

Monterey County

*Monterey County Government Center
Board Chamber
168 W. Alisal St., 1st Floor
Salinas, CA 93901*



Action Minutes - Final

Tuesday, April 8, 2014

9:00 AM

**See separate agendas for Board of Supervisors governed Agencies
Special Joint Meeting of the Board of Supervisors of the Monterey
County Water Resources Agency and the Monterey County Water
Resources Agency Board of Directors**

Board of Supervisors

*Chair Louis R. Calcagno - District 2
Vice Chair Simón Salinas - District 3
Supervisor Fernando Armenta - District 1
Supervisor Jane Parker - District 4
Supervisor Dave Potter - District 5*

9:00 A.M. - Call to Order

The meeting was called to order by Vice Chair Salinas.

Roll Call

Present: 4 - Supervisor Fernando Armenta, Supervisor Simón Salinas, Supervisor Jane Parker and Supervisor Dave Potter

Absent: 1 - Supervisor Louis R. Calcagno

Additions and Corrections for Closed Session

The were no additions or corrections to Closed Session.

Closed Session

1. Closed Session under Government Code section 54950, relating to the following items:
 - a. Pursuant to Government Code section 54956.8, the Board will confer with real property negotiators: (1) Property: Natividad Medical Center Campus Agency Negotiators: Manual Gonzalez, Assistant County Administrative Office and Leslie J. Girard, Chief Assistant County Counsel
Negotiating Party: Pete Delgado, CEO, Salinas Valley Memorial Hospital
Under Negotiation: Terms.
(2) Property: 1441 & 1448 Schilling Place, Salinas
Agency Negotiator: Benny Young, Resource Management Agency Director
Negotiating Party: CBRE Commercial Real Estate Brokerage and Cushman and Wakefield
Under negotiation: Price and terms (ADDED VIA SUPPLEMENTAL)
 - b. Pursuant to Government Code sections 54956.9(d)(2) and 54956.9(d)(4), the Board will confer with legal counsel regarding four matters of significant exposure to litigation and/or potential initiation of litigation.
 - c. Pursuant to Government Code section 54957.6, the Board will confer with labor negotiators:
(1) Designated representatives: James May and Brette Neal
Employee Organization(s): Units F and K (ADDED VIA SUPPLEMENTAL)
- CLOSED SESSION REPORT: The Board took no reportable actions on items 1.a. through 1.c.**

10:30 AM Reconvene

Roll Call

Present: Charlie Steves, Interpreter

Present: 4 - Supervisor Fernando Armenta, Supervisor Simón Salinas, Supervisor Jane Parker and Supervisor Dave Potter

Absent: 1 - Supervisor Louis R. Calcagno

Pledge of Allegiance

The Pledge of Allegiance was led by Charles McKee.

Additions and Corrections

Due to the need for immediate consideration by the Board of matters which arose after the posting of today's agenda, as provided in Section 54954.2 of the California Government Code the Board is asked to make the following additions and corrections:

10. ATTACHMENT B RESUBMITTED AS COMPLETE

Public hearing to:

- a. Acknowledge receipt of the California Coastal Commission's approval of an ordinance relating to Cottage Food Operations and incorporation of the ordinance into the County's certified Local Coastal Program upon Board of Supervisors' action;
- b. Adopt the ordinance, as approved by the Coastal Commission, amending the Monterey County Coastal Implementation Plan, Part 1 (Title 20 of the Monterey County Code) to classify Cottage Food Operations as a permitted use of residential property for zoning purposes; and
- c. Direct staff to notify the Executive Director of the California Coastal Commission of the Board of Supervisors' adoption of the ordinance. (REF130010/Cottage Food Operation Ordinance [AB1616], Coastal Amendments, Unincorporated Areas, County wide, Coastal Zone)

A motion was made by Supervisor Dave Potter, seconded by Supervisor Fernando Armenta to approve the corrections to the agenda. 4-0 (Supervisor Calcagno Absent)

Consent Calendar- (See Supplemental Sheet)

2. Approval of Consent Calendar (See Supplemental Sheet)

Supervisor Parker pulled item 22 and questioned staff. Mike Novo and John Gagliati responded to questions.

Jay Donato pulled item 21 and commented on the item. Bennie Young responded to questions.

A motion was made by Supervisor Dave Potter, seconded by Supervisor Fernando Armenta to approve the Consent Calendar. 4-0 (Supervisor Calcagno Absent)

Ceremonial Resolutions

3. Adopt Resolution Proclaiming Saturday, April 19, 2014 as “Monterey County Clean-Up Day” in Monterey County and call upon residents, as well as public and private organizations, to participate in Clean-Up Day events in the cities and unincorporated areas throughout the County. (Full Board)
- A motion was made by Supervisor Fernando Armenta, seconded by Supervisor Jane Parker to adopt Resolution No. 14-089 proclaiming Saturday, April 19, 2014 as “Monterey County Clean-Up Day” in Monterey County and call upon residents, as well as public and private organizations, to participate in Clean-Up Day events in the cities and unincorporated areas throughout the County. (Full Board) 4-0 (Supervisor Calcagno Absent)**
- 3.1 Adopt Resolution of the Monterey County Board of Supervisors Proclaiming April 13, 2014 through April 19, 2014 as “Public Safety Dispatchers Week” in Monterey County. (Full Board)
- A motion was made by Supervisor Fernando Armenta, seconded by Supervisor Jane Parker to adopt Resolution No. 14-080 of the Monterey County Board of Supervisors Proclaiming April 13, 2014 through April 19, 2014 as “Public Safety Dispatchers Week” in Monterey County. (Full Board) 4-0 (Supervisor Calcagno Absent)**

Appointments

4. Appoint Nannette Newbury to the Animal Control Advisory Committee to fill an unscheduled vacancy, term ending July 1, 2015. (Supervisor Calcagno)
- A motion was made by Supervisor Jane Parker, seconded by Supervisor Fernando Armenta to Appoint Nannette Newbury to the Animal Control Advisory Committee to fill an unscheduled vacancy, term ending July 1, 2015. (Supervisor Calcagno) 4-0 (Supervisor Calcagno Absent)**
5. Reappoint Veronika Barajas to the community Restorative Justice Commission, term ending March 11, 2017. (Supervisor Salinas)
- A motion was made by Supervisor Jane Parker, seconded by Supervisor Fernando Armenta to Reappoint Veronika Barajas to the community Restorative Justice Commission, term ending March 11, 2017. (Supervisor Salinas) 4-0 (Supervisor Calcagno Absent)**
- 5.1 Appoint Viviana Gama to the Housing Authority of Monterey County to fill an unexpired term ending September 11, 2014. (Supervisor Potter)
- A motion was made by Supervisor Jane Parker, seconded by Supervisor Fernando Armenta to Appoint Viviana Gama to the Housing Authority of Monterey County to fill an unexpired term ending September 11, 2014. (Supervisor Potter) 4-0 (Supervisor Calcagno Absent)**
- 5.2 Reappoint Kelly O’Keefe, M.D., Ph.D., FCAP to the Natividad Medical Center Board of Trustees, term ending June 30, 2016. (Full Board) (ADDED)

VIA ADDENDUM)

A motion was made by Supervisor Jane Parker, seconded by Supervisor Fernando Armenta to Reappoint Kelly O'Keefe, M.D., Ph.D., FCAP to the Natividad Medical Center Board of Trustees, term ending June 30, 2016. (Full Board) 4-0 (Supervisor Calcagno Absent)

- 5.3 Appoint Eloisa Viruet to the Area Agency on Aging Advisory Council to fill an unscheduled vacancy, term ending January 1, 2015. (Full Board) (ADDED VIA ADDENDUM)

A motion was made by Supervisor Jane Parker, seconded by Supervisor Fernando Armenta to Appoint Eloisa Viruet to the Area Agency on Aging Advisory Council to fill an unscheduled vacancy, term ending January 1, 2015. (Full Board) 4-0 (Supervisor Calcagno Absent)

Other Board Matters

6. Board Comments

There were no Board comments.

7. CAO Comments and Referrals

There were no CAO comments or referrals.

8. General Public Comment

Lynda Campos; Josh Kuzmiez; Jill Allen; Gary Richard Arnold; Ron Chesshire; Hans Jongens.

10:30 A.M. - Scheduled Matters

9. a. Receive, review and approve the Managing for Results (MFR) Fiscal Year (FY) 2013-2014 Mid-Year Report; and
b. Provide direction as appropriate.

A motion was made by Supervisor Jane Parker, seconded by Supervisor Fernando Armenta to: a. Receive, review and approve the Managing for Results (MFR) Fiscal Year (FY) 2013-2014 Mid-Year Report; and b. Provide direction as appropriate. 4-0 (Supervisor Calcagno Absent)

10. Public hearing to:
a. Acknowledge receipt of the California Coastal Commission's approval of an ordinance relating to Cottage Food Operations and incorporation of the ordinance into the County's certified Local Coastal Program upon Board of Supervisors' action;
b. Adopt the ordinance, as approved by the Coastal Commission, amending the Monterey County Coastal Implementation Plan, Part 1 (Title 20 of the Monterey County Code) to classify Cottage Food Operations as a permitted use of residential property for zoning purposes; and

c. Direct staff to notify the Executive Director of the California Coastal Commission of the Board of Supervisors' adoption of the ordinance. (REF130010/Cottage Food Operation Ordinance [AB1616], Coastal Amendments, Unincorporated Areas, County-wide, Coastal Zone)

Staff advised Attachment B was resubmitted to include all pages because the original submission was missing pages.

Public hearing held.

A motion was made by Supervisor Jane Parker, seconded by Supervisor Fernando Armenta to:

- a. **Acknowledge receipt of the California Coastal Commission's approval of an ordinance relating to cottage food operations and incorporation of the ordinance into the County's certified Local Coastal Program upon Board of Supervisors' action;**
- b. **Adopted Ordinance 5236, as approved by the Coastal Commission, amending the Monterey County Coastal Implementation Plan, Part 1 (Title 20 of the Monterey County Code) to classify Cottage Food Operations as a permitted use of residential property for zoning purposes; and**
- c. **Directed staff to notify the Executive Director of the California Coastal Commission of the Board of Supervisors' adoption of the ordinance. (REF130010/Cottage Food Operation Ordinance [AB1616], Coastal Amendments, Unincorporated Areas, County-wide, Coastal Zone) 4-0 (Supervisor Calcagno Absent)**

11:30 A.M. Convene Special Joint Meeting

Joint Meeting of the Board of Supervisors of the Monterey County Water Resources Agency and the Monterey County Water Resources Agency Board of Directors. (See Seperate Agenda)

See separate Agenda and Minutes for the joint meeting.

12:00 PM Recess to Lunch

12:30 P.M. Reconvene Special Joint Meeting

Joint Meeting of the Board of Supervisors of the Monterey County Water Resources Agency and the Monterey County Water Resources Agency Board of Directors. (See Seperate Agenda & Minutes)

1:30 PM Reconvene Board of Supervisors

Roll Call

Present: Charlie Steves, Interpreter

Present: 4 - Supervisor Fernando Armenta, Supervisor Louis R. Calcagno, Supervisor Simón Salinas and Supervisor Jane Parker

Absent: 1 - Supervisor Dave Potter

1:30 P.M. - Scheduled Matters

11. A public hearing, continued from March 18, 2014, to consider:
- Denial of the appeal by Maria A. Vasquez from the Planning Commission's decision to deny the application for a Minor Subdivision Vesting Tentative Map (Vasquez/PLN0040529); and
 - Denial of the application for a Minor Subdivision Vesting Tentative Map (Vasquez/PLN0040529) which proposes to subdivide an approximately 9.26 acre parcel into two parcels of 3.086 and 3.086 acres and one remainder parcel of 3.086 acres.
- (Appeal, PLN040529/Vasquez Minor Subdivision, 34735 Metz Road, Soledad)

Joel Panzer addressed the Board on behalf of the Appellant.

Motion 1: A motion was made by Supervisor Simón Salinas, seconded by Supervisor Fernando Armenta to allow the applicants to perform well testing and possible treatment to address the water quality issues. 2-2 (Supervisors Calcagno & Parker Dissented; Supervisor Potter Absent) MOTION FAILED - NO ACTION TAKEN

Motion 2: A motion was made by Supervisor Jane Parker, seconded by Supervisor Louis Calcagno declaring that the prior motion, which was no action, is deemed the final action. 3-1 (Supervisor Armenta Dissented; Supervisor Potter Absent)

12. Public hearing to consider adopting a resolution to deny the appeal by Sam Reeves from the Planning Commission decision denying Sam Reeves' appeal of an administrative determination by the Director of RMA-Planning that Signal Hill LLC/(Mehdipour) complied with Condition No. 4 of its Coastal Development Permit and Restoration Plan relating to restoration.
[Combined Development Permit REF140032/Signal Hill LLC (Mehdipour), 1170 Signal Hill Road, Pebble Beach, Del Monte Forest Area Land Use Plan, Coastal Zone; Exempt from CEQA.]

Dale Ellis, Esq. requested a continuance of this hearing on behalf of the Appellant. John Bridges, Esq. opposed the continuance on behalf of the Applicant. Applicant, Massey Medapour addressed the Board.

A motion was made by Supervisor Jane Parker, seconded by Supervisor Simón Salinas to deny the request for continuance of the hearing. 4-0 (Supervisor Potter Absent)

Public hearing held.

**Dale Ellis, Esq. addressed the Board on behalf of the Appellant.
John Bridges, Esq. addressed the Board on behalf of the Applicant.**

A motion was made by Supervisor Simón Salinas, seconded by Supervisor Jane Parker to adopt Resolution No. 14-097 to deny the appeal by Sam Reeves from the Planning Commission decision denying Sam Reeves' appeal of an administrative determination by the Director of RMA-Planning that Signal Hill

LLC/(Mehdipour) complied with Condition No. 4 of its Coastal Development Permit and Restoration Plan relating to restoration.
[Combined Development Permit REF140032/Signal Hill LLC (Mehdipour), 1170 Signal Hill Road, Pebble Beach, Del Monte Forest Area Land Use Plan, Coastal Zone; Exempt from CEQA.] **PROJECT INFORMATION:**
Planning File Number: REF140032
Owner: Signal Hill LLC
Project Location: 1170 Signal Hill Road, Pebble Beach
APN: 008-261-007-000
Agent: Anthony Lombardo
Plan Area: Del Monte Forest Area Land Use Plan
Flagged and Staked: No
CEQA Action: Categorically Exempt per Section 15307 4-0 (Supervisor Potter Absent)

13. Consider adoption of an ordinance adding Chapter 18.28 to the Monterey County Code to establish an on-going program to implement a state law commonly known as the Mills Act. The ordinance establishes uniform procedures under which the County may enter into a contract with owners of qualified historic properties to preserve, restore, and maintain the historic properties in exchange for preferential property tax assessment.
(REF130101/Mills Act Ordinance, County-wide/Exempt from CEQA)

**A motion was made by Supervisor Simón Salinas, seconded by Supervisor Fernando Armenta to adopt Ordinance 5238 adding Chapter 18.28 to the Monterey County Code to establish an on-going program to implement a state law commonly known as the Mills Act. The ordinance establishes uniform procedures under which the County may enter into a contract with owners of qualified historic properties to preserve, restore, and maintain the historic properties in exchange for preferential property tax assessment.
(REF130101/Mills Act Ordinance, County-wide/Exempt from CEQA) 4-0 (Supervisor Potter Absent)**

14. Public hearing to:
- Acknowledge receipt of the California Coastal Commission's resolution of certification of an ordinance relating to applications for minor subdivisions and lot line adjustments in the coastal zone, including modifications suggested by the Coastal Commission;
 - Accept and agree to the ordinance modifications suggested by the California Coastal Commission;
 - Adopt an ordinance to amend Title 19 (coastal subdivision ordinance) and Title 20 (Monterey County Coastal Implementation Plan, Parts 1, 2, 3, and 4) of the Monterey County Code to change the process for consideration of applications for subdivisions and lot line adjustments in the unincorporated coastal zone of the County of Monterey, including dissolution of the County of Monterey's Minor and Standard Subdivision Committees, designation of the Monterey County Planning Commission as the appropriate authority to consider applications for lot line adjustments and minor subdivisions, and updating the lot line adjustment and filing standards in coastal Title 19 to conform to changes in state law, with the inclusion of the modifications suggested by the California Coastal Commission;

- d. Certify that the County intends to apply the ordinance to future coastal development permits; and
- e. Direct staff to transmit the adopted ordinance to the California Coastal Commission for confirmation by the Coastal Commission and incorporation into the County's Local Coastal Program.

(REF120004/Ordinance for the Elimination of Minor and Standard Subdivision Committees, County-wide, Coastal Zone/Exempt from CEQA.)

Public hearing held.

A motion was made by Supervisor Jane Parker, seconded by Supervisor Simón Salinas to adopt Ordinance 5237 to:

- a. Acknowledge receipt of the California Coastal Commission's resolution of certification of an ordinance relating to applications for minor subdivisions and lot line adjustments in the coastal zone, including modifications suggested by the Coastal Commission;**
- b. Accept and agree to the ordinance modifications suggested by the California Coastal Commission;**
- c. Adopt an ordinance to amend Title 19 (coastal subdivision ordinance) and Title 20 (Monterey County Coastal Implementation Plan, Parts 1, 2, 3, and 4) of the Monterey County Code to change the process for consideration of applications for subdivisions and lot line adjustments in the unincorporated coastal zone of the County of Monterey, including dissolution of the County of Monterey's Minor and Standard Subdivision Committees, designation of the Monterey County Planning Commission as the appropriate authority to consider applications for lot line adjustments and minor subdivisions, and updating the lot line adjustment and filing standards in coastal Title 19 to conform to changes in state law, with the inclusion of the modifications suggested by the California Coastal Commission;**
- d. Certify that the County intends to apply the ordinance to future coastal development permits; and**
- e. Direct staff to transmit the adopted ordinance to the California Coastal Commission for confirmation by the Coastal Commission and incorporation into the County's Local Coastal Program.**

(REF120004/Ordinance for the Elimination of Minor and Standard Subdivision Committees, County-wide, Coastal Zone/Exempt from CEQA.)

4-0 (Supervisor Potter Absent)

Adjournment

APPROVED:

/S/ Louis R. Calcagno

**LOUIS R. CALCAGNO, CHAIR
BOARD OF SUPERVISORS**

ATTEST:

BY: /S/Gail T. Borkowski

**GAIL T. BORKOWSKI
CLERK OF THE BOARD**

APPROVED ON July 29, 2014

Supplemental Sheet, Consent Calendar**Health Department**

15. a. Approve and authorize the Director of Health to sign a Mental Health Services Agreement (April 1, 2014 to June 30, 2016) with Loving Care Residential Care Homes Inc. to provide mental health services to Monterey County adult residents with severe psychiatric disabilities in the amount of \$11,375 from April 1, 2014 to June 30, 2014, \$91,250 for Fiscal Year (FY) 2014-15, and \$91,250 for FY 2015-16 for a total Agreement amount of \$193,875; and
- b. Authorize the Director of Health to sign up to three future amendments to this Agreement where the amendments do not exceed ten percent (10%) of the original amount and do not significantly change the scope of work.
- Approved - Agreement No. 12435**

Department of Social Services

16. Approve amended bylaws for the Children's Council of Monterey County.
- Approved**

Criminal Justice

17. Approve and Authorize the District Attorney to sign, submit and execute grant applications, including any extensions or amendments thereof, for continued funding for FY 2014-15 from Federal and State agencies for the District Attorney's Office Victim Assistance Unit and other Prosecution Programs.
- Approved**

General Government

- 17.1 Approve the use of Toro Park on September 7, 2014 for a function held by San Talbo de Colors in compliance with Monterey County Code 14.12.130.
- Approved**
18. a. Approve a one-time Concession Agreement for Special Events between Spartan Race, Inc., and the County of Monterey to produce the Monterey Spartan Beast Race event at the Toro County Park on June 7th, 2014; and
- b. Authorize the Chair of the Board to sign the Agreement.
- Approved**

19. a. Approve and authorize the Contracts/Purchasing Officer to execute an AviatCare Services and Maintenance Agreement with Aviat U.S., Inc in the amount of \$7,540 for the period of March 18, 2014 through March 17, 2015, \$7,906 for the period of March 18, 2015 through March 17, 2016, and \$7,906 for the period of March 18, 2016 through March 17, 2017 for the provision of microwave equipment off-site hardware repair, replacement, and remote technical support;
- b. Accept the same non-standard County Liability and Indemnification Provisions; and
- c. Authorize the Contracts/Purchasing Officer to sign up to three future renewals to this Agreement under the same or similar terms.

Approved - Agreement No. A-12436

20. Approve the Memorandum of Understanding (MOU) for Monterey County Registered Nurses' Association (MCRNA) Unit S for the period January 1, 2014 through December 31, 2015.

Approved

RMA - General

21. Adopt a Resolution to:
- a. Amend Personnel Policies and Practices Resolution (PPPR) No. 98-394 and Appendix A to create, re-title, amend salary ranges, and abolish classifications to effectuate the changes due to the reorganization in the Resource Management Agency as indicated in the attached Resolution;
- b. Amend the Resource Management Agency's, Budget Unit 8170-Building Services; Budget Unit 8172-Planning; and Budget Unit 8222-Administration to approve reallocations and reclassifications as indicated by position numbers in the attached Resolution;
- c. Authorize a one-time waiver of new probationary period requirement for incumbents who are reclassified to positions represented in Units J and F; and
- d. Authorize the Auditor Controller to incorporate the approved changes in the FY 2013-14 Adopted Budget and direct the County Administrative Office to incorporate the approved position changes in the FY 2013-14 Adopted Budget and direct the Human Resources Department to implement the changes in the Advantage HRM system.
- (REVISED RESOLUTION SUBMITTED)

A motion was made by Supervisor Dave Potter, seconded by Supervisor Fernando Armenta to adopt Resolution No. 14-098 to:

- a. Amend Personnel Policies and Practices Resolution (PPPR) No. 98-394 and Appendix A to create, re-title, amend salary ranges, and abolish classifications to effectuate the changes due to the reorganization in the Resource Management Agency as indicated in the attached Resolution;**
- b. Amend the Resource Management Agency's, Budget Unit 8170-Building Services; Budget Unit 8172-Planning; and Budget Unit 8222-Administration to**

approve reallocations and reclassifications as indicated by position numbers in the attached Resolution;

c. Authorize a one-time waiver of new probationary period requirement for incumbents who are reclassified to positions represented in Units J and F.; and

d. Authorize the Auditor Controller to incorporate the approved changes in the FY 2013-14 Adopted Budget and direct the County Administrative Office to incorporate the approved position changes in the FY 2013-14 Adopted Budget and direct the Human Resources Department to implement the changes in the Advantage HRM system. (Revised Resolution submitted via Supplemental 4-0 (Supervisor Calcagno Absent))

RMA - Planning

22. a. Approve Amendment No. 1 to Professional Services Agreement No. A-12432 with Rincon Consultants, Inc. where the Base budget is increased by \$38,350.00 to \$247,295.00 and the Contingency budget is increased by \$30,000.00 to \$103,130.75, for a total amount not to exceed \$350,425.75 to complete new tasks and re-evaluation of the original tasks to accommodate the revision to the project description and site plan for the Environmental Impact Report (EIR) for the California Flats Solar Project (PLN120294) in South County, and extend the term to March 31, 2015; and
- b. Approve Amendment No. 1 to Funding Agreement No. A-12433 with California Flats Solar, LLC where the Base budget is increased by \$38,350.00 to \$247,295.00, the Contingency budget is increased by \$30,000.00 to \$103,130.75, and the County Contract Administration Fee is unchanged at \$3,170.00, for a total amount not to exceed \$353,595.75 to allow funding to Monterey County for costs incurred by Rincon Consultants, Inc. and County departments to complete new tasks and re-evaluation of the original tasks to accommodate the revision to the project description and site plan for the EIR for the California Flats Solar Project (PLN120294) in South County, and extend the term to March 31, 2015; and
- c. Authorize the Director of Planning to execute Amendment No. 1 to Professional Services Agreement No. A-12432, Amendment No. 1 to Funding Agreement No. A-12433 and future amendments to the Agreements where the amendments do not significantly alter the scope of work or change the approved Agreement amounts.
(PLN120294/California Flats Solar Project in South County - PD060202/Rincon Consultants, Inc.)

Approved - Agreement Nos. A-12432 (Rincon); A-12433 (California Flats Solar)

RMA - Public Works

23. a. Accept the Axtell Street Properties Improvement Plans (PLN080039) as complete;
- b. Approve the release of the Performance Bonds, No. 105557088 in the

amount of \$277,312.42 and No. 105557089 in the amount of \$99,838.75 for Axtell Street Properties Improvement Plans;

c. Approve the release of Payment Bonds, No. 105557088 in the amount of \$126,051.10 and No. 105557089 in the amount of \$45,381.25 for Axtell Street Properties Improvement Plans in 90 days in accordance with Government Code Section 66499.7 after the passage of time for recording claims or liens; and

d. Delegate authority to the Director of Public Works to release the Maintenance Bonds in one year upon determination that the improvements are functioning as intended.

Approved