

SUBJECT: Administrative Action No. 1970 **DATE:** May 1, 2020
BY: Reina Schaetzl
LOCATION: 15555 Minnesota Avenue
ZONE: M-2 (Heavy Manufacturing) zone
GENERAL PLAN: Central Industrial District
APPLICANT: Christopher Tovar / ProCast Industries

Description

The applicant is requesting approval of an administrative action as mandated for metal-related manufacturing businesses that the South Coast Air Quality Management District (SCAQMD) requires a permit to operate. The ProCast Industries facility is located at 15555 Minnesota Avenue in the M-2 (Heavy Manufacturing) zone.

The applicant manufactures metal components and parts utilized in the aerospace industry primarily. The business has been operating in the City of Paramount since 2010. ProCast Industries scheduled facility operating hours are 5:00 a.m. to 1:30 p.m. Monday through Friday. The applicant currently employs a staff of 14.

Background

In September 2018, the Paramount City Council adopted Ordinance No. 1106 for Zoning Ordinance Text Amendment No. 8, which revised manufacturing regulations in response to high and unhealthful levels of hexavalent chromium and other air emissions.

The purpose of the administrative action is to allow the City of Paramount to have a complete understanding as to how metal-related manufacturing businesses operate. An application would contain a catalog of equipment, materials, and uses. An administrative action approval would also include operating conditions as incorporated in the Zoning Ordinance with Ordinance No. 1106. These performance standards are codified in Section 44-82.1 and 44-82.2 of the Paramount Municipal Code for metal manufacturing businesses located in the M-2 zone.

Site Description

ProCast Industries is located on a 14,940 square foot property at 15555 Minnesota Avenue. The property is on the northwest corner of Minnesota Avenue and Madison Street. It is within the Central Industrial District General Plan Land Use Designation. The business has primary access from Madison Street and loading and unloading access from Minnesota Avenue to the east and an alley to west.

The building onsite is 9,000 square feet. A customer and employee parking lot faces Madison Avenue. A wrought iron fence with solid metal paneling is located at the rear of the property, along the alley. The fenced area has vehicular access via a gate off the alley. The area contains a boiler, a compressor and outdoor materials storage such as metals, sand, wax, and water-based colloidal. No flammable materials are stored onsite. The outdoor storage area is no more than 25% area of the property.

ProCast Industries utilizes numerous individual machines within the buildings. The machines are identified on the site plan below. Minor welding occurs in the manufacturing process.

[site plan removed from public distribution]

Application Details

Permits – SCAQMD

Permit No.	Description
G56530	Permit to Operate wax burn-off oven.
G55706	Permit to Operate furnace crucible iron - steel.

Permits – Other agencies

Agency	Permit No.	Description
Regional Water Quality Control Board	Waste Discharge Identification No. 4 191027122	California General Permit for Stormwater Discharges Associated with Industrial Activities.

Other Permits

Paramount Conditional Use Permits. No conditional use permits (CUPs) have been issued for this facility.

Signs. Section 44-82.1 includes provisions for a wall sign to be installed in compliance with M-2 sign regulations. ProCast Industries has not installed a wall sign as part of the Administrative Action No. 1970 application. Staff is working with the applicant to install the sign by June 2020 with the intent of the sign requirement being to clearly identify the specific business by name.



The International Organization for Standards (ISO). The applicant's operations maintain ISO 9001:2015 certification, which regulates quality management system requirements.

Other Certification. The applicant maintains AS9100 Revision D certification, which facilitates the production of aviation, space and defense products by providing structure in the form of leadership, planning, support, operation, performance evaluation and improvement.

Notices of Violation (NOV). The SCAQMD issued the following NOVs to ProCast Industries within the last ten years:

November 3, 2016. P63713. Operating a wax burnout kiln without a permit to operate, failure to demonstrate compliance with the applicable emission limit. The equipment shall comply with requirements under SCAQMD Rule 1147 (NOx Reductions from Miscellaneous Sources). Follow up status – in compliance.

November 3, 2016. P63712. Operating a crucible without a permit to operate. The equipment shall comply with SCAQMD Rule 1401 (New Source Review of Toxic Air Contaminants). Follow up status – in compliance.

Public tours. The applicant has committed to an annual onsite tour to inform the community-at-large about business operations and practices. A tour will be scheduled by December 2020. The applicant and the City will coordinate the time and number of people.

RECOMMENDED ACTION:

Administrative Action Case No. 1970 is approved subject to the following conditions:

1. _____ Except as set forth in conditions, development shall remain substantially as shown on the approved plans. New development must be approved by the Planning Department before construction.
2. _____ This application shall not be effective until the applicant has first filed at the office of the Planning Department a sworn affidavit by June 1, 2020 both acknowledging and accepting all conditions of approval of this Administrative Action. Failure to provide the City of Paramount with the requisite affidavit shall render the Administrative Action void.
3. _____ No future exterior structural alteration, other than those building treatments previously approved, shall be permitted without the prior approval of the Planning Director.
4. _____ The use of tarps is prohibited in front setbacks, side setbacks that abut an alley or street, and over driveways.
5. _____ No wrought iron, metal, steel, etc. security bars shall be installed on the exterior of any window with visibility from the public rights-of-way.
6. _____ Landscaping shall be maintained to the satisfaction of the Planning Department in perpetuity. Landscape changes are subject to Planning Department review and approval. Plant material shall be maintained in a thriving condition, free from weeds and overgrowth, in perpetuity in compliance with Article XXIV (Water-Efficient Landscape Provisions) of Chapter 44 of the Paramount Municipal Code (Zoning Ordinance).

7. _____ Sufficient quantities of exterior paint shall be maintained for the removal of graffiti, peeling paint, or other blemishes on the exterior of buildings.
8. _____ The project shall comply with all pertinent Building and Safety Division requirements.
9. _____ The operator shall, at all times, maintain and comply with required operating permits from all pertinent agencies.
10. _____ The responsible party shall maintain to the extent feasible the existing equipment, materials, and uses as listed to the Planning Department in the application materials for this Administrative Action, including but not limited to all equipment, materials, or uses permitted by the City, South Coast Air Quality Management District, Los Angeles County Fire Department, Los Angeles County Sanitation District, and the Regional Water Quality Control Board. The responsible party shall notify the Planning Department of proposed equipment that requires building, mechanical, plumbing, or electrical permits or a combination one or more permits. The responsible party shall notify the Planning Department of proposed uses. Any new equipment, materials, or uses must comply with the Paramount Municipal Code and the conditions set forth herein.
11. _____ The responsible party shall comply with and maintain required permits from all other applicable regulatory agencies, including but not limited to the United States Environmental Protection Agency, the Los Angeles County Fire Department, the South Coast Air Quality Management District, the State Water Resources Control Board, and the Los Angeles Regional Water Quality Control Board, and the City of Paramount. The use of Best Available Control Technology is required at minimum. A facility shall install Lowest Achievable Emission Rate equipment if required by the South Coast Air Quality Management District.
12. _____ The use shall comply with required housekeeping and best management practices of the South Coast Air Quality Management District and all applicable regulatory government agencies.
13. _____ To the extent that installation of emissions control equipment, including retrofit equipment, is required by an applicable South Coast Air Quality Management District rule or regulation, then such required emissions control equipment shall comply with Best Available Control Technology requirements. A facility shall install Lowest Achievable Emission Rate equipment if required by the South Coast Air Quality Management District.
14. _____ Core production and manufacturing activities shall be conducted within an enclosed structure. Notwithstanding the foregoing, ancillary activities including but not limited to maintenance; inspection; measuring; active packing, loading, and unloading of deliveries shall be permitted outdoors. Other ancillary activities shall be approved by the Planning Director.

15. _____ All feasible building resiliency and environmental sustainability provisions shall be incorporated into any new construction and significant building rehabilitation.
16. _____ An exterior wall sign identifying the business shall be installed in public view by June 1, 2020 and maintained in good condition in compliance with Section 44-81 (21.1) of the Paramount Municipal Code at the direction and approval of the Planning Department.
17. _____ Certification from the International Standardization Organization (ISO) or equivalent international standard-setting body as relevant regarding environmentally sustainable practices and organization shall be maintained as feasible.
18. _____ Public tours of the business operation shall be reasonably accommodated at least once each year for the purpose of informing the public of business operations and practices. A comprehensive information session at an off-site location is acceptable provided direct facility access impedes public safety or compromises proprietary processes, as determined by the business owner in consultation with the Planning Director. The operator shall provide details to the Planning Department at least three weeks in advance of a public tour or equivalent information session annually. The operator shall submit documentation of the public tour (e.g. sign-in sheets or meeting handouts) to the Planning Department annually.
19. _____ With consideration of days and hours of operation, specific operations shall be mitigated to minimize impacts upon surrounding uses and infrastructure. Deliveries shall be limited to the hours of 7:00 a.m. to 8:00 p.m. as much as possible to mitigate or minimize impacts directly relating to such activity on surrounding uses and infrastructure.
20. _____ The applicant shall comply with all relevant labor laws and regulations of the Division of Labor Standards Enforcement of the California Department of Industrial Relations and the Division of Occupational Safety and Health (Cal/OSHA).
21. _____ The applicant shall comply with all relevant regulations for the disposal of waste of all pertinent agencies, including but not limited to the California Department of Resources Recycling and Recovery (CalRecycle) and California Department of Toxic Substances Control (DTSC).
22. _____ The operator shall coordinate in good faith with the Planning Director or designee for an annual onsite inspection to be conducted by December 31 of each year with Planning Department staff and Public Safety Department staff to verify approved structures, operations, and equipment. The operator shall accept personnel from applicable regulatory agencies as needed to accompany City of Paramount staff during the course of annual inspections.

23. _____ All conditions of approval shall be met prior to final approval by the Planning Department.