

VILLAGE VIEW LOCAL PARK

Frequently Asked Questions – Updated April 2025

LAND AND LOCATION

Where is the new park?

The new park is located at 831. E. Fallbrook St. Fallbrook 92028 between Morro Rd. and Golden Rd. about one block west of the Fallbrook Community Center.

How/when was it purchased?

The 6.8-acre site was purchased with funds from a Community Development Block Grant (CDBG) administered by County of San Diego Housing and Community Development Services (HCDS). County Parks and Recreation officially took ownership of the property on March 24, 2020.

Why was this site selected?

This site was selected due to its size and central location (proximity to local schools, the existing Fallbrook Community Center, and downtown). It has the capacity to host a variety of community-requested amenities and is accessible off a County maintained road.

PROJECT FUNDING AND TIMELINE

How much funding is available for the park?

\$13,695,566 has been allotted for all phases of the project, including acquisition, design, and construction. The funding sources include the County General Fund, Parks Expansion and Improvement Funds, Park Land Dedication Ordinance Funds, and grants.

Will there be a fee for entry or parking?

No. Amenities within the park, like the all-wheel park and multi-use field, will be available to all and at no cost unless booked for private reservation.

What is the timeline for the project?

Construction began in October of 2023 and is planned to continue through Summer of 2025.

How can I stay informed?

If you would like to receive e-mail updates throughout the construction process, please e-mail Park Project Manager Riley DeWitt-Rickards to be added to the distribution list. DPR will also continue to work with CSA 81 and Fallbrook CPG and may post event announcements on social media (Facebook and Twitter). To learn more about the new park, and other DPR development projects, visit sdparks.org > Plans > Development Projects. The Park Project Manager for this project is Riley DeWitt-Rickards, riley.dewittrickards@sdcounty.ca.gov, (619)695-6010.

COMMUNICATION AND OUTREACH

Where can I get information on the park?

Information on the new local park can be found by visiting the park website:

<https://www.sdparks.org/content/sdparks/en/AboutUs/Plans/ParksImprovementPlan.html#Vill>

What outreach has been done for Village View Park?

Staff from the County of San Diego Department of Parks and Recreation (DPR) facilitated a bilingual (English/Spanish), community-driven design process to shape the new park. Outreach included Page 2 three virtual public meetings and ongoing collaboration with the Fallbrook Community Planning Group, CSA-81 - the Fallbrook Local Parks Advisory Committee, and skate and play focus groups.

- On May 27, 2020, DPR hosted its first virtual public meeting from 5 to 6 p.m. via Facebook Live to gain a better understanding of community preferences and desires for the new park. A total of 61 community members participated in the live broadcast, and DPR staff fielded 188 comments and questions during the event. Following the meeting, 476 individuals participated in the online survey that circulated following the meeting. Please view the recorded event at:

https://www.facebook.com/watch/live/?v=2926793644214986&ref=watch_permalink

- DPR held its second virtual public meeting on July 22, 2020, from 5 to 6 p.m. via Facebook Live to review the results of the first online survey and share two concept plans that were developed based on the preferences expressed in the first public meeting. A total of 43 individuals tuned in to the live event, and DPR staff addressed 92 comments during the meeting. After the meeting, 265 respondents participated in the second online survey that circulated following the event to share their thoughts about the two concept plans and potential amenities. Please view the recorded event at:

https://www.facebook.com/watch/live/?v=1210000092698804&ref=watch_permalink

- On October 14, 2020, DPR hosted its third public meeting from 5 to 6 p.m. via Zoom Webinar to present a final concept plan to the community for review and feedback. A total of 68 community members participated in the event, and 193 individuals responded to the third online survey to share their thoughts on the final concept plan. Please view the recorded event at:

https://www.sdparks.org/content/dam/sdparks/en/videos/zoom_0.mp4

How did you distribute meeting flyers?

To notify the community about the first two meetings, 922 bilingual flyers (per meeting) were mailed directly to residents who live within a 1-mile radius of the project site, and the event was promoted via DPR social media channels, on the project webpage and through the project's opt-in email distribution list. For the third public meeting, Every Door Direct Mail was used to deliver 6,651 flyers to neighboring zip codes. Flyers were also e-mailed to the Fallbrook High School PTA, MAIE Ellis PTA, Alpha & Omega Academy, Potter Junior High School PTA, Fallbrook Homeschool Academy, Boys and Girls Club of North County, La Paloma PTA, Fallbrook Street School PTA, Mike Choate Center PTA, William H. Frazier Elementary School PTA, Rock Rose School for Creative Learning, Fallbrook Beautification Alliance, and Fallbrook Skatepark Inc. For those who could not attend the live events, prerecorded versions were available in both English and Spanish within the online surveys that circulated following each event.

How did you distribute surveys?

Surveys were advertised in the bilingual flyers, promoted during the live events, and linked on the project webpage. Representatives of the CSA-81 Local Park Advisory Committee and Fallbrook Community Planning Group were sent direct survey links in both English and Spanish to share with members and the community. Direct survey links were also e-mailed to the afore mentioned PTAs and non-profit organizations.

Have you hosted or participated in any stakeholder meetings for this park?

DPR staff meet regularly with the Fallbrook Community Planning Group and CSA-81 - Fallbrook Local Parks Advisory Committee. Staff also collaborated with skate and play focus groups to continue to engage residents in the detailed design of skate and play amenities. There is ongoing collaboration with an interpretive signage focus group as well.

PARK MAINTENANCE AND OPERATIONS

When will the park be open?

Village View Park will be open sunrise to sunset, seven days a week. All points of entry (driveway and pedestrian access) will be locked when the park is closed.

Who can use the park?

Parks are for everyone, and Village View Park is no exception. Amenities have been selected to match the priorities of residents of all ages, abilities and interests. We expect park visitors to adhere to park guidelines and County policies, which will be posted on signs throughout the park. Rules are essential to maintain order at the park, to promote safety and security, and to sustain the land and local wildlife.

Village View Park will likely be used by local residents and residents of neighboring communities. DPR does not anticipate the park will draw hundreds of people on a daily basis, however, there will be ample room for families to spread out, and for groups to play games on the field or to host small gatherings in designated picnic areas.

How will you maintain the park?

DPR staff work before, during, and after park hours, and they receive additional support from volunteers. Maintenance projects include but are not limited to emptying trash, cleaning restrooms, mowing and irrigating lawns, tree and shrub maintenance, stormwater management and erosion control, debris removal, graffiti abatement, protection of natural and cultural resources, and the enforcement of all San Diego Department of Parks and Recreation codes and policies. Maintenance fees have not yet been determined; the community will not be responsible for maintenance fees.

PARK AMENITIES

Please list all park amenities.

The new park will include a multi-use path, all-wheel park (skatepark), shaded picnic and adventure play areas, a multipurpose field, an off-leash dog zone, parking, and an ADA-accessible restroom.

How did you decide on these park amenities?

Community requests catalyzed the development of this Fallbrook Local Park and input from local residents has and will continue to guide all phases of the design process. The initial idea for the park has origins in the priority lists submitted to DPR annually to guide the allocation and expenditure of Parks Land Dedication Ordinance (PLDO) funding. In Fallbrook, the Community Planning Group (CPG) and CSA81 represent residents, provide an open forum for community discussion, and make recommendations on park development to County decisionmakers. Both groups specifically recommended the use of their community's funding for both a local park and skatepark and have consistently prioritized the acquisition of new parkland and development of pathways, active recreation opportunities, and a skatepark in Fallbrook.

The priorities identified by the Fallbrook CPG and CSA-81 led to the acquisition of the 6.8-acre parcel that will become this Fallbrook Local Park with funds from a County Community Development Block Grant. Following the purchase of the land, a bilingual (English/ Spanish) public engagement plan was developed to open the community dialogue and encourage residents to share their hopes and desires for the new park. To facilitate this process, three virtual public meetings were held to prioritize and select features, and focus groups were developed to guide detailed design and construction documentation.

The intent of the first virtual public meeting, hosted on May 27, 2020, was to introduce the site to residents of Fallbrook, check-in with the broader community on the priorities expressed by the CPG and CSA-81, and gauge resident preferences on amenities for the new park. The survey included a section where participants were asked to select the top five features they would most like to include at the new park from a collection of images, or propose additional amenities not already included in the options. 476 residents participated in the online survey and DPR learned that the community is interested in a local park that features a diversity of experiences for skateboarders, walkers, runners, cyclists, folks hoping to enjoy time spent outdoors with friends and family, and people of all ages and abilities looking for a fun place to play. To help support those experiences, residents shared that they would most like to see skate elements, multi-use paths, picnic areas, playground equipment, nature play opportunities, and a multi-use field (in order of preference).

Additional ideas and amenity requests were shared during the Facebook Live answer sessions and chats, as well as via e-mail, phone, and snail mail following the event.

DPR used the priorities and potential amenities expressed by the community to develop two concept plans to help residents visualize how different features could be laid out on site. The concept plans were shared with the community via Zoom Webinar at the second virtual public meeting held on July 22, 2020. In an online survey that followed the event, residents were asked to select their preferred concept plan and reaffirm their amenity preferences by choosing their top five recreation features from a collection of images. 265 respondents participated and selected the following recreation features for the new park: Multi-use paths, skate elements, play areas (including nature play), a dog park, an open field, picnic areas, native plant gardens, and pickleball courts (listed in order of preference). These top amenities were then used to design a final concept plan for the park that was shared with the community for additional feedback at a third virtual public meeting on Oct. 14, 2020. Following this third public meeting, an online survey circulated to solicit public comments and gauge community interest in the development of focus groups to advise on the design of skate and play features. Although a pickleball court was included in the final concept plan, it was determined that the court would not comply with the local noise ordinance, and that amenity was removed from the project.

How many entrances are there to the park? How much parking will be provided?

The park will have one main driveway entrance off E. Fallbrook St. that will be gated when the park is closed. Pedestrian access will also be provided off E. Fallbrook Street and Morro Road. There will be 60 parking stalls, 3 of which will be ADA accessible.

What skate elements are included at the skatepark?

Village View Park will include a dedicated skatepark that will challenge seasoned skaters but is also fun for beginners with a bowl, quarter pipes, rails, kickers, volcano, wedge ramps and stairs.

Is the park conducive to organized sports?

The park is intended to support local active recreation but is not scaled to support organized sports tournaments or events. An open field will be included that has the capacity to host 5 versus 5 soccer pick-up and could support small scale youth practice.

How many restrooms are you building and where will they be located?

One ADA-accessible restroom with multiple stalls will be centrally located near the park drop-off and parking.

Will shade be provided?

Yes, shade structures will be added to the play and skate areas. Materials will be durable and designed to match the character of the park and Fallbrook community. Trees will provide additional shade throughout the park.

How big is the off-leash dog zone?

The off-leash dog zone will be approximately 18,000 square feet. This will be divided into two areas for small and large dogs. The area will feature decomposed granite surfacing.

How big is the all-wheel park (skatepark)?

The skatepark will be approximately half an acre.

Will drinking water be provided?

A combination drinking fountain/water bottle filler will be provided.

Can survey results for park amenities be posted online?

The survey results are posted online at the project webpage - <https://www.sdparks.org/content/sdparks/en/news-events/newsstories/ANewLocalParkinFallbrook.html>

Will there be a walking trail?

A multi-use trail was one of the top amenities requested by the community. A fully accessible loop trail as well as nature trails will be included in the new park.

ENVIRONMENTAL REVIEW

Will the project comply with the California Environmental Quality Act (CEQA)?

Yes, the project will comply with CEQA and all applicable environmental regulations. The type of CEQA document that was prepared for this Fallbrook Local Park is a Mitigated Negative Declaration (MND). The MND was available for public review from July 26, 2021 – Aug. 25, 2021. Technical studies that were prepared as part of the MND include: Biological, cultural, noise, local mobility/traffic, and air quality/greenhouse gas analysis. The MND was adopted by the Board of Supervisors on October 20, 2021 and is available on the Clerk of the Board of Supervisors' website (<https://www.sandiegocounty.gov/content/sdc/cob/bosa.html>).

What technical studies were conducted and when?

An air quality analysis, cultural resources analysis, and noise study were conducted in December 2020. A biological resources report was conducted in May 2021. A local mobility analysis was conducted in July 2021. A transportation impact study was conducted in September 2021.

Did we rely on previous environmental documents?

All new technical studies were conducted for this project. Historical information and cross analyzed data were collected to provide a complete understanding of each study. For example, within the cultural resources analysis a search was conducted before the field survey in the California Historical Resources Information System South Coastal Information Center. This search included recorded cultural resources and previous studies within a 1-mile radius of the site. This helped provide a holistic picture of the historical context but did not replace data from the technical study conducted onsite.

What are the next steps for the Environmental Analysis?

The MND was adopted by the Board of Supervisors on October 20, 2021 and is available on the Clerk of the Board of Supervisors' website (<https://www.sandiegocounty.gov/content/sdc/cob/bosa.html>). Notices of Determination were prepared and are on file with the State Office of Planning and Research (<https://ceganet.opr.ca.gov/Project/2021070463>). DPR will implement any mitigation measures identified in the MND to ensure there are no significant impacts to the environment as a result of the project.

Are there any sensitive species in the area?

Through the biological resource assessment survey completed on May 14, 2021, it was determined that no sensitive species in the area will be impacted by construction or operation of this Fallbrook Local Park. The MND proposes mitigation measures to reduce potential biological impacts, such as maintaining no net loss of trees and ensuring that no nesting birds are disturbed during construction.

If plants and trees are added, will they be native?

All plants added to the new park will be low-water use, drought tolerant species that are native or adapted to thrive in the Fallbrook region.

Have Tribal Governments been consulted about the project?

Tribal Consultation in accordance with Assembly Bill-52 was initiated by DPR on Feb. 26, 2021. Consultation was opened by Pechanga Band of Luiseno Indians, Rincon Band of Luiseno Indians, and San Luis Rey Band of Mission Indians. Formal consultation with these Tribes has concluded. However, DPR values the input of Tribal Governments and will continue to work with interested Tribes through construction and management of the park.

When was Public Review for the Draft Mitigated Negative Declaration?

Public Review for the draft MND began on July 26, 2021. It commenced on Aug. 15, 2021, at 5 p.m. Six comments were received during the comment period.

How was the public notified of the Public Review period?

The Notice of Availability of the draft MND for the Fallbrook Local Park Project was published in the Union Tribune and Fallbrook Village newspapers, CEQAnet and on our website at www.sdparks.org. We sent an e-mail out to approximately 300 interested community members. This e-mail list serve included anyone who requested park updates during any of the three public meetings, online surveys or throughout the park development process. Furthermore, we sent out physical mailed notices through the United States Postal Service to approximately 850 individuals. This mailing list was created to encompass any mailing addresses within a 1-mile radius of the proposed project location using the County of San Diego's Geographic Information System (GIS) parcel data. Finally, two physical copies of the Draft MND were placed at the DPR office in Kearny Mesa and Fallbrook County Library for public review.

TRAFFIC, PARKING, AND CIRCULATION

How will the park be accessed? How much parking will be provided?

Access and staging for the park will be off E. Fallbrook Street. 60 parking stalls will be provided – three of which will be ADA-accessible. Bike parking will also be provided.

Have you studied the potential traffic impact of the park?

A traffic impact analysis or local mobility analysis was prepared to determine the potential impact of the proposed park on the surrounding roadway network. The report was prepared for DPR by an agency called Chen & Ryan and dated July 2021. Based on industry guidelines and the levels of service criteria, the report studies the roadway network for existing and future traffic conditions. Data was collected across three intersections: Golden Road, Potter Street and E. Fallbrook Street, Shady Glen Drive and E. Fallbrook Street, and Morro Road and E. Fallbrook Street. In addition, DPR worked with the County of San Diego Department of Public Works to ensure compliance with applicable traffic and traffic safety standards.

Will the park impact traffic and parking in the area?

Through the local mobility analysis completed for the proposed park, it has been determined that the proposed park will not have a significant impact on the traffic and parking within the local area. Through the analysis, it has been observed that vehicular traffic to local parks generally occurs during off-peak hours and weekends. Additionally, the park will add 60 parking stalls to account for all guests visiting the local park through the day.

What are you doing to reduce traffic on Golden Road?

No park access is provided off Golden Road. The western edge of the park will be fenced, and signs will be posted directing visitors to the designated parking lot.

How will the park improve line of sight when entering Fallbrook Road?

In compliance with the County Public Road Standards, the proposed park entrance has been evaluated for the line of sight for motorists entering and exiting the park. The traffic report concluded that there will be adequate line of sight for motorists entering and exiting the park safely. Line of sight detail analysis is noted in Section 6.3 of the park traffic study.

Will there be pedestrian access?

Pedestrian access will be provided off E. Fallbrook Street near the main entrance of the park and Morro Road towards the Off-leash Dog Zone. No access will be provided off Golden Road in accordance with the requests of residents along Golden Road.

What is a Rectangular Rapid Flashing Beacon (RRFB)?

A Rectangular Rapid Flashing Beacon is a type of warning device at uncontrolled marked crosswalks. It is a pedestrian activated system that provides drivers real-time rapid flashing warning light when pedestrians are in or about to enter the crosswalk. Supplementing crosswalk signs with a RRFB has been proven to enhance pedestrian safety and yielding rates. The RRFB is usually activated through a pedestrian pushing a button. An RRFB, along with a crosswalk, will be installed at the park's main entrance to facilitate safe pedestrian passage across E. Fallbrook Street and Shady Glen Road.

SAFETY AND SECURITY

How will you ensure safety and security at the park?

Safety and security are top priorities for the County. We strive to be a good neighbor, and we work closely with local law enforcement and emergency personnel. We maintain a presence, with rangers patrolling parks during open hours, and evening patrols by the County Sheriff's Department. Safety guidelines and contact information will be posted on signs throughout the park. We encourage all park users to report concerns to park staff, the County Sheriff and/or 911.

I live adjacent to the new park – how will you keep visitors from entering my property?

Adjacent to private roads and property, the park design will establish a park boundary using access controls such as fencing and landscaping. DPR will also place signage to direct visitors to the parking lot. Designated areas will be marked. Park staff will patrol the areas.

Should they occur, what will be done about homeless encampments?

DPR park rangers patrol this area regularly. If a homeless encampment is found on DPR land or on an adjacent property, the encampment size and location is documented. If an encampment is not on DPR land, DPR informs the property owner and connects the property owner with homeless resource organizations. If an encampment is on DPR park land, the occupants are informed that unpermitted camping is prohibited. DPR staff then coordinates with homeless resource organizations to offer resources to the occupants. After services are offered, DPR posts a notice to vacate. If the occupants do not cooperate, DPR coordinates with the local law enforcement agency to assist and on occasion, these interactions also involve support from the County's Health and Human Services Agency.

Will there be a camera surveillance system?

Currently there is no plan for a security camera surveillance system. This may change once the park is in operation, based on recommendations from staff. Part of the project involves installing downward facing motion-detection lights in select areas to provide additional safety after hours.

How will you address potential crime, drugs, and graffiti at the park?

DPR engaged the County Sheriff's Crime Prevention Through Environmental Design (CPTED) team – who reviewed and shared comments on the draft design concept plan for the park. Feedback and recommendations from CPTED were incorporated into the final design concept plan. Park Rangers will patrol the park regularly to prevent crime from occurring, and to remind guests of the policies and guidelines that are in place for their safety and for the safety of the land and local environment. If a situation escalates, local law enforcement will also be dispatched.

Can parks serve as evacuation centers?

Yes! Because of the abundance of open space and parking, many County properties have hosted emergency workers and vehicles during disasters. The County Office of Emergency Services coordinates locations by community, and may request use of a park, like this Fallbrook Local Park, as an evacuation zone, or as a staging area for emergency personnel. DPR staff are also trained and ready to serve in the event of an emergency. DPR has coordinated with the North County Fire Protection District and County Fire to make sure emergency response and staging are factored into the design.