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December 2012
SFR-083/12

Dry Cleaning Activities

Report to the 83rd Texas Legislature

Dry Cleaning Activities: Report to the 83rd Texas Legislature

Prepared by
Remediation Division

SFR-083/12
December 2012



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Introduction

The Dry Cleaner Environmental Response Program was created in 2003 by House Bill 1366 (78th Legislature, regular session) and codified in the Texas Health and Safety Code (THSC), Chapter 374. This law established new environmental standards for dry cleaners and a remediation fund to assist with the assessment and remediation of contamination caused by dry cleaning solvents. The Dry Cleaner Environmental Response Act of 2003 was amended in 2005 by House Bill 2376 and Senate Bill 444 (79th Legislature, regular session); in 2007 by House Bill 3220 (80th Legislature, regular session); and in 2009 by House Bill 3547 (81st Legislature, regular session).

As mandated by THSC, Section 374.056, the Texas Commission on Environmental Quality (TCEQ) is required to submit, on or before December 1 of each even-numbered year, a report to the governor, lieutenant governor, speaker of the house of representatives, and members of the appropriate standing committees of the senate and the house of representatives. This report shall include a compilation of the following data for the previous two fiscal years:

- 1) The funds collected and deposited to the Dry Cleaning Facility Release Fund,
- 2) The disbursements from the Dry Cleaning Facility Release Fund and the purposes of the disbursements,
- 3) The extent of corrective action conducted, and
- 4) The ranking of sites on the date the report is made.

Funds Collected and Deposited to the Dry Cleaning Facility Release Fund (5093) during FY11 and FY12

Dry cleaning facilities, drop stations, property owners, and preceding property owners are required to pay fees when registering with the TCEQ. Dry cleaning facilities must also pay fees when purchasing solvent from distributors. In addition to these primary revenue sources, the fund also includes revenue from deductibles, penalties, and interest. See Table 1.

Table 1. Revenue Sources for the Fund

Source	Amount
Registration Fees (FYs 11-12)	\$6,475,531
Solvent Fees (FYs 11-12)	\$2,369,551
Deductibles, Penalties, and Interest (FYs 11-12)	\$357,600
Total Collections, FYs 11-12	\$9,202,682

As of October, 2012, 33 solvent distributors (26 active), 193 property owners and preceding property owners, 1,509 facilities, and 1,766 drop stations were registered with the TCEQ. Registrants self-reported gross receipts are shown in Table 2.

Table 2. Self-Reported Gross Receipts by Status and Type

Registration Status and Receipts	Facilities	Drop Stations
Participating status, gross receipts >\$150,000	792	454
Non-Participating status, gross receipts >\$150,000	169	38
Participating status, gross receipts <\$150,000	444	1,177
Non-Participating status, gross receipts <\$150,000	104	97
Total Registrations	1,509	1,766

Current PERC use was reported at 726 facilities and 783 facilities reported the use of other solvents.

There are five basic types of facilities and drop stations as they relate to the fund. In addition, property owners and preceding property owners are required to register to receive benefits from the fund. The registration categories are as shown in Table 3.

Table 3. Registration Types and Fees

Type	Solvent Fees Collected	Registration Fee	
		Gross Receipts >\$150,000	Gross Receipts ≤ \$150,000
Facility (aka: Participating Facility)	Yes (perchloroethylene: \$20 per gallon / other solvent: \$3 per gallon)	\$2,500	\$250
Participating Non-Perchloroethylene Facility (type will not transfer to new owner)	No (should not be receiving perchloroethylene)	\$2,500	\$250
Non-Participating Non-Perchloroethylene Facility (type will transfer to new owner)	No (should not be receiving perchloroethylene)	\$250	\$250
Drop Station (aka: Participating Drop Station)	N.A. (should not be receiving solvent)	\$750	\$250
Non-Participating Non-Perchloroethylene Drop Station (type will transfer to new owner)	N.A. (should not be receiving solvent)	\$125	\$125
Dry Cleaner Property Owner and Preceding Dry Cleaner Property Owner (Property owner registration can transfer to new property owner)	N.A. (Solvent fees do not apply)	\$1,500 Annual fee beginning FY 08 is not based on gross receipts.	
		Dry Cleaner Property Owner or Preceding Dry Cleaner Property Owner registration is required by December 31, 2007. Late fees will be assessed at the rate of \$100 per month beginning Jan. 1, 2008, until registration occurs.	

Note: The term "Non-perchloroethylene" means the owner has:

- 1) demonstrated that the owner has never used or allowed the use of the dry cleaning solvent perchloroethylene at any dry cleaning facility or drop station in Texas;
- 2) demonstrated that perchloroethylene has never been used at that location;
- 3) agreed that perchloroethylene will not be used as a dry cleaning solvent at the facility or drop station; and
- 4) obtained the written consent of the person who owns the real property on which the dry cleaning facility or drop station is located.

Disbursements from the Fund during the Two Previous FYs and the Purposes of the Disbursements

Disbursements from the fund during FY11 and FY12 total \$10,649,916, as follows:

Table 4. FY11 and FY12 Disbursements

Corrective Action costs*	\$9,794,110
Administrative costs	\$855,806
TOTAL DISBURSEMENTS, FYs 11-12	\$10,649,916

**For FY 11, Corrective Action costs are representative of invoices paid. For FY 12, Corrective Action costs are representative of total obligated costs from work issued to TCEQ Contractors, not invoices paid.*

Extent of Corrective Action Conducted and Ranking of Sites during the Two Previous FYs

Application for Ranking: Eligible facility/drop station owners or landowners may submit an Application for Ranking to the TCEQ Dry Cleaner Remediation Program (DCRP) if there has been a release of dry cleaning solvent from a dry cleaning facility. Complete Applications are reviewed and ranked by the TCEQ within 90 days of receipt. In FY11 and FY12, the TCEQ received a total of 21 Applications for Ranking.

Site Ranking and Prioritization: The dry cleaning site ranking system is a methodology designed to determine a numerical score for a facility based on factors that may impact human health or the environment. Site ranking is a measure of a site’s potential impact to human health and the environment. The TCEQ ranks sites using site environmental data supplied by the applicant. Site prioritization is based in part on site ranking but also takes into account non-risk factors. The TCEQ prioritizes all ranked sites at a frequency of every 6 months or less. As of September 1, 2012, the TCEQ has ranked and prioritized 214 Applications for Ranking.

Corrective action at a site may be postponed or suspended in order to make money available for corrective action at a site with a higher priority. In FY11, funding was available to conduct corrective actions at 60 of 169 sites. As of September 1, 2012, corrective action was postponed at 86 of 167 sites.

Corrective Action: Corrective action includes the assessment and remediation (i.e. cleanup) of soils, groundwater or surface water affected by a release of dry cleaning solvent. Except in the event of emergency action, corrective action does not begin at a site until the DCRP has conducted both site ranking and site prioritization.

The corrective action process involves several different phases:

- Pre-assessment – site has been accepted into DCRP, but corrective action has not been implemented;
- Assessment – characterization of extent of contamination and environmental impact;
- Remediation – assessment is complete and cleanup has begun;
- Monitoring – additional data collection to confirm effectiveness of the remediation; and
- No Further Action / Closure – site has met regulatory closure standards.

The majority of the sites are in the assessment phase, and an increasing number have entered the remediation phase. To date, corrective action has been completed at 47 sites. These sites have met TCEQ regulatory closure standards.

The following table summarizes the corrective action phase, priority status, and site priority rank for each of the sites in the DCRP:

Table 5. Corrective Action and Site Rankings

DCRP Site #	Site Name	City	Corrective Action Phase*	Priority Status*	Site Priority Rank*
1	Fmr Hallmark Cleaners	Houston	Assessment	Postponed	76
2	Cooks Cleaners	Rosenberg	Closed FY08	NA	NA
3	Sparky's Cleaners	Deer Park	Remediation	Active	25
4	Inwood Shopping Center	Houston	Remediation	Active	36
5	SA Five Star Dry Cleaners	San Antonio	Closed FY11	NA	NA
6	Hi-Tech Cleaners	The Colony	Remediation	Postponed	26
7	Comet Cleaners	Arlington	Remediation	Active	145
8	Jack Brown Balcones Woods	Austin	Remediation	Active	85
10	Memorial Village Dry Cleaners	Houston	Remediation	Active	131
11	City Cleaners	Missouri City	Remediation	Active	27
12	Fmr Pioneer Cleaners	Houston	Remediation	Postponed	3
13	Comet 1-Hour Cleaners	Arlington	Closed FY10	NA	NA
14	Quality Cleaners	Dallas	Closed FY09	NA	NA
15	Oak Village Cleaners	Houston	Assessment	Postponed	7
16	Northgate Shopping Center	Houston	Assessment	Active	14
17	Westgate Shopping Center - Former KC Cleaners	Abilene	Remediation	Active	134
18	Woodway Augusta Plaza	Houston	Assessment	Postponed	119
19	Jack Brown / One Price	Austin	Remediation	Active	5
20	Corrigan's Properties	Dallas	Assessment	Postponed	27
21	Ryan's Express Cleaners	Humble	Remediation	Active	15
22	Ryan's Express Houston	Houston	Assessment	Active	98
23	Grogans Center One	Houston	Remediation	Postponed	146
24	Beechnut Centre one	Houston	Assessment	Postponed	47
25	Pride Cleaners & laundry	McAllen	Remediation	Postponed	109
26	Brothers II Lake Worth	Lake Worth	Closed FY08	NA	NA
27	Wyman One Hour	Wichita Falls	Assessment	Active	164
28	Nifty Cleaners	Houston	Assessment	Postponed	110
29	Town & Country Dry Cleaners	Grapevine	Assessment	Postponed	42
30	Val-U Cleaners / Comet Cleaners	Arlington	Remediation	Active	28
31	Jefferson Cleaners	Port Arthur	Remediation	Active	52
32	Village Custom Cleaners	Colleyville	Assessment	Postponed	97
33	Parkway Central Shopping Center	Arlington	Remediation	Postponed	50
34	Posh Cleaners	Dallas	Remediation	Postponed	123
35	Glo Dry Cleaners	Dallas	Withdrawn	NA	NA
36	Former Collins St Cleaners	Arlington	Remediation	Postponed	23
37	Beltline Venture Shopping Center	Dallas	Assessment	Active	151
38	Park Place Plaza	College Station	Assessment	Active	93
39	Boss Cleaners	Arlington	Assessment	Postponed	126
40	Custom Cleaners	Baytown	Assessment	Postponed	99
41	ZIP Cleaners	Killeen	Closed FY10	NA	NA

DCRP Site #	Site Name	City	Corrective Action Phase*	Priority Status*	Site Priority Rank*
42	Country Club Cleaners	Dallas	Remediation	Postponed	114
43	Eastgate One Hour Martinizing	Garland	Assessment	Postponed	128
45	Town & Country – Highland Center	Dallas	Closed FY08	NA	NA
46	Lone Star Cleaners	Dallas	Assessment	Postponed	152
47	Baumgart Family Cleaners	Flower Mound	Assessment	Postponed	77
48	Barkers Comet Cleaners	Burleson	Closed FY11	NA	NA
49	Dixon Cleaners	Dallas	Closed FY08	NA	NA
50	Randalls Center - Bay Area	Friendswood	Remediation	Postponed	79
51	Classic Cleaners	Dallas	Closed FY08	NA	NA
52	Fmr Woodforest Foodmart	Houston	Assessment	Active	115
53	Bell Cleaners - Midway	Dallas	Closed FY11	NA	NA
54	A-1 Dry Cleaners	Corpus Christi	Closed FY10	NA	NA
55	Sulfur Springs Shopping Center	Sulfur Springs	Remediation	Postponed	111
56	Adrians Cleaners	Fort Worth	Closed FY10	NA	NA
57	Greens Imperial Center	Houston	Remediation	Active	12
58	Cypress Creek Cleaners	Cypress	Closed FY08	NA	NA
59	Village Creek Shopping Center	Plano	Closed FY09	NA	NA
60	Good Neighbor Cleaners	Houston	Remediation	Active	48
61	Premium Cleaners	Carrollton	Assessment	Active	86
62	Former Continental Cleaners	Dallas	Assessment	Postponed	162
63	Blue Ribbon Cleaners and Laundry	Duncanville	Assessment	Active	157
64	Former Star Cleaners	Houston	Assessment	Postponed	2
65	Natchez Properties - Fmr Globe Laundry	Houston	Assessment	Postponed	90
66	Former Decent Cleaners	Dallas	Closed FY08	NA	NA
67	Former Cottage Cleaners	Dallas	Closed FY09	NA	NA
68	Comet Cleaners - Mid Cities	N Richland Hills	Assessment	Active	140
69	Former Dry Cleaner Site	Corpus Christi	Closed FY12	NA	NA
70	Prestige Fabricare	Lubbock	Assessment	Active	54
71	Bay Plaza	Baytown	Assessment	Postponed	116
72	USA Cleaners	Dallas	Closed FY11	NA	NA
73	AB Cleaners	Sugar Land	Closed FY11	NA	NA
74	Former Nesbit Cleaners	Spring	Closed FY08	NA	NA
75	Former XL Cleaners	DeSoto	Closed FY09	NA	NA
77	Rick's Cleaners	Austin	Remediation	Active	13
78	Pilgrim Cleaners	Houston	Assessment	Active	87
79	Former Crescent Cleaners	Houston	Assessment	Postponed	117
80	Former Glo Cleaners	Dallas	Closed FY10	NA	NA
81	Bellaire \$1.75 Cleaners	Baytown	Remediation	Active	71
82	A Cleaners Laundry	DeSoto	Closed FY10	NA	NA

DCRP Site #	Site Name	City	Corrective Action Phase*	Priority Status*	Site Priority Rank*
84	Former Carrollton Cleaners	Carrollton	Assessment	Active	134
85	La Rose Dry Cleaners	Houston	Remediation	Active	16
86	Joyce Cleaners	Farmers Branch	Closed FY12	NA	NA
87	Former Model Industries	Brownsville	Assessment	Active	160
88	Jack Brown Cleaners #5	Austin	Assessment	Active	147
89	Quail Valley Cleaners	Missouri City	Closed FY11	NA	NA
90	Bestway Cleaners	Denton	Closed FY09	NA	NA
92	Meadowbrooks Cleaners	Fort Worth	Remediation	Postponed	104
93	Deluxe Cleaners	Cypress	Assessment	Postponed	103
94	Walnut One Hour Cleaners	Dallas	Remediation	Postponed	88
95	Summit Cleaners	Houston	Assessment	Active	102
96	Park Cleaners	Arlington	Assessment	Postponed	78
97	Former American Cleaners	Austin	Closed FY11	NA	NA
98	Cypress Station Shopping Center	Houston	Assessment	Postponed	29
99	Quality Dry Cleaners - Silver Sage Shopping Center	Haltom City	Assessment	Postponed	144
100	Fast Quality Cleaners	Dallas	Assessment	Active	127
101	Summerside Cleaners	Dallas	Closed FY11	NA	NA
102	North Junction Plaza	Houston	Closed FY11	NA	NA
103	\$1.25 Dry Cleaner Super Center	Houston	Assessment	Postponed	41
104	Former Craig's Cleaners - Shepard	Houston	Remediation	Active	51
105	Craig's Cleaners - Katy	Katy	Assessment	Active	55
106	1634 Westheimer	Houston	Assessment	Active	112
107	Fmr Newsome Dry Cleaning and Laundry	Irving	Assessment	Active	143
108	Image Cleaners	Houston	Remediation	Active	34
109	Fmr Dry Cleaner	Corpus Christi	Closed FY09	NA	NA
110	Fmr Manhattan Cleaners	Dallas	Remediation	Active	136
111	White Spur Cleaners	El Paso	Assessment	Postponed	78
112	Garden Ridge Plaza	Flower Mound	Assessment	Active	137
113	Dry Cleaner Super Center / Bismillah Cleaners	Houston	Assessment	Postponed	80
114	Crystal Cleaners	Houston	Remediation	Active	49
115	Fmr Flair Cleaners and Laundry	Houston	Assessment	Active	1
116	Southwest Clean & Laundry	Houston	Closed FY11	NA	NA
117	Bell Cleaners - Fairbanks Plaza	Houston	Assessment	Postponed	81
118	Fmr Coopers Cleaners	San Marcos	Remediation	Postponed	4
119	Morning Star Cleaners	Houston	Assessment	Active	21
120	Fmr USA Cleaners - Plano	Plano	Closed FY10	NA	NA
121	Ovilla Cleaners	Red Oak	Closed FY10	NA	NA
122	Fishburns Cleaner	Dallas	Closed FY09	NA	NA
123	Toms Fine Cleaners	Houston	Assessment	Postponed	39

DCRP Site #	Site Name	City	Corrective Action Phase*	Priority Status*	Site Priority Rank*
124	Providence Shopping Center (fmr Plus Cleaners)	Houston	Assessment	Active	40
125	Former Celebrity Cleaners	Houston	Remediation	Active	22
126	Fmr Pilgrim Laundry - West Alabama	Houston	Remediation	Postponed	113
127	Robinson's Cleaners	Palestine	Assessment	Active	94
128	Pilgrim Dry Cleaners	Houston	Remediation	Postponed	132
129	Fmr Pilgrim Dry Cleaners - Long Point	Houston	Remediation	Active	30
130	Fmr North Garland Ave Dry Cleaner	Garland	Assessment	Postponed	133
131	B&B Cleaners	Grand Prairie	Assessment	Postponed	105
133	Cousins Cleaners	Fort Worth	Assessment	Postponed	95
134	Fites Cleaners	Tyler	Assessment	Postponed	24
135	Former Dira XX	Dallas	Closed FY09	NA	NA
136	North Saint Mary's Site	San Antonio	Closed FY09	NA	NA
137	Fmr Kemp Cleaners	Corpus Christi	Closed FY11	NA	76
138	Cornerstone Plaza Shopping Center	Houston	Remediation	Active	35
139	Sterling Cleaners	Houston	Assessment	Active	32
140	Hallmark Cleaners	Bryan	Closed FY10	NA	NA
141	Classic Cleaners - Kingwood	Kingwood	Remediation	Active	53
142	Former A Cleaners	Grapevine	Assessment	Postponed	101
144	Trader's Square Shopping Center	Canton	Assessment	Active	124
145	Randalls Center – Fairmont Shopping Center	Pasadena	Assessment	Active	153
146	Former Gaines Cleaners	Dallas	Assessment	Postponed	134
147	Westheimer Plaza – Fmr \$1.49 Deluxe Cleaners	Houston	Assessment	Postponed	121
148	Former Westbury Cleaning Center – Liberty Cleaners	Houston	Remediation	Active	8
149	North Salado Village – SA Five Star Cleaners #8	San Antonio	Closed FY11	NA	NA
150	Former Pilgrim Cleaners	Kingwood	Assessment	Active	10
151	Super Royal Cleaners	Houston	Assessment	Active	158
152	Comet Cleaners - Denton	Denton	Assessment	Postponed	68
153	Former Martins Dry Cleaner Express	Dallas	Assessment	Postponed	122
154	Country Club Cleaners	Mineral Wells	Assessment	Postponed	141
155	Former Craig's Cleaner	Houston	Assessment	Postponed	82
156	Cuff and Collar Cleaners	Plano	Closed FY11	NA	NA
157	King Cleaners	Kingwood	Assessment	Postponed	150
158	USA Cleaner	Houston	Closed FY10	NA	NA
159	Former Cowboy Cleaners	Irving	Assessment	Active	92
160	Former Holiday Cleaning and Laundry	Dallas	Assessment	Postponed	113
161	Former Town Cleaners	Hurst	Assessment	Postponed	63

DCRP Site #	Site Name	City	Corrective Action Phase*	Priority Status*	Site Priority Rank*
162	Bolton Brite Way Cleaners	Lubbock	Assessment	Active	91
164	Galaxy Cleaners	Irving	Assessment	Active	61
165	Park Avenue Cleaners	Rockwall	Closed FY11	NA	NA
166	Comet Cleaners	Corpus Christi	Assessment	Active	60
167	Former Premier Cleaners	Conroe	Closed FY12	NA	NA
168	Former Expert Cleaners	Houston	Assessment	Active	154
169	Comet Fossil Creek	Fort Worth	Assessment	Active	161
170	Crosby Cleaners and Laundry	Crosby	Assessment	Postponed	43
171	Dry Cleaner USA	Houston	Remediation	Postponed	83
172	Waterford Square Former Today's Cleaners	San Antonio	Assessment	Postponed	59
173	LaBelle Cleaners	Spring	Assessment	Active	120
174	Former Metro Cleaners	Houston	Assessment	Active	84
175	Former Binder S SID One Hour Cleaners	Houston	Assessment	Active	57
176	Regency Cleaners	Houston	Assessment	Active	166
177	Sunny Cleaners	Houston	Assessment	Postponed	18
178	Town Park Cleaners	Houston	Assessment	Active	155
179	JB Cleaners	Houston	Assessment	Active	72
181	Park Avenue Cleaners #2	Richland Hills	Closed FY11	NA	NA
182	Sunshine Laundry and Cleaners	San Marcos	Remediation	Postponed	6
183	Modern Cleaners & Laundry	Victoria	Assessment	Active	138
184	Master Cleaners	Abilene	Assessment	Active	109
185	Village Custom Cleaners	North Richland	Assessment	Postponed	129
186	Former Jacksons Cleaners	Dallas	Assessment	Postponed	165
187	Inwood Expert Cleaners	Houston	Assessment	Postponed	100
188	Former Dry Cleaners - Friendswood	Friendswood	Assessment	Postponed	44
189	Town & Country Cleaners	Plano	Closed FY12	NA	NA
190	Former Moran Dry Cleaners	Friendswood	Assessment	Active	148
191	Craig's Cleaners – Westheimer	Houston	Assessment	Active	20
192	Shepherd Corner Shopping Center	Houston	Assessment	Active	156
193	Holiday Cleaners	Richardson	Assessment	Active	159
194	Good Neighbor Cleaners	Houston	Assessment	Postponed	149
195	Adcocks Cleaners	Midland	Assessment	Postponed	8
196	New Way Cleaners	Houston	Assessment	Postponed	163
197	Kindwood Square Pinewood Cleaners	Kingwood	Assessment	Active	118
199	A-1 Dry Cleaners	Houston	Assessment	Postponed	33
200	Dry Clean Super Center	Mesquite	Assessment	Postponed	142
201	Town Cleaners	Carrollton	Assessment	Postponed	75
202	Exclusive Cleaners	Houston	Assessment	Postponed	125

DCRP Site #	Site Name	City	Corrective Action Phase*	Priority Status*	Site Priority Rank*
203	CR-T Operating LP	Austin	Closed FY12	NA	NA
204	Greg's Cleaners	Houston	Assessment	Postponed	106
205	Cowboy Cleaners	Fort Worth	Assessment	Active	107
206	Dart Cleaners	Midland	Assessment	Active	11
207	Dry Clean It	Houston	Assessment	Postponed	130
208	Former Comet Cleaners Kirkwood	Houston	Assessment	Postponed	139
209	Best Cleaners 1	Houston	Assessment	Postponed	108
210	Fashion Fair Cleaners	Houston	Assessment	Postponed	46
211	Top 1 Hour Cleaners	Houston	Assessment	Active	67
212	Master Cleaners 2	Lubbock	Assessment	Active	96
213	Good Neighbors Cleaners	Houston	Assessment	Postponed	58
214	Craftsman Cleaners	Dallas	Assessment	Postponed	65
216	Swan Cleaners	Spring	Assessment	Active	56
217	Pilgrims Cleaners – Meyerland Court	Houston	Assessment	Active	64
218	Minks Dry Cleaners	Houston	Assessment	Postponed	69
219	Reids Laundry and Dry Cleaners	Austin	Assessment	Postponed	45
220	Sharpstown Cleaners	Houston	Assessment	Postponed	31
221	Fmr Carter One-Hour Cleaners	N Richland Hills	Assessment	Postponed	74
224	Villa Maria Cleaners	Bryan	Pre-Assessment	Active	62
226	MidCity Cleaners	Bedford	Pre-Assessment	Postponed	66
227	Love Dry Cleaners	Houston	Pre-Assessment	Postponed	70
229	Village Cleaners	Houston	Assessment	Postponed	17

*Corrective Action Phase, Priority Status, and Site Priority Rank as of the September 1, 2012, DCRP Site Prioritization List.

