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December 2010
SFR-083/10

Dry Cleaning Activities

Report to the 82nd Texas Legislature

Dry Cleaning Activities: Report to the 82nd Texas Legislature

Prepared by
Remediation Division

SFR-083/10
December 2010



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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 FY09 and FY10.

Dry cleaning facilities, drop stations, property owners, and previous 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 09-10)	\$6,355,790
Solvent Fees (FYs 09-10)	\$3,529,403
Deductibles, Penalties, and Interest (FYs 09-10)	\$987,027
Total Collections, FYs 09-10	\$10,872,220

As of October, 2010, 33 solvent distributors (26 active), 192 property owners and previous property owners, 1,470 facilities, and 1,418 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	796	433
Non-Participating status, gross receipts >\$150,000	164	39
Participating status, gross receipts <\$150,000	397	860
Non-Participating status, gross receipts <\$150,000	113	86
Total Registrations	1,470	1,418

Of the registered facilities, 59.2 percent (869) registered as historic or current perchloroethylene (PERC) facilities and the remaining 40.8 percent (601) registered as non-PERC facilities. Current PERC use was reported at 693 facilities and 777 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 previous 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 Previous Dry Cleaner Property Owner (Property owner registration can transfer to new property owner)	N.A. (Solvent fees do not apply)	\$1,500 Annual fee, is not based on gross receipts	
		Dry Cleaner Property Owner or Previous 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 had 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

Disbursement from the fund during FY09 and FY10 total \$14,346,419, as follows:

Table 4. FY09 and FY10 Disbursements

Corrective Action costs*	\$12,904,547
Administrative costs	\$1,441,872
TOTAL DISBURSEMENTS, FYs 09-10	\$14,346,419

**Corrective Action costs are representative of total obligated costs from work issued to TCEQ Contractors, not actual work completed or 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 FY09 and FY10, the TCEQ received a total of 50 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 which promote effective use of the fund. The TCEQ prioritizes all ranked sites at a frequency of every 6 months or less. As of September 1, 2010, the TCEQ has ranked and prioritized 196 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 FY09 there was sufficient funding to work on all sites, and no sites were postponed. In FY10, funds were insufficient to conduct corrective actions at all sites, and therefore corrective action had to be postponed on

44 of 162 sites. At the beginning of FY11, corrective action has been postponed at 59 of 169 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. Several sites are in the pre-assessment phase and corrective action at these sites is expected to begin in fiscal year 2011. To date, corrective action has been completed at 27 of the 196 prioritized 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 Conducted during FY09 and FY10

DCRP Site #	Site Name	City	Corrective Action Phase	Priority Status	Site Priority Rank
1	Fmr Hallmark Cleaners	Houston	Assessment	Active	58
2	Cooks Cleaners	Rosenberg	Closed	NA	NA
3	Sparky's Cleaners	Deer Park	Remediation	Active	31
4	Inwood Shopping Center	Houston	Remediation	Active	46
5	SA Five Star Dry Cleaners	San Antonio	Assessment	Active	81
6	Hi-Tech Cleaners	The Colony	Remediation	Active	73
7	Comet Cleaners	Arlington	Remediation	Active	66
8	Jack Brown Balcones Woods	Austin	Remediation	Active	109
10	Memorial Village Dry Cleaners	Houston	Remediation	Active	47
11	City Cleaners	Missouri City	Remediation	Active	23
12	Fmr Pioneer Cleaners	Houston	Remediation	Active	10
13	Comet 1-Hour Cleaners	Arlington	Closed	NA	NA
14	Quality Cleaners	Dallas	Closed	NA	NA
15	Oak Village Cleaners	Houston	Assessment	Postponed	115
16	Northgate Shopping Center	Houston	Assessment	Postponed	150
17	Westgate Shopping Center - Former KC Cleaners	Abilene	Remediation	Active	79
18	Woodway Augusta Plaza	Houston	Assessment	Active	28
19	Jack Brown / One Price	Austin	Remediation	Active	13
20	Corrigan's Properties	Dallas	Assessment	Active	65
21	Ryan's Express Cleaners	Humble	Remediation	Active	49
22	Ryan's Express Houston	Houston	Assessment	Postponed	137
23	Grogans Center One	Houston	Remediation	Active	62
24	Beechnut Centre one	Houston	Assessment	Postponed	131
25	Pride Cleaners & laundry	McAllen	Remediation	Postponed	152
27	Wyman One Hour	Wichita Falls	Assessment	Postponed	151
28	Nifty Cleaners	Houston	Assessment	Postponed	133
29	Town & Country Dry Cleaners	Grapevine	Assessment	Active	12
30	Val-U Cleaners / Comet Cleaners	Arlington	Remediation	Active	4
31	Jefferson Cleaners	Port Arthur	Assessment	Active	22
32	Village Custom Cleaners	Colleyville	Assessment	Active	86
33	Parkway Central Shopping Center	Arlington	Remediation	Active	56
34	Posh Cleaners	Dallas	Assessment	Postponed	129
35	Glo Dry Cleaners	Dallas	Withdrawn	NA	NA
36	Former Collins St Cleaners	Arlington	Remediation	Active	106
37	Beltline Venture Shopping Center	Dallas	Assessment	Postponed	146
38	Park Place Plaza	College Station	Assessment	Postponed	127

DCRP Site #	Site Name	City	Corrective Action Phase	Priority Status	Site Priority Rank
39	Boss Cleaners	Arlington	Assessment	Active	30
40	Custom Cleaners	Baytown	Assessment	Active	20
41	ZIP Cleaners	Killeen	Closed	NA	NA
42	Country Club Cleaners	Dallas	Remediation	Postponed	116
43	Eastgate One Hour Martinizing	Garland	Assessment	Postponed	144
46	Lone Star Cleaners	Dallas	Assessment	Postponed	141
47	Baumgart Family Cleaners	Flower Mound	Assessment	Active	32
48	Barkers Comet Cleaners	Burleson	Remediation	Active	61
50	Randalls Center - Bay Area	Friendswood	Remediation	Postponed	110
51	Classic Cleaners	Dallas	Closed	NA	NA
52	Fmr Woodforest Foodmart	Houston	Assessment	Postponed	117
53	Bell Cleaners - Midway	Dallas	Remediation	Active	74
54	A-1 Dry Cleaners	Corpus Christi	Closed	NA	NA
55	Sulfur Springs Shopping Center	Sulfur Springs	Remediation	Postponed	120
56	Adrians Cleaners	Fort Worth	Closed	NA	NA
57	Greens Imperial Center	Houston	Remediation	Active	18
59	Village Creek Shopping Center	Plano	Closed	NA	NA
60	Good Neighbor Cleaners	Houston	Remediation	Active	36
61	Premium Cleaners	Carrollton	Assessment	Active	34
62	Former Continental Cleaners	Dallas	Assessment	Postponed	158
63	Blue Ribbon Cleaners and Laundry	Duncanville	Assessment	Postponed	157
64	Former Star Cleaners	Houston	Assessment	Active	15
65	Natchez Properties - Fmr Globe Laundry	Houston	Assessment	Active	5
67	Former Cottage Cleaners	Dallas	Closed	NA	NA
68	Comet Cleaners - Mid Cities	N Richland Hills	Assessment	Postponed	140
69	Former Dry Cleaner Site	Corpus Christi	Assessment	Active	85
70	Prestige Fabricare	Lubbock	Assessment	Active	41
71	Bay Plaza	Baytown	Assessment	Active	29
72	USA Cleaners	Dallas	Remediation	Active	27
73	AB Cleaners	Sugar Land	Assessment	Active	82
75	Former XL Cleaners	DeSoto	Closed	NA	NA
77	Rick's Cleaners	Austin	Assessment	Active	19
78	Pilgrim Cleaners	Houston	Assessment	Active	37
79	Former Crescent Cleaners	Houston	Assessment	Postponed	142
80	Former Glo Cleaners	Dallas	Closed	NA	NA

DCRP Site #	Site Name	City	Corrective Action Phase	Priority Status	Site Priority Rank
81	Bellaire \$1.75 Cleaners	Baytown	Assessment	Active	90
82	A Cleaners Laundry	DeSoto	Closed	NA	NA
84	Former Carrollton Cleaners	Carrollton	Assessment	Postponed	134
85	La Rose Dry Cleaners	Houston	Remediation	Active	11
86	Joyce Cleaners	Farmers Branch	Remediation	Active	89
87	Former Model Industries	Brownsville	Assessment	Active	44
88	Jack Brown Cleaners #5	Austin	Assessment	Postponed	148
89	Quail Valley Cleaners	Missouri City	Assessment	Active	75
90	Bestway Cleaners	Denton	Closed	NA	NA
92	Meadowbrooks Cleaners	Fort Worth	Remediation	Active	87
93	Deluxe Cleaners	Cypress	Assessment	Active	3
94	Walnut One Hour Cleaners	Dallas	Remediation	Active	53
95	Summit Cleaners	Houston	Assessment	Postponed	121
96	Park Cleaners	Arlington	Assessment	Active	78
97	Former American Cleaners	Austin	Assessment	Active	83
98	Cypress Station Shopping Center	Houston	Assessment	Active	39
99	Quality Dry Cleaners - Silver Sage Shopping Center	Haltom City	Assessment	Postponed	164
100	Fast Quality Cleaners	Dallas	Assessment	Active	80
101	Summerside Cleaners	Dallas	Assessment	Active	91
102	North Junction Plaza	Houston	Assessment	Active	88
103	\$1.25 Dry Cleaner Super Center	Houston	Assessment	Postponed	112
104	Former Craig's Cleaners - Shepard	Houston	Remediation	Active	71
105	Craig's Cleaners - Katy	Katy	Assessment	Active	60
106	1634 Westheimer	Houston	Assessment	Postponed	126
107	Fmr Newsome Dry Cleaning and Laundry	Irving	Assessment	Postponed	128
108	Image Cleaners	Houston	Remediation	Active	50
109	Fmr Dry Cleaner	Corpus Christi	Closed	NA	NA
110	Fmr Manhattan Cleaners	Dallas	Remediation	Postponed	165
111	White Spur Cleaners	El Paso	Assessment	Postponed	118
112	Garden Ridge Plaza	Flower Mound	Assessment	Postponed	143
113	Dry Cleaner Super Center / Bismillah Cleaners	Houston	Assessment	Postponed	124
114	Crystal Cleaners	Houston	Remediation	Active	42
115	Fmr Flair Cleaners and Laundry	Houston	Assessment	Active	2

DCRP Site #	Site Name	City	Corrective Action Phase	Priority Status	Site Priority Rank
116	Southwest Clean & Laundry	Houston	Assessment	Active	33
117	Bell Cleaners - Fairbanks Plaza	Houston	Assessment	Active	72
118	Fmr Coopers Cleaners	San Marcos	Remediation	Active	7
119	Morning Star Cleaners	Houston	Assessment	Active	64
120	Fmr USA Cleaners - Plano	Plano	Closed	NA	NA
121	Ovilla Cleaners	Red Oak	Closed	NA	NA
122	Fishburns Cleaner	Dallas	Closed	NA	NA
123	Toms Fine Cleaners	Houston	Assessment	Active	17
124	Providence Shopping Center (fmr Plus Cleaners)	Houston	Assessment	Active	9
125	Former Celebrity Cleaners	Houston	Remediation	Active	45
126	Fmr Pilgrim Laundry - West Alabama	Houston	Remediation	Postponed	113
127	Robinson's Cleaners	Palestine	Assessment	Postponed	123
128	Pilgrim Dry Cleaners	Houston	Assessment	Active	6
129	Fmr Pilgrim Dry Cleaners - Long Point	Houston	Assessment	Active	63
130	Fmr North Garland Ave Dry Cleaner	Garland	Assessment	Active	25
131	B&B Cleaners	Grand Prairie	Assessment	Active	51
133	Cousins Cleaners	Fort Worth	Assessment	Active	40
134	Fites Cleaners	Tyler	Assessment	Active	21
135	Former Dira XX	Dallas	Closed	NA	NA
136	North Saint Mary's Site	San Antonio	Closed	NA	NA
137	Fmr Kemp Cleaners	Corpus Christi	Assessment	Active	76
138	Cornerstone Plaza Shopping Center Fmr Dry Cleaner	Houston	Remediation	Active	48
139	Sterling Cleaners	Houston	Remediation	Active	59
140	Hallmark Cleaners	Bryan	Closed	NA	NA
141	Classic Cleaners - Kingwood	Kingwood	Remediation	Active	35
142	Former A Cleaners	Grapevine	Assessment	Postponed	130
144	Trader's Square Shopping Center	Canton	Assessment	Active	38
145	Randalls Center – Fairmont Shopping Center	Pasadena	Assessment	Postponed	147
146	Former Gaines Cleaners	Dallas	Assessment	Postponed	138
147	Westheimer Plaza – Fmr \$1.49 Deluxe Cleaners	Houston	Assessment	Active	92
148	Former Westbury Cleaning Center – Liberty Cleaners	Houston	Remediation	Active	16

DCRP Site #	Site Name	City	Corrective Action Phase	Priority Status	Site Priority Rank
149	North Salado Village – SA Five Star Cleaners #8	San Antonio	Assessment	Active	84
150	Former Pilgrim Cleaners	Kingwood	Assessment	Active	1
151	Super Royal Cleaners	Houston	Assessment	Postponed	132
152	Comet Cleaners - Denton	Denton	Assessment	Postponed	167
153	Former Martins Dry Cleaner Express	Dallas	Assessment	Postponed	114
154	Country Club Cleaners	Mineral Wells	Assessment	Active	68
155	Former Craig's Cleaner	Houston	Assessment	Active	52
156	Cuff and Collar Cleaners	Plano	Assessment	Active	93
157	King Cleaners	Kingwood	Assessment	Postponed	135
158	USA Cleaner	Houston	Closed	NA	NA
159	Former Cowboy Cleaners	Irving	Assessment	Postponed	119
160	Former Holiday Cleaning and Laundry	Dallas	Assessment	Postponed	125
161	Former Town Cleaners	Hurst	Assessment	Active	54
162	Bolton Brite Way Cleaners	Lubbock	Assessment	Postponed	156
164	Galaxy Cleaners	Irving	Assessment	Postponed	136
165	Park Avenue Cleaners	Rockwall	Assessment	Active	57
166	Comet Cleaners	Corpus Christi	Assessment	Postponed	149
167	Former Premier Cleaners	Conroe	Remediation	Active	67
168	Former Expert Cleaners	Houston	Assessment	Postponed	154
169	Comet Fossil Creek	Fort Worth	Assessment	Postponed	161
170	Crosby Cleaners and Laundry	Crosby	Assessment	Active	70
171	Dry Cleaner USA	Houston	Remediation	Postponed	122
172	Waterford Square Former Today's Cleaners	San Antonio	Pre-Assessment	Postponed	160
173	LaBelle Cleaners	Spring	Pre-Assessment	Postponed	139
174	Former Metro Cleaners	Houston	Assessment	Postponed	153
175	Former Binder S SID One Hour Cleaners	Houston	Assessment	Active	107
176	Regency Cleaners	Houston	Assessment	Postponed	169
177	Sunny Cleaners	Houston	Assessment	Postponed	162
178	Town Park Cleaners	Houston	Assessment	Postponed	163
179	JB Cleaners	Houston	Assessment	Postponed	168
181	Park Avenue Cleaners #2	Richland Hills	Assessment	Active	77
182	Sunshine Laundry and Cleaners	San Marcos	Assessment	Active	24
183	Modern Cleaners & Laundry	Victoria	Assessment	Postponed	155
184	Master Cleaners	Abilene	Assessment	Active	109

DCRP Site #	Site Name	City	Corrective Action Phase	Priority Status	Site Priority Rank
185	Village Custom Cleaners	North Richland	Assessment	Active	43
186	Former Jacksons Cleaners	Dallas	Assessment	Postponed	159
187	Inwood Expert Cleaners	Houston	Pre-Assessment	Active	98
188	Former Dry Cleaners - Friendswood	Friendswood	Assessment	Postponed	145
189	Town & Country Cleaners	Plano	Pre-Assessment	Active	100
190	Former Moran Dry Cleaners	Friendswood	Pre-Assessment	Active	97
191	Craig's Cleaners - Westheimer	Houston	Assessment	Active	106
192	Shepherd Corner Shopping Center	Houston	Pre-Assessment	Active	96
193	Holiday Cleaners	Richardson	Assessment	Postponed	166
194	Good Neighbor Cleaners	Houston	Pre-Assessment	Active	99
195	Adcocks Cleaners	Midland	Pre-Assessment	Active	8
196	New Way Cleaners	Houston	Pre-Assessment	Active	103
197	Kingwood Square Pinewood Cleaners	Kingwood	Pre-Assessment	Active	94
200	Dry Clean Super Center	Mesquite	Pre-Assessment	Active	102
201	Town Cleaners	Carrollton	Pre-Assessment	Active	105
202	Exclusive Cleaners	Houston	Pre-Assessment	Active	101
203	CR-T Operating LP	Austin	Pre-Assessment	Active	104
204	Greg's Cleaners	Houston	Pre-Assessment	Active	95
205	Cowboy Cleaners	Fort Worth	Pre-Assessment	Active	55
206	Dart Cleaners	Midland	Pre-Assessment	Active	26
208	Former Comet Cleaners Kirkwood	Houston	Pre-Assessment	Active	69
209	Best Cleaners 1	Houston	Pre-Assessment	Active	14

