

From: [Sophia Bailey](#)
To: [Hofreiter, Daniella T](#)
Subject: [External] KARVE Project
Date: Saturday, December 27, 2025 10:01:43 AM

Hello Ms. Hofreiter,

My name is Sophia, and I'm a member of the UC San Diego Ski & Snowboard Team. I'm writing to express my support for the KARVE outdoor ski park.

One of the most appealing aspects of this project is the safety features that would allow better skill progression. Features like airbags, controlled park elements, and beginner slopes would allow skiers and snowboarders to practice and improve without the higher risks that often come with mountain terrain.

At the same time, the park seems intentionally designed to welcome non-skiers as well. With food spaces, tubing, and areas to watch, it feels like a place where the broader community could gather and enjoy something new together.

Kind regards,
Sophia

From: [Average Joe](#)
To: [Hofreiter, Daniella T](#)
Subject: [External] SD Ski Park
Date: Friday, December 26, 2025 1:00:01 PM

Hi Daniella, my name is Scott Bligh and I am a San Diego resident. It has come to my attention that you are considering approval of a ski park in Escondido. It is the opinion of myself, my family and my fellow winter sports enthusiasts that a park like that would be a huge win for so many San Diegans for so many reasons.

I request you embrace this opportunity to take care of our citizens and bring such a unique opportunity to SD County.

Thank you.

Scott Bligh
6151 Romany Drive
San Diego, CA 92120
858-229-6421

From: [Alex Brown](#)
To: [Hofreiter, Daniella T](#)
Subject: [External] My support for Karve Outdoor Ski Park
Date: Tuesday, December 23, 2025 9:24:29 PM

Hello,

I hope all is well. I am writing to express my support for the Karve ski park planned for Escondido as a member of the UC San Diego Ski and Snowboard Team.

Right now, there really isn't anywhere nearby where we can train, meet up, or introduce new members to the level of skiing and snowboarding we as a team have worked to maintain. As an individual born and raised in north county San Diego, a local park with synthetic slopes, adjustable features, and open event space would give not only the UCSD ski and snowboard team, but all of the San Diego community a safe, convenient place to build skills and host team events without needing to leave the county.

What I like most about this project is that it doesn't feel exclusive. Between the tubing runs, viewing areas, and restaurant, it seems designed for the broader community, not just experienced skiers. I think it would bring people together and add something truly unique to the area.

Thank you for listening to community voices like mine.

Best regards,
Alex

From: [Eva](#)
To: [Hofreiter, Daniella T](#)
Subject: [External] Attn: Daniella
Date: Tuesday, December 30, 2025 3:33:59 PM

Happy holidays,

As a parent, I'm always looking for positive activities that get our kids outside, moving, and trying new things. A ski park would give families like ours a chance to experience something we usually have to travel hours for — and it would be an amazing addition to our community. It feels like the kind of project that brings people together and gives kids (and adults!) a healthy outlet.

Thank you for considering ideas like this that make our city more fun and family-friendly.

Eva Brown
602-423-4870

From: [Briton Davis](#)
To: [Hofreiter, Daniella T](#)
Subject: [External] Attn Daniella
Date: Tuesday, December 30, 2025 3:30:48 PM

I recently heard about the idea of a ski park being considered here in San Diego, and I just wanted to share my support for it.

Even though we live in a warm-weather city, a project like this would give families and kids a fun, healthy, and unique activity to enjoy close to home. For people like me who love skiing but don't always have the time or money to travel, something like this would be incredible. I think it would add real value to the community, create memories for local families, and bring something exciting and different to the area.

Thanks for taking the time to read this and for all the work you do planning for the future of our city.

My Best,

Briton Davis

From: [Andrea Fischer](#)
To: [Hofreiter, Daniella T](#)
Subject: [External] Attn: Daniella - Ski Park Coming to San Diego
Date: Tuesday, December 30, 2025 2:12:26 PM

Hello Daniella,

I heard about a Ski Park coming to San Diego and that makes me so excited! As an avid snowboarder, having a park like this would be so cool! It would save a lot of costs for traveling whenever I want to hit the slopes. I introduced my daughter to snowboarding a few years ago and this would be awesome to get her more comfortable and let her practice more at a local park.

Please, if there is anything I can sign or anything I can do to help to make this happen for San Diego, please let me know or send more information my way. I've lived in San Diego my whole life and this makes me truly happy if this happens!

Andrea Fischer
619-379-7648

From: [Marco Gessner Pilotto](#)
To: [Hofreiter, Daniella T](#)
Subject: [External] Supporting Karve Ski Park
Date: Friday, December 26, 2025 2:41:33 PM

Dear Daniella,

I hope this email finds you well. I am a member of the UC San Diego Ski & Snowboard Team, and I am writing in support of the Karve ski park.

For our team, having a local space to train, meet, and host small events would be incredibly valuable. Driving up to Mammoth is expensive and time consuming; we can't practice as often as other teams we compete against. Having a local space to train during the week would lessen this disadvantage and make the sport significantly more accessible.

The project seems like a concrete plan that could benefit a lot of people in San Diego with a passion for skiing like ours.

Thank you for dedicating time to this project and our feedback.

Best Regards,
Marco Gessner Pilotto

From: [Melissa](#)
To: [Hofreiter, Daniella T](#)
Subject: [External] Attn: Daniella SD SKI PARK
Date: Saturday, December 27, 2025 9:25:01 PM

Hello & Merry Christmas !!!

My name is Melissa and I am a resident of the Del Cerro community in San Diego. I'm writing to you regarding the future ski park in San Diego. I heard about it online and think this is a great idea!

Growing up in the northeast, I was an avid skiers as a child. Miss taught me discipline, scheduling and responsibility. It also taught me Balance both physically and mentally. I think this will be a great attribute to the community. It will give children and adults alike a great hobby as well as something to look forward to seasonally. One of the things I miss most about home is the seasons. I think this will be helpful for people Who have moved here as well to be able to decipher when seasons change And feel better.

Hope you all have a great holiday and see you in January!!

Thank you for your time

Melissa



Melissa Gourdine / Area Director – San Diego, CA
melissakhake@gmail.com / [518-618-6260](tel:518-618-6260)

Au Pair International
Office: [720-221-3563](tel:720-221-3563) / Fax: [720-221-0724](tel:720-221-0724)
4450 Arapahoe Ave, Suite 100, Boulder, Colorado 80303
<http://www.aupairint.com>



From: [Ivan Ijerman](#)
To: [Hofreiter, Daniella T](#)
Subject: [External] Escondido Ski Park - Community Support
Date: Tuesday, December 23, 2025 9:40:35 PM

Hello Ms. Hofreiter,

My name is Ivan, and I'm a student at UC San Diego and a member of leadership for the Ski & Snowboard Team. I wanted to reach out to share my support for the proposed Karve ski park in Escondido.

Having a year-round ski and snowboard facility with synthetic slopes, beginner lifts, and park features would be incredibly valuable for people in our area. Many students and community members are passionate about skiing or snowboarding, but don't have the opportunity to progress and improve without making a long and expensive trip to the mountains. A local space designed for learning and progression would allow more accessible skill development during and outside of the season.

I also really appreciate that the project includes gathering areas like the restaurant and event space. It feels like a place families, students, and spectators could enjoy together, even if they aren't skiing themselves. I think this would be a fun, unique addition to North County and a great use of the land.

Thank you for taking the time to read this and for considering community input.

Best,
Ivan

From: [Richard Jacobson](#)
To: [Hofreiter, Daniella T](#)
Subject: [External] Interest in new San Diego Ski Park
Date: Wednesday, December 24, 2025 4:29:39 PM

Hi Daniella,

My name is Richard Jacobson and I have been a snowboarder for over 30 years. After talking with friends at lunch I learned about the proposed Karve Ski Park and I'm really excited about the idea of having a ski park right here in San Diego.

Having two kids, if we want to ski or snowboard, we have to deal with expensive gear, long drives, and mountain traffic. Having a ski park in the city would make these sports much more accessible and affordable for local families who can't always afford a big mountain trip. In addition, it would bring in more visitors and create jobs, all while giving us a fun, active way to spend time outdoors without leaving town.

I really believe this park would become a unique landmark destination for the city of San Diego.

Thank you,
Richard Jacobson
Scripps Healthcare

From: [Johnson, Sophia](#)
To: [Hofreiter, Daniella T](#)
Cc: [Fleming, Evan](#)
Subject: [External] Attention to: Daniella Hofreiter
Date: Tuesday, December 30, 2025 4:27:59 PM
Attachments: [Outlook-Shape.png](#)
[Outlook-A close up.png](#)

Hello Daniella!

I spoke with Karl the other day regarding your Karve project. We're very excited for this to take off so we can offer it to our owners and guests here at The Welk. Having worked here 10+ years and being San Diego born and raised I'm looking forward to something new and exciting in the local area. Our guests are always looking to explore the new up and coming experiences without having to drive all the way downtown. We hope this will be a great addition for our resort demographic.

Keep us in the loop on progression as we'd love to share with our owners and guests!

Thank you,

Sofia Johnson

Director of Recreation
T 760.749.3000 Ext 22169

Hyatt Vacation Club at The Welk
8860 Lawrence Welk Drive
Escondido, California 92026

HYATTVACATIONCLUB.COM



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To: David J. R. Mack, AICP, Project Manager David.Mack@sdcounty.ca.gov
Daniella Hofreiter, Planning Manager DaniellaT.Hofreiter@sdcounty.ca.gov
Vince Nicoletti, Director Vince.nicoletti@sdcounty.ca.gov

From: Dr. Ronald Askeland, Chair Conservation Committee San Diego Sierra Club

Subject: Comments on the Karve Ski Park Major Use Permit

Date: January 5, 2026

Summary

The San Diego Sierra Club requests that the Planning Commission:

- 1) Not adopt the Environmental Findings which include the adoption of a Mitigated Negative Declaration (PDS2023-ER-23-08-008) / SCH# 2025090665 (MND)
- 2) Not Grant Major Use Permit PDS2023-MUP-23-009

Contrary to the January 9, 2026 Planning Commission Hearing Report on the Karve Ski Park Major Use Permit, the plastic material used for the Karve ski surface, poses an unacceptable risk to human health and the environment. This material breaks down into micro and nano plastic particles that contaminate the soil, water, and air. The statement by the General Manager of the Utah Olympic Park that “the plastic turf does not shed material or emit any odor or contaminants” has no scientific basis. The proposed containment strategy will not capture the smaller microplastics or nanoplastics, which is a significant concern as smaller plastics are considered a higher health risk. The manufacturer claims this plastic material is fully recyclable, but it cannot be processed by standard municipal recycling facilities.

The San Diego Sierra Club respectfully disagrees with the finding of **No Impact** for IV. b) Biological Resources and the **Less Than Significant Impact** for X. a) Hydrology and Water Quality. The micro/nano plastics particles that are not captured by the hydrodynamic separator and biofiltration basin will degrade water quality and adversely affect riparian habitat. **At the very minimum, a plan must be put in place to monitor the levels of micro/nano plastic particles produced and the effectiveness of removal techniques.**

Hearing Report Response to Letter F

In response to Mary Clarke’s Letter F, the January 9, 2026 Planning Commission Hearing Report on the Karve Ski Park Major Use Permit discusses:

- 1) Composition of the materials used to make JF Dry Ski Surface Mats
- 2) Comments provided by the General Manager of Utah Olympic Park
- 3) Compliance strategy

Composition of JF Dry Ski Surface Mat (page 2-534)

"F-1: The commentor expresses concern about the material used for the artificial ski slope. The applicant plans to install "JF Dry Ski Surface Mats" which have been used at the Utah Olympic Park in Park City, Utah since 2017. The mats are composed of plastic parts and an aluminum alloy base which are considered renewable resources according to the manufacturer (<https://dryskimat.com/sustainability>). Additionally, based on material test sample results available on the manufacturer website, the raw materials used in the manufacturing of the JF Dry Ski mats do not contain any heavy metals or compounds that could be considered toxic air contaminants."

Comments provided by the general manager of Utah Olympic Park (page 2-534/535)

"Furthermore, according to the General Manager of the Utah Olympic Park, the plastic turf does not shed material or emit any odor or contaminants (see attached letter dated October 21, 2025). The General Manager also notes that since the mats were first installed in 2017, only a handful of tiles in high-traffic areas have required replacement. It's anticipated that the ski mats for the proposed project would last approximately ten years without requiring full-scale replacement and replacement would be by individual tile(s) as needed in the more heavily used portion of the ski slope."

Compliance Strategy (page 2-535)

"The project's SWQMP identifies the pollutants of concern for the project and provides a compliance strategy that the project would incorporate into the design. The post development design for Drainage Management Area 2 (DMA-2) would include all flows that pass over the JF Dry Ski material which includes a treatment train to mitigate the pollutants of concern from DMA-2. There are three Best Management Practices (BMPs) in this treatment train and include:

- Upstream sump area (BMP-B3) which acts as a detention element controlling flow rates leaving the ski slope,*
- Hydrodynamic separator (BMP-B2) which is a Cascade Separator system which is rated to remove 80% of total suspended solids (TSS)*
- Biofiltration basin (BMP-B1) This filtration basin contains 4,064 sq ft of effective filtration area. Storm water will filter through 18" of media, and 12" of gravel before it exits the site."*

Comments

The JF dry ski mat website (<https://dryskimat.com/sustainability>) states that polyacetal is the material that comes in contact with the skis. Polyacetal, also known as polyoxymethylene (POM), is a strong, stiff engineering thermoplastic with the basic structure $(-CH_2O-)_n$. Like other plastics, POM breaks down into micro/nano plastics (MNP's) through weathering (sunlight, oxygen, heat, water) and mechanical abrasion.

The January 9, 2026 Planning Commission Hearing Report on the Karve Ski Park Major Use Permit does not adequately address:

- 1) Degradation of POM plastic bristles to form MNP's
- 2) Toxicity of POM-derived MNP's
- 3) Inability to recycle POM in municipal waste streams
- 4) Inadequacy of the treatment train to capture POM-derived MNP's

Degradation of POM plastic bristles to form MNP's

I have a PhD in Chemistry and 35 years of industrial experience, with expertise in analytical methods and optical and electron microscopy. The statement by the General Manager of the Utah Olympic Park that "the plastic turf does not shed material or emit any odor or contaminants" has no scientific basis. These are a layperson's observations, and a detailed analysis is required to show the level of MNP formation.

POM forms MNP's through physical fragmentation and chemical degradation, primarily driven by UV light and heat via cracking and oxidation, as well as mechanical abrasion. This leads to tiny particles that enter the food chain.

To properly analyze formation of MNP's, the JF dry ski mat plastic bristles would need to be weighed with high precision before and after exposure to the elements and use as a ski surface. The amount of mass lost would allow you to calculate the number of MNP's formed. For example, the loss of 1 gram of material per square foot of the Karve ski surface would be imperceptible to the naked eye. However, this 1 gram of plastic would form 1.35 trillion small microplastic particles that are 1 micron in diameter or 1.37 quadrillion nanoplastic particles that are 0.1 micron in diameter - that's 1,370,000,000,000,000 particles (if you counted to this number by one number every second, it would take 332 million years!).

Toxicity of POM-derived MNP's

The material test sample results available on the manufacturer's website do not address the harm to human health and the environment caused by POM-derived MNP's. MNP's contaminate the soil, water, and air and harm wildlife by being ingested, causing physical blockages, toxicity from adsorbed pollutants (heavy metals, PCBs), disrupting food webs, altering soil health, affecting marine microbes, and even carrying pathogens or invasive species, disrupting nutrient cycles and threatening biodiversity from plankton to humans. MNP's are pervasive, entering food chains from the bottom up, impacting everything from soil fauna like earthworms to top predators and humans. The inclusion of significant amounts of artificial turf in the Karve plans only adds to the level of MNP's and toxic materials that will be released into the environment.

The adverse health effects of micro-and-nano plastics are well documented in the scientific literature. Here are two examples:

The potential impacts of micro-and-nano plastics on various organ systems in humans

([https://www.thelancet.com/journals/ebiom/article/PIIS2352-3964\(23\)00467-X/fulltext](https://www.thelancet.com/journals/ebiom/article/PIIS2352-3964(23)00467-X/fulltext)) - "The summarized results suggest that exposure to MNP's can lead to health effects through oxidative stress, inflammation, immune dysfunction, altered biochemical and energy metabolism, impaired cell proliferation, disrupted microbial metabolic pathways, abnormal organ development, and carcinogenicity."

Microplastics are everywhere and can harm human health, say experts

(<https://hsph.harvard.edu/news/microplastics-are-everywhere-and-can-harm-human-health-say-experts/>) - "Microplastics - tiny fragments formed when plastic products degrade - have been detected in human tissues at increasing rates in recent years and have been linked with a variety of health harms. Experts from Harvard T.H. Chan School of Public Health say that more should be done to limit plastic pollution around the world."

Inability to recycle POM in municipal waste streams

According to the manufacturer, polyoxymethylene is fully recyclable; however, as an engineering thermoplastic, it cannot be processed by standard municipal recycling facilities. The most commonly recycled plastics are #1 PET (Polyethylene Terephthalate) for bottles and #2 HDPE (High-Density Polyethylene) for jugs, as they have strong, established recycling markets and are widely accepted in curbside programs, often recycled into new bottles, fibers, or lumber. #5 PP (Polypropylene) can also be recycled in municipal facilities, while #4 LDPE (Low-Density Polyethylene) (films/bags) can be recycled but often needs special drop-offs. #7 plastics, such as POM, are generally much harder to recycle and standard municipal recycling facilities do not accept these materials. The letter from the General Manager of the Utah Olympic Park confirms that while the aluminum base from the JF dry ski mat can be reused or recycled, the plastic bristles are not recycled.

Inadequacy of the treatment train to capture POM-derived MNP's

Hydrodynamic separator (HDS) systems have limited effectiveness at capturing the very small end of the microplastic spectrum, but are efficient at removing larger, settleable particles (typically >100 µm). Their performance is heavily dependent on the microplastic's size, shape, and density. The primary limitation of HDS systems is that the centrifugal forces may be insufficient to effectively separate the smallest microplastics and nanoplastics from the surrounding water.

Filtration basins are highly effective at capturing larger microplastics (e.g., >20 µm), but are less effective for smaller particles. The smaller microplastics and nanoplastics will pass through the Drainage Management Area 2 system, contaminating soil and the surrounding watershed, which is a significant concern as smaller plastics are considered a higher health risk.

Mitigated Negative Declaration

The San Diego Sierra Club respectfully disagrees with the following findings in the Mitigated Negative Declaration:

IV. BIOLOGICAL RESOURCES -- Would the project:

b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Wildlife or US Fish and Wildlife Service?

- **No Impact**

X. HYDROLOGY AND WATER QUALITY -- Would the project:

a) Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or groundwater quality?

- **Less Than Significant Impact:** Projects have the potential to generate pollutants during both construction and operation.

The plastic material used for the Karve ski surface will degrade, producing micro and nano plastic particles that contaminate the soil, water, and air. The proposed containment strategy will not capture the smaller microplastics or nanoplastics which have the most adverse effects on human health and the environment. The micro/nano plastics particles that are not captured by the hydrodynamic separator and biofiltration basin will degrade water quality and adversely affect riparian habitat. **At the very minimum, a plan must be put in place to monitor the levels of micro/nano plastic particles produced and the effectiveness of removal techniques.**

Thank you,
Dr. Ronald Askeland
Chemistry PhD
Conservation Committee Chair
San Diego Sierra Club

From: [kennedy Jay](#)
To: [Hofreiter, Daniella T](#)
Subject: [External] Attention Daniella
Date: Wednesday, December 24, 2025 3:30:24 PM

So I've heard rumblings of an outdoor ski and sled park in the north county. I am hoping this is actual lygoing to be a thing . I've been a resident of San Diego county since 1987 and my wife was born here and has lived here since 84. We have done many ski/snowboard trips in our time here and know everything that entails. Planning, packing, spending thousands in lift tickets and lodging, driving hours on end (a lot of time in inclimate weather too) catching flights because we have no snow locally, amongst so many other aspects are just some of the things we must endure to ski or snowboard. An artificial resort with ski and snowboarding options wouldn't end our ski trips but there would definitely be a lot less of all of the things I mentioned above. It would be so incredible to be able to do some skiing no matter what time of year it is!! To be able to do all this in just a couple hours because of its location would be beyond spectacular! I hope I hear that this is in fact something in the works. The community would really benefit from this immensely. Please let me know if there's any truth to this and any updates.

Thanks for you time
John and Catie Kennedy
619 792 0242

[Sent from Yahoo Mail for iPhone](#)

From: [Andrew Kessler](#)
To: [Hofreiter, Daniella T](#)
Subject: [External] Karve Ski Park - Asset for SD community
Date: Wednesday, December 24, 2025 4:00:35 PM

Hello Ms. Hofreiter,

My name is Andy, and I am part of the UCSD Ski & Snowboard Team. I am writing in support of the KARVE project in Escondido.

Having a winter sports facility nearby would be incredibly valuable for college students who currently have limited access to training and practice. A local park would allow us to build skills safely while staying engaged with the surrounding community.

Thank you,
Andy Kessler

12/30/2025

Re: Proposed Ski Park - 26351 N Centre City Parkway, Escondido

To the Planning Commission,

I grew up in Escondido and have lived in the Jesmond Dene area for the past 20 years. I purchased my home here and remain very invested in the long-term health of this community. I live approximately half a mile from the proposed ski park location and wanted to share my support for the project.

The property in its current condition is a complete eyesore. The old golf range looks abandoned and has become covered in graffiti and used as a dumping ground for old furniture and debris. It negatively affects the surrounding area and has for quite some time.

A new outdoor ski park would be a major improvement. Projects like this tend to increase nearby property values and bring life back to land that has been neglected. It would also provide a positive and healthy activity for families, kids, and teens. A managed recreational park with staff and security would be a big improvement over the current situation.

This type of project fits the rural county setting and is far preferable to high density housing. As a nearby homeowner I would much rather see a well run recreational use that benefits the community and improves the appearance of the area.

Thank you for your time and consideration.

Sincerely,



Anthony Kotsios
10234 Rayford Drive
Escondido, Ca 92026
anthonyk@misisonvalleycapital.com
760-213-3012

From: [Inez Lau](#)
To: [Hofreiter, Daniella T](#)
Subject: [External] Support for Karve Escondido Ski Park
Date: Wednesday, December 24, 2025 3:02:01 AM

Dear Ms. Hofreiter,

I am a member of the UC San Diego Ski and Snowboard Team, and am writing to express my support for the approval of the proposed Escondido ski park.

As a biology major with a lab position, my schedule makes it difficult to participate in long or frequent trips to the mountains. While I grew up snowboarding in Japan and was fortunate to have access to amazing resorts, maintaining that connection in San Diego has been challenging due to time, travel, and cost constraints.

A local, artificial snow ski and snowboard park would be an incredibly valuable resource. It would allow students like me to continue developing skills and staying engaged with the sport without having to take full days away from academic and research responsibilities. Having access to training and recreational facilities within the county would make participation more realistic and inclusive for students balancing demanding schedules.

Thank you for your time and consideration,
Inez Lau

From: [Marlow McWaters](#)
To: [Hofreiter, Daniella T](#)
Subject: [External] KARVE Project Support
Date: Friday, December 26, 2025 12:44:09 PM

Dear Ms. Hofreiter,

I am writing regarding the KARVE project. I am an engineering major at UCSD and a snowboarder on the school team. I was looking at the plans and the technology involved in this park and I am thoroughly impressed.

The synthetic turf technology has come a long way and seeing it applied here in San Diego would be amazing. It allows for year round usage which is physically impossible with real snow in Southern California. San Diego is known for being an innovation hub and this park fits that reputation perfectly. It is a smart, modern solution to a geography problem. I would be there on opening day to try out the rails and the big air jumps.

I can speak for the whole team when I say practicing here would be revolutionary for our performance on the mountain.

Best Regards,
Marlow

From: [Dana Nevins](#)
To: [Hofreiter, Daniella T](#)
Subject: [External] San Diego County Ski Park
Date: Friday, December 26, 2025 11:11:16 AM

Hi Daniella,

I came across an application on the county website for a proposed year-round ski park in San Diego and wanted to share my support. My family loves skiing, but with Mammoth being such a long drive, we only manage to go occasionally. Having something local would be a big win for families like ours and for the city in general.

Just wanted to pass that along and say I hope the project is given serious consideration.

Best,
Dana Nevins



Manuel Rodriguez

San Diego County Planning Commission
5510 Overland Avenue, Suite 110
San Diego, CA 92123

VIA: Email: planningcommission@sdcounty.ca.gov

RE: Opposition Community Letter on Proposed Escondido Amusement Park (Record ID: PDS2023-MUP-23-009 / Karve Ski Park)

Dear Planning Commissioners:

I am writing to formally express my opposition to the proposed Karve Ski Park development located at 26351 N. Centre City Parkway in Escondido. As a resident of the surrounding community, I—along with many of my neighbors—have significant concerns regarding the project's potential impacts and the limited information provided by both the developer and San Diego County. Based on the details available, this project is likely to negatively affect our quality of life by increasing noise levels, creating traffic hazards, and straining local infrastructure.

It is important to note that the listed project address is not the proposed entrance. Instead, the developer intends to use Tierra Libertia Road—a narrow, single-lane private road—as the primary entrance and exit for the amusement park. The developer has also acknowledged that the site lacks sufficient parking for the proposed use. With no public transportation options available, the proposed reservation system for up to 100 guests per hour will, in practice, result in traffic congestion during peak times, particularly when residents are attempting to return home. A more effective mitigation would be to require the developer to construct a dedicated entrance and exit on N. Centre City Parkway, along with a left-turn lane serving both the ski park and Tierra Libertia Road.





Key Concerns

Traffic Congestion: Increased vehicle volume on Centre City Parkway and Tierra Libertia Road will worsen commute times and elevate safety risks for residents.

Noise Pollution: Extended operating hours and loud attractions will disrupt nearby neighborhoods. The County's own report acknowledges that projected decibel levels will

exceed allowable limits at certain times, with no mitigation currently proposed. A reasonable safeguard would be strict enforcement of noise limits and a prohibition on operations past 10:00 p.m.

Environmental Impact: The project raises concerns regarding water usage, stormwater runoff, and energy consumption. Additionally, an existing open stormwater pipe in front of the property is not being required for upgrade or enclosure, posing potential environmental and safety risks.



Transparency: Communication from both the developer and the County has been insufficient, leaving residents without clear or timely information about the project's impacts.

Requested Mitigations

1. Traffic & Infrastructure Improvements

A developer-funded traffic impact study conducted by an independent firm, as the current study does not adequately address increased traffic safety risks.

A requirement for the developer to maintain Tierra Libertia Road along the frontage of their property and extending 100 yards east.

Construction of a dedicated entrance and exit on N. Centre City Parkway.

Installation of a left-turn lane serving both 26351 N. Centre City Parkway and Tierra Libertia Road.

2. Noise & Operating Controls

Enforceable limits on operating hours, with no operations permitted after 10:00 p.m.

Installation of sound barriers and vegetative buffers.

Development of a walking/jogging track around the perimeter of the ski park to support community use and assist with noise mitigation.

Advance notification to residents of any large events or high-traffic days.

3. Environmental Safeguards

Implementation of water-conservation measures, including the use of recycled water for landscaping.

Installation of solar panels and other energy-efficient infrastructure.

Upgraded stormwater management systems, including the enclosure of existing open stormwater channels.

4. Community Benefits

Affordable access programs, such as resident discounts or designated community days.

Preservation of green space for public use, including a perimeter walking/jogging trail accessible to residents.

5. Governance & Transparency

Establishment of a community advisory board with resident representation.

Regular public reporting on construction progress, environmental compliance, and traffic impacts.

A requirement for an Independent third-party studies to verify environmental and economic claims made by the developer and a penalty clause if the business does not

maintain their property as past history has show little regard for the community (see abandon property in picture):



Conclusion

We oppose the project because it will have a negative impact on all the residents in this neighborhood and ask the that the **Karve Ski Park permit be denied**. If you chose to burden this community with this project, we respectfully request that San Diego County and the project developer address these concerns and implement the recommended safeguards before allowing the project to proceed. Our community deserves a transparent process, responsible planning, and meaningful protections to preserve our quality of life.

Sincerely,

Manuel Rodriguez

On behalf of concerned residents of Escondido

From: [Alejandro Ostos](#)
To: [Hofreiter, Daniella T](#)
Subject: [External] Expressing Support for the Karve Outdoor Ski Park
Date: Tuesday, December 23, 2025 7:37:25 PM

Hello Mrs. Hofreiter,

I hope this email finds you well. I'm Alejandro Ostos, a UCSD student on the ski and snowboard team, and I wanted to express my support for the Karve ski park proposal.

One thing that really stands out to me is the focus on safety and accessibility. Features like the beginner-friendly slopes, magic carpet lift, and controlled park elements make it much easier for people to learn without feeling intimidated. For a lot of us, trying new tricks or even basic skills on a real mountain can feel risky. A local training environment with great safety measures would make a huge difference.

Beyond skiing, the tubing areas, zip line, and food spaces sound like they would make this a destination for families and friends, not just athletes. It's exciting to imagine a place where people can hang out, watch others ride, and enjoy something totally new for San Diego County.

Thanks so much for your time and consideration.

Sincerely,
Alejandro Ostos

From: [Shaun Provost](#)
To: [Hofreiter, Daniella T](#)
Subject: [External] ATTENTION TO: DANIELLA Re: SKI PARK
Date: Sunday, December 28, 2025 8:11:50 PM

Hi Daniella,

My name is Shaun, and I live in Del Cerro. I grew up on the East Coast in Massachusetts, and some of my best childhood memories are winter days spent skiing and snowboarding with friends and family. Moving to San Diego has been incredible for a million reasons - but that sense of seasonal adventure and community around snow sports is something I've really missed.

A ski park here would bring a little bit of that magic to San Diego. It would give families, kids, and adults like me a chance to stay active, experience something unique, and create memories close to home. I think it would be an amazing addition to our city, and something that could bring people together in a really special way.

Thank you for considering it.

Best,
Shaun
Del Cerro Resident



Manuel Rodriguez

San Diego County Planning Commission
5510 Overland Avenue, Suite 110
San Diego, CA 92123

VIA: Email: planningcommission@sdcounty.ca.gov

RE: Opposition Community Letter on Proposed Escondido Amusement Park (Record ID: PDS2023-MUP-23-009 / Karve Ski Park)

Dear Planning Commissioners:

I am writing to formally express my opposition to the proposed Karve Ski Park development located at 26351 N. Centre City Parkway in Escondido. As a resident of the surrounding community, I—along with many of my neighbors—have significant concerns regarding the project's potential impacts and the limited information provided by both the developer and San Diego County. Based on the details available, this project is likely to negatively affect our quality of life by increasing noise levels, creating traffic hazards, and straining local infrastructure.

It is important to note that the listed project address is not the proposed entrance. Instead, the developer intends to use Tierra Libertia Road—a narrow, single-lane private road—as the primary entrance and exit for the amusement park. The developer has also acknowledged that the site lacks sufficient parking for the proposed use. With no public transportation options available, the proposed reservation system for up to 100 guests per hour will, in practice, result in traffic congestion during peak times, particularly when residents are attempting to return home. A more effective mitigation would be to require the developer to construct a dedicated entrance and exit on N. Centre City Parkway, along with a left-turn lane serving both the ski park and Tierra Libertia Road.





Key Concerns

Traffic Congestion: Increased vehicle volume on Centre City Parkway and Tierra Libertia Road will worsen commute times and elevate safety risks for residents.

Noise Pollution: Extended operating hours and loud attractions will disrupt nearby neighborhoods. The County's own report acknowledges that projected decibel levels will

exceed allowable limits at certain times, with no mitigation currently proposed. A reasonable safeguard would be strict enforcement of noise limits and a prohibition on operations past 10:00 p.m.

Environmental Impact: The project raises concerns regarding water usage, stormwater runoff, and energy consumption. Additionally, an existing open stormwater pipe in front of the property is not being required for upgrade or enclosure, posing potential environmental and safety risks.



Transparency: Communication from both the developer and the County has been insufficient, leaving residents without clear or timely information about the project's impacts.

Requested Mitigations

1. Traffic & Infrastructure Improvements

A developer-funded traffic impact study conducted by an independent firm, as the current study does not adequately address increased traffic safety risks.

A requirement for the developer to maintain Tierra Libertia Road along the frontage of their property and extending 100 yards east.

Construction of a dedicated entrance and exit on N. Centre City Parkway.

Installation of a left-turn lane serving both 26351 N. Centre City Parkway and Tierra Libertia Road.

2. Noise & Operating Controls

Enforceable limits on operating hours, with no operations permitted after 10:00 p.m.

Installation of sound barriers and vegetative buffers.

Development of a walking/jogging track around the perimeter of the ski park to support community use and assist with noise mitigation.

Advance notification to residents of any large events or high-traffic days.

3. Environmental Safeguards

Implementation of water-conservation measures, including the use of recycled water for landscaping.

Installation of solar panels and other energy-efficient infrastructure.

Upgraded stormwater management systems, including the enclosure of existing open stormwater channels.

4. Community Benefits

Affordable access programs, such as resident discounts or designated community days.

Preservation of green space for public use, including a perimeter walking/jogging trail accessible to residents.

5. Governance & Transparency

Establishment of a community advisory board with resident representation.

Regular public reporting on construction progress, environmental compliance, and traffic impacts.

A requirement for an Independent third-party studies to verify environmental and economic claims made by the developer and a penalty clause if the business does not

maintain their property as past history has show little regard for the community (see abandon property in picture):



Conclusion

We oppose the project because it will have a negative impact on all the residents in this neighborhood and ask the that the **Karve Ski Park permit be denied**. If you chose to burden this community with this project, we respectfully request that San Diego County and the project developer address these concerns and implement the recommended safeguards before allowing the project to proceed. Our community deserves a transparent process, responsible planning, and meaningful protections to preserve our quality of life.

Sincerely,

Manuel Rodriguez

On behalf of concerned residents of Escondido

From: [Mike Sannella](#)
To: [Hofreiter, Daniella T](#)
Subject: [External] Support for KARVE Ski Park Project
Date: Monday, December 29, 2025 12:29:26 PM

Hello Ms. Hofreiter,

My name is Mike Sannella, and I serve as the Deputy Mayor of the City of San Marcos. I hope you are having a wonderful holiday season.

I wanted to take a moment to express my support for KARVE, a proposed ski park project currently under review by the County of San Diego Planning Department. The KARVE Ski Park concept is both innovative and exciting, and this type of land use near San Marcos aligns well with our City's values of promoting healthy, active lifestyles.

I believe KARVE would provide a unique opportunity for outdoor recreation, family-friendly activities, and economic development for residents of San Marcos and the surrounding region. For these reasons, I am writing to respectfully encourage its successful processing through the County's review process.

Thank you for your time and consideration.

Warm regards,

Mike Sannella

Deputy Mayor, City of San Marcos

[\(760\) 566-9747](tel:(760)566-9747)

From: [Vince Storniolo](#)
To: [Hofreiter, Daniella T](#)
Subject: [External] Attention: Daniella -New Ski Park
Date: Friday, December 26, 2025 8:53:02 AM

Hello,

I'm writing to express my support for the proposed ski park in San Diego. I recently read about the idea and wanted to share why I think it would be a great addition to the city.

San Diego is known for its outdoor lifestyle, but there are limited options for year-round action sports beyond surfing and skating. A ski park would bring something completely new and unique to the area. As someone who enjoys skiing, I think having a local place to practice, stay active, and introduce others to the sport would be incredible. It would also give kids and families an opportunity to experience skiing without needing to travel long distances or commit to expensive trips.

I believe a project like this would attract a lot of interest, support an active community, and add a fun, innovative recreational option for residents. Overall, I think it would be a positive and exciting addition to San Diego.

Thank you for your time and consideration.

**Best regards,
Vince Storniolo**

From: [Bruce Turk](#)
To: [Hofreiter, Daniella T](#)
Subject: [External] Ski Park Questions North County Ski Club
Date: Wednesday, December 24, 2025 12:12:36 PM

Hi Daniella,

I am Bruce Turk, the trip coordinator for the North County Ski Club. We currently have 53 members most of whom reside in San Marcos and Escondido areas and most are long time residents that retired but not all.

At our December 11 monthly meeting it was explained to us that there's a proposed ski park that might be coming to North County that uses special astro turf. I understand that it is on the site fo the driving range near Dear Springs rd. I thought that was abandoned by now. Any how we wanted you to know that the entire group in attendance expressed interest in having this happen. It sounds like a outstanding concept that I think would be very successful and helpful if you love to ski.

Every year we have sold out group outings to Colorado, Tahoe or sometimes Utah. We are a fun, social group that really enjoys getting on the slopes. I dont know all the details with this but we all felt that having a facility like this would be a marvelous place to practice, improve our skills, and try out a new pair of skis. .

Wanted to let you know and happy holidays,

Bruce

From: [Cy Bates](#)
To: [Hofreiter, Daniella T](#)
Subject: [External] Potential Ski Park in San Diego
Date: Friday, January 2, 2026 10:45:22 AM

Hello Ms. Hofreiter,

Apologies for the random email. According to ChatGPT, your email was one of the potential people to reach out to about this subject. If I am mistaken I apologize.

I saw today on Instagram that there is a potential Ski Park trying to get built in North County (Escondido I believe). If that is true I just wanted to say that I 100% support this proposal and hope it will be considered. It seems like getting projects like this off the ground can be difficult but something like this could be really beneficial and unique for the community. I have 3 young kids (7, 4 and 0) and the idea of taking them to places like Big Bear or Arrowhead is not a reality right now. This seems like a great alternative and can be year round.

Thank you for your time,

Cy Bates

From: [Rebecca Jones](#)
To: [Hofreiter, Daniella T](#)
Subject: [External] Karve Ski Park
Date: Monday, January 5, 2026 3:51:15 PM

Hello Daniella,

I wanted to send over an email in support for Karve Ski Park to locate in inland north county. As mayor of San Marcos I'm always looking for ways to improve access to recreational activities, it's so important to our overall health and well being. As the first north county city to become a San Diego County Live Well city, we have always focused on health and wellness initiatives. The Karve Ski Park is such a unique place that would bring important exercise options to keep our regions residents "out and active". You may know that San Marcos is known as "San Parkos", we are a city that believes staying active is such an important part of our community and it's well being. In my nearly 2 decades in local government in San Marcos we have built, rebuilt or significantly upgraded nearly 20 parks and having such an asset like Karve Ski nearby would be great for the San Marcos community and beyond. Thank you for your time in reading my email and why I believe Karve Ski Park would be such a great asset to our entire county.

Sincerely,

Rebecca Jones
Mayor
City of San Marcos

Sent from my iPhone

From: [Chris Castaneda](#)
To: [Hofreiter, Daniella T](#)
Subject: [External] San Diego County Ski Park
Date: Monday, January 5, 2026 5:05:01 PM

Hello Daniella,

My name is Chris Castaneda, and I am writing to express my support for the proposed ski park project planned for Escondido, California. I became aware of this initiative through conversations within the local ski and snowboard community, including members of ski clubs. Based on what I have heard and my own professional experience, I believe this project has the potential to provide meaningful value to the San Diego region and its growing action sports community.

I have spent my entire career working within the ski and snowboard industry, beginning as a competitive and semi-professional snowboarder and evolving into a career focused on the course design, construction, and all around operations of large-scale ski and snowboard events. For more than two decades, I have worked hands-on in building terrain parks, managing event operations, and delivering winter sports experiences across the United States and internationally. My background includes leadership roles where I have overseen venue planning, infrastructure build-outs, safety planning, and long-term operational strategy for some of the largest action sports events in the world.

From a community standpoint, a ski park in Escondido would fill a long-standing gap for San Diego-based riders. Many athletes, families, and youth participants currently travel significant distances to access ski and snowboard training facilities. A local park would create a safe, controlled environment for skill development, progression, and exposure to winter sports—particularly for younger participants and first-time riders who may not otherwise have access to mountain resorts.

Beyond athletic development, the park would also serve as a hub for community engagement. Terrain parks and action sports facilities have proven to be powerful tools for fostering youth programs, organized clubs, competitions, and educational initiatives focused on safety, fitness, and outdoor recreation. From my experience, these facilities often become year-round assets that support camps, events, and partnerships with local ski resorts, schools and various organizations throughout the community.

There is also a clear economic and cultural benefit. Well-executed ski and snowboard facilities attract regional visitors, support local businesses, and create job opportunities tied to operations, maintenance, instruction, and event production. Escondido's location and climate make it a strong candidate for an innovative and accessible action sports destination that could elevate the region's profile within the broader Southern California outdoor recreation landscape.

While I understand that many details of this project are still being evaluated, I wanted to voice my support and encourage continued consideration of its long-term value. Based on my professional experience, I strongly believe that, if thoughtfully planned and executed, this ski park could become a lasting asset for the San Diego action sports community.

Thank you for your time and for your continued efforts in supporting projects that promote

recreation, youth engagement, and community development. I appreciate your consideration and would be happy to serve as a resource if industry insight is ever helpful as this project moves forward.

Respectfully,

Chris Castaneda

Chris Castaneda | VP, Event Operations
Snow Park Technologies
c. 530.448.1120

From: [mike morgan](#)
To: [Hofreiter, Daniella T](#)
Subject: [External] Karve Ski Park
Date: Friday, January 2, 2026 9:53:13 AM

Hi Daniella,

My name is Michael Morgan and I wanted to send you an email in regard to Karve Ski Park.

My family and I - we have 3 kids - had planned a ski trip to Mammoth for the holidays this year. After booking the rooms, the ski passes and the ski lessons for the kids (2 out of the 3 kids - our oldest is not a fan of cold weather - nor am I), the total came out to \$5,000. Not to mention having to drive the distance to Mammoth from San Diego and back. We eventually had to cancel the trip, partially because of the expense and the time constraints.

After we cancelled our trip, I searched for areas in San Diego that we could learn how to ski and found Karve Ski Park. I know it's in the early stages of development and I don't know if it's been approved yet (hence my email) but I felt I had to reach out to express my excitement about the opportunity for my kids (maybe even my oldest too) to learn how to ski/snowboard without having to drive 6 hours, spending a ridiculous amount of money in the cold.

My family and I would love to see Karve Ski Park in San Diego County.

Happy New Year!

Michael Morgan
619-871-2305