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
MAGUIRE PROPERTIE-555 WEST FIFTH, LLC
(Gas Company Tower)
NPDES NO. CAG994004
CI-7005

FACILITY LOCATION
555 W. 5th Street
Los Angeles, CA 90013

FACILITY MAILING ADDRESS
555 W. 5th Street, Suite 750
Los Angeles, CA 90013

PROJECT DESCRIPTION

Maguire Properties-555 West Fifth, LLC (Maguire Properties) discharges groundwater seepage from the subject facility located at 555 W. 5th Street, Los Angeles, California. The subject discharge is currently regulated under General NPDES Permit No. CAG994003 (Order No. 98-055) which was issued to Maguire Partners on April 21, 1999. On June 21, 2004, Maguire Properties submitted a Notice of Intent (NOI) form and analytical results of the groundwater samples to continue enrollment under the General NPDES Permit. The groundwater is treated by passing it through an ion exchange system and zeolyte filter tank to remove total dissolved solids and settlable solids, respectively. Based on the information provided, Board staff have determined that the discharge of groundwater at the subject facility is more appropriately regulated under Order No. R4-2003-0111, General NPDES Permit No. CAG994004, adopted by this Board on August 7, 2003.

VOLUME AND DESCRIPTION OF DISCHARGE

Up to 18,000 gallons per day of treated groundwater is discharged to the storm drain located at Latitude 34°03'00", Longitude 118°15'00", which flows to the Los Angeles River, a water of the United States. The site location and 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; therefore, the discharge limitations in Attachment B.7.d. are applicable to the discharge.

October 5, 2004

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
Settleable Solids	ml/L	0.3	0.1
Sulfides	mg/L	1.0	---
Total Dissolved Solids	mg/L	1500	---
Sulfate	mg/L	350	---
Chloride	mg/L	190	---
Nitrogen*	mg/L	8.0	---
Residual Chlorine	mg/L	0.1	---
Methylene Blue Active Substances (MBAS)		0.5	---

*Nitrate-nitrogen plus nitrite-nitrogen (NO_3 - N + NO_2- N).

FREQUENCY OF DISCHARGE

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

REUSE OF WATER

There are no feasible reuse options for the discharge. It is not economically feasible to haul the wastewater for off-site disposal and the facility lacks landscaped area for irrigation. Therefore, the groundwater is discharged to the stormdrain.

September 13, 2004