



Council Agenda Report

From: Angelica Fortin, Community Services Director

Subject: Approval of a Resolution Accepting Improvements and Warranty of Royal Oak Meadows Park

CEQA Determination: The City finds that this action is not a project under the California Environmental Quality Act pursuant to State Guidelines Section State CEQA Guidelines, §§ 15060, subd. (c)(2)-(3), 15378.

Date: July 15, 2025

Facts

1. On February 14, 2020, the City of El Paso de Robles ("City") entered into a Development Agreement with Olsen Ranch 212, LLC ("Developer") to guide the development of the Vinedo & Olsen – South Chandler Specific Plan area. The Specific Plan encompasses approximately 355.6 acres and includes residential units, recreational amenities, parks, open spaces, and public infrastructure.
2. As a condition of development, the Specific Plan requires the rehabilitation of Royal Oak Park, which is owned by the City. To enable the Developer to perform the required improvements on City-owned land, the City and Developer executed a Public Parkland Construction and Encroachment Permit Agreement on March 29, 2024 ("Permit").
3. Pursuant to the Permit, the Developer was authorized and required to construct improvements to Royal Oak Park in accordance with plans approved by the City and endorsed by the Parks and Recreation Advisory Committee.
4. The required improvements have been made and all required inspections have been completed.

Options

1. Take no action;
2. Approve Resolution 25-XXX, accepting the public park improvements constructed by Olsen Ranch 212, LLC within Royal Oak Meadows Park, pursuant to the Development Agreement and related Permit Agreement, and initiate the plant establishment and warranty periods as outlined;
3. Provide alternative direction to staff.

Analysis and Conclusions

The Developer has completed construction of the Royal Oak Park improvements in accordance with the approved plans, Development Agreement, and Permit requirements. City staff has inspected the improvements and confirms they have been constructed to the City's satisfaction.

Improvements to the existing park include a new playground to replace the tot lot, a shade structure adjacent to the new playground, a new fenced basketball court, a new parking lot, and replacement of the asphalt trail with a new concrete trail. In addition, the irrigation system was updated and picnic tables and trash cans that were in poor condition were replaced.

In accordance with the Permit and standard City practice, the following provisions are now applicable:

1. Plant Establishment Period: The Developer remains responsible for the care and maintenance of landscaping (excluding turf mowing) for 180 days following acceptance. This includes irrigation management, weed control, and plant replacement. A final inspection with City staff will occur at the conclusion of this period.
2. One-Year Warranty Period: The Developer guarantees all improvements for a period of one (1) year. During this period, the Developer must correct any defects or performance issues. The City may recover costs from the Developer for any failure to make necessary repairs.
3. Warranty Inspection: City staff will conduct inspections of the improvements during the warranty period to ensure compliance with Permit standards.
4. Bond Release: Upon acceptance of the improvements, and receipt of a 10% warranty bond guaranteeing the warranty period, the City Engineer is authorized to release all performance bonds secured for the construction of the improvements.

Fiscal Impact

There is no direct fiscal impact associated with this action, other than ongoing maintenance responsibilities for City staff once the warranty and plant establishment periods have concluded.

CEQA

The City finds that this action is not a project under the California Environmental Quality Act pursuant to State Guidelines Section State CEQA Guidelines, §§ 15060, subd. (c)(2)-(3), 15378.

Recommendation (Option 2)

Approve Resolution 25-XXX, accepting the public park improvements constructed by Olsen Ranch 212, LLC within Royal Oak Meadows Park, pursuant to the Development Agreement and related Permit Agreement, and initiate the plant establishment and warranty periods as outlined.

Attachments

1. Resolution 25-XXX: Acceptance of Public Improvements and Warranty for Royal Oak Meadows Park
 - a. Exhibit A: Final Map