
Los Angeles Regional Water Quality Control Board

February 7, 2023

Mr. Jonathan A. Hershey
Associate Zoning Administrator
Los Angeles City Planning
200 N. Spring Street, Room 763
Los Angeles, CA 90012

Via Email

SUBJECT: CF 22-0652: SUPPLEMENTAL INFORMATION ON ENVIRONMENTAL CONDITIONS AT THE SANTA FE ART COLONY

SITE: SANTA FE ART COLONY, 2345-2421 SOUTH SANTA FE AVENUE, LOS ANGELES, CALIFORNIA 90058 (SCP NO. 1557, GEOTRACKER ID: T10000018726)

Dear Mr. Hershey:

On January 17, 2023, The Los Angeles Regional Water Quality Control Board (Regional Board) sent the letter *Environmental Conditions at the Santa Fe Art Colony* (Letter) to you informing the Los Angeles City Council's Planning and Land Use Management Committee (City) of the environmental activities/conditions and status of the above referenced site (Site). On February 1, 2023, the Regional Board met virtually with the property owners (Art Colony Property LLC), their counsel, and environmental consultants. We were informed at the meeting that the City will be holding another meeting on Tuesday, February 7, 2023, regarding the redevelopment or conversion of only one industrial warehouse located at 2345 South Santa Fe Avenue, Los Angeles to eighteen (18) joint living and working units. Based on the information we received at the meeting, the Regional Board has determined it is appropriate to clarify certain items in the January 17, 2023 Letter (Attached hereto as Exhibit 1 for reference).

First, item no. 1.b. of the Letter states that benzene, ethylbenzene, and tetrachloroethylene (PCE) were detected in some of the indoor air samples collected from Site buildings. However, only PCE and trichlorethylene (TCE) were detected in the subsurface soil vapor samples beneath the Site. PCE was detected ranging from of 500 micrograms per cubic meter ($\mu\text{g}/\text{m}^3$) to 74,100 $\mu\text{g}/\text{m}^3$ and TCE was detected at the highest concentration of 1,920 $\mu\text{g}/\text{m}^3$ in soil vapor at the Site (Reference¹, Figures 1 through 4 enclosed). Benzene and ethylbenzene were detected in the indoor air but not detected in soil vapor at the Site. Subsequently, a sub-slab depressurization system (SSD) was installed and began operating in April 2019 beneath the buildings onsite.

¹ Fulcrum Resources Environmental. *Phase II Subsurface Investigation*. September 21, 2022.

https://bit.ly/PhaseII_ArtColony

NORMA CAMACHO, CHAIR | RENEE PURDY, EXECUTIVE OFFICER

At the February 1, 2023, meeting, the Art Colony Property LLC informed the Regional Board that only one commercial warehouse, Building 2345, is subject to redevelopment. Therefore, we would like to add information to No. 3 of the Letter, that indoor air samples were collected in the Building 2345 in May 2019 and July 2019. PCE was detected in all the indoor air samples; however, concentrations were below commercial and residential screening levels with the exception of one sample (collected in May 2019). This sample exceeded the residential screening level of $0.46 \mu\text{g}/\text{m}^3$. Figure 5 is enclosed. Reference²

If you have any questions or concerns, Regional Board staff is available to meet with you and your team at your convenience.

Please feel free to contact Mr. Jeremy Barela, Project Manager, at (213) 576-6734 (Jeremy.Barela@waterboards.ca.gov) or Ms. Thizar Tintut-Williams, Unit Supervisor, at (213) 576- 6723 (Thizar.Williams@waterboards.ca.gov) directly with any questions and concerns regarding this matter or to set up a meeting with us.

Sincerely,

for Renee Purdy
Executive Officer

Enclosed: Figure 1: PCE in Soil Vapor at 5 Feet below ground surface (bgs) Isoconcentration Map
Figure 2: PCE in Soil Vapor at 15 Feet bgs Isoconcentration Map
Figure 3: PCE in Soil Vapor at 25 Feet bgs Isoconcentration Map
Figure 4: TCE in Soil Vapor
Figure 5 Site Map Showing Indoor Air Sampling Locations
The Regional Board, *CF 22-0652: Environmental Conditions at the Santa Fe Art Colony*, January 17, 2023

² AEI Consultants. *Sub-Slab Depressurization System Performance Report*. July 21, 2022.
bit.ly/AEI_Report