

A historical scene of a blacksmith's workshop. In the center, a man in a striped shirt and a turban stands with his arms crossed, looking towards a furnace where a bright flame is visible. To his right, a woman in a brown dress and a child in a blue dress are watching. In the foreground, another man in a dark tunic is working with a large piece of metal. The background shows a stone wall and various tools and equipment.

**City Council Air Quality  
Subcommittee**

*Summary*

**DRAFT Operational Regulations  
Metal-Related Manufacturing**

**July 27, 2017**

# Background

- Toxic pollutants
- 2012 – Odor complaints about Carlton Forge Works (CFW)
- 2013 – South Coast Air Quality Mgmt. Dist. (SCAQMD) began monitoring
- 2013-14 – CFW installed controls, reducing nickel & hexavalent chromium
- 2016 – Elevated levels of hexavalent chromium emissions; persisting odors from multiple sources

# Background

- AQMD Town Hall meetings
  - ▣ November 2016 – critical meeting
- December 2016 – Subcommittee formed
- December 2016 – City Council adopted metal manufacturing/processing moratorium

# Background – Moratorium

- **7/18/17** – City Council adopted new interim zoning ordinance (Urg. Ord. No. 1087)
- Extends metal manufacturing/processing moratorium to **11/24/18**
- Allows more time to develop new regulations
- Our goal is to have new regulations implemented by **December 2017**
- Manufacturing zones
  - **M-2** (Heavy Manufacturing), **M-1** (Light Manufacturing), **PD-PS** (Planned Development with Performance Standards)

# Background

- Existing and permitted businesses have right to continue
- Cannot simply terminate existing businesses
- **Zoning**
  - ▣ “Police power” for public health, safety, and welfare regarding land use
  - ▣ Must be reasonable & not arbitrary
  - ▣ Must be carefully constructed

# Changes to Zoning Ordinance

- Reclassification/elimination of uses
  - Conditional Use Permits (CUPs)
    - Planning Commission review
    - Public hearing required
- Operational regulations
- Green fee
- Non-operational/design regulations (ex: setbacks, height limit)

# Use Reclassifications, M-1

- Permitted Uses → Conditionally Permitted Uses (CUP)
  - Machine shops with a punch press up to twenty tons capacity **with no perceptible vibration**, when contained within an enclosed building, but no drop hammer or drop forge.
- Permitted Uses → Prohibited Uses
  - Grinding shops
  - Sheet metal shops

# Use Reclassifications, M-1

- Conditionally Permitted Uses (CUP) → Prohibited Uses
  - ▣ Automobile body and fender works, and/or automobile painting
- Code is “silent” → Prohibited Uses
  - ▣ Chrome plating and electroplating
  - ▣ Anodizing



# Use Reclassifications, M-2

- Permitted Uses → Conditionally Permitted Uses (CUP)
  - Die casting
  - Steel fabrication plants
  - Welding shops
- Permitted Uses → Prohibited Uses
  - Galvanizing & lead plating

# Use Reclassifications, M-2

- Conditionally Permitted Uses (CUP) → Prohibited Uses
  - Blast furnace/coke oven
  - Boiler manufacture
  - Metal forging, including drop forge/drop hammer
  - Heat treatment plant
  - Rolling mills

# Use Reclassifications, M-2

- Code is “silent” → Prohibited Uses
  - Chrome plating and electroplating
  - Anodizing
  - Automobile body and fender works, and/or automobile painting
- Revise CUP category
  - “Punch press over 20 tons **with no perceptible vibration...**”

# New Regulations (Metal)

- Eliminate outside work
  - ▣ Minor exceptions – loading, maintenance, etc.
- Comply with housekeeping practices
- Best Available Control Technology (BACT)
  - ▣ Emission control equipment required by AQMD
  - ▣ Includes retrofits
- Hours of operation
  - ▣ Mitigate operations to minimize impacts
  - ▣ Examples – minimize deliveries; curtail noise

# Existing Uses (Metal)

- Obtain **Administrative Action** approval within one year after City Council adopts new rules
- Will include conditions (standard & specific)
- Provides “baseline” inventory of equipment & operations
- Director approval
- In limited situations, Director can refer the matter to the Planning Commission
- Applicant can appeal Administrative Action to Planning Commission

# Green Fee (Metal)

- Development impact fee (“linkage fee”) vs. license fee
  - Air/water/soil monitoring, environmental mitigation/enhancement activities, parks & open space development, recreational amenities, industrial design guidelines
- Governor signed **AB 617 (Criteria air pollutants & toxic air contaminants)** yesterday

# Timeframe

- Draft ordinance
  - Air Quality Subcommittee (August)
  - City Council (September)
  - Planning Commission (September/October)
  - City Council (October/November)
- Finalize ordinance for City Council adoption
- End moratorium
- **Evaluate results**

# Follow-up

- Any questions?



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Subcommittee**

***Summary***

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