

City Council Air Quality Subcommittee

Summary

DRAFT Operational Regulations for Metal-Related Manufacturing

May 25, 2017



Background/Definitions

- 4 Metal Companies
 - ▣ Ace Clearwater, Fenico, Paramount Metals, and Weber Metals
- Operational Regulations
- Learning process; no conclusions
- Work to consensus
- Nothing set in stone
- Zoning Code may be amended anytime

Background/Definitions

- M-2 (Heavy Manufacturing) zone
- M-1 (Light Manufacturing) zone
- PD-PS (Planned Development with Performance Standards) zone
- AQMD – So. Coast Air Quality Mgmt. Dist.
- CUP – Conditional Use Permit
 - Discretionary permit
 - Planning Commission review
 - Public hearing required

Discussion Items

(for metal companies requiring AQMD permit for metal emitting equipment)

- Uses
 - ▣ Potential uses to be prohibited
 - Chrome plating, anodizing, blast furnace, coke oven, boiler manufacturing, others...
 - ▣ Reclassify some uses
- Eliminate outside work
- Require CUP for new operations and expansion of existing operations
- Requirements on companies without CUPs

Discussion Items

(for metal companies requiring AQMD permit for metal emitting equipment)

- Requirement for housekeeping practices
- Requirements in consideration of operating times
- Require emission control equipment to comply with Best Available Control Technology standards
- Green surcharge/fee
 - ▣ Parks & open space development, recreational amenities, industrial design guidelines, air monitoring, and other environmental mitigation/enhancement activities

Next Steps

- Discussion
- Extend interim zoning ordinance (“moratorium”)
- Draft ordinance
 - ▣ Air Quality Subcommittee (July)
 - ▣ City Council (August)
 - ▣ Planning Commission (August/September)
 - ▣ City Council (September/October)
- Finalize ordinance for City Council adoption

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