



**SUBJECT:** Administrative Action No. 1962

**DATE:** 11/12/21

**BY:** John King/Nathan Levey

**LOCATION:** 7517 Jefferson Street

**ZONE:** M-2 (Heavy Manufacturing) Zone

**GENERAL**

**PLAN:** Central Industrial District

**APPLICANT:** Edward L. Alcares / S.T. & I., 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. S.T. & I., Inc. is located in the City of Paramount at 7517 Jefferson Street in the M-2 (Heavy Manufacturing) zone. The applicant primarily performs chemical cleaning and etching of metal components utilized in the aerospace industry. S.T. & I., Inc. has been operating in the City of Paramount since 1977. The facility operates Monday through Friday, 7:30 a.m. to 4:00 p.m. The applicant currently employs a staff of eight people.

**BACKGROUND:**

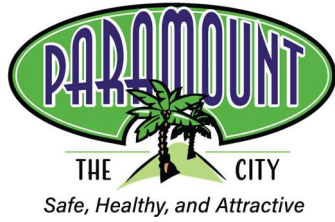
In September 2018, the Paramount City Council adopted Ordinance No. 1106 for Zoning Ordinance Text Amendment No. 8, which revised manufacturing regulations in response to high and unhealthful levels of hexavalent chromium and other air emissions.

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:**

S.T. & I., Inc. is located on a 23,400 square foot property at 7517 Jefferson Street that occupies the majority of three parcels (APNs 6240-018-026, 6240-018-027, and 6240-018-028). The property is on the north side of Jefferson Street, approximately 55 east of Garfield Avenue. It is within the Central Industrial District, which is a General Plan Land Use Designation. The business is accessed from Jefferson Street via two driveway approaches.

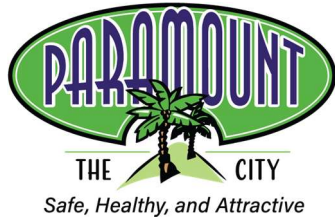
There are five buildings onsite totaling 11,258.5 square feet and as pictured below. Building 1 is approximately 5,650 square feet. Building 2 is approximately 325 square feet. Building 3 is approximately 1,850 square feet. Buildings 4 and 5 (labeled as Buildings 5 and 6 on the Site Plan, respectively) are each 66 square feet. A customer and employee parking lot faces Jefferson Street. A six-foot-high block wall with wrought iron gates secures the property along Jefferson



Street and within the parking lot. There is a single-family home on the southern portion of APN 6240-018-028 that is not part of S.T. & I., Inc. It appears on the Site Plan as Building 4 due to its location on the parcel.

**SITE PLAN**

[removed from public distribution]



**FLOOR 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**

The office (approximately 625 square feet) is located in the southern portion of Building 1. In addition to offices, it contains restrooms and access to the shop area of Building 1.

**Manufacturing**

S.T. & I. Inc. processes metal components for the aerospace industry. This processing consists of removing surface contaminations as well as surface metals on various components. This removal is accomplished by dipping the parts in mixtures of various caustic solutions and/or acid solutions. The processing occurs for several purposes: showing the metal grain structure of the part, preparing the surface part for liquid penetrant nondestructive testing (NDT) inspection, and/or changing the part dimensions by chemical means rather than mechanical machining or grinding methods. Liquid penetrant NDT inspection is used to detect surface-breaking defects, such as cracks, in both ferrous and non-ferrous materials. (In short, ferrous materials contain iron; non-ferrous materials do not contain iron.) A penetrant is applied to the material. Once enough time has passed, the excess penetrant is removed, and a developer is applied. The developer draws the penetrant from the defects, out onto the surface to form a visible indication of the defect.

Storage and Other Ancillary Activities

The processing of the parts produces waste rinse water and spent acid mixtures. Both the waste rinse water and the spent acid are processed onsite to make them nonhazardous. This result is accomplished through a sequence of valence reduction, pH neutralization, coagulation/precipitation, and removal of heavy metal sludge by filter presses and drying. Once the effluent has been treated, it is discharged to the local wastewater system through a permit with the California State Water Resources Control Board. The filter cake, produced by the filter presses, is stored in one cubic yard super sack prior to transportation to a licensed heavy metal recycling facility.

**Permits – SCAQMD**

<b>Permit No.</b>	<b>Description</b>
G47805	Permit to Operate Chemical Etching Small Line
G47744	Permit to Operate Aluminum Etching and Titanium Milling/Etching Line
G47743	Permit to Operate Air Pollution Control System
D09276	Permit to Operate Emergency Diesel Generator
R-D09726	Permit to Operate Emergency Diesel Generator



**Permits – Other Agencies**

Agency	Permit No.	Description
County of Los Angeles Fire Department	FA0014818	Permit to Operate a Fixed Treatment Unit
Los Angeles County Sanitation District	006149	Industrial Wastewater Discharge Permit
Department of Industrial Relations	A008188-14	Permit to Operate Air Pressure Tank
California State Water Resources Control Board	4 19100459	General Permit for Stormwater Discharges Associated with Industrial Activities Order 2014-0057-DWQ

**PARAMOUNT CONDITIONAL USE PERMITS**

The City of Paramount has not issued any Conditional Use Permits for the S.T. & I. Inc. facility located at 7517 Jefferson Street.

Signs: Section 17.36.050 includes provisions for a wall sign to be installed in compliance with M-2 sign regulations. S.T. & I. Inc. has a wall mounted sign on the front of Building 1 which faces onto Jefferson Street. A photo is below.





The International Organization for Standards (ISO):

The applicant's operations have been certified by Nadcap, a global cooperative accreditation program for aerospace engineering, defense and related industries, administered by the Performance Review Institute (PRI): Aerospace Quality System – AC7004 and Chemical Processing – AC7108, AC7108/2, AC7108/4, AC7108/5, AC7108/12, and AC7108/15.

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 acceptable 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 S.T. & I. Inc. within the last ten years.

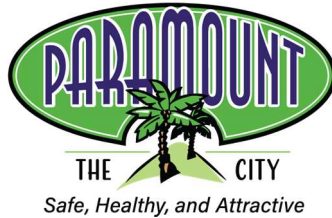
**RECOMMENDED ACTION:**

Administrative Action Case No1962 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 **November 19, 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 8:00 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. \_\_\_\_ All conditions of approval shall be met prior to final approval by the Planning Department.