



A photograph of a soccer game in progress. In the foreground, a player in a white jersey is being tackled by a player in a red jersey. The player in white is leaning forward, and the player in red is reaching out to tackle him. A soccer ball is on the grass between their feet. In the background, other players in white and red jerseys are visible, along with a goalpost and trees. The scene is set on a grassy field under bright, slightly hazy sunlight.

THIS IS NOT ABOUT SOCCER

A LOSE, LOSE SITUATION



NO EIR

No environmental review means no enforceable mitigations



FLAWED PROCESS

Evades public review and safeguards FS Investors at the expense of taxpayers



FREE RIDE FOR FS

Leaves the burden of permitting and mitigation on the City and taxpayers

THIS IS NOT ABOUT A SOCCER STADIUM

- FS says a soccer stadium must be completed by 2022 to accommodate a new MLS team, but their own plans says they don't have to complete the stadium until seven years after a lease is finalized.
- Under this plan, San Diego taxpayers could pay more than \$100 million for the stadium site before any new soccer stadium is constructed.

SECTION 61.2802

“...if the *Qualified Lessee* fails to complete the construction of the *Joint Use Stadium* on the *Existing Stadium Site* by the date which is seven (7) years from the Section 61.2802 referencing any professional stadium.”

LEAVES THE CITY ON THE HOOK FOR TRANSPORTATION IMPROVEMENTS AND PARK CONSTRUCTION

- FS Investors puts the burden of transportation improvements and park permitting and construction on the City of San Diego.
- The project could be fully built without any of these facilities being constructed or completed.

Exhibit F, Page 5.15:

“Payments equivalent to the total cost or fair share of costs for off-site transportation improvements (“Improvements”)... shall be made to the City of San Diego at the time of building permit based on Table 5.2, or constructed by the developer if the City obtains or provides the necessary permits for the developer to complete such improvements. Payment to the City for these Improvements will ensure that the City may permit and construct such Improvements as development in the Plan Area is completed and prior to or concurrent with need.”

§ 61.2803 (c) (7) (D)

If such permits are not obtained within eighteen (18) months of the Execution Date, then the Qualified Lessee shall, at the City’s option, deposit the funding for the River Park with the City, in an amount no greater than \$40,000,000 (subject to reduction pursuant to Section 61.2804 below), and shall retain the River Park area as open space until such time as construction of the River Park may commence.

RECIPE FOR TRAFFIC GRIDLOCK

Uses loophole to circumvent required City reviews

No plans to mitigate numerous significant impacts

Underestimates traffic impacts to mislead the public

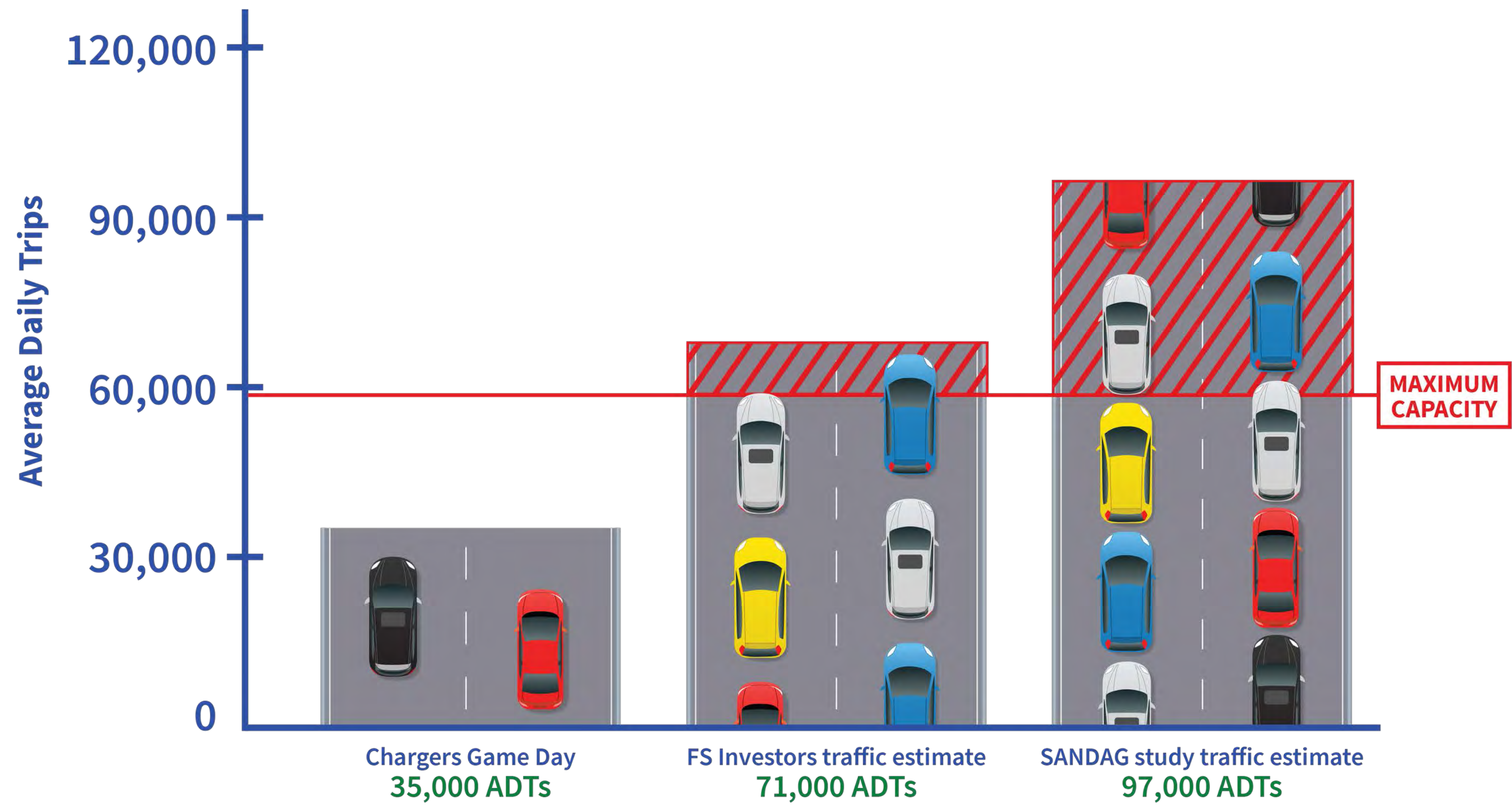


RECIPE FOR TRAFFIC GRIDLOCK

- Friars Road would be in a state of **permanent gridlock**, with more than double the traffic of a Chargers game every single day.
- The I-15/Friars Road interchange would be hopelessly gridlocked and **functionally paralyzed**.
- At peak commuting hours, driving on Friars Road from SR 163 to southbound I-15 would take a **full hour to go 3 miles**.
- Thousands of drivers would seek an **alternative route through surrounding communities**.



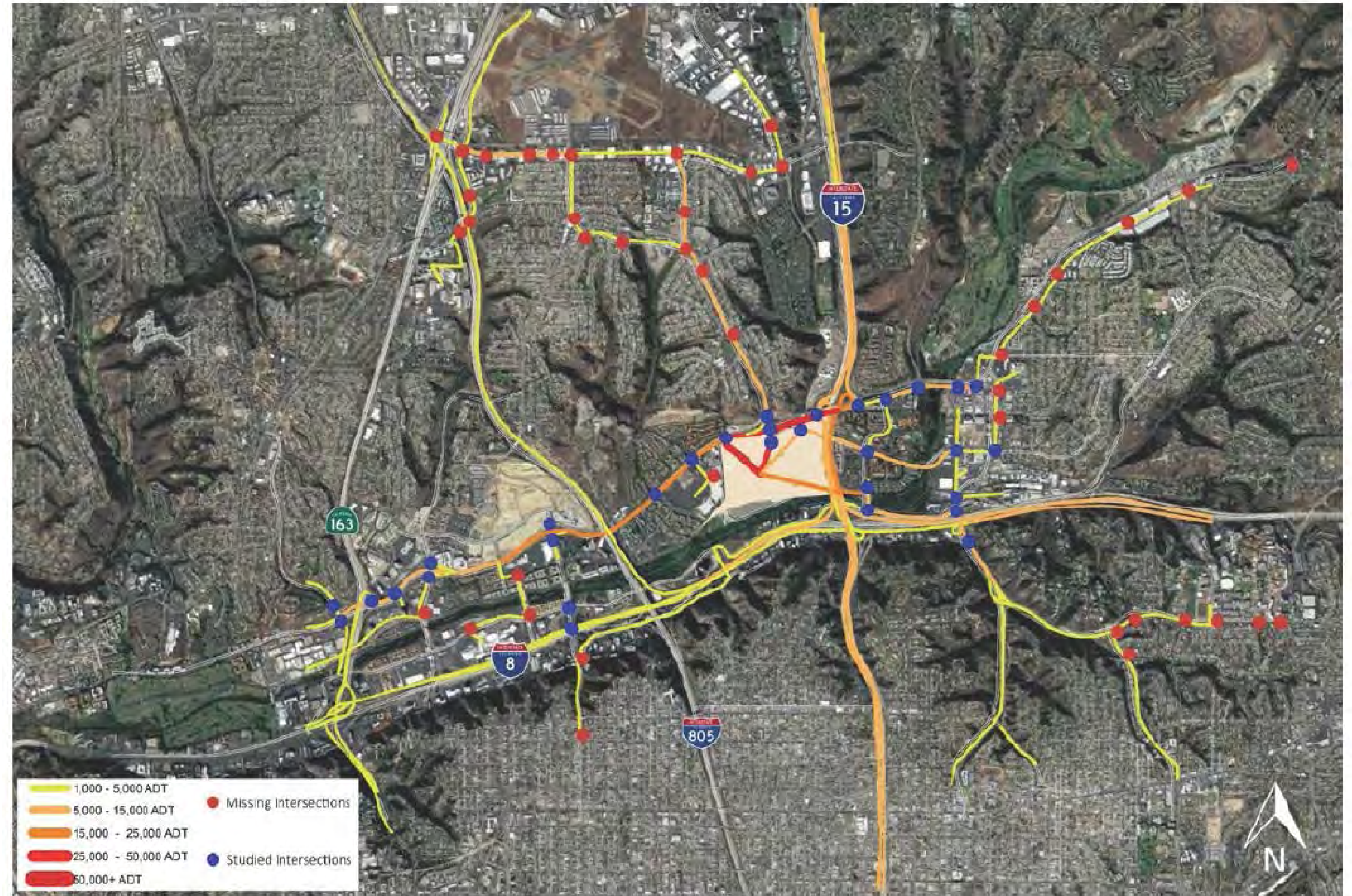
UNDERESTIMATES TRAFFIC BY 28%*



*Trip generation rates are taken from jointly-funded SANDAG model using mutually agreed upon inputs

TRAFFIC STUDY IGNORES NEIGHBORHOOD IMPACTS

- FS Investors studied less than half of the **73+ potentially impacted intersections** across the area, ignoring impacts to communities like Serra Mesa and Linda Vista.



PROPOSAL DOESN'T MEET SDSU'S NEEDS

- SDSU does not support the FS proposal because it does not meet their short- or long-term needs.
- SDSU is an economic driver for the San Diego region. Their long-term needs for the site should be addressed first before a private developer makes money off the site.



CONCLUSION

SoccerCity is a Massive Land Grab






The deal would create a windfall profit for FS by allowing them to gain control of more than 230 acres of extremely valuable public land.



This deal would be the largest transfer of taxpayer wealth to a private developer in San Diego's history.

NEARLY 2/3 OF SAN DIEGANS WANT AN ALTERNATIVE TO THE FLAWED MEASURE

Q: San Diego State University has rejected becoming a partner in SoccerCity because the school says it does not meet the university's needs, and is asking the City Council to seek alternate proposals for the Qualcomm Stadium site. Should the City Council seek alternatives, which would ensure SoccerCity could not be voted on until 2018? Or should the City Council not seek alternatives?

		REP.	DEM.	IND.	18-34	35-49	50-64	65+
Seek		60%	64%	68%	68%	60%	67%	61%
Not seek		30%	20%	20%	17%	21%	22%	31%
Not sure		10%	16%	12%	15%	19%	10%	8%

PLEASE JOIN US -
OPPOSE
THE SOCCERCITY INITIATIVE

Paid for by Public Land, Public Vote, a coalition of San Diego taxpayers, community planners, local businesses, and education, park & environmental advocates. Supported by Mission Valley property owners. Major funding by H.G. Fenton Company & Sudberry Properties.

Public Land,
PUBLIC VOTE 