

SUBJECT: Administrative Action No. 1972 **DATE:** February 21, 2022

BY: Ivan Reyes

LOCATION: 14015 Garfield Avenue

ZONE: M-2 (Heavy Manufacturing) zone

GENERAL

PLAN: Industrial

APPLICANT: Jack Purtell/ Wagner Plate Works West, Inc.

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 Wagner Plate Works West, Inc. facility is located at 14015 Garfield Avenue in the M-2 (Heavy Manufacturing) zone.

The applicant manufactures American Society of Mechanical Engineer (ASME)-certified pressure vessels, water treatment systems, water pipeline surge tanks, hydropneumatic water tanks, and oil and gas process vessels. The business has been operating in the City of Paramount since 1998. Wagner Plate Works West Inc. scheduled facility operating hours are 6:00 a.m. to 10:30 p.m. Monday through Friday. The applicant currently employs a staff of 23.

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 17.36.050 and 17.36.060 of the Paramount Municipal Code for metal manufacturing businesses located in the M-2 zone.

SITE DESCRIPTION

Wagner Plate Works West, Inc. is located on a property at 14015 Garfield Avenue totaling 55,609 square feet. The property is on the southwest corner of Petterson Lane and Garfield Avenue. It is within the Industrial General Plan Land Use Designation. The

business is accessed from two driveways – the main entrance off Garfield Avenue and one driveway off Petterson Lane.



SITE PLAN

The site plan below is oriented with the north arrow direction on the top side. There are four buildings onsite totaling 11,290 square feet and as pictured below. The main entrance with a customer and employee parking lot faces Garfield Avenue. A six-foot-high block wall with wrought iron gates secures the property along Jefferson Street and within the parking lot.

[removed from public distribution]

APPLICATION DETAILS

The following details are compiled from the Administrative Action application, Planning Department records, and SCAQMD information.

Business Operations

OFFICE

The applicant notes office space in the building off Garfield Avenue. Office operations includes the water division office, sales, human resources, IT, engineering, and finance.

MANUFACTURING

As noted above, Wagner Plate Works West, Inc. manufactures pressure vessels that meet American Society of Mechanical Engineers (ASME) requirements. Pressure vessels are containers for the containment of pressure, either internal or external. Pressure vessels are designed to contain liquids, vapors, and gases. Wagner Plate Works manufactures water treatment and water pipeline surge tanks, hydropneumatic water tanks (a hydropneumatic tank contains pressurized air and water), and oil/gas process vessels. Clients are primarily municipal water districts.

Products take approximately four to six weeks to complete. The process includes sandblasting and the application of epoxy coatings – both process permitted with the South Coast Air Quality Management District (SCAQMD). Other work includes steel cutting, roll forming, and welding. Two semi-truck trips occur during a typical week.

PERMITS – SCAQMD

Permit No.	Description
591785	Permit to operate abrasive blasting.
591786	Permit to operate spray equipment

PERMITS – OTHER AGENCIES

Agency	Permit No.	Description
California Environmental Protection Agency	10267276	California Environmental Reporting System

Water Resources Control Board	WDID:4 191027119	Stormwater Discharge
-------------------------------	---------------------	----------------------

OTHER PERMITS

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

The International Organization for Standards (ISO). The applicant does not maintain ISO certification.

Signs. Section 17.36.050(D) includes provisions for a wall sign to be installed in compliance with M-2 sign regulations. Wagner Plate Works West, Inc. has an existing wall sign, which staff has deemed appropriate in compliance with Section 17.36.050(D) of the Paramount Municipal Code.



Notices of Violations (NOV). The SCAQMD has not issued any NOVs to Wagner Plate Works West, Inc. within the last ten years.

Public tours. Due to safety concerns, the applicant cannot commit to an annual onsite tour. As an alternative, the applicant will inform the community-at-large about business operations and practices at an off-site location in cooperation with City staff.

RECOMMENDED ACTION:

Administrative Action Case No. 1972 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 Monday, February 28, 2022 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. Mature trees shall not be removed without prior approval by the Planning Department. Plant material shall be maintained in a thriving condition, free from weeds and overgrowth, in perpetuity in compliance with Chapter 17.96 (Water-Efficient Landscape Provisions) of Title 17 (Zoning Ordinance) of the Paramount Municipal Code.
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. ____The exterior wall sign identifying the business shall be maintained in good condition in compliance with Section 17.36.030 of the Paramount Municipal Code. Any changes to the sign shall be reviewed and approved by the Planning Department.
17. ____Certification is encouraged to be obtained from the International Standardization Organization (ISO) or equivalent international standard-setting body as relevant regarding environmentally sustainable practices and organization.

18. _____ In lieu of public tours of the business operation, the applicant shall provide a comprehensive information session at an off-site location for the purpose of informing the public of business operations and practices at least once each year. The operator shall provide details to the Planning Department at least three weeks in advance of the equivalent information session annually. The operator shall submit documentation of the informational sessions (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.