

October 3, 2018

Planning and Housing Commission  
**City of Corona**  
400 S. Vicentia Ave  
Corona, CA 92882

**RE: Similar Use Finding Application**  
**Property: 100 Business Center Dr., Corona, CA**

Dear Planning and Housing Commission,

The purpose of this letter is to demonstrate why the business use of Ravlich Enterprises, LLC DBA: Neutronic should be approved to operate in the free-standing industrial building located at 100 Business Center Drive, Corona, CA.

***About Ravlich Enterprises, LLC***

Ravlich Enterprises, LLC DBA Neutronic was founded in 1975. Our primary operation involves metal cutting and forming to manufacture terminal pins that can be found in computers, automobiles, medical equipment, and airplanes. The vast majority of our product is made from copper allows between .025" to .0315" thick with an average width of 1.50". To put in in perspective, you could fit thousands of our terminals in the palm of your hand. These terminals are used to carry signals or power in products across the various industries we serve.

Our machine shop and tool room service our punching and cutting operations using EDM (Electric Discharge Machine), grinders, and other common machine shop equipment such as smaller band saws and lathes. These operations are extremely quiet, and no ear protection is required.

Our metal punching and forming operations use Bruderer Presses that have dampeners on all press legs to eliminate vibration. The noise level in the press room can be equated to a blender or motorcycle. This noise quickly dissipates as you move away from the press and goes down to the level of soft traffic as you exit the building.

See **Exhibit B** for photos of our shop, the products we make, the markets we serve, and the quality standard promise to our customers.

***Why 100 Business Center Drive in Corona?***

We are predicting and planning for major growth which is why we are looking at increasing our facility square footage and the City of Corona is a perfect fit. It's central to our employees, business friendly, and great location for our customers. Due to our heavy power requirement, it is very difficult to find a building with enough amperage to support our needs. We have also been looking for several months to identify a free-standing building in the 30K-40K square foot range, with high image and ample office space to support our staff. After touring and considering several properties for over 9 months, we have found the building at 100 Business Center Dr. to have everything we are looking for in our new facility. It is an ideal fit for our business and we have already developed a great relationship with the landlord.

## The Zoning Code

### Metal Stamping

It is important to point out how our process is completely different from the traditional definition of “metal stamping” (see exhibit B):

These are videos that accurately depict metal stamping operations, which is not at all what we do:

<https://www.youtube.com/watch?v=IMhJDIDrSAI>  
<https://www.youtube.com/watch?v=6022lxm0LdU>  
<https://www.youtube.com/watch?v=Mm17N-ihl0o>  
<https://www.youtube.com/watch?v=Wf4NDkiZw6E>  
<https://www.youtube.com/watch?v=ZWXFhdeOjMY>

This description of stamping and forging is exactly what we are not and does not apply to our operation whatsoever:

<http://www.iloencyclopaedia.org/component/k2/item/673-forging-and-stamping>

The manufacturing equipment and processes shown in the videos above would no doubt cause a disturbance in the surrounding community as it relates to noise and vibration. When these hammers drop, they literally shake the Earth and produce very loud noise.

Our shop however, uses much smaller *hydraulic* presses that produce very small parts with great precision, from thin raw metals. Using static pressure rather than a drop forge, our equipment produces zero vibration and significantly less noise.

The facts and details that follow, very clearly show that our business operations fall within all of the allowable tolerances set forth by the Planning and Housing Commission and that our manufacturing operation is completely different from the metal stamping processes shown in the videos above.

### Permitted Classifications

The best classification for our business is a machine shop that manufactures products with metal being the raw material. Some of these products are electronics components, which is also permitted.

The following uses all apply to my business and are permitted in the M1 Zone:

<i>Land Uses</i>	<i>M-1 Zone</i>	<i>M-2 Zone</i>	<i>M-3 Zone</i>	
Machine shops, provided all operations are done indoors, there is no outside garage and the use complies with <a href="#">Ch. 17.84</a>	P	P	P	P
Manufacturing, assembly, fabrication of goods from the following materials: Canvas; Felt; Leather; Stones; Yarn. Cellophane; Fiber; <u>Metals</u> ; Rubber; Cloth; Glass; Paper; Textiles; Feathers; Hair; Plastic; Wood;	P	P	P	P
Electronics, manufacturing of equipment, components and products	P	P	P	

I can see that there is a reference to **Ch. 17.84 (Performance Standards)** which requires compliance as it relates to Noise, Vibration, Emissions, etc. I will address each of these subsections to demonstrate that our use is compliant with all of these requirements.

#### **Chapter 17.84 – Performance Standards**

*Let's get the easy ones out of the way first:*

##### **17.84.020 Fire and explosion hazard.**

We do not store any hazardous material on site. Any flammable material is stored in very small quantities in flammable storage cabinets.

##### **17.84.030 Radio-frequency energy or electrical disturbance.**

Our process does not emit any radio-frequency or create an electrical disturbance of any kind.

##### **17.84.060 Dust, smoke, glare – Emission.**

Our process does not produce any dust, smoke, odor, or glare emissions of any kind.

##### **17.84.070 Glare.**

Our process does not produce glare of any kind.

##### **17.84.080 Underground storage tanks.**

We have no use for underground storage tanks and will not be installing these under any circumstances.

*Now to address the sections of the code which are most applicable to our use:*

##### **17.84.050 Vibration.**

Our presses on their own, do not produce vibration. Additionally, each press sits on a dampener that is primarily used to protect the press itself from reverse tonnage. This dampener acts as a shock absorber that would further eliminate any potential vibration produced by the presses.

[Glass of Water Next to Press Video](#) – In this video, we show a glass of water sitting on the ground right next to a running press. As you can see, there is no vibration whatsoever.

[Glass of Water on Hood of Car Video](#) - For comparison, we placed the same glass of water on the hood of a car, where you can clearly see vibration.

##### **17.84.040 Noise.**

While our machines do produce noise, the exterior noise falls below the Maximum Allowable Noise Levels in the Stationary Noise Source Standards, which are 75dBA for industrial manufacturing from 7am-10pm (see below):



TABLE 1 STATIONARY NOISE SOURCE STANDARDS				
TYPE OF LAND USE	MAXIMUM ALLOWABLE NOISE LEVELS			
	Exterior Noise Level		Interior Noise Level	
	7 a.m. to 10 p.m.	10 p.m. to 7 a.m.	7 a.m. to 10 p.m.	10 p.m. to 7 a.m.
Single-, Double- and Multi- Family Residential	55 dBA	50 dBA	45 dBA	35 dBA
Other Sensitive Land Uses	55 dBA	50 dBA	45 dBA	35 dBA
Commercial Uses	65 dBA	60 dBA	Not applicable	Not applicable
Industrial, Manufacturing or Agricultural	75 dBA	70 dBA	Not applicable	Not applicable

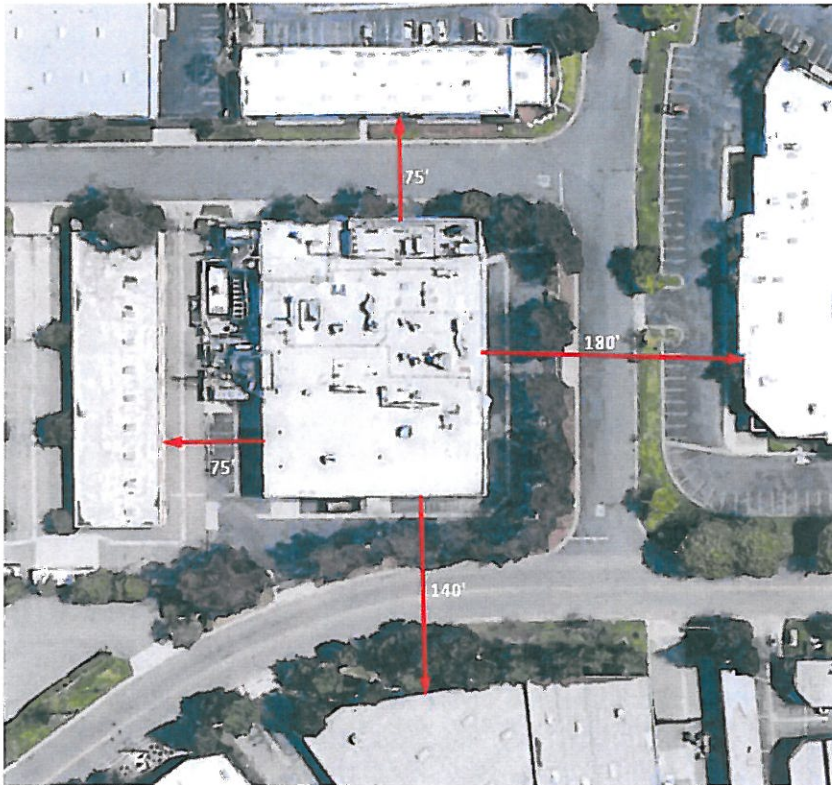
To demonstrate our compliance with this standard, we shot a video of the external noise produced by our current machine shop in Fountain Valley.

[Decibel Meter Reading Video](#) – In this video we are holding a decibel meter and walking around the outside of our manufacturing facility during peak production hours. You can see that the decibel reading never reaches 70 dBA and is well below the maximum allowable noise level shown in the table above.

Furthermore, in our current machine shop, our presses are right up against the 2 large roll-up doors (because we are out of space). However, at 100 Business Center Drive, there is only 1 ground-level door in the entire building and our machines will be much further away, by at least 30 feet.

#### Building and Neighborhood

100 Business Center Drive is a highly secure 32,250 SF, free-standing, concrete tilt-up industrial building. It has streets on 3 sides and solid concrete walls (with no large openings) on 3 sides and it is virtually isolated from all neighboring businesses. The nearest building is 75' away (see below):



At 100 Business Center Drive, there is only 1 ground level door in the entire building and it faces Pomona Rd. The other loading door (also facing Pomona Rd.) is an interior truck-well that is completely sealed off by a concrete wall inside the building and will remain sealed as a storage area. They don't have frequent shipments and have no use for dock loading. (see below)



#### **Conclusion**

After performing extensive due diligence of the building and neighborhood surrounding 100 Business Center Drive and after taking measurements of our noise levels of our operation, we are confident that our use will not have a negative impact on the surrounding businesses or community in any way. The noise levels of our pressroom will not cause a disturbance and falls within the allowable standards set forth by the City of Corona, as we have demonstrated in the attached videos. This building and location is the perfect fit for our well established and growing business and we have gone to great lengths to compile this information for your consideration and review. I hope that this letter will serve as an indication for how important this building is to our business and that all those involved will appreciate the professional manner in which we have gone about seeking the City's approval. We have agreed to terms with the Landlord and your approval of our use is the last step in a very long process to secure the right location to facilitate our growth and continued success. Thank you for your time and consideration and please do not hesitate to reach out with any further questions.

Sincerely,

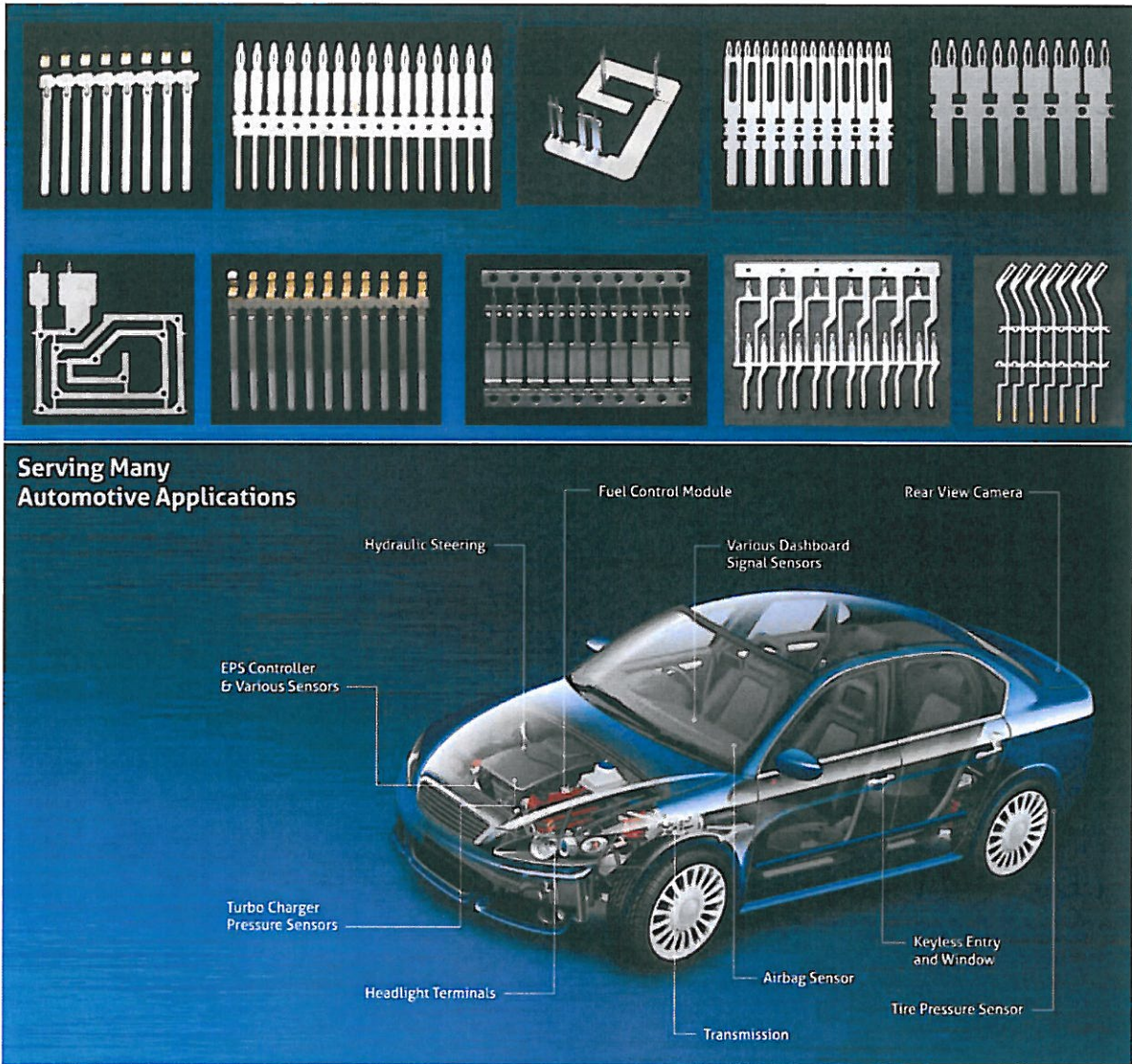
Nicholas Ravlich  
President

10550 Lawson River Ave.  
Fountain Valley, CA 92708  
(714) 964-8900 x 102

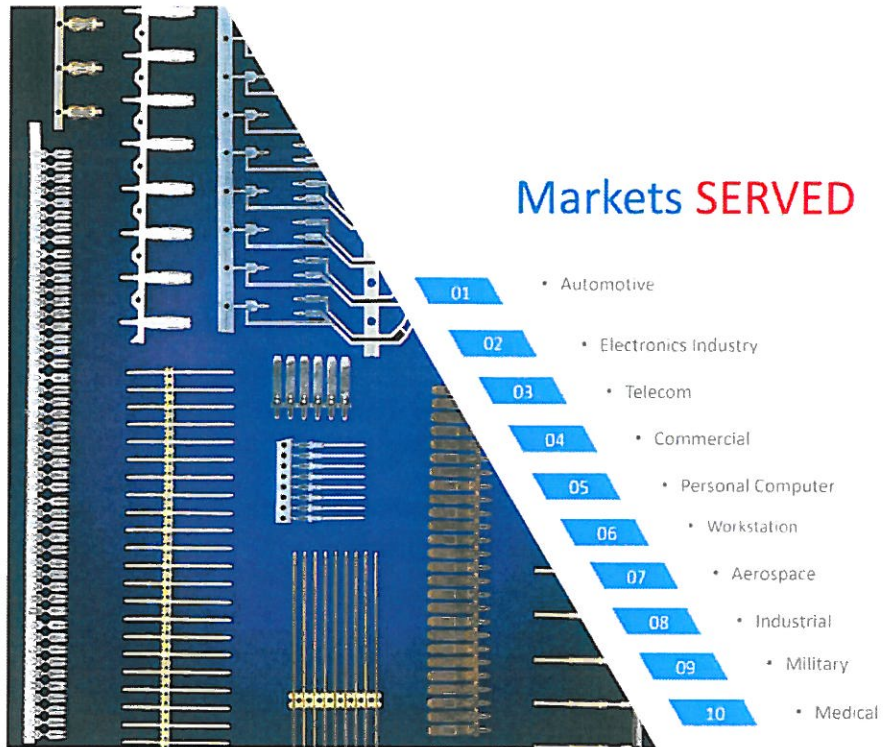


## Exhibit A

### Products we Make

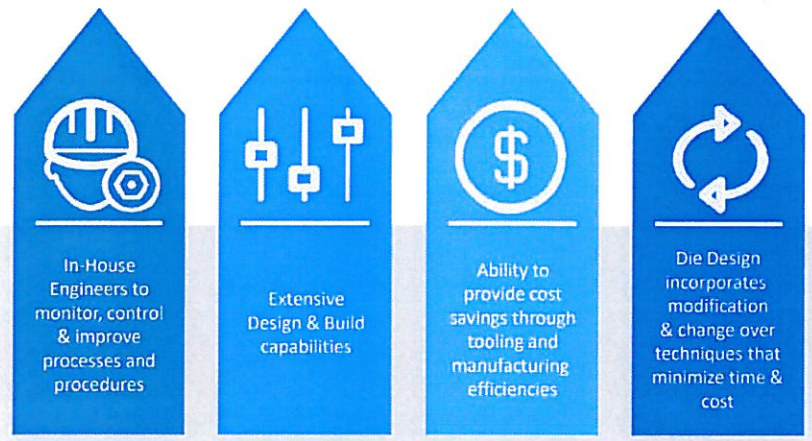


## Markets we Serve



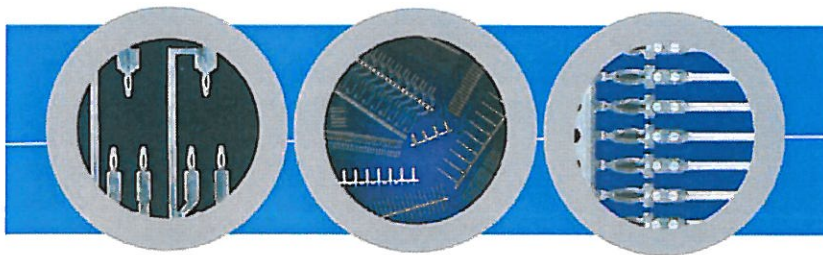
## Quality Standards

# Engineering & DESIGN



# Engineering & DESIGN

Compliant Technology



### Neutronic Compliant Pins Tested & Approved According to Customer Test Specifications:

- ✓ IEC 60357-5 Specification
- ✓ TRW Test Specification
- ✓ Hella Test Specification
- ✓ Testing underway with Yazaki & Bosch

### Neutronic Compliant Pins are also approved by:

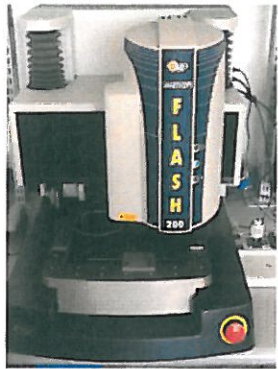
- ✓ TRW
- ✓ Hella
- ✓ Samda
- ✓ BorgWarner
- ✓ Seehner
- ✓ Autoliv and others



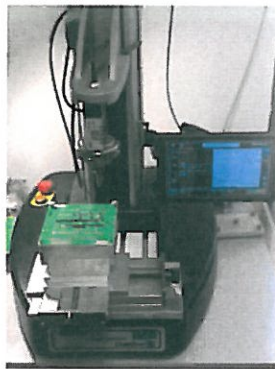
## Our Pressroom and Equipment



# Quality



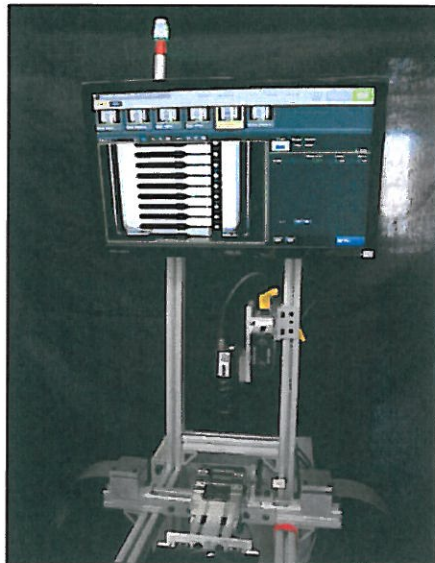
OGP Smart Scope



Insertion/Retention



Keyence One-Touch



In-Line Vision Systems for  
Quality Control

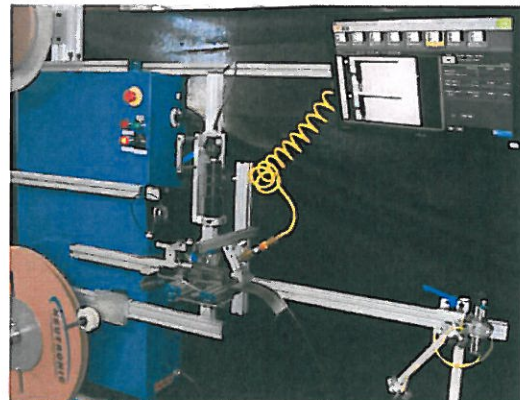
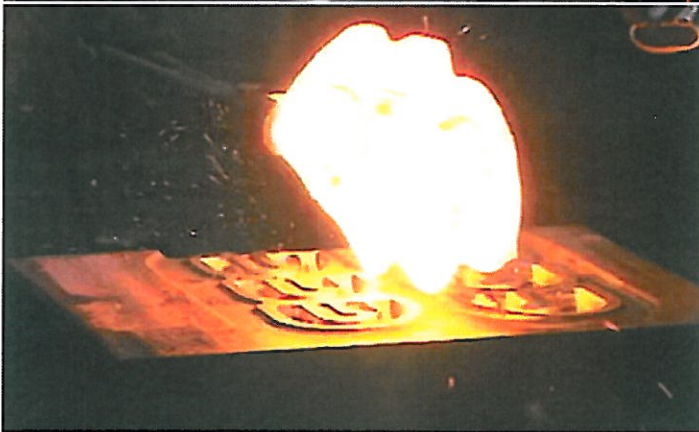
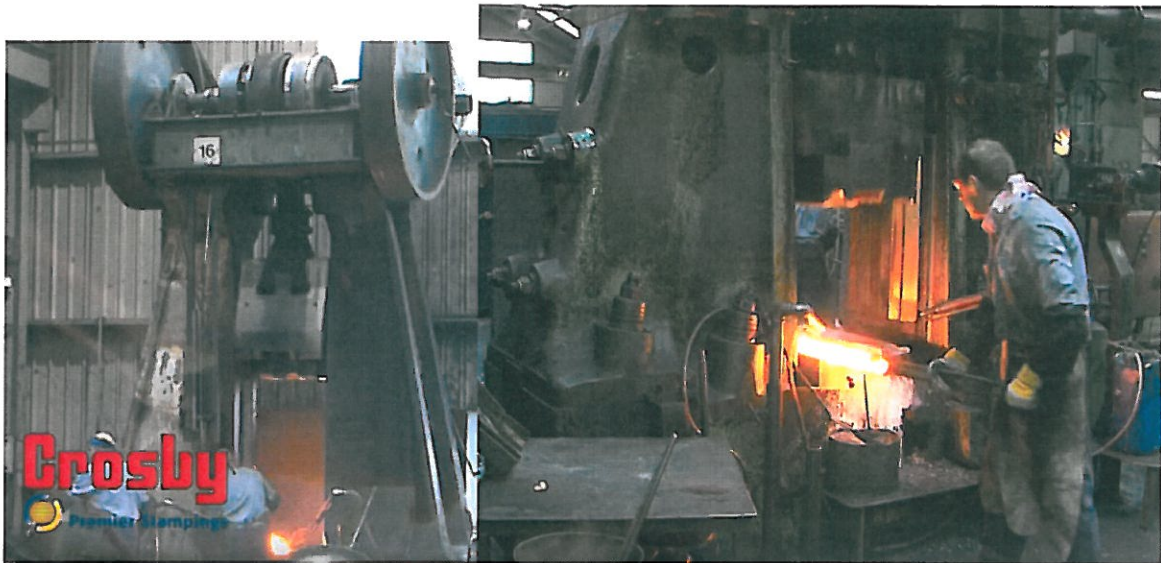




Exhibit B

Photos of Metal Stamping (not what we do)





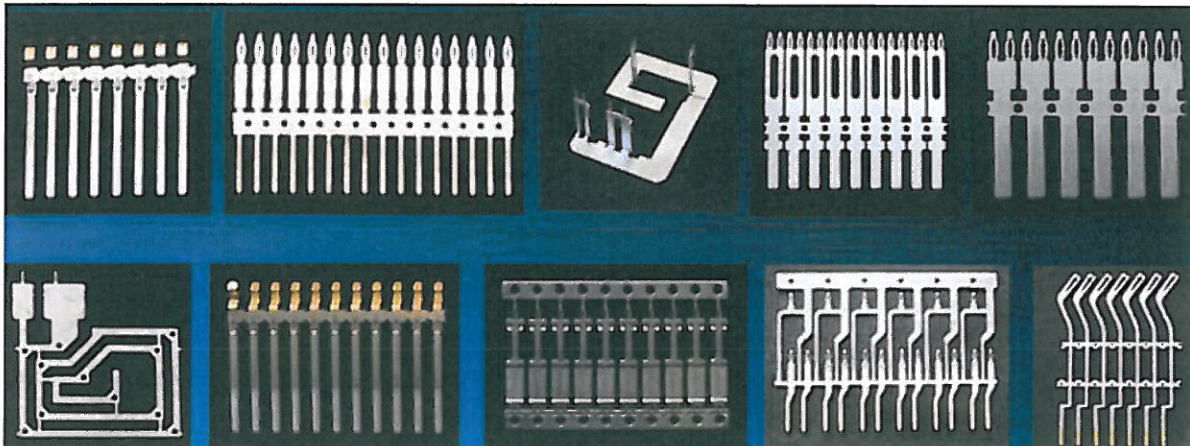
Our raw material is thin metal "tape" on a spool, shown here:



Our raw material is not heavy metal blanks for stamping, like these:



Our finished product is thin, detailed pieces of metal:



Our finished product is not heavy metal stamped pieces like these:

