

**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**  
**8525 PICO, LLC**  
**(Residential Apartment Project)**  
**NPDES NO. CAG994004**  
**CI-9354**

**FACILITY LOCATION**

8525 Pico Boulevard  
Los Angeles, CA 90035

**FACILITY MAILING ADDRESS**

5813 Washington Boulevard  
Culver City, CA 90232

**PROJECT DESCRIPTION**

8525 Pico, LLC operates a groundwater treatment system for a residential apartment construction project located at 8525 Pico Boulevard, Los Angeles. The primary contaminants in groundwater underneath the subject project site include tetrachloroethylene (PCE), trichloroethylene (TCE), and petroleum hydrocarbons. Pumped groundwater is filtered by passing through bag filters to remove sediments, then passing through a series of granular activated carbon (GAC) units to remove total petroleum hydrocarbons and volatile organic compounds. The treated groundwater is discharged into a nearby storm drain under the General NPDES Permit CAG994004, Order No. R4-2003-0111. On July 11, 2008, 8525 Pico, LLC submitted a complete Notice of Intent Form to continue enrollment under the general NPDES permit. Order No. R4-2008-0032 supersedes Order No. R4-2003-0111 and continues the facility enrollment under the General NPDES permit.

**VOLUME AND DESCRIPTION OF DISCHARGE**

Up to 122,000 gallons per day of treated groundwater is discharged to a local storm drain (Discharge Point M-001) at Latitude 34°03'13", Longitude 118°22'38", which flows to the Ballona Creek, a water of the United States. The site location map and the schematic diagram of the treatment flow 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 treated groundwater discharged from the project site flows into the Ballona Creek. Therefore, discharge limitations under "Other Water" column in Part V.1.a.i and a.ii. of Order No. R4-2008-0032 applies. In addition, the limitations specified in Attachment B of the Order are not applicable to the discharge.

August 19, 2008

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	---
Total Petroleum Hydrocarbons	µg/L	100	---
Tetrachloroethylene (PCE)	µg/L	5.0	---
Trichloroethylene (TCE)	µg/L	5.0	---

#### FREQUENCY OF DISCHARGE

The discharge of groundwater will be continuous for the duration of the construction project.

#### 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 treated groundwater is discharged to the storm drain in compliance with the requirements of the attached order.

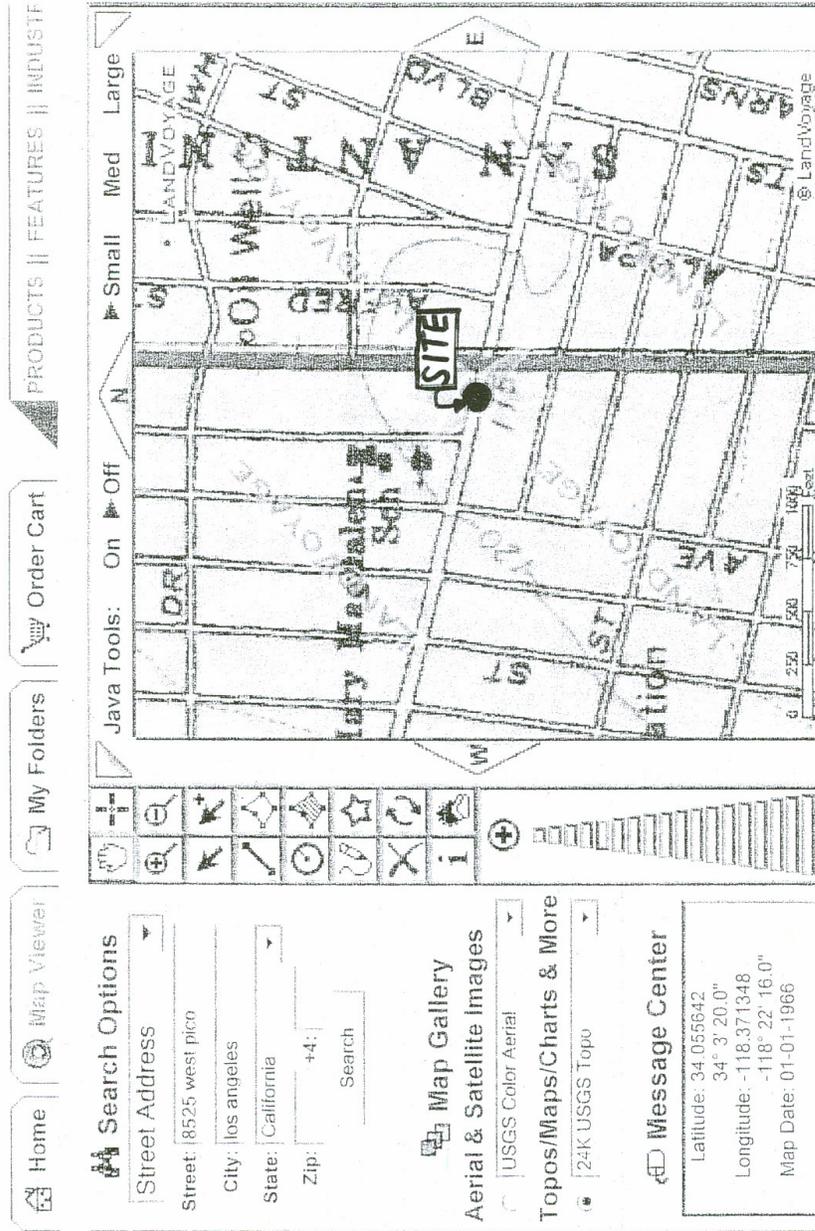
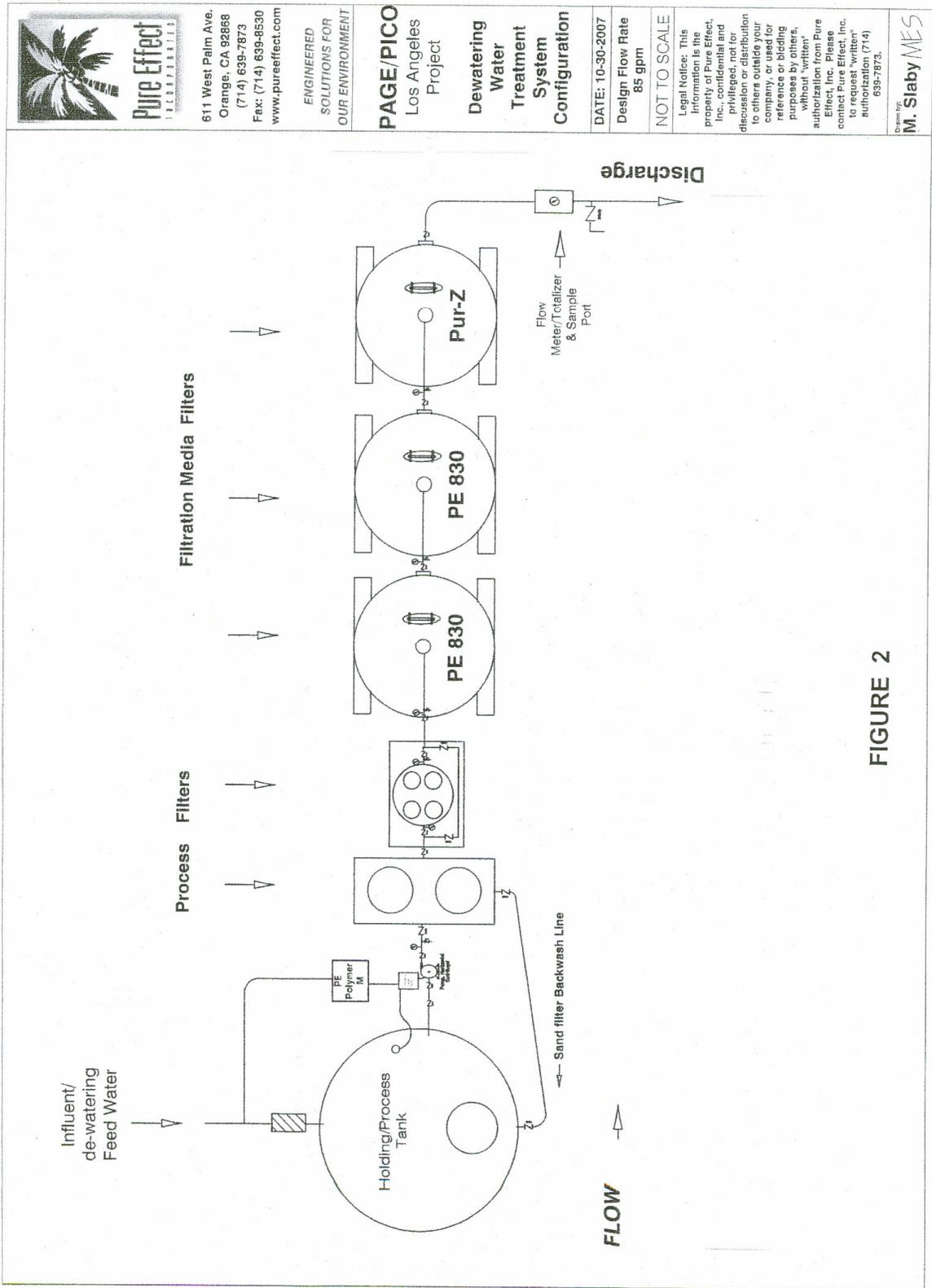


FIGURE 1



611 West Palm Ave.  
 Orange, CA 92868  
 (714) 639-7873  
 Fax: (714) 639-8530  
 www.pureeffect.com

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**PAGE/PICO**  
 Los Angeles  
 Project

**Dewatering  
 Water  
 Treatment  
 System  
 Configuration**

DATE: 10-30-2007

Design Flow Rate  
 85 gpm

NOT TO SCALE

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Drawn by:  
**M. Slaby MES**

FIGURE 2