



AGENDA

CITY OF SEASIDE
CITY COUNCIL/SUCCESSOR
AGENCY TO THE
REDEVELOPMENT AGENCY

REGULAR MEETING
440 HARCOURT AVE (COUNCIL CHAMBER)
Thursday, November 6, 2025
5:00 PM

NOTICE: *The City Council will hold its public meetings in person, with a virtual option for public participation based on availability. The City of Seaside utilizes Zoom tele-conferencing technology for virtual public participation; however, we make no representation or warranty of any kind, regarding the adequacy, reliability, or availability of the use of this platform in this manner. Participation by members of public through this means is at their own risk.*

1. To view this meeting: Please click on the following link to the City of Seaside YouTube Channel: <https://www.youtube.com/c/CityofSeasideCalifornia>
2. To view or participate this meeting: Using the Zoom application on your smart phone, laptop, tablet or desktop and click on this link: <https://ci-seaside-ca-us.zoom.us/j/81936832059>
WEBINAR ID: 819 3683 2059
3. To listen or participate by phone: Please call (669) 900-9128
Enter the **WEBINAR ID:** 819 3683 2059 when prompted. There is no participate code – press the pound sign # after the recording prompts you.
4. To make public comment, the following options are available:
Before the Meeting via Email: Written comments can be emailed to CityClerk@ci.seaside.ca.us Include the following subject line: "Public Comment Item #____" (insert the agenda item number relevant to your comment). Written comments must be received by 2:00 p.m. on the day of the meeting.

During the Meeting: When the Chair calls for public comment, members of the public participating in person and wishing to address the City Council may approach the podium when the Chair calls for public comment.

When the Chair calls for public comment, members of the public participating on Zoom and wishing to address the City Council can queue to speak with the "Raise Hand" feature. On the Zoom application, click the "Raise Hand" button. On the phone, press *9 to "Raise Hand"; press *6 to unmute.

5. In accordance with the City's Remote Meeting Participation Policy for Public Comment: The City of Seaside reserves the right to refuse, limit, and/or revoke use of video conferencing technology and the option for virtual public participation. Granting use of the virtual participation in no way constitutes an endorsement of any person or group to display hateful conduct, including sending or posting hateful images, making violent threats, or targeting others with hateful or abusive speech. The City may remove any participant that violates its agreement or applicable policy with proper notice as outlined in the conditions of use/meeting access.

1. CALL TO ORDER

2. ROLL CALL – ESTABLISHMENT OF QUORUM

Ian N. Oglesby	Mayor/Chair
David R. Pacheco	Mayor Pro Tem/Vice Chair
Alexis Garcia-Arrazola	Council/Agency Member
Rita Burks	Council/Agency Member
Alex Miller	Council/Agency Member

3. INVOCATION AND PLEDGE OF ALLEGIANCE

4. REVIEW OF AGENDA

If there are any items that arose after the 72-hour posting deadline, this is the point in the meeting where a vote may be taken to add the item to the agenda. (A 2/3-majority vote is required).

5. PUBLIC COMMENT

Members of the public wishing to address the City Council on matters within the jurisdiction of the City of Seaside, but not on this agenda, may do so during the Public Comment period for up to three (3) minutes. Public Comments for "Presentations" on this agenda are also taken at this time; comments on specific agenda items are heard under that item. For the public record, please state your name.

6. PUBLIC AGENCY COMMUNICATIONS

This is a time specifically set aside for representatives of public agencies to make brief comments of general interest to the City Council and the community.

A. MONTEREY REGIONAL AIRPORT UPDATE (CHRISTINE MORELLO, EXECUTIVE DIRECTOR)

B. SEASIDE CITY NEWS BROADCAST OF UPCOMING CITYWIDE EVENTS AND COMMUNITY ANNOUNCEMENTS

7. PRESENTATIONS

A. LEGISLATIVE UPDATE (JOHN ARRIAGA, PRESIDENT, JEA & ASSOCIATES)

8. CONSENT AGENDA

A. APPROVE MINUTES FROM OCTOBER 16, 2025, REGULAR MEETING

RECOMMENDATION: Approve minutes as presented in the agenda packet.

B. APPROVE AND FILE CITY CHECKS

RECOMMENDATION: Approve and file the accounts payable and wired payments made during the period of May 3, 2025 - June 13, 2025, including the payroll and benefits checks, direct deposits, and wired payments related to the pay period May 15, 2025 through June 12, 2025.

Total Accounts Payable and Payroll for the following periods is:

May 03, 2025 through May 16, 2025 = \$1,789,381.68

May 17, 2025 through May 30, 2025 = \$1,247,652.70

May 31, 2025 through June 13, 2025 = \$1,936,703.61

C. APPROVE AND FILE SUCCESSOR AGENCY CHECKS

RECOMMENDATION: Approve and file the accounts payable and wired payments made during the period of May 3, 2025, through June 13, 2025, including the payroll and benefits checks, direct deposits, and wired payments related to the pay period from May 15, 2025, through June 12, 2025. Total Accounts Payable and Payroll for the above referenced period is \$161,703.82.

D. ADOPT A RESOLUTION AUTHORIZING THE RECLASSIFICATION OF ADMINISTRATIVE ASSISTANT TO SENIOR ADMINISTRATIVE ASSISTANT AND MODIFY THE POSITION CONTROL LIST TO REFLECT THIS CHANGE

RECOMMENDATION: Authorize the reclassification within the Housing Division and modify the Position Control List.

E. ADOPT A RESOLUTION AUTHORIZING AN AMENDMENT TO THE PROFESSIONAL SERVICES AGREEMENT WITH HARRIS & ASSOCIATES IN AN AMOUNT NOT TO EXCEED \$135,650.00 FOR ADDITIONAL BIOLOGICAL MONITORING SERVICES FOR PHASE 1B OF CAMPUS TOWN, TO BE PAID FOR BY THE FORT ORD REUSE AUTHORITY BONDS

RECOMMENDATION: Adopt a Resolution (Attachment 1) authorizing the City Manager to execute an Amendment to the Professional Services Agreement with Harris & Associates for additional biological monitoring services for Phase 1B of the Campus Town development for an amount not to exceed \$135,650.00.

F. ADOPT A RESOLUTION AUTHORIZING AN AMENDMENT TO THE CONSTRUCTION CONTRACT WITH AMERICAN INTEGRATED RESOURCES IN AN AMOUNT NOT TO EXCEED \$185,150.00 FOR ADDITIONAL DEMOLITION WORK COMPLETED UNDER THE FORT ORD MILITARY RESERVATION PROPERTY DEMOLITION PROJECT PHASE 1B (RE-BID).

RECOMMENDATION: Authorize the amendment to the construction contract with American Integrated Resources in an amount not to exceed \$185,150.00 for additional demolition work.

G. ADOPT A RESOLUTION AUTHORIZING AN AMENDMENT TO THE PROFESSIONAL SERVICES AGREEMENT WITH KIMLEY-HORN IN AN AMOUNT NOT TO EXCEED \$37,500.00 FOR ADDITIONAL DEMOLITION WORK AND ENGINEERING SUPPORT TO BE PAID FOR BY THE FORT ORD REUSE AUTHORITY BONDS

RECOMMENDATION: Authorize the amendment.

9. PUBLIC HEARING

A. ADOPTION OF AN ORDINANCE AMENDING CHAPTER 15 OF THE SEASIDE MUNICIPAL CODE ADOPTING THE 2025 EDITIONS OF THE CALIFORNIA BUILDING, RESIDENTIAL, PLUMBING, ELECTRICAL, MECHANICAL, ENERGY, GREEN BUILDING STANDARDS, FIRE CODES, AND RELATED MODEL CODES WITH AMENDMENTS (FIRST READING - ROLL CALL VOTE)

RECOMMENDATION: Adoption of an ordinance amending Chapter 15 of the Seaside Municipal Code relating to buildings and construction.

10. COUNCIL MEMBER REQUESTS

A. NEW COUNCIL MEMBER REQUESTS

B. FOLLOW UP ON PREVIOUS REQUESTS

11. CITY ATTORNEY, CITY MANAGER, CITY COUNCIL AND MAYOR COMMENTS AND REPORTS ON COMMITTEE ASSIGNMENTS

This is a time specifically set aside for members of the City Council, the City Manager and City Attorney to make brief comments of general interest to the community and report on committee assignments.

12. CLOSED SESSION

Pursuant to Government Code Section 54956 et seq., the City Council and Successor Agency to Redevelopment Agency may adjourn to a Closed Session to consider specific matters dealing with litigation, certain personnel matters, property negotiations or to confer with the City Attorney. Public comments on these items are taken after being read by the City Attorney. For the public record, please state your name.

A. CONFERENCE WITH REAL PROPERTY NEGOTIATORS PURSUANT TO GOVERNMENT CODE 54956.8

Property: APN 031-151-024 generally located on the south west corner of the intersection with Colonel Durham and 7th Avenue

Agency Negotiators: City Manager, City Attorney, et. al.

Negotiating Parties: Monterey-Salinas Transit and City of Seaside

Under Negotiation: Price, terms of payment, or both

B. CONFERENCE WITH REAL PROPERTY NEGOTIATORS PURSUANT TO GOVERNMENT CODE 54956.8

Property: 1 McClure Way, commonly known as the Blackhorse and Bayonet Golf Course and Grand Hyatt Hotel site

Agency Negotiators: City Manager, et. al

Negotiating Parties: Seaside Acquisition Group et. al. and City of Seaside
Under Negotiation: Price, terms of payment or both

C. CONFERENCE WITH LEGAL COUNSEL PURSUANT TO GOVERNMENT CODE SECTION 54956.9 - EXISTING LITIGATION

Monterey County Superior Court Case No. 24CV002483

Case Name: Landwatch and Center for Biological Diversity v. City of Seaside, et al.

D. CONFERENCE WITH LEGAL COUNSEL PURSUANT TO GOVERNMENT CODE 54956.9 (D)(2)

Two matters of potential litigation

13. ADJOURNMENT

Next Regularly Scheduled Meeting:
November 20, 2025
5:00 PM

The City of Seaside is committed to providing accessible facilities and accommodating people with disabilities in all of its services programs and activities. If special considerations are needed by any person to fully participate in this meeting, contact the City Clerk at 899-6707 no fewer than two business days prior to the meeting to allow reasonable arrangements. Agendas are posted at:

<http://www.ci.seaside.ca.us/129/City-Council-Committee-Agendas>

Agenda-related writings or documents provided during public meetings are available for public inspection during the meeting or from the office of the City Clerk. This agenda is posted in compliance with California Governor Newsom's Executive Orders N-29-20 and N-33-20.



DRAFT MINUTES

CITY OF SEASIDE
CITY COUNCIL/ SUCCESSOR
AGENCY TO THE
REDEVELOPMENT AGENCY

REGULAR MEETING
440 HARCOURT AVE
Thursday, October 16, 2025
5:00 PM

1. CALL TO ORDER

Mayor/Chair Oglesby called the meeting to order at 5:00 p.m.

2. ROLL CALL – ESTABLISHMENT OF QUORUM

PRESENT: Burks, Garcia-Arrazola, Miller, Oglesby, Pacheco
ABSENT: None

3. INVOCATION AND PLEDGE OF ALLEGIANCE

A moment of silence was held was for invocation. Council/Agency Member Miller led the pledge.

4. REVIEW OF AGENDA

Staff requested item 12C was removed from the agenda.

5. PUBLIC COMMENT

Robin Gensen, Robert Daniels, Jr., interpretation provided, Pastor Ronald Britt, Peter Kaiser, Nina Beatty

6. PUBLIC AGENCY COMMUNICATIONS

A. SEASIDE CITY NEWS BROADCAST OF UPCOMING CITYWIDE EVENTS AND COMMUNITY ANNOUNCEMENTS

The following announcements were provided:

- The Walter Lee Avery Gallery invites artists to participate in The Fall Art Competition. Presented by the City of Seaside, the exhibition runs from November 10th, 2025, through January 7th, 2026. Registration is now open and closes October 18th, 2025. For details, visit bit.ly/2025fallart.
- Palenke Arts proudly presents the Tiffany Austin Quartet: The Love Epoch. Experience an evening of dynamic, soulful jazz featuring both classic and original works. Join us Saturday, October 18th, from 7 to 9 p.m. at Palenke Arts, located at 1713 Broadway Avenue in Seaside. Admission is \$30. Brought to you by Palenke Arts — celebrating creativity and culture in our community.
- Construction Alert! As part of the San Pablo Avenue Traffic Calming project, San Pablo Avenue will be slurry sealed on Thursday October 23 and Friday October 24th between Mescal Ave and General Jim Moore Blvd. Parking will be restricted, and one way traffic and detours will be in place. Drivers should anticipate delays.

- The City of Seaside invites you to the Harvest Festival at Pacchetti Dog Park — a fun-filled community event for the whole family! Join us on Saturday, October 25th, from 11 a.m. to 2 p.m. at the corner of Noche Buena and Kimball Avenue in Seaside. Enjoy vendors, raffles, delicious food, and a dog costume contest — judging begins at 1 p.m., with a \$5 entry fee. Celebrate the season with your neighbors and furry friends at Pacchetti Dog Park’s Harvest Festival!
- Get ready, Seaside! The Halloween Bonanza is happening at the Oldemeyer Center on October 31st from 6 to 9 PM. Bring the whole family for free spooky fun, including a haunted house, candy, game booths, crafts, and more! Don’t miss this frightfully fun night for all ages!
- Everyone’s Harvest, in partnership with Farms Together, is offering FREE boxes of produce at the Seaside Farmer’s Market every Thursday! Please note that the new time for box distribution is 4:30 PM, so, mark your calendars, and we’ll see you out at Laguna Grande Park on Thursdays.
- Join FOSPA on Saturday, October 18th at Havana Soliz Park, and, on the 25th at Mescal Neil Park for a day of service and outdoor fun! For more information, including future workdays and locations, visit Friends of Seaside Parks.org.
- It’s that time of year again for Pattullo’s Pumpkin Plunge! Dive into fun at the Pattullo Swim Center on Saturday, October 18th, from 1 to 3 PM. Enjoy free swimming, games, prizes, arts & crafts—and swim through our floating pumpkin patch! Pick a pumpkin to decorate and take home. Admission is free, and pumpkins are \$7. A big thank you to Lucky and Safeway for their generous donations! For more information, call 831-899-6815
- In advance of this year’s rainy season, the City of Seaside has set up two sandbag filling stations for residents. The first filling station is located at the Seaside Fire Station at 1635 Broadway Avenue, behind the station at the Broadway entrance. The second station is in the empty lot on Canyon Del Rey, between Chili’s Restaurant and Laguna Grande Park. Residents may take up to 10 sandbags per household. Due to possible weather conditions and staff dispatching, city staff may not be available to assist in filling sandbags. For more information, contact the Public Works Department at (831) 899-6835
- Attention, Seaside Drivers! As part of the Campus Town construction project, improvements are coming to the intersection of Lightfighter Drive and General Jim Moore Boulevard. Construction is expected to begin in November 2025 and will take about a year to complete. The work will happen in phases, so traffic will still move through the area—but drivers should expect changing traffic patterns and some delays along the way. Please drive carefully, follow posted signs, and stay alert for construction crews. Thank you for your patience as we work to improve Seaside’s roadways!

7. PRESENTATIONS

A. AUGUST AND SEPTEMBER 2025 HOUSE OF THE MONTH AWARDS (NEIGHBORHOOD IMPROVEMENT COMMISSION)

Assistant City Manager Dan Meewis, introduced the NIC Chairperson, Ray Riordan to present the awards to the winners. The August winner was 212 Judson Street, and the September winner was 5 Maiden Court. Each winner was presented with a plaque and a gift card to a Seaside business of their choice.

8. CONSENT AGENDA

PUBLIC COMMENT: None

On motion by Mayor Pro Tem/Vice Chair Pacheco and second by Council/Agency Member Garcia-Arrazola and carried by the following vote, the City Council/Successor Agency moved to approve the consent agenda as presented.

RESULT: 5-0-0-0

AYES: Burks, Garcia-Arrazola, Miller, Oglesby, Pacheco

NOES: None

ABSTAIN: None

ABSENT: None

A. APPROVE MINUTES FROM OCTOBER 2, 2025, REGULAR MEETING

ACTION: APPROVED

B. APPROVE A PROCLAMATION RECOGNIZING NOVEMBER 11, 2025, AS VETERANS DAY

ACTION: APPROVED

C. APPROVE A PROCLAMATION RECOGNIZING NOVEMBER 4-11, 2025, AS OPERATION GREEN LIGHT WEEK IN SUPPORT OF VETERANS

ACTION: APPROVED

D. APPROVE A PROCLAMATION RECOGNIZING NOVEMBER AS AMERICAN INDIAN HERITAGE MONTH

ACTION: APPROVED

E. APPROVE ENVIRONMENTAL SERVICES COOPERATIVE AGREEMENT (ESCA) REPORT COVERING ACTIVITIES FROM JULY THROUGH SEPTEMBER 2025

ACTION: APPROVED

F. ADOPT A RESOLUTION AUTHORIZING AGREEMENTS WITH COASTAL FABRICATIONS, INC FOR A NEW 90" STORM DRAIN OUTFALL STRUCTURE AND INSTALLATION IN THE AMOUNT OF \$125,296.04 PLUS A 20% CONTINGENCY

ACTION: ADOPTED RESO #25-121

G. ADOPT A RESOLUTION AUTHORIZING THE PURCHASE OF A NEW DUCKBILL ONE-WAY VALVE FROM LEIGH VALLEY VALVE LLC FOR THE 90" STORM DRAIN OUTFALL STRUCTURE IN THE AMOUNT OF \$82,071.88 PLUS A 15% CONTINGENCY

ACTION: ADOPTED RESO #25-122

9. BUSINESS ITEMS

A. APPROVE A REQUEST FROM INTERNATIONAL SCHOOL OF MONTEREY FOR A DONATION OF \$3,000.00 FROM THE MAYOR'S YOUTH FUND FOR THE COSTS ASSOCIATED WITH THEIR AFTER-SCHOOL SOCCER PROGRAM

Recreation Superintendent Kee Hyon Higgins provided a presentation reviewing the application that will support securing fields/locations for practices and games, hiring certified referees for matches. Coach Nicos Sampaolo responded to questions from the Council.

PUBLIC COMMENT: Lora James,

On motion by Council/Agency Member Pacheco and second by Council/Agency Member Garcia-Arrazola and carried by the following vote, the City Council/Successor Agency moved to approve the request.

RESULT: 5-0-0-0

AYES: Burks, Garcia-Arrazola, Miller, Oglesby, Pacheco

NOES: None

ABSTAIN: None

ABSENT: None

ACTION: APPROVED

B. REVIEW AND DISCUSS THE 2025 COMMUNITY SOCIAL SERVICES GRANT APPLICATIONS

Assistant City Manager Dan Meewis provided a review of the program, areas of focus, and applications received. The total budget amount is \$420,000.00 and the total requested amounts is \$1,067,303.00.

APPLICANT COMMENTS: Action Council, Bethel Missionary Baptist Church, Community Human Services, Community Partnership for Youth, Emmanuel Church, Everyone's Harvest, Friends of Seaside Parks Association, Gene Holloway Consulting, Greater Victory Temple Church, Jacana, Meals on Wheels, Palenke Arts, Salvation Army, Stepping Stone Outreach, Sun Street Centers, The Village Project, Inc.

PUBLIC COMMENT: Michael Torres, Michelle Overmeyer, Peter Kaiser, Dexter Kennedy, Dianne Nielson, Ron Manjares, Regina Mason, Rosalyn Green

On motion by Mayor Pro Tem/Vice Chair Pacheco and second by Council/Agency Member Miller and carried by the following vote, the City Council/Successor Agency moved to approve funding allocations for the following allocations:

Applicant	Awarded Amount
Action Council	\$84,184
Arts Council	\$23,784
Community Partnership for Youth	\$67,784
Delta Sigma Theta Sorority, Inc.	\$7,084
Everyone's Harvest	\$18,973
Friends of Seaside Parks Association	\$13,284
Gene Holloway Consulting, Inc.	\$18,784
Greater Victory Temple Church	\$13,784
Monterey Peninsula College	\$13,384
Palenke Arts	\$70,784
Sunstreet Centers	\$17,384
The Village Project, Inc.	\$70,784
TOTAL	\$420,000

RESULT: 5-0-0-0

AYES: Burks, Garcia-Arrazola, Miller, Oglesby, Pacheco

NOES: None

ABSTAIN: None

ABSENT: None

ACTION: APPROVED FUNDING ALLOCATIONS

C. 2025 SEASIDE CAR WEEK AFTER ACTION REPORT

Assistant City Manager Dan Meewis provided a presentation reviewing the events held during Seaside Car Week, attendance numbers, the number of display cars,

public safety impact, economic impact, continuous improvement strategies and the 2026 Exotics on Broadway footprint option.

PUBLIC COMMENT: Lora James, Lynda Cunningham, Rosalyn Green

This item was for information only.

10. COUNCIL MEMBER REQUESTS

A. NEW COUNCIL MEMBER REQUESTS

1. Mayor Pro Tem/Vice Chair Pacheco provided context for his request to receive a presentation reviewing the Mayor's Youth Fund policy. The City Manager committed to bring the item back no later than the first meeting of December.

B. FOLLOW UP ON PREVIOUS REQUESTS

None.

11. CITY ATTORNEY, CITY MANAGER, CITY COUNCIL AND MAYOR COMMENTS AND REPORTS ON COMMITTEE ASSIGNMENTS

Reports provided.

12. CLOSED SESSION

City Attorney Sheri Damon read the closed session items and did not anticipate a report.

A. CONFERENCE WITH REAL PROPERTY NEGOTIATORS PURSUANT TO GOVERNMENT CODE 54956.8

Property: 956 & 962 Hilby Avenue, Seaside, CA 93955

Agency Negotiator: City Manager, City Attorney, et. al.

Negotiating Parties: Stepping Stone Outreach Inc. and City of Seaside

Under Negotiation: Price, terms of payment, or both

No report.

B. CONFERENCE WITH REAL PROPERTY NEGOTIATORS PURSUANT TO GOVERNMENT CODE 54956.8

Property: APN 031-151-024 generally located on the south west corner of the intersection with Colonel Durham and 7th Avenue

Agency Negotiators: City Manager, City Attorney, et. al.

Negotiating Parties: Monterey-Salinas Transit and City of Seaside
Under Negotiation: Price, terms of payment, or both

No report.

**C. CONFERENCE WITH LEGAL COUNSEL PURSUANT TO GOVERNMENT
CODE 54956.9 (d)(2)**

Two matters of potential litigation

This item was removed from the agenda.

13. ADJOURNMENT

With no further business, the meeting adjourned in honor of Carmen Yesenia
Mexicano Torres, at 11:01 p.m.

Respectfully submitted,

Dominique L. Davis, City Clerk

Ian N. Oglesby, Mayor



CITY OF SEASIDE STAFF REPORT

Item No.: 8.B.

TO: City Council

FROM: Greg McDanel, City Manager

BY: Corryn Bennett, Accountant II

DATE: November 6, 2025

SUBJECT: APPROVE AND FILE CITY CHECKS

RECOMMENDATION

Approve and file the accounts payable and wired payments made during the period of May 3, 2025 - June 13, 2025, including the payroll and benefits checks, direct deposits, and wired payments related to the pay period May 15, 2025 through June 12, 2025.

Total Accounts Payable and Payroll for the following periods is:

May 03, 2025 through May 16, 2025 = \$1,789,381.68

May 17, 2025 through May 30, 2025 = \$1,247,652.70

May 31, 2025 through June 13, 2025 = \$1,936,703.61

BACKGROUND

In accordance with Government Code Section 37208, at each City Council meeting, the Council is provided a listing of the payroll and general checks issued since the last report so that the checks can be inspected and confirmed. Each purchase has been reviewed and approved by the department making the purchase at the time of procurement. The invoices have been reviewed by the Finance Department prior to payment to ensure that they conform to the approved budget.

Therefore, in accordance with Government Code Section 37208, the above referenced and linked list of checks conforms to the approved budget and has been paid. These checks are submitted to the City Council for inspection and confirmation.

A description of the checks and wires exceeding \$10,000.00 is as follows:

- \$45,883.06 to CALIFORNIA-AMERICAN WATER for Multiple City water accounts

- under Cal-Am Water 04/24/25-05/23/25. Service addresses include city buildings, parks, fire hydrants, irrigation stations, and city affordable housing.
- \$25,000.00 to COMMUNITY PARTNERSHIP FOR YOUTH for a Community social services grant reimbursement request for the period June 1, 2025, through August 31, 2025.
 - \$164,294.16 to WEBSTER BANK-LOAN OPS for debt service payment for the 2022 equipment lease: Fire Engine & Street Sweeper.
 - \$103,500.00 to FLOCK GROUP, INC. for license plate reader cameras and shot detection & renewal fee for the period of 05/03/25-05/02/26.
 - \$12,967.50 to HOPE SERVICES for maintenance services for the period of April 2025.
 - \$637,690.30 to JV LUCAS PAVING, INC. for Professional construction services for the 2024 Hot Spot Pavement Repair Project.
 - \$15,894.50 to MEYERS NAVE, A PROFESSIONAL CORPORATION for Professional legal services for Seaside Highlands Litigation through the period of April 2025.
 - \$136,511.20 to JMS CEMENT CONTRACTORS INC for professional construction services for the Citywide CDBG ADA curb ramp project.
 - \$87,228.14 to JOSEPH A GOITIA for Professional construction services for the Fire Station No. 1 kitchen renovation for the period of 02/24/25–05/15/25.
 - \$11,700.00 to MAHONEY & ASSOCIATES CONSULTING, LLC for Professional services for the FY24-25 cost allocation plan.
 - \$33,751.08 to MONTEREY CO. CONVENTION & VISITOR'S BUREAU for TID (Tourism Improvement District) remittance for the reporting period of March 2025 for the 13 Seaside motels/hotels.
 - \$13,111.25 to MONTEREY BAY ENGINEERS, INC. for Professional engineering and land surveying services for the areas of General Jim Moore Blvd and nearby streets, Presidio Police facility, Fort Ord and Gigling Road.
 - \$25,199.08 to WALLACE GROUP for April 2025 Invoices for projects: Campus Town Water Augmentation, & SSMP Audit & Updates prof services. Lincoln Cunningham Arterial Trail, Bike Safe Grates professional services.
 - \$26,222.90 to WALLACE GROUP for April 2025 Invoices for projects: og Training professional services, Broadway Complete Streets professional services, Fremont Median improvements, Bike Safe Grates professional services, and pavement rehab professional services.
 - \$13,692.60 to WALLACE GROUP for April 2025 Invoices for projects: Lincoln Cunningham Arterial Trail professional services.
 - \$12,316.62 to MONTEREY PENINSULA WATER MGMT DISTRICT for Seaside Basin Watermaster services for the period of January to March 2025.
 - \$59,471.55 to PACIFIC GAS & ELECTRIC for Collective accounts for streetlights, highway lighting, park lights and city office buildings. Service for the statement period of 03/25/25-04/23/25.
 - \$61,988.08 to PACIFIC GAS & ELECTRIC for collective accounts for streetlights, highway lighting, park lights and city office buildings. Service for the statement period of 04/24/25-05/23/25.

- \$25,091.37 to ROSS RECREATION EQUIPMENT INC. for park equipment for Metz Park and Capra Park.
- \$49,407.25 to U.S. BANK-CALCARD for City of Seaside purchase card transactions for the billing period of April 2025.
- \$66,323.75 to HARRIS & ASSOCIATES, INC. for Campus Town Phase 1 Demolition services for the period of 11/24/24-04/26/25.
- \$17,625.00 to RYAN L. RIDER for Professional concrete construction services for walkways at Highland Otis park, including demolition and installation of new concrete.
- \$10,973.23 to WHITSON ENGINEERS for the April 2025 invoice for professional engineering services for Lincoln-Cunningham arterial trails.
- \$96,223.12 to DON CHAPIN COMPANY, INC. for March 2025 construction services for the Terrace Street On Call project FYE 2025.
- \$60,305.81 to TYLER TECHNOLOGIES, INC. for annual maintenance fees for the period of 7/1/25-6/30/26.
- \$108,946.75 to MARINA COAST WATER DISTRICT for Recycled water meter services for the period of April 2025.
- \$212,908.76 to MARINA COAST WATER DISTRICT for Recycled water meter services for the period of May 2025.
- \$15,788.50 to MONTEREY PENINSULA ENGINEERING for Professional construction services for Broadway & Terrace St. sewer main repair.
- \$51,400.00 to ACTION COUNCIL OF MONTEREY COUNTY for Prof. services for the Community Social Services Grant for Q3 FY2023-2024 and Q1 FY 2024-2025
- \$40,000.00 to ACTION COUNCIL OF MONTEREY COUNTY for Prof. services for the Community Social Services Grant for the periods of Q4 FY 2023-2024 and Q2 FY 2024-2025
- \$40,000.00 to ACTION COUNCIL OF MONTEREY COUNTY for Prof. services for the Community Social Services Grant for the periods of Q3 and Q4 FY 2024-2025
- \$50,797.02 to MUNICIPAL EMERGENCY SERVICES, INC. for purchase of (12) sets of turnout gear for Fire Department personnel.
- \$18,147.50 to PAVEMENT ENGINEERING, INC. for Professional services for the Pavement Rehab Project and Hot Spot services through April 2025.
- \$14,701.44 to PUEBLO CONSTRUCTION INC. for payment for professional stucco and paint work for the Capra Park project.
- \$10,418.68 to CIVICPLUS LLC for the SeeClickFix annual subscription fee for the period of 07/15/25-07/14/26.
- \$113,774.05 to KIMLEY-HORN AND ASSOCIATES, INC. for Professional services for the Campus Town Development project for the period of February through April 2025.
- \$10,295.77 to KIMLEY-HORN AND ASSOCIATES, INC. for Professional services for the Campus Town Development project; payment for various invoices during FY 2024-2025.
- \$11,012.50 to ERROL L. MONTGOMERY & ASSOCIATES, INC. for Professional services for General Hydrogeologic Consulting for the period of April 2025.

- \$64,404.03 to CONDOR SECURITY OF AMERICA, INC. for payment of outstanding invoices for 2024—armed security services for a hospitalized suspect in custody.
- \$12,099.70 to STURDY OIL COMPANY for 2,002 gallons of regular gas (ethanol) and 694 gallons of clear diesel delivered to the public works department on 05/08/2025.
- \$11,378.79 to STURDY OIL COMPANY for 1,950 gallons of regular gas (ethanol) and 528 gallons of clear diesel delivered to the public works department on 05/08/2025.
- \$10,677.08 to HUNTINGTON PUBLIC CAPITAL CORP for Lease contract payment for the Energy Project at City Hall, City Library, and Fire Department locations for the period ending 04/30/25.
- \$10,764.65 to DEPARTMENT OF TOXIC SUBSTANCES CONTROL for Services to investigate, evaluate and/or remediate any hazardous substance at or from Lightfighter Dr. (Campus Town Phase 1A).
- \$22,669.18 to ENTERPRISE FM TRUST for monthly payment for (21) leased City vehicles for the period of May 2025.
- \$22,660.18 to ENTERPRISE FM TRUST for monthly payment for (21) leased City vehicles for the period of June 2025.

The Net Payroll and Payroll benefits total was \$3,145,142.84.

The remaining checks, totaling \$740,355.04, include payments to vendors for operating expenditures.

The check report is available on the City's website here:
<https://www.ci.seaside.ca.us/194/Check-Draft-Register>

FISCAL IMPACT

There are no additional fiscal impacts.

STRATEGIC PRIORITY

Effective Accessible Governance

ATTACHMENTS

1. Check Report
2. Expense Approval Report

Reviewed for Submission to the City Council by:

A handwritten signature in black ink, appearing to read 'G. McDanel', is positioned above a horizontal line.

Greg McDanel, City Manager

November 6, 2025
City Council Regular Meeting

Item 8B
APPROVE AND FILE CITY CHECKS

[Attachment 1 – Check Report](#)

November 6, 2025
City Council Regular Meeting

Item 8B
APPROVE AND FILE CITY CHECKS

[Attachment 2 – Expense Approval Report](#)



CITY OF SEASIDE STAFF REPORT

Item No.: 8.C.

TO: Successor Agency to the Redevelopment Agency of the City of Seaside

FROM: Greg McDanel, City Manager

BY: Corryn Bennett, Accountant II

DATE: November 6, 2025

SUBJECT: APPROVE AND FILE SUCCESSOR AGENCY CHECKS

RECOMMENDATION

Approve and file the accounts payable and wired payments made during the period of May 3, 2025, through June 13, 2025, including the payroll and benefits checks, direct deposits, and wired payments related to the pay period from May 15, 2025, through June 12, 2025. Total Accounts Payable and Payroll for the above referenced period is \$161,703.82.

BACKGROUND

In accordance with Government Code Section 37208, at each City Council meeting, the Council is provided a listing of the payroll and general checks issued since the last report so that it can inspect and confirm these checks. Each purchase has been reviewed and approved by the department making the purchase at the time of procurement. The invoice has been reviewed by the Finance Department prior to payment to ensure that it conforms to the approved budget.

Therefore, in accordance with Government Code Section 37208, the above referenced and linked list of checks conforms to the approved budget and has been paid. These checks are submitted to the City Council for inspection and confirmation.

A description of the checks and wires exceeding \$10,000 are as follows:

- \$159,097.82 to U.S. BANK ST. PAUL for Payment to the Redevelopment Agency of the City of Seaside Tax Allocation.

The Checks report is available on the City's website here:

<https://www.ci.seaside.ca.us/194/Check-Draft-Register>

FISCAL IMPACT

There are no additional fiscal impacts.

STRATEGIC PRIORITY

Effective Accessible Governance

ATTACHMENTS

None

Reviewed for Submission to the City Council by:



Greg McDanel, City Manager



CITY OF SEASIDE STAFF REPORT

Item No.: 8.D.

TO: City Council

FROM: Greg McDanel, City Manager

BY: Samantha Sakhrani, Human Resources Director/Risk Manager

DATE: November 6, 2025

SUBJECT: ADOPT A RESOLUTION AUTHORIZING THE RECLASSIFICATION OF ADMINISTRATIVE ASSISTANT TO SENIOR ADMINISTRATIVE ASSISTANT AND MODIFY THE POSITION CONTROL LIST TO REFLECT THIS CHANGE

RECOMMENDATION

Authorize the reclassification within the Housing Division and modify the Position Control List.

BACKGROUND

In June 2024, the Housing Program Manager position became vacant. Since that time, the Administrative Assistant has assumed a significantly expanded scope of duties and responsibilities to support the Housing Division's ongoing operations.

Staff has reviewed the current classification and determined that the duties now align more closely with the Senior Administrative Assistant classification. This recommendation is based on a comprehensive evaluation of the position's current responsibilities and comparison with the Senior Administrative Assistant classification. The change reflects the complexity, autonomy, and scope of work now required for the position.

Reclassifying the position will ensure appropriate compensation, support employee retention, and formally recognize the increased level of responsibility.

FISCAL IMPACT

There is no fiscal impact to the General Fund. The additional cost associated with the

reclassification—including salary and CalPERS adjustments for 85% of the fiscal year—is \$2,739.00. This cost will be fully funded by the City’s Housing Fund.

STRATEGIC PRIORITY

Not Applicable

ATTACHMENTS

1. Resolution

Reviewed for Submission to the City Council by:



Greg McDanel, City Manager

RESOLUTION NO. 25-XX

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SEASIDE

**AUTHORIZING THE RECLASSIFICATION OF ADMINISTRATIVE ASSISTANT TO
SENIOR ADMINISTRATIVE ASSISTANT AND MODIFYING THE POSITION
CONTROL LIST TO REFLECT THIS CHANGE.**

WHEREAS, the Administrative Assistant within the Housing Division has assumed a significantly expanded scope of duties and responsibilities to support the Housing Division's ongoing operations since the vacancy of the Housing Program Manager in June of 2024; and

WHEREAS, upon a comprehensive evaluation by staff of the position, it has been determined that the duties of the current classification more closely align with the Senior Administrative Assistant classification; and

WHEREAS, reclassifying this position will ensure appropriate compensation, support employee retention and formally recognized the increased level of responsibility; and

WHEREAS, the additional cost associated with the reclassification including salary and CalPERS adjustments for 85% of the fiscal year is \$2,739.00 and will be fully funded by the Housing Fund.

NOW, THEREFORE, BE IT RESOLVED, that the City Council of the City of Seaside does hereby approve the reclassification and modification of the Position Allocation List as proposed, delete one Administrative Assistant and add one Senior Administrative Assistant.

PASSED AND ADOPTED at a regular meeting of the City Council of the City of Seaside duly held on the 6th day of November 2025, by the following vote:

AYES: COUNCIL MEMBERS
NOES: COUNCIL MEMBERS
ABSENT: COUNCIL MEMBERS
ABSTAIN: COUNCIL MEMBERS

APPROVED:

Ian N. Oglesby, Mayor

ATTEST:

Dominique L. Davis, City Clerk

APPROVED TO FORM:

Sheri L. Damon, City Attorney



CITY OF SEASIDE STAFF REPORT

Item No.: 8.E.

TO: City Council

FROM: Greg McDanel, City Manager

BY: Andreas Baer, Assistant Public Works Director
Thomas Korman, Public Works Director/City Engineer

DATE: November 6, 2025

SUBJECT: ADOPT A RESOLUTION AUTHORIZING AN AMENDMENT TO THE PROFESSIONAL SERVICES AGREEMENT WITH HARRIS & ASSOCIATES IN AN AMOUNT NOT TO EXCEED \$135,650.00 FOR ADDITIONAL BIOLOGICAL MONITORING SERVICES FOR PHASE 1B OF CAMPUS TOWN, TO BE PAID FOR BY THE FORT ORD REUSE AUTHORITY BONDS

RECOMMENDATION

Adopt a Resolution (Attachment 1) authorizing the City Manager to execute an Amendment to the Professional Services Agreement with Harris & Associates for additional biological monitoring services for Phase 1B of the Campus Town development for an amount not to exceed \$135,650.00.

BACKGROUND

On March 18, 2021, the City Council approved Resolution 21-23 authorizing a Professional Service Agreement in the amount of \$265,295 with Harris & Associates (Harris) to perform site investigations and demolition design for building removal associated with the Campus Town Phase 1 development. The Resolution established a 5% contingency and authorized the City Manager to execute amendments such that the total contract would not exceed \$278,560.

On August 5th 2021, Council adopted a resolution authorizing the City Manager to execute and amendment to the Professional Services Agreement in the amount of 198,690.00 to complete the preparation of the abatement design bid package and perform construction management and inspection during demolition of Phase 1A resulting in a agreement amount of \$475,895. In addition, unexpected costs associated

with potential soil contamination along with ongoing coordination with utilities such as the Marina Coast Water District and Pacific Gas & Electric Company justify an agreement contingency of 20%. Staff recommends the City Council authorize the City Manager to execute additional amendments such that the total agreement value does not exceed \$571,074.00

In December 2024, staff bid the campus town Phase 1B demolition project, but due to bid protests, the bids were rejected. Bids for the demolition work were competitive, and staff believed it advantageous to expand the project and remove more sites under phase 1B. On January 26th, Harris proposed an amendment for the additional environmental and engineering work required to expand the design and rebid the project in the amount of \$381,311 broken down as follows:

1. Project management \$15,586.00
2. Preliminary investigations & Environmental Support and Mitigation Measures \$27,570
3. Completion of plans \$58,720.00
4. Bidding Support \$30,004.00
5. Construction Support \$83,375.00
6. Construction Management Services \$166,311

Staff recommended rejecting construction management services opting to complete the construction management in-house, and on April 7th, 2025, council authorized an amendment for Campus Town for \$215,254.00

The demolition work is now taking place, and in accordance with the Mitigation Measures of the Campus Town EIR biological monitoring, biological monitoring is required on site during construction. Previous amendments did not include adequate funding for biological monitoring. Ecosystems West, the biological monitoring company, is a subconsultant to Harris and Associates, and this amendment in the amount of \$135,650.00 covers the additional biological work.

Staff is recommending that the City Council authorize the City Manager to execute an amendment in the amount of \$135,650.00 to the Professional Services Agreement with Harris & Associates for the additional biological monitoring service.

ENVIRONMENTAL

Engineering Design Work and Biological Monitoring is not a project under CEQA.

FISCAL IMPACT

There will be no fiscal impact to the General Fund. With the sunset of the Fort Ord Reuse Authority in June of 2020, the City received a bond in the amount of \$6,555,000 for blight removal within the former Fort Ord. The contract for professional services will be funded from those funds (Account No. 329-8110-1030), and adequate funding

remains to complete the Phase 1B demolition project as well and Phase II.

STRATEGIC PRIORITY

Vibrant Local Economy, Enhanced Physical Infrastructure & Abundant Water Supply

ATTACHMENTS

1. Resolution
 2. Amendment 8
-

Reviewed for Submission to the City Council by:



Greg McDanel, City Manager

RESOLUTION NO. 2025-XX

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SEASIDE

ADOPT A RESOLUTION AUTHORIZING AN AMENDMENT TO THE PROFESSIONAL SERVICES AGREEMENT WITH HARRIS & ASSOCIATES IN AN AMOUNT NOT TO EXCEED \$135,650.00 FOR ADDITIONAL BIOLOGICAL MONITORING SERVICES FOR PHASE 1B OF CAMPUS TOWN, TO BE PAID FOR BY THE FORT ORD REUSE AUTHORITY BONDS

WHEREAS, On February 6, 2017 the City of Seaside and the Successor Agency entered into a purchase and sale agreement with KB Bakewell Seaside Venture LLC (Developer) for the sale of property (Property) in the former Fort Ord to facilitate the development of the Campus Town Project (Project); and

WHEREAS, On March 19, 2020, the City adopted Ordinance No. 1082 approving a development agreement with the Developer and such ordinance became effective on April 18, 2020; and

WHEREAS, The Property contains numerous buildings and other improvements that are known to contain hazardous materials including but not limited to lead paint and asbestos; and

WHEREAS, Pursuant to the development agreement, the city is responsible to deliver the Property free of hazardous materials, suitable for development to residential standards and demolish buildings and other improvements; and

WHEREAS, The professional services agreement AG2021-040 was executed with Harris and Associates for design service for Campus Town Phase 1 work funded from the FORA Blight Removal Fund account; and

WHEREAS, The Campus Town Phase 1 demolition work was separated into Phase 1A west of General Jim Moore Blvd which has been completed, and Phase 1B which has not been completed; and

WHEREAS, Campus Town Phase 1B work was bid on January 23rd, 2025 with an expanded scope including some parking lots from Phase 2; and

WHEREAS, The City received a bid protest and February 20th, 2025 council approved a resolution to reject all bids and directing staff to rebid the project with additional scope; and

WHEREAS, Adding additional work of the same nature will improve economies of scale reducing the per-unit-price cost, make ready the majority of campus town Phase 2 area for redevelopment, and reduce Phase 2 demolition work; and

WHEREAS, On April 4th 2025, Harris and Associated submitted a cost proposal requesting an additional not to exceed \$215,000.00 for the additional scope of work associate with rebidding and

expanding the demolition area including in their proposal project management, environmental surveys and mitigations measures, bid documents, bid support, and construction support; and

WHEREAS, the professional services agreement will be funded from the FORA Blight Removal Fund account 329-8110-1030 where there are sufficient funds; and

WHEREAS, In accordance with Title 14, California Code of Regulations (CCR, Title 14), Chapter 3 “CEQA Guidelines,” Article 20, Section 15378, the proposed action is a project as defined by the California Environmental Quality Act (CEQA). Specifically, the remediation and demolition activities for the construction of the Campus Town Development are considered a “Project” under CEQA Statute 21065, because the Project is an activity which may cause either a direct physical change in the environment, or a reasonably foreseeable indirect physical change in the environment, and is directly undertaken by a public agency and it is supported through assistance from one or more public agencies; and

WHEREAS, On March 5, 2020, the City Council adopted Resolution 20-09 certifying the Environmental Impact Report for the Campus Town Specific Plan and adopted a Mitigation Monitoring and Reporting Program (MMRP). The City will implement appropriate mitigation as identified in the adopted Mitigation Monitoring and Reporting Program; and

WHEREAS, On April 7, 2025, the City Council adopted Resolution amending the professional service agreement with Harris and Associates for the Campus Town Phase 1 demolition design project (ag 2021-040) adding Phase 1B work in the amount of \$215,254 to be paid for by the Fort Ord Reuse Authority bonds; and

WHEREAS, to ensure compliance with mitigation measures BIO-1(a) through BIO-1(f) the Campus Town EIR and MMRP, additional biological services are required; and

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Seaside hereby authorizes amendment of the professional serviced agreement with Harris & Associates of the Campus Town Phase 1 demolition design project (ag 2021-040) adding Phase 1B work in the amount of \$133,650 to be paid for by the Fort Ord Reuse Authority bonds.

PASSED AND ADOPTED at a regular meeting of the City Council of the City of Seaside duly held on the 6th day of November 2025, by the following vote:

AYES:	COUNCIL MEMBERS:
NOES:	COUNCIL MEMBERS:
ABSENT:	COUNCIL MEMBERS:
ABSTAIN:	COUNCIL MEMBERS:

Ian N Oglesby, Mayor

ATTEST:

Dominique Davis, City Clerk

CONTRACT AMENDMENT #8
PROFESSIONAL SERVICES
City of Seaside

Date: November 6, 2025

Change Requested by: X City Consultant

Contract Date

April 13, 2021

Project Name

Campus Town Phase 1 Demolition Design – AG 21-40

To (Consultant): Harris & Associates, 450 Lincoln Avenue, Suite 103, Salinas, CA 93901

You are directed to make the following changes to the Contract Documents or amend the following described work not included in the contract documents for this project.

The purpose of this addendum is to provide additional professional services related to the project named above. The contract terms and conditions shall not be modified except for as stated herein.

MODIFY the following text in **Section 2, “Services”**

Consultant shall perform the tasks described and set forth in Exhibit A, Exhibit A1, A2 and A3 attached hereto and incorporated herein as though set forth in full. Consultant shall complete the tasks according to the schedule of performance which is also set forth in Exhibit A, Exhibit A1, A2 and A3.

MODIFY the following text in **Section 5.(a), “Payment”**

(a) The Agency agrees to pay Consultant monthly, in accordance with the payment rates and terms and the schedule of payment as set forth in Exhibit B, B1, B2 and B3 attached hereto and incorporated herein by this reference as though set forth in full, based upon actual time spent on the above tasks. This amount shall not exceed Eight Hundred Forty Nine Two Hundred and Seven Dollars (\$849,207.00) for the total term of the Agreement unless additional payment is approved as provided in this Agreement.

Original Contract Amount	Previous CCO Total (Not including this Amendment)	This Amendment Total	Revised Contract Amount
\$265,295.00	\$450,262.00	\$133,650.00	\$849,207.00
Original Contract Time	Original Completion Date	Months to Add (Including This Amendment)	Revised Completion Date
14 Months	June 30, 2022	48	June 30, 2026

SUBMITTED BY:		
	Thomas Korman PW Director / City Engineer	
Signature	Name and Title	Date
CITY APPROVAL BY:		
	Greg McDanel City Manager	
Signature	Name and Title	Date

CONSULTANT ACCEPTANCE BY:		
	Frank Lopez Business Unit Leader	
Signature	Name and Title	Date



Harris & Associates

October 16, 2025

Mr. Andreas Baer, PE
Assistant Public Works Director
City of Seaside
440 Harcourt Avenue
Seaside, CA 93955

AMENDMENT #8 PROPOSAL FOR CAMPUS TOWN PHASE I DEMOLITION DESIGN (AG 21-40) – ADDITIONAL BIOLOGICAL MONITORING SERVICES DURING PHASE 1B DEMOLITION

Dear Mr. Baer:

Harris & Associates respectfully submits this Proposal for Amendment #8 to the *Campus Town Phase 1 Demolition Design Project* (Contract No. AG 21-40). This amendment includes continued biological monitoring support through the completion of demolition activities within the Phase 1B project area, in accordance with the Campus Town Environmental Impact Report (EIR) Mitigation, Monitoring, and Reporting Program (MMRP).

The following outlines our understanding and proposed Scope of Services along with the associated fees. Assumptions and exclusions related to the Scope of Services are listed below for clarity.

PROJECT UNDERSTANDING

The City of Seaside (“the City”) has entered into a “Purchase and Sale Agreement” with KB Bakewell Seaside Venture II, LLC (“KB-Bakewell”) to sell the former Fort Ord Military Reservation consisting of the “26 Acre Parcels” and the “Surplus II” properties (collectively called “the Property”) to KB-Bakewell. The City has also entered into a “Development Agreement” with KB-Bakewell that outlines the intended planned development called “Campus Town”. As part of the terms and conditions of the Purchase and Sale Agreement, the City is required to demolish, and remove all buildings, structures, and improvements, and select vegetation on the subject Property. The City has retained Harris & Associates for professional engineering and environmental services to support the Demolition Project.

Harris & Associates, with support from subconsultant, EcoSystems West Consulting Group (ESW), have been providing the MMRP-compliant biological monitoring and field surveys. On September 15, 2025, the City issued the construction Notice-to-Proceed (NTP) for the Phase 1B demolition. The contractor’s schedule has continued to reflect multiple concurrent work fronts and overlapping demolition and abatement activities across the project area, requiring full-time on-site biological monitoring to ensure compliance with EIR/MMRP mitigation measures, and allow for flexibility in the contractor’s weekly scheduled work activities. On October 1, 2025, the City of Seaside requested full-time biological monitoring support through the remainder of the construction contract.

Amendment #7 (approved October 2025) provided an initial four-week extension (140 hours) of biological monitoring coverage.

Amendment #8 includes the remaining biological monitoring effort necessary to support the contractor’s ongoing demolition through the anticipated substantial completion date of January 13, 2026.

SCOPE OF SERVICES

Task 7.0 Support During Construction

SUB-TASK 7.1 CONSTRUCTION/MITIGATION MONITORING

This task includes monitoring the contractor's implementation of deconstruction and demolition activities as part of the Campus Town Project. Pre-construction biological surveys and monitoring will take place prior to and during demolition activities to ensure compliance with mitigation measures BIO-1(a) through BIO-1(f) the Campus Town EIR and MMRP.

Effort for this task under this amendment includes up to 60 workdays of biological monitoring, not to exceed 720 total hours, anticipated to occur between October 5, 2025, and January 13, 2026.

SUB-TASK 7.2 PROJECT MANAGEMENT

This task generally includes working with the City, Contractor, other stakeholders, performing scope management, cost management, schedule management, as-needed internal progress meetings, administrative duties (i.e. coordination, correspondence, invoicing, etc.), and other miscellaneous activities required during construction.

ASSUMPTIONS AND CLARIFICATIONS

The following are assumptions made for this Proposal:

- 1) Assumptions from original Proposal and Agreement remain as written, including subsequent Amendments.
- 2) The full-time monitoring effort under Sub-Task 7.1 – Construction/Mitigation Monitoring is anticipated to last through January 13, 2026.
- 3) The scope assumes one qualified biologist on-site at any given time during demolition activities.
- 4) This proposal assumes that the contractor provides advance notice (minimum 48 hours) prior to any demolition activities requiring monitoring.
- 5) No night work or weekend monitoring is included.
- 6) No additional biological surveys, habitat assessments, or agency consultations beyond the EIR/MMRP requirements are included.
- 7) Harris & Associates reserves the right to adjust the schedule or fees if contractor activities change significantly.

The following are exclusions made for this Proposal, but are not intended to represent an exhaustive list:

- 1) Additional and/or optional support services, unless specifically requested and agreed upon in written Amendment.
- 2) Monitoring or surveys for project areas outside Phase 1B or for future phases of demolition or development.
- 3) Extended standby time due to delays or contractor rescheduling not communicated with adequate notice.
- 4) Post-demolition restoration monitoring, revegetation, or mitigation compliance inspections.
- 5) Environmental or hazardous materials monitoring (air, asbestos, lead, etc.) these remain under the contractor's or other consultant's scope.

PROPOSED FEES

The proposed fees for the Scope of Services are on a Time and Materials (T&M) basis, not to exceed the budgeted amount. Refer to Exhibit A for a fee breakdown of Harris & Associates' effort and Exhibit B for a breakdown of EcoSystems West's effort.

Total Proposed Fee for Amendment #8: \$133,650

Harris & Associates looks forward to continuing to support the City in compliance with the EIR/MMRP and the successful completion of Phase 1B demolition project.

Sincerely,

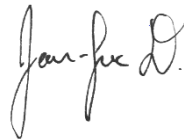
Harris & Associates, Inc.



Jason Caprio, PE, PMP

Senior Director, Water Market

Jason.Caprio@WeAreHarris.com



Jean-Luc Delbecq, PE

Project Manager

Jean-Luc.Delbecq@WeAreHarris.com

EXHIBIT B3

EXHIBIT A - FEE PROPOSAL FOR AMENDMENT #8 - CAMPUS TOWN PHASE 1 DEMOLITION DESIGN (AG 21-40) - PHASE 1B DEMOLITION														
Scope of Work's Work Breakdown Structure (WBS)		Principal-in-Charge / Sr. Director	Senior Project Manager I	Project Manager II	Engineer III	Engineer I	Biologist IV	Technical Support	Harris & Associates Total	EcoSystems West	Partners Total	Mark-Up	Other Direct Costs (ODCs)	Fee Subtotals (Aggregate)
Task/Subtask		\$310	\$275	\$220	\$160	\$140	\$160	\$110		[Exhibit B]		10%		
Task 7.0	Support During Construction													
Sub-task 7.1	Contractor Mitigation Monitoring		8						\$ 2,200	\$ 99,096	\$ 99,096	\$ 9,910	\$ -	\$ 111,206
Sub-task 7.2	Project Management	2		16					\$ 4,140	\$ 16,640	\$ 16,640	\$ 1,664	\$ -	\$ 22,444
	Subtotal Hours =	2	8	16	0	0	0	0						
	Subtotal (\$) =	\$ 620	\$ 2,200	\$ 3,520	\$ -	\$ -	\$ -	\$ -	\$ 6,340	\$ 115,736	\$ 115,736	\$ 11,574	\$ -	\$ 133,650
Total Hours by Classification =		2	8	16	0	0	0	0	26					
Total (\$) by Classification =		\$ 620	\$ 2,200	\$ 3,520	\$ -	\$ -	\$ -	\$ -	\$ 6,340	\$ 115,736	\$ 115,736	\$ 11,574	\$ 0	\$ 133,650
Percentage of Time Allocated (by hours) =		7.69%	30.77%	61.54%	0.00%	0.00%	0.00%	0.00%	4.74%	86.60%	86.60%	8.66%	0.00%	
Total Fee														\$ 133,650

Biological Monitoring Services for the Fort Ord Campus Town Demo Project, Phase 1B
Cost Estimate for the period between October 5, 2025 and January 13, 2026

TASKS	W. Davilla	E. McGinty	Wildlife Biologist/ Biological Monitor	Mileage ⁱ
Task 1: ENVIRONMENTAL TRAININGⁱⁱ				
Subtask 1.1: Modify Environmental Training Materials	-	-	-	-
Subtask 1.2: Conduct Environmental Trainings	-	-	-	-
Task 2: CONDUCT PRECONSTRUCTION SURVEYSⁱⁱⁱ				
Preconstruction Surveys for Sensitive Plants and Wildlife Species (burrowing owl, bats, legless lizard, coast horned lizard, Monterey dusky-footed woodrat badger)	-	-	-	-
Task 3: CONDUCT BIOLOGICAL MONITORING				
Conduct Biological Monitoring (60 days @ up to 12 hours/day x \$1,560/day + mileage)	-	-	720	4800
Task 4: RELOCATE MONTEREY WOODRATS				
Shift Woodrat Houses		6	-	80
Task 5: DOCUMENT SURVEYS AND MONITORING				
Document Preconstruction Surveys and Monitoring		2	16	
Task 6: PROJECT COORDINATION AND MANAGEMENT				
Project Coordination and Management	16	72		
Total Hours	16	80	736	4880
Rate	\$190	\$170	\$130	\$0.70
Subtotal	\$3,040	\$13,600	\$95,680	\$3,416
TOTAL	\$115,736^{iv}			

Dated: **October 10, 2025**

ⁱ Mileage is estimated as 80 miles round trip from the EcoSystems West Office to the Project Area. If the biological monitor is local, no mileage will be charged.

ⁱⁱ Preparation of materials and 4 environmental training have been conducted to date. Additional trainings are included in the daily rate for monitoring below.

ⁱⁱⁱ Preconstruction surveys have been completed and no additional effort in this task is anticipated

^{iv} This cost estimate is based on an assumption that work will occur Monday-Thursday and extend until the January 13 anticipated completion date. If work is completed sooner or if no-work days take place (e.g. for holidays) the cost will be adjusted accordingly.



CITY OF SEASIDE STAFF REPORT

Item No.: 8.F.

TO: City Council

FROM: Greg McDanel, City Manager

BY: Andreas Baer, Assistant Public Works Director
Thomas Korman, Public Works Director/City Engineer

DATE: November 6, 2025

SUBJECT: ADOPT A RESOLUTION AUTHORIZING AN AMENDMENT TO THE CONSTRUCTION CONTRACT WITH AMERICAN INTEGRATED RESOURCES IN AN AMOUNT NOT TO EXCEED \$185,150.00 FOR ADDITIONAL DEMOLITION WORK COMPLETED UNDER THE FORT ORD MILITARY RESERVATION PROPERTY DEMOLITION PROJECT PHASE 1B (RE-BID).

RECOMMENDATION

Authorize the amendment to the construction contract with American Integrated Resources in an amount not to exceed \$185,150.00 for additional demolition work.

BACKGROUND

On March 19, 2020, the City Council adopted Ordinance No. 1082 approving a Development Agreement with KB Bakewell Seaside Venture II, LLC (Developer) for the development of approximately 122 acres of land on the former Fort Ord, a project more commonly known as Campus Town. Pursuant to section 11 of the Agreement, the City is responsible for remediating the property to be free of hazardous materials to residential standards at no cost to the Developer. The City is also obligated to deconstruct, demolish and remove buildings, structures and improvements located within the boundaries of the development. The scope of work the City is obligated to complete under Phase 1B includes the remediation and demolition of a parking lot and buildings north of the Presidio of Monterey Fire Station, the abandoned Burger King building, the Colonel Durham St. Chapel and parking lots, debris, other parking lots, abandoned sports complexes, underground utilities, and other improvements east of General Jim Moore Blvd. north of Gigling Road, west of 6th Ave, and south of Colonel Durham Street in the City of Seaside on former Fort Ord Property.

The sites have been fully tested for hazardous materials, and the project will include hazardous material abatement work. No soil contamination is known in the demo areas of Phase 1B at this time. However, final soil testing can not be completed until hardscapes and demolition is completed. The City contracted with Harris & Associates to prepare demolition engineering plans and specifications and Vista Environmental to prepare a remediation work plan, reports, and specifications for all the building sites.

The project work generally consists of decontamination, deconstruction, demolition, removal, and proper disposal of all buildings, structures, parking lots, improvements, and select trees, shrubs, bushes, and vegetation at the Burger King site, the area north of the Presidio Fire Station, the Colonol Durham St. Chapel with its surrounding parking lots, and the parking lots and structures to the east up to 6th Avenue. The deconstruction and demolition work shall include removal and disposal of the subject structures in their entirety to include roof structures, exterior walls, interior walls, concrete slabs and foundations, windows, doors, plumbing, underground utilities, mechanical equipment, communications, and electrical systems. The site work includes removal and disposal of asphalt concrete parking lots, concrete, retaining walls, steps, excavation, disconnection, capping, removal, and disposal of water, wastewater, gas, and electrical utilities, and rough grading for mitigating safety concerns and facilitating drainage. The project work includes hazardous materials removal and proper disposal, including asbestos, lead-based paint and/or materials, refrigerants, chromated-copper arsenate (CCA), universal waste, and other hazardous materials. This project also includes removal of asbestos cement pipes (ACP) on-site and below-grade.

The project was originally bid on December 5th 2024, however due to bid protests, and the desire to extend the demolition area, all bids were rejected and the project was rebid. The design was completed for the revised version of this project and released for bids on May 25th, 2025. Bids were received electronically through Planet Bids the City of Seaside's e-procurement platform July 3rd, 2025. Four (4) complete, responsive, and responsible bids were received as follows:

BIDDER	BID TOTAL
American Integrated Resources	\$2,585,707.95
Brannon Corporation Inc.	\$2,999,856.00
Randazzo Enterprises Inc.	\$3,122,801.03
Bowen Engineering and Environmental	\$4,737,917.70
Engineers Estimate	\$3,451,000.00

After reviewing the bids, American Integrated Resources (AIR) is the lowest responsive and responsible bidder, with a total bid of \$2,585,707.95. Staff has not worked with AIR directly; however, we reached out to references and we have not received any negative feedback. Staff recommends awarding a construction agreement for this project to AIR.

The City has two additional related demolition projects for identical abatement, demolition, and disposal work related to the Campus Town Phase 1B demolition work. Staff believes amending the existing contract is the most cost-effective and efficient way to complete this additional demolition work. The additional work is as follows:

1. A project to abate, demolish, and dispose of an old Army office trailer and asbestos cement pipe owned by the City of Seaside and stored at the city's corporation yard on former Fort Ord property. This work was proposed to be completed for \$33,000.00 plus a 15% contingency in the amount of \$4,950.00.
2. A project to abate, demolish, and dispose of the abandoned fire tower at the City of Seaside corporation yard. This tower has rotten out structural beams is unsafe to occupy, and needs to be removed. This work was proposed to be completed for \$128,000.00 plus a 15% contingency in the amount of \$19,200.00.

ENVIRONMENTAL

In accordance with Title 14, California Code of Regulations (CCR, Title 14), Chapter 3 "CEQA Guidelines," Article 20, Section 15378, the proposed action is a project as defined by the California Environmental Quality Act (CEQA). Specifically, the remediation and demolition activities for construction of the Campus Town Development are considered a "Project" under CEQA Statute 21065, because the Project is an activity which may cause either a direct physical change in the environment, or a reasonably foreseeable indirect physical change in the environment, and is directly undertaken by a public agency and it is supported through assistance from one or more public agencies.

On March 5, 2020, the City Council adopted Resolution 20-09 certifying the Environmental Impact Report for the Campus Town Specific Plan and adopted a Mitigation Monitoring and Reporting Program (MMRP). The City will implement appropriate mitigation as identified in the adopted Mitigation Monitoring and Reporting Program. The executed Resolution and MMRP can be found by clicking the following link. [Resolution 20-09 and MMRP](#)

In accordance with Title 14, California Code of Regulations (CCR, Title 14), Chapter 3 "CEQA Guidelines," Article 20, Section 15378, the proposed additional work action is a project as defined by the California Environmental Quality Act (CEQA). Specifically, the remediation and demolition activities of existing facilities and the clean up and removal of hazardous waste. This additional work qualifies for a categorical exemption as set forth in Article 19 of the CEQA guidelines under both Class 1: Existing Facilities, and Class 30: Minor actions to prevent, minimize, stabilize, mitigate or eliminate the release or threat of release of hazardous waste or hazardous substances.

FISCAL IMPACT

With the sunset of the Fort Ord Reuse Authority in June of 2020, the City received a bond in the amount of \$6,555,000 for blight removal within the former Fort Ord. The construction agreement with American Integrated Resources Inc. is funded from those bond funds, account no. 329-8110-2073, where there are sufficient funds remaining to increase the contract amount by \$161,000.00 and approve a 15% contingency amount of \$24,150.00 for a total of \$185,150.00

The abatement, demolition, and disposal of an old Army office trailer and asbestos cement pipe on former Fort Ord property for \$33,000.00 plus a 15% contingency in the amount of \$4,950.00 will be funded from Fort Ord Reuse Authority bond funds, account no. 329-8110-2073, where there are sufficient funds remaining.

The abatement, demolition, and disposal of the abandoned fire tower at the City of Seaside corporation yard for \$128,000.00 plus a 15% contingency in the amount of \$19,200.00 will be funded from existing CIP budgeted project funds for the existing Tower Demolition Project, account no. 344-8910-9561, where there are sufficient funds remaining.

STRATEGIC PRIORITY

Enhanced Physical Infrastructure & Abundant Water Supply, Community Safety & Quality of Life

ATTACHMENTS

1. Resolution
2. CCO#2

Reviewed for Submission to the City Council by:



Greg McDanel, City Manager

RESOLUTION NO. 25-XX

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SEASIDE

ADOPT A RESOLUTION AUTHORIZING AN AMENDMENT TO THE CONSTRUCTION CONTRACT WITH AMERICAN INTEGRATED RESOURCES IN AN AMOUNT NOT TO EXCEED \$185,150.00 FOR ADDITIONAL DEMOLITION WORK COMPLETED UNDER THE FORT ORD MILITARY RESERVATION PROPERTY DEMOLITION PROJECT PHASE 1B (Re-Bid).

WHEREAS, the Fort Ord Military Reservation Property Deconstruction and Demolition Project - Phase 1B (Project) was identified in the fiscal year 2023-2024 annual budget; and

WHEREAS, Harris & Associates prepared the demolition engineering plans and specifications, and Vista Environmental prepared a remediation work plan, reports, and specifications for this phase 1B Project; and

WHEREAS, the Project work includes remediation and demolition of a parking lot and building/structure 4403A north of the Presidio of Monterey Fire Station, the abandoned Burger King building 4405, the Colonel Durham Street chapel and adjacent parking lots, debris, parking lots, underground utilities, and other improvements east of General Jim Moore Blvd. north of Gigling Road, west of 6th Ave., and south of Colonel Durham Street in the City of Seaside on former Fort Ord Property to prepare for Phase 1B of the Campus Town Development; and

WHEREAS, Harris and Associates and Vista Environmental completed first version of the demolition and remediation design, and the Project was released for construction bids on December 5th, 2024; and

WHEREAS, The council rejected all bids; and

WHEREAS, Harris and Associates revised the project substantially expanding the scope of work and the new project was released for construction bids on May 25th, 2025; and

WHEREAS, Four (4) complete, responsible, and responsive bids were received from American Integrated Resources, Randazzo Enterprises Inc., and Brannon Construction Inc., and Bowen Engineering and Environmental; and

WHEREAS, Brannon Construction Inc. submitted a protest; and,

WHEREAS, Staff found the protest to be invalid; and,

WHEREAS, American Integrated Resources has successfully completed similar demolition projects for other municipalities in the past; and

WHEREAS, there are sufficient funds in Account No. 329-8110-2073 to issue the construction agreement; and

WHEREAS, this project includes the implementation of appropriate mitigation measures as identified in the adopted Mitigation Monitoring and Reporting Program associated with the Environmental Impact Report; and

WHEREAS, On July 17th 2025 City Council of the City of Seaside approved the Plans and Specifications for the Fort Ord Military Reservation Property Deconstruction and Demolition Project - Phase 1A (Re-bid); and

WHEREAS, On July 17th 2025 the City Council authorized the City Manager to execute a construction agreement with American Integrated Resources for an amount not to exceed of \$2,585,707.95 plus up to an additional 15% contingency for written amendments, extensions, and change orders to the construction agreement outlined above such that the full value may not exceed \$2,973,564.15.; and

NOW THEREFORE BE IT RESOLVED, that the City Council Authorizes an amendment to the construction contract for the abatement, demolition, and disposal of a City owned Army office trailer on former Fort Ord land in the amount of \$33,000.00 plus 15% contingency in the amount \$4,950.00; and

BE IT FURTHER RESOLVED, that the City Council Authorizes an amendment to the construction contract for the abatement, demolition, and disposal of the abandoned fire tower at the City of Seaside corporation yard to be completed for \$128,000.00 plus a 15% contingency in the amount of \$19,200.00; and

BE IT FURTHER RESOLVED, that the City Council Authorizes the Finance Director to make any transfers or adjustments as needed; and

BE IT FURTHER RESOLVED, that the City of Seaside City Council Resolve In accordance with Title 14, California Code of Regulations (CCR, Title 14), Chapter 3 "CEQA Guidelines," Article 20, Section 15378, the proposed action is a project as defined by the California Environmental Quality Act (CEQA). Specifically, the remediation and demolition activities for construction of the Campus Town Development are considered a "Project" under CEQA Statute 21065, because the Project is an activity which may cause either a direct physical change in the environment, or a reasonably foreseeable indirect physical change in the environment, and is directly undertaken by a public agency and it is

supported through assistance from one or more public agencies.

On March 5, 2020, the City Council adopted Resolution 20-09 certifying the Environmental Impact Report for the Campus Town Specific Plan and adopted a Mitigation Monitoring and Reporting Program (MMRP). The City will implement appropriate mitigation as identified in the adopted Mitigation Monitoring and Reporting Program. The executed Resolution and MMRP can be found by clicking the following link. [Resolution 20-09 and MMRP](#)

In accordance with Title 14, California Code of Regulations (CCR, Title 14), Chapter 3 "CEQA Guidelines," Article 20, Section 15378, the proposed additional work action is a project as defined by the California Environmental Quality Act (CEQA). Specifically, the remediation and demolition activities of existing facilities and the clean up and removal of hazardous waste. This additional work qualifies for a categorical exemption as set forth in Article 19 of the CEQA guidelines under both Class 1: Existing Facilities, and Class 30: Minor actions to prevent, minimize, stabilize, mitigate or eliminate the release or threat of release of hazardous waste or hazardous substances.

PASSED AND ADOPTED at a regular City Council meeting of the City of Seaside duly held on the 6th day of November, 2025, by the following vote:

AYES:	COUNCIL MEMBERS:
NOES:	COUNCIL MEMBERS:
ABSENT:	COUNCIL MEMBERS:
ABSTAIN:	COUNCIL MEMBERS:

Ian N. Oglesby, Mayor

ATTEST:

Dominique L. Davis, City Clerk

**City of Seaside California
Public Works Department**

**CONTRACT CHANGE ORDER NO. CCO#2
Fort Ord Military Reservation Property Demolition Project – Phase 1B
Seaside, California, 93955**

TO: American Integrated Resources

DESCRIPTION OF ADDITIONAL WORK:

Upon execution, this change order will become part of the contract. This change order is for extra work performed at an agreed price. The additional work included in this Contract Change Order # 2 is for the abatement, demolition, and disposal of a fire tower as described in the following contractor COR #2, and abatement, demolition, and disposal of an army office trailer and asbestos cement pipe as described in the following contractor COR #3. (See Attached)

1. COR 2 – Tower Demolition **(\$128,000.00)**
2. COR 3 – Office Trailer and Asbestos Cement Pipe **(\$33,000.00)**

VALUE:

Original Contract Price	\$2,585,707.95
Previous Contract Change Orders	\$ 8,300.00
<u>Contract Change Order No. CCO#2</u>	<u>\$ 161,000.00</u>
Revised Contract Value	\$2,755,007.95

TIME ESTENSION:

5 Working Days

ANDREAS BEN

RECOMMENDED: _____ DATE 11/6/2025
NAME & TITLE

FOR APPROVAL BY: City of Seaside, California

City Manager: _____ DATE _____

Public Works Director: _____ DATE _____
City Engineer

The undersigned contractor has given careful consideration to the change proposed, including its effect on other work already contracted for, and hereby agrees, if this change order is approved, that he will provide all equipment, furnish all materials, except as may otherwise be noted above, and perform all services necessary for the work above specified, and will accept as full payment for all costs related in any way thereto the prices shown above.

ACCEPTED, CONTRACTOR:

BY _____ TITLE _____ DATE _____

If this contract change order is effective once approved by the City Manager, or his/her approved representative. If the Contractor does not sign it, the Contractor shall, as required by the Specifications cited:

1. Proceed with the ordered work (Subsection 4-1.03 Std. Specs.);
2. File a written Notice of Potential Claim before commencing the work ordered (Subsection 4-1.07 S.P.); and
3. Keep and furnish daily records of materials, equipment and labor (Std. Specs. Subsections 9-1.03).

Original: Contractor. Copies:, Auditor, Project Manager, Contracts Div, Client, Inspector, Fiscal, AE, Project File

COR #2 R1

Andreas Baer P.E.
City of Seaside
Assistant Public Works Director
abaer@ci.seaside.ca.us
Desk: (831) 899-6886

10/23/2025

Subject: Fort Ord Military Reservation Demolition Phase 1B
Seaside Ca 93955
Corporate Yard Tower

American Integrated Resources, Inc. (AIR) is pleased to submit an estimate to provide all labor, materials, equipment, and other expenses necessary for the demolition of the four level tower attached to the main building. This scope includes the protection of the TPO roof of the existing CMU/concrete building that is to remain. AIR requests 5 days for this work and there is a 10 day waiting period for the notification.

Bid Documents:

- CO to existing contracts, site visit, documents received before the site visit and nothing else. Hazardous
- Report by M3 Environmental Inc., Dated December 19th, 2024, with project ID No. 24494.0

Abatement Scope of Work:

- Roof mastic from parapet wall and penetrations to be removed using an articulating boom lift. City to allow the shut down of the alley section for the day.
- Provide (1) 40-yard container for disposal of asbestos materials.
- Provide notification to all agencies as required.
- Stabilize loose and flaking paint from exterior. Provide Booms lift and other necessary equipment to access tower.
- Perform waste stream characterization for proper disposal.

Demolition Scope of Work:

- Set up protection on the single story building to protect the existing roofing and building.
- Separate structure at joint lines on 2 sides of the tower, roof patch and termination repairs by others.
- Utilize rubber tire track excavator to reach and selectively pull compromised structure down in order to process material for waste distribution.
- Protection of the garage roof by plywood and tires in case the compromised structure pieces would fall due to termites and breached structural components.

Lump Sum: \$128,000.00

Procedures: AIR is a California licensed contractor CSLB #947563, and DOSH Registration #998. AIR is also licensed in Nevada, Texas and Arizona. All applicable local, states, and federal EPA & OSHA codes and regulations will be strictly adhered to.

Disposal: All construction waste will be handled, transported and disposed as per Federal State, and local regulations to an appropriate landfill.

If you have any questions or need any additional information or clarification regarding this proposal, please feel free to contact me at any time.

Respectfully Submitted,

Will Guerrero

Vice President

(562)318-7641

wguerrero@american-integrated.com

AMERICAN INTEGRATED RESOURCES, INC

Accepted by: _____

Company: _____

Signature: _____

Date: _____

COR #3

Andreas Baer P.E.
City of Seaside
Assistant Public Works Director
abaer@ci.seaside.ca.us
Desk: (831) 899-6886

10/23/2025

Subject: Fort Ord Military Reservation Demolition Phase 1B
Seaside Ca 93955
Storage Yard Trailer

American Integrated Resources, Inc. (AIR) is pleased to submit an estimate to provide all labor, materials, equipment, and other expenses necessary for the abatement and demolition of the 10' X 60' mobile home type trailer at the storage yard. We will also dispose of the transite pipes that are currently being stored. AIR requests 5 days for this work and there is a 10 day waiting period for the notification.

Bid Documents:

- CO to existing contracts, site visit, documents received before the site visit and nothing else. Hazardous
- Partial Report by M3 Environmental Inc., Dated December 8th, 2025, with project ID No. 25415.0

Abatement Scope of Work:

- Roof mastic, silver roofing material and linoleum in the bathroom to be abated.
- Disposal of transite pipes and pallets.
- HEPA vacuum the dust/debris under the transite, not responsible for pre-contamination.
- Provide disposal of asbestos materials.
- Provide notification to all agencies as required.

Demolition Scope of Work:

- Use equipment to demolish the trailer on site.
- Dispose of contents.
- Torch it into manageable pieces as needed for trucking safely.
- Trucking and disposal of all materials, broom clean area of work.

Lump Sum: \$33,000.00

Procedures: AIR is a California licensed contractor CSLB #947563, and DOSH Registration #998. AIR is also licensed in Nevada, Texas and Arizona. All applicable local, states, and federal EPA & OSHA codes and regulations will be strictly adhered to.

Disposal: All construction waste will be handled, transported and disposed as per Federal State, and local regulations to an appropriate landfill.

If you have any questions or need any additional information or clarification regarding this proposal, please feel free to contact me at any time.

Respectfully Submitted,

Will Guerrero

Vice President

(562)318-7641

wguerrero@american-integrated.com

AMERICAN INTEGRATED RESOURCES, INC

Accepted by: _____

Company: _____

Signature: _____

Date: _____



CITY OF SEASIDE STAFF REPORT

Item No.: 8.G.

TO: City Council

FROM: Greg McDanel, City Manager

BY: Kirstin van Gend, Administrative Analyst II
Andreas Baer, Assistant Public Works Director
Thomas Korman, Public Works Director/City Engineer

DATE: November 6, 2025

SUBJECT: ADOPT A RESOLUTION AUTHORIZING AN AMENDMENT TO THE PROFESSIONAL SERVICES AGREEMENT WITH KIMLEY-HORN IN AN AMOUNT NOT TO EXCEED \$37,500.00 FOR ADDITIONAL DEMOLITION WORK AND ENGINEERING SUPPORT TO BE PAID FOR BY THE FORT ORD REUSE AUTHORITY BONDS

RECOMMENDATION

Authorize the amendment.

BACKGROUND

On November 4, 2022, the City entered into a Professional Services Agreement (PSA) with Kimley-Horn in the amount of \$24,999.00 to provide engineering support services to supplement staffing needs for the Public Works Department. Specifically, the services included general development services support for municipal and private projects.

In February 2023 and May 2024, the contract was amended (Amendment #1 and Amendment #3), to allocate additional hours for the consultants' assistance on projects, and increase the contract total to \$68,099.00. Amendments #2, #4, and #5, extended the contract annually to the current date of June 30, 2026.

Staff requested a proposal from Kimley-Horn to continue to provide engineering support services for development projects. Kimley-Horn provided a proposal on October 31, 2025 for a not-to-exceed amount of \$37,000.00. Staff reviewed the proposal and finds the scope of work and fee acceptable.

FISCAL IMPACT

There are sufficient funds in the FORA Blight Removal - Subcontracted Work account (No. 329-8110-2073) to fund Amendment #6 to the PSA.

STRATEGIC PRIORITY

Enhanced Physical Infrastructure & Abundant Water Supply

ATTACHMENTS

1. Resolution
 2. Amendment 6
-

Reviewed for Submission to the City Council by:



Greg McDanel, City Manager

DRESOLUTION NO. 25-XX

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SEASIDE

AUTHORIZING AN AMENDMENT TO THE PROFESSIONAL SERVICES AGREEMENT WITH KIMLEY-HORN IN AN AMOUNT NOT TO EXCEED \$37,500.00 FOR ADDITIONAL DEMOLITION WORK AND ENGINEERING SUPPORT TO BE PAID FOR BY THE FORT ORD REUSE AUTHORITY BONDS

WHEREAS, on November 4, 2022, the City entered into a Professional Services Agreement (PSA) with Kimley-Horn in the amount of \$24,999.00 to provide engineering support services to supplement staffing needs for the Public Works Department; and

WHEREAS, in February 2023 and May 2024, the contract was amended to allocate additional hours for the consultants' assistance on projects, and increase the contract total to \$68,099.00. Additional amendments extended the contract annually through June 30, 2026; and

WHEREAS, Staff requested a proposal from Kimley-Horn to continue to provide Engineering support for development projects; and

WHEREAS, Kimley-Horn provided a proposal on October 31, 2025 to provide the requested services; and

WHEREAS, Staff reviewed the proposal and finds the scope of work and fee acceptable.; and

WHEREAS, there are sufficient funds in the FORA Blight Removal - Subcontracted Work account (No. 329-8110-2073) to fund Amendment #6 to the Agreement.

NOW, THEREFORE, BE IT RESOLVED, that the City Council of the City of Seaside does hereby authorizes the City Manager to execute an Amendment to the Professional Services Agreement with Kimley-Horn to continue to provide Engineering staff support for an amount not to exceed \$37,000.00, and total Professional Services Agreement amount of \$105,599.00.

PASSED AND ADOPTED at a Regular meeting of the City Council of the City of Seaside duly held on the 6th day of November, 2025, by the following vote:

AYES:	COUNCIL MEMBERS
NOES:	COUNCIL MEMBERS
ABSENT:	COUNCIL MEMBERS
ABSTAIN:	COUNCIL MEMBERS

APPROVED:

Ian N. Oglesby, Mayor

ATTEST:

Dominique L. Davis, City Clerk

APPROVED TO FORM:

Sheri L. Damon, City Attorney

CONTRACT AMENDMENT #6
PROFESSIONAL SERVICES
City of Seaside

Date: October 31, 2025

Change Requested by: X City Consultant

Contract Date

Project Name

September 26, 2022

Seaside Engineering Support

To (Consultant): Kimley-Horn & Associates, 1615 Bunker Hill Way, Suite 200, Salinas, California, 93906

You are directed to make the following changes to the Contract Documents or amend the following described work not included in the contract documents for this project.

The purpose of this addendum is to provide additional professional services related to the project named above. The contract terms and conditions shall not be modified except for as stated herein.

MODIFY the following text in **Section 1, “Term.”**

This Agreement shall commence on the effective date above and shall remain and continue in effect until tasks described herein are completed, but in no event later than **June 30, 2026** unless sooner terminated pursuant to the provisions of this Agreement.

MODIFY the following text in **Section 2, “SERVICES.”**

Consultant shall perform the tasks described and set forth in **Exhibit A, A-1, A-2 and A-3**, attached hereto and incorporated herein as though set forth in full. Consultant shall complete the tasks according to the schedule of performance which is also set forth in **Exhibit A, A-1, A-2 and A-3**.

MODIFY the following text in **Section 5, “PAYMENT.”**

(a) The Agency agrees to pay Consultant monthly, in accordance with the payment rates and terms and the schedule of payment as set forth in **Exhibit A, A-1, A-2 and A-3**, attached hereto and incorporated herein by this reference as though set forth in full, based upon actual time spent on the above tasks. This amount shall not exceed **ONE HUNDRED FIVE THOUSAND FIVE HUNDRED NINETY NINE DOLLARS (\$105,599)** for the total term of the Agreement unless additional payment is approved as provided in this Agreement.

Original Contract Amount	Previous CCO Total (Not including this Amendment)	This Amendment Total	Revised Contract Amount
\$24,999.00	\$43,100	\$37,500	\$105,599.00
Original Contract Time	Original Completion Date	Months To Add (Including This Amendment)	Revised Completion Date
3 Months	December 31, 2022	42	June 30, 2026

CONTRACT AMENDMENT #6
PROFESSIONAL SERVICES
City of Seaside

SUBMITTED BY:		
	Thomas Korman Public Works Director/City Engineer	
Signature	Name and Title	Date
CITY APPROVAL BY:		
	Greg McDanel City Manager	
Signature	Name and Title	Date

CONSULTANT ACCEPTANCE BY:		
	Nicole Kerry, PE (CA 58449) Principal	
Signature	Name and Title	Date

EXHIBIT A-3

July 26, 2024

Submitted Electronically

Mr. Andreas Baer, P.E.
Assistant Public Works Director
CITY OF SEASIDE
440 Harcourt Avenue
Seaside, CA 93955

RE: Seaside Engineering Support – Additional Services Request #5

Dear Mr. Baer:

Kimley-Horn and Associates, Inc. (“Kimley-Horn” or “Consultant”) is pleased to submit this letter proposal for additional services (the “Proposal”) to City of Seaside (“Client”) for providing civil engineering support services to supplement staffing needs for the Public Works Department.

The scope of services can be generally described as follows:

SCOPE OF SERVICES

Kimley-Horn and Associates, Inc. (Kimley-Horn) will provide as-needed consulting services to the Client for general extension of staff services support for municipal and private projects. Client and Consultant to coordinate services that can be provided by Consultant and will provide qualifications to City as needed for specialty services.

Kimley-Horn consulting services will be provided as requested by means of in-person and virtual presence at City offices, attendance to meetings, attendance to Council and Commission meetings, virtual video and tele-conference calls, email correspondence, or as otherwise directed by the Client. Travel time and related travel expenses for in-person meetings shall be reimbursed per the terms and conditions of this agreement. Client and Consultant will coordinate weekly on services to be provided (as can be reasonably accommodated by Consultant).

At the direction of the Client, Kimley-Horn will perform Civil Engineering services in conformance with City standards for their review and authorization.

The rates provided in Attachment 1 are effective through June 2026. Subsequent rate increases will be reviewed in June of each year, starting June 2026. The actual rate increase will vary based on then current conditions.

FEE

Kimley-Horn will perform the Scope of Services described above “T&M Budget” on a labor fee plus expense basis, with an increase in labor fee of \$37,500. Should service requests exceed the maximum contract fee, Kimley-Horn will notify the Client and determine if additional contract fee can be obtained to continue service. Labor fee will be billed on an hourly basis according to our then-current rates (enclosed).

As related to these as-needed tasks, direct reimbursable expenses such as express delivery services, fees, air travel, and other direct expenses will be billed at 1.15 times cost. Expenses will be billed against the total contract. A percentage of labor fee will be added to each invoice to cover certain other expenses such as telecommunications, in-house reproduction, postage, supplies, project related computer time, and local mileage. Payment will be due within 30 days of your receipt of the invoice and should include the invoice number and Kimley-Horn project number.

ADDITIONAL SERVICES IF REQUIRED

Should other distinct Kimley-Horn consulting services, such as preparation of civil drawings, landscape drawings, CEQA documents, marketing, etc., be requested then a separate proposal outlining these scopes of services will be prepared and presented to Client for approval. Such Additional Services, once approved by Client, will be contracted for under a separate individual Task Order.

SCHEDULE

The Client and Kimley-Horn shall mutually identify and agree on deliverable dates as reasonably applicable.

DELIVERABLES

Kimley-Horn will provide deliverables that coincide with the requested services, which can include entitlement summaries, environmental summaries, preliminary development schedules, checklists, reporting documents, etc. Deliverables will be confirmed with the Client prior to initiating.

ATTACHMENTS:

1. Kimley-Horn Rate Schedule

ATTACHMENT 1**Kimley-Horn Rate Schedule****Hourly Labor Rate Schedule**

Classification	<i>Rate</i>
Analyst I	\$150 - \$190
Analyst II	\$195 - \$245
Professional	\$245 - \$275
Senior Professional I	\$290 - \$355
Senior Professional II	\$380 - \$440
Senior Technical Support	\$35 - \$315
Technical Support	\$110 - \$190
Support Staff	\$100 - \$165

Subject to annual adjustment thereafter

Internal Reimbursable Expenses will be charged at 5% of Labor Billings

External Reimbursable Expenses will be charged at 15% mark-up.

Sub-Consultants will be billed per the Contract



CITY OF SEASIDE STAFF REPORT

Item No.: 9.A.

TO: City Council

FROM: Greg McDanel, City Manager

BY: Dan Meewis, Assistant City Manager

DATE: November 6, 2025

SUBJECT: ADOPTION OF AN ORDINANCE AMENDING CHAPTER 15 OF THE SEASIDE MUNICIPAL CODE ADOPTING THE 2025 EDITIONS OF THE CALIFORNIA BUILDING, RESIDENTIAL, PLUMBING, ELECTRICAL, MECHANICAL, ENERGY, GREEN BUILDING STANDARDS, FIRE CODES, AND RELATED MODEL CODES WITH AMENDMENTS (FIRST READING - ROLL CALL VOTE)

RECOMMENDATION

Adoption of an ordinance amending Chapter 15 of the Seaside Municipal Code relating to buildings and construction.

BACKGROUND

Every 3 years the State of California updates and amends the California Code of Regulations (CCR-Title 24) commonly known as building and related codes. The State of California Building Standards Commission adopts and publishes amendments to national model codes and updates codes specific to the State of California. Cities and counties that do not adopt updated state codes locally by reference are required to follow State Codes only as written. The updated code version codified in the Seaside Municipal Code (SMC) prior to January 1, 2026, will enable the City of Seaside to enforce building and related codes through local methods and processes contained in the SMC.

FISCAL IMPACT

There is no financial impact associated with the adoption of the Ordinance. This Ordinance does not modify any of the City's building or development fees.

STRATEGIC PRIORITY

Community Safety & Quality of Life

ATTACHMENTS

1. 2025 Building Code Adoption Ordinance
-

Reviewed for Submission to the City Council by:



Greg McDanel, City Manager

ORDINANCE NO. XXXX

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SEASIDE
ADOPTING THE 2025 EDITIONS OF THE CALIFORNIA BUILDING,
RESIDENTIAL, PLUMBING, ELECTRICAL, MECHANICAL, ENERGY,
EXISTING BUILDING, GREEN BUILDING STANDARDS AND FIRE
CODES, AND RELATED MODEL CODES, WITH APPENDICES AND
AMENDMENTS THERETO AND AMENDING TITLE 15 OF THE SEASIDE
MUNICIPAL CODE**

WHEREAS, Pursuant to Sections 17922, 17958, 17958.5 and 17958.7 of the California Health and Safety Code, the City may adopt the provisions of the California Building, Residential, Plumbing, Mechanical, Electrical, Energy, Existing Building, Green Building Standards, Fire Codes, and the International Property Maintenance Code, with certain amendments to the provisions of the California codes which are reasonably necessary to protect the health, welfare and safety of the citizens of Seaside because of local climatic, geological and topographical conditions; and

WHEREAS, the City Council hereby makes factual findings set forth in respective sections of Chapter 15.04 of the Seaside Municipal Code relating to the amendments made to the California codes; and

WHEREAS, the factual findings made are valid and relate to the amendments made to the California codes in this adoption.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF SEASIDE:

SECTION 1. Chapter 15.04 “Building and International Codes Adopted” of Title 15 “Buildings and Construction” of the Seaside Municipal Code, adopting by reference the “latest editions” of the California Building Code, the California Residential Code, the California Plumbing Code, the California Mechanical Code, the California Electrical Code, the California Green Building Standards Code, the California Energy Code, the California Existing Building Code, the International Property Maintenance Code and the California Fire Code and amendments thereto, is hereby repealed; provided, however, that such repeal shall not affect or excuse any violation of any of said codes occurring prior to the effective date of this ordinance.

Chapter 15.04 BUILDING AND CONSTRUCTION

15.04.010 Adoption of the 2025 California Code of Regulations.

15.04.020 Adoption of the 2025 California Building Code.

15.04.025 Adoption of the California Building Code Appendix Chapters.

- 15.04.030 Adoption of Administrative Provisions of the California Building Code.
- 15.04.040 Section 1705.3 of the 2025 California Building Code – Amended.
- 15.04.050 Section 1905.1.8 of the 2025 California Building Code – Amended.
- 15.04.060 Adoption of the 2025 California Residential Code.
- 15.04.065 Adoption of the California Residential Code Appendix Chapters.
- 15.04.070 Section R105.3.1 Expiration of Plan Review – Amended.
- 15.04.080 Section R105.5.1 Expiration of Permit- Amended
- 15.04.090 Section R105.2 of Chapter 1 of the California Residential Code – Amended.
- 15.04.100 Section R108.1 of the 2025 California Residential Code – Added.
- 15.04.110 Section R302.1 of the 2025 California Residential Code – Deleted.
- 15.04.120 Table R302.6 of the 2025 California Residential Code – Amended.
- 15.04.130 Section R313.1 “exception” of the 2025 California Residential Code – Deleted.
- 15.04.140 Section R313.2 “exception” of the 2025 California Residential Code – Deleted.
- 15.04.150 Section 403.1.3 Seismic Reinforcing of the 2025 California Residential Code – Amended.
- 15.04.160 Section R602.10.4 and Table R602.10.3(3) of the 2025 California Residential Code– Amended.
- 15.04.170 Section R602.10.4.3 of the 2025 California Residential Code Limits on Methods GP and PCP– Amended.
- 15.04.180 Section R902.1.1 of the 2025 California Residential Code Roof Coverings– Amended.
- 15.04.200 Adoption of the 2025 California Plumbing Code.
- 15.04.205 Adoption of the California Plumbing Code Appendix Chapters.
- 15.04.220 Adoption of the 2025 California Mechanical Code.
- 15.04.225 Adoption of the California Mechanical Code Appendix Chapters.
- 15.04.230 Adoption of the 2025 California Electrical Code.
- 15.04.240 Adoption of the 2025 California Green Building Standards Code.
- 15.04.245 Adoption of the California Green Building Standards Code Appendix Chapters.
- 15.04.260 Adoption of the 2025 California Energy Code.
- 15.04.265 Adoption of the California Energy Code Appendix Chapters.
- 15.04.280 Adoption of the 2025 California Existing Building Code.
- 15.04.285 Adoption of the California Existing Building Code Appendix Chapters.
- 15.04.300 Adoption of the 2024 International Property Maintenance Code.
- 15.04.310 Amendments of the 2024 International Property Maintenance Code.
- 15.04.320 Section [A] 102.7.1 of the 2024 International Property Maintenance Code – Amended.
- 15.04.330 Section [A] 103 of the 2024 International Property Maintenance Code – Amended.
- 15.04.340 Section [A] 104 of the 2024 International Property Maintenance Code – Amended.
- 15.04.350 Section [A] 108 of the 2024 International Property Maintenance Code – Amended.
- 15.04.360 Section [A] 109 of the 2024 International Property Maintenance Code – Amended.
- 15.04.370 Section [A] 110 of the 2024 International Property Maintenance Code – Amended.

- 15.04.380 Section [A] 111 of the 2024 International Property Maintenance Code – Amended.
- 15.04.390 Section [A] 112 of the 2024 International Property Maintenance Code – Amended.
- 15.04.400 Definitions Section 201 of the 2024 International Property Maintenance Code – Amended.
- 15.04.410 Section 302 of the 2024 International Property Maintenance Code – Amended.
- 15.04.420 Swimming Pools, Spas and Hot Tubs Section 303.2 of the 2024 International Property Maintenance Code – Amended.
- 15.04.430 Section 304 of the 2024 International Property Maintenance Code – Amended.
- 15.04.440 Pest Elimination Section 309 of the 2024 International Property Maintenance Code – Amended.
- 15.04.450 Section 505 of the 2024 International Property Maintenance Code – Amended.
- 15.04.460 Section 602 of the 2024 International Property Maintenance Code amended.
- 15.04.470 Section 604 of the 2024 International Property Maintenance Code – Amended.
- 15.04.480 Means of Egress Section 702 of the 2024 International Property Maintenance Code – Amended.
- 15.04.500 Adoption of the 2025 California Fire Code.
- 15.04.510 Bureau of Fire Prevention Established.
- 15.04.520 Section 307.3 of the California Fire Code – Amended.
- 15.04.530 Section 307.4.3 of the California Fire Code – Added.
- 15.04.540 Section 507.5.1.1 Fire Hydrant System of the California Fire Code – Amended.
- 15.04.550 Section 903.2 Fire Sprinkler Systems Non-Residential of the California Fire Code – Amended.
- 15.04.560 Section 903.3.1.3 Fire Sprinkler Systems One- and Two-Family Dwellings of the California Fire Code – Amended.
- 15.04.570 Section 903.6 Fire Sprinkler Systems Existing Buildings of the California Fire Code – Amended.
- 15.04.580 Section 3103.2 Tents and Membrane Structures of the California Fire Code – Amended.

15.04.010 Adoption of the 2025 California Code of Regulations and Related Model Codes.

There is hereby adopted by reference by the City Council, for the purpose of prescribing regulations for the erection, construction, enlargement, alteration, repair, improvement, removal, conversion, demolition, occupancy, equipment use, height, and area of buildings and structures, the following codes:

the California Building Code, 2025 Edition, (Part 2 of Title 24 based on the 2024 International Building Code), as published by the International Code Council; the California Residential Code, 2025 Edition, (Part 2.5 of Title 24 based on the 2024 International Residential Code), as published by the International Code Council; the California Plumbing Code, 2025 Edition, (Part 5 of Title 24 based on the 2024 Uniform Plumbing Code), as published by the

International Association of Plumbing and Mechanical Officials; the California Mechanical Code, 2025 Edition, (Part 4 of Title 24 based on the 2024 Uniform Mechanical Code), as published by the International Association of Plumbing and Mechanical Officials; the California Electrical Code, 2025 Edition, (Part 3 of Title 24 based on the 2023 National Electrical Code), as published by the National Fire Protection Association; the California Green Building Standards Code, 2025 Edition, (Part 11 of Title 24) as published by the California Building Standards Commission; the California Energy Code, 2025 Edition, (Part 6 of Title 24) as published by the California Building Standards Commission; the California Existing Building Code, 2025 Edition (Part 10 of Title 24) as published by the California Building Standards Commission; the International Property Maintenance Code, 2024 Edition, as published by the International Code Council; and the California Fire Code, 2025 Edition, (Part 9 of Title 24 based on the 2021 International Fire Code), as published by the International Code Council, together with omissions, amendments, exceptions and additions thereto as set forth in this Chapter. The provisions of the foregoing codes, as amended by this Chapter shall constitute the Building Regulations of the City of Seaside. Where the California Code of Regulations and/or California Building Standards Code differ from any provisions of the Building Regulations of the City, said stricter State regulations shall govern.

15.04.020 Adoption of the 2025 California Building Code.

- A. Except as otherwise provided for in this Chapter, the California Building Code, 2025 edition, Volumes I, II, and specified Appendices together with those omissions, amendments, exceptions and additions thereto as set forth in Title 24 Part 2 of the California Code of Regulations are approved and adopted by reference, and made a part hereof as if fully set forth herein.
- B. One copy (1) of each volume of the California Building Code has been filed for use and examination by the public in the Office of the Building Official of the City of Seaside.

15.04.025 Adoption of the California Building Code Appendix Chapters.

All the appendices with the exception of the following from the 2025 California Building Code are hereby adopted.

- Appendix H, Signs.
- Appendix I, Patio Covers.
- Appendix J, Grading.

15.04.030 Adoption of Administrative Provision of the California Building Code.

The following Administrative Provisions from the 2025 California Building Code are hereby adopted.

Amend Section [A] 105.2 of the 2025 California Building Code as follows:

105.2 Work exempt from a permit. Exemptions from permit requirements of this code shall not be deemed to grant authorization for any work to be done in any manner in violation of the provisions of this code or any other laws or ordinances of this jurisdiction. Permits shall not be required for the following:

1. One-story detached accessory structures and portable structures used as tool and storage sheds, playhouses and other similar uses, accessory to single-family dwellings if less than one hundred twenty square feet in gross floor area.

Exempt structures shall comply with the front, side, and rear setback requirements, lot coverage, maximum height and minimum clearances from the main residence and other structures. Unpermitted accessory structures shall not be equipped with electrical, plumbing or mechanical features that would otherwise require a permit. Land/sea cargo containers do not qualify as residential accessory structures.

2. Residential retaining walls not exceeding four feet in height measured from the bottom of the footing to the top of the wall, unless supporting a surcharge.
3. Residential decks, platforms, on-site paths, and driveways that do not exceed (18") eighteen inches above natural grade, are not part of an accessible route, do not serve as a required landing at a door, do not exceed the allowable lot coverage for impermeable surfaces, and comply with front, side and rear setback requirements where applicable.
4. Residential painting, papering, tiling, carpeting, cabinets and countertops, other than kitchen countertops having electrical receptacle spacing requirements.
5. Nonfixed and movable fixtures, cases, racks, counters and partitions not over 5 feet 9 inches (1753 mm) in height.

Amend Section [A] 105.3.2 of the 2025 California Building Code as follows:

105.3.2 Expiration of Plan Review. Applications for which no permit is issued within 180 days following the date of the application shall expire, and plans and other data submitted for review may thereafter be returned to the applicant or destroyed by

the building official. The building official may extend the time for action by the applicant for a period not exceeding 180 days on written request by the applicant showing that circumstances beyond control of the applicant have prevented action from being taken and the extension has been submitted in writing prior to the expiration date.

If a permit has not been obtained after the first extension, additional extensions of 90 days may be granted provided the applicant submits this request in writing prior to the expiration date AND pays a fee as established by resolution of the City Council for each requested 90 day extension, provided a new code has not been adopted and the project has not changed in scope.

Exception: If a project has been approved by the City pending an outside agency approval prior to expiration, written extensions will not be required.

Amend Section [A] 105.5 of the 2025 California Building Code as follows:

105.5 Expiration of Permits. Every permit issued by the building official under the provisions of the technical codes shall expire and become null and void, if the project authorized by such permit has not achieved an approval for one of the required inspections identified in section 110.3 of the 2025 California Building Code within twelve (12) months of issuance of such permit.

The building official may grant a one-time permit extension of one-hundred eighty (180) days provided the applicant submits a request in writing prior to the permit expiration and the project has not changed in scope. Additional extension requests of one hundred and eighty (180) days may be granted by the building official if the request is made in writing prior to the expiration date, the project has not changed in scope, the project has obtained at least one inspection approval AND the applicant pays a fee as established by resolution of the City Council for each one hundred and eighty (180) day extension provided a new code has not been adopted.

If an extension is not granted, a new permit application must be submitted and a permit obtained to meet all current state and local codes along with all applicable fees as a new project before work can commence or recommence.

Amend Section [A] 109.4 of the 2025 California Building Code as follows:

109.4 Work commencing before permit issuance. Any person who commences any work on a building, structure, electrical, gas, mechanical or plumbing system

before obtaining the necessary permits shall be subject to an investigation fee as set forth in the latest resolution adopted by the City.

The payment of such investigation fee shall not exempt an applicant from compliance with all other provisions of either this code or the technical codes nor from the penalty prescribed by law.

15.04.040 Section 1705.3 of the 2025 California Building Code – Amended.

Amend Section 1705.3 of the 2025 California Building Code as follows:

1705.3 Concrete construction. The special inspections and verifications for concrete construction shall be as required by this section and Table 1705.3.

Exception: Special inspections shall not be required for:

1. Isolated spread concrete footings of buildings three stories or less above grade plane that are fully supported on earth or rock, where the structural design of the footing is based on a specified compressive strength, f'_c , no greater than 2,500 pound per square inch (psi) (17.2 Mpa).

15.04.050 Section 1905.1.8 of the 2025 California Building Code – Amended.

Amend Section 1905.1 of the 2025 California Building Code as follows:

1905.1.8 ACI 318, section 22.10. Delete ACI 318, Section 22.10, and replace with the following:

22.10 - Plain concrete in structures assigned to Seismic Design Category C, D, E or F.

22.10.1- Structures assigned to Seismic Design Category C, D, E or F shall not have elements of structural plain concrete, except as follows:

- (a) Isolated footings of plain concrete supporting pedestals or columns are permitted, provided the projection of the footing beyond the face of the supported member does not exceed the footing thickness.

Exception: In detached one- and two-family dwelling three stories or less in height, the projection of the footing beyond the face of the supported member is permitted to exceed the footing thickness.

- (b) Plain concrete footing supporting walls are permitted, provided the footings have at least two continuous longitudinal reinforcing bars. Bars shall not be smaller than No. 4 and shall have a total area of not less than 0.002 times the gross cross-sectional area of the footing. A minimum of one bar shall be provided at the top and bottom of the footing. Continuity of reinforcement shall be provided at corners and intersections.

Exception:

In detached one- and two-family dwellings three stories or less in height and constructed with stud bearing walls, plain concrete footings with at least two continuous longitudinal reinforcing bars not smaller than No. 4 are permitted to have a total area of less than 0.002 times the gross cross-sectional area of the footing.

15.04.060 Adoption of the 2025 California Residential Code.

- A. Except as otherwise provided for in this Chapter, the California Residential Code, 2025 edition and specified Appendices together with those omissions, amendments, exceptions and additions thereto as set forth in Title 24 Part 2.5 of the California Code of Regulations are approved and adopted by reference, and made a part hereof as if fully set forth herein.
- B. One (1) copy of the California Residential Code has been filed for use and examination by the public in the Office of the Building Official of the City of Seaside.

15.04.065 Adoption of the California Residential Code Appendix Chapters.

All the appendices with the exception of the following from the 2025 California Residential Code are hereby adopted:

– Appendix G, Swimming Pools and Hot Tubs.

15.04.070 Section R105.3.1 Expiration of Permit – Amended.

Amend Section R105.3.1 of the 2025 California Residential Code as follows:

R105.3.1 Expiration of Plan Review. Applications for which no permit is issued within 180 days following the date of the application shall expire, and plans and other data submitted for review may thereafter be returned to the applicant or destroyed by the building official. The building official may extend the time for action by the applicant for a period not exceeding 180 days on written request by the applicant

showing that circumstances beyond control of the applicant have prevented action from being taken and the extension has been submitted in writing prior to the expiration date.

If a permit has not been obtained after the first extension, additional extensions of 90 days may be granted provided the applicant submits this request in writing prior to the expiration date AND pays a fee as established by resolution of the City Council for each requested 90 day extension, provided a new code has not been adopted and the project has not changed in scope.

Exception: If a project has been approved by the City pending an outside agency approval prior to expiration, written extensions will not be required.

15.04.080 Section R105.5.1 Expiration of Permit – Amended

Amend Section R105.5.1 of the 2025 California Residential Code as follows:

R105.5.1 Expiration of Permit. Every permit issued by the building official under the provisions of the technical codes shall expire and become null and void, if the project authorized by such permit has not achieved an approval for one of the required inspections identified in section R109.1 of the 2025 California Building Code within 180 days of issuance of such permit.

The building official may grant a one-time permit extension of one hundred eighty (180) days provided the applicant submits a request in writing prior to the permit expiration and the project has not changed in scope. Additional extension requests of one hundred and eighty (180) days may be granted by the building official if the request is made in writing prior to the expiration date, the project has not changed in scope, the project has obtained at least one inspection approval AND the applicant pays a fee as established by resolution of the City Council for each one hundred and eighty (180) day extension provided a new code has not been adopted.

Before work can commence or recommence under an expired permit, a new permit application must be submitted and permit obtained along with all applicable fees as a new project.

All existing projects are subject to this section and will be subject to the conditions listed above.

15.04.090 Section R105.2 of Chapter 1 of the California Residential Code – Amended.

Amend Section R105.2 of the 2025 California Residential Code as follows:

R105.2 Work exempt from permit. Exemption from permit requirements of this code shall not be deemed to grant authorization for any work to be done in any manner in violation of the provisions of this code or any other laws or ordinances of this jurisdiction. Permits shall not be required for the following:

1. One-story detached accessory structures, provided that the floor area does not exceed 120 square feet (11.15 m²), and complies with section 15.04.031 (1).

Exempt structures shall comply with the front, side, and rear setback requirements, lot coverage, maximum height and minimum clearances from the main residence and other structures. Unpermitted accessory structures shall not be equipped with electrical, plumbing or mechanical features that would otherwise require a permit. Land/sea cargo containers do not qualify as residential accessory structures.

2. Fences not over 7 feet (2134 mm) high.
3. Retaining walls that are not over 4 feet (1219 mm) in height measured from the bottom of the footing to the top of the wall, unless supporting a surcharge.
4. Painting, papering, tiling, carpeting, cabinets and countertops, other than kitchen countertops and similar finish work.

15.04.100 Section R108.1 of the 2025 California Residential Code – Added.

Add Section R108.1 of the 2025 California Residential Code as follows:

R108.1 Payment of fees. Fees shall be paid to the City as set forth in the latest resolution adopted by the City.

15.04.110 Chapter 3 - Section R302.1 of the 2025 California Residential Code – Deleted.

Delete Section R302.1 “exceptions” in its entirety. (Seaside Municipal Code is more restrictive.)

15.04.120 Table R302.6 of the 2025 California Residential Code – Amended.

Amend Table R302.6 of the 2025 California Residential Code as follows:

“Not less than 5/8” type X” in all columns in the table.

Amend Section R311.1 of the 2025 California Residential Code as follows:

R311.1 Means of egress. Dwellings shall be provided with a means of egress in accordance with this section. The means of egress shall provide a continuous and unobstructed path of vertical and horizontal egress travel from all portions of the dwelling to the required egress door without requiring travel through a garage. If a dwelling provides a direct passage door between the dwelling and an attached garage, the attached garage shall provide an egress door to prevent entrapment. The required egress door shall open directly into a public way or to a yard or court that opens to a public way.

15.04.130 Section R313.1 “exception” of the 2025 California Residential Code – Deleted.

Delete Section R313.1 “exception” in its entirety. (Seaside’s amended Fire Code is more restrictive.)

15.04.140 Section R313.2 “exception” of the 2025 California Residential Code – Deleted.

Delete Section R313.2 “exception” in its entirety (Seaside’s amended Fire Code is more restrictive.)

15.04.150 Section R403.1.3 Seismic Reinforcing of the 2025 California Residential Code – Amended.

Amend Section R403.1.3 of the 2025 California Residential Code as follows:

R403.1.3 Seismic reinforcing. Concrete footings located in Seismic Design Categories D0, D1 and D2, as established in Table R301.2(1), shall have minimum reinforcement of at least two continuous longitudinal reinforcing bars not smaller than No. 4 bars. Bottom reinforcement shall be located a minimum of 3 inches (76 mm) clear from the bottom of the footing.

In Seismic Design Categories D0, D1 and D2 where a construction joint is created between a concrete footing and a stem wall, a minimum of one No. 4 bar shall be installed at not more than 4 feet (1219 mm) on center. The vertical bar shall extend to 3 inches (76 mm) clear of the bottom of the footing, have a standard hook and extend a minimum of 14 inches (357 mm) into the stem wall.

In Seismic Design Categories D0, D1 and D2 where a grouted masonry stem wall is supported on a concrete footing and stem wall, a minimum of one No. 4 bar

shall be installed at not more than 4 feet (1219 mm) on center. The vertical bar shall extend to 3 inches (76 mm) clear of the bottom of the footing and have a standard hook.

In Seismic Design Categories D0, D1 and D2 masonry stem walls without solid grout and vertical reinforcing are not permitted.

Exception: In detached one- and two-family dwellings which are three stories or less in height and constructed with stud bearing walls, isolated plain concrete footings supporting columns or pedestals are permitted.

15.04.160 Section R602.10.4 and Table R602.10.3(3) of the 2025 California Residential Code – Amended.

Section R602.10.4 and Table R602.10.3(3) are hereby amended to read as follows:
2025 CRC Section R602.10.4 and Table R602.10.3(3).

Add a new footnote “e” to the end of CRC Table R602.10.3(3), to read:

e. In Seismic Design Categories D0, D1, and D2, Method GB is not permitted and the use of Method PCP is limited to one-story single family dwellings and accessory structures.

Add the “e” footnote notation in the title of Table R602.10.3(3) to read:
TABLE R602.10.3(3)e

15.04.170 Section R602.10.4.3 of the 2025 California Residential Code Limits on Methods GP and PCP – Amended.

Add a new subsection R602.10.4.4, to read:

R602.10.4.4 Limits on methods GB and PCP. In Seismic Design Categories D0, D1, and D2, Method GB is not permitted for use as intermittent braced wall panels, but gypsum board is permitted to be installed when required by this Section to be placed on the opposite side of the studs from other types of braced wall panel sheathing. In Seismic Design Categories D0, D1, and D2, the use of Method PCP is limited to one-story single family dwellings and accessory structures.

15.04.180 Section R902.1.1 of the 2025 California Residential Code Roof Coverings – Amended.

Amend Section R902.1.1 of the 2025 California Residential Code as follows:

R902.1.1 Roof coverings within ALL fire hazard severity zones. Any new roof on a new or existing structure, and any re-roofing of an existing structure of 50% or more of the total roof area within a one-year period shall be of a fire retardant roof or class A roof

15.04.200 Adoption of the 2025 California Plumbing Code.

- A. Except as otherwise provided for in this Chapter, the California Plumbing Code, 2025 edition, and specified Appendices together with those omissions, amendments, exceptions and additions thereto as set forth in Title 24 Part 5 of the California Code of Regulations are approved and adopted by reference, and made a part hereof as if fully set forth herein.
- B. One (1) copy of the California Plumbing Code has been filed for use and examination by the public in the Office of the Building Official of the City of Seaside.

15.04.205 Adoption of the California Plumbing Code Appendix Chapters.

All of the appendices with the exception of the following appendices are hereby adopted:

- Appendix G, Graywater Systems.
- Appendix I, Installation Standards.

15.04.220 Adoption of the California Mechanical Code.

- A. Except as otherwise provided for in this Chapter, the California Mechanical Code, 2025 edition and specified Appendices together with those omissions, amendments, exceptions and additions thereto as set forth in Title 24 part 4 of the California Code of Regulations are approved and adopted by reference, and made a part hereof as if fully set forth herein.
- B. One (1) copy of the California Mechanical Code has been filed for use and examination by the public in the Office of the Building Official of the City of Seaside.

15.04.225 Adoption of the California Mechanical Code Appendix Chapters.

All the appendices from the 2025 California Mechanical Code are hereby adopted.

15.04.230 Adoption of the 2025 California Electrical Code.

- A. Except as otherwise provided for in this Chapter, the California Electrical Code, 2025 edition, together with those omissions, amendments, exceptions and additions thereto as set forth in Title 24 Part 3 of the California Code of Regulations are approved and adopted by reference, and are hereby incorporated in this Chapter by reference and made a part hereof as if fully set forth herein.
- B. One (1) copy of the California Electrical Code has been filed for use and examination by the public in the Office of the Building Official of the City of Seaside.

15.04.240 Adoption of the 2025 California Green Building Standards.

- A. Except as otherwise provided for in this Chapter, the California Green Building Standards, 2025 edition, and specified together with those omissions, amendments, exceptions and additions thereto as set forth in Title 24 part 11 of the California Code of Regulations are approved and adopted by reference, and made a part hereof as if fully set forth herein.
- B. One (1) copy of the California Green Building Standards Code has been filed for use and examination by the public in the Office of the Building Official of the City of Seaside.

15.04.245 Adoption of the California Green Building Standards Code Appendix Chapters.

All the appendices from the 2025 California Green Building Standards Code are hereby adopted.

15.04.260 Adoption of the 2025 California Energy Code.

- A. Except as otherwise provided for in this Chapter, the California Energy Code, 2025 edition, and specified Appendices together with those omissions, amendments, exceptions and additions thereto as set forth in Title 24 part 6 of the California Code of Regulations are approved and adopted by reference, and made a part hereof as if fully set forth herein.
- B. One (1) copy of the California Energy Code has been filed for use and examination by the public in the Office of the Building Official of the City of Seaside.

15.04.265 Adoption of the California Energy Code Appendix Chapters.

All the appendices from the 2025 California Energy Code are hereby adopted.

15.04.280 Adoption of the 2025 California Existing Building Code.

- A. Except as otherwise provided for in this Chapter, the California Energy Code, 2025 edition, and specified Appendices together with those omissions, amendments, exceptions and additions thereto as set forth in Title 24 part 10 of the California Code of Regulations are approved and adopted by reference, and made a part hereof as if fully set forth herein.
- B. One (1) copy of the California Existing Building Code has been filed for use and examination by the public in the Office of the Building Official of the City of Seaside.

15.04.285 Adoption of the California Existing Building Code Appendix Chapters.

All the appendices from the 2025 California Existing Building Code are hereby adopted.

15.04.300 Adoption of the International Property Maintenance Code.

- A. The International Property Maintenance Code, 2024 edition, is hereby adopted by reference and made a part hereof as if fully set forth herein.
- B. One (1) copy of the International Property Maintenance Code has been filed for use and examination by the public in the Office of the Building Official of the City of Seaside.

15.04.310 Amendments of the 2024 International Property Maintenance Code.

The text of the 2024 International Property Maintenance Code, as adopted and amended by Section 15.04.130, is further amended to conform to the current California Building Standards Code and as recommended by the building official as follows:

Delete the following references	Insert the following references
International Building Code and International Residential Code	Current California Building Code and current California Residential Code
International Mechanical Code	Current California Mechanical Code
International Electrical Code	Current California Electrical Code
International Fire Code	Current California Fire Code
International Plumbing Code	Current California Plumbing Code
International Existing Building Code	Current California Existing Building Code
International Zoning Code	City of Seaside – Zoning Ordinance
International Fuel Gas Code	Current California Plumbing Code
Name of jurisdiction	City of Seaside
Jurisdiction to insert appropriate schedule	Current fees established by resolution of the city council.

Board of appeals	Hearing officer appointed by the city manager
Code Official or Health Official	Building Official or his/her designee

15.04.320 Section [A] 102.7.1 of the 2024 International Property Maintenance Code – Amended.

Amend Section [A] 102.7.1 of the 2024 International Property Maintenance Code as follows:

[A] 102.7.1 Conflicts. Where conflicts occur between provisions of this code and the referenced standards, the provisions of this code shall apply. Where conflicts occur between the provisions of this code and California Statutes, the provisions of the latter shall apply.

15.04.330 Section [A] 103 of the 2024 International Property Maintenance Code – Amended.

Amend Section [A] 103 of the 2024 International Property Maintenance Code as follows:

[A] 103.1 General. The Building Official in charge of the Seaside Building & Code Department shall be known as the code official in this chapter.

[A] 103.3 Deputies. The code official shall have the authority to appoint one or more deputies. Such employees shall have the powers as delegated by the code official.

[A] 103.4 Liability. The code official or employee charged with the enforcement of this code, while acting for the jurisdiction, in good faith and without malice in the discharge of the duties required by this code or other pertinent law or ordinance, shall not thereby be rendered liable personally, and is hereby relieved from all personal liability for any damage accruing to persons or property as a result of an act or by reason of an act or omission in the discharge of official duties. Any suit institute against any officer or employee because of an act performed by that officer or employee in the lawful discharge of duties and under the provisions of this code shall be defended by the legal representative of the jurisdiction until the final termination of the proceedings. The code official or any subordinate shall not be liable for costs in an action, suit or proceeding that is instituted in pursuance of the provisions of this code.

15.04.340 Section [A] 104 of the 2024 International Property Maintenance Code – Amended.

Amend Section [A] 104 of the 2024 International Property Maintenance Code as follows:

[A] 104.3 Right of entry. Where it is necessary to make an inspection to enforce the provisions of this code, or whenever the code official has reasonable cause to believe that there exists in a structure or upon a premises a condition in violation of this code, the code official is authorized to enter the structure or premises at reasonable times to inspect or perform the duties imposed by the code, provided that if such structure or premises is occupied the code official shall present credentials to the occupant and request entry. If such structure or premises is unoccupied, the code official shall first make a reasonable effort to locate the owner, owner's authorized agent, or other person having charge or control of the structure or premises and request entry. If entry is refused, the code official shall have recourse to the remedies provided by law to secure entry.

15.04.350 Section [A] 108 of the ~~2024~~ International Property Maintenance Code – Amended.

Amend Section [A] 108 of the 2024 International Property Maintenance Code as follows:

[A] 108.1 General. When a structure or equipment is found by the code official to be unsafe, or when a structure is found unfit for human occupancy, or is found unlawful, such structure shall be condemned and shall be posted and vacated in accordance with this section and declared to be a public nuisance and the violations shall be abated by repair, rehabilitation, demolition or removal pursuant to the provisions of this code.

[A] 108.1.4 Unlawful structure. An unlawful structure is one found in whole or in part to be occupied by more persons than permitted under this code, or was erected, altered, occupied or maintained contrary to Title 15; or one that is partially constructed, reconstructed or demolished upon which work is abandoned. Work is deemed abandoned when there is no valid building or demolition permit.

[A] 108.2 Closing of vacant structures. If the structure is vacant and unfit for human habitation and occupancy, and is not in danger of structural collapse, the code official is authorized to post a placard of condemnation on the premises and order the structure boarded according to Appendix A or fenced, so as not to be an attractive nuisance and/or to prevent entry. Upon failure of the owner or owner's authorized agent to board the premises within the time specified in the order, the code official shall cause the premises to be boarded and secured through any available public agency or by contract or arrangement by private persons and the cost for such boarding shall be a debt owed by the owner, shall be charged against the real property upon which the structure is located, and shall be a lien upon such real property and shall be collected by any legal means.

[A] 108.3 Notice. Whenever the code official has condemned a structure or equipment under the provisions of this section, the code official shall obtain a preliminary or survey

title report as to the building, structure, or premises, which shall identify all owners of record, holders of mortgages, deeds of trust or other liens and encumbrances of record. In accordance with section 107.3 of this code, the code official shall serve the persons listed in the preliminary or survey title report with notice described in section 107.2 of this code. In addition, the notice shall be posted in a conspicuous place on in or about the structure or premises affected by such notice. If the notice pertains to equipment, it shall be placed on the condemned equipment.

[A] 108.4.1 Placard removal. The code official shall remove the condemnation placard whenever the defect or defects upon which the condemnation and placarding action was based has been eliminated. Any person who defaces or removes a condemnation placard without the approval of the code official shall be subject to the penalties provided by this code and applicable state law and Title 15.

[A] 108.5 Prohibited occupancy. Any occupied structure condemned and placarded by the code official shall be vacated as ordered by the code official. Any person who occupies a placarded premises or operates placarded equipment, and any owner, owner's authorized agent or person responsible for the premises who lets anyone occupy a condemned premises or operate condemned equipment shall be liable for the penalties provided by this code and Title 15.

15.04.360 Section [A] 109 of the 2024 International Property Maintenance Code – Amended.

Amend Section [A] 109 of the 2024 International Property Maintenance Code as follows:

[A] 109.5 Costs of emergency repairs. Cost incurred in the performance of emergency work may be paid by the city. Such costs shall be a debt owed to the city by the owner. The city attorney may institute appropriate legal action against the owner of the premises or the owner's authorized agent where the unsafe structure is or was located for the recovery of such costs.

[A] 109.6 Appeal. Once the emergency work has been completed, the owner may appeal the need for the emergency repairs and/or the costs for such work, in the manner provided in Sections 17.36.120 and 17.36.130 within seven calendar days after service according to Section 107 of this code of the statement of costs.

15.04.370 Section [A] 110 of the 2024 International Property Maintenance Code – Amended.

Amend Section [A] 110 of the 2024 International Property Maintenance Code as follows:

[A] 110.3 Failure to comply. If the owner of a premises or owner's authorized agent fails to comply with a demolition order within the time prescribed, the code official may cause the structure to be demolished and removed according to the procedure set forth in Seaside Municipal Code section 2.58.040(A.)(3.)(c.)

15.04.380 Section [A] 111 of the 2024 International Property Maintenance Code – Amended.

Amend Section [A] 111 of the 2024 International Property Maintenance Code as follows:

[A] 111.1 Application for appeal. Any person directly affected by a decision of the code official or a notice or order issued under this code may appeal that decision, notice or order by filing an appeal with the city clerk within seven calendar days of the date of service of that decision, notice, or order. The appeal shall be based on a claim that the true intent of this code or the rules legally adopted thereunder have been incorrectly interpreted, the provisions of this code do not fully apply, or the requirements of this code are adequately satisfied by other means. The appeal shall identify the real property, state the grounds for the appeal, and state all material facts in support of the appeal.

[A] 111.2 Notice of Hearing. Notice of hearing shall be conducted as provided for in Seaside Municipal Code section 17.36.080(C.).

[A] 111.7 Court review. Judicial review of the hearing officer's decision shall be commenced in accordance with Cal. Code of Civil Procedure § 1094.6 no later than 90 calendar days after the decision is signed. Cal. Code of Civil Procedure § 1094.6 is hereby adopted for purposes of this Title. Review shall be in accordance with Cal. Code of Civil Procedure § 1094.5.

[A] 111.8 Stays of enforcement. Appeals of notices and/or orders issued pursuant to this chapter, other than those issued pursuant to section 109 and 112.3, shall stay the enforcement of the notice and order until the appeal is heard by the hearing officer.

15.04.390 Section [A] 112 of the 2024 International Property Maintenance Code – Amended.

Amend Section [A] 112 of the 2024 International Property Maintenance Code as follows:

[A] 112.4 Failure to comply. Any person who continues any work after having been served with a stop work order, except such work as that person is directed to perform to remove a violation or unsafe condition, shall be liable for penalties pursuant to Seaside Municipal Code section 1.16.030

15.04.400 Definitions of the 2024 International Property Maintenance Code – Amended.

Amend the following Definitions in Section 201 of the 2024 International Property Maintenance Code as follows:

GARBAGE. Garbage shall be defined pursuant to Seaside Municipal Code Section 8.28.030 (Solid Waste, defined)

INOPERABLE MOTOR VEHICLE. A vehicle which cannot be driven upon the public streets for reason including but not limited to being unlicensed, wrecked, abandoned, in a state of disrepair, incapable of being moved under its own power or is prohibited from being operated on a public street or highway for any reason pursuant to the provisions of the California Vehicle Code.

RUBBISH. Rubbish shall be defined pursuant to Seaside Municipal Code Section 8.45.045 (Municipal Solid Waste, defined)

[A] STRUCTURE. That which is built or constructed or a portion thereof.

TEMPORARY. Temporary shall mean buildings, facilities, or structures intended for use at one location for not more than six months for the purpose of this code only.

15.04.410 Section 302 of the 2024 International Property Maintenance Code – Amended.

Amend Section 302 of the 2024 International Property Maintenance Code as follows:

302.1 Sanitation. The owner or authorized agent shall maintain the property exterior and premises in a clean, safe and sanitary condition. Such owner or authorized agent shall remain liable for violations thereof regardless of any contract or agreement with any third party regarding such property. The occupant may also be held jointly and severally liable for causing or contributing violations of this section.

302.2 Grading and drainage. All premises shall be graded and maintained to prevent the erosion of soil and prevent the accumulation of stagnant water thereon, or within any structure located thereon. Excess or concentrated drainage shall be contained on site or directed to the nearest practicable drainage facility approved by the code official.

Exception: *Approved* retention areas and reservoirs.

302.3 Sidewalks and driveways. Sidewalks, walkways, stairs, driveways, parking spaces and similar areas shall be kept in proper state of repair, and maintained free from hazardous conditions. The owner or owner's authorized agent of any building, lot or

premises within the city shall maintain the sidewalks and/or walkways located upon such premises that are accessible to the general public and the public sidewalks between such premises and any adjacent public street or alley in a clean, safe sanitary, and in a proper state of repair, free from hazardous conditions. Maintenance shall include the removal and proper disposal of any unsightly or unsanitary conditions such as accumulations of garbage, refuse, rubbish, litter, dirt, gum or other sticky substances or items, which have been dropped or spilled upon the sidewalks.

302.4 Weeds. No owner, authorized agent, lessee or occupant or other person having charge or control of any building, lot or premises within the city shall permit weeds exceeding twelve inches (12") in height to remain or accumulate upon such premises or upon public sidewalks adjoining such premises.

Upon failure of the owner or authorized agent having charge of a property to cut and destroy weeds after service of a warning notice of violation, they shall be subject to prosecution in accordance with Section 106.3 and as prescribed by the city. Upon failure to comply with the warning notice of violation, any duly authorized employee of the city or contractor hired by the city shall be authorized to enter upon the property in violation and cut and destroy the weeds growing thereon, and the costs of such removal shall be paid by the owner or authorized agent responsible for the property.

302.8 Motor vehicles. Refer to Seaside Municipal Code Section 17.34.150. Painting of vehicles is prohibited unless conducted inside an *approved* spray booth.

Exception: An owner, authorized agent, lessee, or occupant of the property may repair, wash, clean, or service personal property, provided they comply with Seaside Municipal Code and any other applicable requirements.

15.04.420 Swimming Pools, Spas, and Hot Tubs Section 303.2 of the 2024 International Property Maintenance Code – Amended.

Amend Section 303.2 of the 2024 International Property Maintenance Code as follows:

303.2 Enclosures. Except as provided for in other regulations, private swimming pools, hot tubs, spas and ponds, containing water more than 18 inches (457 mm) in depth shall be completely surrounded by a fence or barrier 48 inches (1219 mm) in height above the finished ground level measured on the side of the barrier away from the pool. Gates and doors in such barriers shall be self-closing and self-latching. Where the self-latching device is less than 54 inches (1372 mm) above the bottom of the gate, the release mechanism shall be located on the pool side of the gate. Self-closing and self-latching gates shall be maintained such that the gate will positively close and latch when released

from an open position of 6 inches (152 mm) from the gatepost. No existing pool enclosure shall be removed, replaced, changed or maintained in a manner that reduces its effectiveness as a safety barrier.

15.04.430 Section 304 of the 2024 International Property Maintenance Code – Amended.

Amend Section 304.14 of the 2024 International Property Maintenance Code as follows:

304.14 Insect screens. Every door, window and other outside opening required for ventilation of habitable rooms, food preparation areas, food service areas or any areas where products to be included or utilized in food for human consumption are processed, manufactured, packaged or stored shall be supplied with approved tightly fitting screens of minimum 16 mesh per inch (16 mesh per 25 mm), and every screen door used for insect control shall have a self-closing device in good working condition.

Exception: Screens shall not be required where other approved means, such as air curtains or insect repellent fans, are employed.

Amend Section 304.15 of the 2024 International Property Maintenance Code as follows:

304.15 Doors. All exterior doors, door assemblies, including weather stripping, thresholds and hardware, shall be maintained in good condition. Locks at all entrances to dwelling units and sleeping units shall be tightly secure the door. Locks on means of egress doors shall be in accordance with Section 702.3.

Amend Section 304.16 of the 2024 International Property Maintenance Code as follows:

304.16 Under-Floor areas. Under-floor access doors and ventilation openings shall be maintained to prevent the entrance of rodents, rain and surface drainage water. Doors shall be tight fitting and ventilation openings shall be properly screened with corrosion-resistant wire mesh having openings not exceeding 1/4 inch in any dimension or alternate approved materials pursuant to current CBC 1203.4.1.

Amend Section 304.18.2 of the 2024 International Property Maintenance Code as follows:

304.18.2 Windows. Operable windows located in whole or in part within 12 feet above ground level or a walking surface below that provide access to a dwelling unit, rooming unit or housekeeping unit that is rented, leased or let shall be equipped with a window sash locking device. Vacant/abandoned buildings shall provide internal window coverings to prevent easy view of the building interior.

15.04.440 Pest Elimination Section 309 of the 2024 International Property Maintenance Code – Amended.

Amend Section 309.1 of the 2024 International Property Maintenance Code as follows:

309.1 Infestation. All structures shall be kept free from insect, rodent and vermin infestation. When an insect, rodent or vermin infestation is brought to the attention of the code official, he or she may require the owner or agent having charge or control of the building, lot or premise to hire a licensed exterminator or other qualified professional to inspect the building, lot or premise and provide a written report verifying the presence and severity of such infestation including in the report a recommendation for proper extermination of the infestation. All structures in which insect, rodent or vermin infestations are found shall be promptly exterminated by approved processes that will not be injurious to human health. After the extermination of the infestation is complete, the code official may request a written notice from the licensed exterminator or other qualified professional attesting to the completion and success of the recommended extermination procedures. After the infestation is eliminated, proper precautions shall be taken to prevent reinfestation.

Amend Section 309.2 of the 2024 International Property Maintenance Code as follows:

309.2 Owner. The owner of any structure shall be responsible for extermination within the structure prior to renting or leasing the structure. The owner of a structure or premise containing a dwelling unit, multiple occupancy, rooming house or a nonresidential structure shall be responsible for maintaining the structure and premise in a rodent or pest-free condition. If an infestation is caused by an occupant substantially failing to properly maintain their occupied area of the structure or premise as clean and sanitary as the condition of the structure or premise permits. For as long as the occupants failure either substantially causes an unlivable condition to occur, or substantially interferes with the owners ability to remedy the condition, the owner does not have to remedy the condition. Where the infestation is caused by defects in the structure, the owner shall be responsible for extermination.

15.04.450 Section 505 of the 2024 International Property Maintenance Code – Amended.

Amend Section 505.4 of the 2024 International Property Maintenance Code as follows:

505.4 Water heating facilities. Water heating facilities shall be properly installed, maintained and capable of providing an adequate amount of water to be drawn at every required sink, lavatory, bathtub, shower and laundry facility at a minimum temperature of 110° F (43°C). A gas-burning water heater shall not be located in any bathroom, toilet

room, bedroom or other occupied room normally kept closed, unless the installation complies with Chapter 5 of the current California Plumbing Code and Section 904.0 of the current California Mechanical Code. An approved combination temperature and pressure-relief valve discharge pipe shall be properly installed and maintained on water heaters.

15.04.460 Section 602 of the 2024 International Property Maintenance Code – Amended.

Amend Section 602.2 of the 2024 International Property Maintenance Code as follows:

602.2 Residential occupancies. Dwellings shall be provided with heating facilities capable of maintaining a room temperature of 68°F (20°C) in all habitable rooms, bathrooms and toilet rooms as measured per IPMC section 602.5. Cooking appliances or fireplaces shall not be used, nor shall portable space heaters be used, as a means to provide required heating.

Exception: In areas where the average monthly temperature is above 30°F (-1°C), a minimum temperature of 65°F (18°C) shall be maintained.

Amend Section 602.3 of the 2024 International Property Maintenance Code as follows:

602.3 Heat supply. Every owner and operator of any building who rents, leases or lets one or more dwelling units or sleeping units on terms, either expressed or implied, to furnish heat to the occupants thereof shall supply heat to maintain a minimum temperature of 68°F (20°C) in all habitable rooms, bathrooms and toilet rooms.

Exceptions:

When the outdoor temperature is below the winter outdoor design temperature for the locality, maintenance of the minimum room temperature shall not be required provided that the heating system is operating at its full design capacity. The winter outdoor design temperature for the locality shall be 32°F.

15.04.470 Section 604 of the 2024 International Property Maintenance Code – Amended.

Amend Section 604 of the 2024 International Property Maintenance Code as follows:

604.3 Electrical system hazards. Where it is found that the electrical system in a structure constitutes a hazard to the occupants or the structure by reason of inadequate service, improper fusing, insufficient receptacle and lighting outlets, improper wiring or installation including the improper use of extension cords as permanent wiring, deterioration or damage, or for similar reasons, the code official shall require the defects to be corrected to eliminate the hazard.

15.04.480 Means of Egress Section 702 of the 2024 International Property Maintenance Code – Amended.

Amend Section 702 of the 2024 International Property Maintenance Code as follows:

[F] 702.1 General. A safe, continuous and unobstructed path of travel shall be provided from any point in a building or structure to the public way. Means of egress shall comply with the current California Building Code.

15.04.500 Adoption of 2025 California Fire Code.

- A. The California Fire Code, 2025 edition, including all Appendices, is hereby adopted by reference and made part hereof as if fully set forth herein reference and made part hereof as if fully set forth herein.
- B. One (1) copy of the California Fire Code has been filed in the filed for use and examination by the public in the office of the Building Official of the City of Seaside.
- C. The following are definitions as used in this chapter or in any other uniform codes or other nationally recognized fire safety standard, made a part of this chapter, unless otherwise apparent from the context:
 - 1. “City” means the City of Seaside when it refers to a political entity, and means the incorporated area of the City of Seaside when it refers to an area.
 - 2. “City Council” means the city council of Seaside.
 - 3. “Fire Chief” means the chief of the fire department serving the City of Seaside.
 - 4. “Mayor” means the mayor of the City of Seaside.
 - 5. “Municipality” means the City of Seaside.

15.04.510 Bureau of Fire Prevention Established.

The City of Seaside Bureau of Fire Prevention is hereby established to enforce the California Fire Code and shall be presided over by the Fire Chief or his/her designee.

15.04.520 Section 307.3 of the California Fire Code – Amended.

Section 307.3. of Chapter 3 of the California Fire Code is amended by adding subsection 307.3.1 to read as follows:

Except as otherwise provided in this Section, all outdoor rubbish fires are prohibited. No waste matter shall be disposed of by burning within the City of Seaside.

15.04.530 Section 307.4.3 of the California Fire Code – Added.

Chapter 3 of the California Fire Code is amended by adding Section 307.4.3 to read as follows:

Permit Required. No person shall kindle or maintain any open pit fire or authorize any such open pit fire to be kindled or maintained for the purpose of preparation of food, such as in the case of a Luau or barbecue or recreational fire without a permit from the Seaside Fire Department.

15.04.540 Section 507.5.1.1 Fire Hydrant of the California Fire Code – Amended.

Section 507.5.1.1 of Chapter 5 of the California Fire Code is amended by adding subsection 507.5.1.1.1 to read as follows:

Buildings equipped with a standpipe system installed in accordance with Section 905 shall have a fire hydrant within 50 feet of the fire department connections.

15.04.550 Section 903.2 Fire Sprinkler Systems Non-Residential of the California Fire Code – Amended.

Amend Section 903.2 of the 2025 California Fire Code to read as follows:

903.2 Where required. An approved automatic sprinkler system shall be installed and maintained in all new non-residential construction where the total floor area is five hundred square feet (500 sq. ft.) or more.

Exceptions:

- a. When sprinklers are considered undesirable because of the nature of the contents or in rooms or areas which are of noncombustible construction with wholly noncombustible contents and which are not exposed by other areas. Sprinklers shall not be omitted from any room merely because it is damp, of fire-resistive construction or contains electrical equipment.
- b. Temporary Buildings under 1,000 sq. ft.
- c. Airport control towers.
- d. One story detached accessory buildings to a group R-3 dwelling units.
- e. Open parking structures.
- f. Sprinklers shall not be installed when the application of water or flame and water to the contents may constitute a serious life or fire hazard, as in the manufacture or storage of quantities of aluminum powder, calcium carbide, calcium phosphide,

metallic sodium and potassium, quicklime, magnesium powder and sodium peroxide.

- g. Existing mobile home parks within the City regulated by the Department of Housing and Community Development are exempt: Health and Safety Code, Mobile Home Parks Act, Section 18300.

15.04.560 Section 903.3.1.3 Fire Sprinkler Systems One- and Two-Family Dwellings of the California Fire Code – Amended.

Amend Section 903.3.1.3 of the 2025 California Fire Code to read as follows:

903.3.1.3 NFPA 13D Sprinkler Systems. Where allowed, automatic sprinkler systems installed in one- and two-family dwellings shall be installed throughout in accordance with NFPA 13D.

903.3.1.3.1 All fire sprinkler systems installed in one- and two-family dwellings shall be tested for leakage by undergoing a hydrostatic test made at 200 psi for a two-hour duration.

903.3.1.3.2 Each water system supplying both domestic and fire protection systems shall have a single indicating-type control valve, arranged to shut off both the domestic and sprinkler systems. A separate shut-off valve for the domestic system only shall be permitted to be installed. The location of the control valve shall be approved by the fire code official.

903.3.1.3.3 Local water flow alarms shall be provided on all sprinkler systems. Local water flow alarms shall be powered from the main kitchen refrigerator circuit. The local water flow alarm shall be clearly audible from within the master bedroom at an audibility level of not less than 75 dBa. Where no kitchen exists in the building, the water flow alarm shall be powered from the bathroom lighting circuit.

15.04.570 Section 903.6 Fire Sprinkler Systems Existing Buildings of the California Fire Code – Amended.

Amend Section 903.6 of the 2025 California Fire Code to read as follows:

903.6 Existing buildings – Where repairs, alterations, and/or additions intensify and/or change the use of an existing building, where the total floor area is twenty-five hundred square feet (2500 s.f.) or more, or the building is forty feet (40') or more in height, or is

three or more stories in height, it shall be equipped with an automatic sprinkler system and made to comply with the provisions of this Section.

In all buildings where the total floor area is twenty-five hundred square feet (2500 s.f.) or more, or which are forty feet (40') or more in height, or which are three or more stories in height, if the repairs or alterations are made exceeding twenty-five percent of the current market value of the building and property as shown in the records of the County Assessor within any three hundred sixty (360) day period shall be made to comply with the provisions of this section.

Exception:

Valuation may also be determined by the replacement costs of the existing structure based upon the most recent "Building Valuation Data" contained in the "Building Standards" magazine published by the International Conference of Building Officials. The intent of this exception is to allow the use of a less restrictive application (if applicable) to determine if repair, alterations or additions are twenty-five percent (25%) or more of the value of the building.

Definitions

Repair. It is the reconstruction or renewal of any part of an existing building or structure for the purpose of its maintenance.

Alteration. It is any change, addition, or modification in construction or occupancy.

Exception: Projects where the sole purpose is for seismic upgrade.

Existing Group R, Division 3 buildings to which additions, alterations, or repairs are made that involve the removal or replacement of 50 percent or more of the linear length of exterior walls of the building within a one-year period, shall require the installation of an automatic sprinkler system as specified in the California Residential Code for new construction.

15.04.580 Section 3103.2 Tents and Membrane Structures of the California Fire Code – Amended.

Amend Section 3103.2 of the 2025 California Fire Code to read as follows:

3103.2 Approval required. Tents and membrane structures having an area in excess of 200 square feet shall not be erected, operated or maintained for any purpose without first obtaining a permit and approval from the fire code official.

Exceptions:

1. Tents used exclusively for recreational camping purposes.
2. Tents open on all sides that comply with all of the following:
 - 2.1. Individual tents having a maximum size of 700 square feet (65 m²).
 - 2.2. The aggregate area of multiple tents placed side by side without a fire break clearance of 12 feet (3658 mm), not exceeding 700 square feet (65 m²) total.
 - 2.3. A minimum clearance of 12 feet (3658 mm) to all structures and other tents.

SECTION 2. Findings.

- A. The amendments to California Building and Residential Codes set forth in this ordinance are reasonably necessary because of the following local geological conditions:
 1. CBC Section 1905.1.8 & CRC Section R403.1.3 Plain Concrete. Seaside is within a very active seismic area (Seismic Design Category D). Severe seismic action could disrupt structural integrity and damage unreinforced footings. The proposed amendments to the California Building and Residential Codes address the problem of poor performance of plain or under-reinforced concrete footings during a seismic event. This amendment reflects the recommendations by the Structural Engineers Association of Southern California (SEAOSC) and the Los Angeles City Joint Task Force that investigated the poor performance of plain and under-reinforced concrete footings observed in 1994 Northridge earthquake.
 2. CBC Section 1705.3. Results from studies after the 1994 Northridge earthquake indicated that a lot of the damages were attributed to lack of quality control during construction. The proposed amendment improves quality control during construction and therefore needs to be incorporated into the Code. Revise CBC Section 1705.3 exception No. 1 to allow special inspection not to be required for isolated spread footing where the structural design of the footing is based on a specified compressive strength, f'_c , no greater than 2,500 psi.
 3. CRC Section R602.10.4.4. The proposed amendments to the California Residential Code address the problem of poor performance of Gypsum Wallboard and Portland Cement Plaster as wall bracing materials in high seismic areas. This amendment reflects the recommendations by the Structural Engineers Association of Southern California (SEAOSC) and the Los Angeles City Joint Task Force that investigated the poor performance of these bracing materials that were observed in 1994 Northridge earthquake.

B. The amendments to California Fire Code Section set forth in this ordinance are reasonably necessary because of the following local climatic, geological and topographical conditions:

1. Climatic

The climate weather patterns within the city of Seaside are considered to be moderately affected by the ocean bodies of the Pacific Ocean and Monterey Bay, which extend the year round growing season of vegetation. The normal year's rainfall is approximately eighteen (18) inches on the average yearly calendar. Summer conditions with the prevalent Pacific High Cell create the mid-day fog normally associated with Seaside. This climactic fog assists the natural vegetation in growth.

Later in the year, the winds and drying vegetation mix to create a hazardous fuel condition, which has caused grassland and brushland fires in recent years. While normal temperatures usually do not exceed 75-80 degrees, during late summer and early fall (August, September, October) the temperatures can climb to 90 degrees plus. The afternoon winds can move a fire quickly in the city limits and outlying areas that once were Fort Ord.

Because of weather patterns and population increases, the City of Seaside has experienced water rationing and water allocation. Due to storage capacities and consumption, as well as climatic conditions, limited water resources are an issue.

While sound management of the water resources is possible, actual demands on an already stressed water supply can most assuredly be predicted.

2. Geological

Seismic activity within the City occurs yearly with little or no damage, although real potential for damage does exist with four local active faults. New construction may be limited by its respective distance to such faults, and replacement of existing structures could be costly. The city of Seaside has a start at sea level and extends to areas in excess of 300 feet above sea level. The elevation change caused by the hills creates the geological foundation on which the City has built and will continue to build. The region is located in an area of high seismic activity as indicated by the United States Geological Survey. Recent earthquake activity has indicated the lack of flexibility of materials and building systems has been a contributing factor to damages that reduced the protection of the life-safety of building occupants and increased the cost of rehabilitation of structures. Activities have indicated the need for increased levels of safety in building systems, including but not limited to means of egress, wiring systems, and fire protection systems.

3. Topographical

The findings in this section are caused by the construction and design of the City of Seaside due to the elevation changes, as well as the mountains, hills, and canyons that dissect the City with the addition of portions of the former Fort Ord Military

Base that are now considered Seaside. The water supply (domestic and fire flow) is directly affected by the topographical layout. The distribution system consists of water lines that carry the water from storage tanks to the public via pipes. These street mains create lift-zones where the pressure and flows are adequate at lower elevations and minimal, sometimes critical supplies at the top. Water supplies within the City of Seaside vary from less than 250 gallons-per-minute to flows in excess of 4,000 gallons-per-minute. This wide variation causes major problems to development, as well as fire suppression forces.

The topography also has affected the way buildings are built in Seaside. The existing structures are being removed and replaced with larger, more cost effective buildings. Those existing structures which remain cause concern to the Fire Department because of their lack of adequate fire protection. It is not uncommon to see a single or two-story building torn down and replaced with a two, three, or four story building typically also built with wood (Type V). The potential for conflagration exists with the high buildout in certain sections of Seaside. The concentrated commercial as well as residential occupancies cause concern regarding the exposure elements of building-to-building and the future building-to-grassland development on portions of the former Fort Ord Military Base now Seaside.

These Findings of Fact, which identify the various climatic, geological, and topographical conditions are considered reasonably necessary to modify the requirements established pursuant to Health and Safety Code Section 17922 based on local conditions.

SECTION 4. Effective Date. This ordinance shall be in full force and effect 30 days after its final passage and adoption but no sooner than January 1, 2026.

SECTION 5. The City Clerk shall certify to the adoption of this ordinance. Within fifteen (15) days after the passage of this ordinance, the City Clerk shall cause it to be posted in three (3) public places designated by resolution of the City Council. Immediately upon this ordinance becoming effective, the City Clerk shall forward a certified copy of the same to the California Building Standards Commission.

INTRODUCED AND PASSED TO PRINT at a Regular Meeting of the City Council duly held on _____; and

PASSED AND ADOPTED at a regular meeting of the City council of the City of Seaside, State of California, on the ____ day of_____, 2025, by the following vote:

AYES: 0 COUNCILMEMBERS: Pacheco, Miller, Burks, Garcia-Arrazola, Oglesby
NOES: 0 COUNCILMEMBERS: None
ABSENT: 0 COUNCILMEMBERS: None
ABSTAIN: 0 COUNCILMEMBERS: None

APPROVED:

ATTEST:

Ian Oglesby, Mayor
City of Seaside

Dominique Davis, City Clerk

I, Dominique Davis, City Clerk of the City of Seaside, hereby certify that the forgoing ordinance was introduced at a regular meeting of the City Council of the City of Seaside duly held on _____, 2025 and was passed and adopted at a regular meeting duly held on _____, 2025, by the following votes:

AYES: COUNCIL MEMBERS:
NOES: COUNCIL MEMBERS:
ABSENT: COUNCIL MEMBERS:

ATTEST:

Dominique Davis, City Clerk