

Public land. Public responsibility. Public benefit.

Who we are

ESCONDIDO PARKS FOUNDATION

Save Kit Carson Park

An initiative of Escondido Parks Foundation, community-led and focused on protecting Kit Carson Park and the public's voice in its future.

Escondido Parks Foundation

Protects, preserves, conserves, enhances, and expands parklands, trails, open spaces, and natural landscapes throughout Escondido and the San Pasqual Valley through stewardship, education, partnerships, and community engagement, ensuring these treasured places enrich the lives of current and future generations.

Our work

Community outreach, education, engagement, park programming, and advocacy

KCP: A voter-funded public park, acquired in 1967

285 acres

Recreation, open space,
and natural habitat

$825,000 in park bonds

Approved November 8, 1966 to acquire the park site and construct basic utility services

City park description and 1966 election records



The public purpose of Kit Carson Park

The promise to voters

The 1966 ballot emphasized recreation for all ages, open space, and a park for future generations

The 1970 Specific Plan

Resolution 4679 describes a natural recreation setting and architecture and landscaping that complement it

The issue today

A large indoor arena must be evaluated against the park’s intended character and planning restrictions

1966 election records and 1970 City planning records



The proposed change

Three ice sheets

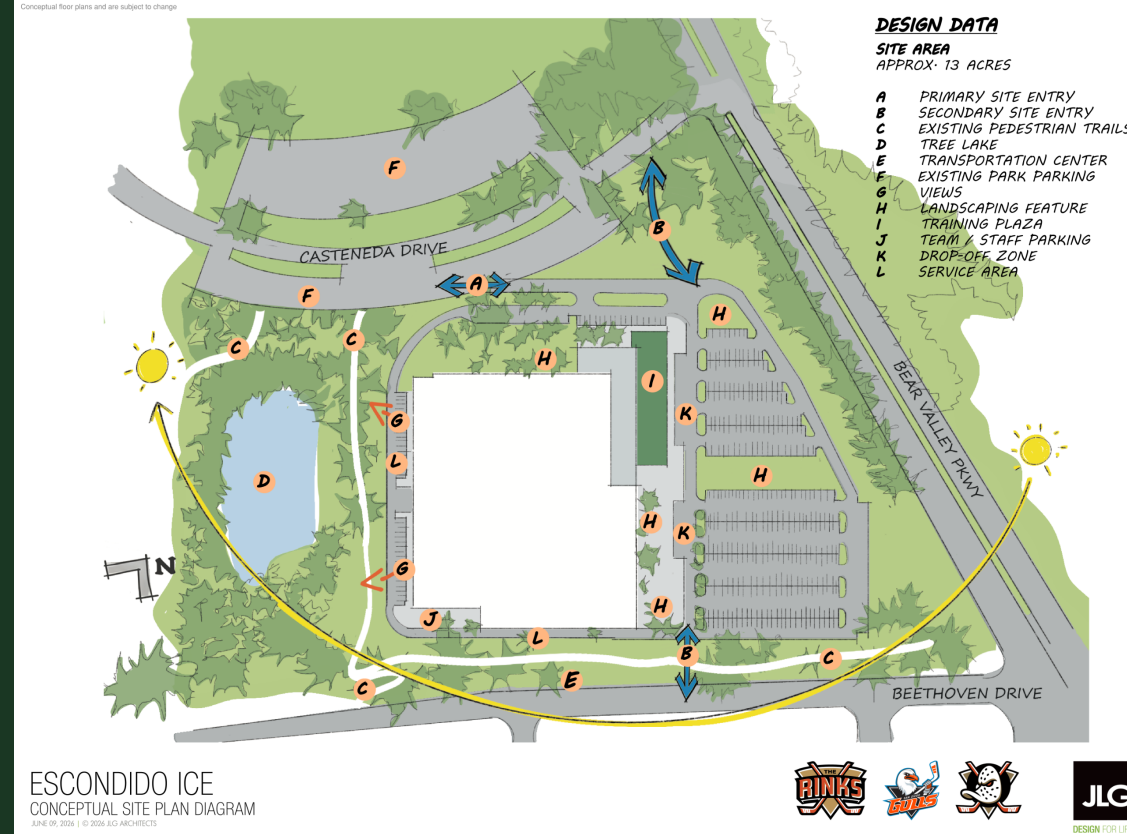
2,000–3,000 spectator seats
Restaurant and full bar
Training facilities
Gulls practice facility
430 new parking spaces

Removal of four softball fields

Loss of mature trees and riparian habitat
Watershed, berm, and flood control affected
Softball and soccer communities affected
Soccer fields lost at Ryan Park

Conceptual plan published by the City; subject to change





What the MOU sets out

Potential long-term ground lease

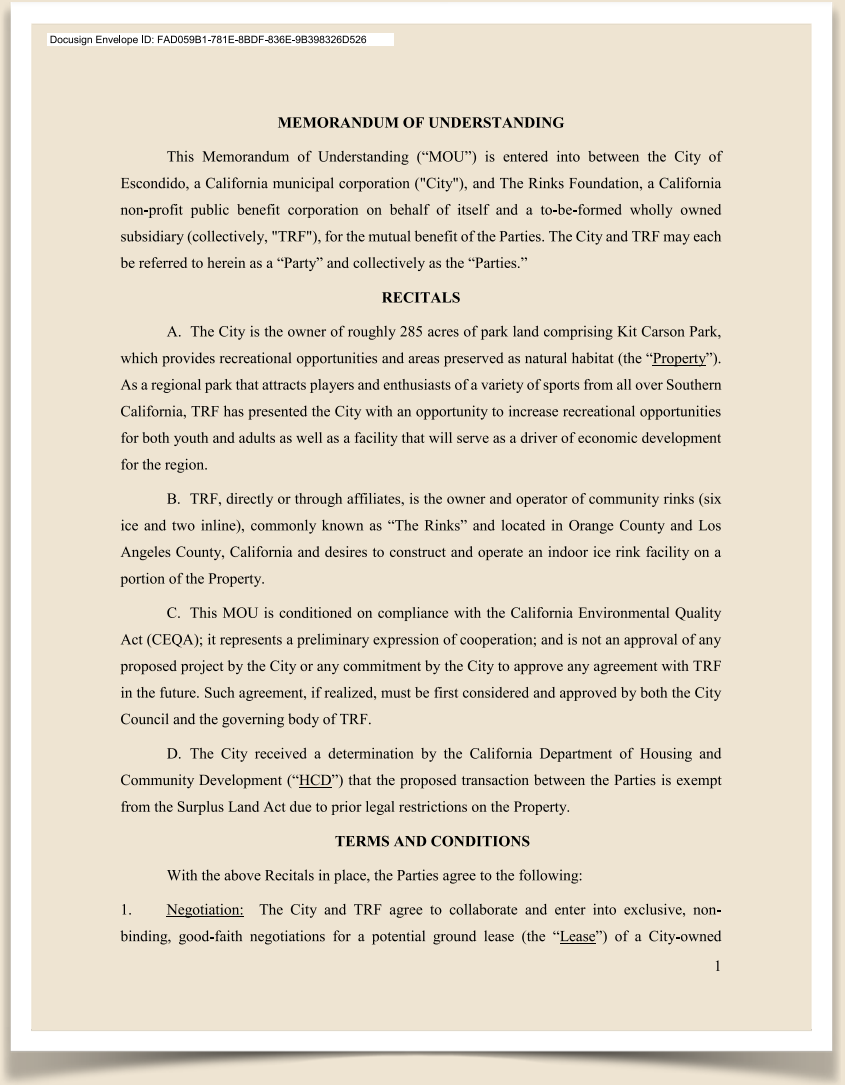
Approximately 14 acres; 25 years with extension options totaling up to 50 years

Ballfield relocation and anticipated rent

City responsible for relocation; $4m contribution from TRF; annual rent capped at $187,500 (for potentially 50 years)

A preliminary, non-binding agreement

Further approvals and environmental review remain; the MOU can be cancelled



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MEMORANDUM OF UNDERSTANDING

This Memorandum of Understanding ("MOU") is entered into between the City of Escondido, a California municipal corporation ("City"), and The Rinks Foundation, a California non-profit public benefit corporation on behalf of itself and a to-be-formed wholly owned subsidiary (collectively, "TRF"), for the mutual benefit of the Parties. The City and TRF may each be referred to herein as a "Party" and collectively as the "Parties."

RECITALS

A. The City is the owner of roughly 285 acres of park land comprising Kit Carson Park, which provides recreational opportunities and areas preserved as natural habitat (the "Property"). As a regional park that attracts players and enthusiasts of a variety of sports from all over Southern California, TRF has presented the City with an opportunity to increase recreational opportunities for both youth and adults as well as a facility that will serve as a driver of economic development for the region.

B. TRF, directly or through affiliates, is the owner and operator of community rinks (six ice and two inline), commonly known as "The Rinks" and located in Orange County and Los Angeles County, California and desires to construct and operate an indoor ice rink facility on a portion of the Property.

C. This MOU is conditioned on compliance with the California Environmental Quality Act (CEQA); it represents a preliminary expression of cooperation; and is not an approval of any proposed project by the City or any commitment by the City to approve any agreement with TRF in the future. Such agreement, if realized, must be first considered and approved by both the City Council and the governing body of TRF.

D. The City received a determination by the California Department of Housing and Community Development ("HCD") that the proposed transaction between the Parties is exempt from the Surplus Land Act due to prior legal restrictions on the Property.

TERMS AND CONDITIONS

With the above Recitals in place, the Parties agree to the following:

1. Negotiation: The City and TRF agree to collaborate and enter into exclusive, non-binding, good-faith negotiations for a potential ground lease (the "Lease") of a City-owned

1

City–The Rinks Foundation MOU, approved June 3, 2026

How the proposal reached the community

May 28	Joint public announcement of the Kit Carson Park proposal
June 3	Council approval of the MOU with The Rinks Foundation
June 9 & 13	Meetings at East Valley Community Center and City Hall, both outside the affected Council district

Requests for additional public meetings in the affected community have gone unanswered

Residents were informed after years of negotiations

2022

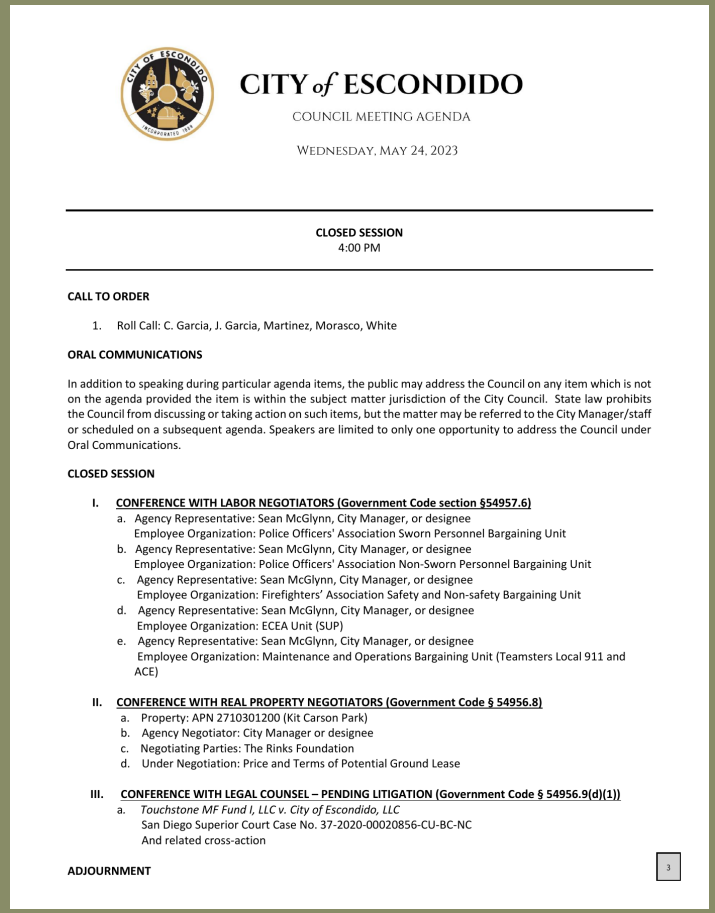
Campaign documentation traces site planning to 2022

May 24, 2023

City held closed-session ground-lease negotiations with TRF

May 28, 2026

The proposal is publicly announced



CITY of ESCONDIDO

COUNCIL MEETING AGENDA

WEDNESDAY, MAY 24, 2023

CLOSED SESSION
4:00 PM

CALL TO ORDER

1. Roll Call: C. Garcia, J. Garcia, Martinez, Morasco, White

ORAL COMMUNICATIONS

In addition to speaking during particular agenda items, the public may address the Council on any item which is not on the agenda provided the item is within the subject matter jurisdiction of the City Council. State law prohibits the Council from discussing or taking action on such items, but the matter may be referred to the City Manager/staff or scheduled on a subsequent agenda. Speakers are limited to only one opportunity to address the Council under Oral Communications.

CLOSED SESSION

I. **CONFERENCE WITH LABOR NEGOTIATORS (Government Code section §54957.6)**
   a. Agency Representative: Sean McGlynn, City Manager, or designee
      Employee Organization: Police Officers' Association Sworn Personnel Bargaining Unit
   b. Agency Representative: Sean McGlynn, City Manager, or designee
      Employee Organization: Police Officers' Association Non-Sworn Personnel Bargaining Unit
   c. Agency Representative: Sean McGlynn, City Manager, or designee
      Employee Organization: Firefighters' Association Safety and Non-safety Bargaining Unit
   d. Agency Representative: Sean McGlynn, City Manager, or designee
      Employee Organization: ECEA Unit (SUP)
   e. Agency Representative: Sean McGlynn, City Manager, or designee
      Employee Organization: Maintenance and Operations Bargaining Unit (Teamsters Local 911 and ACE)

II. **CONFERENCE WITH REAL PROPERTY NEGOTIATORS (Government Code § 54956.8)**
   a. Property: APN 2710301200 (Kit Carson Park)
   b. Agency Negotiator: City Manager or designee
   c. Negotiating Parties: The Rinks Foundation
   d. Under Negotiation: Price and Terms of Potential Ground Lease

III. **CONFERENCE WITH LEGAL COUNSEL – PENDING LITIGATION (Government Code § 54956.9(d)(1))**
   a. *Touchstone MF Fund I, LLC v. City of Escondido, LLC*
      San Diego Superior Court Case No. 37-2020-00020856-CU-BC-NC
      And related cross-action

ADJOURNMENT

3

City Council agenda, May 24, 2023; joint announcement, May 28, 2026

So, Who is The Rinks Foundation?

Samueli backing and professional sports connections

- Founded by Henry and Susan Samueli, owners of the Anaheim Ducks and San Diego Gulls.
- Samueli Foundation contributed **$1.5 million to TRF in 2024**.
- A Broadcom filing discloses planned stock gifts of **up to $9 million to TRF** and **$200 million to the Samueli Foundation**.

A substantial operation supported by paying participants

- $21.74 million in 2024 revenue, including $18.26 million from programs and services.
- Reported losses in 2023 and 2024, following a **$6.07 million surplus in 2022**.
- Forbes estimates the Ducks generated $185 million in revenue and $26 million in operating earnings in 2024–25.

A direct benefit to their professional hockey business

The proposed Escondido rink would serve as the **Gulls' official practice facility**, alongside community programming.

The $187,500 figure is a ceiling

18.75% of project cash flow

Annual rent is the lesser of this amount or $187,500

Illustrative annual project cash flow	Annual rent under the MOU
$100,000	$18,750
$1,000,000	$187,500
$2,000,000	$187,500

Illustrations, not forecasts. MOU does not define project cash flow or guarantee a rent floor.

High revenue does not ensure a City return

Irvine Ice Foundation, 2024 Form 990

$21.43 million revenue

$22.40 million expenses

$964,112 reported loss

Escondido’s rent depends on project cash flow. The lease must define deductions and require independent verification.

The full public cost remains unresolved

The City carries the relocation risk

TRF contributes $4 million toward replacing the ballfields. The total cost and funding for any shortfall remain unknown.

Private construction still requires public accounting

Roads, utilities, drainage, and ongoing public services need clear cost estimates and funding commitments. A 2016 Irvine City agenda proposed $621,700 for rink utility connections and street-design engineering from park funds.

What does Escondido receive in return?

Existing tournaments generated $87,912 in field revenue in the 2025 season alone. No financial benefit being given back to Kit Carson Park or to acquire additional parkland. When the mall was developed, $500k a year for 10 years went directly to benefit KCP.

Residents deserve a complete comparison of public costs, displaced revenue, and guaranteed benefits before committing parkland for decades.

TRF would fund the rink's construction, operation, and maintenance. Other public costs need accounting.

Pressure on two busy parks and taxpayers

Kit Carson Park serves thousands of existing players

- Four softball fields support adult leagues, girls' and youth leagues, and overflow youth baseball.
- The concentration of fields makes it a uniquely valuable venue for large tournaments, with few comparable facilities for many miles.

Ryan Park is already at capacity

Fields are booked more than 330 days each year. Remaining space serves existing parking needs and cannot accommodate four additional softball fields.

What are the true impacts?

Evaluate tournament and event peaks, school-hour traffic, pedestrian safety, emergency access, noise, and lighting. Three ice sheets require refrigeration. Quantify electricity, water demand, utility upgrades, and emissions.

Environmental concerns for review. The MOU anticipates review of both the arena and ballfield relocation.

The park’s ecology extends beyond the ballfields

Mature trees and the natural setting

The existing site includes mature trees and a berm. Review clearing, canopy loss, grading, and landscape changes.

Riparian habitat and wildlife

City-published planning records identify conserved habitat in the park and sensitive birds in the surrounding habitat

Drainage and the San Dieguito River Valley watershed

Study runoff, erosion, flood behavior, and water quality before changing buildings, pavement, or grading

City-published 2001 draft Subarea Plan and campaign site records. Site-specific impacts require study.

Public access must also mean affordable access

$29 per skater (1-2 hrs)

Great Park Ice: $21 admission + $8 skate rental
$116 for four skaters, before other expenses

Our demand: substantial affordable programming for Escondido residents, written into any agreement

Comparable-facility pricing reviewed October 12, 2026; future Escondido pricing is unknown

A genuine public-private partnership must serve residents

An appropriate site outside Kit Carson Park

Remove Kit Carson Park from consideration and evaluate alternatives transparently

Direct financial benefit to Escondido

Guaranteed rent with inflation increases, gross-revenue sharing, and operator funding for attributable public costs

Affordable access that is enforceable

Guarantee substantial programming for Escondido residents, with clear prices, hours, and accountability

Feedback strongly favored protecting the park

8:1

160 protect-the-park responses vs. 20 supporting the location at the June 9 and June 13 community meetings

Feedback source	Responses / comments	Protect the park	Pro-rink
Community meetings	209	76.6%	9.6%
Your Escondido online	393	70.6%	24.7%

Campaign analysis presented July 29, 2026. Self-selected feedback, not a representative scientific poll.

Our research challenged the alternatives claim

The claim: other City sites could not accommodate it

The City's public explanation presented Kit Carson Park as the only feasible City-owned location

The records: seven sites, all inside Kit Carson Park

Our PRA production showed an in-park assessment, without a comparable evaluation of other City-owned locations (the city owns over 400 parcels of land)

Our questions prompted a new direction

After we asked Council questions, Council directed City staff to conduct alternatives assessment on August 12; a JLL contract followed September 16

What we have done since the announcement

Built public understanding

Published educational materials and a Knowledge Hub with historical records and project documents. Reviewed public records. Presented at community events/meeting.

Organized community participation

Engaged park users and recreation communities; held community educational events in the park; encouraged Council comments and coordinated turnout

Expanded the public conversation

Organized a press conference which secured regional coverage

What we are asking the City to do

Take Kit Carson Park off the table

Evaluate alternative locations transparently
Protect existing recreation and public parkland
Complete environmental and financial review
Give residents a meaningful voice before binding commitments
Make it a public-private partnership that benefits Escondido residents first and foremost

How you can help

Bring the conversation to your community

Host a briefing, share verified materials, and connect us with residents and partner organizations

Contribute time and expertise

Help with outreach, events, communications, research, or professional review

Publicly support and share our position

Tell your networks why Kit Carson Park should be removed from consideration; participate in Council decisions

savekitcarsonpark.com

Help sustain the effort by donating



Your support helps with

Community awareness and engagement
Research and educational materials
Legal review and advocacy work

savekitcarsonpark.com