



SUBJECT: Administrative Action No. 1966

DATE: 08/27/2021

BY: John King/Baltazar Barrios

LOCATION: 7700 Jackson Street

ZONE: M-2 (Heavy Manufacturing) Zone

GENERAL

PLAN: Central Industrial District

APPLICANT: Robert Ortiz / Press Forge Company

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. Press Forge is located in the City of Paramount at 7700 Jackson Street in the M-2 (Heavy Manufacturing) zone. The applicant performs metal forging operations primarily for the aerospace industry. Press Forge Company has been operating in the City of Paramount since 1979. The applicant currently employs 30, which is a reduction from the 74 employees in September 2019.

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

SITE DESCRIPTION:

Press Forge is located in a 3.52-acre site that is spread between separate parcels. The business has primary access at the intersection of Jackson Street and Illinois Avenue. The second site is located at 16218 Illinois Avenue with a 24,000 square foot industrial building and has limited access from Illinois Avenue.



SITE PLAN

The site plan is divided into two segments below due to the large size of the site. North is on the left side of each segment. The top segment is the southern portion of the site, and the bottom segment is the northern portion of the site.

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APPLICATION DETAILS:

The following details are compiled from the Administrative Action application, Planning Department records, and South Coast Air Quality Management District (SCAQMD) information.

Business Operations

Office

The Applicant's administrative office (3,500 square foot main office space) is two stories and consists of a lobby, a conference room, and individual workstations. Production and quality personnel are located in this administrative area as well as human resources, sales, finance, and management.

The Engineering office is located at 16421 Illinois Avenue and is a single-story building. The office consists of individual offices and engineering space with individual workstations. (2,500 square foot office space)

The Facilities Maintenance building is located at 16443 Illinois Avenue and is single-story. It is used for maintenance personnel office space, a maintenance repair shop, a forklift repair shop, and storage. (17,300 square foot warehouse space)

Manufacturing

Press Forge forges titanium alloys, high temperature alloys, stainless steel, and aluminum alloys. Press Forge specializes in forging titanium ingots into round and rectangular-shaped billet, bar, and slab. The forging process requires alloys to be heated inside one of 19 natural gas-fired furnaces to a temperature range of 800° F to 2150° F and forged in one of four hydraulic forging draw presses ranging from 800 to 3,000 tons.

The typical process would be:

1. Receive raw metal product in ingot form
2. Heat in natural gas furnace to required temperature
3. Perform forging operation with hydraulic press to proper size/shape/specification
4. Water quench (as required)
5. Perform intermediate grinding stages (as required)
6. Perform intermediate cutting (as required)
7. Re-heat in furnace (as required)
8. Forge to final size/shape/specification
9. Perform final cutting (as required)
10. Final inspection
11. Packaging / shipment

Press Forge also produces steel links and balls used in top drives of oil rigs. These components are also forged in one of the four hydraulic draw presses. They are then finished in one or more of the following machines: closed die press, trim press, punch press, or bender.



Press Forge has three band saws used at various stages in the process to cut ingot, bars, and billets into specific lengths and weights as dictated by customer requirements. The metal is cut with a band saw blade while coolant is continuously applied.

Press Forge has a 1,000-ton "coining" mill that is periodically used as a final operation and with materials heated to temperatures stated above.

Many of the components that Press Forge produces require grinding of surface imperfections to mitigate crack propagation and polishing final product to meet surface finish requirements. Press Forge currently has three billet grinders, each contained in its own building, and a separate hand grind building. Each of these four grinding buildings, in accordance with SCAQMD Rule 1430 ("control of emissions from metal grinding operations at metal grinding facilities"), is totally enclosed, and each is connected to its own baghouse dust collection system and HEPA/carbon filtration system. Press Forge has a swing grinding building that is temporarily out of service pending upgrades.

Ancillary process that support the manufacturing operations include:

All processes above are core to manufacturing. Press Forge does not etch, prep, repair, or machine product.

As noted above, carbon filtration has been installed on all four baghouses since the original application dated 9/16/19.

Storage and Other Ancillary Activities

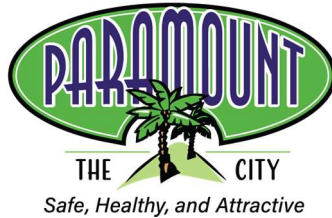
Raw and finished product is stored in the Main Yard. Maintenance and repair goods are stored at 16443 Illinois Avenue. Waste generated from the various process at the plant include grinding dust, forging scale, oily rags, and used oil.

Permits – SCAQMD

Permit No.	Description
56865	FURNACE, FORGE, I.D. NO. 1, NATURAL GAS, 12 MMBTU/HR
456866	FURNACE, FORGE, I.D. NO. 2 NATURAL GAS, 12 MM BTU/HR
446513	FURNACE, FORGE, J.T.THORPE, NATURAL GAS, 18 MMBTU/H.R
374847	FURNACE, FORGE, CAR BOTTOM, NATURAL GAS, 16.8 MMBTU/HR
308888	FURNACE, FORGE, I.D. NO. 4, NATURAL GAS, WITH LOW NOX 13 RNER. 20.3 MMBTU/HR
377043	URNACE, FORGE, NO. 8, NATURAL D9 GAS, WITH LOW NOX BURNER, 6 MMBTU/HR
377044	FURNACE FORGE, NO. 7, NATURAL GAS, WITH LOW NOX BURNER 6 MMBTU/HR
443801	FURNACE FORGE, LD. NO. 9, NATURAL GAS WITH LOW NOX BURNER, 6 MMBTU/HR
443803	FURNACE, FORGE, I.D. NO 10 NATURAL GAS WITH LOW NOX BUI ER. 6 MMBTU/HR



458094	FURNACE, FORGE, I.D. NO. 11 NATURAL GAS, WITH LOW NOX BURNER. 3 MMBTU/1 IR
566668	FURNACE, FORGE. NO. 21, NATURAL GAS, WITH LOW NOX BURNER, 20 MM BTU/HR
566669	FURNACE, FORGE, NO. 22, NATURAL GAS, WITH LOW NOX BURNER, 20 MMBTU/HR
510440	FURNACE. FORGE. NO. 1302, NATURAL GAS. WTH LOW NOX BURNER, 9 MMBTU/HR
510441	FURNACE, FORGE. NO. 1304, NATURAL GAS, WITH LOW NOX BURNER, 9 MMBTU/HR
510442	FURNACE, FORGE NO. 1303, NATURAL GAS WITH LOW NOX BURNER, 9 MMBTU/HR
510443	FURNACE FORGE NO. 1306, NATURAL GAS WITH LOW NOX BURNER, 9 MMBTU/HR
566670	FURNACE FORGE, NO. 1101, NATURAL GAS, WITH LOW NOX BURNER, 20 MMBTU/HR
N/A	RULE 219 EXEMPT EQUIPMENT COATING EQUIPMENT, PORTABLE, ARCHITECTURAL COATINGS
561313	GRINDER GRINDING STATIONS, HAND GRINDERS, UP TO 15 TOTAL
594571	GRINDER, BILLET GRINDER NO. 1
594572	GRINDER, BILLET GRINDER NO. 2
594573	GRINDER, BILLET GRINDER NO. 3
616221	BAGHOUSE, PULSE JET CLEANING. C37 FABRIC FILTER, MODEL 624-12. WITH BAG LEAK DETECTION SYSTEM. HEPA FILTER AND 29" ACTIVATED CARBON BED. 10656 SQ.FT 576 BAGS
N/A	ENCLOSURE, PERMANENT TOTAL ENCLOSURE WITH NEGATIVE AIR, 87 FT. L. X 34 FT. W. X21FT. H.
616224	BAG HOUSE. PULS& JET CLEANING, C40 TORJT, MODEL 484RFW 12, WITH BAG LEAK DETECTION SYSTEM. HEPA FILTER, ANO 29" ACTIVATED CARBON BED 7555 SQ.FT.; 484BAGS
N/A	ENCLOSURE PERMANENT TOTAL ENCLOSURE WITH NEGATIVE AIR, 93 FT. L. ;(26 FT. W. X21 FT. H
616222	BAGHOUSE, PULSE JET CLEANING, C41 MAC, MODEL 144MCF494, WITH BAG LEAK DETECTION SYSTEM. HEPA FILTER, AND 29" ACTIVATED CARBON BED. 7118 SQ.FT.; 494 BAGS
N/A	ENCLOSURE, PERMANENT TOTAL ENCLOSURE WITH NEGATIVE AIR, 96 FT. L. X 34 FT. W 21 FT. H.
616223	DUST COLLECTOR, PULSE JET CLEANIG, MAC, MODEL 4M2F128, WITH BAG LEAK DETECTION SYSTEM, HEPA FTL TER, AND 29" ACTIVATED CARBON BED, 28800 SQ FT.; 128 CARTRJDGE
N/A	ENCLOSURE. PERMANENT TOTAL& CLOSURE, NEGATIVE AIR, 45 IT. L. X 100 FT. W. X 15 FT.- 1 IN. TO 18 FT.- 8 IN. H

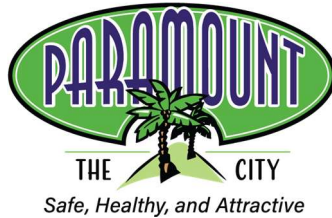


Permits – Other Agencies

Agency	Permit No.	Description
Los Angeles County Certified Unified Program Facility Permit	LACoFA0014690	General permit to store substances and waste onsite
County Sanitation District of Los Angeles	21852	Industrial Discharge Permit
	21853	Industrial Discharge Permit
	21854	Industrial Discharge permit
California State Water Resources Control Board	4 191002338	General Permit for Storm Water Discharges Associated with Industrial Activity 2014-0057-DWQ
California Department of Industrial Relations Division of Occupational Safety and Health	A020430-14	Permit to Operate Pressure Air Pressure Tank

PARAMOUNT CONDITIONAL USE PERMITS

CUP No.	Description	Approval Date
444	Construct two metal buildings (29,492 square feet and 3,200 square feet), relocate a 19,000-gallon above-ground propane tank, and operate a 3,000-ton metal press	October 14, 1998 (Amended February 10, 1999)
584	Installation of an exterior dust collector	July 13, 2005
681	Installation of an exterior dust collector	July 14, 2010
682	Construction for a 16,264 square foot block and metal building	June 9, 2010
703	Install and operate a hydraulic forging press	May 10, 2011
831	Construction of total building enclosure with pollution control equipment for grinding activities	April 11, 2017
852	Install and operate an above-ground 499-gallon propane tank for storage and dispensing propane fuel	August 14, 2018
856	Install and operate high-efficiency particulate air (HEPA) filtration units on three existing baghouses	August 14, 2018



OTHER INFORMATION

Signs: Section 17.36.050 includes provisions for a wall sign to be installed in compliance with M-2 sign regulations. Press Forge installed one wall sign on the main building in 2014 and one sign on a front perimeter block wall located at the primary driveway entrance in 2012 (photo below for reference). Both signs were installed after obtaining Planning Department approval.

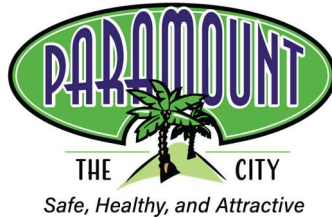


The International Organization for Standards (ISO): The applicant's operations have been certified in Certificate of Registration to AS9100D with ISO 9001:2015.

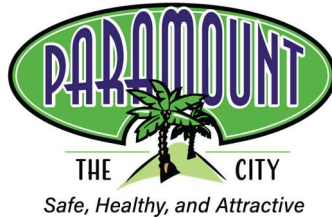
Public tours: The applicant can commit to an annual off-site informational session to inform the community-at-large about business operations and practices. The applicant is not amenable to small group tours even on a case-by-case basis (subject to restrictions) with a minimum 60-day notice due to potential safety issues.

Notices of Violations: The South Coast Air Quality Management District issued the following Notices of Violation (NOVs) to Press Forge within the last ten years.

Date	Violation No.	Rule Broken	Description	Status
12/4/2020	P68326	2004(b)(4)	Failure to submit accurate APEP report for CY 2019	In Compliance
11/4/2020	P66068	2004(b)(4), (d)(1)	Failure to acquire and have credited to the facility sufficient RTCs to reconcile its quarterly NOx emissions in the fourth quarter. NOx emissions exceeding annual allocation from the beginning of the compliance year through the end of the fourth quarter.	In Compliance



1/15/2019	P65229	402/Nuisance 41700/Nuisance	Discharging such quantities of air contaminants which caused a nuisance to a considerable number of persons or the public	In Compliance
10/24/2018	P65225	1430(d)(8), (e)/ Control of Emissions from Metal Grinding Operations at Metal Forging Operations	Venting the total enclosures for metal grinding operations to an emission control device which does not meet the requirements of Rule 1430 (e). Venting the emissions from metal grinding operations to an ECD which does not meet the requirements of R1430(e).	In Compliance
10/22/2018	P65859	402/ Nuisance 41700/Nuisance	Operation of a metal forging facility in a manner that generated fugitive metallic odors that created a public nuisance	Pending
7/1/2018	P68313	2004 (b)(4), (e)/ Requirements	Failure to submit accurate APEP for CY 2018, failure to submit accurate QCER's for 1 st , 2 nd , and 3 rd quarter of CY 2018	In Compliance
7/1/2017	P66164	2004(b)(4), (d)(1)/Requirements	Failed to reconcile quarterly NOx emissions in the last quarter, NOx emissions from the beginning of the 2017 compliance year through the end of the last quarter exceeded the annual NOx emissions allocations in effect at the end of the reconciliation period for that quarter	Pending
7/1/2017	P68304	2004(e)(1) /Requirements	Submittal of inaccurate QCER's for 2017 Cycle II Quarter 1,2,3	In Compliance
7/1/2016	P62084	2004(b)(1), (d)(1) /Requirements	Failed to reconcile quarterly NOx emissions in the 3 rd quarter of 2016 compliance year. NOx emissions from the beginning of the 2016 compliance year through the end of the 3 rd quarter	Pending



			exceeded the annual NOx emissions allocation in effect at the end of the reconciliation period for that quarter	
7/1/2013	P57867	2004(f)(1), 3002(e)(1)/Requirements	Failure to comply with condition C1.4 of monthly fuel usage to 6.0 mmscf (not gas) for May, June, July and September, 2014 for device D23, furnace, FCE 21.	

RECOMMENDED ACTION:

Administrative Action Case No. 1966 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 as specified in Section 17.36.090(M)(1) of the Paramount Municipal Code. The inspection tent at the main entry gate shall be removed by September 1, 2022.
5. ____ The installation of exterior window security bars visible from the public right-of-way is prohibited as specified in Section 17.36.090(L) of the Paramount Municipal Code.
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.
12. ____As specified in Section 17.36.060(D)(3), 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 at minimum. A metal manufacturing facility shall install lowest achievable emission rate equipment if required by the South Coast Air Quality Management District.
13. ____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.
14. ____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.
15. ____Core production and manufacturing activities shall be conducted within an enclosed structure as specified in Section 17.36.060(D)(4) of the Paramount Municipal Code. 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.
16. ____All feasible building resiliency and environmental sustainability provisions shall be incorporated into any new construction and significant building rehabilitation.



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. ___ 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 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. ___ The existing wall sign shall be maintained in good condition. The wall sign may be replaced in the future following separate Planning Department review and approval of a sign proposal.
24. ___ The operator shall comply with all conditions of approval and mitigations of Conditional Use Permits Nos. 444, 584, 681, 682, 703, 831, 852, and 856.
25. ___ All conditions of approval shall be met prior to final approval by the Planning Department.