

## **CARMEL VALLEY COMMUNITY PLANNING BOARD**

**Attn: Allen Kashani, CVCPB Secretary**  
**13400 Sabre Springs Pkwy, Ste. 200**  
**San Diego CA 92128**  
**858-794-2571 / Fax: 858-794-2599**

June 3, 2015

Heide Farst, CSM  
City of San Diego Real Estates Assets Department  
1200 Third Ave., Ste. 1700 MS 51A  
San Diego, CA 92101

Re: Polo Field Request For Proposal for New Lease

Dear Heide:

The Carmel Valley Community Planning Board on May 28, 2015 was asked to provide comments of concern regarding the upcoming Request For Proposal for the Lease of the Polo Fields. We thank you for reaching out to the community for our opinions and comments. As you know the Polo Fields is a treasured asset of not only San Diego, but also our community. The board and the community during your presentation discussed numerous concerns. I have categorized them below for your use in structuring the lease arrangement and advising potential respondents of the community's concern.

### **I. Traffic and Access**

During events held at the Polo Fields, the community experiences numerous problems with the traffic congestion impacting El Camino Real. As you know ECR is presently a two-lane road in this area, which causes serious concerns with the traffic management plan or traffic mitigations during events such as polo matches and Surf Cup soccer events. Please confirm whether environmental reviews may be required because of the traffic impacts to the community during events. We were also unaware that the 22<sup>nd</sup> Ag District reaped the benefits of fees charged for parking at the events. Should the city not share in this revenue? Another important issue that needs to be stated is the potential elimination of the former Hu Property for Polo Field parking once the new proposed development proceeds. Please confirm whether temporary parking is even allowed by the AR1-1 zone.

### **II. Events or Days**

It is the understanding of the board and residents of the immediate area that the original grant deed stated that 25 days per year are allowed for field events. However, the city has made the interpretation that 25 events meet the intent of the restriction. As we discussed this interpretation allows for more than 25 days. For example, the Surf Cup event may run for one or two weekends, possibly up to 6 days for a single event. The "25-Event" interpretation could easily allow for events every other weekend, which greatly goes beyond the original intent of 25 DAYS.

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With this lessening of the day restriction, the fields are becoming more used which does not allow for the grass to recover from the extensive uses.

Please confirm that the deed holder understands and has agreed to the interpretation of event use rather than DAYS. Please confirm with landscape staff that the fields will recover with the intensified uses. If uses are going to be by events rather than days, please consider the allowance of more but smaller events, perhaps coupled with fewer events of long duration. I believe that soccer practices are also conducted on the fields. Should not practices also be counted toward days?

### **III. Public Use**

As discussed earlier, this area is a unique and treasured asset of the community. With this in mind the discussion needs to take place that the Polo Fields should move forward as a public benefit open space / park use rather than as commercialized uses or events. The surrounding communities have a shortage of active use park space and would benefit from the addition of local recreational programming combined with limited commercial use. Additionally, the public trail along the southern boundary must be clearly identified as a "public trail." We have experienced that other leaseholders have assumed that they controlled the use of that trail and objected to the use by the public, whether walking or riding. It is important for the leaseholder to agree that night lighting and amplified sound shall not be allowed, in order to protect both nearby residents and wildlife, especially migrating birds, in the San Dieguito River Valley. We also recommend that in order to preserve the current and future open space values of this land, no permanent structures shall be allowed. Most importantly, the RFP must clearly state that the land is encumbered by an Open Space easement with specific limitations and is open to the public for passive uses that do not interfere with lease operations.

### **IV. Public Improvements**

The new leaseholder must agree that they will not object to the proposed "Roundabout" improvements of the Via de la Valle and El Camino Real intersections and the improvements for El Camino Real.

Thank you for allowing the community to participate in this RFP leasing process.

Sincerely,  
Carmel Valley Community Planning Board



Frisco White, AIA  
Chair