

SUBJECT: Administrative Action No. 1969

DATE: 09/01/21

BY: John King/Aaron Lobliner

LOCATION: 7322 Quimby Avenue

ZONE: M-2 (Heavy Manufacturing) Zone

GENERAL

PLAN: Industrial

APPLICANT: Arthur Wong/Ace Clearwater Enterprises

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 Ace Clearwater Enterprises facility is located in the City of Paramount at 7322 Quimby Avenue in the M-2 (Heavy Manufacturing) zone. The applicant manufactures products for clients in the aerospace and power generation industries. The property was the location of Clearwater Die and Manufacturing Company from the 1950s until Ace Welding and Manufacturing, a business that began in 1949 in El Segundo and later expanded into a Torrance facility, acquired the business in 1982 and merged the two companies into Ace Clearwater.

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.

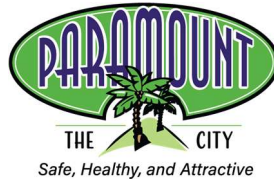
SITE DESCRIPTION:

The subject site is located on multiple parcels facing both Quimby and Garfield avenues and is 140,155 square feet (3.2 acres) in size. The use is located within three existing manufacturing buildings, comprising 8,260, 7,880, and 17,977 square feet in area. The westerly portion of the campus is utilized for shipping and storage purposes, the central area of the building contains offices, and the easterly portion contains workshop areas.



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

Ace Clearwater operates three facilities in Southern California, one in Paramount, one in Compton, and the flagship location in Torrance. The Paramount facility consists of administrative functions and manufacturing operations. In total, 65 employees work on the site. The operating hours of the facility are from 6am to 5pm, Monday through Friday.

Office

The administrative office component consists of nine individual offices, one common work area, one conference room, and a lobby. In total, 26 employees work onsite handling various functions including quality control, engineering, planning, facility/employee management, HR, and compliance.

Manufacturing

Ace Clearwater manufactures parts for the aerospace and energy sectors. The manufacturing process for these parts involves the use of a foundry and drop hammers, which help mold the materials into the desired shapes.

Storage and Other Ancillary Activities

Ancillary process that support the manufacturing operations include – the use of a clean line, HEPA filtration system, and scrubber system to remove unwanted parts and residues during the manufacturing process.

Permits – SCAQMD

Permit No.	Description
G12688	Permit to Operate Scrubber, Particulates Venting T.S.
G12689	Permit to Operate Misc. Stripping Tank
G52743	Permit to Operate Furnace Pot Lead & Type Metal
G52742	Permit to Operate Furnace Pot Lead & Type Metal
G52741	Permit to Operate Control System, Two Series

Permits – Other Agencies

Agency	Permit No.	Description
City of Paramount	100253	Business License
Los Angeles County Sanitation District	012792	Industrial Wastewater Discharge Permit
CA Water Boards	4 191017994	Stormwater discharge permit



PARAMOUNT CONDITIONAL USE PERMITS

Permits Declared by Applicant		
CUP No.	Description	Approval Date
690	Allow the installation and operation of a high-efficiency particulate air (HEPA) filter system with an existing dust collection system [original approval]; allow the installation and operation of a high-efficiency particulate air (HEPA) filter system with an existing dust collection system [amendment]	06/13/2017 [original]; 6/13/17 [amendment]
716	Allow the installation of a new clean line equipment and to legalize a scrubber unit	11/08/2011

OTHER INFORMATION

Signs: Section 17.36.030 includes provisions for a wall sign to be installed in compliance with M-2 sign regulations. The subject site contains three channel letter wall signs – two facing Quimby Street and one facing Garfield Avenue.



Facing Quimby Street



Facing Garfield Avenue



The International Organization for Standards (ISO): Ace Clearwater complies with ISO standard 9001:2015 – Quality Management Systems.

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 amenable to small group tours on a case-by-case basis (subject to restrictions) with a minimum 60-day notice.

Notices of Violations: The South Coast Air Quality Management District has not issued any Notices of Violation (NOVs) to Ace Clearwater within the last ten years.

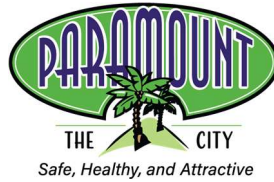
RECOMMENDED ACTION:

Administrative Action Case No. 1969 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 10, 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. ____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.
23. ____The operator shall comply with all conditions of approval and mitigations of Conditional Use Permits Nos. 690 and 716.
24. ____All conditions of approval shall be met prior to final approval by the Planning Department.