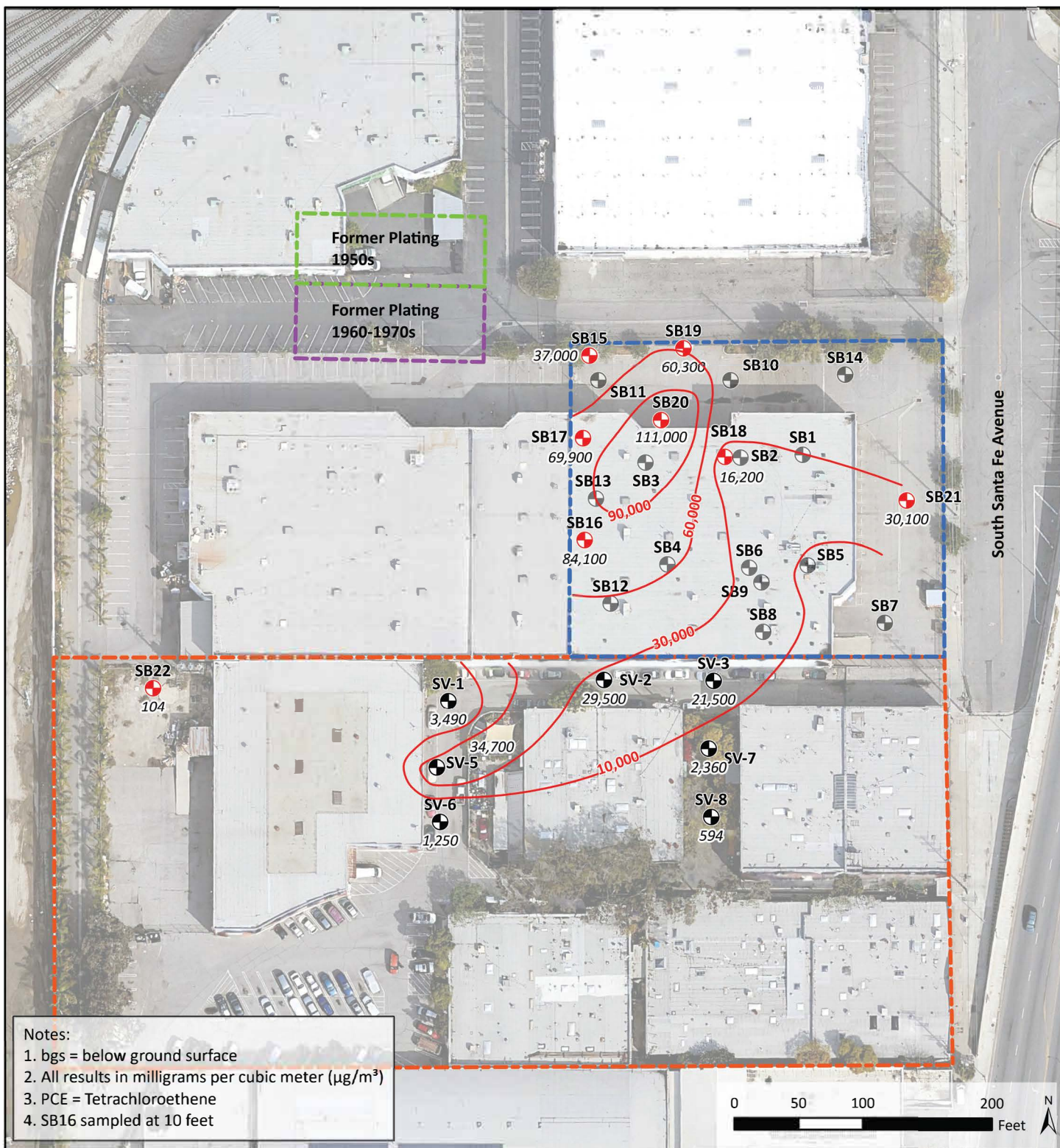


KEY:		Project Number: 201904-5500	
	Subject Property Boundary		Fulcrum Soil Vapor Sample Locations (July 2020)
	Southern Adjoining Property Boundary		Art Colony Soil Vapor Probes
	PCE Isocontour ($\mu\text{g}/\text{m}^3$) at 5 Feet bgs		Previous Fulcrum Soil Vapor Sample Locations
104,000	PCE Concentration in Soil Vapor ($\mu\text{g}/\text{m}^3$) at 5 Feet bgs	Property Address: 2305 S Santa Fe Avenue Los Angeles, California 90058	
		Prepared By: Jacob Patton	Date: 8/17/2020



KEY:		Project Number: 201904-5050
	Subject Property Boundary	Property Address: 2305 S Santa Fe Avenue Los Angeles, California 90058
	Southern Adjoining Property Boundary	
	PCE Isocontour ($\mu\text{g}/\text{m}^3$) at 15 Feet bgs	 Fulcrum Resources Environmental
	Fulcrum Soil Vapor Sample Locations (July 2020)	
	Art Colony Soil Vapor Probes	Prepared By: Jacob Patton
	Previous Fulcrum Soil Vapor Sample Locations	Date: 8/17/2020
111,000 PCE Concentration in Soil Vapor ($\mu\text{g}/\text{m}^3$) at 15 Feet bgs		

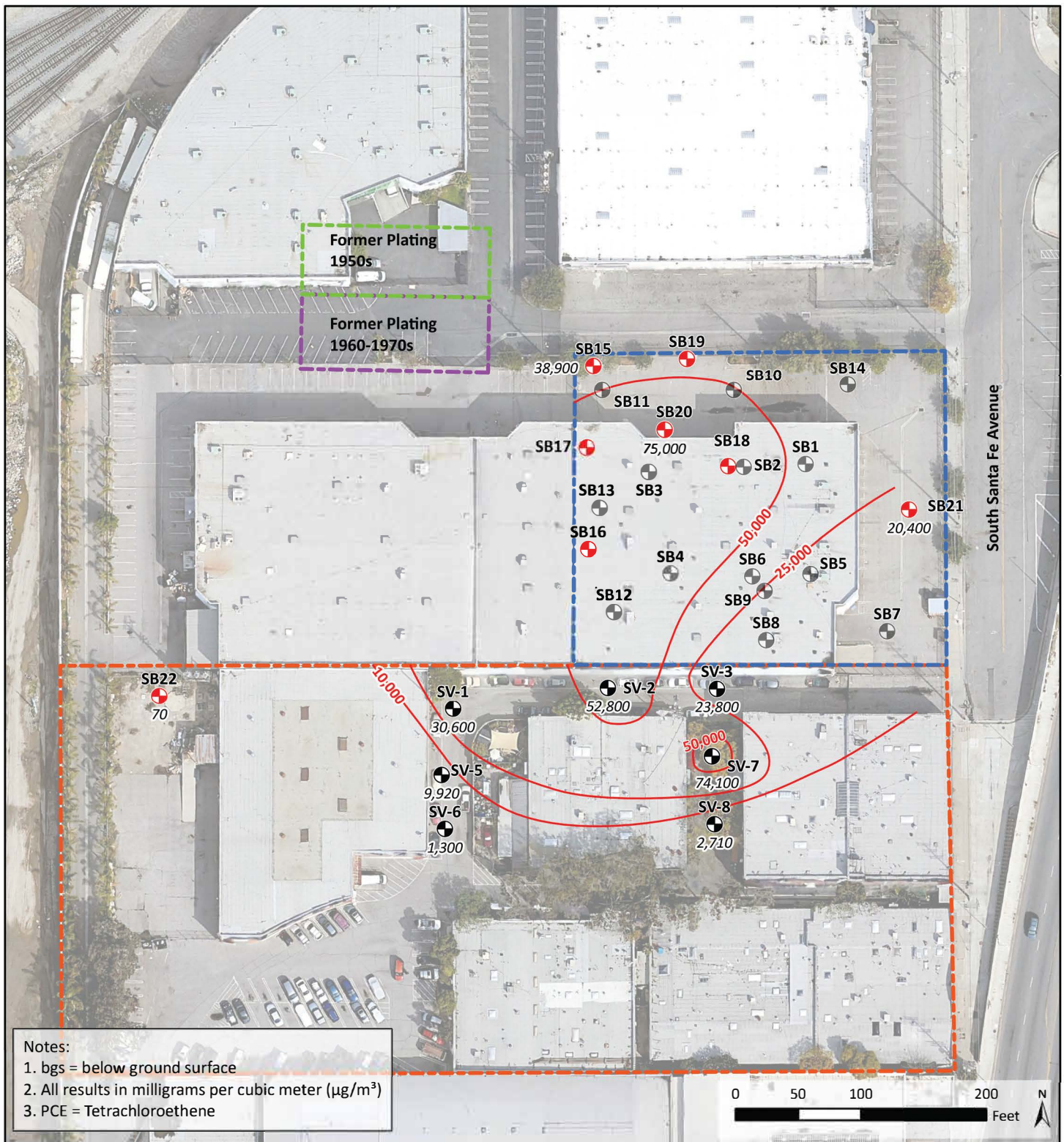


Figure 3: PCE in Soil Vapor at 25 Feet bgs Isoconcentration Map

KEY:		Project Number: 201904-5050	
	Subject Property Boundary		Fulcrum Soil Vapor Sample Locations (July 2020)
	Southern Adjoining Property Boundary		Previous Fulcrum Soil Vapor Sample Locations
	PCE Isocontour (µg/m³) at 25 Feet bgs		Art Colony Soil Vapor Probes
75,000	PCE Concentration in Soil Vapor (µg/m³) at 25 Feet bgs	Property Address: 2305 S Santa Fe Avenue Los Angeles, California 90058	
		Prepared By: Jacob Patton	Date: 8/17/2020

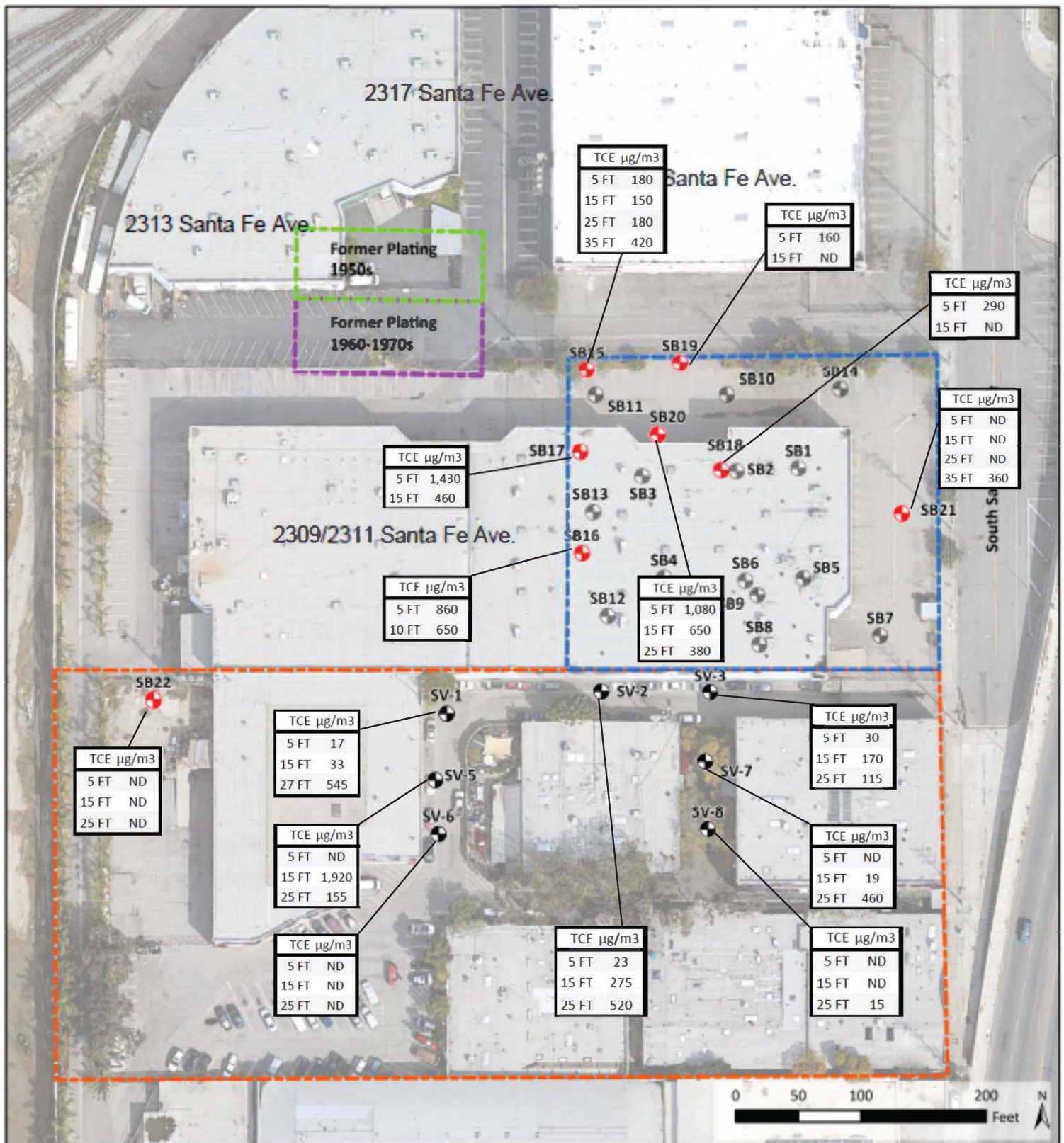


Figure 4: TCE in Soil Vapor

KEY:



Subject Property Boundary



Art Colony Soil Vapor Probes



Southern Adjoining Property Boundary
2345-2421 Santa Fe Ave.



Fulcrum Soil Vapor Sample Locations
(July 2020)

Previous Fulcrum Soil Vapor Sample Locations

Project Number:

201904-5500

Property Address:

2305 S Santa Fe Avenue
Los Angeles, California 90058



Prepared By: Jacob Patton

Date: 8/17/2020

C:\Drawing Files\AEI Consultants\393142\Indoor Air Survey\Fig 2. Site Map Showing IA Sampling Locations - 06/04/2019

2401-2435 South Santa Fe Avenue, Los Angeles California 90058
AEI Project No. 393142

U.S. EPA Method TO-15 SIM				
Location ID	Date	Tetrachloroethylene (PCE)		Building No. Unit
		(µg/m³)		
IA-1	5/21/2019	Residential Units	Commercial Units	2345 warehouse
	7/12/2019	---	0.09	2345 warehouse
IA-2	5/21/2019	---	0.204	2345 warehouse
	7/12/2019	---	0.12	2345 warehouse
IA-3	5/21/2019	---	0.253	2345 warehouse
	7/12/2019	---	0.13	2345 warehouse
IA-4	5/21/2019	---	0.303	2345 warehouse
	7/12/2019	---	0.47	2345 warehouse
IA-4	5/21/2019	---	0.413	2345 warehouse
	7/12/2019	---	0.413	2345 warehouse



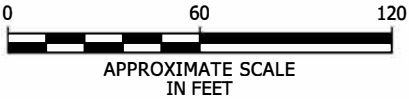
LEGEND

- AA-1 Location of Ambient Air Sampling
- IA-20 Location of Indoor Air Sampling
- SV-8 Soil Vapor Probe Location
- Approximate Location of Sub-Slab Extraction Piping
- Approximate Location of Conveyance Piping Trench
- Property Boundary

Notes:

2401 - Floor plan depicts the building basement

Base Map Sources:
EFI Global Engineering, Fire & Environmental Services, 5/17/2017



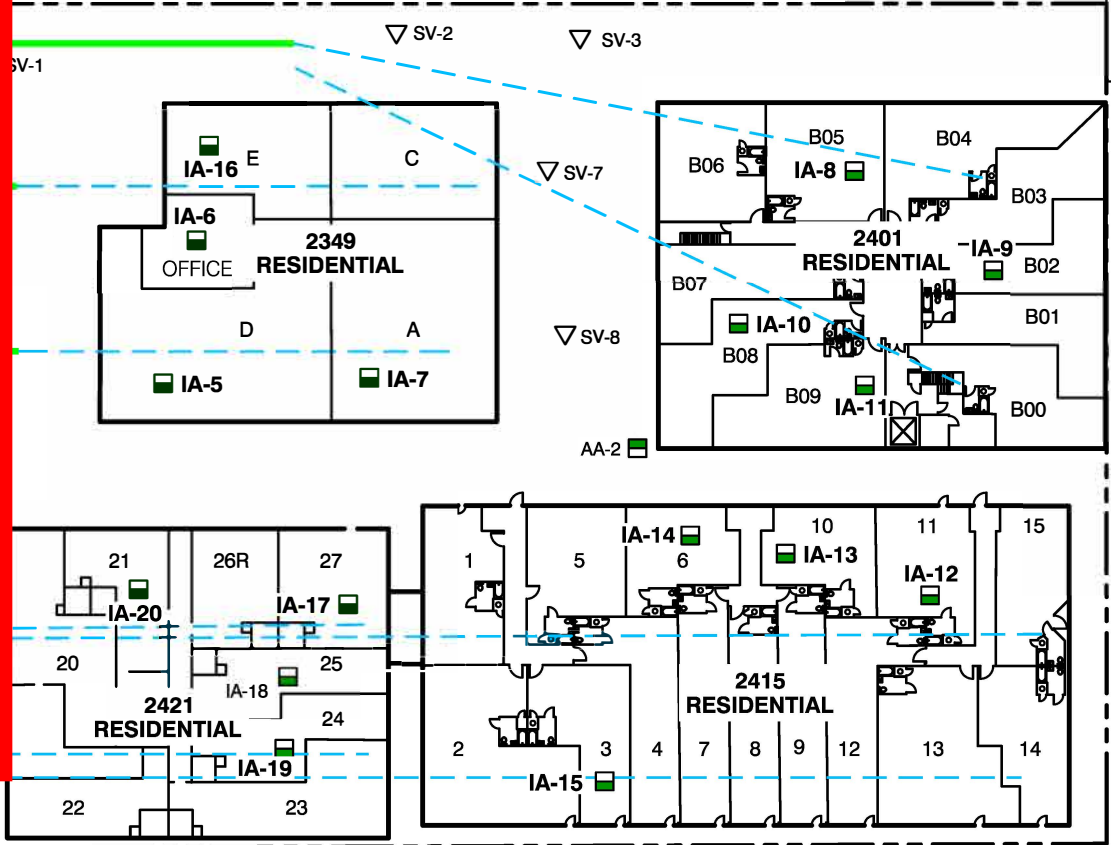
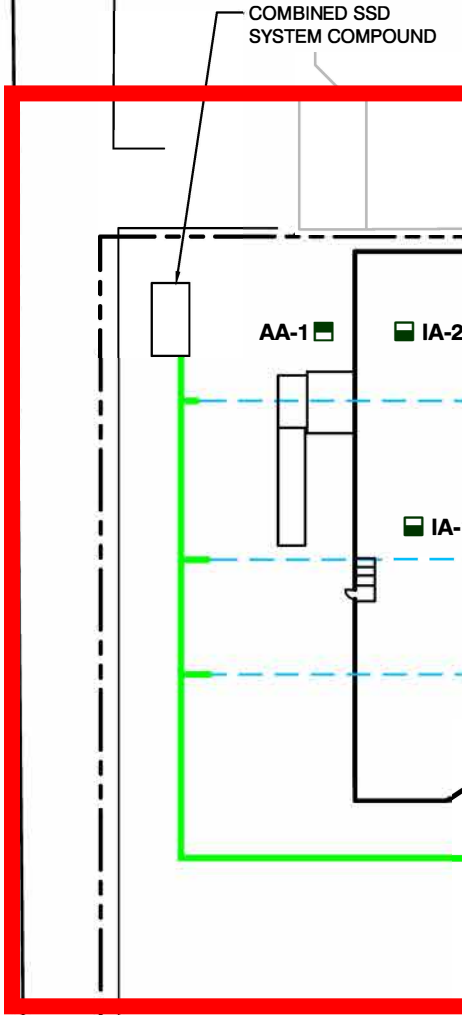
AEI Consultants

2207 West 190th Street
Torrance, California

**SITE MAP SHOWING
INDOOR AIR SAMPLING
LOCATIONS**

2345 South Santa Fe Avenue
Los Angeles, California

FIGURE 5 Project
No. 393142



SOUTH SANTA FE AVENUE

DRIVEWAY

ADJACENT
BUILDING

ADJACENT
BUILDING

ADJACENT
BUILDING

ADJACENT
BUILDING

ADJACENT
BUILDING

Los Angeles Regional Water Quality Control Board

January 17, 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: 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:

The Los Angeles Regional Water Quality Control Board (Regional Board) has been made aware that the Los Angeles City Council's Planning and Land Use Management Committee will be holding a meeting on Tuesday, January 17, 2023 regarding the redevelopment or conversion of an industrial warehouse to eighteen (18) joint living and working units at the Santa Fe Art Colony property, referenced above as the site (Site). Based on the information the Regional Board has received, we would like you to be aware of the following:

1. The subject property, Santa Fe Art Colony, was issued an Investigative Order No. R4-2022-0165 dated May 20, 2022, under California Water Code Section 13267 by the Regional Board.
 - a. Environmental reporting has revealed that there are concentrations of tetrachloroethylene (PCE) present in soil vapor at the Site, which are above commercial and residential environmental screening levels.
 - b. Additionally, recent indoor air sampling has indicated that concentrations of benzene, ethylbenzene, and PCE are present in the indoor air, which may be due to soil vapor intrusion through the building foundation and/or basement walls to indoor air. The Regional Board has already required Santa Fe Art Colony Property LLC to submit a comprehensive Vapor Intrusion Assessment Work Plan for all buildings at the Site.

NORMA CAMACHO, CHAIR | RENEE PURDY, EXECUTIVE OFFICER

2. The Site is adjacent to the following two sites, which are also subject to current and/or previous State regulatory oversight for recognized environmental conditions.
 - a. 2305 South Santa Fe Ave – Since 2018, this site has been investigated for its environmental conditions under the Regional Board's oversight. The results of this investigation indicate that the property is impacted by a volatile organic compound (VOC) soil vapor plume beneath the property as a result of historic industrial activities onsite. This investigation also collected soil vapor data from seven locations on the Santa Fe Art Colony parcels, of which three sampling locations are near the subject Santa Fe Art Colony warehouse with elevated PCE concentrations.
 - b. 2309-2311 South Santa Fe Avenue – This property was known to have released PCE into the soil from historical plating activities among others, overseen by the California Department of Toxic Substances Control (DTSC). The case received regulatory closure from DTSC in 1994. The PCE and other VOCs in soil vapor at this property were not investigated at the time the site was closed because regulatory standards at the time were different and did not focus on soil vapor intrusion. Soil vapor intrusion issues have been recognized and have been increasingly considered in regulatory decisions related to soil contamination by VOCs since 2005.
3. The recent investigation results by a consultant for the 2305 S. Santa Fe Ave site indicate that the Santa Fe Art Colony warehouse is surrounded by elevated VOCs in soil vapor. Therefore, further environmental investigation and health risk assessment would be prudent to ensure the Site is safe for occupancy for the planned land use.
4. Based on the foregoing, the Regional Board may issue additional orders to clean up and abate the soil vapor waste at the Site and the adjacent properties, including those properties located at 2305 and 2309-2311 South Santa Fe Avenue. We are available to meet with the Planning and Land Use Management Committee 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,

Renee Purdy
Executive Officer

Cc:

Chris Macconnell, Art Colony Property LLC

Sylvia Tidwell, Santa Fe Art Colony Tenants Association Inc.