



Texas Commission on Environmental Quality
Remediation Division
SFR-083/08
December 2008

Dry Cleaning Activities: Report to the 81st Texas Legislature

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) and in 2007 by House Bill 3220 (80th Legislature, Regular Session).

As mandated by THSC, Section 374.056, the Texas Commission on Environmental Quality (TCEQ) is required to submit a report to the governor and Legislature on or before Dec. 1 of each even-numbered year. This report shall include a compilation of the following data for the previous two fiscal years:

- (1) funds collected and deposited to the Dry Cleaning Facility Release Fund;**
- (2) 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 for the previous two fiscal years.**

As of Oct. 1, 2008, 32 solvent distributors (23 active), 185 property owners, 8 previous property owners, 1,662 facilities, and 1,602 drop stations were registered with the agency. Registrants self-reported gross receipts as follows:

Registration Status and Receipts	Facilities	Drop Stations
Participating status, gross receipts > \$150,000	875	437
Non-Participating status, gross receipts > \$150,000	186	36
Participating status, gross receipts < \$150,000	479	1,028
Non-Participating status, gross receipts < \$150,000	122	101
TOTAL REGISTRATIONS	1,662	1,602

Of the facilities, 61.2 percent (1017) registered as historic or current perchloroethylene (PERC) facilities and the remaining 38.8 percent (645) registered as non-PERC facilities.

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 follows:

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 attested that he has never used or allowed the use of or will allow the use of perchloroethylene at any dry cleaning facility or drop station in Texas.

1) Funds Collected and Deposited to the Dry Cleaning Facility Release Fund (5093) during FY07 and FY08. 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.

Registration Fees (FYs 07-08)	\$6,616,467
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Solvent Fees (FYs 07-08)	\$5,331,905
Deductibles, Penalties, and Interest (FYs 07-08)	\$2,295,151
TOTAL COLLECTIONS, FYs 07-08	\$14,243,523

(2) Disbursements from the Dry Cleaning Facility Release Fund during the two previous fiscal years and the purposes of the disbursements: Disbursement from the fund during FY07 and FY08 total \$8,605,587 million, as follows:

Corrective Action costs	\$7,529,534
Administrative costs	\$1,076,053
TOTAL DISBURSEMENTS, FYs 07-08	\$8,605,587

(3) Extent of Corrective Action Conducted and (4) Ranking of Sites during the two previous Fiscal Years:

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 a contaminant release to the environment is documented. Complete applications are ranked by the TCEQ within 90 days of receipt. In FY07 and FY08 the TCEQ received a total of 70 applications for ranking. To date, an additional 3 applications have been received in FY09.

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 Oct. 1, 2008, the TCEQ has ranked and prioritized 139 applications for ranking.

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 clean up has begun.
- Monitoring – additional data collection to confirm effectiveness of the remediation.
- Closure – site has met regulatory closure standards.

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. During the previous two fiscal years, there were sufficient funds available so that no corrective actions at any sites were postponed or suspended.

As of October 1, 2008, the TCEQ has initiated corrective action on 133 sites. The majority of sites are in the assessment phase, which involves determining of the extent of contamination. The remediation phase has begun on five of the sites. One site has withdrawn from the DCRP. The remaining sites are in the pre-assessment phase and corrective action is expected to begin in fiscal year 2009. To date, nine sites have completed corrective action and met TCEQ regulatory closure standards.

The following table summarizes the site ranking score, site priority, corrective action phase, and corrective action costs for each of the sites in the DCRP.

**Table 1 - Extent of Corrective Action and Ranking of Sites
Conducted during Fiscal Years FY07 and FY08**

DCRP Site #	Site Name	City	Corrective Action Phase	Ranking Score	Site Priority	Corrective Action Costs in FY07 and FY08*
1	Fmr Hallmark Cleaners	Houston	Assessment	385	33	\$64,284
2	Cooks Cleaners	Rosenberg	No Further Action - Rmdy Std A Res			\$51,890
3	Sparky's Cleaners	Deer Park	Assessment	325	88	\$91,325
4	Inwood Shopping Center	Houston	Assessment	410	8	\$114,176
5	SA Five Star Dry Cleaners	San Antonio	Assessment	290	103	\$109,947
6	Hi-Tech Cleaners	The Colony	Assessment	415	20	\$61,951
7	Comet Cleaners	Arlington	Remediation	420	18	\$52,763
8	Jack Brown Balcones Woods Memorial Village Dry Cleaners	Austin	Assessment	290	104	\$61,227
10	Cleaners	Houston	Remediation	420	15	\$122,456
11	City Cleaners	Missouri City	Assessment	390	62	\$99,678
12	Fmr Pioneer Cleaners	Houston	Remediation	365	21	\$171,897
13	Comet 1-Hour Cleaners	Arlington	Assessment	265	113	\$30,382
14	Quality Cleaners	Dallas	Assessment	345	68	\$7,068
15	Oak Village Cleaners	Houston	Assessment	320	89	\$30,598
16	Northgate Shopping Center - Westgate Shopping Center - Former KC Cleaners	Houston	Assessment	380	14	\$46,577
17	Woodway Augusta Plaza	Abilene	Assessment	310	95	\$43,985
18	Jack Brown / One Price	Houston	Assessment	185	128	\$16,504
19	Jack Brown / One Price	Austin	Assessment	390	11	\$111,837
20	Corrigan's Properties	Dallas	Assessment	405	23	\$56,080
21	Ryan's Express Cleaners	Humble	Assessment	245	120	\$147,306
22	Ryan's Express Houston	Houston	Assessment	250	118	\$25,038
23	Grogans Center One	Houston	Remediation	355	57	\$104,928
24	Beechnut Centre one	Houston	Assessment	360	51	\$77,589
25	Pride Cleaners & laundry	McAllen	Assessment	305	97	\$114,689
26	Brothers II Cleaners	Lake Worth	TRRP Rmdy Std B			\$4,830
27	Wyman One Hour	Wichita Falls	Assessment	280	109	\$94,065
28	Nifty Cleaners	Houston	Assessment	350	64	\$47,722

**Table 1 - Extent of Corrective Action and Ranking of Sites
Conducted during Fiscal Years FY07 and FY08 (Con't)**

DCRP Site #	Site Name	City	Corrective Action Status	Ranking Score	Site Priority	Corrective Action Costs in FY07 and FY08*
29	Town & Country Dry Cleaners	Grapevine	Assessment	375	5	\$1,272
30	Val-U Cleaners / Comet Cleaners	Arlington	Assessment	475	2	\$95,372
31	Jefferson Cleaners	Port Arthur	Assessment	350	4	\$54,422
32	Village Custom Cleaners	Colleyville	Assessment	245	121	\$56,494
33	Parkway Central Shopping Center	Arlington	Assessment	445	9	\$27,566
34	Posh Cleaners	Dallas	Assessment	370	6	\$43,536
35	Glo Dry Cleaners	Dallas	Withdrawn			\$0
36	Former Collins St Cleaners Beltline Venture Shopping Center	Arlington	Assessment	355	58	\$68,768
37		Dallas	Assessment	330	81	\$34,602
38	Park Place Plaza	College Station	Assessment	270	111	\$1,299
39	Boss Cleaners	Arlington	Assessment	435	3	\$101,556
40	Custom Cleaners	Baytown	Assessment	330	83	\$56,183
41	ZIP Cleaners	Killeen	Assessment	325	85	\$87,207
42	Country Club Cleaners	Dallas	Assessment	340	38	\$78,319
43	Eastgate One Hour Martinizing	Garland	Assessment	355	32	\$28,013
44	Fmr Kwik Wash Laundry	Dallas	Site determined to be ineligible for the DCRP.			\$59,551
45	Former Town & Country Cleaner	Dallas	No Further Action - Rmdy Std A Res			\$32,823
46	Lone Star Cleaners	Dallas	Assessment	240	123	\$56,497
47	Baumgart Family Cleaners	Flower Mound	Assessment	310	96	\$130,479
48	Barkers Comet Cleaners	Burleson	Assessment	360	49	\$95,531
49	Dixon Cleaners	Dallas	No Further Action - Rmdy Std A Res			\$18,451
50	Randalls Center - Bay Area	Friendswood	Assessment	365	45	\$4,731
51	Classic Cleaners	Dallas	No Further Action - Rmdy Std A Res			\$21,898
52	Fmr Woodforest Foodmart	Houston	Assessment	370	7	\$44,750
53	Bell Cleaners - Midway	Dallas	Assessment	365	50	\$65,309
54	A-1 Dry Cleaners	Corpus Christi	Assessment	405	24	\$46,091
55	Sulfur Springs Shopping Center	Sulfur Springs	Assessment	365	47	\$102,309
56	Adrians Cleaners	Fort Worth	Assessment	260	116	\$21,746
57	Greens Imperial Center	Houston	Assessment	415	19	\$60,112
58	Cypress Creek Cleaners	Cypress	No Further Action - Rmdy Std A Res			\$17,292

**Table 1 - Extent of Corrective Action and Ranking of Sites
Conducted during Fiscal Years FY07 and FY08 (Con't)**

DCRP Site #	Site Name	City	Corrective Action Status	Ranking Score	Site Priority	Corrective Action Costs in FY07 and FY08*
59	Village Creek Shopping Center	Plano	Assessment	345	70	\$34,583
60	Good Neighbor Cleaners	Houston	Assessment	400	29	\$215,708
61	Premium Cleaners	Carrollton	Assessment	355	55	\$70,817
62	Former Continental Cleaners	Dallas	Assessment	315	31	\$72,550
63	Blue Ribbon Cleaners and Laundry	Duncanville	Assessment	320	91	\$27,424
64	Former Star Cleaners	Houston	Assessment	325	22	\$126,894
65	Natchez Properties - Fmr Globe Laundry	Houston	Assessment	285	86	\$67,145
66	Former Decent Cleaners	Dallas	No Further Action - Rmdy Std A Res			\$28,785
67	Former Cottage Cleaners	Dallas	Assessment	345	71	\$25,491
68	Comet Cleaners - Mid Cities	N Richland Hills	Assessment	350	63	\$33,003
69	Former Dry Cleaner Site	Corpus Christi	Assessment	335	39	\$72,083
70	Prestige Fabricare	Lubbock	Assessment	270	112	\$120,651
71	Bay Plaza	Baytown	Assessment	365	48	\$39,664
72	USA Cleaners	Dallas	Assessment	310	93	\$73,252
73	AB Cleaners	Sugar Land	Assessment	305	98	\$53,817
74	Former Nesbit Cleaners	Spring	No Further Action - Rmdy Std A Res			\$33,646
75	Former XL Cleaners	DeSoto	Assessment	220	127	\$27,926
77	Rick's Cleaners	Austin	Assessment	350	66	\$81,316
78	Pilgrim Cleaners	Houston	Assessment	230	125	\$106,224
79	Former Crescent Cleaners	Houston	Assessment	340	73	\$26,356
80	Former Glo Cleaners	Dallas	Assessment	335	40	\$50,006
81	Bellaire \$1.75 Cleaners	Baytown	Assessment	245	119	\$34,173
82	A Cleaners Laundry	DeSoto	Assessment	305	99	\$28,268
84	Former Carrollton Cleaners	Carrollton	Assessment	335	79	\$82,469
85	La Rose Dry Cleaners	Houston	Assessment	385	36	\$148,470
86	Joyce Cleaners	Farmers Branch	Assessment	235	124	\$129,992
87	Former Model Industries	Brownsville	Assessment	285	105	\$117,848
88	Jack Brown Cleaners #5	Austin	Assessment	245	122	\$42,501
89	Quail Valley Cleaners	Missouri City	Assessment	335	78	\$60,419
90	Bestway Cleaners	Denton	No Further Action - Rmdy Std A Res	300	101	\$42,324
92	Meadowbrooks Cleaners	Fort Worth	Assessment	440	10	\$37,075
93	Deluxe Cleaners	Cypress	Assessment	485	1	\$34,479
94	Walnut One Hour Cleaners	Dallas	Assessment	385	37	\$46,527
95	Summit Cleaners	Houston	Assessment	350	65	\$16,896
96	Park Cleaners	Arlington	Assessment	275	110	\$38,537
97	Former American Cleaners	Austin	Assessment	430	12	\$8,741

**Table 1 - Extent of Corrective Action and Ranking of Sites
Conducted during Fiscal Years FY07 and FY08 (Con't)**

DCRP Site #	Site Name	City	Corrective Action Status	Ranking Score	Site Priority	Corrective Action Costs in FY07 and FY08*
98	Cypress Station Shopping Center	Houston	Assessment	430	13	\$49,055
99	Quality Dry Cleaners - Silver Sage Shopping Center	Haltom City	Assessment	265	114	\$56,623
100	Fast Quality Cleaners	Dallas	Assessment	325	87	\$27,786
101	Summerside Cleaners	Dallas	Assessment	165	129	\$33,534
102	North Junction Plaza	Houston	Assessment	255	126	\$49,041
103	\$1.25 Dry Cleaner Super Center	Houston	Assessment	365	46	\$68,440
104	Former Craig's Cleaners - Shepard	Houston	Assessment	400	26	\$11,867
105	Craig's Cleaners - Katy	Katy	Assessment	445	27	\$20,195
106	1634 Westheimer	Houston	Assessment	295	93	\$56,479
107	Fmr Newsome Dry Cleaning and Laundry	Irving	Assessment	330	82	\$151,795
108	Image Cleaners	Houston	Assessment	345	72	\$149,207
109	Fmr Dry Cleaner	Corpus Christi	Assessment	350	69	\$38,092
110	Fmr Manhattan Cleaners	Dallas	Assessment	265	115	\$26,467
111	White Spur Cleaners	El Paso	Assessment	340	76	\$19,593
112	Garden Ridge Plaza	Flower Mound	Assessment	315	92	\$66,679
113	Dry Cleaner Super Center / Bismillah Cleaners	Houston	Assessment	345	77	\$55,594
114	Crystal Cleaners	Houston	Assessment	355	59	\$67,577
115	Fmr Flair Cleaners and Laundry	Houston	Assessment	400	30	\$48,470
116	Southwest Clean & Laundry	Houston	Assessment	370	43	\$46,750
117	Bell Cleaners - Fairbanks Plaza	Houston	Assessment	390	34	\$31,703
118	Fmr Coopers Cleaners	San Marcos	Assessment	280	108	\$47,324
119	Morning Star Cleaners	Houston	Assessment	355	56	\$40,369
120	Fmr USA Cleaners - Plano	Plano	Assessment	280	90	\$24,137
121	Ovilla Cleaners	Red Oak	Assessment	295	102	\$28,002
122	Fishburns Cleaner	Dallas	Assessment	285	107	\$15,713
123	Toms Fine Cleaners	Houston	Assessment	405	25	\$1,299
124	Providence Shopping Center (fmr Plus Cleaners)	Houston	Assessment	375	41	\$2,290
125	Former Celebrity Cleaners	Houston	Assessment	390	35	\$17,741
126	Fmr Pilgrim Laundry - West Alabama	Houston	Remediation	330	54	\$200,591
127	Robinson's Cleaners	Palestine	Assessment	335	80	\$19,749
128	Pilgrim Dry Cleaners	Houston	Assessment	360	53	\$32,486
129	Fmr Pilgrim Dry Cleaners - Long Point	Houston	Assessment	370	44	\$42,221
130	Fmr North Garland Ave Dry Cleaner	Garland	Pre-Assessment	340	74	\$0
131	B&B Cleaners	Grand Prairie	Assessment	420	17	\$19,826

**Table 1 - Extent of Corrective Action and Ranking of Sites
Conducted during Fiscal Years FY07 and FY08 (Con't)**

DCRP Site #	Site Name	City	Corrective Action Status	Ranking Score	Site Priority	Corrective Action Costs in FY07 and FY08*
133	Cousins Cleaners	Fort Worth	Assessment	340	75	\$44,135
134	Fites Cleaners	Tyler	Pre-Assessment	370	84	\$0
135	Former Dira XX	Dallas	Assessment	260	117	\$31,154
136	North Saint Mary's Site	San Antonio	Assessment	285	106	\$42,097
137	Fmr Kemp Cleaners	Corpus Christi	Assessment	375	42	\$11,059
138	Cornerstone Plaza Shopping Center Fmr Dry Cleaner	Houston	Assessment	305	100	\$0
139	Sterling Cleaners	Houston	Assessment	355	60	\$68,132
141	Classic Cleaners - Kingwood	Kingwood	Assessment	420	16	\$11,542
142	Former A Cleaners	Grapevine	Pre-Assessment	350	67	\$0
144	Trader's Square Shopping Center	Canton	Pre-Assessment	400	28	\$0
146	Former Gaines Cleaners	Dallas	Pre-Assessment	355	61	\$0
150	Former Pilgrim Cleaners	Kingwood	Assessment	395		\$10,428
153	Former Martins Dry Cleaner Express	Dallas	Pre-Assessment	360	52	\$0
	Various DC Facilities-Collecting Waste Drums	Dallas	Pre-Assessment			\$15,261

\$7,529,534

* This figure represents the amount budgeted (encumbered) for correction action at each DCRP site during FY 07 and FY 08. For sites which were accepted in the DCRP but corrective action has not yet been initiated, the value is zero.