



CITY OF SALINAS COUNCIL STAFF REPORT

DATE: AUGUST 4, 2026

DEPARTMENT: COMMUNITY DEVELOPMENT

FROM: LISA BRINTON, DIRECTOR

BY: GRANT LEONARD, PLANNING MANAGER

TITLE: AMENDMENT NO. 5 TO AGREEMENT FOR SERVICES WITH CALIFORNIA PREMIER RESTORATION FOR EMERGENCY CLEAN-UP AND STABILIZATION OF 37 AND 39 SOLEDAD STREET

RECOMMENDED MOTION:

A motion to approve a Resolution authorizing the City Manager to execute Amendment No. 5 to Agreement for Services with California Premier Restoration for emergency clean-up and stabilization of 37 and 39 Soledad Street to increase the total compensation amount by \$2,904, for a maximum compensation amount not to exceed \$454,224.

EXECUTIVE SUMMARY:

The City currently has an Agreement for Services with California Premier Restoration for emergency clean-up and stabilization of 37 and 39 Soledad Street. This Amendment expands the scope of services provided and increases the total compensation amount by \$2,904 for a maximum compensation amount not to exceed \$454,224.

BACKGROUND:

As part of the on-going efforts to implement the Chinatown Revitalization Plan (2019), the City purchased the Republic Café and Lotus Inn (37 and 39 Soledad Street) in December 2024. The buildings are currently boarded up and were damaged by a fire in 2022. In November of 2025, the City entered into an Agreement for Services with California Premier Restoration for emergency clean-up and stabilization of 37 and 39 Soledad Street with a not to exceed amount of \$247,150.

On January 30, 2026, the City executed Amendment No. 1 to the Agreement for Services with California Premier Restoration to extend the term to June 30, 2026. On February 3, 2026, the City executed Amendment No. 2 to the Agreement for Services with California Premier Restoration to complete demolition and disposal of additional materials from 39 Soledad Street. On April 7, 2026, the Agreement was further amended to complete the removal of hazardous materials from 39 Soledad Street (Amendment No. 3). On June 30, 2026, the City executed Amendment No. 4 to the

Agreement for Services with California Premier Restoration to extend the term to December 31, 2026.

The City and California Premier Restoration have identified additional engineering work to be completed, as outlined in the attached Change Order (Exhibit A). Amendment No. 5 will allow the City and California Premier Restoration to complete the additional work and prepare the building for future rehabilitation and restoration work.

CEQA CONSIDERATION:

Not a Project. The City of Salinas has determined that the proposed action is not a project as defined by the California Environmental Quality Act (CEQA) (CEQA Guidelines Section 15378). In addition, CEQA Guidelines Section 15061 includes the general rule that CEQA applies only to activities which have the potential for causing a significant effect on the environment. Where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA. Because the proposed action and this matter have no potential to cause any effect on the environment, or because it falls within a category of activities excluded as projects pursuant to CEQA Guidelines section 15378, this matter is not a project. Because the matter does not cause a direct or foreseeable indirect physical change on or in the environment, this matter is not a project. Any subsequent discretionary projects resulting from this action will be assessed for CEQA applicability.

CALIFORNIA GOVERNMENT CODE §84308 APPLIES:

Yes.

STRATEGIC PLAN INITIATIVE:

Development of the City-owned properties in Chinatown advances the City Council's 2025-2028 Housing and Economic Development initiatives by supporting the development of mixed-use affordable housing and the revitalization of the Chinatown neighborhood.

DEPARTMENTAL COORDINATION:

The Community Development Department is leading this effort with close coordination with Public Works and Finance Departments.

FISCAL AND SUSTAINABILITY IMPACT:

Funding for Amendment No. 4 will come from the City's Chinatown Revitalization CIP (9070).

Fund	General Ledger Number (Operating/CIP)	General Ledger Account Name	Remaining Budget Appropriation	Amount Requested
1000	30.9070-63.5900	Outside Services Other Professional Services	\$586,178	\$2,904

ATTACHMENTS:

1. Resolution
2. Amendment No. 5
 - a. Exhibit “A” California Premier Restoration Change Order
3. Agreement for Services
4. Amendment No. 1
5. Amendment No. 2
6. Amendment No. 3
7. Amendment No. 4