

**PARAMOUNT CITY COUNCIL  
MINUTES OF AN ADJOURNED MEETING  
APRIL 11, 2022**

City of Paramount, 16400 Colorado Avenue, Paramount, CA 90723

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**CALL TO ORDER:** The adjourned meeting of the Paramount City Council was called to order by Mayor Vilma Cuellar Stallings at 5:03 p.m. at City Hall, Council Chambers, 16400 Colorado Avenue, Paramount, California.

**ROLL CALL OF COUNCILMEMBERS**      Present:      Councilmember Laurie Guillen  
Councilmember Peggy Lemons  
Councilmember Brenda Olmos  
Vice Mayor Isabel Aguayo  
Mayor Vilma Cuellar Stallings

**STAFF PRESENT:** John Moreno, City Manager  
John E. Cavanaugh, City Attorney  
Andrew Vialpando, Assistant City Manager  
John Carver, Planning Director  
Adriana Figueroa, Public Works Director  
Heidi Luce, City Clerk  
Anthony Martinez, Management Analyst II  
Ivan Reyes, Associate Planner  
Elida Zaragoza, Information Technology Specialist

**PUBLIC COMMENTS**

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CF 10.3      There were none.

**NEW BUSINESS**

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*Councilmember Lemons announced that she will not be participating in the discussions or vote regarding this item due to a conflict of interest, as preliminarily deemed by the Fair Political Practices Commission, relative to the proximity of the proposed sound wall associated with the project to her property. Councilmember Lemons left the dais*

1.      **PUBLIC HEARING**      AltAir Paramount, LLC – Refinery Conversion to Renewable Fuels  
AltAir Paramount, LLC – Refinery Conversion to Renewable Fuels      AltAir Paramount, LLC – Refinery Conversion to Renewable Fuels – Amendment to Conditional Use Permit No. 757 and Zone Variance No. 409.

A) RESOLUTION NO.  
22:021

Approving  
amendment to  
Conditional Use  
Permit No. 757, a  
request by AltAir  
Paramount, LLC to  
complete the  
conversion of a  
refinery to  
manufacture only  
renewable fuels at  
14700 Downey  
Avenue in the M-2  
(Heavy  
Manufacturing) zone,  
including certification  
of the Final  
Subsequent  
Environmental Impact  
Report, adoption of a  
Mitigation Monitoring  
and Reporting  
Program, and  
adoption of statement  
of overriding  
considerations  
CF 101 CUP 757

Greg Chittick, Senior Project Engineer and Luis Perez, Project Manager with MRS Environmental, Inc. presented a PowerPoint presentation providing a detailed overview of the environmental analysis associated with the project, including a review of the timeline for the environmental review and public participation process. The presentation also provided a detailed review of the final subsequent environmental impact report (SEIR), including the impacts and mitigation measures and the statement of overriding consideration.

Richard Corey, Executive Officer, California Air Resources Board, provided an overview of the State's interest in biofuels as a tool for reducing greenhouse gas emissions and achieving the objectives of the State's low carbon fuel standards.

Planning Director Carver gave the report and presented a PowerPoint, including an overview of the project and the conditions of approval. He reported the following two amendments to Resolution 22:021 that were made after the staff report was published. He noted that copies of these changes have also been placed on the dais for the City Council's consideration:

**p. 3 – adding the following finding:**

*The City of Paramount City Council has considered significant impacts remaining after application of all feasible mitigation measure(s), and has reviewed the alternatives identified in the Final SEIR, including the appendices and responses to comments. In adopting these findings on alternatives for the Project, the City considers only those significant environmental impacts that cannot be avoided or substantially lessened through implementation of mitigation measures. The SEIR concluded that the Proposed Project will result in unavoidable significant direct impacts as described in Section 5 below. Accordingly, the City has considered the three alternatives to the Proposed Project analyzed in the SEIR: (1) the No Project Alternative; (2) the Relocated Gas Pipeline Alternative; and (3) the Pipeline Transportation of Refinery Products Alternative. Detailed information and analysis concerning these alternatives are set forth in the Final SEIR in Section 5.3.2, Chapter 5. The*

*City finds these alternatives are not feasible. While some of the Project's potentially significant impacts are reduced under the alternatives, none of the alternatives eliminate the Project's potentially significant impacts, as shown in the Final SEIR Table 5.2. Additionally, none of these alternatives meet all of the Project objectives, and thus would not provide the City and the region with all of the benefits described below in the Statement of Overriding Considerations in Section 7.*

**p. 15 – amending Condition 13:**

*To the greatest extent possible, all material, including finished product, for which it is operationally, legally and economically feasible to transport by pipeline to off-site locations, shall be transported by pipeline. All finished product that can be delivered by underground pipeline shall be delivered by underground pipeline.*

Mayor Cuellar Stallings opened the public hearing and asked if there was anyone wishing to testify.

The following individuals addressed the City Council in support of the project in person: Leeor Alpern, Senior Director of Government Affairs and Public Relations, World Energy (on behalf of applicant); Diane Martinez, Vice President, PUSD School Board; Marcelina Garcia Bridges; Chris Hannan Executive Secretary. Los Angeles/Orange County Building and Construction Trades Council; Tommy Faavael, IBEW Local 11; Ana Bardales; Mike Kufchak, Director of Government Affairs, IBEW Local 11; Tracy Vernado; Jim Kennedy, Healthy Air Alliance; Alfred Becera. Additionally, the following individuals addressed the City Council in support of the project via teleconference: Alicia Valadez, President, Paramount Chamber of Commerce; Eli Lipman, MoveLA.

The following individuals addressed the City Council in opposition to the project in person: Sandra DeKay; Rodolfo; Jose de Leon; and the following individuals addressed the City Council in opposition to the project via teleconference: Stephanie Ferrequer; Oscar Espino Padron, Earth Justice; Shana Emile, Earth Justice. Elizabeth Jones submitted a request to speak but did not answer when called. Additionally, the following

individual submitted a written statement in opposition to the project: Alfredo Banuelos.

The applicant was given an opportunity to provide comments in rebuttal to the opposition but did not provide any rebuttal comments.

Councilmember Olmos requested clarification on several aspects of the SEIR and mitigation plan to which Mr. Chittick and Mr. Perez responded. She expressed concern regarding the timeline for the applicant to work with the other agencies to construct the sound wall. She commented that two years is not enough time given that the construction timeline for the refinery project is three years. Lastly, she commented that if this project is not approved, the refinery could go back to producing petroleum and asphalt products.

Councilmember Guillen commented that although she respects the unions, she does not support this project in Paramount due to the following concerns: the proximity of the refinery to residential properties and schools; the potential for explosions due to faulty pipelines; the impact on air quality for the nearby homeowners; and potential traffic impacts in the vicinity of the refinery.

Vice Mayor Aguayo requested clarification on several aspects of the SEIR and mitigation plan to which Mr. Chittick and Mr. Perez responded. She also commented on the required air quality testing and suggested the test results be made available to the public in summary form. She also expressed concern regarding the timeline for the construction of the sound wall.

Mayor Cuellar Stallings asked for clarification regarding the concerns raised by Councilmember Guillen related pipeline explosions. Mr. Chittick responded that there are federal and state requirements regarding testing and monitoring of pipelines. She commented that she is supportive of the project given its overall benefit to the community.

There being no further public testimony, it was moved by Councilmember Olmos and seconded by Councilmember Guillen to close the public hearing.

The motion was passed by the following roll call vote:

AYES: Councilmembers Guillen, Olmos;  
Vice Mayor Aguayo; and  
Mayor Cuellar Stallings  
NOES: None  
ABSENT: None  
ABSTAIN: Lemons (Recused)

Discussion ensued concerning the condition regarding the sound wall with the City Council expressing its desire to increase the amount of time the applicant is required to work with the other related agencies to construct the sound wall. Following discussion, the City Council concurred, and the applicant agreed, to amend the condition regarding the sound wall to extend the time to resolve the issues with the other agencies regarding construction of the sound from three years to five years, with the increase in rail deliveries being permitted once construction of the refinery is complete.

It was moved by Councilmember Olmos and seconded by Councilmember Aguayo to read by title only and adopt Resolution No. 22:021 as amended above, "A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PARAMOUNT SETTING FORTH ITS FINDINGS OF FACT AND DECISION RELATIVE TO AN AMENDMENT TO CONDITIONAL USE PERMIT NO. 757, A REQUEST BY ALTAIR PARAMOUNT, LLC TO COMPLETE THE CONVERSION OF THE REFINERY TO MANUFACTURE ONLY RENEWABLE FUELS; CERTIFY THE FINAL SUBSEQUENT ENVIRONMENTAL IMPACT REPORT; APPROVE THE MITIGATION MONITORING AND REPORTING PROGRAM; AND ADOPT THE STATEMENT OF OVERRIDING CONSIDERATIONS AT 14700 DOWNEY AVENUE IN THE M-2 (HEAVY MANUFACTURING) ZONE." The motion was passed by the following roll call vote:

AYES: Councilmember Olmos;  
Vice Mayor Aguayo; and  
Mayor Cuellar Stallings  
NOES: Guillen  
ABSENT: None  
ABSTAIN: Lemons (Recused)

- B) RESOLUTION NO. 22:022  
Approving Zone Variance No. 409, a request by AltAir Paramount, LLC for a variance to exceed the 55-foot height limit for the installation of various pieces of equipment, including process vessels, a hydrogen generation unit, and a pretreat unit at 14700 Downey Avenue in the M-2 (Heavy Manufacturing) zone CF 104 VAR 409
- Planning Director Carver gave the report and presented a PowerPoint presentation.
- Mayor Cuellar Stallings opened the public hearing and asked if there was anyone in the audience wishing to testify.
- There being no further public testimony, it was moved by Councilmember Aguayo and seconded by Councilmember Olmos to close the public hearing. The motion was passed by the following roll call vote:
- AYES: Councilmembers Guillen, Olmos;  
Vice Mayor Aguayo; and  
Mayor Cuellar Stallings
- NOES: None
- ABSENT: None
- ABSTAIN: Lemons (Recused)
- It was moved by Councilmember Olmos and seconded by Councilmember Aguayo to read by title only and adopt Resolution No. 22:022 as amended, "A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PARAMOUNT SETTING FORTH ITS FINDINGS OF FACT AND DECISION RELATIVE TO ZONE VARIANCE NO. 409, A REQUEST BY ALTAIR PARAMOUNT, LLC FOR A VARIANCE TO EXCEED THE 55-FOOT HEIGHT LIMIT IN THE M-2 (HEAVY MANUFACTURING) ZONE TO ALLOW THE INSTALLATION OF VARIOUS PIECES OF EQUIPMENT RELATED TO THE ALTAIR PARAMOUNT, LLC REFINERY CONVERSION PROJECT AT 14700 DOWNEY AVENUE." The motion was passed by the following roll call vote:
- AYES: Councilmember Olmos;  
Vice Mayor Aguayo; and  
Mayor Cuellar Stallings
- NOES: Guillen
- ABSENT: None
- ABSTAIN: Lemons (Recused)

## **COMMENTS/COMMITTEE REPORTS**

### **Councilmembers**

Councilmember Olmos commented that this was a long process getting to this point and encouraged World Energy to continue to work with the City to address any concerns that may come up.

Vice Mayor Aguayo commented that this was a long process but the result is a better solution for the community.

Mayor Cuellar Stallings commented that this was a very detailed process with many documents to read and the City Council has only the best interest of the community in mind.

### **Staff**

There were none.

## **CLOSED SESSION**

None.

## **ADJOURNMENT**

There being no further business to come before the City Council, Mayor Cuellar Stallings adjourned the meeting at 7:48 p.m. to a meeting on April 19, 2022 at 5:00 p.m.

*/s/ Vilma Cuellar Stallings*  
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Vilma Cuellar Stallings, Mayor

ATTEST:

*/s/ Heidi Luce*  
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Heidi Luce, City Clerk