



PUBLIC NOTICE FACT SHEET
Former Imperial Laundry
2165 South Elm Avenue
Fresno, Fresno County
Geotracker Global ID T10000012980

State Water Resources
Control Board

E. Joaquin Esquivel,
Chair

Central Valley Regional
Water Quality Control
Board

Nicholas Avdis, Chair

Contact:

Kyle T. Wright
(559) 445-5579

Central Valley Regional
Water Quality Control
Board [kyle.wright2@
waterboards.ca.gov](mailto:kyle.wright2@waterboards.ca.gov)

The Central Valley Regional Water Quality Control Board (Central Valley Water Board) invites public comment on a proposed regulatory case closure for the Former Imperial Laundry dry-cleaning facility (Site) at 2165 South Elm Avenue, Fresno (Figure 1).

PUBLIC COMMENT PERIOD:

30 March 2026 – 15 April 2026

BACKGROUND

The Former Imperial Laundry dry-cleaning facility was operational from the mid-1940s to the mid-1970s. The Site is currently occupied by the Maxie L. Parks Community Center (constructed in 2007), which consists of a single building (PARC Building) approximately 35 feet north of the former Imperial Laundry building.

Based on the presence of tetrachloroethylene (PCE) in groundwater samples collected from the Valley Gas underground storage tank gasoline site (Global ID T0602991950), approximately 250 feet northwest of the Site at 2139 East Elm Avenue, Central Valley Water Board staff requested an investigation of the Site in 2019.

Site assessments performed between 2020 and 2023 indicated the Site had been impacted by:

- Stoddard solvent-related petroleum hydrocarbons (Stoddard Solvent)
- Total petroleum hydrocarbons in gasoline (TPH-g) and diesel (TPH-d) ranges
- Gasoline-related volatile organic compounds (VOCs) including benzene, toluene, ethylbenzene, and xylenes, methyl tert-butyl ether (MTBE), and degradation products
- Chloroform

Assessments conducted in 2023-2024 indicated that the Site does not appear to be a source of PCE or other chlorinated solvents detected in groundwater samples at the Valley Gas underground storage tank site. Petroleum hydrocarbons in the TPH-d and Stoddard Solvent range detected within shallow soil beneath the Site are below environmental screening levels and do not appear to have migrated to groundwater.

Groundwater beneath the Site does appear to be impacted with gasoline-related compounds including TPH-g, MTBE, and benzene. These compounds are most likely related to the adjacent Valley Gas underground tank site which is currently under active remediation.

Assessments completed in 2025 by Department of Toxic Substances Control staff additionally indicated that the Former Imperial Laundry dry-cleaning facility was not a probable source of VOCs or petroleum hydrocarbons detected at the Site.

Given the timeframe of when Stoddard Solvent would have been used at the Site (approximately 50 years ago), and the half-life of benzene in soil (typically weeks to several years), any releases that originated from the Site would have degraded to concentrations which do not pose a threat to human health.

Previous assessments concluded chloroform detections in soil gas are likely related to the use of chlorinated municipal water supplies and irrigated areas that utilize municipally supplied water.

The Central Valley Water Board has concluded that residual constituents of concern in Site soil and groundwater do not exceed regulatory thresholds or pose a significant threat to human health or the environment and is considering case closure. Once all public comments have been reviewed, the Central Valley Water Board will direct further corrective action or close the case, as appropriate.

FOR MORE INFORMATION

Additional information is available on the State Water Resources Control Board GeoTracker website at ([GeoTracker](#)).

The Site's case file is also available for review at the Central Valley Regional Water Quality Control Board office at 1685 E Street, Fresno, CA 93706. To make an appointment for a file review, please call (559) 445-5116.

Please contact Kyle T. Wright with the Central Valley Water Board if you have any comments/questions regarding the Former Imperial Laundry, or any of the information in this Fact Sheet. Written comments or questions on the planned regulatory case closure for the Site must be submitted by **15 April 2026**.

Kyle T. Wright
Engineering Geologist
Central Valley Regional Water Quality Control Board,
Fresno Site Cleanup Unit
1685 "E" St.
Fresno, CA 93706
(559) 445-5579 (office)
kyle.wright2@waterboards.ca.gov

Notice to the Hearing Impaired

TDD users can obtain information about the Site by using the California State Relay Service (800) 735-2929 to reach the Public Participation Specialist. Ask them to contact the Central Valley Water Board at (559) 445-5116 regarding the proposed "No Further Action" determination for the Former Imperial Laundry.

Figure 1 – Site Location Map

PLOTTED: 3/20/23, 8:49am



SACRAMENTO, CA \sazgastp03955_Prospect\KCH\01\Fresno\24003037\mapa\1802\imperial_1802.saz

Explanation

- Assessor Address Point
- ▭ Assessor's Parcel Boundary
- 200-foot Search Radius
- ▭ Approximate Site Boundary

Service Layer Credits: World Imagery, Microsoft, Vantor

0 75 150 Feet

Locations are Approximate

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DRAWN BY:	K. HAGAN
CHECKED BY:	J. HELGE
FILE NAME:	
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SITE VICINITY MAP

FORMER IMPERIAL LAUNDRY
1802 EAST CALIFORNIA AVENUE
FRESNO, CALIFORNIA

FIGURE
1

Figure 2: Properties within 200 feet of Site boundaries.

Complete Address	APN	House Number	Street Direction	Street Name	Street Type	Unit	City	Zip Code
1809 E CALIFORNIA AVE UNIT 101+, FRESNO, CA 93706	46714213	1809	E	CALIFORNIA	AVE	101+	FRESNO	93706
1811 E CALIFORNIA AVE, FRESNO, CA 93706	46714213	1811	E	CALIFORNIA	AVE		FRESNO	93706
314 C ST, FRESNO, CA 93706	46714213	314		C	ST		FRESNO	93706
316 C ST, FRESNO, CA 93706	46714213	316		C	ST		FRESNO	93706
324 C ST, FRESNO, CA 93706	46714213	324		C	ST		FRESNO	93706
326 C ST, FRESNO, CA 93706	46714213	326		C	ST		FRESNO	93706
328 C ST, FRESNO, CA 93706	46714213	328		C	ST		FRESNO	93706
332 C ST, FRESNO, CA 93706	46714213	332		C	ST		FRESNO	93706
340 C ST, FRESNO, CA 93706	46714213	340		C	ST		FRESNO	93706
346 C ST, FRESNO, CA 93706	46714213	346		C	ST		FRESNO	93706
354 C ST, FRESNO, CA 93706	46714213	354		C	ST		FRESNO	93706
360 C ST, FRESNO, CA 93706	46714213	360		C	ST		FRESNO	93706
1805 E CALIFORNIA AVE, FRESNO, CA 93706	46714213	1805	E	CALIFORNIA	AVE		FRESNO	93706
2150 S ELM AVE, FRESNO, CA 93706	47807426	2150	S	ELM	AVE		FRESNO	93706
2120 S POPPY AVE, FRESNO, CA 93706	47808104	2120	S	POPPY	AVE		FRESNO	93706
2126 S POPPY AVE, FRESNO, CA 93706	47808105	2126	S	POPPY	AVE		FRESNO	93706
2132 S POPPY AVE, FRESNO, CA 93706	47808106	2132	S	POPPY	AVE		FRESNO	93706
2138 S POPPY AVE, FRESNO, CA 93706	47808107	2138	S	POPPY	AVE		FRESNO	93706
2144 S POPPY AVE, FRESNO, CA 93706	47808108	2144	S	POPPY	AVE		FRESNO	93706
2152 S POPPY AVE, FRESNO, CA 93706	47808109	2152	S	POPPY	AVE		FRESNO	93706
2160 S POPPY AVE, FRESNO, CA 93706	47808110	2160	S	POPPY	AVE		FRESNO	93706
2164 S POPPY AVE, FRESNO, CA 93706	47808111	2164	S	POPPY	AVE		FRESNO	93706
2172 S POPPY AVE, FRESNO, CA 93706	47808112	2172	S	POPPY	AVE		FRESNO	93706
2178 S POPPY AVE, FRESNO, CA 93706	47808113	2178	S	POPPY	AVE		FRESNO	93706
2184 S POPPY AVE, FRESNO, CA 93706	47808114	2184	S	POPPY	AVE		FRESNO	93706
2194 S POPPY AVE, FRESNO, CA 93706	47808115	2194	S	POPPY	AVE		FRESNO	93706
1802 E CALIFORNIA AVE, FRESNO, CA 93706	47808145T	1802	E	CALIFORNIA	AVE		FRESNO	93706
2139 S ELM AVE, FRESNO, CA 93706	47808141	2139	S	ELM	AVE		FRESNO	93706
2108 S POPPY AVE, FRESNO, CA 93706	47808143	2108	S	POPPY	AVE		FRESNO	93706
2196 S ELM AVE, FRESNO, CA 93706	47813429	2196	S	ELM	AVE		FRESNO	93706
2202 S POPPY AVE, FRESNO, CA 93706	47814102	2202	S	POPPY	AVE		FRESNO	93706
2259 S ELM AVE, FRESNO, CA 93706	47814124	2259	S	ELM	AVE		FRESNO	93706

Complete Address	APN	House Number	Street Direction	Street Name	Street Type	Unit	City	Zip Code
2265 S ELM AVE, FRESNO, CA 93706	47814124	2265	S	ELM	AVE		FRESNO	93706
315 C ST, FRESNO, CA 93706	46714213	315		C	ST		FRESNO	93706
1815 E CALIFORNIA AVE, FRESNO, CA 93706	46714213	1815	E	CALIFORNIA	AVE		FRESNO	93706
2150 S ELM AVE UNIT 101+, FRESNO, CA 93706	47807426	2150	S	ELM	AVE	101+	FRESNO	93706
2150 S ELM AVE UNIT 106+, FRESNO, CA 93706	47807426	2150	S	ELM	AVE	106+	FRESNO	93706
1809 E CALIFORNIA AVE UNIT 101, FRESNO, CA 93706	46714213	1809	E	CALIFORNIA	AVE	101	FRESNO	93706
1809 E CALIFORNIA AVE UNIT 102, FRESNO, CA 93706	46714213	1809	E	CALIFORNIA	AVE	102	FRESNO	93706
2150 S ELM AVE UNIT 100, FRESNO, CA 93706	47807426	2150	S	ELM	AVE	100	FRESNO	93706
2150 S ELM AVE UNIT 101, FRESNO, CA 93706	47807426	2150	S	ELM	AVE	101	FRESNO	93706
2150 S ELM AVE UNIT 102, FRESNO, CA 93706	47807426	2150	S	ELM	AVE	102	FRESNO	93706
2150 S ELM AVE UNIT 103, FRESNO, CA 93706	47807426	2150	S	ELM	AVE	103	FRESNO	93706
2150 S ELM AVE UNIT 104, FRESNO, CA 93706	47807426	2150	S	ELM	AVE	104	FRESNO	93706
2150 S ELM AVE UNIT 105, FRESNO, CA 93706	47807426	2150	S	ELM	AVE	105	FRESNO	93706
2150 S ELM AVE UNIT 106, FRESNO, CA 93706	47807426	2150	S	ELM	AVE	106	FRESNO	93706
2150 S ELM AVE UNIT 107, FRESNO, CA 93706	47807426	2150	S	ELM	AVE	107	FRESNO	93706
2150 S ELM AVE UNIT 108, FRESNO, CA 93706	47807426	2150	S	ELM	AVE	108	FRESNO	93706
2150 S ELM AVE UNIT 109, FRESNO, CA 93706	47807426	2150	S	ELM	AVE	109	FRESNO	93706
2150 S ELM AVE UNIT 110, FRESNO, CA 93706	47807426	2150	S	ELM	AVE	110	FRESNO	93706
2150 S ELM AVE UNIT 111, FRESNO, CA 93706	47807426	2150	S	ELM	AVE	111	FRESNO	93706
2150 S ELM AVE UNIT 112, FRESNO, CA 93706	47807426	2150	S	ELM	AVE	112	FRESNO	93706
2150 S ELM AVE UNIT 201, FRESNO, CA 93706	47807426	2150	S	ELM	AVE	201	FRESNO	93706
2150 S ELM AVE UNIT 202, FRESNO, CA 93706	47807426	2150	S	ELM	AVE	202	FRESNO	93706
2150 S ELM AVE UNIT 203, FRESNO, CA 93706	47807426	2150	S	ELM	AVE	203	FRESNO	93706
2150 S ELM AVE UNIT 204, FRESNO, CA 93706	47807426	2150	S	ELM	AVE	204	FRESNO	93706
2150 S ELM AVE UNIT 205, FRESNO, CA 93706	47807426	2150	S	ELM	AVE	205	FRESNO	93706
2150 S ELM AVE UNIT 206, FRESNO, CA 93706	47807426	2150	S	ELM	AVE	206	FRESNO	93706
2150 S ELM AVE UNIT 207, FRESNO, CA 93706	47807426	2150	S	ELM	AVE	207	FRESNO	93706
2150 S ELM AVE UNIT 208, FRESNO, CA 93706	47807426	2150	S	ELM	AVE	208	FRESNO	93706
2150 S ELM AVE UNIT 209, FRESNO, CA 93706	47807426	2150	S	ELM	AVE	209	FRESNO	93706
2150 S ELM AVE UNIT 210, FRESNO, CA 93706	47807426	2150	S	ELM	AVE	210	FRESNO	93706
2150 S ELM AVE UNIT 211, FRESNO, CA 93706	47807426	2150	S	ELM	AVE	211	FRESNO	93706
2150 S ELM AVE UNIT 212, FRESNO, CA 93706	47807426	2150	S	ELM	AVE	212	FRESNO	93706