Jefferson Street; Suite 310
Austin, Texas 78731
(512) 651-5401
(866) 511-5961 (fax)

CERTIFICATE OF SERVICE

I certify that, unless otherwise ordered by the presiding officer, notice of the filing of this document was provided to all parties of record via electronic mail on August 8, 2024, in accordance with the Second Order Suspending Rules, issued in Project No. 50664.

/s/ Gregory Klipp
Gregory Klipp

ATTACHMENT 1



Document Control Sheet

Sheet Title:	PWS - OLS
Box ID:	29951
Control Sheet ID:	0000-0000-0062-8922
Record Series Name:	WS / Public Water Supply
Record Series:	PWS
Primary ID:	1050034
Secondary ID:	
Doc Type:	Compliance
Security:	Public
Date:	1/19/2023 12:00AM
Title:	Investigation
Tertiary ID	

ATTACHMENT 1

PWS_1050034_CP_20230119_Investigation
Texas Commission on Environmental Quality
Investigation Report

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

Customer: GARZA, DANIEL L
Customer Number: CN605898154

Regulated Entity Name: CIELO AZUL RANCH

Regulated Entity Number: RN101217792

Investigation # 1874612

Investigator: CHARLOTTE POPE

Conducted: 01/19/2023 -- 01/19/2023

Program(s): PUBLIC WATER SYSTEM/SUPPLY

Investigation Type: Compliance Investigation

Additional ID(s): 1050034

Incident Numbers

Site Classification GW <=50 CONNECTION

NAIC Code: 221310

SIC Code: 8811

Location: RM 32 IN WIMBERLEY

Address: ,

, ,

Local Unit: REGION 11 - AUSTIN

Activity Type(s): PWSCCIGWCM - CCI GW PURCHASE
- COMMUNITY MANDATORY

Principal(s):

Role

Name

RESPONDENT

MR DANIEL L. GARZA

Contact(s):

Role

Title

Name

PARTICIPATED
IN

OPERATOR

MR TIM YOUNG

REGULATED
ENTITY MAIL
CONTACT

OWNER

MR DANIEL GARZA

RECEIVED
FEB 21 2023
TCEQ
CENTRAL FILE ROOM
Phone
Cell (512) 573-7939
Work (512) 894-3322
Phone (860) 558-9762

Other Staff Member(s):

Role

Name

Supervisor

SHAWN STEWART

Supervisor

CHAD AHLGREN

QA Reviewer

JASMINE PAREDES

Associated Check List

Checklist Name

Unit Name

PWS EPP

3

PWS STANDARD FIELD

2

Investigation Comments:

INTRODUCTION:

On January 19, 2023, a Comprehensive Compliance Investigation (CCI) was performed of the water system for the

ATTACHMENT 1

CIELO AZUL RANCH - WIMBERLEY

1/19/2023 Inv. # - 1874612

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Cielo Azul Ranch Public Water System (PWS), Public Water Supply ID 1050034. The investigation was conducted by Charlotte Pope of the TCEQ Austin Region Office. The investigation was conducted to determine compliance with applicable PWS regulations.

The CCI was scheduled with Mr. Tim Young, Operator, with Professional General Management Services Inc. (PGMS). During the CCI, a review was made of plant operations and maintenance records, monitoring reports and all other documents required by state and federal regulations for a public drinking water system. A physical inspection of the water system facilities was also conducted. Mr. Young participated in the investigation. An exit interview was held at the conclusion of the investigation (See Attachment A). A Notice of Violation (NOV) letter was mailed to the water system.

GENERAL FACILITY AND PROCESS INFORMATION:

The Cielo Azul Ranch Water System is located in Hays County on RM 32 approximately 2 miles west of the intersection of RM 32 and RM 12. The system is owned by Mr. Daniel Garza and has contracted PGMS to operate the system. The PWS is a community water system which provides treated water to 28 residential connections. Twenty-four of the connections are located on the Garza property, and 4 additional connections are located on Dara Lane. During the investigation, Mr. Young stated that the owner is planning on adding more connections to the system in the near future.

The water system utilizes ground water (Trinity Aquifer) as its source. One well (G1050034C) discharges into two ground storage tanks (GST, 2600 gallons each) with hypo-chlorination ahead of storage. Two service pumps take suction from the GSTs and discharge through one bladder pressure tank (85 gallons) and one 500-gallon steel pressure tank to distribution. Water also gravity feeds the Dara Lane Pump Station at a lower elevation. The Dara Lane Pump Station consists of one GST (500 gallon), two service pumps (25 GPM), and two bladder pressure tanks (119 gallons and 83 gallons).

The average daily demand during the 12-month period prior to the investigation was 0.0087 million gallons per day (MGD). The maximum daily demand during this period was 0.0138 MGD on August 7, 2022.

BACKGROUND

The last CCI was conducted on January 15, 2020 (Investigation No. 1622630). A violation of 30 TAC 290.42(l) was alleged for failing to have a plant operation manual available for review during the investigation (Violation No. 739276). The violation was resolved on June 21, 2020. An additional issue was noted for not having copies of the Disinfection Level Quarterly Operating Report (DLQOR) reports available for review.

The water system has issued two Boil Water Notices (BWN) within the past five years. The first BWN was issued on February 19, 2021, due to Winter Storm Uri and was rescinded on February 23, 2021. The second BWN was issued due to low water pressure on April 21, 2022, and was rescinded on April 28, 2022.

There have been no complaints received by the TCEQ Austin Region Office in the last five years.

A pre-investigation review of the PWS was conducted to evaluate historical compliance issues. According to the TCEQ Consolidated Compliance and Enforcement Data System (CCEDS), the PWS has no open enforcement cases or open violations.

ADDITIONAL INFORMATION

The investigator reviewed records once onsite. These included, but not limited to, operating logs, water usage data, monitoring plan, chemical sample results, distribution system map, chlorine residual records, water operating reports and bacteriological sample results. All records were well organized and easy to review.

At the time of the investigation, Cielo Azul Ranch had submitted their required Emergency Preparedness Plan (EPP) to the TCEQ Water Supply Division (WSD) for review but had not obtained final approval. The system is also waiting on a generator to come in that has been ordered. The EPP will be implemented when it is approved, and the generator is installed. This was noted as an Additional Issue.

A violation of 30 Texas Administrative Code (TAC) 290.46(i) was alleged for failure to adopt an adequate

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plumbing ordinance, regulations, or service agreement (Violation No. 834865).

A violation of 30 TAC 290.46(s)(1) was alleged for failure to calibrate the well meter once every 3 years.

The investigator noticed that one of the GSTs at the main water plant had a broken roof vent with no screen (See Attachment C). Roof vents shall be a gooseneck or roof ventilator and shall be installed in strict accordance with current AWWA standards. The vent shall be equipped with an approved screen to prevent entry of animals, birds, insects, and heavy air contaminants. This was noted as an Additional Issue since the system was in the process of fixing the vent.

There is an old concrete GST located at the main water plant that was decommissioned in the past. Mr. Young stated the GST is a safety hazard due to multiple cracks on the exterior and location within the plant. The GST is located right next to power lines, two GSTs, and the pump house. The GST should be removed to prevent damage to the other infrastructure and potential safety hazards. This was noted as an Additional Issue.

During the CCI, a water sample was collected by the investigator to determine compliance with distribution system pressure and disinfection requirements. The sample was collected from a hose bib located at 1320 FM 32 that indicated a free chlorine residual concentration of 0.0 milligrams per liter (mg/L), and system pressure measured 61 pounds per square inch (psi). The measured chlorine residual was not compliant with TCEQ rules and regulations at the time of this investigation. A violation of 30 TAC 290.110(b)(4) was alleged for failure to ensure that the water within the distribution system shall be at least 0.2 milligram per liter (mg/L) of free chlorine at all times. The investigator informed Mr. Young that the system has 24 hours to raise the chlorine residual to at least 0.2 mg/L or a BWN had to be issued. On January 20, 2023, Mr. Young sent photographs to the investigator via email showing the free chlorine residual in the distribution system had been raised to 0.34 mg/L. This was sufficient to resolve the violation and a BWN was not issued.

Water system capacities were calculated for this investigation and were adequate for the system size and classification (See Attachment D).

Two violations were alleged, one violation was alleged and resolved, and three Additional Issues were noted during the CCI. A NOV letter will be sent to the system.

NOV Date	02/15/2023	Method	WRITTEN
OUTSTANDING ALLEGED VIOLATION(S)			
ASSOCIATED TO A NOTICE OF VIOLATION			

Track Number: 834865

Compliance Due Date: 06/06/2023

Violation Start Date: Unknown

30 TAC Chapter 290.46(i)

Alleged Violation:

Investigation: 1874612

Comment Date: 02/06/2023

Failure to adopt an adequate plumbing ordinance, regulations, or service agreement.

Recommended Corrective Action: Provide compliance documentation to the TCEQ Austin Region Office on or before the compliance due date demonstrating that the system has adopted an adequate plumbing ordinance and/or service agreement.

Track Number: 834867

Compliance Due Date: 06/06/2023

Violation Start Date: Unknown

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CIELO AZUL RANCH - WIMBERLEY

1/19/2023 Inv. # - 1874612

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30 TAC Chapter 290.46(s)(1)

Alleged Violation:

Investigation: 1874612

Comment Date: 02/06/2023

Failure to calibrate the well meter once every 3 years.

Recommended Corrective Action: Provide documentation showing the well meter has been calibrated on or before the compliance due date to the TCEQ Austin Region Office.

ALLEGED VIOLATION(S) NOTED AND RESOLVED

ASSOCIATED TO A NOTICE OF VIOLATION

Track Number: 834861

Resolution Status Date: 2/6/2023

Violation Start Date: 1/19/2023

Violation End Date: 1/20/2023

30 TAC Chapter 290.110(b)(4)

Alleged Violation:

Investigation: 1874612

Comment Date: 02/06/2023

Failure to ensure the residual disinfectant concentration in the water entering the distribution system has at least 0.2 milligram per liter (mg/L) of free chlorine.

Recommended Corrective Action: Within 24 hours of the investigation, provide compliance documentation to the TCEQ Austin Region Office showing the free chlorine residual has been raised to at least 0.20 mg/L.

Resolution: On January 20, 2023, compliance documentation was submitted to the TCEQ Austin Region Office that showed the free chlorine residual had been raised above the minimum requirement of 0.2 mg/L.

Additional Issues

Description Item #4

Additional Comments

The old concrete ground storage tank located at the water plant that is no longer in use should be removed to prevent damage to the other infrastructure and potential safety hazards.

Description Item #5

Additional Comments

Roof vents shall be gooseneck or roof ventilator and shall be installed in strict accordance with current AWWA standards. The vent shall be equipped with approved screens to prevent entry of animals, birds, insects and heavy air contaminants. The roof vent on one of the ground storage tanks was broken and had no screen.

Description Item #6

Additional Comments

Ensure that the required Emergency Preparedness Plan (EPP) that was submitted to the TCEQ Water Supply Division is implemented once the EPP obtains approval and a generator is received.

ATTACHMENT 1

CIELO AZUL RANCH - WIMBERLEY

1/19/2023 Inv. # - 1874612

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Signed

Charlotte Pope

Environmental Investigator

Date 2/13/2023

Signed

Clint Allgren

Supervisor

Date 02/13/2023

Attachments: (in order of final report submittal)

☐ Enforcement Action Request (EAR)

☒ Letter to Facility (specify type) : Notice of Violation

☐ Investigation Report

☐ Sample Analysis Results

☐ Manifests

☐ Notice of Registration

☐ Maps, Plans, Sketches

☒ Photographs

☐ Correspondence from the facility

☐ Other (specify) :

List of Attached files

Attachment D.pdf

Attachment C.pdf

Attachment A.pdf

Attachment B.pdf

ATTACHMENT 1

Jon Niermann, *Chairman*
Emily Lindley, *Commissioner*
Bobby Janecka, *Commissioner*
Erin E. Chancellor, *Interim Executive Director*



TEXAS COMMISSION ON ENVIRONMENTAL QUALITY

Protecting Texas by Reducing and Preventing Pollution

February 15, 2023

CERTIFIED MAIL 9489 0090 0027 6003 4344 11
RETURN RECEIPT REQUESTED

Daniel Garza, Owner
37 Dyer Ave
Collinsville, CT 06019-3026

Re: Notice of Violation for Comprehensive Compliance Investigation at:
Cielo Azul Ranch Public Water System in Hays County, Texas
Regulated Entity No.: RN101217792, PWS ID No.: 1050034
Investigation No.: 1874612

Dear Mr. Garza:

On January 19, 2023, Ms. Charlotte Pope of the Texas Commission on Environmental Quality (TCEQ) Austin Region Office conducted an investigation of the above-referenced regulated entity to evaluate compliance with applicable requirements for Public Water Supply. Enclosed is a summary which lists the investigation findings. During the investigation certain outstanding alleged violations were identified for which compliance documentation is required. Please submit to this office by **June 6, 2023**, a written description of corrective action taken and the required documentation demonstrating that compliance has been achieved for the outstanding alleged violations. Additionally, please see the enclosed Additional Issues.

In the listing of the alleged violations, we have cited applicable requirements, including TCEQ rules. Please note that both the rules themselves and the agency brochure entitled *Obtaining TCEQ Rules* (GI 032) are located on our agency website at <https://www.tceq.texas.gov> for your reference. If you would like a hard copy of this brochure mailed to you, you may call and request one from either the Austin Region Office at 512-339-2929 or the Central Office Publications Ordering Team at 512-239-0028.

The TCEQ appreciates your assistance in this matter. Please note that the Legislature has granted TCEQ enforcement powers which we may exercise to ensure compliance with environmental regulatory requirements. We anticipate that you will resolve the alleged violations as required in order to protect the State's environment. If you have additional information that we are unaware of, you have the opportunity to contest the violation(s) documented in this notice. Should you choose to do so, you must notify the Austin Region Office within 10 days from the date of this letter. At that time, Mr. Shawn Stewart will schedule a violation review meeting to be conducted within 21 days

TCEQ Region 11 • P.O. Box 13087 • Austin, Texas 78711-3087 • 512-339-2929 • Fax 512-339-3795

Austin Headquarters: 512-239-1000 • [tceq.texas.gov](https://www.tceq.texas.gov) • How is our customer service? [tceq.texas.gov/customersurvey](https://www.tceq.texas.gov/customersurvey)

printed on recycled paper

ATTACHMENT 1

Daniel Garza
Page 2
February 15, 2023

from the date of this letter. However, please be advised that if you decide to participate in the violation review process, the TCEQ may still require you to adhere to the compliance schedule included in the enclosed Summary of Investigation Findings until an official decision is made regarding the status of any or all of the contested violations.

If you or members of your staff have any questions, please feel free to contact Ms. Charlotte Pope in the Austin Region Office at (512) 239-6673.

Sincerely,



Chad Ahlgren
Water Program Work Leader
Austin Region Office

CA/cp

Enclosure: Summary of Investigation Findings

cc: Tim Young, Operator, 26550 Ranch Road 12 Unit 1, Dripping Springs, Texas,
78620-4973

ATTACHMENT 1

Summary of Investigation Findings

CIELO AZUL RANCH

Investigation #

, HAYS COUNTY,

1874612
Investigation Date: 01/19/2023

Additional ID(s): 1050034

OUTSTANDING ALLEGED VIOLATION(S) ASSOCIATED TO A NOTICE OF VIOLATION

Track No: 834865 Compliance Due Date: 06/06/2023

30 TAC Chapter 290.46(i)

Alleged Violation:

Investigation: 1874612

Comment Date: 02/06/2023

Failure to adopt an adequate plumbing ordinance, regulations, or service agreement.

Recommended Corrective Action: Provide compliance documentation to the TCEQ Austin Region Office on or before the compliance due date demonstrating that the system has adopted an adequate plumbing ordinance and/or service agreement.

Track No: 834867 Compliance Due Date: 06/06/2023

30 TAC Chapter 290.46(s)(1)

Alleged Violation:

Investigation: 1874612

Comment Date: 02/06/2023

Failure to calibrate the well meter once every 3 years.

Recommended Corrective Action: Provide documentation showing the well meter has been calibrated on or before the compliance due date to the TCEQ Austin Region Office.

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

Track No: 834861

30 TAC Chapter 290.110(b)(4)

Alleged Violation:

Investigation: 1874612

Comment Date: 02/06/2023

Failure to ensure the residual disinfectant concentration in the water entering the distribution system has at least 0.2 milligram per liter (mg/L) of free chlorine.

Recommended Corrective Action: Within 24 hours of the investigation, provide compliance documentation to the TCEQ Austin Region Office showing the free chlorine residual has been raised to at least 0.20 mg/L.

Resolution: On January 20, 2023, compliance documentation was submitted to the TCEQ Austin Region Office that showed the free chlorine residual had been raised above the minimum requirement of 0.2 mg/L.

ADDITIONAL ISSUES

Description
Item #4

Additional Comments

The old concrete ground storage tank located at the water plant that is no longer in use should be removed to prevent damage to the other infrastructure and potential safety hazards.

ATTACHMENT 1

CIELO AZUL RANCH

Investigation # 1874612

Item #5

Roof vents shall be gooseneck or roof ventilator and shall be installed in strict accordance with current AWWA standards. The vent shall be equipped with approved screens to prevent entry of animals, birds, insects and heavy air contaminants. The roof vent on one of the ground storage tanks was broken and had no screen.

Item #6

Ensure that the required Emergency Preparedness Plan (EPP) that was submitted to the TCEQ Water Supply Division is implemented once the EPP obtains approval and a generator is received.

TCEQ

Region 11 – Austin



Attachment A
Exit Interview Form (EIF)

Investigation #1874612

Cielo Azul Ranch
RN 101217792

Date of Investigation: January 19, 2023

ATTACHMENT 1

TCEQ EXIT INTERVIEW FORM: Potential Violations and/or Records Request						
Regulated Entity/Site Name			Cielo Azul Ranch		TCEQ Add. ID No. RN No. (optional)	1050034
Investigation Type	PWS	Contact Made In-House (Y/N)	Y	Purpose of Investigation	Comprehensive Compliance Investigation	
Regulated Entity Contact			Mr. Tim Young		Telephone No.	512-573-7939
Title			Operator		FAX#/Email address	timothy@pgrans.net
					Date Contacted	1/19/2023
					FAX/Email date	1/19/2023

NOTICE: The information provided in this form is intended to provide clarity to issues that have arisen during the investigation process between the TCEQ and the regulated entity named above and does not represent final TCEQ findings related to violations. Any potential or alleged violations discovered after the date on this form will be communicated to the regulated entity representative prior to the issuance of a notice of violation or enforcement. Conclusions drawn from this investigation, including additional violations or potential violations discovered (if any) during the course of this investigation, will be documented in a final investigation report.

Issue		For Records Request, identify the necessary records, the company contact and date due to the agency. For Alleged and Potential Violation issues, include the rule in question with the clearly described potential problem. Other type of issues, fully describe.	
No.	Type	Rule Citation (if known)	Description of Issue
1	AV	30 TAC 290.110(b)(4)	Failure to ensure the residual disinfectant concentration in the water entering the distribution system has at least 0.2 milligram per liter (mg/L) of free chlorine.
2	AV	30 TAC 290.46(i)	Failure to adopt an adequate plumbing ordinance, regulations, or service agreement.
3	AV	30 TAC 290.46(s)(1)	Failure to calibrate the well meter once every 3 years.
4	O		The old concrete ground storage tank located at the water plant that is no longer in use should be removed to prevent damage to the other infrastructure and potential safety hazards.
5	O		Roof vents shall be gooseneck or roof ventilator and shall be installed in strict accordance with current AWWA standards. The vent shall be equipped with approved screens to prevent entry of animals, birds, insects and heavy air contaminants. The roof vent on one of the ground storage tanks was broken and had no screen.
6	O		Ensure that the required Emergency Preparedness Plan (EPP) that was submitted to the TCEQ Water Supply Division is implemented once the EPP obtains approval and a generator is received.

Note 1: Issue Type Can Be One or More of: AV (Alleged Violation), PV (Potential Violation), O (Other), or RR (Records Request)

Did the TCEQ document the regulated entity named above operating without proper authorization?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
Did the investigator advise the regulated entity representative that continued operation is not authorized?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No

Document Acknowledgment. Signature on this document establishes only that the regulated entity (RE) representative received a copy of this document and associated continuation pages on the date noted. If contact was made by telephone, the document will be sent via FAX or email to RE; therefore, the RE signature is not required.

Investigator Name (Signed & Printed)	Date	Regulated Entity Representative Name (Signed & Printed)	Date
Charlotte Pope <i>Charlotte Pope</i>	1/19/2023		

If you have questions about any information on this form, please contact your local TCEQ Regional Office.

Please contact the agency's public information officer with any requests, questions, or comments on access to records or information at 512-239-0800.

White Copy: Regulated Entity Representative Yellow Copy: TCEQ

(Note: use additional pages as necessary) Page 1 of 1

TCEQ 20086 (01/2019)

TCEQ

Region 11 – Austin



Attachment B
Capacity Calculations

Investigation #1874612

Cielo Azul Ranch
RN 101217792

Date of Investigation: January 19, 2023

ATTACHMENT 1

Capacity Calculations Worksheet

Community Systems (Groundwater)

Fill in green cells only

System Name: Cielo Azul Ranch

PWS ID: 1050034

Inv. No.: 1874612

Community (Y/N) Y
MHP (≥ 8 units/ac) or Apts? (Y/N) Y
CCN? (Y/N) N

Maximum Daily Demand (MDD): 0.0138 MGD
Average Daily Demand (ADD): 0.0087 290.38(43)

Number of Connections 28
Population 84

MDD Date (mm/dd/yyyy): 8/7/2022

ADD Dates (mm/dd/yyyy): 1/1/2022

to

12/31/2022

	Rate	Units	Conn.	Required	Units	Provided	85% Rule	% Short	Sufficient?(Y/N)
Prod. Capacity:	0.6	gpm/conn	28	16.8	gpm	22	N/A	N/A	Y
Production ACR:	0	gpm/conn							
Pressure Storage (HD):	20	gal/conn	28	0.00056	MG	0.000787	N/A	N/A	Y
HD ACR:	0	gal/conn							
Elevated Storage (EL):	0	gal/conn	28	0	MG	0	N/A	N/A	N/A
EL ACR:	0	gal/conn							
Ground Storage (GR):						0.0057			
Total Storage*:	200	gal/conn	28	0.0056	MG	0.0057	N/A	N/A	Y
Tot. Storage ACR:	0	gal/conn							
*Total Storage = GR + EL + ST									
SP Capacity:	2	gpm/conn	28	56	gpm	100	N/A	N/A	Y
SP ACR:	0	gpm/conn							
SP Capacity:	(w/largest pump out of service)				gpm	75			
SP Peaking Factor:	N/A	-	28	0	gph	4500	N/A		N/A

Bacti Samples:

Wholesale Contract? (Y/N) N
Maximum Purchase Rate? 0.000 MGD

Required Submitted
Distribution 1 1
Raw 0 0

Revised 01/04/2016

ATTACHMENT 1

Capacity Calculations Worksheet

System Name: Cielo Azul Ranch

PWS ID: 1050034

Inv. No.: 1874612

Additional Comments:

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Revised 01/04/2016

TCEQ

Region 11 – Austin



Attachment C
Photographs

Investigation # 1874612

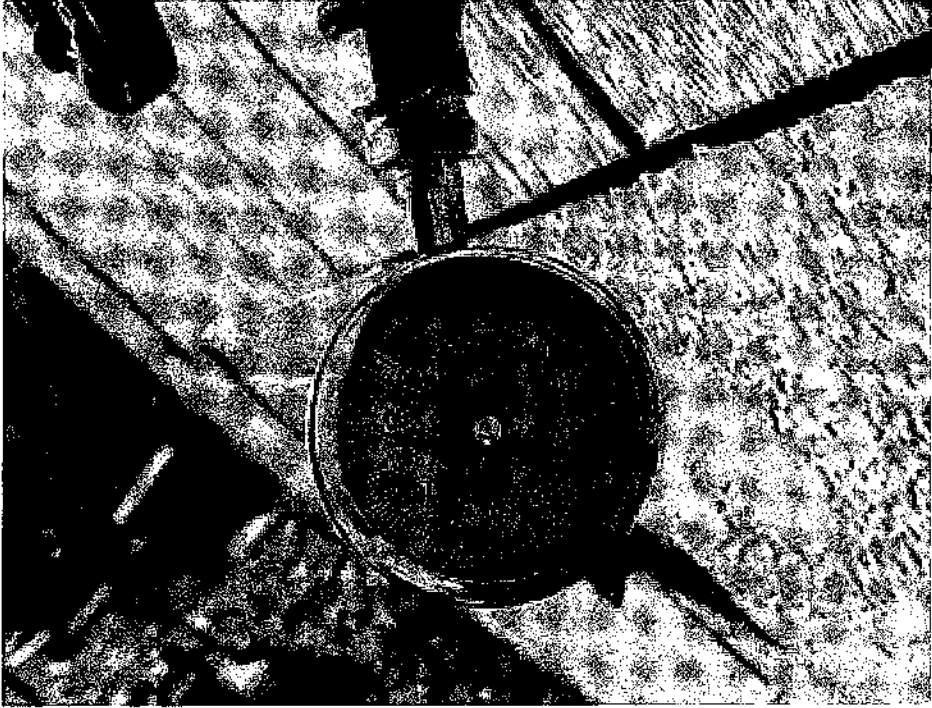

Cielo Azul Ranch
RN 101217792

Date of Investigation: January 19, 2023

ATTACHMENT 1

TCEQ PHOTOGRAPHIC DOCUMENTATION

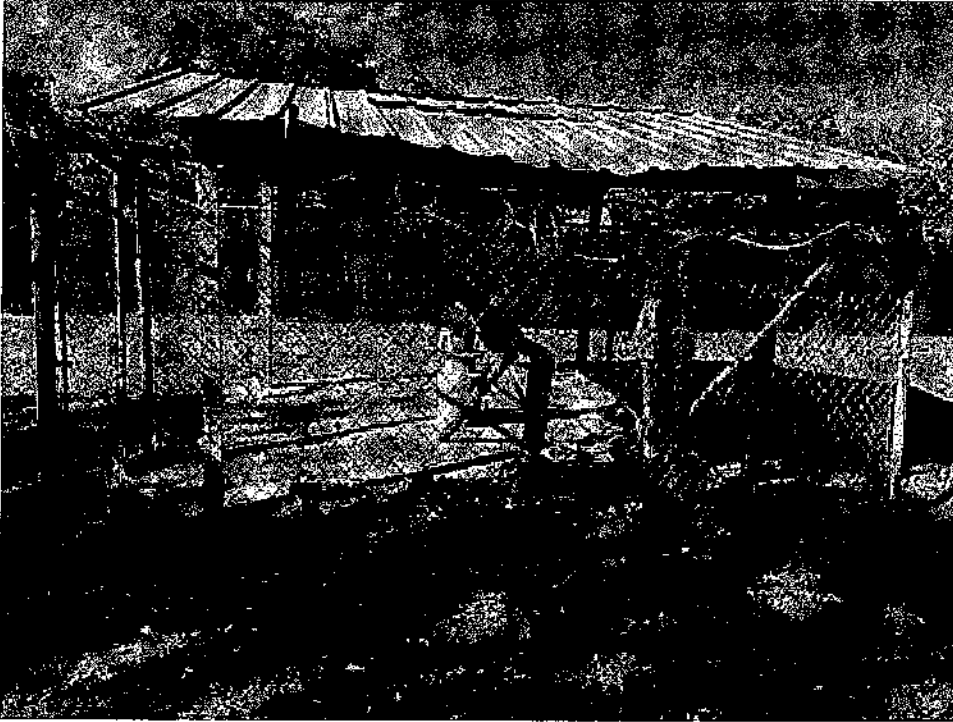
Investigation Date:	1/19/2023	Location:	Cielo Azul Ranch (PWS No. 1050034)		
Investigation No.:	1874612	Incident No.:		Photographer:	Charlotte Pope

	<p>DESCRIPTION: Measured pressure of 61 pounds per square inch (psi) at 1320 FM 32. Free chlorine residual at this location was 0.0 mg/L.</p> <p>PHOTO #1 of 12</p>
	<p>DESCRIPTION: Main water plant. Cement ground storage tank has been abandoned and no longer in use</p> <p>PHOTO #2 of 12</p>

ATTACHMENT 1

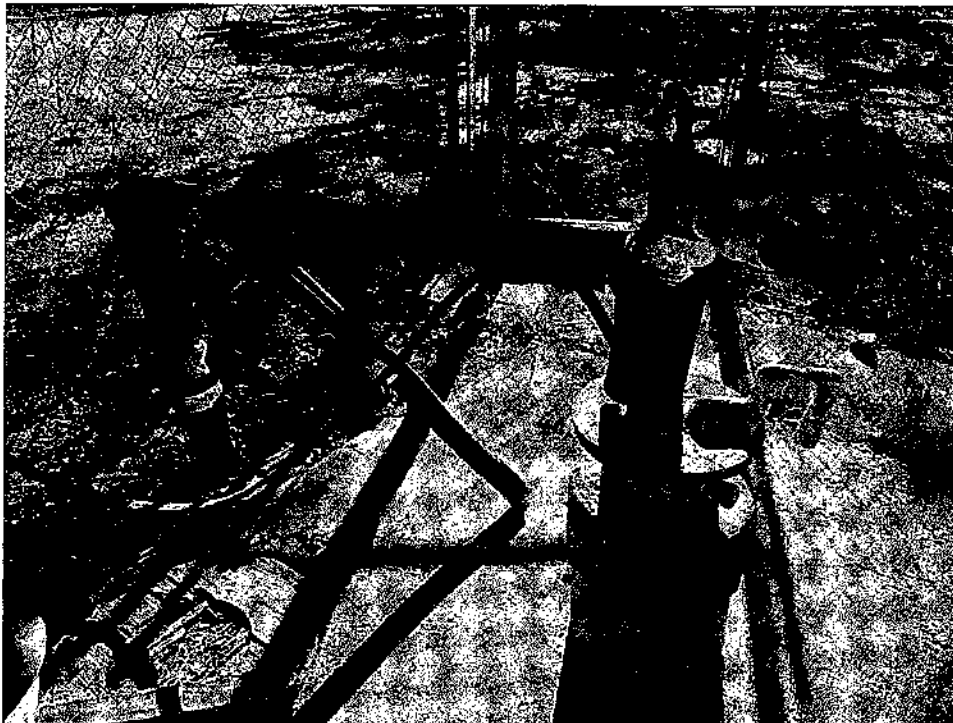
TCEQ PHOTOGRAPHIC DOCUMENTATION

Investigation Date:	1/19/2023	Location:	Cielo Azul Ranch (PWS No. 1050034)		
Investigation No.:	1874612	Incident No.:		Photographer:	Charlotte Pope



DESCRIPTION:
Well

PHOTO #3 of 12

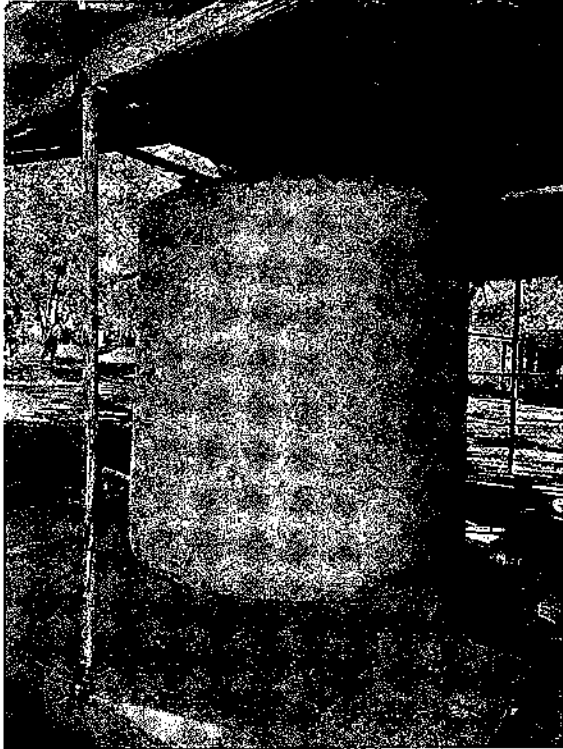
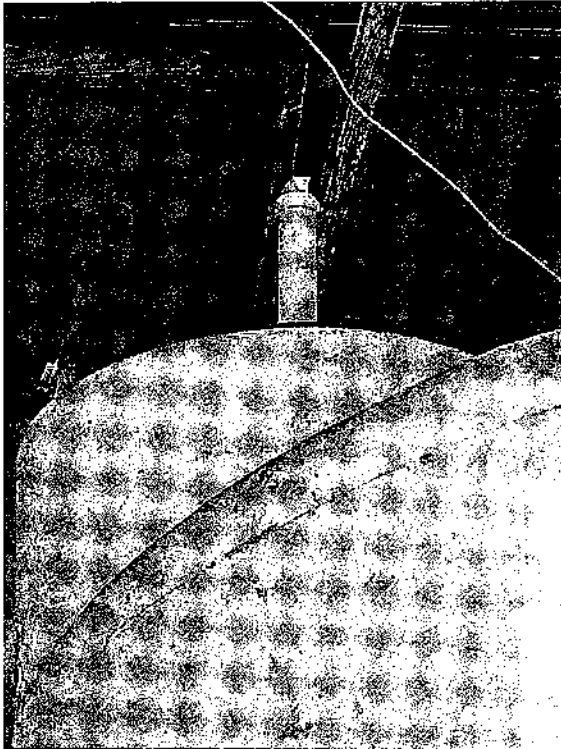


DESCRIPTION:
Well

PHOTO #4 of 12


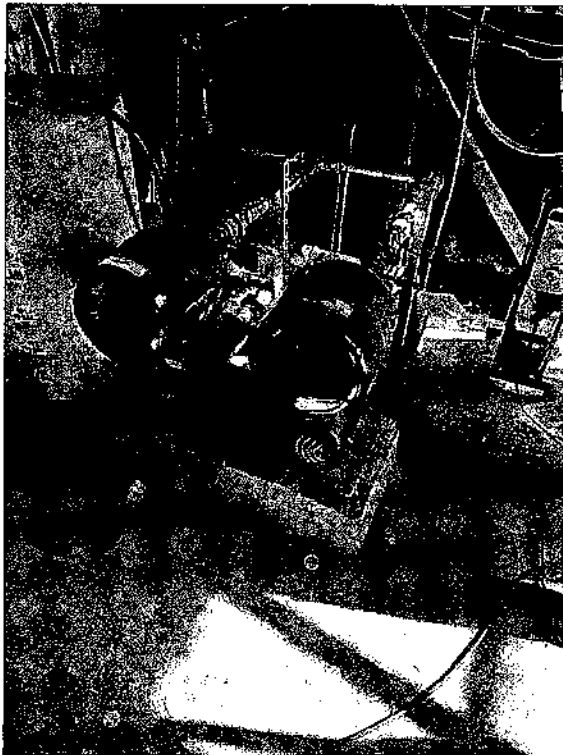
ATTACHMENT 1

TCEQ PHOTOGRAPHIC DOCUMENTATION

Investigation Date:	1/19/2023	Location:	Cielo Azul Ranch (PWS No. 1050034)		
Investigation No.:	1874612	Incident No.:		Photographer:	Charlotte Pope
				DESCRIPTION: 0.0026 MG ground storage tank	
				PHOTO #5 of 12	
				DESCRIPTION: Second 0.0026 MG ground storage tank with broken vent screen	
				PHOTO #6 of 12	



ATTACHMENT 1

TCEQ PHOTOGRAPHIC DOCUMENTATION

Investigation Date:	1/19/2023	Location:	Cielo Azul Ranch (PWS No. 1050034)		
Investigation No.:	1874612	Incident No.:		Photographer:	Charlotte Pope
				DESCRIPTION: 0.0005 MG pressure tank	
				PHOTO #7 of 12	
				DESCRIPTION: Chlorinator and service pumps	
				PHOTO #8 of 12	

ATTACHMENT 1

TCEQ PHOTOGRAPHIC DOCUMENTATION

Investigation Date:	1/19/2023	Location:	Cielo Azul Ranch (PWS No. 1050034)		
Investigation No.:	1874612	Incident No.:		Photographer:	Charlotte Pope
				DESCRIPTION: Chlorinator	
				PHOTO #9 of 12	
				DESCRIPTION: Backside of main water plant	
				PHOTO #10 of 12	

ATTACHMENT 1

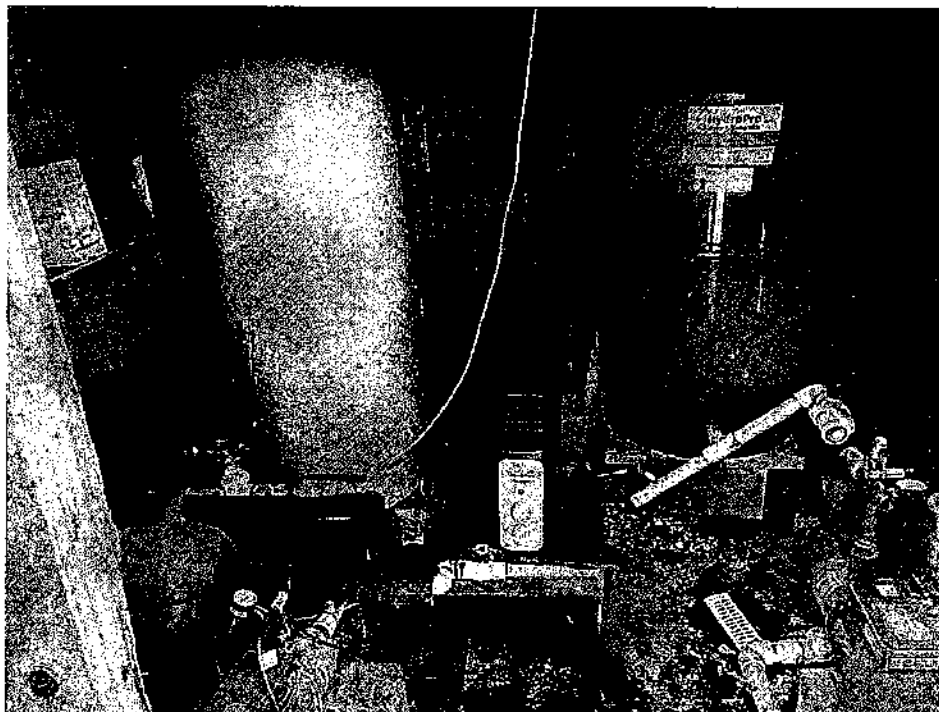
TCEQ PHOTOGRAPHIC DOCUMENTATION

Investigation Date:	1/19/2023	Location:	Cielo Azul Ranch (PWS No. 1050034)		
Investigation No.:	1874612	Incident No.:		Photographer:	Charlotte Pope



DESCRIPTION:
Second water plant site on Dara Lane

PHOTO #11 of 12



DESCRIPTION:
One 119 gallon and one 83 gallon pressure tank

PHOTO #12 of 12

TCEQ

Region 11 – Austin



Attachment D
Compliance Documentation

Investigation # 1874612

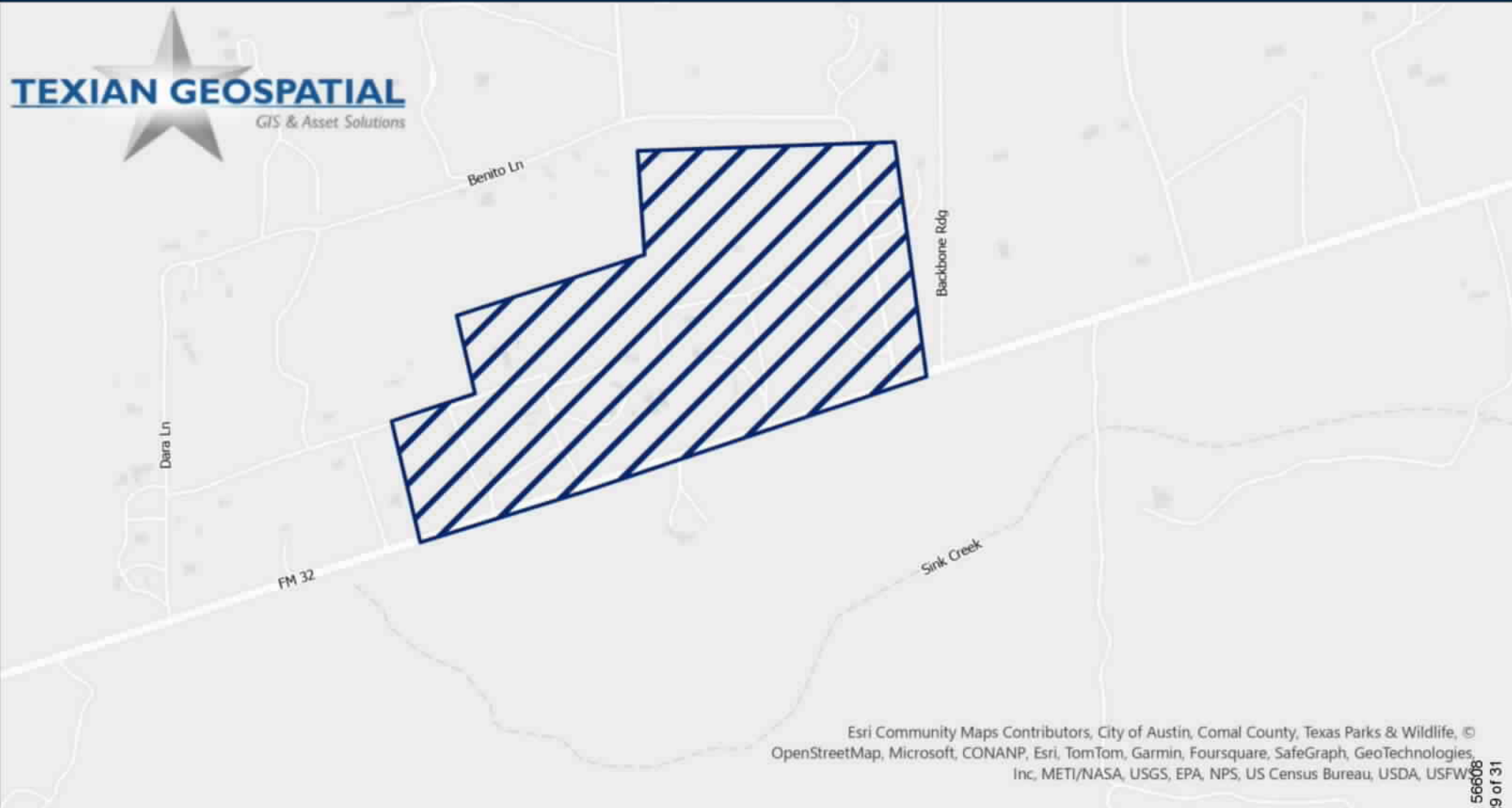
Cielo Azul Ranch
RN 101217792

Date of Investigation: January 19, 2023

ATTACHMENT 3

REVISED DETAILED AND GENERAL LOCATION MAPS ATTACHED ON FOLLOWING PAGES

Transfer the Estate of Henry M. Garza dba Cielo Azul Ranch (CCN No. 12702) to Cielo Azul Agua LLC (CCN No. 12702) in Hays County



Detailed Map

0 650 1,300 1,950 Feet

Legend



Requested Area to Transfer

Transfer the Estate of Henry M. Garza dba Cielo Azul Ranch (CCN No. 12702) to Cielo Azul Agua LLC (CCN No. 12702) in Hays County



General Location Map

0 4,000 8,000 12,000 Feet

Legend



Requested Area to Transfer

ATTACHMENT 4

Gregory Klipp

From: PDWEPP <PDWEPP@tceq.texas.gov>
Sent: Wednesday, August 07, 2024 3:54 PM
To: Gregory Klipp
Subject: RE: Request for Confirmation of Filing

Caution! This message was sent from outside your organization.

[Allow sender](#) | [Block sender](#)

Good afternoon,

Yes, the EPP for PWS 1050034 Cielo Azul Ranch was received on 3/2/2022 and approved on 7/31/2024. If you have any questions, please let me know.

Thank you

Yeji Kang (she/her)
Natural Resource Specialist III
Resiliency and Preparedness Team
Water Supply Division
Texas Commission on Environmental Quality
Email: Yeji.Kang@tceq.texas.gov
Office Phone: 512-239-4646

From: Gregory Klipp <gklipp@txcounselor.com>
Sent: Wednesday, August 7, 2024 3:26 PM
To: PDWEPP <PDWEPP@tceq.texas.gov>
Subject: Request for Confirmation of Filing

PUCT is requesting evidence Henry Garza Trust has filed an EPP with the TCEQ for PWS 1050034. Can you please respond to this email confirming that an EPP has been filed for PWS 1050034?

Thank you,

GREGORY M KLIPP

The Jones Law Firm PC 512-651-5401
gklipp@thejoneslawfirm.com
www.TheJonesLawFirm.com
3724 Jefferson Street, Suite 310
Austin, Texas 78731

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