



Call to Order

ITEM NO.



CITY OF PARAMOUNT





# Roll Call of Councilmembers

ITEM NO.



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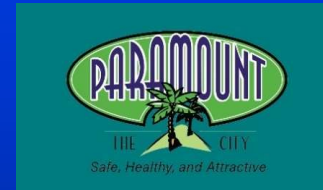
# Public Comments

ITEM NO.



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# Altair Renewable Fuels Conversion Project Final SEIR Planning Commission Meeting

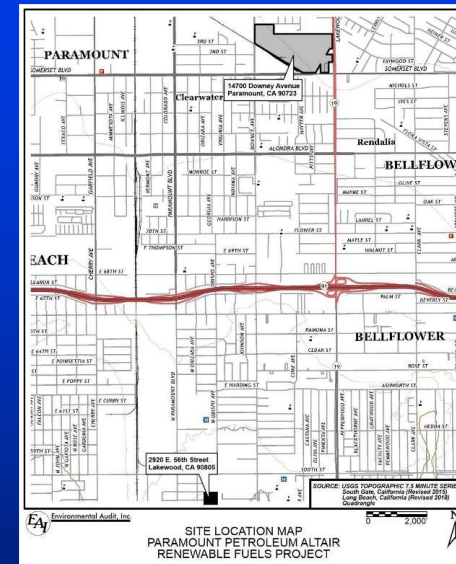


Final SEIR City Council  
Hearing  
April 11, 2022

Presentation by:  
MRS Environmental  
(EIR Consultant)

## Purpose of tonight's meeting

- Process
- Proposed Project
- Purpose and approach of the SEIR
- SEIR Contents
- SEIR Issue Areas
- SEIR conclusions
- Impacts and Mitigation Measures
- SEIR Schedule and Public Participation



## Final SEIR Process Timeline

- Application submitted in June 2019
  - CUP 757 Amendment
  - Zone Variance
- An Initial Study/NOP were issued in June 2020
- A Draft SEIR was prepared and released to the public on December 6, 2021.
- Public comment was received until February 3, 2022
- Responses to comments and Final SEIR were published February 23, 2022.
- Planning Commission hearing to make a recommendation to City Council on the Project.



## Proposed Project

- In 2013, Original Renewable Fuels Project
  - 3,500 barrels per day (BPD) of non-edible vegetable oils and beef tallow into renewable fuels
  - Produces aviation (jet), diesel, gasoline, and fuel gas.
- Proposed Project:
  - Manufacturing only renewable fuels: no crude oil
  - Up to 25,000 BPD



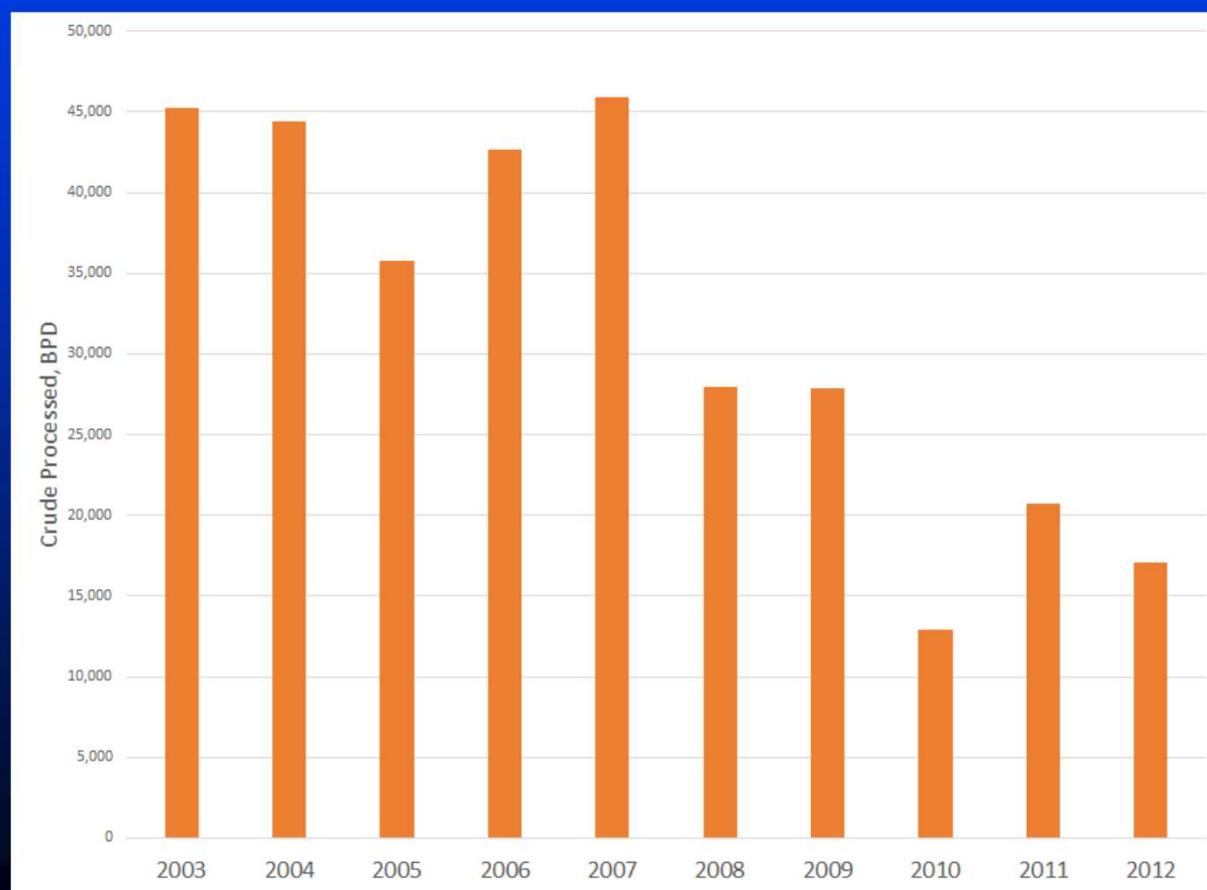
## Project Operating Parameters

- The Project would require:
  - Upgrades to refinery equipment
  - New hydrogen plant
  - 3 years of construction
  - Trucks: Avg 300 per day, Peak 540
  - Railcars: 50 per day on two trains
  - Trains: 624 per year
  - 3 barges per month coming into the POLA
- Most refinery products will be transported by truck
- New natural gas pipeline into the Refinery
- Analysis based on peak operations





## Refinery Historical Crude Processing Levels



**The SEIR is an informational document for the public and decision makers to use as part of the decisions regarding the Project.**

- The SEIR provides detailed information on the existing baseline at the Project Site.
- The SEIR identifies and assesses the environmental impacts of the proposed activities.
- The SEIR provides mitigation measures to reduce environmental impacts.
- The SEIR identifies alternatives and selects the environmentally superior alternative.

**The SEIR has been broken down into the following chapters:**

- Executive Summary
- Impact Summary Tables
- Introduction
- Project Description
- Cumulative Projects Description
- Environmental Analysis and Mitigation Measures
- Alternatives Analysis
- Mitigation Monitoring Program
- Appendices





**The following issue areas were evaluated in the SEIR as required by State Law (CEQA):**

- Aesthetics/Visual Resources
- Air Quality
- Climate Change GHG
- Safety/Risk of Upset
- Hydrology/Water Quality
- Land Use
- Noise and Vibration
- Transportation/Circulation
- Tribal/Cultural Resources
- Public Services/Utilities
- Environmental Justice
- Other Issue areas
  - Agricultural resources
  - Biological resources
  - Energy resources
  - Geological resources
  - Mineral resources
  - Population and housing
  - Public services
  - Recreation
  - Wildfire

**Throughout the SEIR, impacts were classified using the following system:**

- Significant and Unavoidable Impacts (Class I)
  - Impacts that may not be fully mitigated to less than significant levels
- Less Than Significant With Mitigation Impacts (Class II)
  - Significant adverse impacts that can be mitigated to insignificance
- Less Than Significant Impacts (Class III)
  - Adverse but insignificant impacts
- Beneficial Impacts (Class IV)

**Significant and Unavoidable Impacts were found in the following issue areas:**

- **Air Quality** – *Construction* emissions could exceed the South Coast AQMD thresholds (local and regional).
- **Air Quality** – *Operational* emissions could exceed the AQMD thresholds (regional only) due to the increase in truck and rail transportation
- **Safety and Risk** – natural gas pipeline through heavily populated areas would introduce additional hazards
- **Noise** – increase in daily and annual train traffic along the connection to the rail mainline located about 1 mile to the west of the refinery site.
- **Environmental Justice** – A result of the impacts above



## **Mitigation Measures were developed as follows:**

### ➤ Air Quality

#### ■ Construction Management Program

- During construction, would utilize Tier 4 equipment
- Prohibit vehicles and construction equipment from idling longer than five minutes
- Require the use of Newer Trucks

#### ■ NOx Reduction Program-program may include as follows:

- Funding increased efficiency of City-owned facilities to reduce emissions from vehicles
- Funding for ride hailing, ride sharing, bike sharing, bike paths, pedestrian areas, subsidizing monthly transit passes
- Funding for old-vehicle scrapping
- Funding of a vessel speed reduction program
- Provide portable indoor air filters to nearby residents

#### ■ Air Monitoring at the schools

## **Mitigation Measures were developed as follows:**

### **➤ Noise**

#### **■ Railroad Noise Reduction Measures**

- Limits in hours of operations along the 1-mile connection to the mainline tracks, including rail car deliveries and pick-ups, to daytime hours. No activity on Sundays is allowed. No deliveries during the evening, night, and early morning periods are permitted.

#### **■ Noise assessment for operations, noise wall**

#### **■ Noise Monitoring and Management Plan**

- Regular noise monitoring
- Procedures to minimize noise from the refinery that could impact nearby residential or the school areas
- Procedures for a noise complaints system
- Procedures for operators and contractors
- Time limits of noise-generating activities, including rail and truck deliveries and loading/unloading

## Significant and Mitigable Impacts

- Aesthetics – Lighting
  - Light shielding
- Noise – refinery construction and operation impacts
  - Construction daytime limits, noise monitoring, management plan
- Transportation – Policy conflicts
  - Re-striping Lakewood Blvd.
  - Transportation Management Plan
- Tribal Cultural Resources – potential findings during excavation.
  - Monitoring requirements





## **Beneficial Impacts**

- The renewable products reduce greenhouse gas emissions by over 60 percent relative to fossil fuels.
- The 350 million gallons per year of renewable fuels, equating to a reduction of approximately 2.6 million metric tons of carbon dioxide.
- The overall cancer risk in the community will decline as a result of the Project.
- City Clean Air Plan Goals: Local Renewable Energy (RE1), Alternative Fuel Vehicles (TR1) and Grow Green Economy (GB2).
- Provides financial benefits to the City of Paramount via sales and use taxes.

**The SEIR process allowed for a number of opportunities for public input and participation.**

- *Public Workshop Meeting (December 13, 2021 –* Public Workshop to present the SEIR.
- *Public Comment Meeting (January 5, 2022) –* Public meeting to receive comment on the contents of the Draft SEIR.
- *Public Comment Period (ended February 3, 2022) –* Public submitted written comments.
- *Planning Commission (March 2nd and 15th) and City Council Public Hearings (2022) –* Public hearings to consider the SEIR and the Project.

## EIR Process

- The public and other agencies provided comments at the end of the Public comment period (February 3, 2022).
  - The City conducted extensive coordination with the SCAQMD and the City of Bellflower.
  - SCAQMD did not comment on the Draft SEIR
- The City responded to comments and provided a Final SEIR,
- The City decision makers will consider the Project and the SEIR and make a decision on the Project

## Certification of the SEIR

- 15090. CERTIFICATION OF THE FINAL EIR
- (a) Prior to approving a project the lead agency shall certify that:
  - (1) The final EIR has been completed in compliance with CEQA;
  - (2) The final EIR was presented to the decision-making body of the lead agency, and that the decision-making body reviewed and considered the information contained in the final EIR prior to approving the project; and
  - (3) The final EIR reflects the lead agency's independent judgment and analysis.



## Stetement of Overriding Considerations

- Substantial mitigation has been provided to further reduce impacts. Impacts have been mitigated to the maximum extent feasible and the analysis conducted is conservative to provide for the maximum level of scrutiny and disclosure.
- The Project would use local labor and improve a locally depressed labor market. At the peak of construction, approximately 1,312 temporary construction jobs would be created by the Project.
- The Project would support production of clean, renewable fuels.
- Supports California energy independence (economic considerations and region-wide or statewide environmental benefits).

## City Council Motion

- Certify the SEIR
- Adopt CEQA Findings
- Adopt Statement of Overriding Considerations
- Approve modification to CUP 757 and zone variance superseding all previous permits.

Questions/Public Comments

**Contact Information:**

**Mr. John Carver, Director of Planning, City of  
Paramount, 16400 Colorado Avenue, Paramount,  
California 90723, (562) 220-2048. Comments may  
also be submitted by email to:  
[JCarver@paramountcity.com](mailto:JCarver@paramountcity.com)**

**The FSEIR is available at:  
<http://www.paramountcity.com/government/planning-department/planning-division/environmental-documents>**



# Amendment - Conditional Use Permit No. 757 Conditions

April 11, 2022  
City Council

ITEM NO. 1A



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## Conditions

- When the conversion project is complete, the refinery will not be permitted to process crude oil
- Rail deliveries are allowed Monday to Saturday, from 9 am to 6 pm
  - Provided applicant works to secure permission to construct a sound wall adjacent to the eastern edge of the rear yards of the homes on east Façade Avenue, north of Rosecrans Avenue
  - Applicant to hire a consultant to assist in obtaining property owner permission and update City quarterly for 2 years
  - If unsuccessful, the sound wall condition is waived





## Conditions

- The length of individual trains is limited to 25 rail cars
- 2 deliveries per day are permitted
- A sound wall is required adjacent to the Cinderella Mobile Home Park
- The landscaping on Lakewood Boulevard shall be refurbished
- To the greatest extent possible, applicant to utilize locations out of the City to pick up finished product
- To the greatest extent possible, applicant shall utilize underground pipelines for delivery of finished product





## Conditions

- Applicant to work with the railroad to utilize tier 4 lower emission locomotive engines
- Applicant to work with the railroad to install continuously welded tracks in the Façade neighborhood in connection with the WSAB light rail project
- Applicant to work with the railroad to install “under ballast mats” in the Façade neighborhood in connection with the WSAB light rail project
- The project subject to the Mitigation Monitoring and Reporting Program as provided for in the final FSEIR





## Conditions

- Construction permitted 7 am to 8 pm, Monday - Saturday
- Applicant to enter into a Community Benefits Agreement with the City
  - CBA to last 5 to 7 years, with a cap of \$1,000,000 per year
  - Sales tax revenue would reduce this amount proportional to the amount of the sales tax
- The refinery shall operate at a maximum of 300 truck trips per day over a 60-day average







## Conditions

- Traffic on Downey Avenue shall not be blocked for more than 5 minutes during a delivery or pick-up of rail cars at the refinery
- The intersection at Lakewood Boulevard and Somerset Boulevard shall be repaved
  - Applicant's share of cost: 46%
  - City of Bellflower share of cost: 42%
  - City of Paramount share of cost: 12%







# Amendment - Conditional Use Permit No. 757 Conditions

April 11, 2022  
City Council

ITEM NO. 1A



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# Zone Variance No. 409 AltAir Paramount, LLC

April 11, 2022  
City Council

ITEM NO. 1B

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# Variance Request

- Exceed the 55-foot height limit to allow the installation of various pieces of equipment, including a new flare, process vessels, hydrogen generation unit, and a pretreat unit
- 14700 Downey Ave., M-2 (Heavy Manufacturing) zone
- Associated with Amendment to Conditional Use Permit No. 757 for refinery conversion project to produce up to 25,000 barrels of renewable fuel (no petroleum products)



- 84-foot-high pretreat unit with stack height up to 84 feet near refinery center
- 135-foot-high flare at south-central section of refinery
- 100-foot-high heater stack toward refinery center

ITEM NO. 1B

# Variance Request

- Planning Commission held 2 meetings
- Recommended approval to the City Council at a special meeting on March 14, 2022



ITEM NO. 1B





# Findings

- **Unique/exceptional circumstances**
  - Refinery functions for renewable fuel production dependent on equipment & towers above 55 feet
- **Approval must not be detrimental to the public welfare**
  - Fuel produced from animal fat & vegetable oils will have localized reductions in sulfur oxides, nitrogen oxides, carbon monoxide, and particulate matter
- **Must not adversely affect the Paramount General Plan**
  - General Plan anticipates continued operation of the refinery





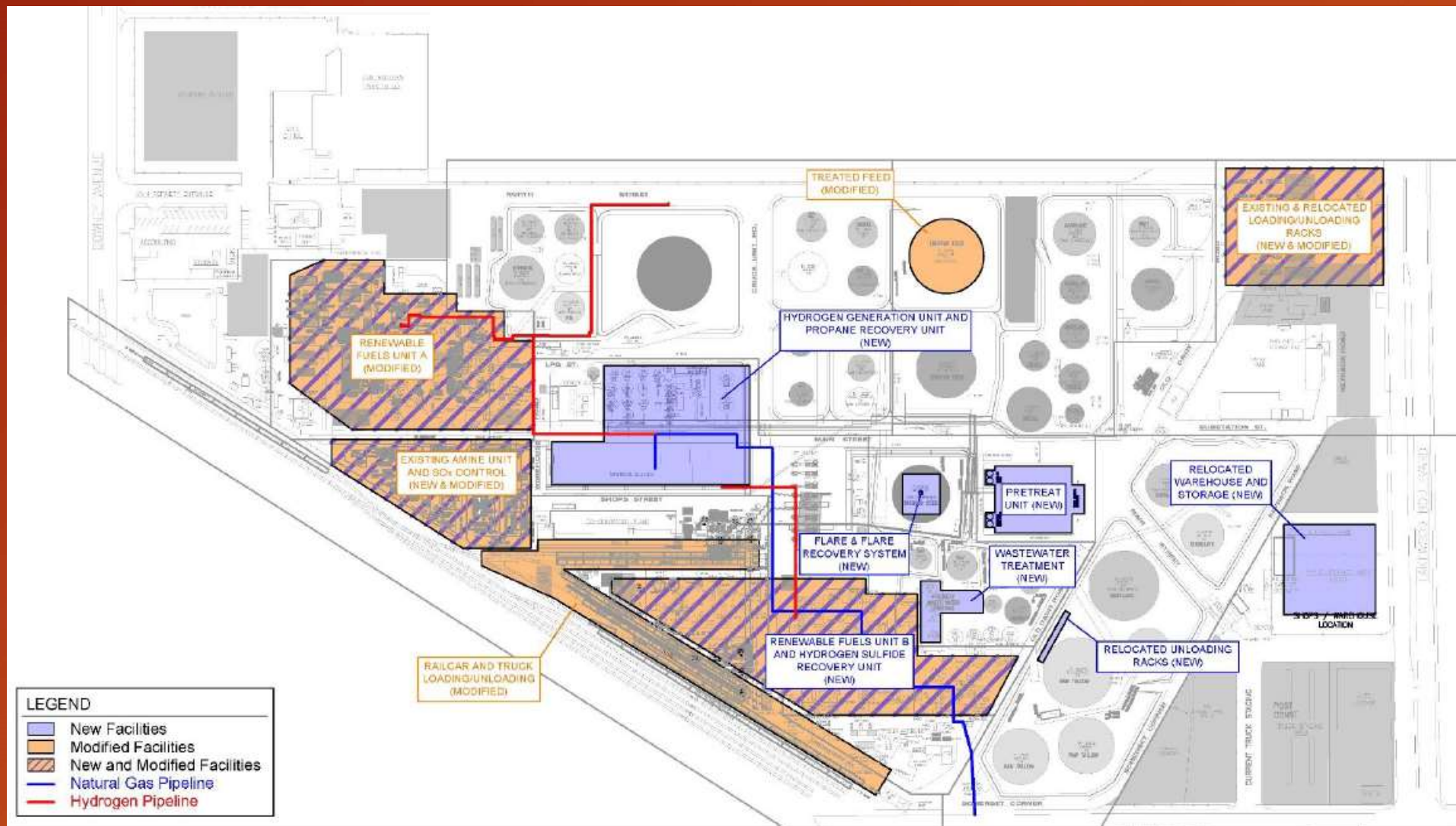


Downey Ave.

Somerset Blvd.

Lakewood Blvd.





# Photo Simulation #1



Current View Facing East from Downey Avenue



Post Project View Facing East from Downey Avenue

ITEM NO. 1B



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## Photo Simulation #2



Current View Facing Southerly from Castana Avenue



Post Project View Facing Southerly from Castana Avenue

ITEM NO. 1B



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## Photo Simulation #3



Current View Facing Southwesterly From the Walmart Parking Lot



Post Project View Facing Southwesterly From the Walmart Parking Lot

ITEM NO. 1B



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## Photo Simulation #4



Current View Facing Northerly From Somerset Avenue



Post Project View Facing Northerly From Somerset Avenue

ITEM NO. 1B



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## Analysis

- Views will not substantially change
- Taller vessels have similar structures (ladder & landings) as existing equipment
- Visual character to remain the same
- Renewable fuels project will allow for fuel production with significantly lower carbon footprint than fuel from crude oil

ITEM NO. 1B



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# Recommendation

It is recommended that the City Council adopt Resolution No. 22:022 approving Zone Variance No. 409

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# Zone Variance No. 409 AltAir Paramount, LLC

April 11, 2022  
City Council

ITEM NO. 1B

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# Comments/Committee Reports

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# Adjournment

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