



SUBJECT: Administrative Action No. 1956

DATE: 08/31/2021

BY: John King/Baltazar Barrios

LOCATION: 7805 Madison Street

ZONE: M-1 (Light Manufacturing) Zone

GENERAL

PLAN: Central Industrial District

APPLICANT: Melinda Le / Fenico, LLC (formerly Fenico Precision Castings)

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. Fenico is located in the City of Paramount at 7805 Madison Street in the M-1 (Light Manufacturing) zone. The applicant is a lost wax investment casting foundry that pours alloys such as 300 series, 400 series, 17-4, carbon/low carbon steels and bronze alloys (non-lead) and aluminum 356 and 713. Lost wax investment casting uses a detailed wax pattern of the finished part that is mounted onto a wax "tree" that includes a metal delivery system. The wax "tree" and pattern are dipped into a ceramic slurry that is allowed to dry. This dipping process is repeated until a thick shell covers the entire wax pattern. The wax pattern is then melted, leaving a cavity within the dried ceramic material that is in the shape of the wax pattern. Molten metal is then poured into this cavity. Once the metal solidifies, the ceramic shell is broken away, leaving the finished part. Fenico provides castings for naval vessels and aircraft worldwide. Fenico Precision Castings began operating in the City of Paramount in 1979 and currently employs 78 employees. The ownership of Fenico Precision Castings changed to Fenico, LLC on February 1, 2021.

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 Sections 17.32.050 and 17.32.060 of the Paramount Municipal Code for metal manufacturing businesses located in the M-1 zone.



SITE DESCRIPTION:

Fenico is located on two separate parcels which abut each other that total to approximately 0.48 acres (20,973 square feet). The business conducts its operations within two separate buildings, each building located on a separate parcel. The business's main building is located at 7805 Madison Street (APN 6270-014-032) with primary access from Madison Street. The business's secondary building is located at 15548 Vermont Avenue (APN 6270-014-009) with limited access from Vermont Avenue. Both buildings have limited access from an internal road with access from Vermont Avenue and an alley way east of the parcels.

SITE PLAN

[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

Offices are located in the entire south side of the building located at 7805 Madison Street.

Manufacturing

Wax injection department: Two melting pots for melting virgin wax and one pot for melting soluble wax, eight holding pots for aging liquid wax from melting pots. Melted wax is placed into cylinders and held overnight to come down to injection temperature, which is 140 degrees Fahrenheit. Wax injection machines then inject wax into aluminum dies to fabricate wax patterns per customers' needs.

Wax assembly department: Equipment includes two wax holding pots used for coating aluminum bars that are used to "tree" or assemble wax parts on. There is an assortment of virgin and reclaimed wax shapes used for gates and runners in the assembly of the trees. Twelve workstations with ten stations having hot plates are used to attach wax parts to trees. A stick-tight wax is used to adhere parts to the tree, and then a sealing wax is used to seal each radius. After assembly, the product is moved to the ceramic department.

Ceramic department: Five water-base mixing tanks and one tank alcohol base. No more than two drums are allowed on the premises per Fire Department regulations. Two tanks of colloidal binder and zircon flour slurry. Molds are dipped in this slurry, and then it is sanded with zircon sand. After drying three to four hours, molds are dipped in an A-1 back up slurry (alcohol based) that is made with aluminum flour, then sanded with aluminum sand. Subsequent coats will alternate between colloidal binder slurry (aluminum flour) and A-1 slurry. After seven coats molds are complete and ready for dewax.

Dewax department: Equipment consists of a 25 horsepower (hp) boiler (State Permit B009362-91, expires June 1, 2020) and one 36-inch-diameter autoclave. This autoclave is used to dewax the wax from molds. Melted wax is put into a 55-gallon drum and formed into a recycled wax shape that is then used in the wax assembly department.

Pouring department: Equipment includes two 100-30 power supplies, 100-30 for 150 or 300 pounds melting in a tilt furnaces, one 100-30 Power supply for 40 pounds melting using a lift coil furnace, and one 300-pound electric aluminum furnace. All are used to melt ingot and/or recycled material. Additionally, there are three burn-out furnaces.



Storage and Other Ancillary Activities

Ancillary process that support the manufacturing operations include:

Finish department: consists of multiple pieces of equipment including: one knockout machine with dust collector to remove ceramic shell for molds; two cutoff machines to remove parts/casting from tree; two belt sanders which both have two positions to remove gates from parts; one swing grinder to remove large gates from heavy parts; one-wheel blast machine with dust collector to remove any scale and residue from parts; five sand blast units with built in dust collector to remove any residue and clean parts; two forklifts – one stand up electric and one propane-powered; two TIG welders for any weld repair; three electric box furnaces to heat parts for straightening; one 20-ton hydraulic press; two position press for straightening parts after being pre-heated; one manual press for straightening; seven work benches with handheld die grinder used for deburring parts; one air tumble blast machine with dust collector to clean small parts; two Atlas Copco air compressors – one 75 hp and one 50 hp; one Sullair 25 hp with three air tanks to run all shop air; two Torit dust collectors – one for cut off area and one for drilling ceramic out of holes; one down draft collector to draw dust and grindings from the belt grinders; one half-ton flatbed truck (gas-powered) for local pickups; and one propane rack storage rack for six cylinders.

Machine Shop: Manufacturing of tooling for injecting waxes.

Permits – SCAQMD

Application No./ Permit No.	Description
627478/G64488	Furnace No. 2, wax burn-off with two natural gas-fired burners in the primary chamber and one natural gas-fired burner in the secondary chamber
627480/G64489	Furnace, wax burn-off, natural gas fired with two burners in the primary chamber and one burner in the secondary chamber
627481/G64490	Furnace No. 3, wax burn-off with two natural gas-fired burners in the primary chamber and one natural gas-fired burner in the secondary chamber

Permits – Other Agencies

Agency	Permit No.	Description
State of California Department of Industrial Relations	B009362-91	Steam Boiler
	A025641-02	Air Pressure Tank (Cooling Tower)
	A023834-16	Air Pressure Tank (Knockout Area)
	A024171-05	Air Pressure Tank (Inside Air Compressor)
	A017847-10	Air Pressure Tank (Back of Dip room)
	A009361-92	Air Pressure Tank (Outside, East of North Building)
	A024170-05	Air Pressure Tank (Inside 75 HP Air Compressor)



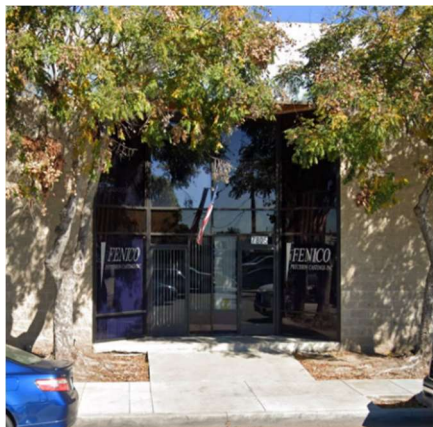
California State Water Resources Control Board	4 191025787	General Permit for Storm Water Discharges associated with Industrial Activity Order 2014-0057-DWQ
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PARAMOUNT CONDITIONAL USE PERMITS

The Paramount Planning Commission approved a conditional use permit (CUP) application by Fenico Precision Castings on November 10, 2010 to legalize a 1,625-gallon above-ground liquid argon tank. However, the applicant completely removed the tank from the property several years after the approval date. There is no other CUP history.

OTHER INFORMATION

Signs: Section 17.32.050 includes provisions for a wall sign to be installed in compliance with M-1 sign regulations. The applicant has two window signs located on the main building located at 7850 Madison Street. Although the window signs comply with window sign regulations and are designed as the primary means of identifying the Fenico facility, a wall sign is still required. The window signs can remain as complementary signs; however, a condition of approval is included for the applicant to install at least one wall sign following separate Planning Department review and approval of a wall sign proposal.



The International Organization for Standards (ISO): The applicant does not have any ISO certifications.

Public tours: The applicant cannot commit to an annual off-site informational session to inform the community-at-large about business operations and practices. The applicant is not amenable to small group tours on a case-by-case basis (subject to restrictions) with a minimum 60-day notice. However, given the Code requirement for an annual informational session, a condition of approval is included noting the annual requirement to achieve Code compliance.

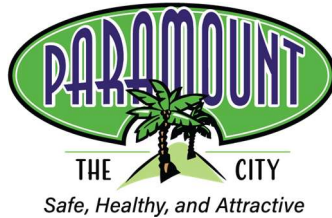
Notices of Violations: The South Coast Air Quality Management District has not issued any Notices of Violation (NOVs) to neither Fenico, LLC or Fenico Precision Castings within the last ten years.



RECOMMENDED ACTION:

Administrative Action Case No. 1956 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 prior to 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 **September 9, 2021** 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 permit 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. ____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.
17. ____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.
18. ____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 p.m. as much as possible to mitigate or minimize impacts directly relating to such activity on surrounding uses and infrastructure.



19. ____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).
20. ____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).
21. ____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.
22. ____A wall sign shall be installed on the exterior of the primary building by October 1, 2021 following separate Planning Department review and approval of the proposed sign.
23. ____All conditions of approval shall be met prior to final approval by the Planning Department.