

Texas Commission on Environmental Quality Waste Permits Division Correspondence Cover Sheet

Date: March 25, 2024 Facility Name: Doty Sand Pit Venture Landfill Permit or Registration No.: <u>1247</u> Nature of Correspondence:

- Initial/New
- Response/Revision to TCEQ Tracking No.: <u>29453426</u> (from subject line of TCEQ letter regarding initial submission)

Affix this cover sheet to the front of your submission to the Waste Permits Division. Check appropriate box for type of correspondence. Contact WPD at (512) 239-2335 if you have questions regarding this form.

Applications	Reports and Notifications
New Notice of Intent	Alternative Daily Cover Report
Notice of Intent Revision	Closure Report
New Permit (including Subchapter T)	Compost Report
New Registration (including Subchapter T)	Groundwater Alternate Source Demonstration
Major Amendment	Groundwater Corrective Action
Minor Amendment	Groundwater Monitoring Report
Limited Scope Major Amendment	Groundwater Background Evaluation
Notice Modification	Landfill Gas Corrective Action
Non-Notice Modification	Landfill Gas Monitoring
Transfer/Name Change Modification	Liner Evaluation Report
Temporary Authorization	Soil Boring Plan
Uvluntary Revocation	Special Waste Request
Subchapter T Disturbance Non-Enclosed Structure	Other:
Other: Response to Comments of Mar 18, 2024	

Table 1 - Municipal Solid Waste Correspondence

Table 2 - Industrial & Hazardous Waste Correspondence

Applications	Reports and Responses
🗌 New	Annual/Biennial Site Activity Report
🗌 Renewal	CPT Plan/Result
Post-Closure Order	Closure Certification/Report
🗌 Major Amendment	Construction Certification/Report
Minor Amendment	CPT Plan/Result
CCR Registration	Extension Request
CCR Registration Major Amendment	Groundwater Monitoring Report
CCR Registration Minor Amendment	Interim Status Change
Class 3 Modification	Interim Status Closure Plan
Class 2 Modification	Soil Core Monitoring Report
Class 1 ED Modification	Treatability Study
Class 1 Modification	Trial Burn Plan/Result
Endorsement	Unsaturated Zone Monitoring Report
Temporary Authorization	Waste Minimization Report
Voluntary Revocation	Other:
335.6 Notification	
🗌 Other:	

March 25, 2024



Municipal Solids Waste Permits Section, MC-124 Texas Commission on Environmental Quality P.O. Box 13087 Austin, TX 78711-3087

RE: Application for Development Permit for Proposed Enclosed Structure Over Closed Municipal Solid Waste Landfill Doty Sand Pit Venture Landfill 12000 Bissonnet Street, Houston, Harris County, Texas 77099 TCEQ MSW Permit No. 1247; TCEQ Tracking No. 29453426

Dear Mr. Pedersen:

SKA Consulting, L.P (SKA) on behalf of Impact Residential Development, LLC (Applicant) has prepared the following responses to the Texas Commission on Environmental Quality (TCEQ) comments regarding the above referenced application and transmitted by email on March 18, 2024. The TCEQ comments are listed below in italics followed by the respective response.

For application form TCEQ-20785, please revise: 1. Item 16, the RN, to be 101288322

The RN has been added to Item 16 on page 5 of form TCEQ-20785. The revised form page (unmarked) is enclosed. The RN on Item 16 was previously blank so there is no redline/strikeout copy.

2. Item 17, the applicant name, to be Impact Residential Development, LLC.

The Applicant name in Item 17 of page 6 of TCEQ-20785 has been changed to Impact Residential Development, LLC. The revised form page (unmarked) and a redline-strikeout (marked) version are enclosed.

For core data form TCEQ-10400, please revise:

3. Item 3, the RN, to be 101288322.

The RN has been added to Item 3 on the Core Data form. The revised Core Data form (unmarked) is enclosed. The RN on Item 3 was previously blank so there is no redline/strikeout copy.

4. Item 15, the mailing address, to read: IMPACT RESIDENTIAL DEVELOPMENT, LLC 400 GALLERIA PKWY SE STE 1450 ATLANTA GA 30339-5989

The mailing address has been changed to be in all capital letters. The revised Core Data form (unmarked) is enclosed.

G:\2022\6022-0001\Letters\6022-0001.L08.docx

SKA Consulting, L.P. • 1888 Stebbins Drive, Suite 100 • Houston, Texas 77043 • 713.266.6056 phone • 713-266-0996 fax Texas Engineering Firm F-005009 • Texas Geoscience Firm 50011 • Texas Asbestos Consultancy 100525

Municipal Solid Waste Permits Section, MC-124 Texas Commission on Environmental Quality March 25, 2024 Page 2 of 2

5. Item 22, the regulated entity, to be "Kirkwood Crossing Apartments."

Kirkwood Crossing Apartments has been added to the Core Data form Item 22. Item 22 was previously blank so there is no redline/strikeout copy. The revised Core Data form (unmarked) is enclosed.

6 Item 46, the date of the signature.

The Core Data form Item 46 signature is now dated. The revised Core Data form (unmarked) is enclosed. Item 46 was previously blank so there is no redline/strikeout copy.

For Figure 3A, Adjacent Landowner Map, please:

7. Include either the mineral interest owners and their addresses for the Doty Sand Pit Venture Landfill property or a note that the mineral interest owners were not listed in the real property appraisal records for Harris County.

No mineral interest owners for the subject property were found in the real property appraisal records of Harris County, Texas. A revised Figure 3A is attached.

A recently signed professional engineer certification and applicant certification and property owner authorization (pages 12 and 13 of Form TCEQ-20785, respectively) are included.

On behalf of Impact Residential Development, LLC, please contact me at <u>mike.schultz@skaconsulting.com</u> or (713) 266-6056 if you have any questions.

Sincerely,

SKA CONSULTING, L.P.

mit liker

Mike Schultz, P.E. Executive Vice President, Partner

- Attachments: Form TCEQ-20785, Item 16, Page 5 unmarked copy Form TCEQ-20785, Item 17 – unmarked and marked copies Core Data Form, Item 3 – unmarked copy Core Data Form, Item 15 – unmarked copy Core Data Form, Item 22 - unmarked copy Core Data Form, Item 46 - unmarked copy Figure 3A Adjacent Landowner Map (revised)
- cc: Ms. Jessica Mullins, Impact Residential Development, LLC, w/attachments (electronic) Mr. Mark Lester, Northwest Metro Holding, CS 34, LLC, w/attachments (electronic) Ms. Elita Castleberry, Harris County Pollution Control Services Department, w/attachments

SKA Consulting, L.P. • 1888 Stebbins Drive, Suite 100 • Houston, Texas 77043 • 713.266.6056 phone • 713-266-0996 fax Texas Engineering Firm F-005009 • Texas Geoscience Firm 50011 • Texas Asbestos Consultancy 100525

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15. Permits and Construction Approvals

Mark the following tables to indicate status of other permits or approvals.

Permits and Construction Approvals

Permit or Approval	Received	Pending	Not Applicable
Zoning Approval			
Preliminary Subdivision Plan			
Final Plat			
Fire Inspector's Approval			
Building Inspector's Approval on Plans			
Water Service Tap			
Wastewater Service Tap			
On-site Wastewater Disposal System Approval			

Other Environmental Permits

Other Environmental Permits (list)	Received	Pending

16. General Proje	ct Information	
Facility Name:		
SubT Development Per	mit Number (if available):	
Regulated Entity Reference	ence Number (if issued): RN	
Street or Physical Addr	ess:	
City:	County:	State: <u>TX</u> Zip Code:
Phone Number:		
	erence Number has not been 1 00) and submit it with this app	<i>issued for the facility, complete a Core</i> plication.

17. Contact Information

Applicant (Lessee/Pr	oject Owner)		
Name:			
Customer Reference Nu	mber (if issued): CN		
Mailing Address:			
City:	County:	State:	_ Zip Code:
Phone Number:			
Email Address:			
	Number has not been issued, ith this application. List the A	•	
Property Owner			
Name:			
Mailing Address:			
City:	County:	State:	_ Zip Code:
Phone Number:			
Email Address:			
If the Property Owner is	s the same as Applicant, indi	cate "Same as "Applic	ant".
Consultant (if applica	ble)		
	ble)		
Firm Name:	-		
Firm Name: Texas Board of Professio	-	veyors Firm Number:	
Firm Name: Texas Board of Profession Mailing Address:	onal Engineers and Land Sur	veyors Firm Number:	
Firm Name: Texas Board of Profession Mailing Address: City:	onal Engineers and Land Sur	veyors Firm Number: State:	
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Firm Name: Texas Board of Profession Mailing Address: City: Consultant Name: Phone Number: Email Address: Engineer Who Perform Firm Name: Texas Board of Profession Mailing Address: City:	onal Engineers and Land Sur County: med Soil Tests onal Engineers and Land Sur County:	veyors Firm Number: State: veyors Firm Number: State:	_ Zip Code:

Professional Engineer's Certification of No Potential Threat to Public Health or the Environment

The applicant's engineer for this project shall complete one of the following certifications:

"I, ______, Texas PE Number _____, certify that the proposed development is necessary to reduce a potential threat to public health or the environment. Further, I certify that the proposed development will not damage the integrity or function of any component of the Closed Municipal Solid Waste Landfill Unit, including, but not limited to, the final cover, containment systems, monitoring system, or liners. This certification includes all documentation of all studies and data on which I relied in making these determinations."

Engineer's seal, with signature and date:

Engineering Firm Name: _____

Texas Board of Professional Engineers and Land Surveyors Firm Number: _____

Or:

" I, <u>Mike Schultz, P.E.</u>, Texas PE Number <u>68765</u>, certify that the proposed development will not increase or create a potential threat to public health or the environment. Further, I certify that the proposed development will not damage the integrity or function of any component of the Closed Municipal Solid Waste Landfill Unit, including, but not limited to, the final cover, containment systems, monitoring system, or liners. This certification includes all documentation of all studies and data on which I relied in making these determinations."

Engineer's seal, with signature and date:



Engineering Firm Name: SKA Consulting, L.P.

Texas Board of Professional Engineers and Land Surveyors Firm Number: 5009

Signature Page

Applicant Certification

I certify under penalty of law that this document and all attachments were prepared under my direction or supervision in accordance with a system designed to assure that qualified personnel properly gather and evaluate the information submitted. Based on my inquiry of the person or persons who manage the system, or those persons directly responsible for gathering the information, the information submitted is, to the best of my knowledge and belief, true, accurate, and complete. I am aware there are significant penalties for submitting false information, including the possibility of fine and imprisonment for knowing violations.

Name: Jessica Mullins	Title: Vice President
Signature:	Date: 9/11/2023
Email Address: jmullins@impactresidential.com	
SUBSCRIBED AND SWORN to before me by the sa	id Jessica Mullins
On this 11th day of September, 223	
My commission expires on the 17th day of Jun	
Notary's Name: Emmanuel Velazque	z Evelizzez
Notary Public in and for	heree
Montgomery County, Texas	EMMANUEL VELAZQUEZ Notary ID #133818831 My Commission Expires
Property Owner Authorization	June 17, 2026

To be completed by the property owner if the property owner is not the applicant.

I John Quinlan, President of Bissonnet 136, LLC, the owner of the property identified by
the address 12000 Bissonnet St, Houston, TX 77099 ,hereby authorize the
applicant to proceed with the project described in this application, and to apply for any
necessary authorizations in order to conduct this project. I understand that, as property
owner, I am responsible for maintaining the integrity of the final cover over the closed MSW landfill.
Property Owner Wante: Bissonnet 136, LLC
Signature: Bissonniet 130, LC Resident of Bate: Date:
Email Address: john.quinlan@gmail.com
SUBSCRIBED AND SWORN to before me by the said
On this le day of september 2023
My commission expires on the day of,,
Notary's Name: Lun ta SA. HIU HA SIT
Notary Public in and for My Notary ID # 125323327
Country Texas Expires July 11, 2025

TCEQ-20785 (Rev. 10-06-22) Application for Development Permit for Proposed Enclosed Structure Over Closed Municipal Solid Waste Landfill

County, Texas

Page 13 of 16



TCEQ Core Data Form

For detailed instructions regarding completion of 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 pleas	se describe in space provid	ed.)						
New Permit, Registration or Authorization (Core	New Permit, Registration or Authorization (Core Data Form should be submitted with the program application.)							
Renewal (Core Data Form should be submitted w	with the renewal form)	Other						
2. Customer Reference Number (if issued)	3. Regulated Entity Reference Number (if issued)	_						
CN	for CN or RN numbers in Central Registry**	RN 101288322						

SECTION II: Customer Information

4. General Cu	General Customer Information 5. Effective Date for Customer Information Updates (mm/dd/yyyy)										
New Customer Update to Customer Information											
Change in I	Change in Legal Name (Verifiable with the Texas Secretary of State or Texas Comptroller of Public Accounts)										
The Custon	ner Nam	e submitted	here may be	updated	auto	matica	lly	based	d on what is cu	rrent and	active with the
Texas Secr	retary of	State (SOS)	or Texas Cor	mptroller	of Pu	ıblic A	cco	ounts	(CPA).		N
6. Customer	Legal Nam	e (If an individua	l, print last name fi	first: eg: Doe,	John)		l	f new C	ustomer, enter prev	ious Custome	er below:
Impact Res	sidential	Developme	ent, LLC								
7. TX SOS/CP	PA Filing N	lumber	8. TX State Ta	ax ID (11 digit	s)		9	9. Fede	ral Tax ID (9 digits)	10. DUNS	S Number (if applicable)
11. Type of C	ustomer:	Corporat	ion		ndivid	ual		Pa	artnership: 🔲 Gener	al 🗌 Limited	
Government:	🗆 City 🗖 C	ounty 🗌 Federal [State Other		Sole P	roprieto	rship		Other:		
12. Number o									ependently Owned	and Opera	ted?
The second second] 21-100	101-250	251-500	□ 501 an		THE STOR		X Yes		and the second	
14. Customer	Role (Pro	posed or Actual) -	- as it relates to th	e Regulated	Entity li	isted on	his fo	orm. Ple	ase check one of the	following	
		🗌 Opera				Operat			-		
	nal License	e 🗌 Respo	onsible Party		luntar	y Clean	up A	pplican	t 🖾 Other: M	SW Subcha	apter T Applicant
	IMPAC	CT RESIDE	NTIAL DEV	VELOPM	ENT	r, LL (2				
15. Mailing Address:	400 GA	LLERIA P	KWY SE ST	ГЕ 1450							
	City	ATLANTA	<u>.</u>	State	GA		ZIP	303	339	ZIP + 4	5989
16. Country M	Mailing Info	ormation (if outs	ide USA)			17. E-	Mail	Addres	SS (if applicable)		
	jmullins@impactdevelopmentpartnersllc.com										
18. Telephon	e Number		1	19. Extensio	on or (Code			20. Fax Numbe	r (if applicat	ole)
(713)344-7055 () -											

SECTION III: Regulated Entity Information

21. General Regulated Ent	ity Information (If 'New Regulated Entity	" is selected below this form should be accompanied by a permit application)
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 Agency 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.)

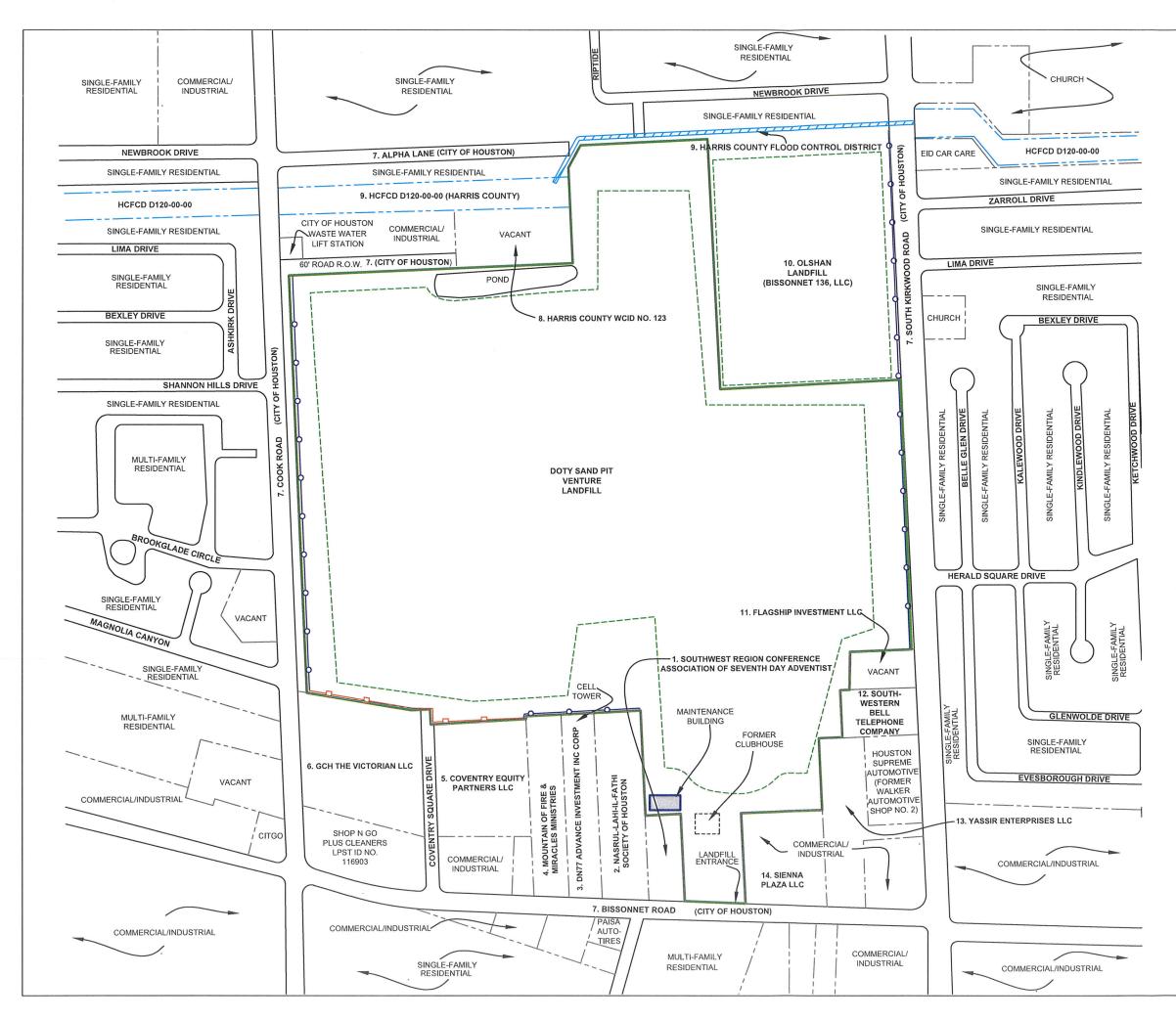
Kirkwood Crossing Apartments

(No. PO. Boxes) City Houston State TX ZIP 77099 ZIP + 4 24. County Harris Enter Physical Location Description of Doty Sand Pit Venture Landfill. 25. Description to Physical Location: +/- 12 acres in the central portion of Doty Sand Pit Venture Landfill. State Nearest ZIP Code 26. Nearest City State Nearest ZIP Code Number 77099 27. Lattude (N) in Decimal: 29.6796070 28. Longitude (W) in Decimal: -95.5915470 29 40 46.59 95 35 29.57 29. Primary SIC Code (4 dgts) 30. Secondary SIC Code (4 dgts) 31. Primary NAICS Code (5 or 6 dgtts) (5 or 6 dgtts) 5 33. What is the Primary Business of this entity? Con respect the SIC or NACS decorption) - - - 34. Mailing 400 Galleria Parkway, Suite 1450 - - - - 34. Mailing Address: 37. Extension or Code 38. Fax Number (if applicable) - (T13) 3447 7055 () - - - 35. E-Mail Address: Bistori Instructions for additional guidance - -									
Othe PO Booresil City Houston State TX ZIP 77099 ZIP + 4 24. County Harris Enter Physical Location Description if no street address is provided.	23. Street Address of	23. Street Address of 12000 Bissonnet Street							
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Address: 2000 77.099 23. What is the Primary Business of this entity? (Do not repeat the SC or NAICS description) 22. Secondary NAICS Code (4 dgts) 33. What is the Primary Business of this entity? (Do not repeat the SC or NAICS description) 22. Secondary NAICS Code (5 or 6 dgts) 33. What is the Primary Business of this entity? (Do not repeat the SC or NAICS description) 22. Secondary NAICS Code (5 or 6 dgts) 34. Mailing Address: 400 Galleria Parkway, Suite 1450 32. Secondary NAICS Code (5 or 6 dgts) 35. E-Mail Address: City Atlanta State GA ZIP 30339 ZIP + 4 36. Telephone Number 37. Extension or Code 38. Fax Number (fl applicable) (T13) 344-7055 () - 29. Dam Safety Districts Edwards Aquifer Emissions Inventory Air Industrial Hazardous Waste 29. Municipal Solid Waste New Source Review Air OSSF Petroleum Storage Tank PWS 29. Municipal Solid Waste New Source Review Air OSSF Petroleum Storage Tank PWS 29. Municipal Solid Waste New Source Review Air OSSF Petroleum Storage Tank PWS 29. Municipal Solid Waste New Source Review Air OSSF Petroleum Storage Tank PWS </th <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td>lfill.</td> <td></td>								lfill.	
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Closed Type IV Landfill 400 Galleria Parkway, Suite 1450 34. Mailing Address: City Atlanta State GA ZIP 30339 ZIP + 4 36. Telephone Number 37. Extension or Code 38. Fax Number (<i>if applicable</i>) (713) 344-7055 () - CCEQ Programs and ID Numbers Check all Programs and write in the permits/registration numbers that will be affected by the updates submitted on this m. See the Core Data Form instructions for additional guidance. Dam Safety Districts Edwards Aquifer Emissions Inventory Air Industrial Hazardous Waste Municipal Solid Waste New Source Review Air OSSF Petroleum Storage Tank PWS Studge Storm Water Title V Air Tires Used Oil Studge Storm Water Wastewater Agriculture Water Rights Other: Volumer Agriculture Water Rights Other: Mike Schultz, P.E. 41. Title: Principal Engineer (713) 266-0996	29. Primary SIC Code (4 digits) 30). Secondary SI	C Code (4 digits)					ICS Code
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City Atlanta State GA ZIP 30339 ZIP + 4 35. E-Mail Address: 36. Telephone Number 37. Extension or Code 38. Fax Number (if applicable) 36. Telephone Number 37. Extension or Code 38. Fax Number (if applicable) (13) 344-7055 () - 9. 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 mm. See the Core Data Form instructions for additional guidance.									
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	42. Telephone Number	43. Ext./Co	ode 44. Fa	ax Number	45. E-	Mail Addres	s		
ECTION V: Authorized Signature	(713)266-6056		(713	3)266-0996	mike	.schultz@	skaconsulting	g.com	
	SECTION V: Au	thorized	l 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:	Impact Residential Development, LLC	Job Title:	President		
Name (In Print):	Jessica Mullins			Phone:	(713) 344- 7055





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17. Contact Information
Applicant (Lessee/Project Owner)
_{Name:} Jessica Mullins
Customer Reference Number (if issued): CN
Mailing Address: 400 Galleria Parkway, Suite 1450
City: Atlanta County: Cobb State: GA Zip Code: 30339
Phone Number: 713-344-7055
Email Address: jmullins@impactresidential.com
<i>If Customer Reference Number has not been issued, complete a Core Data Form (TCEQ-10400) and submit it with this application. List the Applicant as the Customer.</i>
Property Owner
_{Name:} Bissonnet 136, LLC
Mailing Address: 20 Park Road, Suite G
City: Burlingame County: San Mateo State: CA Zip Code: 94010
Phone Number: (650) 638-0900
Email Address: mlester@landcorealestate.com
If the Property Owner is the same as Applicant, indicate "Same as "Applicant".
Consultant (if applicable)
Firm Name: SKA Consulting, L.P.
Texas Board of Professional Engineers and Land Surveyors Firm Number: 5009
Mailing Address: 1888 Stebbins Drive, Suite 100
City: Houston County: Harris State: TX Zip Code: 77043
Consultant Name: Mike Schultz, P.E.
Phone Number: 713-266-6056
Email Address: mike.schultz@skaconsulting.com
Engineer Who Performed Soil Tests
Firm Name: Goodheart & Associates, PLLC
Texas Board of Professional Engineers and Land Surveyors Firm Number: 21548
Mailing Address: 2021 Midwest Road, Suite 200
City: Oak Brook County: DuPage State: IL Zip Code: 60523
Engineer Name: Gary Goodheart, P.E.
Phone Number: <u>630-816-5405</u>
Email Address: Gary@Goodheartllc.com