

DISTRICT 1 UNITED
Preserve the Coast and Canyons District

District 1 United is a coalition of communities of interest, concerned citizens, community planning groups and environmental organizations committed to the preservation of District 1, the Coast and Canyons district, as currently constituted.

The City Attorney has described six criteria to be considered during the redistricting process. District 1 United demonstrates that D1 meets all of the criteria. District 1 (D1) has many strong, functional COIs and the district is readily defined by using natural and man-made boundaries. Additionally, D1 is contiguous and compact with reasonable access between population centers. D1's estimated population is roughly 1/9th of the City's population.

These criteria are examined in detail and we show that:

D1 has many strong, functional COIs which should be preserved.

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D1 contains roughly 1/9th of the City's population. Page 8

D1 meets all of the criteria which must be met for a City Council District. We respectfully request that D1 – the Coast and Canyons District – remain as it is now.

DISTRICT 1 UNITED
Preserve the Coast and Canyons District

District 1 United is a coalition of communities of interest, concerned citizens, community planning groups and environmental organizations committed to the preservation of District 1, the Coast and Canyons district, as currently constituted.

District 1 spans the coast and canyons of the City from Carmel Valley to University City and La Jolla. It includes the most bio-diverse area in North America. The University of California San Diego (UCSD) forms a hub for District 1 around which a number of the City's principal economic sectors revolve, notably the biotech and high tech sectors. The communities in District 1 understand the common environmental, economic, and institutional issues we face, the complexity of planning and development processes, and the value of having cohesive representation at the City Council.

The Council District 1 (D1) communities have a thirty-year history of working well together. They share common interests in coastal access, environmental protection, managed growth, outdoor recreational opportunities, cultural activities, world class education and medical facilities, and dynamic economic enterprises that serve people throughout San Diego and the world. These communities have strong Community Planning groups that communicate well with each other, with local businesses, with developers and with the City, and which have overseen critical regional growth and infrastructure connectivity that benefits the whole region. The flourishing Golden Triangle – North City region encompassed by D1 is evidence of this success.

Introduction

The City of San Diego's Redistricting Commission was presented with six criteria to be considered in the redistricting process:

- Each Council District should contain roughly 1/9 of the city's population.
- Council Districts should be composed of contiguous territory.
- Council Districts should be geographically compact, so nearby areas of population aren't bypassed for more distant populations.
- Council Districts should try to preserve communities who have similar legislative concerns who could therefore benefit from cohesive representation.
- Council Districts should provide reasonable access between population centers
- Council Districts should be bounded by natural boundaries, street lines and/or City boundary lines.

All of these criteria are important considerations. The Commission should be mindful that a deviation from the 1/9 population criteria is allowable and legally defensible (City Attorney presentation dated April 15, 2021

https://www.sandiego.gov/sites/default/files/redistricting_principles_final_4-15-2021.pdf).

The six things that the Commission is to consider could be combined and prioritized as follows:

1. Council Districts should preserve Communities of Interests (COI)

2. Using natural and man-made boundaries, the Council Districts should be contiguous and compact with reasonable access between population centers.
3. Each Council District should contain roughly 1/9th of the City's population.

The most important of these considerations is the preservation of COI.

COI are identified by their legislative concerns, shared interests, educational backgrounds, shared festivals and neighborhood gatherings, occupations and employment patterns, shared use of public transportation, use of particular shopping areas, parks, beaches and recreation areas, and shared participation in civic and cultural organizations.

Addressing each of these three considerations, we have:

1. Council Districts should preserve COI

There are multiple COI in D1 and various ways of assessing them. They include: Common Community Planning Areas; Common Neighborhoods; Common School Districts and school attendance boundaries for public schools; Civic and Cultural Associations; Town Councils; Business Improvement Districts; Maintenance Assessment Districts; Community Associations; employment centers and institutions, and charitable foundations that have been formed by residents to benefit specific community interests or locations. Examples of community interest organizations for D1 include The Friends of Rose Canyon, The University City Community Association, Friends of La Jolla Shores, Friends of Del Mar Mesa, Friends of the San Dieguito River Valley, Friends of Los Peñasquitos Canyon Preserve, La Jolla Town Foundation, University City Community Foundation, University City Fire Safe Council.

D1 has strong COIs. They consist of planning groups, neighborhoods, schools, community activities, shared parks, open space and recreational facilities, common environmental concerns and activism related to the coast and canyons in the district. The residents have similar educational backgrounds and careers. Many of the residents work at UCSD, the large biotech and high tech sectors in the Torrey Pines Mesa and University Towne Center areas of the University Community Planning area, and the Sorrento Valley area of the Torrey Pines Planning area. As many as one in six employees in UTC/Golden Triangle area live in D1. Our residents are employed in and use the medical facilities of D1, which include four major hospitals and associated medical office facilities. In addition, our residents shop at the local and regional shopping centers which are in D1.

COI – Community Planning Areas

D1 includes all of the following Community Planning Areas which include Planned Districts and have knowledgeable and engaged Community Planning Groups:

- Carmel Valley
- Del Mar Mesa
- Fairbanks Ranch Country Club
- La Jolla
- Los Peñasquitos Canyon Preserve (Partial – area west of Carson's Crossing Bridge)
- NFCUA Subarea H
- Pacific Highlands Ranch
- Torrey Hills

- Torrey Pines
- University
- Via de la Valle

D1 Community Planning Groups and citizen advocates have been proactively involved in the many processes needed to evaluate and improve the different types of development projects and infrastructure proposed for D1. All of these projects share potential impacts to nearby ecologically sensitive areas. This is particularly important given the unique biodiversity of the district.

COI – Neighborhoods

D1 includes all of the following Neighborhoods:

- Carmel Valley
- Del Mar Mesa
- Del Mar Heights
- La Jolla Shores
- La Jolla
- La Jolla Village
- Bird Rock
- North City
- Pacific Beach (partial – the area in the La Jolla Community Planning Area)
- Pacific Highlands Ranch
- Sorrento Valley (partial – areas in University Community Plan Area and Torrey Pines Community Planning Area)
- Torrey Hills
- Torrey Pines
- Torrey Preserves
- University City (area north of SR-52, south of Rose Canyon)
- UTC area (including UCSD)

COI – School Districts

D1 includes the following School Districts:

- Del Mar Union
- San Dieguito Union High School
- Solana Beach Elementary
- San Diego Unified School District
 - The La Jolla Cluster is **entirely** within the D1 boundaries
 - The University City Cluster is **entirely** within the D1 boundaries and spans the area both north and south of Rose Canyon

Schools form a very important basis for communities of interest because they are used to organize a multitude of youth, family and community activities.

COI – Environmental Interests and Concerns

D1's protected habitat areas are the focus for a significant COI. San Diego is recognized as a globally significant bio-diverse region and areas of D1 are a uniquely rich portion of the region.

D1 residents have worked together for decades to preserve, protect and enhance the many environmentally sensitive areas from Coast to Canyons. Forward-thinking environmental planning created viable canyon, mesa and coastal preserves through protection of connected wildlife corridors while facilitating responsible development. One wildlife corridor in north D1 connects Torrey Pines State Park on the west to Del Mar Mesa Preserve on the east through Los Peñasquitos Lagoon, Carmel Mountain, Shaw Valley, and Los Peñasquitos Canyon.

Environmentally sensitive areas in D1 include habitat for dozens of rare and endangered species including the Torrey Pine, San Diego Fairy Shrimp and the California Gnatcatcher, which is the cornerstone species for San Diego's nationally recognized habitat plan, the Multiple Species Conservation Program (MSCP).

As a regional model for environmentally sensitive growth, the Coastal Communities of Carmel Valley, Torrey Hills, Pacific Highlands Ranch and Del Mar Mesa were developed in conjunction with the MSCP.

On the south of D1, SR-52 was carefully planned to preserve San Clemente Canyon. Rose Canyon provides an important greenbelt of protected habitat and a critical east-west wildlife corridor connecting to habitat on MCAS Miramar. Other southern environmentally sensitive areas include Mt. Soledad.

The Pacific Ocean side of D1 features the six-thousand-acre, San Diego-La Jolla Underwater Park, five Marine Protected Areas (South La Jolla State Marine Conservation Area, South La Jolla State Marine Reserve, Matlahuayl State Marine Reserve, Scripps Coastal Reserve, and San Diego-Scripps Coastal State Marine Conservation Area), an Area of Special Biological Significance (ASBS) along La Jolla Shores Beach which is shared with UCSD, the Cove, Boomer's Beach, the Children's Pool, the famous Windansea, La Jolla Shores, Black's and Torrey Pines beaches.

On the north boundary of D1 is -our regional crown jewel, the San Dieguito River Valley.

These natural areas are of critical importance to the City of San Diego in meeting its clean water, climate action plan, and habitat conservation goals mandated by the state of California. These areas benefit naturalists and recreational users throughout the region and have been shepherded by planning boards, community groups and elected City Councilmembers of D1.

Community interest groups were formed (Friends of Rose Canyon, Friends of La Jolla Shores, Friends of Del Mar Mesa Preserve, Friends of the San Dieguito River Valley, Friends of Los Peñasquitos Canyon Preserve, Torrey Pines Association and others) in D1 and have acted to protect, preserve and enhance these areas for the future generations of San Diego.

These areas provide outdoor recreational opportunities for our entire region and these resources should remain in one district where there is an existing knowledge base and a tradition of conservation and managed growth.

COI – UCSD

UCSD including Scripps Institution of Oceanography (SIO) is integrated with the communities of University City/UTC area (UC) and La Jolla, and all should remain together in D1. There is a century long history of SIO and the community of La Jolla working together. UCSD and UC area were part of the same Master Plan in 1959. The communities of La Jolla, UC and UCSD

have grown together. UCSD students, faculty, staff, administrators and thousands of alumni live in D1. Amenities at UCSD are used and supported by the adjacent communities. Some examples include the La Jolla Playhouse, the La Jolla Music Society, the Osher Lifelong Learning Institute, UCSD Extension, the Preuss School, the Stewart Collection, The Faculty Club, La Jolla Symphony and Chorus, lectures, and libraries. The medical school and the hospital and specialty medical centers are also part of this COI.

The planning groups of La Jolla (LJCPA) and UC (UCPG) share responsibility for important transportation infrastructure projects with UCSD. Students, faculty and staff affect transportation and the public safety of these communities on a daily basis. Local collaboration on a range of issues has led to better planning for the campus and D1 as a whole. UCPG and LJCPA frequently consider issues and impacts related to UCSD.

D1's office and UCPG worked with UCSD to fund and locate a needed fire station, the campus alignment for the region-wide Coastal Rail Trail, and a new bike and pedestrian bridge to connect east and west campuses. UCSD, the La Jolla Shores Association, the LJCPA and D1's office partnered to provide lifeguard service for Black's Beach and La Jolla Shores Beach along with facilities for San Diego Lifeguards at Black's Beach.

There is a COI around the Torrey Pines Glider Port and Torrey Pines City Park that includes both the UC and La Jolla planning areas, the user groups (hang gliders, radio-controlled gliders and sail planes) and UCSD.

COI – Transportation

Important north-to-south transportation corridors (I-5 and I-805) and east-to-west commuter routes such as SR-52 and SR-56 cross or abut D1. Current infrastructure projects include: the widening of I-5 from the 52 north; the I-5 to 56 connection; 56 widening; the I-5/I-805 merge widening, the existing and new Sorrento Valley Coaster station; possible tunneling for the double-track Amtrak train transportation which would pass under North and South UC to the Sorrento Valley area; signal synchronization on Genesee, La Jolla Village Drive, and North Torrey Pines Road to mitigate the effects of UCSD's growth; the Blue Line Trolley Extension and improvements for active transportation which run from Sorrento Valley across UCSD to Rose Canyon.

Having these infrastructure issues in one district is critical to effective planning and oversight. These projects are within the boundaries of D1 and affect its communities directly.

COI – Planned Growth

Our D1 Community Planning Boards and citizen advocates have been proactively involved in the planning and review processes needed to evaluate and improve the different types of development projects and infrastructure proposed for the district. New residential development in the northern portion of D1 provided 10 - 20% on site affordable housing. Community planning has emphasized compact development, bike and pedestrian infrastructure and multi-modal transportation, job and housing growth, and protection of parks and open space. The projects in D1 share potential impacts to nearby environmentally sensitive areas making this balance especially important given the unique biodiversity of the district.

The newer D1 communities of Carmel Valley, Torrey Hills, Del Mar Mesa and Pacific Highlands Ranch were designed using managed growth policies so that new development paid for all

infrastructure, some with enhanced Maintenance Assessment Districts (MAD) to maintain landscaping and parks and Facility Benefit Assessments (FBA) to pay for planned infrastructure. This process led to the construction of over 14,000 units of housing in the Carmel Valley area during the last 20 years.

COI – Shared Watershed

The watershed of Torrey Pines Mesa (part of the UC Planning Group Area) includes Sorrento Valley and the Peñasquitos Lagoon in the Torrey Pines Planning area. Additionally, the Peñasquitos Lagoon and flood plain abuts the Torrey Hills Planning area, the Carmel Valley Planning Area and the University Community Planning area. The Peñasquitos Lagoon and the adjacent Torrey Pines Preserve and Extension have restoration and remediation projects underway. This watershed links the University Community, the Torrey Pines, the Torrey Hills, the Del Mar Mesa and the Carmel Valley planning areas.

The watershed of SIO and La Jolla Shores includes the Area of Special Biological Significance (ASBS), the La Jolla Preserve and three State Marine Protected Areas (MPA). One of the three MPAs is in La Jolla Community Plan area and two are associated with SIO. There are strict requirements on the storm water drainage system's discharge into the ocean in these areas. There are an additional two MPAs adjacent to the coast which run from south of Bird Rock northward to Windansea Beach. Both of these MPAs are in the La Jolla Community Plan area.

COI – Cultural

D1 is home to many valuable cultural venues, associations, and activities. These include numerous art galleries, concerts and movies in community parks, events and performances at local high schools and libraries. Venues like the Athenaeum, the Museum of Contemporary Art, the Stewart Collection, The Conrad and the La Jolla Playhouse offer residents and visitors additional cultural opportunities in D1.

COI – Maintenance Assessment Districts (MAD)

D1 communities have agreed to self-assessment for the public benefit. They have done this by forming the Maintenance Assessment Districts (MADs) that are shown on the map <https://sandiego.maps.arcgis.com/apps/webappviewer/index.html?id=dd4f11011ef244d4a1fca10f5428a5d9>.

The Maintenance Assessment Districts in D1 are managed by either the City of San Diego's Parks and Recreation Department or the Economic Development Department. Each MAD's operation is typically the responsibility of a local board with oversight by the City.

The MADs managed by the Park and Recreation Department:

- Genesee Avenue and North Torrey Pines Road Maintenance Assessment District
- La Jolla Village Drive Maintenance Assessment District
- Campus Point Maintenance Assessment District
- Del Mar Terrace Street Repair Maintenance Assessment District
- Carmel Valley Maintenance Assessment District
- Carmel Valley Neighborhood 10 Maintenance Assessment District
- Torrey Hills Maintenance Assessment District
- Pacific Highlands Ranch Maintenance Assessment District

- Eastgate Technology Park Maintenance Assessment District
- Bird Rock Maintenance Assessment District

The MAD which is managed by the Economic Development Department is La Jolla Zone 1 Maintenance Assessment District.

2. Using natural and man-made boundaries, the Council Districts should be contiguous and compact with reasonable access between population centers.

D1 IS CONTIGUOUS AND COMPACT WITH REASONABLE ACCESS BETWEEN POPULATION CENTERS

D1 has distinctive geographic boundaries, which reflect its striking natural topography and the man-made infrastructure that bounds it. The natural boundaries of D1 are SR-52 and San Clemente Canyon/Marian Bear Park on the South; Rose Canyon (I-5 south of the 52); San Dieguito River Valley on the North; MCAS Miramar, 805 and Soledad Canyon; Del Mar Mesa and Los Peñasquitos Canyon Preserves on the East; Torrey Pines State Park, La Jolla Shores Beach, the San Diego-La Jolla Underwater Park and Windansea, and the Pacific Ocean to the West. The man-made boundaries include highways I-5, I-805 and 52 and the Coaster/Amtrak tracks along with the cities of Del Mar and Solana Beach, the County of San Diego, and the Torrey Pines State Park, Preserve and Extension.

Using the maps of community planning areas, school districts, school attendance maps, information about watersheds, transportation corridors, infrastructure and public safety availability, D1 is shown to be reasonably contiguous, accessible and geographically compact. Incorporation of complete planning group areas into D1's composition demonstrates sensitivity to building a compact and contiguous D1 with strong communities of interest.

Major traffic arterials allow access to all parts of D1. Twenty lanes of Interstate (I-5 and I-805), as well as arterial streets such as La Jolla Boulevard, Soledad Mountain Road, La Jolla Shores Drive, Genesee Avenue, Torrey Pines Road, El Camino Real, connect D1 north and south. Strong east-west links include SR-56, Carmel Valley Road, Del Mar Heights Road, Carmel Mountain Road, La Jolla Village Drive and SR-52.

3. Each Council District should contain roughly 1/9th of the City's population.

D1 POPULATION MEETS ALLOWABLE DEVIATION

The City Attorney has described six criteria to be considered during the redistricting process. District 1 United has demonstrated that D1 meets all of them. D1 has many strong, functional COIs and the district is readily defined by using natural and man-made boundaries. Additionally, D1 is contiguous and compact with reasonable access between population centers. D1's estimated population has a deviation of less than 10% from the predicted exact 1/9 average of the City's population. As presented by the City Attorney's Office on April 15, 2021, a 10% deviation is legally defensible, if the other important criteria are met, especially if communities of interest are well-served.

We urge you to support District 1 United's request and proposal that D1 – the Coast and Canyons District – remain as it is now.