

**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**  
**LB PROPERTY MANAGEMENT**  
**(ADL Building)**  
**NPDES NO. CAG994004**  
**CI-6740**

**FACILITY LOCATION**

10495 Santa Monica Blvd.  
Los Angeles, CA 90025

**FACILITY MAILING ADDRESS**

4730 Woodman Avenue, Suite 200  
Sherman Oaks, CA 91423

**PROJECT DESCRIPTION**

LB Management (LB) operates a groundwater dewatering system at 10495 Santa Monica Boulevard, Los Angeles, California. Dewatering is necessary to protect the integrity of the building structure from rising groundwater. Discharge from the project site is regulated under General NPDES Permit No. CAG994004 (Order No. R4-2003-0111) which was issued on November 4, 2003. LB submitted a Notice of Intent (NOI) form, and analytical results of groundwater samples to continue enrollment under the General NPDES Permit No. CAG994004, Order No. R4-2008-0032, which was adopted by the Board on June 5, 2008. The existing enrollment under Order No. R4-2003-0111, is superseded by this new permit.

**VOLUME AND DESCRIPTION OF DISCHARGE**

Up to 1,500 gpd of groundwater is discharged to a local storm drain at Discharge Point 001 (Latitude 34°03'21", Longitude 118°25'33"), which flows to the Ballona Creek, a water of the United States. The site location map is shown as Figure 1.

**APPLICABLE EFFLUENT LIMITATIONS**

Based on the information provided in the NPDES Application Supplemental Requirements, the following constituents in the Table below have been determined to show reasonable potential to exist in the discharge. The groundwater discharged from the subject site flows into Ballona Creek; therefore, the discharge limitations specified in Attachment B are not applicable to the discharge.

April 6, 2009

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 <sub>5</sub> 20°C	mg/L	30	20
Oil and Grease	mg/L	15	10
Settleable Solids	ml/L	0.3	0.1
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	---

**FREQUENCY OF DISCHARGE**

The discharge of groundwater will be continuous for life of the building.

**REUSE OF WATER**

It is not economically feasible to haul all the groundwater for off-site disposal. It is not feasible to discharge the water to the sanitary sewer system. There are no other feasible reuse options for the discharge. Therefore, the groundwater is discharged to the storm drain in compliance with the requirements of the attached order.

