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Municipal Setting Designations

Jennifer Clancey
Program Manager



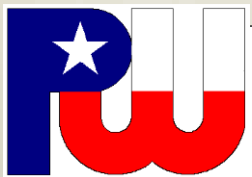


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What is an MSD?

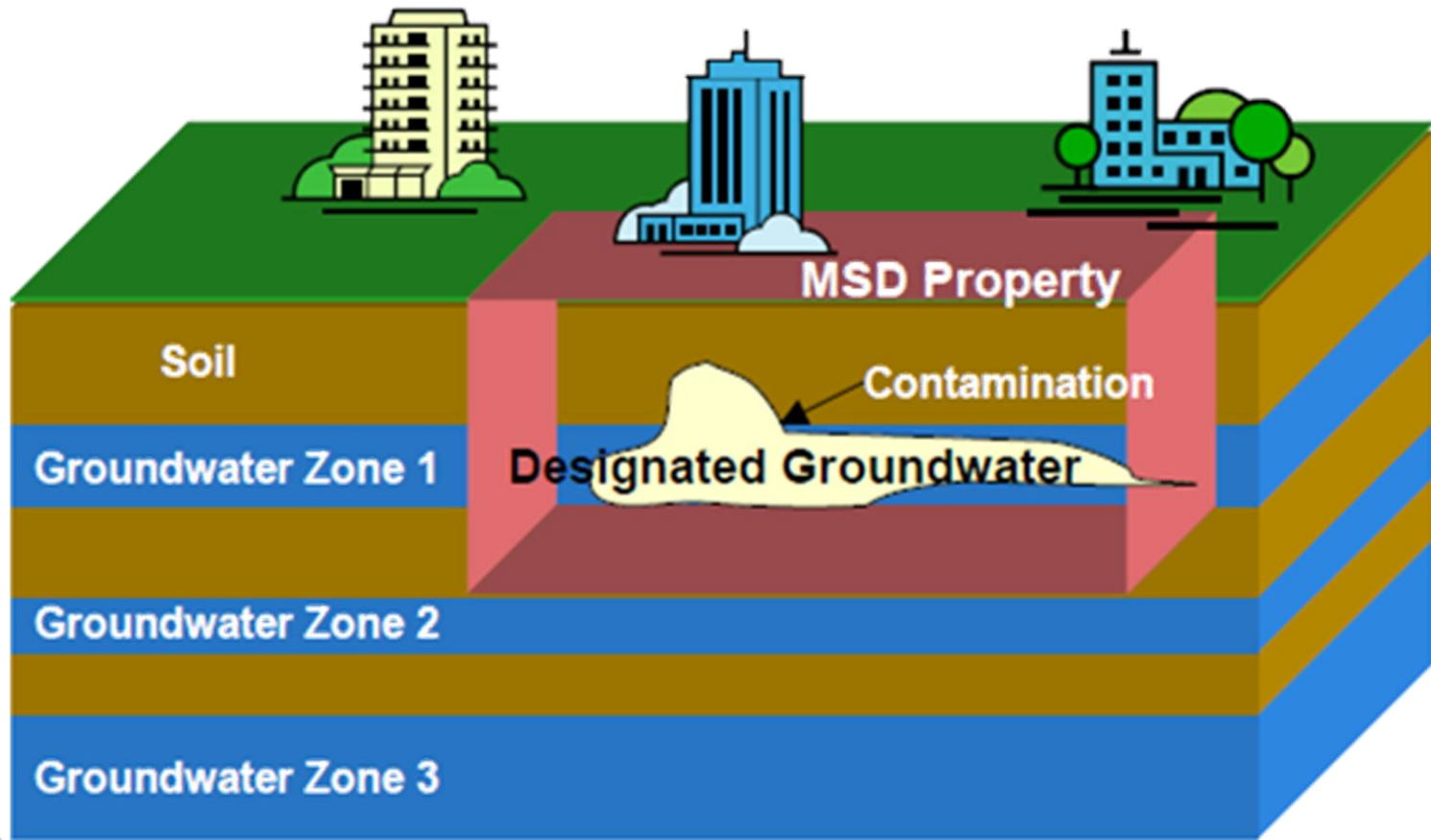
- A **voluntary** deed restriction that prohibits the use of impaired groundwater as potable water
 - A tool property owners can use to address environmental impairments to groundwater
 - Allows reinvestment and redevelopment of impaired properties
- A public health protection





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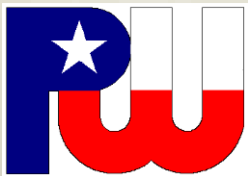
MSD Depiction



What is an MSD?

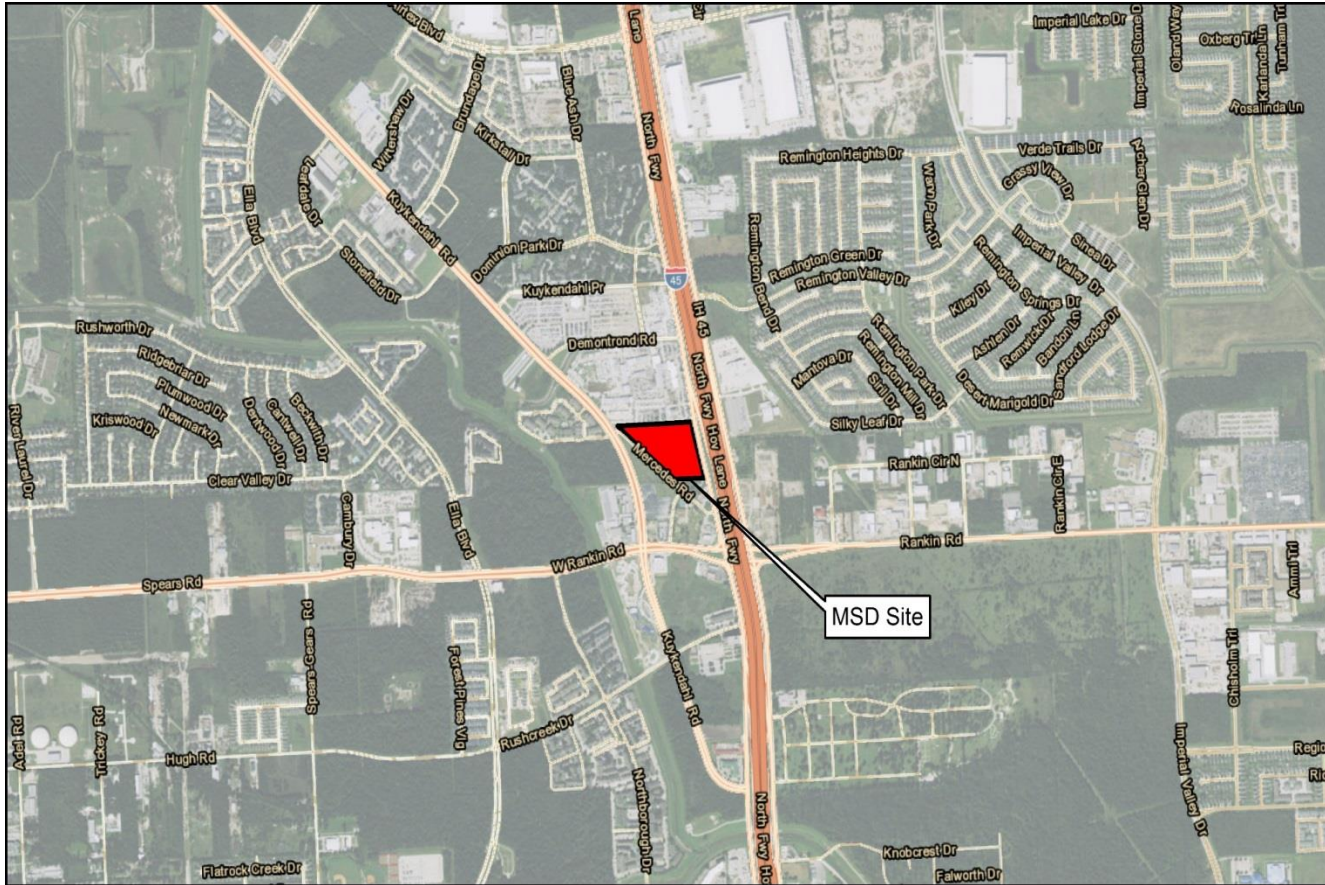
- It is a State Program
 - Administered by the Texas Commission on Environmental Quality (TCEQ)
 - Requires Local Support
- Article 13 of Chapter 47
 - Public Hearing Required





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13911 & 13915 North Freeway





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Indigo Houston 13921 North Freeway, LLC

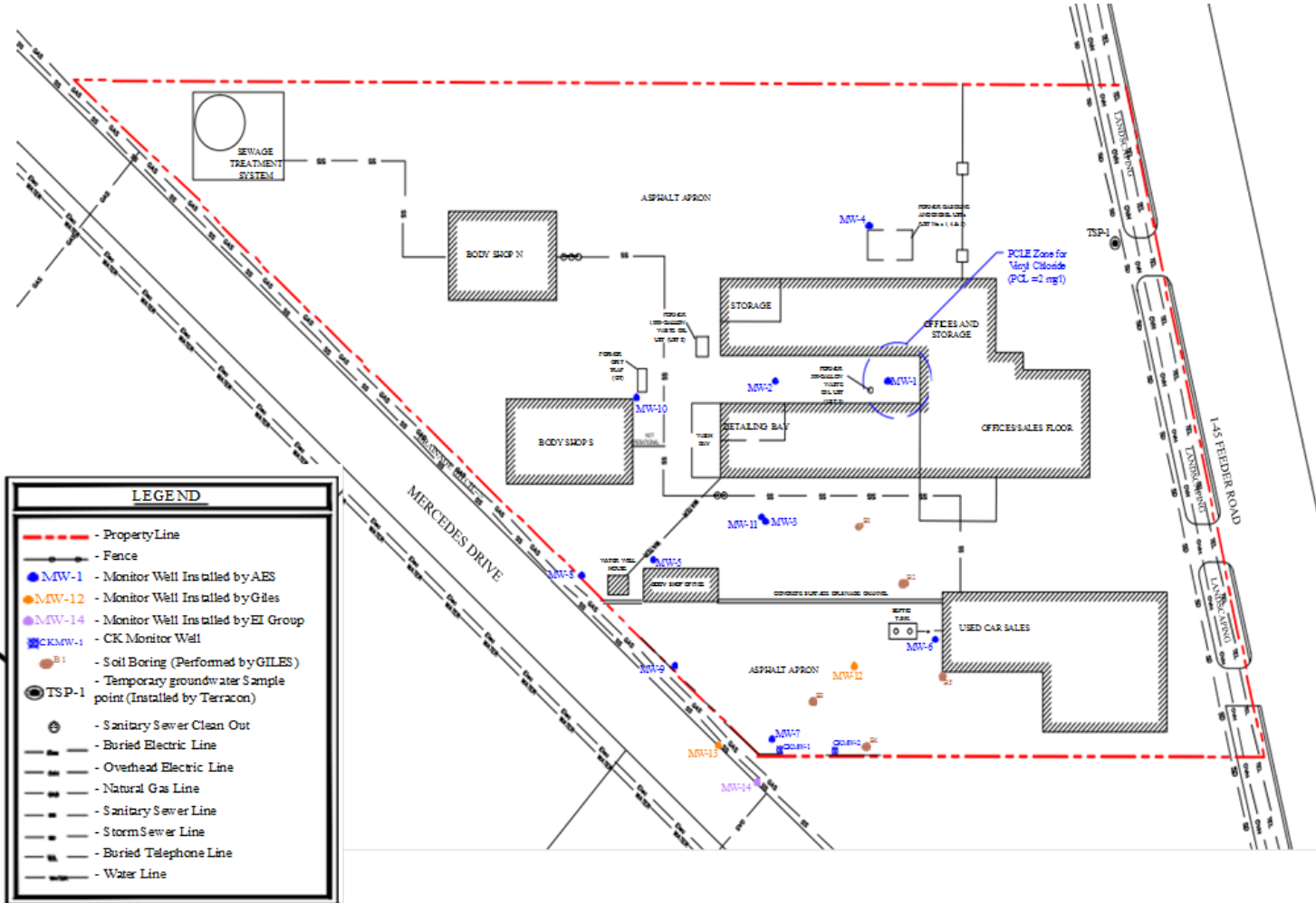
- Undeveloped through early 1950s
- Developed as auto dealership in 1980s
 - Performed oil & fluid changes, repairs, cleaning & detailing
- Contaminated soil removed by 2002
- Groundwater monitoring & remediation since 2001
- Source: former underground storage tanks, grit trap, hydraulic lifts, septic system; all removed by 2002

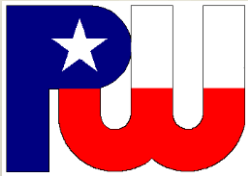




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Groundwater Impacts





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MSD Notice Letters



CITY OF HOUSTON
Public Works and Engineering Department

Annlise D. Parker
Mayor

Michael S. Marcotri, P.E., D.WRE, BCEE
Director
P.O. Box 1962
Houston, Texas 77251-1962

www.houstontx.gov

February 3, 2010

RE: MSD Application #2009-022-FCE
1111 Lockwood Drive, Houston, TX 77020

Dear Recipient:

Enclosed is a public meeting notice about an upcoming meeting in your area. This is an informational meeting about a property at 1111 Lockwood Drive, Houston, TX 77020 that has contaminated groundwater. We welcome you to attend the public meeting, but it is not mandatory that you come.

The public meeting will be held at:
3/11/2010
6:00 PM
Ripley House
4410 Navigation, Houston, TX 77011

The following notice will give you additional details about the type of contamination that has been found at the site. Please note: the groundwater contamination at the site is very shallow and is not the groundwater that the City of Houston uses for some of its drinking water. Most of the City's drinking water is now from surface water (Lakes Houston, Conroe, and Livingston).

The purpose of this public meeting is to inform you, the nearby neighbors and well owners, about the Municipal Settings Designation (MSD) program and the application. During the meeting a representative from the city will talk about the MSD program and then the MSD applicant will talk about the site. You may come to the meeting just to listen or you can share a comment. Comments can be given in person at the meeting or you can send them to the State of Texas and/or to the City of Houston at the following addresses.

Mr. Scott Settemeyer
Remediation Division
Texas Commission on Environmental Quality
P.O. Box 13067, MC-225
Austin, Texas 78711.

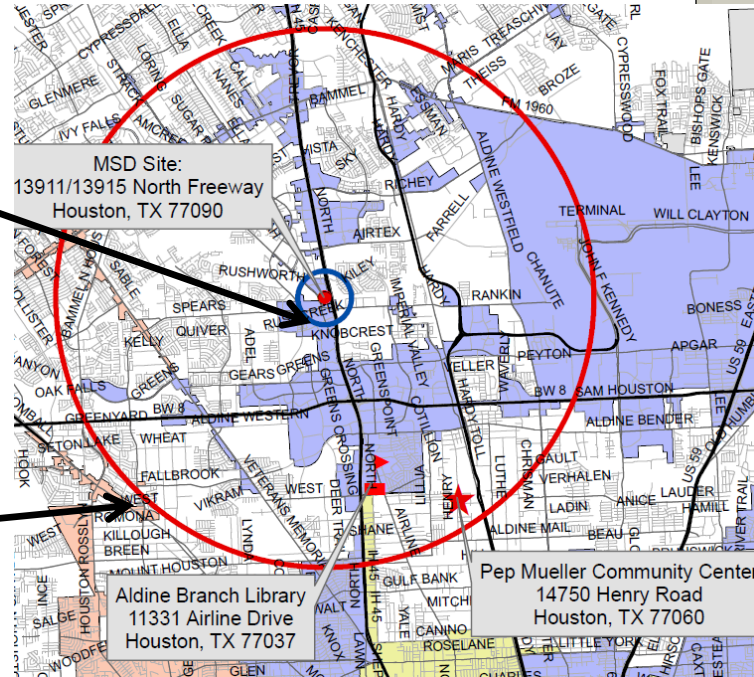
Richard Chapin
Public Works and Engineering Department
City of Houston
611 Walker, 15th Fl.
Houston, Texas 77002
msd@cityofhouston.net
(713) 837-0928

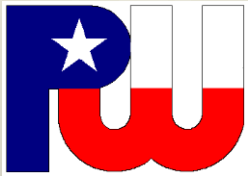
A MSD is the way the city can legally say that the contaminated groundwater at a property cannot be used for drinking water now or in the future, thereby protecting public health. It may also help a contaminated site develop or redevelop because the state's requirements to clean up contaminated groundwater may be set at levels based on this restriction. The MSD does not excuse the applicant from clean up activities such as removing the surface soil or reducing other risks to the public.

Council Members: *Branda Starling, Jarvis Johnson, Anne Clatterbuck, Wanda Adams, Mike Sullivan, Al Hoang, Oliver Fennington, Edward Gonzalez, James G. Rodriguez, Stephen C. Costello, Sus Lovell, Melissa Notlage, C.O. "Red" Bradford, Jolanda "J" Jones, Controller: Ronald C. Green*

Property Owners
First-Class Mail
1/2-Mile Radius
City Requirement

Water Well Owners
Certified Mail
5-Mile Radius
State Requirement





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3025 Maxroy Street



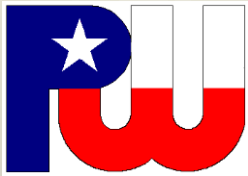


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TRC General Holdings, LLC

- Developed as commercial/industrial since 1956
- Currently operated by TRC General Holdings, LLC
 - Staging area for trucks, trailers, and equipment for hydro-excavation
- Sources: historic industrial uses of site and surrounding properties
- Future use of the site is not anticipated to change





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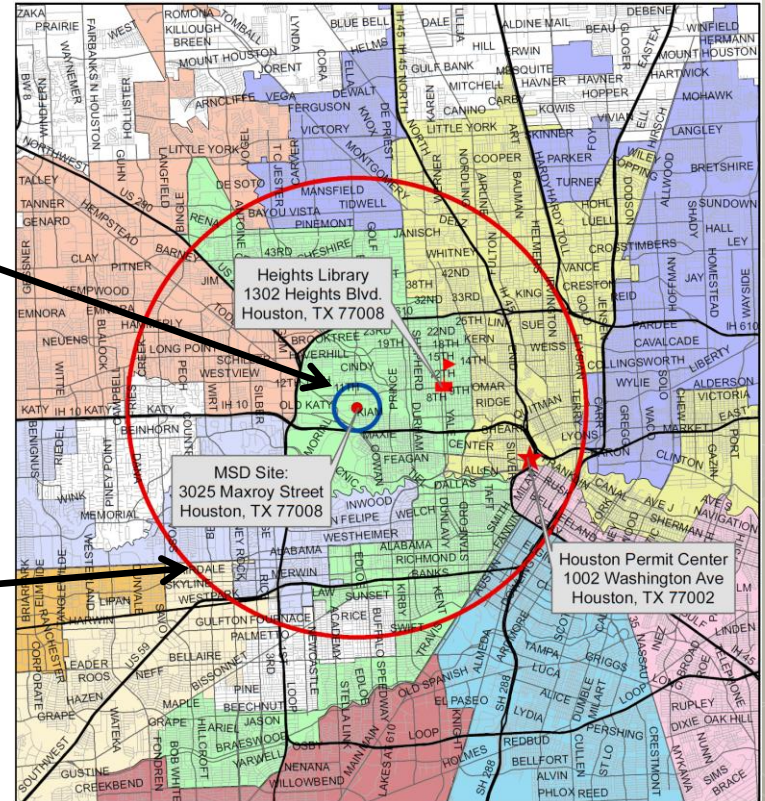
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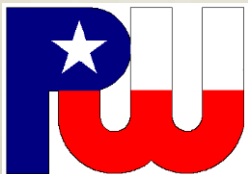
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Water Well Owners
Certified Mail
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Contact Information

Jennifer Clancey

Program Manager

Public Works & Engineering

City of Houston,

1002 Washington, 3rd Floor

Houston, Texas 77002

msd@houstontx.gov

(832) 394-9005

