

COUNTY SERVICE AREA-81
Fallbrook Local Parks Advisory Committee
— MEETING MINUTES —
April 17, 2025
Live Oak Park Visitors Center
2746 Reche Road, Fallbrook CA 90028

In Attendance:

Committee Members in Person: *Chair Sean O Callaghan, committee members Stephani Baxter, Jim Loge, Sue Reed, Kari Hoyer, and David Throop.*

Absent: *Ricardo Favela (Attended Virtually)*

County Staff Present: *Jake Enriquez, Riley Dewitt-Richards, Nancy Santillan, Lauren Raduc, and Andrew Anderson.*

1. **Call to Order introductions** — Sean O'Callaghan, Chairperson 9:00am
2. **Open Agenda** — Opportunity for members of the public to speak on subjects within the Committee's authority, but not on today's agenda. Limit 2 minutes per item.
 - Flagpole at Village View Park: It was noted that there is no flagpole in the current plans. Riley and Jake are working to address.
 - NCFPD ballfields acquisition: The item will be on the San Diego County Board of Supervisor's agenda on May 6, 2025.
 - County's proposed acquisition of the historic ballfields at 315 E. Ivy Street: The Committee agreed to draft a letter to the County Board of Supervisors requesting that the County adhere to PLDO requirements for new construction, the same as builders are required to do. The letter will also address the Committee's deep concern and opposition to the County's proposed acquisition of the historic ballfields with the intent to replace them with affordable housing.
 - Sean requested that the letter ask the question: If the County builds housing, are they responsible to contribute to PLDO funds? Based on the discussion, Jake recommended that the Committee review the CEQA determination for stated "impacts" to include in the Committee's response letter to the County Board of Supervisors.
 - Stephani will draft the letter to present at the CSA No. 81 May meeting for approval.
3. **Approval of March 20, 2025, Minutes** — Committee
 - Motion by Sean to approve March minutes; seconded by Stephani.
 - Motion passed as amended during the meeting.
 - Letter from the Committee regarding the San Luis Rey equestrian staging area will be attached to the approved minutes for recording.
4. **Financial Report** — David Throop
 - Total Cash Received: 97,602
 - Total Balance: \$847,869
 - Fund Balance: \$684,535

- Expenses: \$371,014
- Discussion:
 - Stephani noted a significant drop in cash received compared to last year.
 - PLDO fees are triggered when building permits are issued. The Pasarell project (120 single-family homes) is one example. The developer does not want to build and provide parkland, which activates PLDO fees.
 - Committee inquired when and how soon we would see fees paid, compared to reflection on financial report. With ongoing development planned throughout Fallbrook, the Committee will closely monitor these details. The Committee asked if there is a monthly report that could be pulled/provided.

5. **Community Center** — Nancy Santillan

- **Presentation recap by Nancy:**
 - Room rentals: Three rooms are available for private events. 40 bookings to date, a notable increase.
 - Outdoor park use: Includes sports, yoga for seniors, toddler classes, dog training, arts & crafts, and more.
- **Summer Programming:**
 - Summer Camp field trips may be reduced due to budget constraints and rising transportation costs. Camps will focus on onsite activities.
 - Community Center will run 13 weeks of seasonal camps and include counselors in training. The community center will be hosting 9 weeks of sports camps and 4 weeks of dance and cheer camps on top of everything going on.
 - Intergenerational programming has been very popular with older adults teaching pickleball to children. Senior prom was also recently hosted.
- **Program Participation:**
 - Most programs fill up quickly and to full capacity, demonstrating high community demand.
- **Facility Enhancements:**
 - Landscaping improvements underway in preparation for summer “Movies in the Park” events.
 - Community Center will be working with the pickleball community to repaint tennis court lines and improve signage.

6. **Parks Updates** — Sup. Ranger Lauren Raduc & Sr. Ranger Andrew Anderson

- Live Oak Park: Prepping for Easter and Arts in the Park. Two new fountains and four 60" box trees that were added.
- Don Dussault Park: Experiencing seasonal increase in activity and extended hours.
- Clemmens Lane: Will receive 25 cubic yards of wood fiber for the playground.
- Rainbow Park: Experiencing high usage and reservations for both picnic areas and sports fields.
- Willow Grove Park and Horse Creek Ridge— Sr. Ranger Andrew: Hosting multiple youth sports leagues from both Fallbrook and Bonsall. Park is on track to have a record number of bookings and continues to grow in popularity.

7. **Village View Park Update** — Riley Dewitt-Richards

- Flagpole Update: It was confirmed that it was not included in the original plans, this was an accidental oversight, and plans are underway to have it added.
- Construction is progressing well. Riley shared updated photos with the Committee.
- Skatepark is nearing completion. The contractor is mitigating premature use of the skatepark. Some adjustments to original cement colors for the “avocado bowl.”
- DPW is working on a thorough review of road work needed before executing traffic control for sidewalk work to be executed.
- Stephani shared concerns about damage to main roads caused by heavy equipment; issues will be addressed during punch-list phase.
- Opening date has yet to be set or confirmed, but anticipated to be in August.

8. Other Business

- Equestrian staging area letter: Sean to send email to Board of Supervisors.
- Update on current park land area to population presented by Jake. A cleaned up word document will be sent to the Committee for review.
 - Current County-Owned park land includes:
 - New Additions: Willow Grove and Horse Creek Ridge transferred to the County.
 - Village View Park (6.8 acres) is nearing completion and recommended to count as parkland.
 - Developed CSA-81 parcels (12.82 acres include: Community Center, Clemmens Lane, Don Dussault and Rainbow Park.
 - Other Developed Parks:
 - Live Oak Park, (27 acres)
 - Horse Creek Ridge (8.4 acres)
 - Jackie Heynemen Park (.75 acres) is owned and operated by the Fallbrook Village Association, a County funded acquisition and development.
 - Vince Ross Village Square (500 Sq. Ft.)
 - Fallbrook Sports Park (13.5 acres)
 - Willow Grove (8 acres)
 - Village View Park (6.8 acres).
 - “Open Space” Land:
 - Santa Margarita County Land (220 acres).
 - San Luis Rey River Park (approximately 100 acres in Fallbrook Planning Area) includes Rio Prado and recently acquired Fabus Property, turned over by Caltrans to the County to be added to the river park.
 - Horse Creek Ridge Open Space (192 acres)— a crescent shaped property that goes up and around the development and into the hills, County managed and maintained with Fallbrook Land Conservancy.
- **Parkland Deficiency:**

- Required ration: 3 acres per,1,000 residents.
- The current CSA No. 81 boundary population is approximately 50,000 people.
- **Developed Parkland: *Approximately 84 acres to the required 150 acres.***
- ***Fallbrook only meets 56% of the required amount.***
- In terms of “DEVELOPED” usable parkland, this highlights the URGENCY and further support of the need to protect areas like the NCFPD ballfields (3 acres) and preserve them as permanent park land rather than converting to housing.
- This further supports the need to PROTECT spaces such as the downtown NCFPD ballfields, which make up 3 acres, to designate it as protected park land and not be replaced by “affordable housing” development currently planned.

- **Agenda Items for May:**
 - Add Rio Prado to Agenda.
 - Stephani will draft a letter to present at the May CSA No. 81 meeting concerning the acquisition and sale of the downtown Fallbrook Ballfields, requesting that they be designated as permanent park land and not replaced by the County with affordable housing as currently planned.

9. Adjournment — at 10:17am

Minutes respectfully submitted by: **Kari Hoyer**