

Municipal Setting Designations



MSDs: Another tool for Houston

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Program Manager



Municipal Setting Designations (MSDs)



Agenda

- City of Houston - Programmatic
 - What the MSD is
 - Who the MSD impacts
 - Steps in the MSD process
 - **Questions / Comments**
- MSD Applicant - Technical
 - Specific information on the site
2606 West Dallas Street
 - **Questions / Comments**



Environmental Protection in Texas

- The State of Texas has jurisdiction for environmental protection
 - Texas Commission on Environmental Quality (TCEQ)

- Environmental Complaints



- By Phone: 1-888-777-3186

- Online: <http://www5.tceq.texas.gov/oce/complaints/>

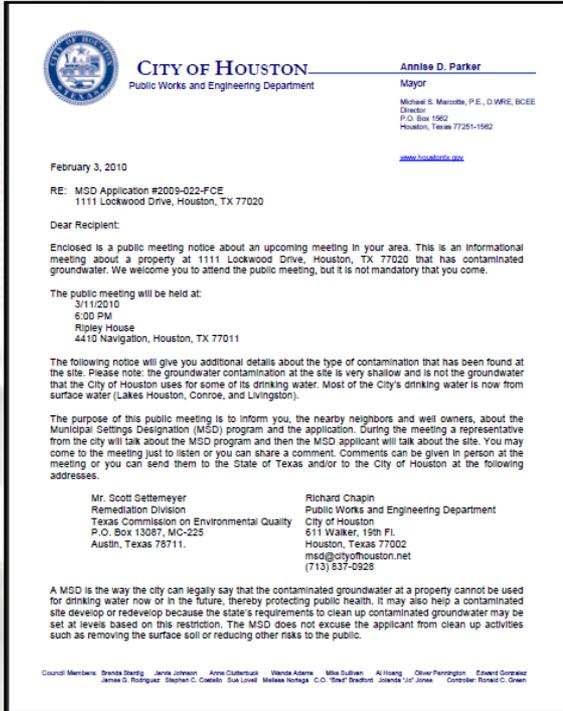


- By Phone: 311

- Online: http://webintake.houstontx.gov/web_intake/Controller

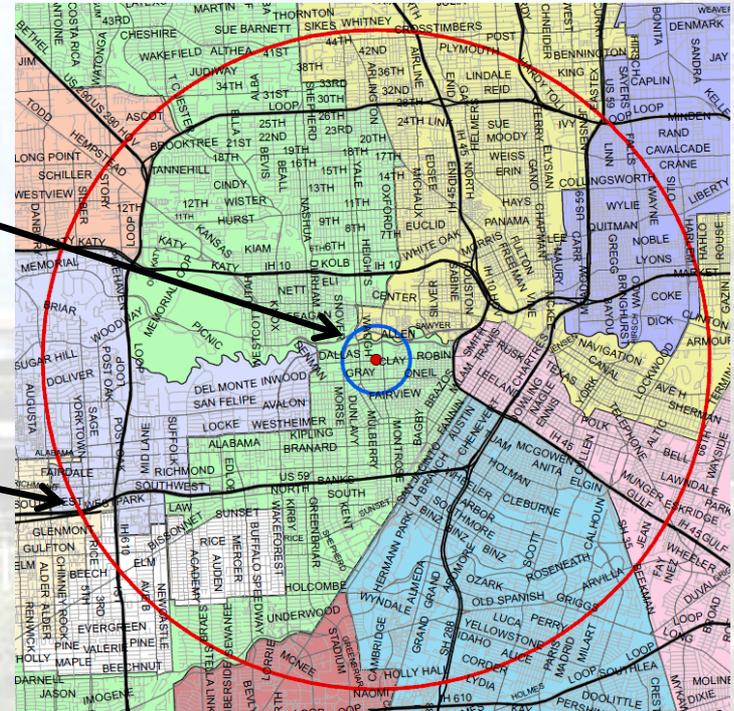


MSD Notice Letters



Property Owners
First-Class Mail
½-Mile Radius
City Requirement

Water Well Owners
Certified Mail
5-Mile Radius
State Requirement



If you received a notice through certified mail that means you have a water well according to the State's records

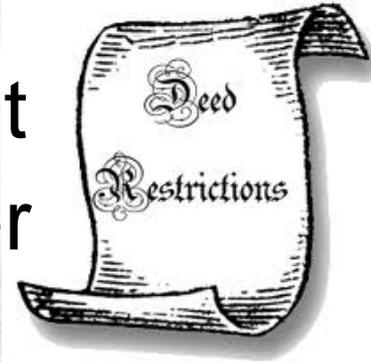


Municipal Setting Designations (MSDs)

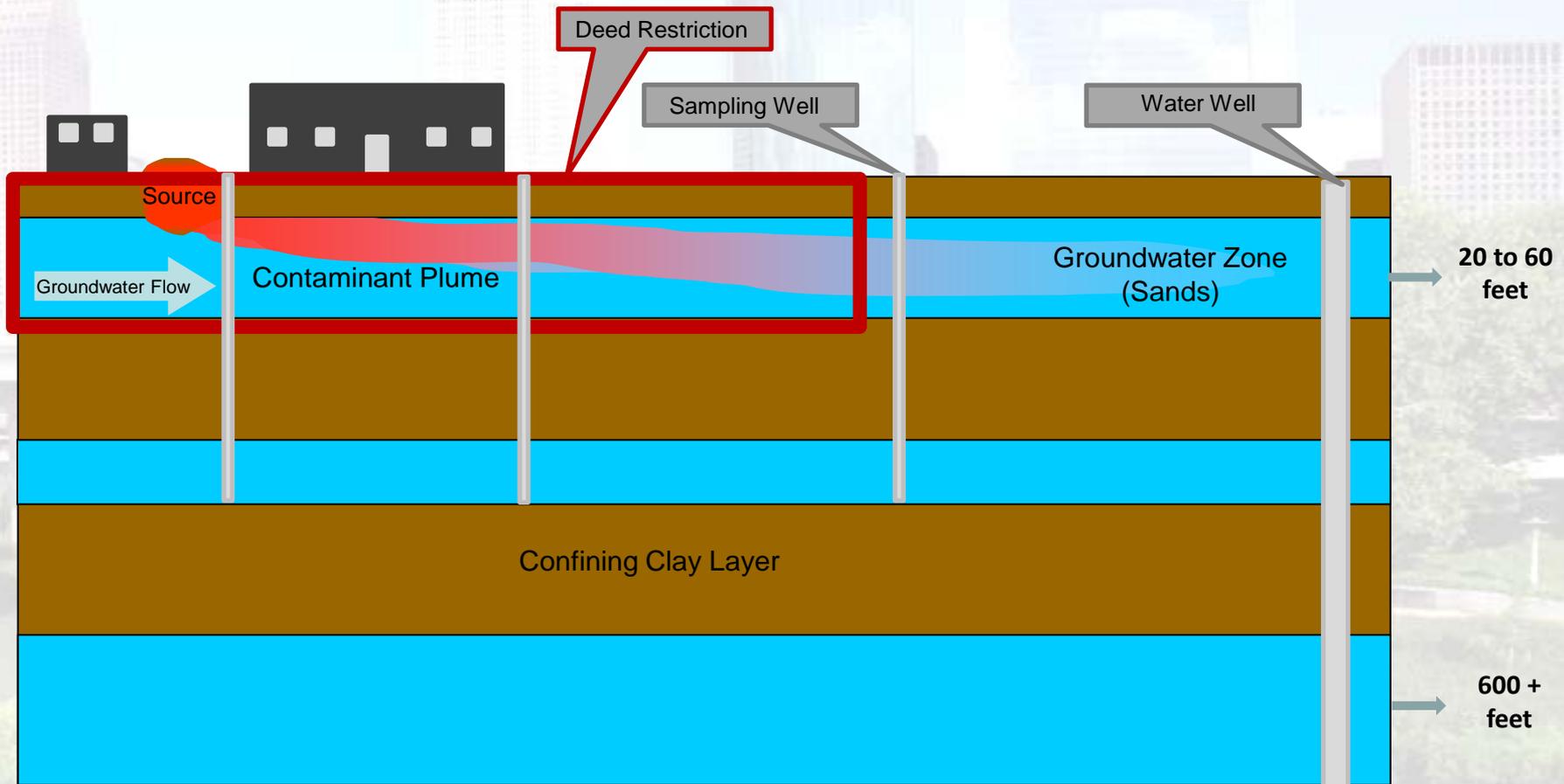


What an MSD is

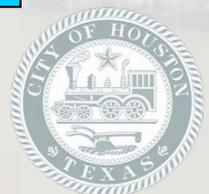
- **Voluntary** deed restriction to prevent the use of contaminated groundwater
 - No water wells on the subject property for drinking water purposes
 - A legally binding way to ensure the public is not exposed to contaminants



Groundwater Contamination

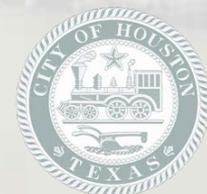
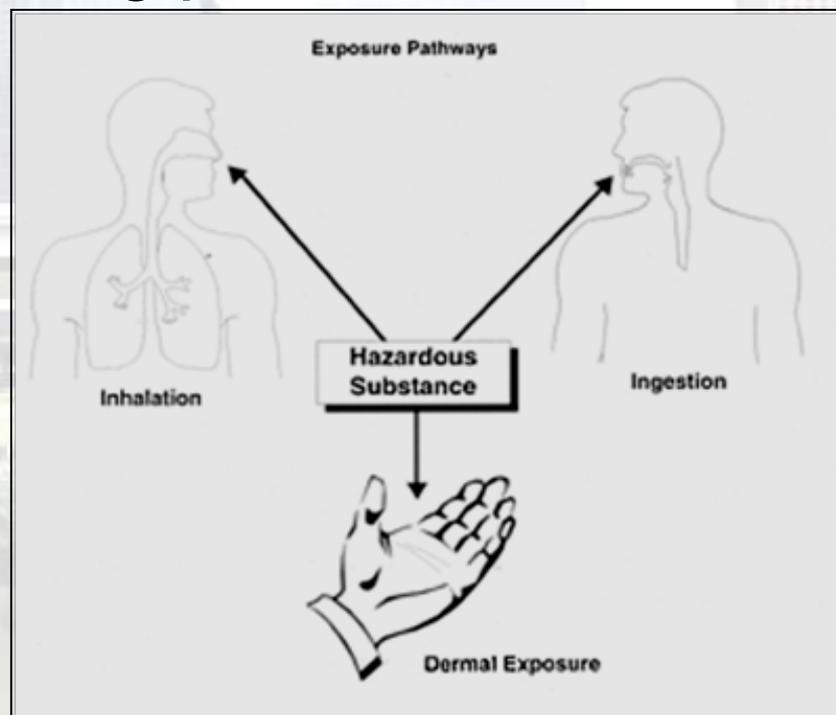


Please Note: Houston has shallow contaminated groundwater scattered across the City



Exposure Pathways

- Cleanup Programs are based on public exposure to contaminants and reducing public health risks
- Exposure Pathways
 - ~~Ingestion~~
 - Inhalation
 - Contact (dermal)
 - Soil
 - Groundwater to surface water
 - Ecological



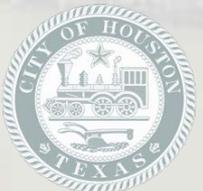
Environmental Cleanup

- The MSD is only **one step** in the cleanup process
- An MSD does **NOT** excuse the applicant from reducing risks to the public
- Responsible Parties are always responsible



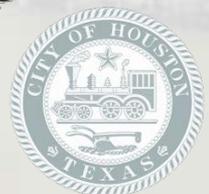
Who the MSD Impacts

- An MSD does not affect you!
 - An MSD **DOES NOT AFFECT** your property
 - An MSD **DOES NOT AFFECT** your water well
 - There are **NO REQUIREMENTS** on you
- Drinking water supplied by the City is not affected

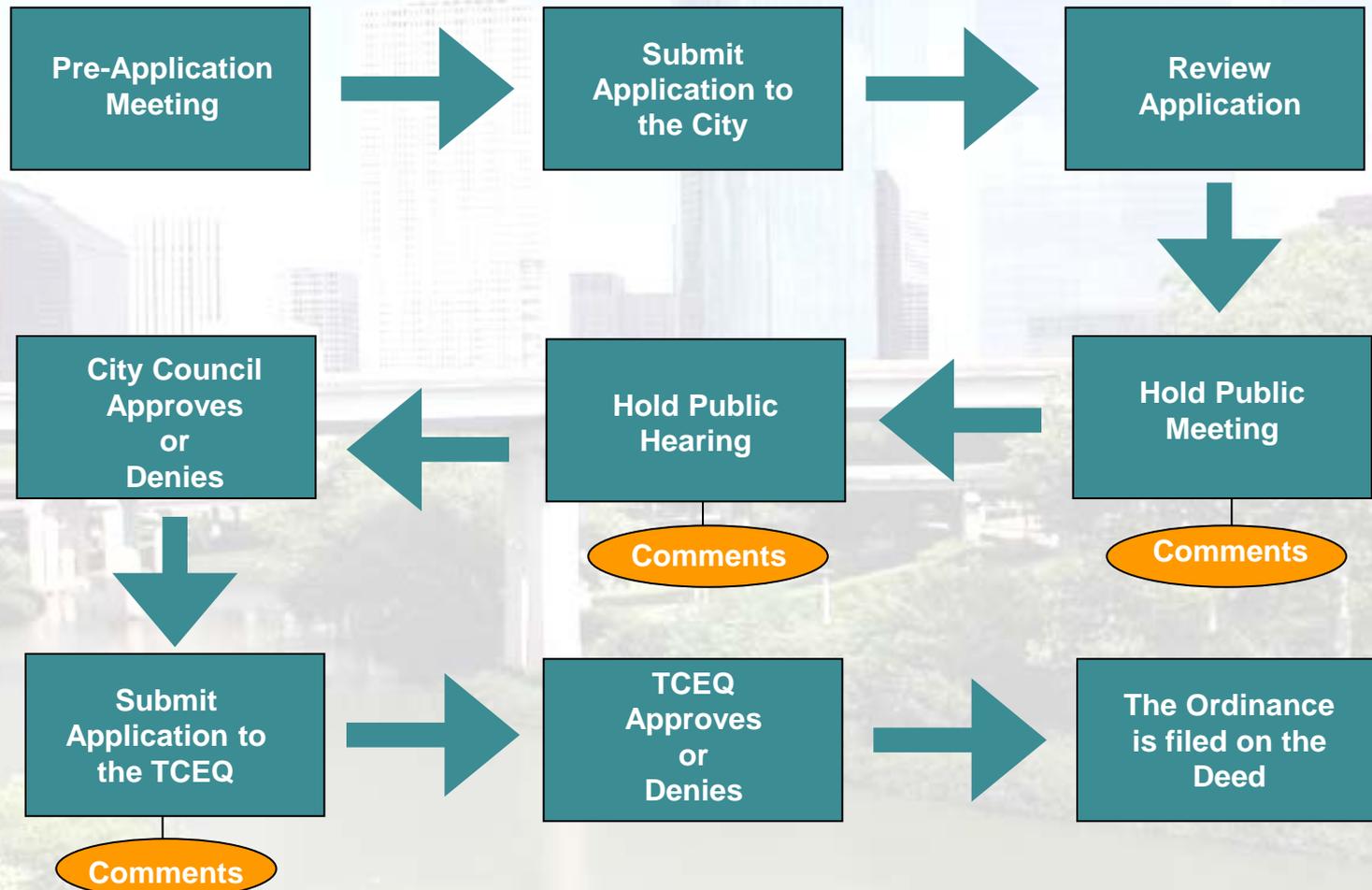


City's Requirements of the Applicant

- Enrollment in a State or Federal cleanup program
- Thorough investigation
 - Data must show that the groundwater plume is stable or decreasing, and delineated.
- A **third party** Engineer (P.E.) or Geologist (P.G.) must certify application

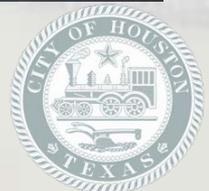


Steps in the Process

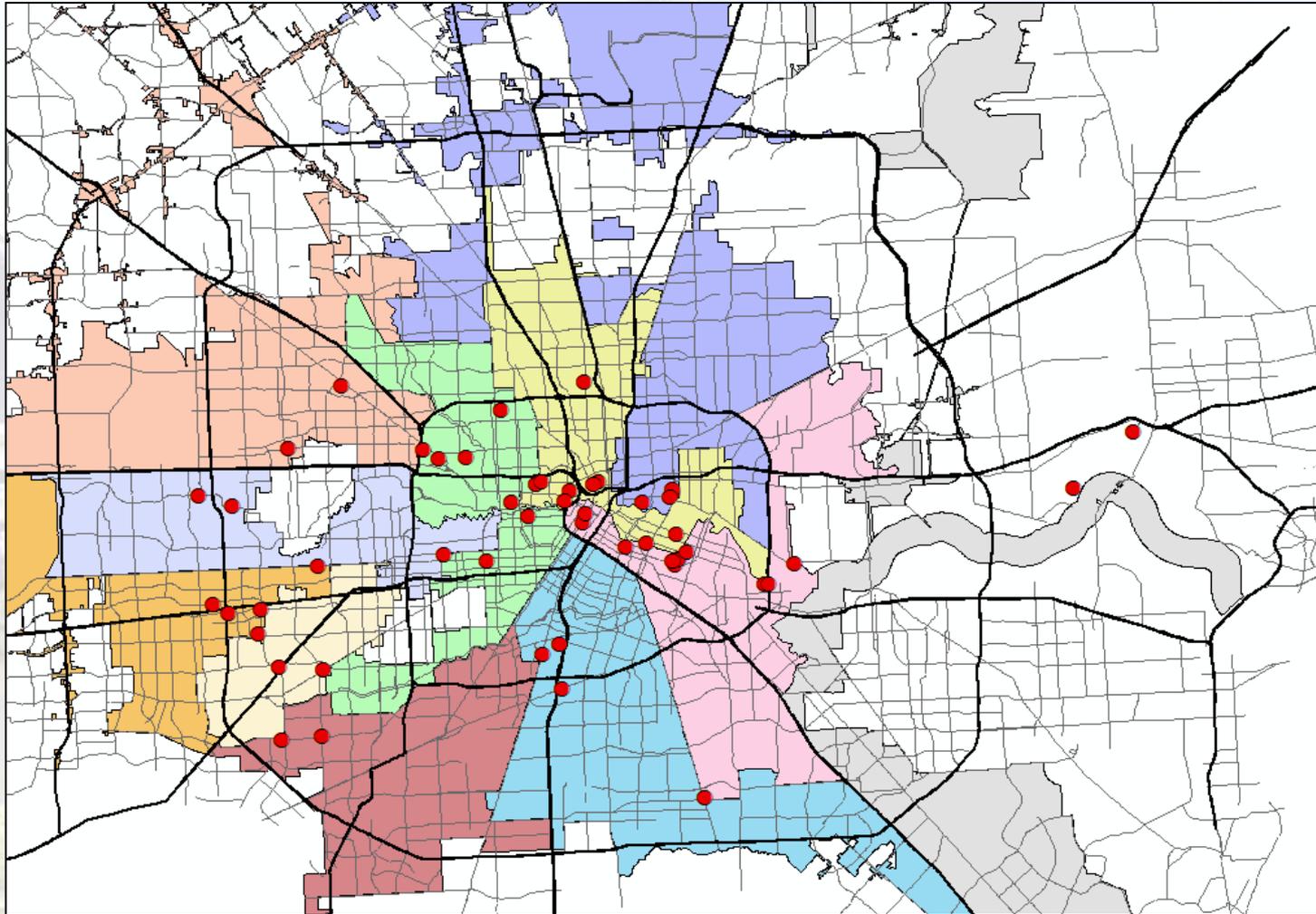


Why Support An MSD?

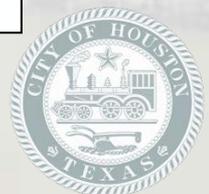
- Protects the public from consumption of contaminated groundwater
- Encourages clean-up of contaminated sites
- Promotes redevelopment of under-utilized properties



MSD Sites in Houston



Municipal Setting Designations (MSDs)



MSD Application Availability

- Central Library
 - 500 McKinney
 - Reference Desk
- Also available online at:
www.houstonmsd.org
 - MSD in Review Page



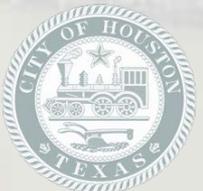
Public Hearing

- Date: **Tentative January 8, 2013**
- Time: **10:00 AM**
- Place: **City Council Chamber (Committee Meeting)
Transportation, Technology, & Infrastructure**
- Address: **901 Bagby, Second Floor
Houston, Texas 77002**

Any person wishing to speak on this issue must arrive at least 15 min early and sign the speakers list located on the front desk.



Municipal Setting Designations (MSDs)



Contact Information

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Municipal Setting Designations (MSDs)



Municipal Setting Designation Public Meeting

West Dallas Street Property
Houston, Texas

December 6, 2012

What Does the MSD Do?

- Prevents groundwater from being used for potable purposes.
- Recognizes that shallow groundwater in most urban settings is not used.
- Affects the Designated Property only
- Verifies that human health is protected.

Site and Area History

- Site has historically been occupied by residences or been vacant and grassed.
- Site conditions were evaluated as part of a larger acquisition of 4 acres of surrounding land for re-development.
- Soil and water samples recovered to assess impacts from off-Site sources.
- Detected arsenic in shallow soils (2 samples) and in groundwater (1 location only).

Site and Groundwater Flow

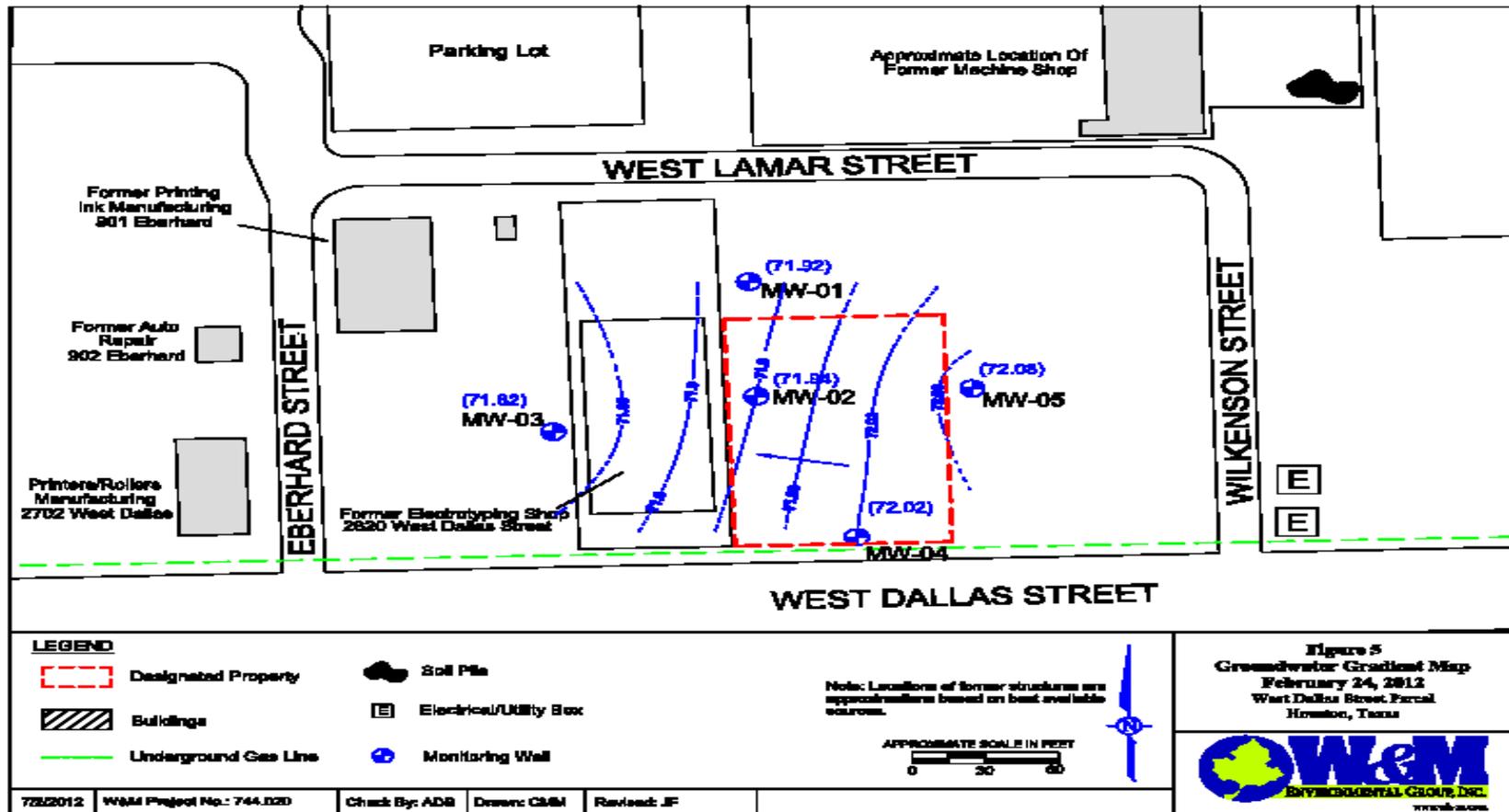


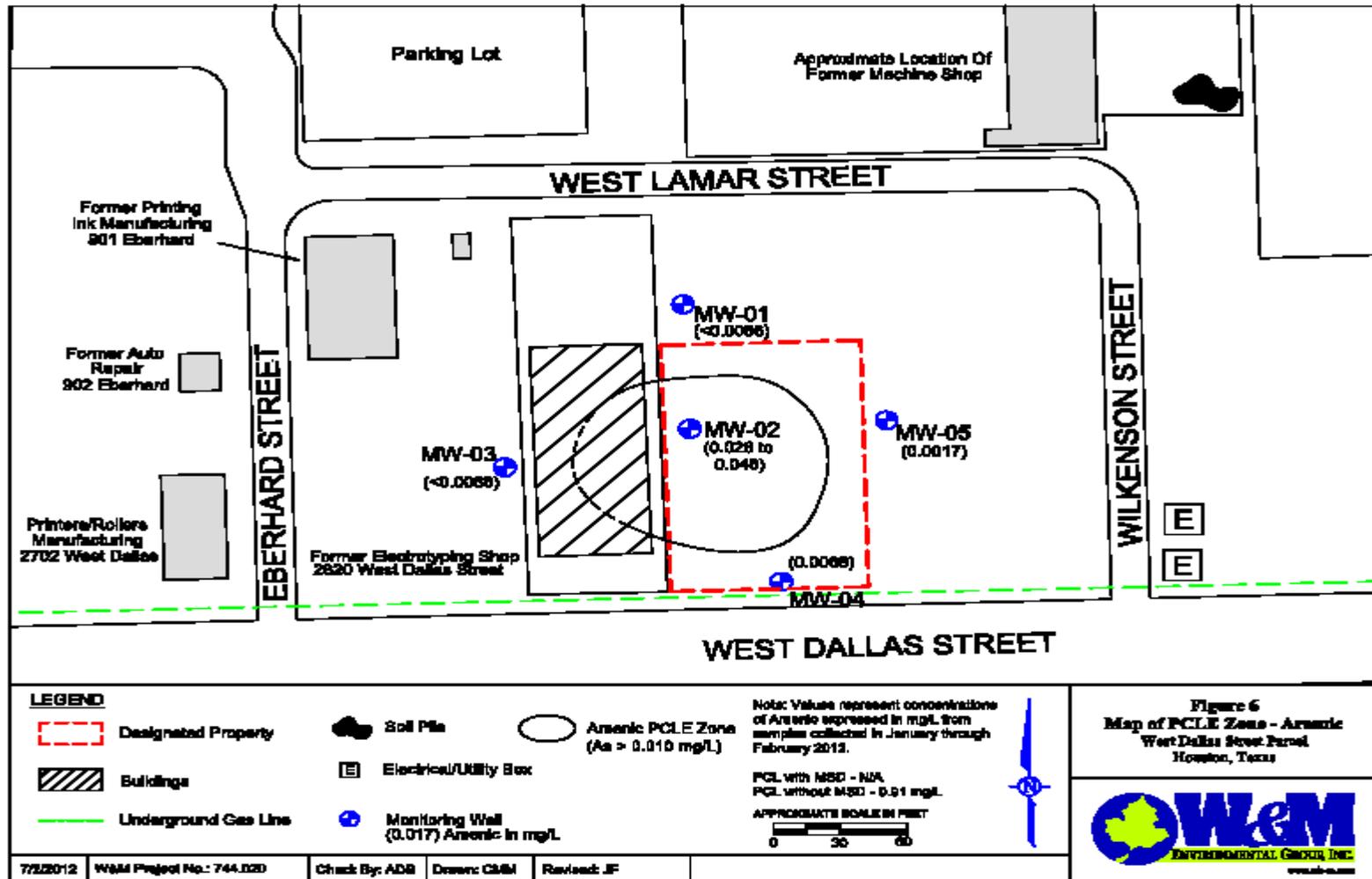
Figure 5
Groundwater Gradient Map
February 24, 2012
West Dallas Street Parcel
Houston, Texas



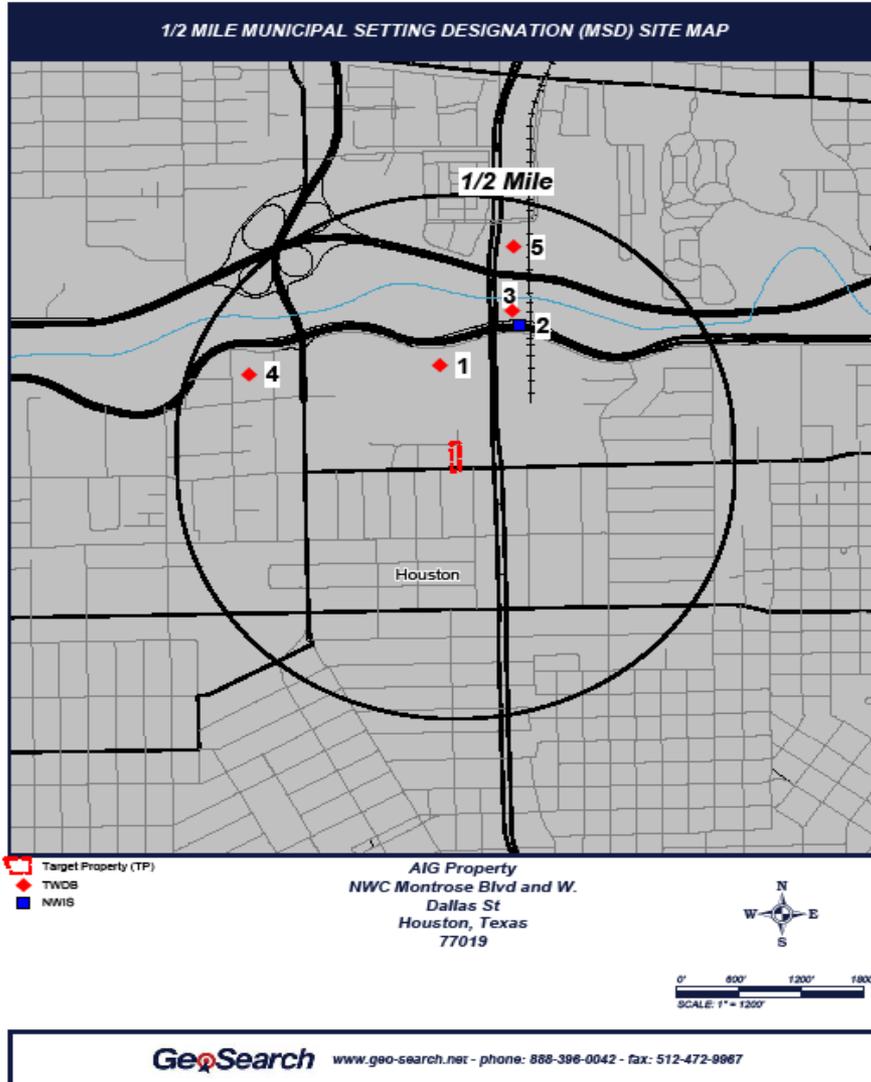
Chemicals in Groundwater

Chemical of Concern	Maximum Concentration Reported (mg/L)	TCEQ Ingestion Pathway Criteria (mg/L)	Non-Ingestion Pathway Criteria (mg/L)
Arsenic	0.046	0.010	None
Other Metals	All below Ingestion Criteria	Varies	---
Volatile Organic Compounds	All below Ingestion Criteria	Varies	---

Affected Groundwater

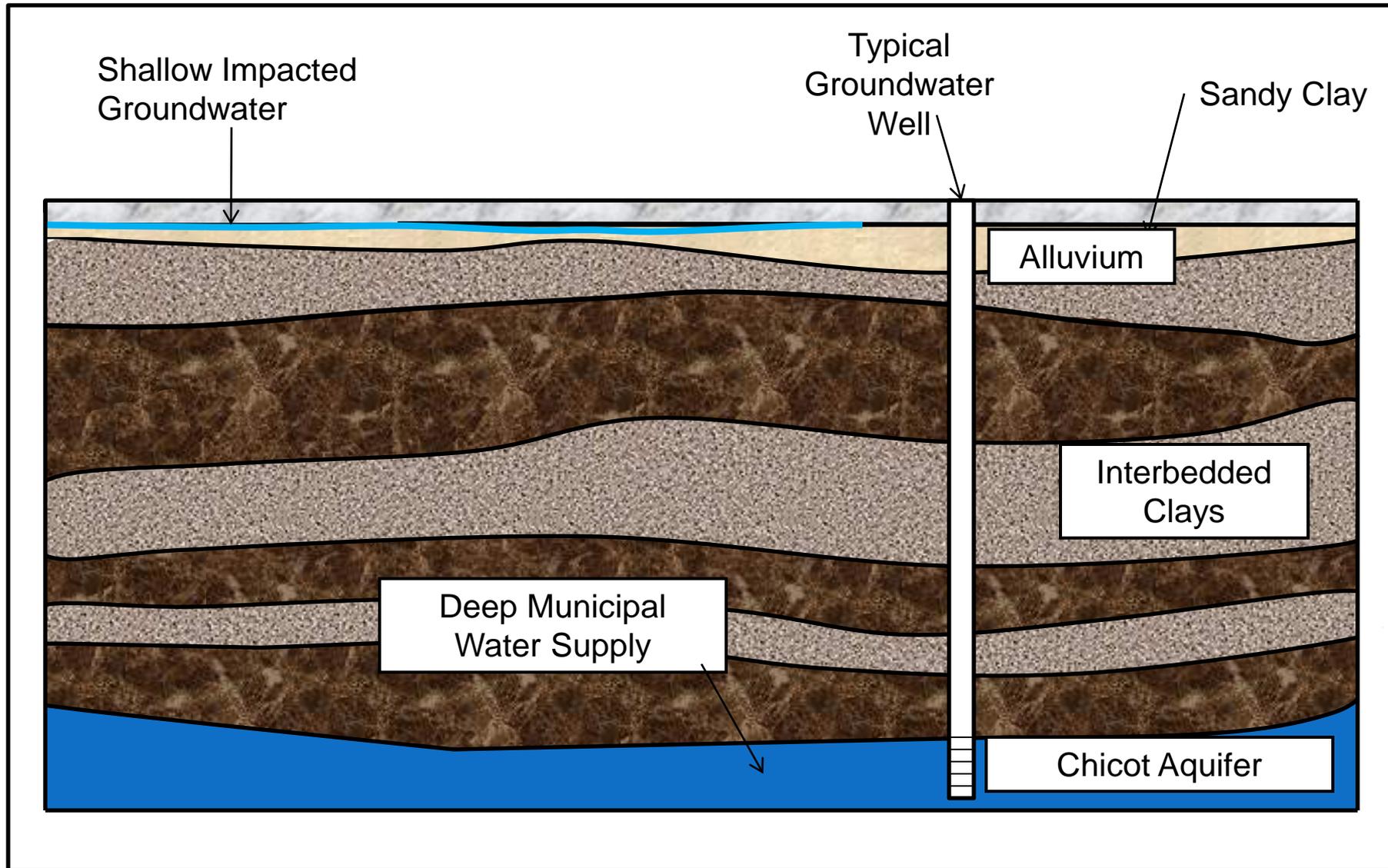


0.5-Mile Water Well Search



- **No** Water Wells on the Site
- 5 Wells Within 0.5-mile
- All nearby wells are screened deeper than 500 feet, none are used for potable purposes
- 538 Wells within 5-miles
- **No** Affected or Potentially Affected Wells

Site Hydrogeology



Summary

- Source of contamination is historic in nature (agriculture, pesticide storage or unknown industrial use).
- Affected groundwater is at 28 feet within a perched aquifer well above any aquifers used by local wells
- No local wells are threatened or affected.
- Water for the area is provided by Municipal Drinking Water
- Site has applied to the Voluntary Cleanup Program (VCP)
- Site meets the City and State criteria for an MSD.