

State of California
CALIFORNIA REGIONAL WATER QUALITY CONTROL BOARD
LOS ANGELES REGION
320 West 4th Street, Suite 200, Los Angeles
FACT SHEET
WASTE DISCHARGE REQUIREMENTS
FOR
BOND CHINATOWN VENTURES, LLC
(Blossom Plaza Project)
NPDES NO. CAG994004
CI-8946

PROJECT LOCATION

900 N. Broadway Street
Los Angeles, CA 90012

FACILITY MAILING ADDRESS

1317 Fifth Street
Santa Monica, CA 90401

PROJECT DESCRIPTION

Bond Chinatown Ventures, LLC (Bond) proposes to construct a mixed use building, Blossom Plaza, with subterranean parking located at 900 N. Broadway Street , Los Angeles. Dewatering is anticipated during the construction and life of the building. Bond proposes to conduct an aquifer test at the site to estimate pumping flow rates during and after the construction project. Bond will provide to Regional Board staff the calculated flow rates for the construction project after the aquifer test data have been analyzed. The extracted groundwater will be stored in a settling tank and then treated by passing it through a series of granular activated carbon units to remove petroleum hydrocarbons. Additional precipitation/absorbtion processes may be used to remove metals, if necessary. Samples of the treated groundwater will be collected and analyzed prior to discharge to the storm drain.

VOLUME AND DESCRIPTION OF DISCHARGE

It is estimated that approximately 144,000 gallons per day of treated groundwater will be discharged to a storm drain located at (Latitude 34°03' 51", Longitude 118°14' 15"), thence to the Los Angeles River, a water of the United States. The site location map and the schematic of waste flow diagram are shown as Figures 1 and 2, respectively.

APPLICABLE EFFLUENT LIMITATIONS

Based on the information provided in the NPDES Application Supplemental Requirements, the following constituents listed in the Table below have been determined to show reasonable potential to exist in the discharge. The groundwater flows into the Reach of Los Angeles River which is designated as MUN (Potential) beneficial use. Therefore, the discharge limitations under the "Other Water" column apply to the discharge. The discharge flows to the Los Angeles River between Figueroa Street and Los Angels River Estuary, therefore, the discharge limitations listed in Attachment B.7.d. are applicable to the discharge.

August 30, 2005

This Table lists the specific constituents and effluent limitations applicable to the discharge.

Constituents	Units	Discharge Limitations	
		Daily Maximum	Monthly Average
Total Suspended Solids	mg/L	150	50
Turbidity	NTU	150	50
BOD ₅ 20°C	mg/L	30	20
Oil and Grease	mg/L	15	10
Settleable Solids	ml/L	0.3	0.1
Total Dissolved Solids	mg/L	1500	---
Sulfate	mg/L	350	---
Chloride	mg/L	190	---
Nitrogen ¹	mg/L	8	---
Sulfides	mg/L	1.0	---
Phenols	mg/L	1.0	---
Residual Chlorine	mg/L	0.1	---
Methylene Blue Active Substances (MBAS)	mg/L	0.5	---
Benzene	µg/L	1.0	---
Toluene	µg/L	150	---
Ethylbenzene	µg/L	700	---
Xylenes	µg/L	1750	---
Naphthalene	µg/L	21	---
Total Petroleum Hydrocarbons	µg/L	100	---
Methyl Tertiary Butyl Ether (MTBE)	µg/L	5.0	---
Di-isopropyl Ether (DIPE) ²	µg/L	0.8	----
Tertiary Butyl Alcohol (TBA)	µg/L	12	----
Chromium VI	µg/L	16	8.0
Copper	µg/L	44.4	22.1
Selenium	µg/L	8.0	4.0
Chromium VI	µg/L	16	8.0

1 Nitrate-nitrogen plus nitrite-nitrogen (NO₃-N + NO₂-N).

2 If the reported detection level is greater than the effluent limit for this constituent, then a non-detect using ML detection is deemed to be in compliance.

FREQUENCY OF DISCHARGE

The aquifer test and construction project will begin in August 2005 and discharge of groundwater will continue throughout the life of the proposed building.

REUSE OF WATER

A small portion of the treated groundwater may be used for dust control at the construction site. It is not feasible to discharge the water to the sanitary sewer system. It is not economically feasible to haul the groundwater for off-site disposal. There are no feasible reuse options for the discharge; therefore, the treated groundwater will be discharged to storm drain.

