

**COUNTY SERVICE AREA-81**  
Fallbrook Local Parks Advisory Committee  
— MEETING MINUTES —  
March 20, 2025, Live Oak Park Visitors Center  
2746 Reche Road, Fallbrook CA 90028

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**In Attendance:**

Committee members: *Chair Sean O Callaghan, committee members Stephani Baxter, Kari Hoyer, Ricardo Favela, and David Throop. San Absent: Jim Loge and Sue Reed*

County Staff Present: *Jake Enriquez, Riley Dewitt-Richards and Nancy Santillan, Ranger Adam Stackhouse,*

1. **Call to Order introductions** — Sean O'Callaghan, Chairperson 9:02am
2. **Open Agenda** — Opportunity for members of the public to speak on subjects within the Committees authority, but not on today's agenda. Limit 2 minutes per item.
  - NA
3. **Approval of Minutes** — Committee
  - Sean motioned to approve, Stephani second and the motion was approved by the committee.
4. **Financial Report** — David Throop
  - David question on PLDO, noted that formula was missing in totaling.
  - Total Cash Received: 976,002 (20% increase from last month)
  - Total Balance: \$792,938
  - Fund Balance: \$674,479
  - Expenses: \$340,130
  - Ricardo asked for David to send County financial report to the Committee.
5. **Community Center** — Nancy
  - Nancy announced the Breakfast with the Bunny event. Their maintenance crew has also been working on the back lawn area with reseeding. Presidents' week camp went very well. They had some members from FUESD join campers to do a tree planting project. They are getting ready for their Spring camp following month. Center has been fielding several call inquiring about summer camp programs by May 1st. Volleyball program has had a great turnout and has been going very well.
6. **Parks Updates** — Jake Enriquez / Ricardo Tierrez
  - Live Oak Park: We have 4 big box trees to be placed and planted in the coming weeks, along with 25, 5-gallon trees delivered on site ready to go. This will continue to add to the diversity of our trees and plants. Team continues to trim and clean out the dead branches in preparation for spring. Arts in the Park is in the horizon and will be Sunday, April 27th. The Coalition is purchasing owl pellets and DPR purchased Jr. ranger badges for the upcoming Kids in Parks visits this spring. New water fountains are also planned to be installed.
  - Don Dussault Park: Landscaping has been holding up very well with storm water maintenance completed. Park recently had some tree maintenance completed.

- Clemmens Lane Park: Recently had all ball padding and netting inspected with necessary reattachments made.
- Rainbow Park: Doing great and held up nicely during the heavy rain thanks to storm water prep.

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

- Park progression continues to go well. There will be traffic closures for the crosswalks in coming weeks. Riley shared photos of skatepark, playground, etc. Sean asked for Riley to send photos to the committee. Kari inquired about shade over play structures and active areas, Riley confirmed.
- Opening date is still scheduled and still on track for Summer 2025. A lot of interest has been received by vendors that would like to be involved. Riley asked for anyone who expresses interest in participating, to be directed to her. North County Fire would like to do safety training on site on how to get people out of the bowl.
- Sean and FSI would like to do an opening event on a different day than the County DPR opening day.
- Stephani inquired about the flagpole and asked where it would be placed— Riley will provide an answer.
- Riley asked for the minutes to reflect her request to not reach out to her regarding the park via Instagram. She shared that several people have been recently reaching out to her personal account. Please direct questions and inquiries to Riley through the County links.

#### 8. **San Luis Rey River Park Equestrian Staging Area** - Stephanie Baxter

- Letter was drafted by Stephani on behalf of CSA-81 to submit to Supervisor Jim Desmond and the DPR director in request for a new staging area. The letter includes specific location and coordinates — (See attached Letter with coordinates)
- Similar support has been received ranging from other CSA groups, Fallbrook Planning Group, as well as several other local organizations and groups that have been affected by the changes and are in favor of the staging area.
- A lot of discussions have taken place regarding the need for a dedicated equestrian staging area. This location identified has been reviewed by the senior park manager and location has been accepted.
- Stephani motioned to send the composed letter. Sean second, and motion was approved by the Committee. Sean will send the letter to Jim Desmond and DPR.

#### 9. **Other Business**

- Kari shared that while visiting parks it was observed that the owl box along the tree line at the community center appeared to be damaged, possibly while clearing brush and trees at some point and is in need of repair. It was also recommended that the playground equipment at Don Dussault Park could use some maintenance.
- Rio Prado — no update from DPR. Looking closer to 5 years out. Downturn in capital development due to funding. Sean noted that we should keep expressing needs and wants of the community for Rio Prado.
- Fallbrook still falls very short on active recreation and parks space. Ricardo recalled the formula ratio used in determining the need for active recreation and park space to be noted and referenced in future conversations add in the minutes.
- **The target ratio for active recreation should be 3 acres of active park for every 1,000 residents.**
- Kari inquired about the boundary that this ratio falls within. Jake noted that it would be the same boundary as CSA-81's purview. Kari requested that Jake Enriquez provide a table from the county on where Fallbrook is on current park acreage to total population based on the above target ratio.
- **Willow Grove Park:** This park was recently acquired and transferred to County DPR on November 22nd, 2024. Park Ranger Adam Stackhouse in attendance is part of the team that oversees this facility. Willow Grove Park

has gained significant popularity and is now one of the busier Fallbrook parks. It is gaining attraction not only from local community, but also from sports teams as well as passersby.

- 25% of PLDO available for trails, connectivity and staging areas.
- **Housing Project Presented last month:** Jake Enriquez re-addressed with the committee the conversation that took place last month in regards to housing developer Eric Thiess, who presented plans for 120 units located near Aviation, on the old H Troop property (Formerly considered as possible parkland to acquire as an extension to Dussault Park). The following was clarified: The Aviation housing project has a PLDO requirement, the same as any other development. Any step towards bending the requirements for a developer cuts against the grain of reaching Fallbrook's park acreage to population ratio. Mr. Thiess is encouraged to meet PLDO requirements. Mr. Thiess was proposing that the water conveyance and setback in his project be accepted as County parkland to meet the project PLDO requirement, which is not allowed. The developer has already presented his proposed project to DPR and PDS in effort to use the 'conveyance' as parkland, in place of creating proper parkland or paying the required PLDO fees. It is important for our committee and our community to continue to advocate to hold developers to the PLDO ordinance. The committee will follow up Mr. Thiess and thank him for presenting.
- **North County Fire Protection District baseball fields at 315 Ivy St:** The fields are currently being used by Bonsall Little League youth baseball league, and they are facing losing their fields due to a possible land purchase by the County. The committee expressed concern over losing the ballfields through the County plan to purchase the land, rezone, and build low-income high-density housing.
- The committee wants to learn more about the history of the land.
- The committee discussion expressed deep concern on the anticipated stress and strain that such a development would place on the downtown community, where open recreation is already lacking and would be REMOVED. This is problematic as Fallbrook currently falls below the required park land acreage to total population ratio. If the County replaces parkland with housing, it will displace youth sports teams.
- The committee has questions: If the County replaces ballfields with housing projects, what is the PLDO implication? If displacing youth recreation space, what will be the offset for that space?
- The committee would like to stress to the County the need to preserve and maintain active park land and open space and do not want to see this treasured location and park space lost to more housing projects, which are being built at high rate in downtown Fallbrook. The ballfields are centrally located in Fallbrook and situated near schools and the Boys & Girls Club of Fallbrook, providing accessible space for active recreation.
- Discussion to be continued at April meeting.
- **Agenda Items for April:**
  - Write a thank you letter to the developer that presented.
  - Add Rio Prado.
  - Draft a letter in support to protect the ballfields under NCFPD.

**10. Adjournment** — at 10:09am

Minutes respectfully recorded by: **Kari Hoyer**

CSA-81 Fallbrook Local Parks  
Sean O'Callaghan, Chair  
[ocally2019@gmail.com](mailto:ocally2019@gmail.com)

March 20, 2025

To: Supervisor Jim Desmond and DPR Director Jason Hemmens,

On Thursday, March 20th, 2025, the Fallbrook CSA-81 unanimously voted to support the protection of our local equestrian community and their needs to safely continue using the San Luis Rey Regional River Park Trail network with a centrally located staging area.

Fallbrook and Bonsall's heritage is largely equestrian, and they are the primary group that have maintained and improved this historical 18 mile trail system for decades, keeping the trails usable on a weekly basis. Riders have fostered relationships with Bonsall Elementary School, Bonsall Community Church and local businesses to park their rigs and enjoy a trail ride. If it weren't for them, this trail network could've been lost.

As the Regional Park is now in the development phase with the groundbreaking of Bonsall Community Park, its critical to implement a staging area now for safe parking and uninterrupted use of the trail system.

We support the centrally located **West Lilac Staging Area**, which has been selected by users of the trail system. This is on DPR land and approximately 1000 feet north of Bonsall Community Park.

Location: West Lilac Staging Area (33°17'42.0"N 117°12'55.9"W). This site is on the same side of West Lilac Road as the Bonsall Community Park & ½ Mile from Ocean Breeze Ranch.

We appreciate your help!

Sincerely,

Sean O'Callaghan