

CITY OF ONTARIO

Agenda Report
August 16, 2022

SECTION:
PUBLIC HEARINGS

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Item No: 28

SUBJECT: A PUBLIC HEARING TO CONSIDER CITY COUNCIL CERTIFICATION OF A SUPPLEMENTAL ENVIRONMENTAL IMPACT REPORT, INCLUDING THE ADOPTION OF A MITIGATION MONITORING AND REPORTING PROGRAM AND A STATEMENT OF OVERRIDING CONSIDERATIONS; APPROVAL OF THE ONTARIO PLAN 2050 UPDATE GENERAL PLAN AMENDMENT; AND AN UPDATE TO THE COMMUNITY CLIMATE ACTION PLAN&NBSP;

RECOMMENDATION: That the City Council consider the following:

- A. Adopt the Resolution certifying the Supplemental Environmental Impact Report ("SEIR") (State Clearinghouse No. 2021070364), including the adoption of a Mitigation Monitoring and Reporting Program and a Statement of Overriding Considerations; and
- B. Adopt Resolutions approving The Ontario Plan ("TOP") 2050 update General Plan Amendment (File No. PGPA20-002) to the Vision, Governance Manual, and Policy Plan components of TOP; and
- C. Adopt the Resolution approving the update to the Community Climate Action Plan ("CCAP") (File No. PADV22-002).

THE FOLLOWING COUNCIL GOALS ARE BEING ACHIEVED:

Invest in the Growth and Evolution of the City's Economy

Maintain the Current High Level of Public Safety

Operate in a Businesslike Manner

Pursue City's Goals and Objectives by Working with Other Governmental Agencies

Focus Resources in Ontario's Commercial and Residential Neighborhoods

Invest in the City's Infrastructure (Water, Streets, Sewers, Parks, Storm Drains and Public Facilities)

FISCAL IMPACT: The proposed General Plan Amendment and Community Climate Action Plan update will have no direct fiscal impact to the City.

BACKGROUND & ANALYSIS:

BACKGROUND: The City of Ontario's General Plan, The Ontario Plan ("TOP"), was comprehensively updated in 2010. Since 1992, the City has adopted numerous general plan amendments ("GPA"), including the 1998 New Model Colony GPA, GPAs for the 2001, 2010, and 2013 Housing Element updates, and various project-related GPAs. The State General Plan guidelines recommend General Plans be updated every ten years. State law also requires housing elements to be updated every eight years. Since 2010, significant State and regional issues affecting the City have developed. An updated General Plan is needed to address these issues, meet state mandates, and guide the City through the year 2050 and towards a prosperous future.

Although General Plans and their basic content are mandated by the State, cities and counties have the option of organizing and expanding their content to meet the needs of their jurisdiction. TOP meets the state mandate of a General Plan and much more. In 2020, the City contracted with PlaceWorks to update the general plan and its component parts. PlaceWorks was tasked with preparing a General Plan update that will continue to remain relevant through time, function like a business plan, and provide a foundation for City governance. The state-mandated General Plan (the Policy Plan) is just one component of The Ontario Plan.

TOP Framework

The Ontario Plan serves as the framework for the City's business plan and provides a foundation for the City to operate as a municipal corporation. TOP includes six key components: Vision; Governance Manual; Policy Plan; Council Priorities; Tracking and Feedback; and Implementation. The Governance Manual and the Policy Plan are the only components that contain policies. Each individual policy has been crafted to support a goal but may also strengthen other goals and policies within other sections in the policy components. These policies were designed to be internally consistent and used together to guide the City's actions.

Originally adopted in 2010, the Vision still provides a strong foundation for the TOP and only required minor modifications. The Governance Manual received minor refinements to reflect new information and available technologies that could improve municipal operations and decision-making.

The TOP 2050 Update focuses on technical updates to the Policy Plan to comply with State housing mandates and conform with new State laws related to community health, environmental justice, climate adaptation, resiliency, and mobility. The majority of updates created through the proposed project weave refinements throughout the existing structure of the Policy Plan.

Three component parts were not revised as part of the TOP 2050 update, including Council Priorities, Implementation, and Tracking and Feedback. The Council Priorities are updated concurrently with the annual budgeting process. The Implementation Plan will be updated to reflect changes to the Policy Plan. The Tracking and Feedback component will be advanced and formalized through additional coordination and software improvements.

TOP components include the following:

- The **Vision** describes the future community of Ontario. Its basic purpose is to state a clear and comprehensive picture of where the City wants to be in 2050. It is the rationale and motivation for everything the City does. The four points of the Vision include: Dynamic Balance, Prosperous Economy, Distinctive Development, and Recognized Leadership.
- The **Governance Manual** describes the foundation for conducting the public's business on behalf of the present and future people of Ontario. It explains how TOP is a tool for decision-making and communication. The Governance Manual is one of TOP's two policy components. It contains five sections: Decision-Making, Communication, Implementation, External Factors, and Municipal Finance.
- The **Policy Plan** connects intent with action through a broad range of goals and policies that will guide the long-term growth and development required for the City to achieve its Vision. It also satisfies the California Government Code requirement for a General Plan. The Land Use Plan includes land use designations to guide and regulate land use patterns, distributions, densities, and intensities in the City, including residential, employment, retail, recreation, and public uses. The Policy Plan is one of two policy components of TOP and includes nine elements which are discussed below in the Policy Plan section.
- **Council Priorities** define the short-term direction in City actions and initiatives. They are the primary means for exercising leadership in carrying out the TOP and realizing the Vision through the adoption of the annual Budget.
- The **Implementation** component consists of short and mid-term actions taken to carry out TOP policies. These City actions include day-to-day activities, Capital Improvement Plan, master plans, and initiatives.
- The **Tracking and Feedback** component allows the City to learn from experience and redirect efforts, as needed. Tracking and Feedback will inform decision-makers about progress toward the Vision, as well as track progress toward the Governance Manual, Council Priorities, Policy Plan, and Implementation components on a regular basis. Feedback will help inform the public about how the City is doing toward achieving TOP goals.

Public Participation

The Ontario Plan has been influenced by several fact-gathering processes and used to gain information and insight from a broad range of persons, professions, and the public. The fact-gathering and public participation process was broad and inclusive (See Exhibit "A" TOP 2050 Public Outreach Timeline).

PROJECT ANALYSIS

POLICY PLAN (GENERAL PLAN)

The Policy Plan and its elements include an introduction and purpose section to frame the component's context and intent. Consistent with the intent for TOP to be a living document with long-term relevance, the Policy Plan and its nine elements contain high-level guiding principles which proclaim the fundamental concepts critical to achieving the Vision. Each element includes sections with an introduction, a goal, and policies, all of which sustain the Vision. The Policy Plan

elements include Land Use, Housing, Parks and Recreation, Environmental Resources, Community Economics, Safety, Mobility, Community Design, and Social Resources.

Intent. The Policy Plan stands alone but is strengthened by being a core component of the larger framework of TOP. The Policy Plan was designed to maintain relevance over time; therefore, it is principle-based and relies on implementation plans for details and actions.

Organization. The Policy Plan’s nine elements have been organized topically to best meet the City’s needs. Concepts that are critical to the Vision, like economic prosperity, complete community, sustainability, and environmental justice are woven throughout the nine elements. Integrating key concepts into each element reinforces them throughout the document. The seven-state mandatory elements are covered in one or more of the Policy Plan Elements. For instance, Noise is addressed in both Land Use and Safety. Open Space is addressed in Land Use, Parks and Recreation, Environmental Resources, and Mobility.

State Mandated Elements	
Element	Policy Plan (General Plan)
Land Use	Land Use
Circulation	Mobility
Housing	Housing
Open Space	Land Use; Parks and Recreation; Environmental Resources, Mobility
Conservation	Environmental Resources
Noise	Safety; Land Use
Safety	Safety; Land Use; Adaptation & Resiliency
Optional Elements (Non-Mandated)	
Element (The state does not require or limit the adoption of optional elements)	Policy Plan (General Plan)
	Community Design
	Community Economics
	Social Resources
	Environmental Justice (Interwoven among elements)

ANALYSIS OF POLICY PLAN ELEMENTS:

Land Use Element

The Land Use Element (Sections LU-1 to LU-5) guides and regulates land use patterns, densities, and intensities throughout the City, including residential, employment, retail, recreation, and public uses. It includes five sections: Balance, Compatibility, Flexibility, Phased Growth, and Airport Planning and provides policies that support environmental justice. This element provides for uses and development that add value to the community, in terms of function, design, and fiscal return. The Land Use Plan was designed to provide certainty, flexibility, and accommodate the evolution of

development types. The Land Use Element is a key to the development of a physically diverse and complete community.

The Policy Plan Preferred Land Use Plan, Figure LU-01, establishes twenty land use designations within five major categories: Residential, Mixed-Use, Retail/Service, Employment, and Other. In addition, three Overlay Zones are also identified.

The Map does not assign a public designation to all publicly owned facilities. Only permanent existing public facilities, such as City Hall, Library, and existing schools are designated as Public Facility or Public School. Future and non-permanent public facilities, such as future schools, are designated with the appropriate underlying land use. As schools and other permanent public facilities are developed, those sites will be noted on the Map accordingly with an amendment to the Policy Plan Map.

Office uses can be found within the Mixed-Use, Retail/Service, and Employment categories. The Mixed-Use designation provides for a mix of residential, office, and retail uses.

The land use designations in the City will remain as designated under the current General Plan, with adjustments made to the projected land use mix and boundaries of the mixed-use areas. The Buildout Statistical Summary table provides a statistical summary of the buildout potential associated with the TOP 2050 Policy Plan compared to existing conditions and compared to the buildout potential under the currently approved TOP ("approved project" or "approved TOP").

Buildout Statistical Summary				
Scenario	Units	Population	Nonresidential Square Feet	Employment
Existing Conditions	52,466	179,597	156,065,382	131,999
Approved TOP	104,163	357,957	260,399,271	313,067
Proposed TOP	129,562	410,492	291,491,779	296,002
Net Difference (Proposed TOP - Approved TOP)	25,399	52,535	1,092,508	-17,065

Housing Element

The Housing Element (Sections H-1 to H-5 and the Housing Element Technical Report) provides direction for the production, preservation, and improvement of housing in Ontario. The Housing Element includes five sections: Neighborhoods & Housing, Housing Supply & Diversity, Governmental Regulation, Housing Assistance, and Special Needs. The Housing Element Technical Report assesses housing needs through demographic trends and projections.

The Housing Element is one of the seven mandated elements of the General Plan, which each city and county in the State is required to periodically adopt (generally every eight years). The Housing Element is required to adequately plan to meet the existing and projected housing needs of all

economic segments of the community. The Housing Element was prepared to address the 6th Cycle RHNA period from October 15, 2021, through October 15, 2029, and it was also updated to comply with recently adopted housing element law. The Housing Element is the only element of the General Plan reviewed and certified by the State to ensure compliance with State law.

The Housing Element adoption was separated from the balance of The Ontario Plan 2050 Update and was recommended for approval by the Planning Commission on December 21, 2021 and was approved by the City Council on March 1, 2022. The Housing Element was submitted to the California Department of Housing and Community Development (“HCD”) for review in November 2021, and March 2022. On both occasions, HCD requested revision and additional analysis of the document.

The Housing Element is the only element that includes implementation as part of the Policy Plan. An adequate supply of housing is a key component of a complete and economically sustainable community. The City recognizes that economic growth is dependent on growing jobs and providing housing for our workforce. As such, central to the Housing Element’s goals and policies is the concept of matching the type and affordability of housing with the needs of the City’s current and future workforce.

The City’s RHNA allocation is defined in the Housing Element as Quantified Objectives. A summary of the housing implementation strategies that will be used, as well as the Quantified Objectives, are provided below:

City of Ontario 6th Cycle RHNA Allocation by Income Category	
Income Category (Percent of Annual Mean Income)	RHNA Allocation
Very Low (0 to 50%)	5,460
Low (51 to 80%)	3,386
Moderate (81 to 120%)	3,329
Above Moderate (121% or more)	8,599
Total	20,854
Source: SCAG 2021	

Implementation Program Summary
<ul style="list-style-type: none"> • Neighborhoods and Housing • Housing Supply and Diversity • Governmental Constraints • Housing Assistance • Special Needs Housing

Consistent with State law, the Housing Element includes a parcel-level analysis of potential housing sites within the City. The timing of the housing development within these sites is dependent on residential real estate and financial credit conditions, as well as site conditions such as lot size and configuration, existing buildings, and adequacy of infrastructure. Larger, mostly vacant and underutilized sites with adequate infrastructure are more likely to develop first.

Parks and Recreation Element

The Parks and Recreation Element (Sections PR-1 to PR-2) includes an analysis of existing park facilities and examines opportunities for new park spaces to accommodate the current and future needs. It also guides the development of recreational corridors that connect local and regional recreational resources and open space. This element includes two sections: Planning & Design, Programming, and provides policies that support environmental justice.

Environmental Resources Element

The Environmental Resources Element (Sections ER-1 to ER-5) guides the management of environmental resources and infrastructure and provides policies that support systems integration, resource conservation and regeneration, energy independence, and environmental justice. The Environmental Resources Element includes five sections: Water & Wastewater, Solid Waste & Recycling, Energy, Air Quality, and Biological, Mineral & Agricultural Resources. This element includes goals and policies to reduce global warming gas emissions, conserve water, and minimize the community's waste stream.

Community Economics Element

The Community Economics Element (Sections CE-1 to CE-3) establishes goals and policies for attracting private investment, increasing the quantity and quality of jobs, expanding and diversifying the City's revenue sources, and guiding the City's financial decisions. Central themes to this element include *"create, maintain and grow economic value"* and the vision of Ontario as a *"complete community"*. This element includes three sections: Complete Community, Placemaking, and Fiscal Decision-making. This element is considered optional but critical to the vision of a prosperous economy.

Safety Element

The Safety Element (Sections S-1 to S-9) provides policies to minimize exposure to man-made and natural disasters and their impacts on life, property, commerce, and environmental justice. It addresses geology and seismicity, flooding, hazardous materials, noise, fire hazards and prevention, emergency preparedness, crime prevention, and adaptation and resiliency. This element includes nine sections: Seismic & Geological Hazards, Flood Hazards, Fire & Rescue Hazards, Noise Hazards, Wind-Related Hazards, Hazardous Materials & Waste, Law Enforcement, Emergency Management, and Energy Resiliency.

Mobility Element

The Mobility Element (Sections M-1 to M-5) guides the design and improvement of our multifaceted transportation system to meet the current and future needs of our residents, businesses, and the region. This element includes an evaluation of forecasts of future traffic levels and includes a variety of travel modes, including automobile, transit, rail, air, and non-motorized forms of travel. The Mobility Element includes mobility and environmental justice policies that will accommodate Ontario's Vision and projected growth. The Element includes five sections: Roadway System, Active

Transportation, Public Transit, Goods Movement, and Regional Transportation. This Element provides policies to ensure mobility options are integrated into land use planning, in terms of aesthetically pleasing and functional roadways, transportation facilities, linkages, and nodes.

Community Design

The Community Design Element (Sections CD-1 to CD-5) establishes the goals and policies that will create a built environment that fosters the enjoyment, financial benefit, and well-being of the entire community and protect the built environment as an investment. The Community Design Element reflects the City's current high-quality design expectations and process. The Element includes five sections: Image and Identity, Design Quality, Urban, Mixed Use, and Transit-Oriented Place Types, Historic Preservation, and Protection of Investment. This element is a key to the functional and aesthetic future of the City and primarily supports the Land Use, Mobility, Safety, and Community Economics Elements. This element also includes eight Place Types Categories for areas that are geographically large, culturally unique, and regionally significant Districts that include: Downtown District, Airport/Metro Entertainment District, Guasti District, South Euclid District, South Employment District, East Holt Boulevard Corridor, Inland Empire Boulevard Corridor, and Neighborhood Center Infill (a-j).

Social Resources Element

The Social Resources Element (Section SR-1 to SR-5) provides goals and policies for the health and well-being of the community, addressing the City's role in such issues as health care, education, and community services for the full spectrum of our population. This element includes five sections: Health, Education, Community & Leisure Activities, Library, and Entertainment & Culture. Although this is an optional element, its goals and policies are necessary to fulfill the Vision of a prosperous economy through enrichment of community education, health, culture, arts, and provides policies that support environmental justice.

COMMUNITY CLIMATE ACTION PLAN UPDATE (File No. PADV22-002):

Background. On December 16, 2014, the City of Ontario adopted its Community Climate Action Plan ("CCAP"), which was prepared in response to AB 32 (2006) the California Global Warming Solutions Act. AB 32 required the California Air Resources Board ("CARB") to adopt State-wide regulations to achieve the maximum technologically feasible and cost-effective greenhouse gas ("GHG") emission reduction measures to help mitigate risks associated with climate change, improve energy efficiency, expand the use of renewable resources and cleaner transportation, and reduce waste. These regulations, in the form of the AB 32 Scoping Plan adopted by CARB, laid out California's plan for achieving the required GHG reductions. However, the Scoping Plan identifies the measures the State will undertake and the expected GHG reductions associated with these measures, but the State does not have direct jurisdictional control over many of the activities that produce GHG emissions within the state. So, the AB 32 Scoping Plan identified local governments' responsibilities for achieving the State GHG reduction goals. To accomplish the identified GHG reduction measures, the City adopted its CCAP.

The CCAP was designed to comply with the direction of AB 32 and associated implementation

programs while attempting to distribute the GHG reduction strategies evenly across the full spectrum of GHG generating activities. It was a comprehensive approach to all sectors of the community to participate and implement feasible strategies to reduce GHG emissions generated within the City consistent with statewide GHG emission reduction efforts. Where possible, it encouraged the implementation of voluntary programs and incentives to achieve the City's GHG reduction goals.

The CCAP consists of 1) an inventory of GHG emissions that identifies and quantifies existing emissions and projected future emissions, 2) a reduction target to reduce existing GHG emissions to 30 percent below business as usual (BAU) year 2020 projected levels, 3) policies and measures to reduce existing emissions to meet the reduction target consistent with the adopted TOP EIR, and 4) streamlined environmental review – with respect to GHG emissions – for development projects that are consistent with the CCAP.

The CCAP was intended to be a dynamic program, in that it required implementation, monitoring, evaluation, and adaptation. Its emission reduction measures were organized by the following:

- State and regional measures include adopted, implemented, and proposed state and regional measures that do not require additional City action and that will result in quantifiable GHG emission reductions in the inventory.
- Local measures include community-wide quantifiable measures that would further reduce GHG emissions for the City.
- Performance standards for new development, providing a streamlined and flexible program for new residential and non-residential projects to reduce their emissions.

The implementation of the 2014 CCAP resulted in a per capita GHG emissions steady decline from 2008 levels. Per capita emissions in Ontario decreased from approximately 8.25 MTCO₂e in 2008 to approximately 5.55 MTCO₂e per person in 2019, a decrease of 33 percent. Overall sectors showed emissions decrease with four sectors experiencing the largest decreases in annual GHG emissions between 2008 and 2019 - land use and sequestration, agriculture, water and wastewater, and nonresidential energy, which reduced emissions by 77 percent, 75 percent, 56 percent, and 54 percent, respectively.

Community Climate Action Plan 2022 Update. The 2022 CCAP is the City's strategic plan to reduce GHG emissions and foster a sustainable community through 2050 and beyond. TOP directs the preparation, ongoing implementation, and update of the CCAP, providing the framework for the City to reduce its community wide GHG emissions in a manner consistent with the adopted state reduction target for 2030 and the longer-term goals for 2045 and 2050. The CCAP allows for City decision-makers, staff, and the community to understand the sources and magnitude of local GHG emissions, reduce GHG emissions, and prioritize steps to achieve GHG emission-reduced targets.

The 2022 CCAP is consistent with the CEQA Guidelines for the reduction of GHG emissions. This allows the CCAP to support and streamline environmental review of GHG emissions for future development projects and serves as the programmatic tiering document for review of the climate change impacts of projects under CEQA and is included in the SEIR for the TOP 2050 Update.

The 2022 CCAP is an update of the 2014 CCAP, providing updated analyses and background information, an expanded set of GHG reduction strategies, and a planning horizon out to 2050. It contains an inventory of the community's GHG emissions from the transportation, energy, waste, off-road equipment, agriculture, water and wastewater sectors, land use sequestration, stationary sources, and goals strategies and actions to address climate change adaptation and GHG emissions. The CCAP also presents a work plan for the City to implement strategies and track progress over time.

In conjunction with existing and planned local and State programs, these updated strategies provide a flexible path to reduce the community's GHG emissions to meet the City's 2030 and 2050 emission targets and to support the State's adopted target for 2030 and its goal to achieve carbon neutrality by 2045. The City's GHG reduction targets for reduced emissions are as follows:

Per Capita GHG Emission Targets		
TARGET	2030 Per Capita	2050 Per Capita
State	6.0 MTCO ₂ e per person	2.0 MTCO ₂ e per person
City Strategies with All Reductions	3.52 MTCO ₂ e per person	1.31 MTCO ₂ e per person

ENVIRONMENTAL REVIEW: A Draft Supplemental Environmental Impact Report (SEIR) has been prepared for The Ontario Plan and addressed the following areas that may have a potentially significant impact on the environment between the adopted Plan and the proposed Project (2050 Update). These areas included: Aesthetics, Agriculture and Forestry Resources, Air Quality, Biological Resources, Cultural Resources, Energy, Geology and Soils, Greenhouse Gas Emissions, Hazards and Hazardous Materials, Hydrology and Water Quality, Land Use and Planning, Mineral Resources, Noise, Population and Housing, Public Services, Recreation, Transportation, Tribal Cultural Resources, Utilities and Service Systems, and Wildfire. Through the EIR process, these potential impacts were analyzed, revisions were incorporated into the plan and/or mitigation measures were identified that reduced the potential environmental impacts to a level that was less than significant. Of the 20 areas analyzed by the SEIR, all but four of the impact areas were mitigated to a level of less than significant. The four remaining impact areas, even with the mitigation measures, could not be reduced to less than significant and the impacts would remain significant, unavoidable, and adverse after mitigation measures are applied. These areas include:

- Air Quality – Buildout of The Ontario Plan will cumulatively contribute to the nonattainment designations of the South Coast Air Basin ("SoCAB"), create short-term emissions from construction activities that exceed South Coast Air Quality Management District's ("AQMD") regional significance thresholds and cumulatively contribute to the nonattainment designations, generate long-term emissions that would exceed SCAQMD's regional significance thresholds and cumulatively contribute to the SoCAB nonattainment designations, and could expose sensitive receptors to substantial concentrations of toxic air contaminants ("TAC");
- Cultural Resources – Although protective regulations are in place and preservation policies are included in The Ontario Plan, implementation of the proposed Land Use Plan has the

potential to impact Tier III historic resources. Major modification or demolition of Tier III resources may be appropriate under certain circumstances;

- Noise – Buildout of the Proposed Land Use Plan will result in impacts related to the proximity of construction activities to sensitive users, construction vibration impacts from individual development projects, and from excessive airport-related noise and noise-related impacts from traffic on local roadways and construction activities in the City. These activities will substantially increase noise levels and affect noise-sensitive uses; and
- Transportation – Total vehicle miles traveled ("VMT") would increase under the Proposed Land Use Plan due to increased residential development. Future development projects will need to consider transportation demand management ("TDM") measures consistent with the Mobility Element.

The City of Ontario circulated the Draft SEIR on May 9, 2022, through June 23, 2022, for public review. At the end of the public review period 43 comments were received. Areas of concern include loss of agricultural land, environmental impacts associated with warehouse development, and a request for a warehouse moratorium. Refer to the Final Supplemental Environmental Impact Report (FSEIR), Section 2. Response to Comments.

While these impacts will be significant and unavoidable, the Staff believes that the benefits of The Ontario Plan outweigh the potential unavoidable, adverse impacts of the plan. As a result, the Planning Commission recommends that the City Council adopt a Statement of Overriding Considerations for those impacts that could not be fully mitigated to a level of less than significant.

Furthermore, to ensure that the mitigation measures are implemented, a Mitigation Monitoring and Reporting Program (MM&RP) has been prepared for the Project pursuant to CEQA Guidelines Section 15097. The MM&RP which specifies the responsible agencies/departments, monitoring frequency, timing and method of verification and possible sanctions for non-compliance with mitigation measures. The environmental documentation for this project is available for public review at the Planning Department public counter.

PLANNING COMMISSION RECOMMENDATION

On July 26, 2022, the Planning Commission held a public hearing and considered the entire oral and written record for the project. A total of six members of the public provided comments and expressed that the project DSEIR and CCAP requires more review time, were concerned about the loss of agricultural land, and requested the creation of a permanent agricultural preserve. After considering all public testimony, the Planning Commission voted 7-0 to recommend the Council 1) certify the SEIR, including adoption of the Statement of Overriding Considerations and the Mitigation Monitoring and Reporting Program; 2) adopt the TOP 2050 update General Plan Amendment; and 3) adopt the update to the Community Climate Action Plan.