

COUNTY SERVICE AREA-81

Community Meeting Minutes

JANUARY 16th, 2025

Meeting Held at Live Oak Park

Committee Members in Attendance:

Chair Sean O'Callaghan, Stephani Baxter, Kari Hoyer, David Throop, Susan Reed, Jim Loge, Ricardo Favela

Absent:

All Members were present

San Diego County Staff:

Jake Enriquez, Nancy Santillan- Site Supervisor, Community Center, Lauren Raduc- Site Supervisor, Live Oak Park, CSA-81 local parks, and Santa Margarita Preserve.

Virtual Attendee:

None

In Person Attendees:

Josh Guerrettaz, Fallbrook Sports Association

1. Call to Order:

1. Time: 9:02am
2. Chair: Sean O'Callaghan

2. Open Agenda:

1. Public Comments: Opportunity for members of public to speak on subjects within the Committee's authority but not on today's agenda. Limit 2 minutes per item
2. No comments were mentioned.

3. Approval of Minutes

1. Meeting: November 2024 —
2. Committee Action: Approved unanimously.

4. Financial Report

1. Presented by: Jim Loge
 1. Cash Received — \$47,586
 2. Total Disbursements — \$45,259
 3. Encumbrance — \$925,851

4. New Funds — \$696,214.92
 5. Total of New Funds and Balance —\$750,151
 6. Available Fund Balance — \$564,795
5. Fallbrook Sports Park Improvements
1. Presenter: Josh Gutierrez
 1. Requesting \$250,000 towards project bid of approximately \$830,000, with an anticipated project cost of approximately \$900,000. The design is the same as presented in November.
 2. The Fallbrook Sports Association will seek additional funding and grants through avenues such as the Legacy Foundation, FPUD, community grant programs, and fundraising efforts.
 3. Goal: Secure all funding by the end of calendar year 2025.
 4. Construction planned for summer of 2026, with completion timeline of 2-3 weeks.
 5. Current turf, which has an 8-year warranty and an expected lifespan of 8-10 years, has been extended to 13 years due to great maintenance and upkeep. The new turf will have a lifespan of 12-14 years and will include updated game lines to accommodate current community use.
 6. Discussion: Sean requested clarification regarding any additional projected tied into this proposal and suggested distinguishing between “new” and “maintenance” items. This project proposal and any updates will be added to the February agenda for a voting item.
6. Committee Officer Election for 2025
1. CHAIR: Sean was nominated by Jim, seconded by Sue.
 2. VICE CHAIR: Sue Volunteered, motion by Sean, seconded by Jim.
 3. SECRETARY: Kari was nominated, motion by Sue, seconded by Sean.
 4. Financial Report: Sean appointed David as the financial officer.
7. CSA-81 Park updates:
1. Fallbrook Community Center
 1. The center concluded the year with successful events, including the annual holiday tree lighting and winter camp. The tree lighting event attracted over 1000 people with nonprofit organizations participating and food trucks present.
 2. Upcoming events include Presidents’ Week day camp and Breakfast with the Bunny. New programs will include volleyball and football for children ages 3-5 years.
 2. Parks Update (Presented by Laura Reck)
 1. Rainbow Park
 2. Clemmens Lane
 3. Don Dussault
 4. Live Oak Park: Reseeding and park beautification planned, along with a Valentine’s Day event with a Ranger.
 5. Santa Margarita — A California Conversation Corps crew recently worked on the site trimming trees, spreading 20 yards of mulch for weed abatement, and completed work on trails to enhance safety.

8. Village View Park Update

1. Presenter: Riley Dewitt Richards

1. Playground installation has started and the skate park is coming along well. Restrooms have been delivered and will be installed this week.
2. Traffic control plans are being developed for upcoming work on Potter, Shady Glenn Dr. and Morro Rd, which will involve one-lane management for several weeks. A request was made to ask for a traffic control sign to be placed out a week prior to road work and closures taking place. Updates will be shared with the CPG and other community organizations.
3. Completion is still anticipated for summer of 2026.

9. San Luis Rey River Park / Rio Prado Discussion

1. Discussion regarding the need for a secondary community center at this location. The Committee would like to see this be a project of focus for this park site location as plans are considered.

10. PLDO Annual Priority List Discussion

1. No specific details were discussed during the meeting.

11. Other Business

1. Development near Don Dussault Park:

1. Kari shared an update on planned development for parcels flanking Don Dussault Park. These parcels were initially considered for park expansion, but the opportunity was missed. The green belt along the park is a water conveyance area and cannot be developed. The Developer is seeking community input with plans to develop the small acreage into high-density town homes. There is concern regarding the limited parking being provided within the project forcing residents to find parking outside of the planned project on already heavily crowded streets, including the one providing access to Don Dussault.

2. Fields near Ivy Street Downtown:

1. Ricardo provided an update on the fields owned by North County Fire Protection District, currently used by Bonsall Fallbrook Little League. North County Fire Protection District is considering selling the ballfields.
2. The Committee expressed interest in acquiring these parcels as parkland to prevent them from being developed into housing. Fallbrook already has a shortage of parkland and sports fields and losing these fields would be a detriment to the local sports programs.
3. **Sean's Proposal:** A letter will be drafted to request that the Parks & Recreation Department and the Board of Supervisors prioritize the purchase of these parcels as parkland. This would help to address the current shortage of sports fields in the community.
4. **Stephanie's Request:** Jake and his project management team will work together to identify and provide an updated list of available parcels for further parkland acquisitions.

12. Adjournment:

1. End: 10:27am