

**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**  
**(Chinatown Blossom Plaza)**  
**NPDES NO. CAG994004**  
**CI-8946**

**PROJECT LOCATION**

900 N. Broadway Street  
Los Angeles, CA 90012

**FACILITY MAILING ADDRESS**

11755 Wilshire Blvd., Suite 2100  
Los Angeles, CA 90025

**PROJECT DESCRIPTION**

Bond Chinatown Ventures, LLC (Bond) operates a dewatering and groundwater treatment system at 900 N. Broadway Street, Los Angeles. Dewatering is necessary to protect the integrity of the building structure from rising groundwater. The extracted groundwater is 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/absorption processes are used to remove metals, if necessary. Discharge from the site is regulated under General NPDES Permit No. CAG994004 (Order No. R4-2003-0111) which was issued on August 30, 2005. Bond submitted a Notice of Intent (NOI) form, and analytical results of groundwater samples to continue enrollment under the General Permit. Your existing enrollment under Order No. R4-2003-0111, is superseded by this new permit.

**VOLUME AND DESCRIPTION OF DISCHARGE**

Approximately 144,000 gallons per day of treated groundwater is discharged to a nearby 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 discharge flows to the Los Angeles River between Figueroa Street and Los Angeles River Estuary, therefore, the discharge limitations listed in Attachment B.7.d. are applicable to the discharge.

March 4, 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
Total Dissolved Solids	mg/L	1500	---
Sulfate	mg/L	350	---
Chloride	mg/L	190	---
Nitrogen <sup>1</sup>	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) <sup>2</sup>	µg/L	0.8	----
Tertiary Butyl Alcohol (TBA)	µg/L	12	----
Chromium VI	µg/L	16	8.0
Copper	µg/L	22	11
Selenium	µg/L	8.0	4.0

1 Nitrate-nitrogen plus nitrite-nitrogen (NO<sub>3</sub>-N + NO<sub>2</sub>-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 discharge of groundwater will continue throughout the life of the proposed building.

## REUSE OF WATER

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 and the facility lacks landscaped area for irrigation purposes. There are no feasible reuse options for the discharge; therefore, the treated groundwater will be discharged to storm drain in compliance with the requirements of the attached order.

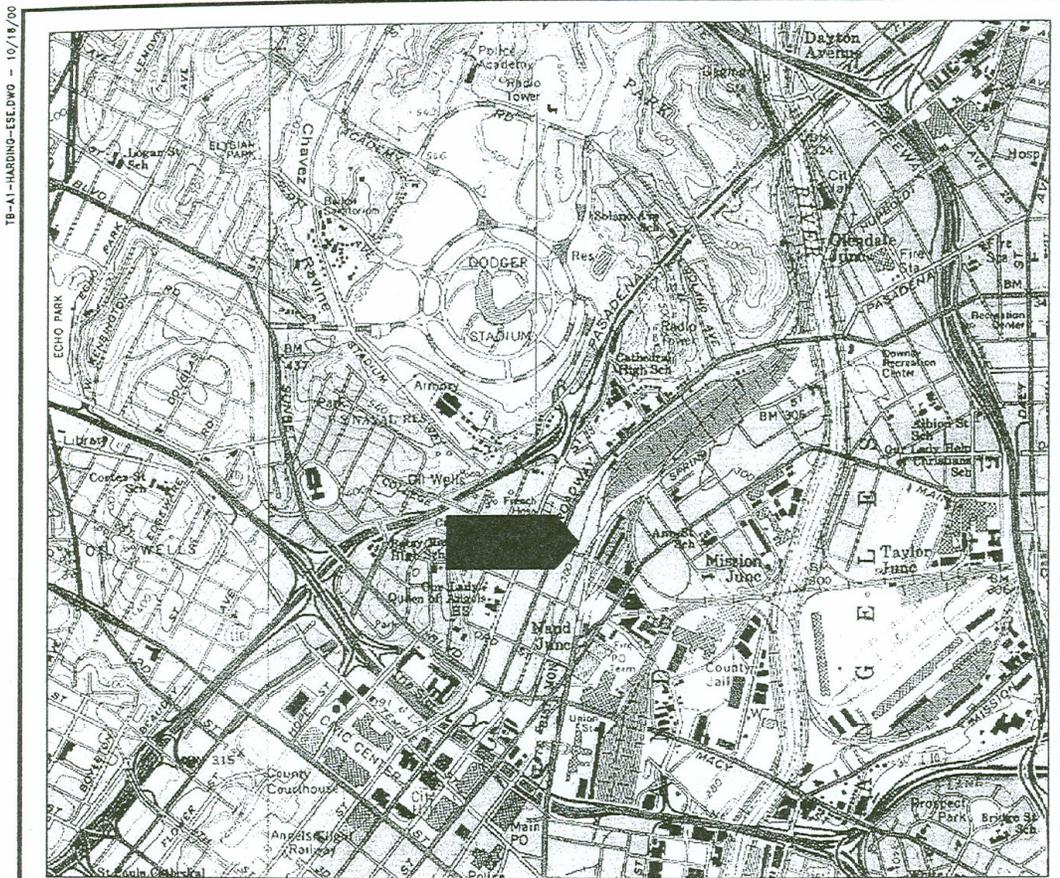


FIGURE 1



Scale 0 2000 feet

REFERENCE: USGS 7.5-MINUTE LOS ANGELES QUADRANGLE (JULY 1981).

DATE PLOTTED: 2/25/04 1:11

	DWG BY MY	SITE LOCATION MAP	FIGURE NO. <b>1</b>
	DATE 4/05		BOND CHINATOWN VENTURES, LLC Chinatown District Los Angeles, California
2171 CAMPUS DRIVE, SUITE 100 IRVINE, CA 92612	REV BY		
	REVISED		

FILE: P:\HLA\CAD\CAD2\BOND CHINATOWN\0404-LM1

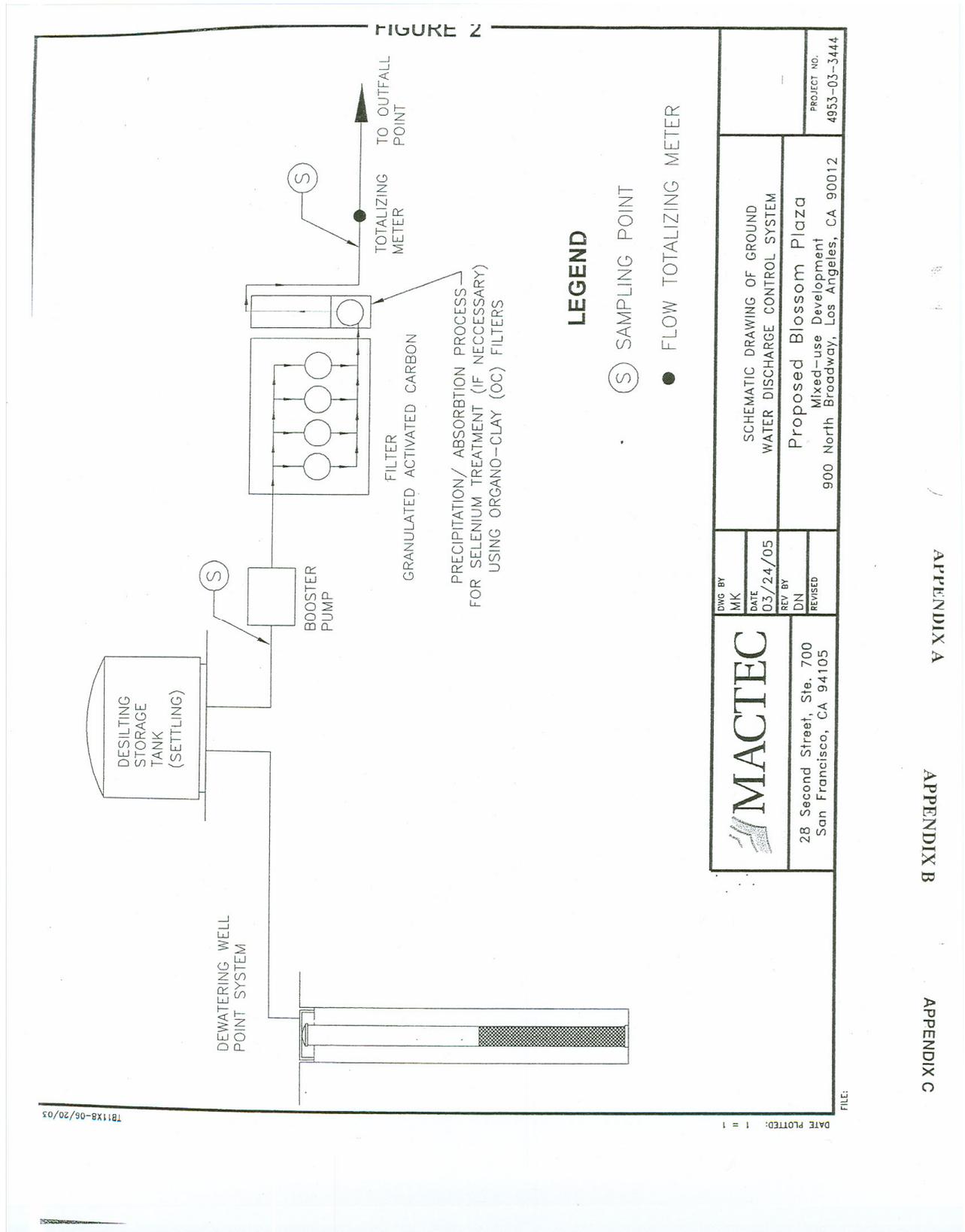


FIGURE 2

**LEGEND**

- SAMPLING POINT
- FLOW TOTALIZING METER

	DWG BY MK	SCHEMATIC DRAWING OF GROUND WATER DISCHARGE CONTROL SYSTEM		PROJECT NO. 4953-03-3444
	DATE 03/24/05	Proposed Blossom Plaza Mixed-use Development 900 North Broadway, Los Angeles, CA 90012		
28 Second Street, Ste. 700 San Francisco, CA 94105	REV BY DN	REVISED		

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 TR11XB-06/20/03

