

STATE OF CALIFORNIA  
CALIFORNIA REGIONAL WATER QUALITY CONTROL BOARD  
LOS ANGELES REGION  
320 West 4<sup>th</sup> Street, Suite 200, Los Angeles, California 90013

**FACT SHEET  
WASTE DISCHARGE REQUIREMENTS  
FOR  
FRANCIS PROPERTY MANAGEMENT  
(ROSSMORE APARTMENT)**

**NPDES NO. CAG994004  
CI-6958**

**FACILITY ADDRESS**

585 N. Rossmore Avenue  
Los Angeles, California 90004

**FACILITY MAILING ADDRESS**

501 S. Beverly Drive, Suite 100  
Beverly Hills, CA 90212

**PROJECT DESCRIPTION:**

Francis Property Management operates an apartment building located at 585 North Rossmore Avenue, Los Angeles and discharges groundwater seepage from the building's footing drainage under general NPDES permit No. CAG994131. Francis Property Management has completed and submitted a Notice of Intent dated on August 22, 2003 to apply for continuing enrollment under general NPDES permit No. CAG994004 that has superseded CAG994131.

**VOLUME AND DESCRIPTION OF DISCHARGE:**

Francis Property Management discharges up to 50,000 gallons per day of groundwater from the apartment building. The groundwater is discharged to Outfall No. 1 (Latitude: 34° 04' 52", Longitude: 118° 22' 51") and flows into the Ballona Creek, a water of the United States. See Figure 1 for site location.

**APPLICABLE EFFLUENT LIMITATIONS**

Based on the information provided in the NPDES Application Supplemental Requirements and previous monitoring reports, the following constituents listed in the table below have been determined to show reasonable potential to exist in the discharge. The groundwater discharge flows into the Ballona Creek. The discharge is into a stream reach designated as MUN (Potential) beneficial use. According to Attachment B of the NPDES Permit, no watershed specific discharge limitations are required.

This table lists the specific constituents and effluent limitations applicable to your 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	N/A
Phenols	mg/L	1.0	N/A
Residual Chlorine	mg/L	0.1	N/A
Methylene Blue Active Substances (MBAS)	mg/L	0.5	N/A

**FREQUENCY OF DISCHARGE:**

The groundwater discharge is continuous and will last throughout the life of the building.

**REUSE OF WATER:**

Offsite disposal of the groundwater discharge is not feasible due to high cost of disposal. The property and the immediate vicinity have no landscaped areas that require irrigation using the groundwater discharge. Since there are no feasible reuse options, the groundwater will be discharged to the storm drain.

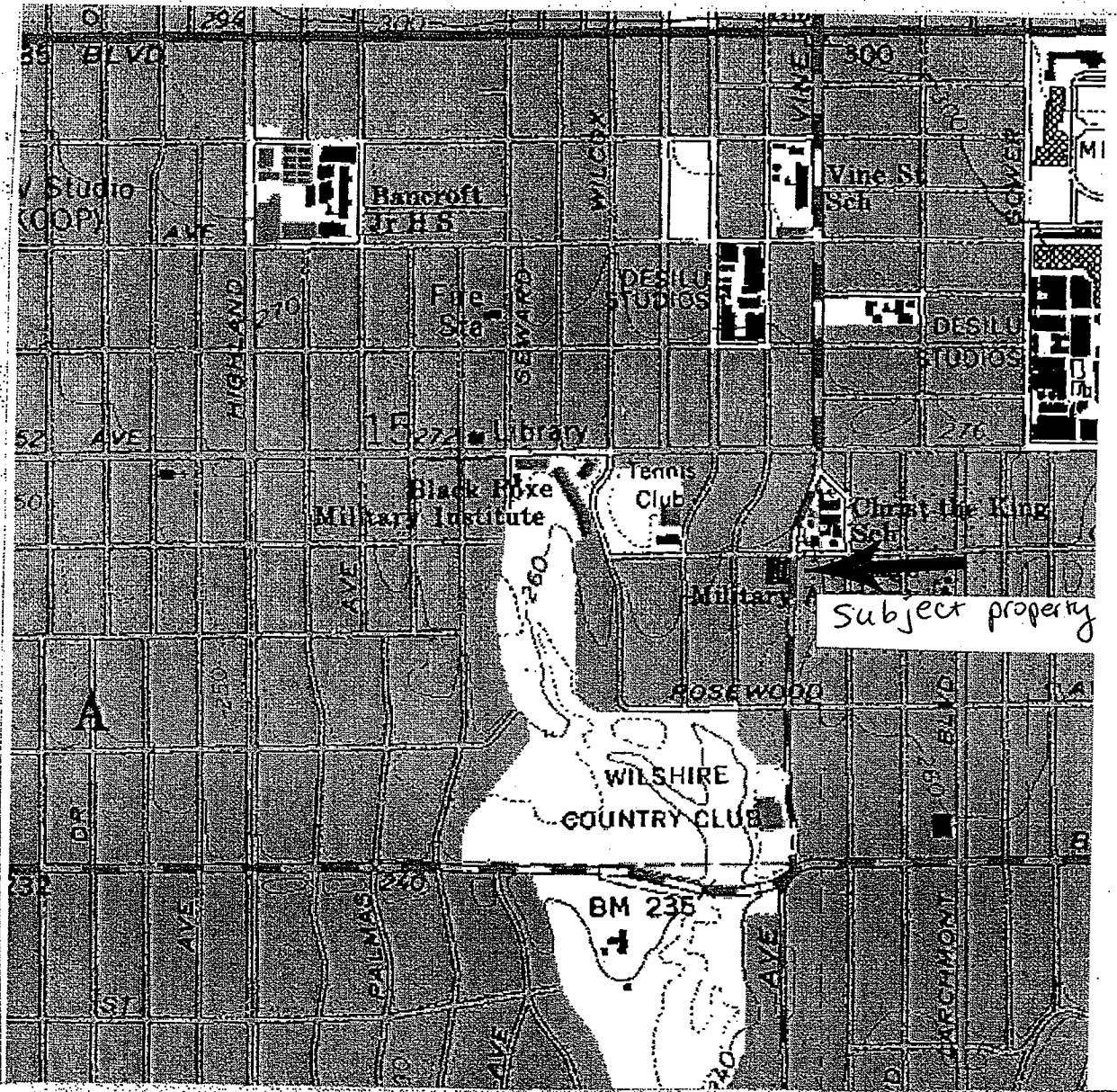


Fig. 7. Site Map