

COUNTY SERVICE AREA 81 (CSA-81)
MAY 15, 2025 MEETING MINUTES
9:00AM Thursday, Live Oak Park Visitors Center
2746 Reche Rd, Fallbrook, CA 92028

In Attendance:

Committee Members: Sean O'Callaghan (Chair), Kari Hoyer, Jim Loge, Ricardo Favela, Stephani Baxter, David Throop and Susan Reed.

County Staff: Jake Enriquez, Nancy Santillan, Riley Dewitt-Rickards, Mark Kieser

Virtual: Bryan Hanewinkel

1. The meeting was called to order at 9:05 AM
2. Open agenda - Steph Baxter shared the Kids In The Park docent program (Live Oak Park Coalition) has begun and will run through the end of May. Area third graders visit the Park to learn and experience park history, native flora and fauna, and dissect owl pellets with Ranger staff. Baxter coordinated schedules and bus transportation with teachers and trained docents for the park tour. The Live Oak Park Coalition began this docent program in the 1990's and its thriving today thanks to donors, docents and the partnership with County DPR. The 2025 program will serve around 500 local third graders including students from Main Ellis, Live Oak, La Paloma, Zion Lutheran and Bonsall elementary schools. Hopefully more schools will visit next year. Super fun!
3. Approval of Minutes. Voting item. Motion to continue April minutes approval to June by Kari. 2nd by Sean. Motion passed.
4. Financial report - David Throop
 - A. Cash received \$976 down \$16,569 from 2024
 - B. Total Disbursements \$45,259
 - C. Encumbrances \$925,851 up \$1,655,528 from 2024
 - D. Total balance \$847,869 up \$329,275 from 2024.
 - E. Maintenance Account:
 - Expenses \$469,019 up \$422,533 from 2024
 - Revenue \$687,847 up \$476,628 from 2024
 - Net Cost \$171,828 up \$336,561 from 2024
 - F. PLDO is up due to building permits.
 - Speaking of building permits— Discussion about housing developments and PLDO. Planning Group member Stephani Baxter shared with the committee about current

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housing developments in Fallbrook and inquired DPR Staff about developers' PLDO responsibilities and/or exemptions.

- The 138 dwelling Passerelle project (adjacent to Willow Grove Park) is not building a park and will pay PLDO. PLDO will be triggered when building permits are pulled. According to the PLDO Schedule, Park Impact Fees are \$10,400 per dwelling unit. Even though it's a sizable amount, by the time these dollars are spent, their value decreases substantially. Building new park benefits the residents of the community far greater than any in-lieu fees paid at time of development.
 - Low-Income Senior Housing. 2 developments in the Fallbrook Village Zone. Brookview 61 units, and Alvarado 54 units. These three-story projects are potentially exempt from PLDO due to their "Group Care" status (no kitchen inside the apartment). However, when the building permits are pulled, some form of PLDO could be triggered. More information is needed.
 - Any development over 50 units should build a park.
 - Peppertree Village 7 & 8 is 44 Single Family homes and falls under the threshold of 50 homes which means no PLDO, and no public park. The developer, however, is building a nice park within the private development for the residents of Peppertree Village.
 - Allen Townhome Project at Aviation/Alturas. Project in concept phase. 128+ units.
- Committee asked DPR how to track big development projects? Mark Kieser answered by APN or project name, through Planning & Development Services (PDS). It won't reflect by project name in the DPR financial report, which the committee would like to see.

5. CSA-81 Park updates & operations

A. Fallbrook Community Center - Nancy Santillan

- Summer Camp weeks are full. On registration day there was a line out the center door and all camp weeks were full within ten minutes. The center maintains a waiting list.
- Martial Arts and Intergenerational pickleball classes have been added.

B. Rainbow Park- Reservations are steady. Field use is up. General Spring maintenance.

C. Clemmens Lane- Spring maintenance.

D. Don Dussault- Spring maintenance.

E. Live Oak Park-

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- Arts In The Park was an awesome, well-organized event with a great turnout. Rally For Children is the annual event organizer.
 - The Park was full on Mother's Day.
 - Spring tree plantings are underway.
 - Movies In The Park will have two dates this Summer.
6. Village View Park update - Riley Dewitt-Rickards
- A. Road work has not yet started. DPW is currently doing ROW work unrelated to VVP.
 - B. Plants are being planted.
 - C. Playground is viewable from Morro Rd.
 - D. Park on schedule to open Summer 2025.
7. Zeke Weaver Memorial ballfield discussion / letter to Supervisor Desmond. Voting item.
- A. County Board of Supervisors is voting June 3rd to acquire the Zeke Weaver ballfields at Ivy St. currently owned by North County Fire Protection District. The County will acquire the land under the Surplus Land Act and plans to build up to 72 units of low-income housing on the 3-acre parcel which has been used as ballfields for more than one hundred years.
 - B. The Committee drafted a brief letter together. Letter is attached to these minutes and will be sent to Supervisor Jim Desmond and DPR Director Jason Hemmens by Chair O'Callaghan before the June 3rd BOS Public Hearing. **See attached letter.**
 - C. Motion by Stephani to approve the letter, 2nd by Jim. Motion unanimously passed.
8. Other Business - N/A
9. The meeting was adjourned at 10:30AM

Minutes respectfully recorded by Stephani Baxter

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LETTER:

CSA-81 Fallbrook Local Parks Advisory Committee
Sean O'Callaghan, Chair
ocally2019@gmail.com

May 15, 2025

To: Supervisor Jim Desmond and DPR Director Jason Hemmens,

This letter is regarding the ballfields in downtown Fallbrook, located at 315 Ivy St, established over 100 years ago.

Pursuant to the County's purchase agreement to acquire the ballfields from North County Fire Protection District and replace them with low-income housing, CSA-81 Fallbrook Local Parks Advisory Board unanimously urges the County to consider preserving these ballfields for public active recreation.

- Fallbrook is underserved according to the County PLDO parkland to population ratio.
- The ballfields are the only sports fields in the walkable Downtown Village Zone.
- The acquisition of this property provides no guarantee this land would be offset or replaced with new park space — permanently eliminating one of our few community recreation assets.
- The loss of the ballfields will exacerbate the existing deficit of recreation ratio that exists in Fallbrook.

Replacing heritage parkland with low-income housing is backward thinking.

The optimal action is for the County to designate the entirety of the ballfields for public recreation use, opening them to multiple sports. Any other use, especially low-income housing, will place numerous strains on the heart of Fallbrook.

As appointed representatives of Fallbrook's recreation community, we advocate for current and future generations to enjoy this land as a useable parkland, and appeal to you for the same.

We hope you will carefully consider this decision and include Fallbrook in the planning process.

Sincerely,
Sean O'Callaghan
CSA No. 81 Chair

Minutes respectfully recorded by Stephani Baxter