

SUBJECT: Administrative Action No. 1957 **DATE:** March 19, 2020

BY: Reina Schaetzl

LOCATION: 15338 Garfield Avenue

ZONE: M-2 (Heavy Manufacturing) zone

GENERAL

PLAN: Central Industrial District

APPLICANT: Jason Neal, Facility Manager / Golden State Engineering, 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 Golden State Engineering (GSE), Inc. facility is located at 15338 Garfield Avenue in the M-2 (Heavy Manufacturing) zone.

The applicant manufactures metal components and parts utilized in the aerospace, commercial, and medical industries. The business has been operating in the City of Paramount since 1968. GSE's scheduled facility operating hours are 5:00 a.m. to 2:30 p.m. Monday through Thursday, 5:00 a.m. to 1:30 p.m. on Fridays, and some operating hours on limited Saturdays. The applicant currently employs a staff of 200.

Background

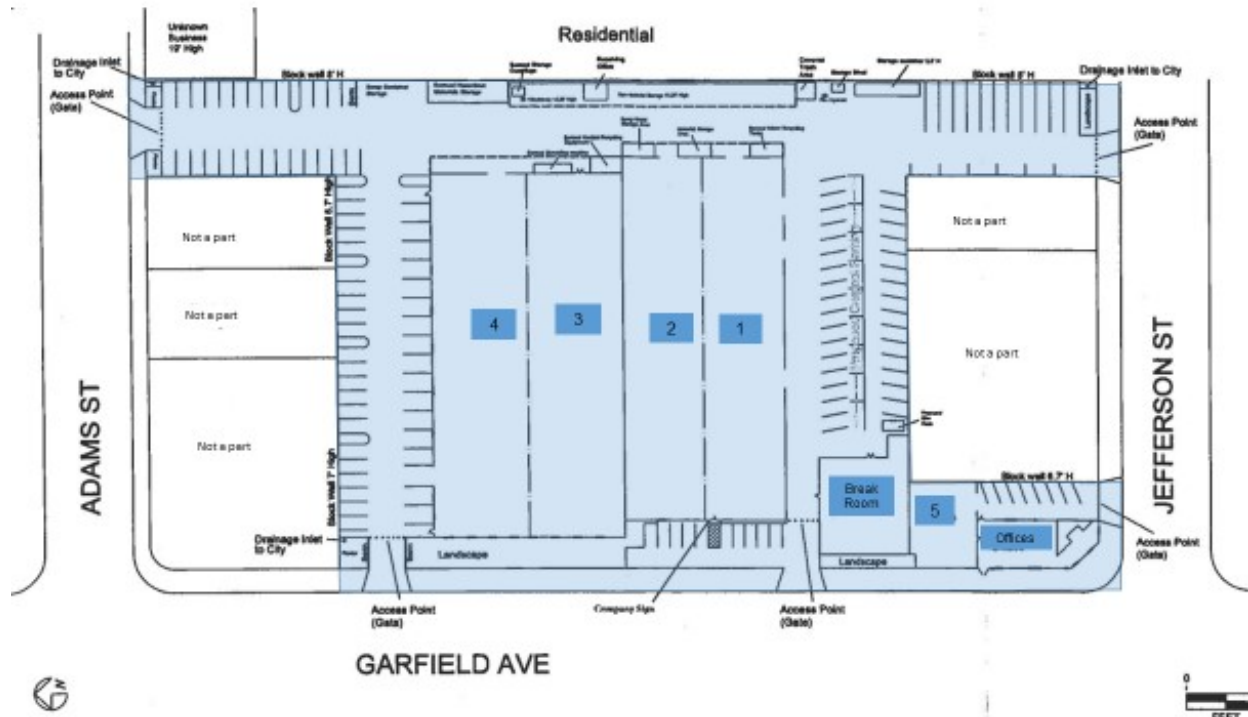
In September 2018, the Paramount City Council adopted Ordinance No. 1106 for Zoning Ordinance Text Amendment No. 8, which revised manufacturing regulations in response to high and unhealthful levels of hexavalent chromium and other air emissions.

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

Golden State Engineering, Inc. is located on a 2.92-acre site at 15338 Garfield Avenue, between Jefferson Street to the south and Adams Street to the north. The property is within the Central Industrial District General Plan Designation. The business has primary access from Garfield Avenue and loading and unloading access from Jefferson Street and Adams Street.

There are four main manufacturing buildings totaling approximately 65,000 square feet and a fifth building at 2,000 square feet used for minor production. A break room at 2,500 square feet and offices at 1,500 square feet are attached to the fifth building and complete the site plan below.



GSE utilizes numerous individual machines within the main manufacturing buildings. The machines are enumerated on the equipment list on file in Administrative Action Case No. 1957 with the City of Paramount Planning Department. Production that occurs in Buildings 3, 4, and 5 utilizes Computer Numerical Control (CNC) machines and/or specialized automatic screw machines. This machinery utilizes coolants and oils to reduce friction between the machinery components and the manufactured parts. Metal shavings are generated from production activities and transferred to the outdoor storage area located east of the main building. Used fluids are drained from the accumulated metal shavings for reuse of the fluid and recycling of the metal, as practical. Manufactured parts are transferred to Buildings 1 and 2 where they are measured and inspected. Manufactured parts that require the removal of rough edges are processed in deburring machinery, including tumbling machines or constant velocity machines within Building 1.

Receiving of raw materials and shipping of waste materials occurs in the yard east of Buildings 3 and 4. Shipping of final product occurs in the southwest area of Building 2. Maintenance also occurs in the southwest area of Buildings 1 and 2. GSE maintains compressors in the southeast area of Building 1, which is enclosed by a chain link fence to allow for air circulation and heat dissipation.

Application Details

Permits – SCAQMD

Permit No.	Description
G46517	Permit to Operate airless degreaser, IFP, Model No. KP50, 5'9" W x *'7" H, 106 gallon capacity, electrically heater with water chiller.

Permits – Other agencies

Agency	Permit No.	Description
Regional Water Quality Control Board	Waste Discharge Identification No. 4 191085444	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. Golden State Engineering installed a wall sign as part of the Administrative Action No. 1957 application in 2019 with plans and permits (site photo below for reference). The intent of the sign requirement is to clearly identify a specific business by name, which the wall sign has accomplished.



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 Violations (NOV). The SCAQMD issued the following NOVs to GSE within the last ten years:

November 21, 2016. Operating a wastewater evaporator without a valid permit to operate. Follow up status – in compliance.

November 21, 2016. Operating a batch loaded cold cleaner without a valid permit to operate. Follow up status – in compliance.

Public tours. The applicant can commit to an annual off-site informational session to inform the community-at-large about business operations and practices, including a presentation of items that are produced onsite.

RECOMMENDED ACTION:

Administrative Action Case No. 1957 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 April 20, 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. 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 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. _____ The exterior wall sign identifying the business shall be maintained in good condition and in public view in compliance with Section 44-81 (21.1) of the Paramount Municipal Code. Any future change to the sign requires separate Planning Department review and approval.
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.