



California Regional Water Quality Control Board Los Angeles Region



Winston H. Hickox
Secretary for
Environmental
Protection

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Recipient of the 2001 *Environmental Leadership Award* from Keep California Beautiful

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320 W. 4th Street, Suite 200, Los Angeles, California 90013
Phone (213) 576-6600 FAX (213) 576-6640 - Internet Address: <http://www.swrcb.ca.gov/rwqcb4>

July 14, 2003

Mr. Michael Pepper
Executive Vice President
Wilshire Landmark, LLC
10600 Santa Monica Boulevard
Los Angeles, CA 90025

Certified Mail
Return Receipt Requested
No. 7002 2410 0005 0647 7621

RFV

Dear Mr. Pepper:

COVERAGE UNDER GENERAL NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM PERMIT AND WASTE DISCHARGE REQUIREMENTS – WILSHIRE LANDMARK LLC, HIGH-RISE CONDOMINIUM, 10808 WILSHIRE BOULEVARD, LOS ANGELES, CALIFORNIA (NPDES NO. CAG994001, CI-8612)

We have completed our review of your application for a permit to discharge waste under the National Pollutant Discharge Elimination System (NPDES).

Based on the attached Fact Sheet and other information provided, we have determined that the proposed groundwater discharge meets the conditions to be regulated under Order No. 97-045, *General National Pollutant Discharge Elimination System Permit and Waste Discharge Requirements For Groundwater Discharges from Construction and Project Dewatering to Surface Waters in Coastal Watersheds of Los Angeles and Ventura Counties*, adopted by this Board on May 12, 1997.

Enclosed are your Waste Discharge Requirements, which also serve as your NPDES permit, consisting of Order No. 97-045 and Monitoring and Reporting Program No. CI-8612. Prior to starting discharge, a representative sample of the effluent shall be obtained and analyzed to determine compliance with the discharge limitations. The discharge limits in Part E and Attachment B of Order No. 97-045 are applicable to your discharge. The groundwater discharge flows into Ballona Creek. Therefore, the discharge limits in Attachment A of Order No. 97-045 are not applicable to your discharge.

The Monitoring and Reporting Program requires you to implement the monitoring program on the effective date of coverage under this permit. All monitoring reports should be sent to the Regional Board, ATTN: Information Technology Unit. When submitting monitoring or technical reports to the Regional Board per these requirements, please include a reference to "Compliance File No. CI-8612 and NPDES No. CAG994001", which will assure that the reports are directed to the appropriate file and staff. Also, please do not combine other reports with your monitoring reports. Submit each type of report as a separate document.

In order to avoid future annual fees, please submit written notification when the project has been completed and the permit is no longer needed.

California Environmental Protection Agency

The energy challenge facing California is real. Every Californian needs to take immediate action to reduce energy consumption
For a list of simple ways to reduce demand and cut your energy costs, see the tips at: <http://www.swrcb.ca.gov/news/echallenge.html>



Our mission is to preserve and enhance the quality of California's water resources for the benefit of present and future generations.

Mr. Michael Pepper
Wilshire Landmark LLC

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July 14, 2003

We are sending a copy of Order No. 97-045 only to the applicant. For those on the mailing list, please refer to the Board Order previously sent to you. A copy of the Order will be furnished to anyone who requests it.

If you have any questions, please contact Raul Medina at (213) 620-2160.

Sincerely,



Dennis A. Dickerson
Executive Officer

Enclosures

General NPDES Permit No. CAG994001, Order No. 97-045
Fact Sheet
Monitoring and Reporting Program No. CI-8612
Appendix A – SWRCB Minimum Levels
Priority Pollutants List

cc: Environmental Protection Agency, Region 9, Permit Section (WTR-5)
U.S. Army Corps of Engineers
U.S. Fish and Wildlife Services, Division of Ecological Services
NOAA, National Marine Fisheries Service
Michael Lauffer, Office of Chief Counsel, State Water Resources Control Board
James Maughan, Division of Water Quality, State Water Resources Control Board
California Department of Fish and Game, Marine Resources, Region 5
California Department of Health Services, Environmental Branch
Los Angeles County, Department of Public Works, Environmental Programs Division
Los Angeles County, Department of Health Services
City of Los Angeles

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

**FACT SHEET
WASTE DISCHARGE REQUIREMENTS
FOR
WILSHIRE LANDMARK LLC
(HIGH-RISE CONDOMINIUM)**

**NPDES NO. CAG994001
CI-8612**

FACILITY ADDRESS

10808 Wilshire Boulevard
Los Angeles, California

FACILITY MAILING ADDRESS

10600 Santa Monica Boulevard
Los Angeles, CA 90025

PROJECT DESCRIPTION:

Wilshire Landmark LLC proposes to discharge groundwater generated during excavation for the foundation of a proposed high-rise condominium building, if necessary. Following the completion of building construction, a permanent dewatering system will be installed at the subterranean parking structure that will be connected to the storm drain system.

VOLUME AND DESCRIPTION OF DISCHARGE:

Up to 50,000 gallons per day of groundwater will be discharged from the excavation and the permanent dewatering system. The dewatered groundwater will be discharged to Ballona Creek (Latitude: 34° 03' 34", Longitude: 118° 26' 24"), a water of the United States. The project location map is shown in Figure 1.

FREQUENCY OF DISCHARGE:

The groundwater discharge will be intermittently but permanently.

REUSE OF WATER:

Discharge to the sewer is not feasible because of the high cost of sewer connection. Due to intermittent flow and the inability to transport the wastewater economically for reuse, the groundwater will be discharged to the storm drain.

STATE OF CALIFORNIA
CALIFORNIA REGIONAL WATER QUALITY CONTROL BOARD
LOS ANGELES REGION

**MONITORING AND REPORTING PROGRAM NO. CI-8612
FOR
WILSHIRE LANDMARK LLC
(HIGH-RISE CONDOMINIUM)
(NPDES NO. CAG994001)**

I. REPORTING REQUIREMENTS

- A. The discharger shall implement this monitoring program on the effective date of this permit. The discharger shall submit monitoring reports to the Regional Board by the dates in the following schedule:

<u>Reporting Period</u>	<u>Report Due</u>
January - March	May 15
April - June	August 15
July - September	November 15
October - December	February 15
Annual Summary Report	March 15

- B. The first monitoring report under this Program is due by November 15, 2003. The annual summary report, shall contain a discussion of the previous year's effluent monitoring data, as well as graphical and tabular summaries of the data. If there is no discharge during any reporting period, the report shall so state.
- C. All monitoring reports shall include the discharge limitations in the Order, tabulated analytical data, the chain of custody form, and the laboratory report (including but not limited to date and time of sampling, date of analyses, method of analysis and detection limits).
- D. Each monitoring report shall contain a separate section titled "Summary of Non-compliance" which discusses the compliance record and corrective action taken or planned that may be needed to bring the discharge into full compliance with waste discharge requirements. This section shall clearly list all non-compliance with waste discharge requirements, as well as all excursions of effluent limitations.
- E. Before commencing a new discharge, a representative sample of the effluent shall be collected and analyzed for toxicity and for all the constituents listed in E.1, Attachment B, and the test results must meet all applicable limitations of Order No. 97-045.

II. SAMPLE COLLECTION REQUIREMENTS (AS APPLICABLE)

- A. Daily samples shall be collected each day.

- B. Weekly samples shall be collected on a representative day of each week.
- C. Monthly samples shall be collected on a representative day of each month.
- D. Quarterly samples shall be collected in February, May, August, and November.
- E. Semi-annual samples shall be collected in May and November.
- F. Annual samples shall be collected in November.

III. EFFLUENT MONITORING REQUIREMENTS

- A. Sampling station(s) shall be established at the discharge point and shall be located where representative samples of the effluent can be obtained. Provisions shall be made to enable visual inspections before discharge. In the event of presence of oil sheen, debris, and/or other objectionable materials or odors, discharge shall not commence until compliance with the requirements is demonstrated. All visual observations shall be included in the monitoring report.
- B. If monitoring result indicate an exceedance of a limit contained in Order 97-045, the discharge shall be terminated and shall only be resumed after remedial measures have been implemented and full compliance with the requirements has been ascertained.
- C. In addition, as applicable, following an effluent limit exceedance, the discharger shall implement the following accelerated monitoring program:
 - 1. Monthly monitoring shall be increased to weekly monitoring,
 - 2. Quarterly monitoring shall be increased to monthly monitoring,
 - 3. Semi-annually monitoring shall be increased to quarterly, and
 - 4. Annual monitoring shall be increased to semi-annually.

If three consecutive accelerated monitoring events demonstrate full compliance with effluent limits, the discharger may return to the regular monitoring frequency, with the approval of the Executive Officer of the Regional Board.

- D. The following shall constitute the discharge monitoring program:

Constituent	Units	Type of Sample	Minimum Frequency of Analysis
Flow	gal/day	totalizer	continuously
pH	pH units	grab	monthly
Temperature	°F	grab	monthly
Total Suspended Solids	mg/L	grab	monthly
Turbidity	NTU	grab	monthly
BOD ₅ 20°C	mg/L	grab	monthly
Oil and Grease	mg/L	grab	monthly
Settleable Solids	ml/L	grab	monthly

Constituent	Units	Type of Sample	Minimum Frequency of Analysis
Sulfides	mg/L	grab	monthly
Detergents as Methylene Blue Active Substances (MBAS)	mg/L	grab	monthly
Phenols	mg/L	grab	monthly
Phenolic Compounds (chlorinated)	µg/L	grab	monthly
Benzene	µg/L	grab	annually
Toluene	µg/L	grab	annually
Ethylbenzene	µg/L	grab	annually
Xylenes	µg/L	grab	annually
Ethylene Dibromide	µg/L	grab	annually
Carbon Tetrachloride	µg/L	grab	annually
Tetrachloroethylene	µg/L	grab	annually
Trichloroethylene	µg/L	grab	annually
1,4-dichlorobenzene	µg/L	grab	annually
1,1-dichloroethane	µg/L	grab	annually
1,2-dichloroethane	µg/L	grab	annually
1,1-dichloroethylene	µg/L	grab	annually
Vinyl Chloride	µg/L	grab	annually
Arsenic	µg/L	grab	annually
Cadmium	µg/L	grab	annually
Chromium	µg/L	grab	annually
Copper	µg/L	grab	annually
Lead	µg/L	grab	annually
Mercury	µg/L	grab	annually
Selenium	µg/L	grab	annually
Silver	µg/L	grab	annually
Total Petroleum Hydrocarbons	µg/L	grab	annually
Methyl Tertiary Butyl Ether (MTBE)	µg/L	grab	annually
Acute Toxicity	% survival	grab	annually
Remaining EPA Priority Pollutants (See attached)	µg/L	grab	annually

IV. EFFLUENT TOXICITY TESTING

- A. The discharger shall conduct acute toxicity testing tests on 100% effluent grab samples by methods specified in 40 CFR Part 136 which cites USEPA's Methods for Measuring the Acute Toxicity of Effluents and Receiving Water to Freshwater and Marine Organisms, October 2002, (EPA/821-R-02-012) or a more recent edition. Submission of bioassay

results should include the information noted on pages 109-113 of the EPA/821-R-02-012 document.

- B. The fathead minnow, *Pimephales promelas*, shall be used as the test species for fresh water discharges and the topsmelt, *Atherinops affinis*, shall be used as the test species for brackish discharges. The method for topsmelt is found in USEPA's Short-term Methods for Estimating the Chronic Toxicity of Effluents and Receiving Waters to Marine and Estuarine Organisms, Third Edition, October 2002, (EPA/821-R-02-014).
- C. If the results of the toxicity test yields a survival of less than 90%, then the frequency of analyses shall increase to monthly until at least three test results have been obtained and full compliance with effluent limitations has been demonstrated, after which the frequency of analyses shall revert to annually. Results of toxicity tests shall be included in the first monitoring report following sampling.

V. GENERAL PROVISIONS FOR REPORTING

- A. The discharger shall inform this Regional Board 24 hours before the start of the discharge.
- B. All chemical, bacteriological, and toxicity analyses shall be conducted at a laboratory certified for such analyses by the California Department of Health Services Environmental Laboratory Accreditation Program (ELAP) or approved by the Executive Officer. A copy of the laboratory certification shall be provided with the first monitoring report and each time a new and/or renewal is obtained from ELAP.
- C. Samples must be analyzed within allowable holding time limits as specified in 40 CFR Part 136.3. Proper chain of custody procedures must be followed and a copy shall be submitted with the report.
- D. The monitoring report shall specify the USEPA analytical method used, the Method Detection Limit (MDL) and the Minimum Level (ML¹) for each pollutant. For the purpose of reporting compliance with numerical limitations, performance goals, and receiving water limitations, analytical data shall be reported with one of the following methods, as the case may be:
 - 1. An actual numerical value for sample results greater than or equal to the ML; or

¹ The minimum levels are those published by the State Water Resources Control Board in the *Policy for the Implementation of Toxics Standards for Inland Surface Waters, Enclosed Bays, and Estuaries of California*, March 2, 2000, see attached Appendix A.

2. "Detected, but Not Quantified (DNQ)" if results are greater than or equal to the laboratory's MDL but less than the ML. The estimated² chemical concentration of the sample shall also be reported; or
3. "Not-Detected (ND)" for sample results less than the laboratory's MDL with the MDL indicated for the analytical method used.

The ML employed for an effluent analysis shall be lower than the permit limit established for a given parameter, unless the discharger can demonstrate that a particular ML is not attainable and obtains approval for a higher ML from the Executive Officer. At least once a year, the discharger shall submit a list of the analytical methods employed for each test and the associated laboratory quality assurance/quality control procedures.

VI. NOTIFICATION

- A. The discharger shall notify the Executive Officer in writing prior to discharge of any chemical which may be toxic to aquatic life. Such notification shall include:

1. Name and general composition of the chemical,
2. Frequency of use,
3. Quantities to be used,
4. Proposed discharge concentrations and,
5. EPA registration number, if applicable.


No discharge of such chemical shall be made prior to obtaining the Executive Officer's approval.

- B. The discharger shall notify the Regional Board via telephone and/or fax within 24 hours of noticing an exceedance above the effluent limits in Order No. 97-045. The discharger shall provide to the Regional Board within 14 days of observing the exceedance a detailed statement of the actions undertaken or proposed that will bring the discharge into full compliance with the requirements and submit a timetable for correction.

² Estimated chemical concentration is the estimated chemical concentration that results from the confirmed detection of the substance by the analytical method below the ML value.

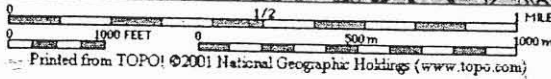
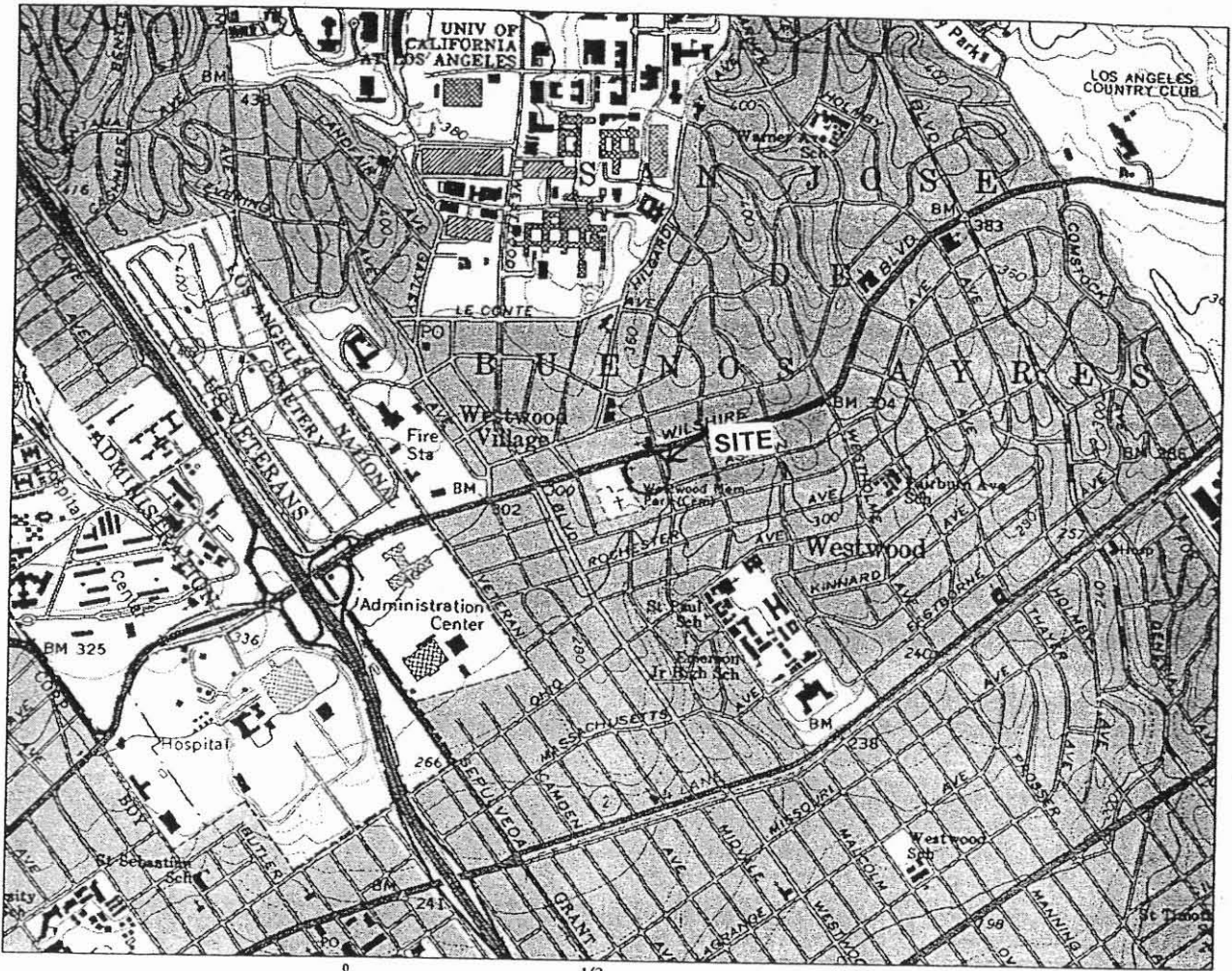
VII. MONITORING FREQUENCIES

Monitoring frequencies may be adjusted by the Executive Officer to a less frequent basis if the discharger makes a request and the request is backed by statistical trends of monitoring data submitted.

Ordered by: 
Dennis A. Dickerson
Executive Officer

Date: July 14, 2003

/RM



LOCATION MAP

PROPOSED HIGH-RISE CONDOMINIUM BUILDING
 10808 WILSHIRE BOULEVARD
 LOS ANGELES, CALIFORNIA