



Oregon

John A. Kitzhaber, MD, Governor

Department of Environmental Quality

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February 4, 2013

To Whom it May Concern
c/o Paul Pinion
Pinion Property Management
1605 NW Monroe Avenue
Corvallis, OR 97330

**Re: 1603/1605 NW Monroe Avenue, Corvallis
Former College Cleaners site, ECSI 3983**

The purpose of this letter is to explain to you and other interested parties the current status of the site of the former College Cleaners, at 1603/1605 NW Monroe Avenue in Corvallis, and to outline the financial liabilities for the contamination at the property.

A dry cleaning shop called College Cleaners operated at the property from 1986 until it closed in 2004. The site is now occupied by Pinion Property Management and an Asian restaurant. Paul Pinion is currently participating in DEQ's Dry Cleaner Program as an "inactive" dry cleaning facility. The Dry Cleaner Program protects dry cleaners and owners of former dry cleaners, under specified circumstances, from individually having to pay for environmental damage caused by the use of dry cleaning solvents at their establishments. In order for inactive cleaners to stay current and eligible for future DEQ cleanup, a yearly fee of \$500 is required to be paid to DEQ.

The fees paid by active and former dry cleaners to the Dry Cleaner Environmental Response Account (Account) are used for cleaning up dry cleaning solvents at contaminated dry cleaning sites. The law essentially creates an insurance fund to pay cleanup costs for compliant dry cleaners. Our records indicate that Mr. Pinion has paid all required fees and is therefore eligible for environmental cleanup funded by the Account as long as the yearly fees are paid. A new property owner (or lender) could also continue to pay the fee.

Certain obligations are required in order for Mr. Pinion to benefit from this program. Typically a deductible of \$10,000 is required for inactive sites before DEQ can spend Account funds on site investigation and/or cleanup. A yearly fee of \$500 is required for the facility to remain eligible for the program. Reasonable access to the facility and underlying real property and cooperation with the Department's cleanup efforts must be maintained by taking reasonable care not to disturb or interfere with testing, monitoring, or cleanup activities on the property.

DEQ's file indicates that a limited environmental investigation was conducted by a private party at the site in 2002. Releases of dry cleaning solvents were documented in soil and groundwater at the north end of the building. It appears that both petroleum-based (Stoddard solvent) and chlorinated solvent (tetrachloroethylene, or Perc) were used at the cleaners, as both were detected in the samples. While the concentrations of some chemicals in groundwater exceeded drinking water standards in 2002, DEQ does not feel that the site poses an eminent threat to

Mr. Paul Pinion

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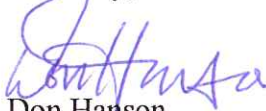
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human health or the environment because there is likely not any groundwater well use in the vicinity of the site. Further, the levels detected are well below DEQ's screening levels for vapor intrusion into indoor air at the property. While not a high priority currently, additional assessment is needed before DEQ could issue a No Further Action (NFA) for the site.

Currently the Dry Cleaner Account does not have sufficient funds to investigate and clean up all eligible sites in the state, and sites are normally prioritized once a year based on their threat to human health and the environment. Account funds are used to investigate and cleanup sites in order of their environmental priority.

If you or anyone else has questions about the site, please contact the DEQ. For questions regarding specific site cleanup and planning activities, please call me at (541) 687-7549. For questions regarding the Dry Cleaner program and Dry Cleaner Environmental Response Account, please call the Dry Cleaner Program Coordinator at (503) 229-6240.

Sincerely,



Don Hanson

Project Manager

Western Region Cleanup Program

cc: Dry Cleaner Program Coordinator, DEQ HQ