

COUNTY SERVICE AREA-81
Fallbrook Local Parks Advisory Committee
— MEETING MINUTES —
June 26, 2025 Live Oak Park Visitors Center
2746 Reche Road, Fallbrook, CA 90028

In Attendance:

Committee Members (in person): *Chair Sean O Callaghan; committee members Ricardo Favela, Jim Loge, Sue Reed, Kari Hoyer, & David Throop.*

Absent: *Stephani Baxter*

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

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 Committees authority, but not on the agenda. Limit 2 minutes per item.
 - None to Report.
3. **Approval of March 20, 2025, Minutes** — Committee
 - Motion by Sue to approve May and June 2025 Minutes; seconded by Sean.
 - Motion passed as amended during the meeting.
4. **Financial Report** — David Throop
 - The Valley Center financial report was inadvertently sent out to the Committee. The May financials will be emailed to David later today. The June financial report will be presented at the July meeting.
5. **Community Center** — Nancy Santillan
 - **Presentation recap by Nancy:**
 - The new Fallbrook program guide runs through September.
 - **Summer Programming:**
 - Summer programming is going well, with all programs fully booked. Intergenerational pickleball has been very popular. The center is busy with private rentals.
6. **Parks Updates** — Lauren Raduc
 - Live Oak Park: Park staff is providing interpretive touch tables on weekends.
 - Don Dussault Park: Received playground wood fibar.
 - Clemmens Lane: Also received playground wood fibar.
 - Rainbow: Nothing to report.
 - Willow Grove Park & Horse Creek Ridge: Nothing to report.
7. **Village View Park Update** — Riley Dewitt-Richards

- Riley presented photos and updates virtually.
- The playground has been installed, and a new tower and slides are in.
- Work is still taking place outside of the park on the roads and sidewalks. The County is still waiting on SDGE to complete their work. County will address road wear and tear outside the park during the final punch list walk.
- Opening date is still pending due to scheduling challenges and availability of all participating parties.

8. Other Business

- Kari requested that Jake provide the updated spreadsheet for total parkland acreage, as presented during the previous month meeting. The spreadsheet addresses the following:

CSA No. 81 park facilities		
Clemmens Lane	0.56	
Don Dussault	0.75	
Fallbrook CC & Park	7.16	
Rainbow Park	4.5	
	12.97	
Other County Parks		
Live Oak Park	27.03	
Village View Park	6.8	
Horse Creek Ridge Park	8.4	
Willow Grove Park	8	
	50.23	
On County land with PLDO improvements		
Fallbrook Sports Park	13.5	
CDBG and PLDO improvements		
Jackie Heyneman Park	0.75	
	TOTAL:	77.45
Ivy Street ballfields	3.04	

Parkland Deficiency:

- Required ratio: 3 acres per,1000 residents.
- The current CSA No. 81 boundary population is approximately 50,000 people.
- **Developed Parkland: Approximately 77.45 acres to the required 150 acres.**
- **Fallbrook meets less than 51% of the required amount.**

- In terms of “developed” usable parkland, this highlights the URGENCY and further supports the need to protect areas like the NCFPD Ballfields (3 acres,) preserving them as permanent protected parkland rather than converting to housing.
- Board of Supervisors May and June meeting update: Kari provided a recap of the June 6th Board of Supervisors meeting discussion on the NCFPD Ballfields.
- Stephani, Ricardo, and Kari all called in to the speak on behalf of both CSA and the community expressing disapproval and concern over the County’s plan to replace the ballfields with affordable housing.
- The County received over 35 online comments regarding the specific agenda item.
- Supervisor Desmond concluded that, based on the community support and feedback, he would revisit this agenda item and explore ideas/options to mitigate the potential loss of the ballfields.
- The community is requesting that the County preserve the current ballfields and find an alternative location for the housing projects— not the ballfields. Given the already inadequate parkland-to-population ratio, losing 3+ acres of park space without identifying a comparable alternative— especially in the downtown area, would be irresponsible.
 - This acquisition would eliminate one of Fallbrook last long-standing park spaces, conveniently located in the heart of downtown and used by local families and youth-centered organizations.
 - Removing this park without a comparable location would displace a large number of families, children, and services, and would be financially **irresponsible**— costing taxpayers significantly more to relocate and build a similar park. This park already includes recently upgraded lighting and is fully functional. Replacing it would require new land, planning, and years of DELAY— displacing families and programs in the meantime. This is not an “equitable” solution.
 - The Committee would like to know how the 3 acres will be zone upon acquisition.
 - The Committee is requesting that alternative locations be considered for the housing project and for any ballfield relocation.
 - The Committee also asked for the County to complete a NEW land assessment to identify potential park land within the CSA-81 boundary.
 - The Committee is asking that a PLDO (Park Land Dedication Ordinance) offset be required for ALL projects, including County-planned developments. **No project should be exempt or granted special privileges at the expense of the community and surrounding residents.**
 - Sean requested that the Committee draft a letter to Supervisor Jim Desmond, urging the County survey and identify potential park land for future purchase and acquisition. Our current inventory list is significantly outdated and most parcels listed are no longer available.
- **Planning group update:** Several Committee members shared that the Fallbrook Planning Group agreed to draft a letter to submit to the County Board of Supervisors expressing concern over the stress and strain that a high-density affordable housing project would place on the downtown area.
 - However, the Planning Group chose to “hold” off on submitting the letter until after the acquisition is complete, citing concern that it could affect escrow and the sale. Only 3 of the 15 members voted against the delay.
- **Agenda Items for July:**
 - Draft a second letter to the County Board of Supervisors restating the community’s interest and desire to preserve the fields and record them as a “public park in perpetuity,” The letter will request that the County

identify an 'alternative' location for the housing project. Open spaces and parks are already limited in central Fallbrook and should be protected and maintained.

9. Adjournment — at 10:05am

Minutes respectfully submitted by: Kari Ann Hoyer