Application is hereby made to incorporate a city/town to be known as:

The City of La Jolla

A. GENERAL BACKGROUND INFORMATION

1. **This incorporation is proposed under the following statutory provisions:**

   This proposal is for a special reorganization as defined in Government Code section 56075.5, for detachment of territory (in this case a community) from an existing city and incorporation of that entire detached territory a city (as a self-governing unit) (e.g., Special Reorganization), pursuant to the Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000 (hereafter, the City of La Jolla Special Reorganization Proposal).

2. **What is the proposed effective date of incorporation?**

   TBD.

3. **Approximately how many people live within the proposed incorporation area?**

   Nearly 40,000.

   How many people live within each alternative incorporation area?

   No alternative incorporation areas are proposed.

4. **How many registered voters are registered to vote within the proposed incorporation area?**

   Approximately 26,000.

5. **How many registered voters are registered to vote within each alternative incorporation area?**

   No alternative incorporation areas are proposed.

6. **How many acres or square miles are included within the proposed incorporation?**

   Approximately 14.1 square miles (9,024 acres). The area to be detached/ incorporated includes the La Jolla community planning area, consisting of approximately 5,718 total acres (La Jolla Community Plan, p. 12) and also includes the Gilman triangle and the science park on Torrey Pines Mesa, both assigned to the University City Community Plan.

How many acres or square miles are included within each alternative incorporation area?

No alternative incorporation areas are proposed.

7. **Provide a narrative history of past incorporation efforts that have included the proposed incorporation area.**

   (See attached Appendix A.)

   If available, include copies of incorporation studies that have been conducted.

   (See attached Appendix A.)

8. **Are terms and conditions requested in conjunction with the proposed incorporation?**

   Other than terms and conditions to effectuate the transfer to the proposed City of La Jolla of the authority to extend or continue any previously authorized charge, fee, assessment, or tax pursuant to Government Code section 56886 (t), terms and condition, including terms and conditions that achieve revenue neutrality will be developed during review of the proposal.

   If so, what are the terms and conditions?

   See above.

9. **Is a special tax proposed to be levied in conjunction with this incorporation?**

   No. The Preliminary Comprehensive Fiscal Analysis assumes no change in levels of service or taxation.

   If so, indicate the type of tax that will be levied and whether the imposition of this type of tax requires a simple majority vote or a two-thirds majority vote.

   Not Applicable

10. **Are the proponents of incorporation requesting a loan from the State General Fund to pay the cost of LAFCO processing?**

    No.

    If so, provide certification that the incorporation proponents are unable to raise the necessary LAFCO processing fees.

    Not Applicable

B. JUSTIFICATION

Explain in detail why this incorporation has been proposed (enhanced service levels, planning and land use control, etc.)

The City of La Jolla Special Reorganization Proposal is more than just a local pursuit. It is a collaborative vision for regional benefit and prosperity. Benefits include:

Financial Relief for the City of San Diego (San Diego): A self-governed City of La Jolla means San Diego (San Diego) is relieved of all costs and liabilities for maintaining some of the oldest and most deteriorated infrastructure in San Diego. Other financial obligations may be reduced to the extent they are shifted to the City of La Jolla.

Revenue Neutrality Payments and Additional Revenue: San Diego will receive payments from the City of La Jolla to achieve fiscal revenue neutrality. San Diego will also receive income streams for potential municipal services provided by San Diego to the City of La Jolla under contract.

Boosting Regional Revenue: La Jolla is a worldwide destination. As a self-governed city, the City of La Jolla will strive to grow regional sales and hotel tax (Transient Occupancy Tax or TOT) through revitalized infrastructure and enhanced visitor services, thus increasing revenue for the entire greater San Diego area.

Collaborative Partner: The City of La Jolla will pursue innovative community and business models that can inspire other neighborhoods in San Diego. Creating greater neighborhood autonomy citywide could relieve current bureaucratic paralysis and further burnish the region's reputation for innovation.

Local Decision Making: The City of La Jolla will have autonomous decision-making on community matters and issues that affect all of us. Topics of concern include:

Enhanced Public Safety: Creating a safer and cleaner environment for everyone is a major goal. A local police station will result in speedier response times; city lifeguards, park rangers and traffic control and parking officers, as well as dedicated personnel for routine shoreline and park maintenance, will improve services for residents and visitors alike.

Revitalized Aged Infrastructure: Top priories include an enhanced physical environment by refurbishing parks, protecting open space and revitalizing aged infrastructure, especially streets, sidewalks and lighting. Traffic calming though streetscape enhancements; accommodation of multi-modal transportation; and additional pedestrian facilities that will improve existing infrastructure capacity while aiding traffic flow. Congestion and parking management will help to maximize efficiency of topographically limited infrastructure.

Coastline Management: Improving the visitor experience via strategies for tourism management, wildlife protection and sea level rise. Improved hillside and coastal redevelopment strategies to proactively address sensitive slope failure, climate change and sea level rise. Protecting public and private coastal view corridors;

maintaining/improving coastal access to public beaches and shoreline; monitoring/improving coastal water quality; protecting marine biodiversity.

Open Space Conservation: protect/preserve sensitive coastal sage scrub and mixed chaparral biological resources in public open space; maintain established wildlife habitat linkages; strengthen development regulations to stabilize steep hillsides and coastal bluffs from failure; expand storm water capture and filtration systems to reduce non-point source pollution and run-off. Retain Environmentally Sensitive Lands and Sensitive Coastal Overlay Zone development standards.

Update La Jolla Village Planned District Ordinance (PDO): Updating the PDO to enable a Form Based Code and adding provisions to convert underused office and retail space to housing would add "gentle density" in a highly walkable area without challenging existing PDO Floor Area Ratios (FAR) and the Proposition D 30 ft. height limit.

A Voice in Sacramento and Beyond: The City of La Jolla will broaden the scope of representation for the San Diego region statewide.

C. PROPOSED INCORPORATION AND SPHERE OF INFLUENCE BOUNDARIES

1. Discuss the rationale used to determine the proposed incorporation boundary and each alternative incorporation boundary.

Only one boundary is proposed. It is based on the 92037 ZIP Code, meets LAFCO contiguity requirements of Government Code section 56119, and is described as follows:

The key boundary factors include:

- Respecting natural topography
- Following major transportation arteries
- Preserving neighborhood integrity
- Retaining existing political boundaries

North Boundary

This boundary follows the northern boundary of Torrey Pines State Park within the City of San Diego (San Diego). It excludes portions of Torrey Pines State Park within the municipal boundaries of the City of Del Mar.

South Boundary

The irregular boundary between the communities of La Jolla and Pacific Beach used several of the elements listed above. ZIP Code and Planned District Ordinance (PDO) lines were used as guides to the traditional boundaries. In addition, the canyons and developed areas were key factors in keeping neighborhoods together.

East Boundary

This boundary follows Interstate 5 from the south to La Jolla Village Drive. It follows the borders of the University of California, San Diego (UCSD), keeping the main campus together. Moving north from Genesee on the west of Interstate 5, boundaries respected topography at the top of the canyons. Because areas west of Interstate 5 at the foot of the canyons identify with Sorrento Valley, they were not included in the proposed map.

West Boundary

This boundary is the Pacific Ocean, including any and all marine parks or areas currently in the City of San Diego.

The community of La Jolla is the primary nucleus of the proposed City of La Jolla, but the 92037 ZIP Code includes the Gilman Triangle south of UCSD and between Gilman Street and the I-5 Freeway. This area is located in the University City Community Plan area. Torrey Pines Mesa, located north of zip, west of the I-5 freeway and east of Torrey Pines Road, is also in the University City Community Plan area. It is in the Sorrento Valley 92121 ZIP Code, not the 92037 ZIP Code. But it is topographically adjacent to La Jolla and self-identifies with the La Jolla community. Both these areas have been part of the 2024 University City community plan update.

A bequest from the Ellen Browning Scripps Estate intended Scripps Memorial Hospital to serve La Jolla. When land east of the I-5 was acquired for the current hospital, its distance from the center of La Jolla was not questioned until after construction began. To preserve the estate's bequest, La Jolla's 92037 ZIP Code was extended east of I-5 to include Scripps Memorial Hospital. A court decision later stated: "La Jolla is just a name and can be used anywhere," thus relaxing geographic requirements of the bequest. Because proposed boundaries for the City of La Jolla are using the I-5 for physical and topographical continuity, Scripps Memorial Hospital, the Jewish Community Center and La Jolla Country Day School are not included within the proposed City of La Jolla boundaries.

US Postal Service will continue as currently provided in established ZIP Codes within city boundaries.

2. **Is the incorporation consistent with San Diego LAFCO's Policy L-103 (Recognition of Unincorporated Communities)? If not please explain.**

   Yes.

3. **Discuss the rationale used to determine the proposed sphere of influence for the proposed incorporation boundary and each alternative sphere of influence.**

   The sphere of influence for the City of La Jolla is proposed to be coterminous with the proposed boundaries of the new city.

4. **Is the proposed sphere of influence consistent with the spheres of influence of adjacent agencies? If not, please explain.**

   No. The sphere of influence of the City of San Diego will need to be concurrently amended to remove the territory of the City of La Jolla. See additional information in answer to Section F.5, below.

D. CURRENT AND PROPOSED SERVICES

1. **List all of the services currently being provided to the proposed incorporation area (police, fire, water, sewer, etc.) and the agencies providing these services.**

   The City of La Jolla is proposed to be a California Contract City with a Council-City Manager governance/management system.

   Services currently provided by the City of San Diego which are proposed to be provided by the City of La Jolla include, but are not limited to, the following, and are more comprehensively discussed in the Preliminary Comprehensive Fiscal Analysis: City Clerk and City Attorney; Environmental Services; Development Services; Economic Development; Parks & Recreation; Planning/Development Services; Public Works (infrastructure: sewer, water, stormwater, roads); and Library.

   Services to be provided by entities other than the new City of La Jolla (San Diego, County of San Diego, Special Districts and private contractors) include, but are not limited to, the following, and are ore comprehensively discussed in the Preliminary Comprehensive Fiscal Analysis: Police, Fire-Rescue and Lifeguards (currently City of San Diego); Water/Waste Water Service (currently City of San Diego); Ambulance; Animal Control; SDG& E (currently provided by private contractors) and Schools (provided by San Diego Unified School District).

2. **List which services the proposed city would provide if incorporation is successful. Indicate the manner in which these services would be provided (city work force, contract with another public agency, etc.)**

   See answer to Section D.1, above.

3. **Will the proposed incorporation area continue to be served by special districts? If so, explain in detail the rationale for the continued provision of services by special districts (excluding school districts.)**

   Not Applicable

4. **Will service levels be provided at a higher level if incorporation is successful? If so, identify the service(s) and explain how service levels will be improved.**

   It is anticipated that smaller city staff with more direct oversight will result in efficiencies realized in higher quality service with no change in current revenues. If higher service levels requiring an increase in city staff are desired, staffing levels, their costs and the need for new revenues will be addressed by an elected city council and approved, as may be applicable, by La Jolla residents.

E. LAND USE INFORMATION

1. **Is the proposed incorporation area essentially built out? If not, approximately how much vacant territory is included in the proposed incorporation territory and what are the current general plan and zoning designations for the vacant territory?**

   Yes. Under the La Jolla Community Plan adopted in 2014, La Jolla is described as essentially built out. (La Jolla Community Plan (2014), p. 18.). New development and redevelopment could only occur under a new city plan with increased zoning for higher densities. Any lifting of the Proposition D 30 ft. height limit would require a vote of the people along with approval of the new city plan.

2. **Are there any major development projects proposed for the incorporation area?**

   No.

   If so, describe the type and scope of the development.

   Not Applicable

3. **Describe the predominant land uses within the proposed incorporation area. Indicate the proportional amount of each type of land use (e.g., single family residential, multi-family residential, commercial, industrial, agricultural, open space, etc.).**

   According to the La Jolla Community Plan, adopted in 2014, land use within the plan area is as follows (La Jolla Community Plan (2014), p. 19):

Residential SF	58%	3,332 acres
Commercial	2%	99 acres
Institutional/Schools	5%	256 acres
Open space/parks	16%	942 acres
Roads/ROW	19%	1,089 acres
TOTAL	100%	5,718 acres

   Within the University City Community Plan, adopted in 2024, land use within the plan area relevant to the City of La Jolla is as follows:*

Urban Employment Village High-1	(0-109 du/ac. FAR up to 3.0)
Urban Village High-2	(0-145 du/ac, FAR up to 5.0)
Residential Medium-1	(30-44 du/ac)
Residential Medium-3	(55-73 du/ac)
Residential Low-4	(15-29 du/ac)
Neighborhood Park	
Open Space	
Golf Course	
Scientific Research	
Visitor Commercial Low-4	(0-29 du/ac.)
Hospital	

   *Acreage & percentage needs to be researched. Not available in Community Plan. (See, University City Community Plan (2024), pp. 32-33).

4. **Is the incorporation area within a community plan area?**

   Yes.

   If so, which community plan?

   La Jolla Community Plan (2014) & University City Community Plan (2024)

F. INCORPORATION FEASIBILITY STUDY

At a minimum, the feasibility study submitted with this application must include the following information:

1. A brief discussion of the relevant history and characteristics of the incorporation area.

Platted in 1887, the community of La Jolla is one of the oldest neighborhoods in the San Diego region. Early development occurred along the area's spectacular coastline that was wisely set aside as public parkland in the original mapping. Seasonal tourist camps and marine-related visitor attractions, including Scripps Institute of Oceanography, comprised the first wave of development (1890—1920). A modest commercial area called "the Village," evolved on the mesa above the coast. During the 1920s, La Jolla developed as a year-round community. The La Jolla Recreation Center became a community gathering spot, Scripps Hospital and Scripps Metabolic Clinic provided medical services, La Jolla High School the Bishop's School offered secondary education. The La Valencia Hotel, Casa de Manana Resort Hotel and the Colonial Hotel accommodated seasonal guests, while the La Jolla County Club and the La Jolla Beach and Tennis Club offered upscale recreational facilities. Planned residential neighborhoods extended along the coast towards Pacific Beach, La Jolla Shores and the lower slopes of Mt. Soledad. Accessible by private automobile, these residential subdivisions developed very slowly. In the 1930s, La Jolla acquired its own post office and fire station, that also served as a city hall and jail. The Children's Pool, Ellen Browning Scripps' final bequest to the community, opened in 1931.

Due to the Depression and World War II, La Jolla had enough room for growth until the early 1960s, when UCSD opened on the mesa above La Jolla Shores. Initially the San Diego Work Farm and later Camp Matthews, this 2,178 acre site was gifted by San Diego citizens to the University of California for a new campus. Initially specializing in graduate level studies and scientific research, the campus was a logical outgrowth and partner to the adjacent Scripps Institute of Oceanography and the US Fisheries Department that had provided critical marine research and technological innovation during World War II.

The university spurred the need for additional housing. La Jolla expanded further up Mt. Soledad, on the slopes above La Jolla Shores and atop the mesa adjacent to the UCSD campus. Topographical and geological constraints in hillside locations required tailored planning, grading and development standards to protect steep slopes and sensitive native habitat. Limited transportation access and a 30-foot coastal height limit, enacted in the early 1970s, also constrained La Jolla's ability to develop at greater densities. Consequently, La Jolla remains a residential community with limited suitable locations for multi-family housing, heavy industry or large commercial shopping centers.

The development of UCSD as one of the top universities in America has greatly benefitted San Diego and La Jolla. Concentration of cutting-edge scientific and medical research in the vicinity of UCSD began in the mid-1960s with the arrival of the Salk Institute and the expansion of Scripps Hospital and Scripps Research Institute. By the early 2000s, spin-off high-tech and bio-tech companies, generated from research at the

UCSD campus, further burnished the area's reputation for scientific excellence. Torrey Pines Science Park now attracts talent and funding worldwide. An initial draw for this talent was the spectacular coastal setting of La Jolla: its thoughtful development, village charm, benign climate, and active outdoor lifestyle.

La Jolla is today one of the most popular tourism destinations in America. Its world-famous beaches attract millions of visitors annually to sunbathe, swim, surf, snorkel and scuba dive in ecologically rich marine waters. Major attractors include: Torrey Pines State Park, Torrey Pines Golf Course, San Diego-Scripps Coastal Marine Conservation Area, the Matlahuayl Marine Preserve, La Jolla Shores beach, the new National Register designated La Jolla Park Coastal Historic District, and surfing beaches of WindanSea and Tourmaline.

Environmental issues continue to be important: balancing new development while preserving our heritage; protecting natural habitat, sensitive slopes and coastal bluffs; maintaining and updating deteriorated infrastructure; working with limited ingress and egress routes to manage increased traffic; maintaining visual and physical access to the sea; rehabilitating parkland and open space; managing tourism for superior visitor experiences; and providing a clean, safe environment for everyone.

2. **A plan for providing services to the incorporation area.**

   The City of La Jolla is proposed to be a California Contract City with a Council-City Manager governance/management system.

   Services currently provided by the City of San Diego include: City Clerk and City Attorney; Environmental Services; Parks & Recreation; Planning/Development Services; Public Works (infrastructure: sewer, water, stormwater, roads); and Library. These services are proposed to be provided by the City of La Jolla.

   Services to be provided by entities other than the new City of La Jolla (San Diego, County of San Diego, Special Districts and private contractors) include, but are not limited to, the following, and are ore comprehensively discussed in the Preliminary Comprehensive Fiscal Analysis: Police, Fire-Rescue and Lifeguards (currently City of San Diego); Water/Waste Water (currently City of San Diego); Ambulance; Animal Control; SDG& E (currently provided by private contractors) and Schools (provided by San Diego Unified School District).

3. **The rationale used to determine the proposed incorporation boundary and each alternative incorporation boundary.**

   Only one boundary is proposed. It is based on the 92037 ZIP Code, meets LAFCO contiguity requirements of Government Code section 56119, and is described as follows:

   The key boundary factors include:

   - Respecting natural topography
   - Following major transportation arteries

- Preserving neighborhood integrity
- Retaining existing political boundaries

North Boundary

This boundary follows the northern boundary of Torrey Pines State Park within the City of San Diego (San Diego). It excludes portions of Torrey Pines State Park within the municipal boundaries of the City of Del Mar.

South Boundary

The irregular boundary between the communities of La Jolla and Pacific Beach used several of the elements listed above. ZIP Code and Planned District Ordinance (PDO) lines were used as guides to the traditional boundaries. In addition, the canyons and developed areas were key factors in keeping neighborhoods together.

East Boundary

This boundary follows Interstate 5 from the south to La Jolla Village Drive. It follows the borders of the University of California, San Diego (UCSD), keeping the main campus together. Moving north from Genesee on the west of Interstate 5, boundaries respected topography at the top of the canyons. Because areas west of Interstate 5 at the foot of the canyons identify with Sorrento Valley, they were not included in the proposed map.

West Boundary

This boundary is the Pacific Ocean, including any and all marine parks or areas currently in the City of San Diego.

The community of La Jolla is the primary nucleus of the proposed City of La Jolla, but the 92037 ZIP Code includes the Gilman Triangle south of UCSD and between Gilman Street and the I-5 Freeway. This area is located in the University City Community Plan area. Torrey Pines Mesa, located north of UCSD, west of the I-5 freeway and east of Torrey Pines Road, is also in the University City Community Plan area. It is in the Sorrento Valley 92121 ZIP Code, not the 92037 ZIP Code. But it is topographically adjacent to La Jolla and self-identifies with the La Jolla community. Both these areas have been part of the 2024 University City community plan update.

A bequest from the Ellen Browning Scripps Estate intended Scripps Memorial Hospital to serve La Jolla. When land east of the I-5 was acquired for the current hospital, its distance from the center of La Jolla was not questioned until after construction began. To preserve the estate's bequest, La Jolla's 92037 ZIP Code was extended east of I-5 to include Scripps Memorial Hospital. A court decision later stated: "La Jolla is just a name and can be used anywhere," thus relaxing geographic requirements of the bequest. Because proposed boundaries for the City of La Jolla are using the I-5 for physical and topographical continuity, Scripps Memorial Hospital, the Jewish Community Center and La Jolla Country Day School are not included within the proposed City of La Jolla boundaries.

US Postal Service will continue as currently provided in established ZIP Codes within city boundaries.

4. **The rationale used to determine the proposed sphere of influence for the proposed incorporation boundary and each alternative sphere of influence. The sphere of influence proposal must include a municipal service review of the services provided within the incorporation area.**

   The sphere of influence for the City of La Jolla is proposed to be coterminous with the proposed boundaries of the new city.

5. **A discussion of the proposed sphere of influence's consistency with the spheres of influence of adjacent agencies.**

   The proposed City of La Jolla's sphere of influence is consistent with that of adjacent agencies, including:

   City of Del Mar: The northern boundary of the proposed City of La Jolla coincides with the southern boundary of the City of Del Mar. No change in the jurisdictional boundaries or sphere of influence of the City of Del Mar is proposed.

   San Diego County Water Authority: The proposed City of La Jolla is within the boundaries of the SD County Water Authority that will continue to supply water to the City of La Jolla. No change in the jurisdictional boundaries or sphere of influence of the San Diego County Water Authority is proposed.

6. **A forecast of revenues (including the property tax distribution) and expenditures for the first eight years following incorporation. The forecast should also reflect revenues and expenditures associated with each alternative incorporation boundary. A detailed documentation of the data sources and methodology used must be included in the study.**

   Included with this application is a Preliminary Comprehensive Fiscal Analysis (PCFA) dated January 17, 2024 (revised 1/24/2025) that provides an eight-year forecast of revenues and expenditures for the new city (see PCFA Appendix Table B-4a for a constant dollar forecast). The PCFA includes a description of the forecast and appendices with detailed documentation of sources and methodology.

7. **A proposed appropriations limitation.**

   The PCFA includes an estimated provisional appropriations limit of $88,750,463 (see PCFA Appendix Table B-5a). An actual provisional appropriations limit will be established by LAFCO following completion of a Comprehensive Fiscal Analysis which will calculate the limit in accord with State law.

8. **The effect of the incorporation on the costs and revenues of any affected local agency for the first eight years following incorporation.**

   A self-governed City of La Jolla means San Diego is relieved of all costs and liabilities for maintaining and rebuilding some of the oldest and most deteriorated infrastructure in San Diego.

   The Preliminary Comprehensive Fiscal Analysis accompanying this application estimates an initial impact, or loss, of $8,529,000 to the City of San Diego from the annual difference between reduced revenues compared to reduced expenditures. To achieve Revenue Neutrality as part of a Special Reorganization, the PCFA estimates that the City of La Jolla will generate net revenue sufficient to mitigate the estimated annual adverse impacts on the City of San Diego. How this payment is structured can take many different forms and will be subject to negotiation during the LAFCO evaluation process.

9. **A discussion of the negative fiscal impacts of the incorporation on affected local agencies and measures proposed to mitigate the negative impacts.**

   The Association for the City of La Jolla believes that cityhood for La Jolla will result in positive benefits regionwide. By polishing our jewel, La Jolla can increase tourism that will fiscally benefit the greater San Diego area. Although La Jolla experiences millions of visitors annually, very few of those visitors stay, eat or shop in La Jolla. Local revenues generated by these visitors also accrue elsewhere in the region.

10. **A discussion of the effects of the incorporation upon adjacent communities, special districts and the county.**

    The City of La Jolla strives to be a collaborative partner with adjacent communities, special districts and the County of San Diego. Of particular interest is managing the San Diego County coastline within La Jolla's sphere of influence. We look forward to working with other coastal cities, the County of San Diego and the California Coastal Commission on topics of mutual concern. Among them are sea level rise, cross-border pollution and ecological balance of the marine environment. We are eager to join SANDAG and hope to work on a shuttle service to our coastline from nearby Blue Line trolley stations. We are also supportive of alternative transportation modes to connect La Jolla to the greater San Diego region while squeezing greater mobility from our restricted public ROW. We may also seek to partner with the County of San Diego and other contract cities for joint use of their services. And as a new city, the City of La Jolla will broaden the scope of representation for the San Diego region statewide.

Appendix A

Response to Application Section A.7

Provide a narrative history of past incorporation efforts that have included the proposed incorporation area.

Although efforts to form an independent City of La Jolla go back to the 1940s, the most recent effort to detach from the City of San Diego dates to 2005. At that time, Independent La Jolla, a local non-profit, incorporated to research the form of government that would best suit the Village of La Jolla. Independent La Jolla sponsored an Initial Fiscal Analysis of the Proposed Incorporation of La Jolla, Public Review Report prepared by the Berkeley-based firm Economic & Planning Systems in 2005 (2005 Report). The 2005 Report covered all aspects of cityhood from municipal matters to taxation and governmental structure. Also considered were the costs and effects of transitioning to a General Law city. The 2005 Report was submitted to the City of San Diego for vetting and concurrence that La Jolla could be financially self-sustaining, as well as provide Revenue Mitigation payments to San Diego for a 7-year period. Published in several periodicals, the study became a part of public record.

Critical to success of cityhood was approval via public election of those affected by the reorganization: registered voters within the 92037 ZIP code, and registered voters within the City of San Diego. By 2009, Independent La Jolla concluded that success through a dual election was politically infeasible, so an alternate strategy was pursued. This involved amending the Cortese-Knox-Hertzberg Act to enable only voters within the Affected Area (92037 ZIP Code) to vote on Cityhood. The rationale was that since the City of San Diego had no long-term revenue loss due to State-required revenue neutrality, San Diego residents did not need to be included in the ballot measure.

The legal process required successful adoption of a Special Reorganization Bill by the California State Legislature. Bill sponsors were sought during the 2018-2020 Legislative session to introduce the legislation, while like-minded Villages seeking cityhood throughout California were engaged to support lobbyists in the House of Representatives. Unfortunately, the bill did not advance through the legislative process. By 2021, Independent La Jolla imploded through fiscal mismanagement. Covid restrictions delivered the final blow to the effort.

Although Independent La Jolla was unsuccessful in its attempt to create a City of La Jolla, the effort provided an important legacy to the community. Independent La Jolla had collected a significant amount of information on the detachment/incorporation process in California. The organization completed a Preliminary Comprehensive Fiscal Analysis in 2005 that indicated La Jolla could afford to provide public services to its residents without negatively affecting San Diego's fiscal health. Its chosen boundaries of the 92037 ZIP Code proved politically and economically viable. Draft Special Reorganization bill language and a CEQA Initial Study/Draft Negative Declaration became legacy documentation. Many personal and professional contacts were made throughout California. And lessons were learned about the political, financial and social dynamics in the community of La Jolla, the City of San Diego and the State of California.

In August 2022, The Association for the City of La Jolla incorporated to continue pursuing cityhood for La Jolla. Richard Berkson, author of the 2005 Report, was hired to update the report. The report once again concluded that La Jolla could become a self-sustaining independent city. With new leaders, experience gained from previous incorporation attempts and assistance from LAFCO's San Diego Office, this current effort has succeeded beyond earlier efforts. Using a scrappy grassroots approach, this campaign relied on "just in time" funding from a cadre of smaller donors. A pro bono website, social media and tactical press and TV coverage garnered more public awareness than previous efforts. Hundreds of community volunteers participated in the successful signature gathering campaign with door-to-door and word of mouth efforts.

Application is hereby made to incorporate a city/town to be known as:

The City of La Jolla

A. GENERAL BACKGROUND INFORMATION

1. **This incorporation is proposed under the following statutory provisions:**

   This proposal is for a special reorganization as defined in Government Code section 56075.5, for detachment of territory (in this case a community) from an existing city and incorporation of that entire detached territory a city (as a self-governing unit) (e.g., Special Reorganization), pursuant to the Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000 (hereafter, the City of La Jolla Special Reorganization Proposal).

2. **What is the proposed effective date of incorporation?**

   TBD.

3. **Approximately how many people live within the proposed incorporation area?**

   Nearly 40,000.

   How many people live within each alternative incorporation area?

   No alternative incorporation areas are proposed.

4. **How many registered voters are registered to vote within the proposed incorporation area?**

   Approximately 26,000.

5. **How many registered voters are registered to vote within each alternative incorporation area?**

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6. **How many acres or square miles are included within the proposed incorporation?**

   Approximately 14.1 square miles (9,024 acres). The area to be detached/ incorporated includes the La Jolla community planning area, consisting of approximately 5,718 total acres (La Jolla Community Plan, p. 12) and also includes the Gilman triangle and the science park on Torrey Pines Mesa, both assigned to the University City Community Plan.

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   (See attached Appendix A.)

   If available, include copies of incorporation studies that have been conducted.

   (See attached Appendix A.)

8. **Are terms and conditions requested in conjunction with the proposed incorporation?**

   Other than terms and conditions to effectuate the transfer to the proposed City of La Jolla of the authority to extend or continue any previously authorized charge, fee, assessment, or tax pursuant to Government Code section 56886 (t), terms and condition, including terms and conditions that achieve revenue neutrality will be developed during review of the proposal.

   If so, what are the terms and conditions?

   See above.

9. **Is a special tax proposed to be levied in conjunction with this incorporation?**

   No. The Preliminary Comprehensive Fiscal Analysis assumes no change in levels of service or taxation.

   If so, indicate the type of tax that will be levied and whether the imposition of this type of tax requires a simple majority vote or a two-thirds majority vote.

   Not Applicable

10. **Are the proponents of incorporation requesting a loan from the State General Fund to pay the cost of LAFCO processing?**

    No.

    If so, provide certification that the incorporation proponents are unable to raise the necessary LAFCO processing fees.

    Not Applicable

B. JUSTIFICATION

Sections A-F of San Diego LAFCO Application for the Special Reorganization to Include Incorporation of the City of La Jolla

Explain in detail why this incorporation has been proposed (enhanced service levels, planning and land use control, etc.)

The City of La Jolla Special Reorganization Proposal is more than just a local pursuit. It is a collaborative vision for regional benefit and prosperity. Benefits include:

Financial Relief for the City of San Diego (San Diego): A self-governed City of La Jolla means San Diego (San Diego) is relieved of all costs and liabilities for maintaining some of the oldest and most deteriorated infrastructure in San Diego. Other financial obligations may be reduced to the extent they are shifted to the City of La Jolla.

Revenue Neutrality Payments and Additional Revenue: San Diego will receive payments from the City of La Jolla to achieve fiscal revenue neutrality. San Diego will also receive income streams for potential municipal services provided by San Diego to the City of La Jolla under contract.

Boosting Regional Revenue: La Jolla is a worldwide destination. As a self-governed city, the City of La Jolla will strive to grow regional sales and hotel tax (Transient Occupancy Tax or TOT) through revitalized infrastructure and enhanced visitor services, thus increasing revenue for the entire greater San Diego area.

Collaborative Partner: The City of La Jolla will pursue innovative community and business models that can inspire other neighborhoods in San Diego. Creating greater neighborhood autonomy citywide could relieve current bureaucratic paralysis and further burnish the region's reputation for innovation.

Local Decision Making: The City of La Jolla will have autonomous decision-making on community matters and issues that affect all of us. Topics of concern include:

Enhanced Public Safety: Creating a safer and cleaner environment for everyone is a major goal. A local police station will result in speedier response times; city lifeguards, park rangers and traffic control and parking officers, as well as dedicated personnel for routine shoreline and park maintenance, will improve services for residents and visitors alike.

Revitalized Aged Infrastructure: Top priories include an enhanced physical environment by refurbishing parks, protecting open space and revitalizing aged infrastructure, especially streets, sidewalks and lighting. Traffic calming though streetscape enhancements; accommodation of multi-modal transportation; and additional pedestrian facilities that will improve existing infrastructure capacity while aiding traffic flow. Congestion and parking management will help to maximize efficiency of topographically limited infrastructure.

Coastline Management: Improving the visitor experience via strategies for tourism management, wildlife protection and sea level rise. Improved hillside and coastal redevelopment strategies to proactively address sensitive slope failure, climate change and sea level rise. Protecting public and private coastal view corridors; maintaining/ improving coastal access to public beaches and shoreline; monitoring/improving coastal water quality; protecting marine biodiversity.

Open Space Conservation: protect/preserve sensitive coastal sage scrub and mixed chaparral biological resources in public open space; maintain established wildlife habitat

linkages; strengthen development regulations to stabilize steep hillsides and coastal bluffs from failure; expand storm water capture and filtration systems to reduce non-point source pollution and run-off. Retain Environmentally Sensitive Lands and Sensitive Coastal Overlay Zone development standards.

Update La Jolla Village Planned District Ordinance (PDO): Updating the PDO to enable a Form Based Code and adding provisions to convert underused office and retail space to housing would add "gentle density" in a highly walkable area without challenging existing PDO Floor Area Ratios (FAR) and the Proposition D 30 ft. height limit.

A Voice in Sacramento and Beyond: The City of La Jolla will broaden the scope of representation for the San Diego region statewide.

C. PROPOSED INCORPORATION AND SPHERE OF INFLUENCE BOUNDARIES

1. **Discuss the rationale used to determine the proposed incorporation boundary and each alternative incorporation boundary.**

Only one boundary is proposed. It is based on the 92037 ZIP Code, meets LAFCO contiguity requirements of Government Code section 56119, and is described as follows:

The key boundary factors include:

•Respecting natural topography

•Following major transportation arteries

•Preserving neighborhood integrity

•Retaining existing political boundaries

North Boundary

This boundary follows the northern boundary of Torrey Pines State Park within the City of San Diego (San Diego). It excludes portions of Torrey Pines State Park within the municipal boundaries of the City of Del Mar.

South Boundary

The irregular boundary between the communities of La Jolla and Pacific Beach used several of the elements listed above. ZIP Code and Planned District Ordinance (PDO) lines were used as guides to the traditional boundaries. In addition, the canyons and developed areas were key factors in keeping neighborhoods together.

East Boundary

This boundary follows Interstate 5 from the south to La Jolla Village Drive. It follows the borders of the University of California, San Diego (UCSD), keeping the main campus together. Moving north from Genesee on the west of Interstate 5, boundaries respected topography at the top of the canyons. Because areas west of Interstate 5 at the foot of the canyons identify with Sorrento Valley, they were not included in the proposed map.

West Boundary

This boundary is the Pacific Ocean, including any and all marine parks or areas currently in the City of San Diego.

The community of La Jolla is the primary nucleus of the proposed City of La Jolla, but the 92037 ZIP Code includes the Gilman Triangle south of UCSD and between Gilman Street and the I-5 Freeway. This area is located in the University City Community Plan area. Torrey Pines Mesa, located north of zip, west of the I-5 freeway and east of Torrey Pines Road, is also in the University City Community Plan area. It is in the Sorrento Valley 92121 ZIP Code, not the 92037 ZIP Code. But it is topographically adjacent to La Jolla and self-identifies with the La Jolla community. Both these areas have been part of the 2024 University City community plan update.

A bequest from the Ellen Browning Scripps Estate intended Scripps Memorial Hospital to serve La Jolla. When land east of the I-5 was acquired for the current hospital, its distance from the center of La Jolla was not questioned until after construction began. To preserve the estate's bequest, La Jolla's 92037 ZIP Code was extended east of I-5 to include Scripps Memorial Hospital. A court decision later stated: "La Jolla is just a name and can be used anywhere," thus relaxing geographic requirements of the bequest. Because proposed boundaries for the City of La Jolla are using the I-5 for physical and

topographical continuity, Scripps Memorial Hospital, the Jewish Community Center and La Jolla Country Day School are not included within the proposed City of La Jolla boundaries.

US Postal Service will continue as currently provided in established ZIP Codes within city boundaries.

2. **Is the incorporation consistent with San Diego LAFCO's Policy L-103 (Recognition of Unincorporated Communities)? If not please explain.**

   Yes.

3. **Discuss the rationale used to determine the proposed sphere of influence for the proposed incorporation boundary and each alternative sphere of influence.**

   The sphere of influence for the City of La Jolla is proposed to be coterminous with the proposed boundaries of the new city.

4. **Is the proposed sphere of influence consistent with the spheres of influence of adjacent agencies? If not, please explain.**

   No. The sphere of influence of the City of San Diego will need to be concurrently amended to remove the territory of the City of La Jolla. See additional information in answer to Section F.5, below.

D. CURRENT AND PROPOSED SERVICES

1. **List all of the services currently being provided to the proposed incorporation area (police, fire, water, sewer, etc.) and the agencies providing these services.**

   The City of La Jolla is proposed to be a California Contract City with a Council-City Manager governance/management system.

Services currently provided by the City of San Diego which are proposed to be provided by the City of La Jolla include, but are not limited to, the following, and are more comprehensively discussed in the Preliminary Comprehensive Fiscal Analysis: City Clerk and City Attorney; Environmental Services; Development Services; Economic Development; Parks & Recreation; Planning/Development Services; Public Works (infrastructure: sewer, water, stormwater, roads); and Library.

Services to be provided by entities other than the new City of La Jolla (San Diego, County of San Diego, Special Districts and private contractors) include, but are not limited to, the following, and are ore comprehensively discussed in the Preliminary Comprehensive Fiscal Analysis: Police, Fire-Rescue and Lifeguards (currently City of San Diego); Water/ Waste Water Service (currently City of San Diego); Ambulance; Animal Control; SDG& E (currently provided by private contractors) and Schools (provided by San Diego Unified School District).

2. **List which services the proposed city would provide if incorporation is successful. Indicate the manner in which these services would be provided (city work force, contract with another public agency, etc.)**

   See answer to Section D.1, above.

3. **Will the proposed incorporation area continue to be served by special districts? If so, explain in detail the rationale for the continued provision of services by special districts (excluding school districts.)**

   Not Applicable

4. **Will service levels be provided at a higher level if incorporation is successful? If so, identify the service(s) and explain how service levels will be improved.**

   It is anticipated that smaller city staff with more direct oversight will result in efficiencies realized in higher quality service with no change in current revenues. If higher service levels requiring an increase in city staff are desired, staffing levels, their costs and the need for new revenues will be addressed by an elected city council and approved, as may be applicable, by La Jolla residents.

E. LAND USE INFORMATION

1. **Is the proposed incorporation area essentially built out? If not, approximately how much vacant territory is included in the proposed incorporation territory and what are the current general plan and zoning designations for the vacant territory?**

   Yes. Under the La Jolla Community Plan adopted in 2014, La Jolla is described as essentially built out. (La Jolla Community Plan (2014), p. 18.). New development and redevelopment could only occur under a new city plan with increased zoning for higher

densities. Any lifting of the Proposition D 30 ft. height limit would require a vote of the people along with approval of the new city plan.

2. **Are there any major development projects proposed for the incorporation area?**

   No.

   If so, describe the type and scope of the development.

   Not Applicable

3. **Describe the predominant land uses within the proposed incorporation area. Indicate the proportional amount of each type of land use (e.g., single family residential, multi-family residential, commercial, industrial, agricultural, open space, etc.).**

   According to the La Jolla Community Plan, adopted in 2014, land use within the plan area is as follows (La Jolla Community Plan (2014), p. 19):

Residential SF	58%	3,332 acres
Commercial	2%	99 acres
Institutional/Schools	5%	256 acres
Open space/parks	16%	942 acres
Roads/ROW	19%	1,089 acres
TOTAL	100%	5,718 acres

   Within the University City Community Plan, adopted in 2024, land use within the plan area relevant to the City of La Jolla is as follows:*

Urban Employment Village High-1	(0-109 du/ac. FAR up to 3.0)
Urban Village High-2	(0-145 du/ac, FAR up to 5.0)
Residential Medium-1	(30-44 du/ac)
Residential Medium-3	(55-73 du/ac)
Residential Low-4	(15-29 du/ac)
Neighborhood Park	
Open Space	
Golf Course	
Scientific Research	
Visitor Commercial Low-4	(0-29 du/ac.)
Hospital	

   *Acreage & percentage needs to be researched. Not available in Community Plan. (See, University City Community Plan (2024), pp. 32-33).

4. **Is the incorporation area within a community plan area?**

   Yes.

   If so, which community plan?

   La Jolla Community Plan (2014) & University City Community Plan (2024)

F. INCORPORATION FEASIBILITY STUDY

At a minimum, the feasibility study submitted with this application must include the following information:

1. A brief discussion of the relevant history and characteristics of the incorporation area.

Platted in 1887, the community of La Jolla is one of the oldest neighborhoods in the San Diego region. Early development occurred along the area's spectacular coastline that was wisely set aside as public parkland in the original mapping. Seasonal tourist camps and marine-related visitor attractions, including Scripps Institute of Oceanography, comprised the first wave of development (1890—1920). A modest commercial area called "the Village," evolved on the mesa above the coast. During the 1920s, La Jolla developed as a year-round community. The La Jolla Recreation Center became a community gathering spot, Scripps Hospital and Scripps Metabolic Clinic provided medical services, La Jolla High School the Bishop's School offered secondary education. The La Valencia Hotel, Casa de Manana Resort Hotel and the Colonial Hotel accommodated seasonal guests, while the La Jolla County Club and the La Jolla Beach and Tennis Club offered upscale recreational facilities. Planned residential neighborhoods extended along the coast towards Pacific Beach, La Jolla Shores and the lower slopes of Mt. Soledad. Accessible by private automobile, these residential subdivisions developed very slowly. In the 1930s, La Jolla acquired its own post office and fire station, that also served as a city hall and jail. The Children's Pool, Ellen Browning Scripps' final bequest to the community, opened in 1931.

Due to the Depression and World War II, La Jolla had enough room for growth until the early 1960s, when UCSD opened on the mesa above La Jolla Shores. Initially the San Diego Work Farm and later Camp Matthews, this 2,178 acre site was gifted by San Diego citizens to the University of California for a new campus. Initially specializing in graduate level studies and scientific research, the campus was a logical outgrowth and partner to the adjacent Scripps Institute of Oceanography and the US Fisheries Department that had provided critical marine research and technological innovation during World War II.

The university spurred the need for additional housing. La Jolla expanded further up Mt. Soledad, on the slopes above La Jolla Shores and atop the mesa adjacent to the UCSD campus. Topographical and geological constraints in hillside locations required tailored planning, grading and development standards to protect steep slopes and sensitive native habitat. Limited transportation access and a 30-foot coastal height limit, enacted in the early 1970s, also constrained La Jolla's ability to develop at greater densities. Consequently, La Jolla remains a residential community with limited suitable locations for multi-family housing, heavy industry or large commercial shopping centers.

The development of UCSD as one of the top universities in America has greatly benefitted San Diego and La Jolla. Concentration of cutting-edge scientific and medical research in the vicinity of UCSD began in the mid-1960s with the arrival of the Salk Institute and the expansion of Scripps Hospital and Scripps Research Institute. By the early 2000s, spin-off high-tech and bio-tech companies, generated from research at the UCSD campus, further burnished the area's reputation for scientific excellence. Torrey

Pines Science Park now attracts talent and funding worldwide. An initial draw for this talent was the spectacular coastal setting of La Jolla: its thoughtful development, village charm, benign climate, and active outdoor lifestyle.

La Jolla is today one of the most popular tourism destinations in America. Its world-famous beaches attract millions of visitors annually to sunbathe, swim, surf, snorkel and scuba dive in ecologically rich marine waters. Major attractors include: Torrey Pines State Park, Torrey Pines Golf Course, San Diego-Scripps Coastal Marine Conservation Area, the Matlahuayl Marine Preserve, La Jolla Shores beach, the new National Register designated La Jolla Park Coastal Historic District, and surfing beaches of WindanSea and Tourmaline.

Environmental issues continue to be important: balancing new development while preserving our heritage; protecting natural habitat, sensitive slopes and coastal bluffs; maintaining and updating deteriorated infrastructure; working with limited ingress and egress routes to manage increased traffic; maintaining visual and physical access to the sea; rehabilitating parkland and open space; managing tourism for superior visitor experiences; and providing a clean, safe environment for everyone.

2. A plan for providing services to the incorporation area.

The City of La Jolla is proposed to be a California Contract City with a Council-City Manager governance/management system.

Services currently provided by the City of San Diego include: City Clerk and City Attorney; Environmental Services; Parks & Recreation; Planning/Development Services; Public Works (infrastructure: sewer, water, stormwater, roads); and Library. These services are proposed to be provided by the City of La Jolla.

Services to be provided by entities other than the new City of La Jolla (San Diego, County of San Diego, Special Districts and private contractors) include, but are not limited to, the following, and are ore comprehensively discussed in the Preliminary Comprehensive Fiscal Analysis: Police, Fire-Rescue and Lifeguards (currently City of San Diego); Water/ Waste Water (currently City of San Diego); Ambulance; Animal Control; SDG& E (currently provided by private contractors) and Schools (provided by San Diego Unified School District).

3. The rationale used to determine the proposed incorporation boundary and each alternative incorporation boundary.

Only one boundary is proposed. It is based on the 92037 ZIP Code, meets LAFCO contiguity requirements of Government Code section 56119, and is described as follows:

The key boundary factors include:

- Respecting natural topography
- Following major transportation arteries
- Preserving neighborhood integrity
- Retaining existing political boundaries

North Boundary

This boundary follows the northern boundary of Torrey Pines State Park within the City of San Diego (San Diego). It excludes portions of Torrey Pines State Park within the municipal boundaries of the City of Del Mar.

South Boundary

The irregular boundary between the communities of La Jolla and Pacific Beach used several of the elements listed above. ZIP Code and Planned District Ordinance (PDO) lines were used as guides to the traditional boundaries. In addition, the canyons and developed areas were key factors in keeping neighborhoods together.

East Boundary

This boundary follows Interstate 5 from the south to La Jolla Village Drive. It follows the borders of the University of California, San Diego (UCSD), keeping the main campus together. Moving north from Genesee on the west of Interstate 5, boundaries respected topography at the top of the canyons. Because areas west of Interstate 5 at the foot of the canyons identify with Sorrento Valley, they were not included in the proposed map.

West Boundary

This boundary is the Pacific Ocean, including any and all marine parks or areas currently in the City of San Diego.

The community of La Jolla is the primary nucleus of the proposed City of La Jolla, but the 92037 ZIP Code includes the Gilman Triangle south of UCSD and between Gilman Street and the I-5 Freeway. This area is located in the University City Community Plan area. Torrey Pines Mesa, located north of UCSD, west of the I-5 freeway and east of Torrey Pines Road, is also in the University City Community Plan area. It is in the Sorrento Valley 92121 ZIP Code, not the 92037 ZIP Code. But it is topographically adjacent to La Jolla and self-identifies with the La Jolla community. Both these areas have been part of the 2024 University City community plan update.

A bequest from the Ellen Browning Scripps Estate intended Scripps Memorial Hospital to serve La Jolla. When land east of the I-5 was acquired for the current hospital, its distance from the center of La Jolla was not questioned until after construction began. To preserve the estate's bequest, La Jolla's 92037 ZIP Code was extended east of I-5 to include Scripps Memorial Hospital. A court decision later stated: "La Jolla is just a name and can be used anywhere," thus relaxing geographic requirements of the bequest. Because proposed boundaries for the City of La Jolla are using the I-5 for physical and topographical continuity, Scripps Memorial Hospital, the Jewish Community Center and La Jolla Country Day School are not included within the proposed City of La Jolla boundaries.

US Postal Service will continue as currently provided in established ZIP Codes within city boundaries.

4. **The rationale used to determine the proposed sphere of influence for the proposed incorporation boundary and each alternative sphere of influence. The sphere of influence proposal must include a municipal service review of the services provided within the incorporation area.**

   The sphere of influence for the City of La Jolla is proposed to be coterminous with the proposed boundaries of the new city.

5. **A discussion of the proposed sphere of influence's consistency with the spheres of influence of adjacent agencies.**

   The proposed City of La Jolla's sphere of influence is consistent with that of adjacent agencies, including:

   City of Del Mar: The northern boundary of the proposed City of La Jolla coincides with the southern boundary of the City of Del Mar. No change in the jurisdictional boundaries or sphere of influence of the City of Del Mar is proposed.

   San Diego County Water Authority: The proposed City of La Jolla is within the boundaries of the SD County Water Authority that will continue to supply water to the City of La Jolla. No change in the jurisdictional boundaries or sphere of influence of the San Diego County Water Authority is proposed.

6. **A forecast of revenues (including the property tax distribution) and expenditures for the first eight years following incorporation. The forecast should also reflect revenues and expenditures associated with each alternative incorporation boundary. A detailed documentation of the data sources and methodology used must be included in the study.**

   Included with this application is a Preliminary Comprehensive Fiscal Analysis (PCFA) dated January 17, 2024 (revised 1/24/2025) that provides an eight-year forecast of revenues and expenditures for the new city (see PCFA Appendix Table B-4a for a constant dollar forecast). The PCFA includes a description of the forecast and appendices with detailed documentation of sources and methodology.

7. **A proposed appropriations limitation.**

   The PCFA includes an estimated provisional appropriations limit of $88,750,463 (see PCFA Appendix Table B-5a). An actual provisional appropriations limit will be established by LAFCO following completion of a Comprehensive Fiscal Analysis which will calculate the limit in accord with State law.

8. **The effect of the incorporation on the costs and revenues of any affected local agency for the first eight years following incorporation.**

   A self-governed City of La Jolla means San Diego is relieved of all costs and liabilities for maintaining and rebuilding some of the oldest and most deteriorated infrastructure in San Diego.

The Preliminary Comprehensive Fiscal Analysis accompanying this application estimates an initial impact, or loss, of $8,529,000 to the City of San Diego from the annual difference between reduced revenues compared to reduced expenditures. To achieve Revenue Neutrality as part of a Special Reorganization, the PCFA estimates that the City of La Jolla will generate net revenue sufficient to mitigate the estimated annual adverse impacts on the City of San Diego. How this payment is structured can take many different forms and will be subject to negotiation during the LAFCO evaluation process.

9. A discussion of the negative fiscal impacts of the incorporation on affected local agencies and measures proposed to mitigate the negative impacts.

The Association for the City of La Jolla believes that cityhood for La Jolla will result in positive benefits regionwide. By polishing our jewel, La Jolla can increase tourism that will fiscally benefit the greater San Diego area. Although La Jolla experiences millions of visitors annually, very few of those visitors stay, eat or shop in La Jolla. Local revenues generated by these visitors also accrue elsewhere in the region.

10. A discussion of the effects of the incorporation upon adjacent communities, special districts and the county.

The City of La Jolla strives to be a collaborative partner with adjacent communities, special districts and the County of San Diego. Of particular interest is managing the San Diego County coastline within La Jolla's sphere of influence. We look forward to working with other coastal cities, the County of San Diego and the California Coastal Commission on topics of mutual concern. Among them are sea level rise, cross-border pollution and ecological balance of the marine environment. We are eager to join SANDAG and hope to work on a shuttle service to our coastline from nearby Blue Line trolley stations. We are also supportive of alternative transportation modes to connect La Jolla to the greater San Diego region while squeezing greater mobility from our restricted public ROW. We may also seek to partner with the County of San Diego and other contract cities for joint use of their services. And as a new city, the City of La Jolla will broaden the scope of representation for the San Diego region statewide.

Appendix A

Response to Application Section A.7

Provide a narrative history of past incorporation efforts that have included the proposed incorporation area.

Although efforts to form an independent City of La Jolla go back to the 1940s, the most recent effort to detach from the City of San Diego dates to 2005. At that time, Independent La Jolla, a local non-profit, incorporated to research the form of government that would best suit the Village of La Jolla. Independent La Jolla sponsored an Initial Fiscal Analysis of the Proposed Incorporation of La Jolla, Public Review Report prepared by the Berkeley-based firm Economic & Planning Systems in 2005 (2005 Report). The 2005 Report covered all aspects of cityhood from municipal matters to taxation and governmental structure. Also considered were the costs and effects of transitioning to a General Law city. The 2005 Report was submitted to the City of San Diego for vetting and concurrence that La Jolla could be financially self-sustaining, as well as provide Revenue Mitigation payments to San Diego for a 7-year period. Published in several periodicals, the study became a part of public record.

Critical to success of cityhood was approval via public election of those affected by the reorganization: registered voters within the 92037 ZIP code, and registered voters within the City of San Diego. By 2009, Independent La Jolla concluded that success through a dual election was politically infeasible, so an alternate strategy was pursued. This involved amending the Cortese-Knox-Hertzberg Act to enable only voters within the Affected Area (92037 ZIP Code) to vote on Cityhood. The rationale was that since the City of San Diego had no long-term revenue loss due to State-required revenue neutrality, San Diego residents did not need to be included in the ballot measure.

The legal process required successful adoption of a Special Reorganization Bill by the California State Legislature. Bill sponsors were sought during the 2018-2020 Legislative session to introduce the legislation, while like-minded Villages seeking cityhood throughout California were engaged to support lobbyists in the House of Representatives. Unfortunately, the bill did not advance through the legislative process. By 2021, Independent La Jolla imploded through fiscal mismanagement. Covid restrictions delivered the final blow to the effort.

Although Independent La Jolla was unsuccessful in its attempt to create a City of La Jolla, the effort provided an important legacy to the community. Independent La Jolla had collected a significant amount of information on the detachment/incorporation process in California. The organization completed a Preliminary Comprehensive Fiscal Analysis in 2005 that indicated La Jolla could afford to provide public services to its residents without negatively affecting San Diego's fiscal health. Its chosen boundaries of the 92037 ZIP Code proved politically and economically viable. Draft Special Reorganization bill language and a CEQA Initial Study/Draft Negative Declaration became legacy documentation. Many personal and professional contacts were made throughout California. And lessons were learned about the political, financial and social dynamics in the community of La Jolla, the City of San Diego and the State of California.

In August 2022, The Association for the City of La Jolla incorporated to continue pursuing cityhood for La Jolla. Richard Berkson, author of the 2005 Report, was hired to update the report. The report once again concluded that La Jolla could become a self-sustaining independent city. With new leaders, experience gained from previous incorporation attempts and assistance from LAFCO's San Diego Office, this current effort has succeeded beyond earlier efforts. Using a scrappy grassroots approach, this campaign relied on "just in time" funding from a cadre of smaller donors. A pro bono website, social media and tactical press and TV coverage garnered more public awareness than previous efforts. Hundreds of community volunteers participated in the successful signature gathering campaign with door-to-door and word of mouth efforts.

CITY INCORPORATION APPLICATION

Submit the following items:

1. City incorporation application.

2. A certified Resolution of Application from an affected local agency, ***OR*** a petition of landowners or registered voters making application.

3. One copy of a metes-and-bounds legal description of the perimeter of the proposed incorporation area.

4. One reproducible plat map with 25 prints of the proposed incorporation boundary and each alternative incorporation boundary.

5. Two copies of a vicinity map of the subject territory.

6. Twenty five copies of an Incorporation Feasibility Study.

7. LAFCO processing fee (refer to fee schedule or contact LAFCO office).

8. Disclosure Statement (available from LAFCO office).

Detailed incorporation requirements and processing guidelines are available from the LAFCO office upon request.

San Diego Local Agency Formation Commission
9335 Hazard Way, Suite 200
San Diego, CA 92123
(858)614-7755

CITY INCORPORATION APPLICATION

The person signing this application will be considered the proponent for the proposed action(s) and will receive all related notices and other communications.

Signature: Date: 1.28.2025

Print/Type Name: GEORGE F. WILSON III

Address: 5979 Camino de la Costa La Jolla, CA 92037

Phone #: 310.903.2635

List the names and addresses of persons (not to exceed three), who also are to receive notices of these proceedings:

Name: DIANE KANE

Address: 7711 Lookout Dr. La Jolla CA 92037

Phone #: 858.459.9490

Name:

Address:

Phone #:

Name:

Address:

Phone #:

Where applicable, the information provided in this application should cite the source of the information provided.

Information provided in this application may duplicate information provided in the incorporation feasibility study.

Please list all agencies, groups, and individuals contacted regarding this proposal.

Are there any jurisdictional issues associated with the proposed city incorporation? ☐ YES ☐ NO
(If yes, please complete the LAFCO Policy L-107 form)

Application is hereby made to incorporate a city/town to be known as:

City/Town of La Jolla

Responses to Sections A-F are attached to the end of this application form.

A. GENERAL BACKGROUND INFORMATION

1. This incorporation is proposed under the following statutory provisions:

2. What is the proposed effective date of incorporation?

3. Approximately how many people live within the proposed incorporation area? How many people live within each alternative incorporation area?

4. How many registered voters are registered to vote within the proposed incorporation area?

5. How many registered voters are registered to vote within each alternative incorporation area?

6. How many acres or square miles are included within the proposed incorporation? How many acres or square miles are included within each alternative incorporation area?

7. Provide a narrative history of past incorporation efforts that have included the proposed incorporation area. If available, include copies of incorporation studies that have been conducted.

8. Are terms and conditions requested in conjunction with the proposed incorporation? If so, what are the terms and conditions?

9. Is a special tax proposed to be levied in conjunction with this incorporation? If so, indicate the type of tax that will be levied and whether the imposition of this type of tax requires a simple majority vote or a two-thirds majority vote.

10. Are the proponents of incorporation requesting a loan from the State General Fund to pay the cost of LAFCO processing? If so, provide certification that the incorporation proponents are unable to raise the necessary LAFCO processing fees.

B. JUSTIFICATION

Explain in detail why this incorporation has been proposed (enhanced service levels, planning and land use control, etc.).

C. PROPOSED INCORPORATION AND SPHERE OF INFLUENCE BOUNDARIES

1. Discuss the rationale used to determine the proposed incorporation boundary and each alternative incorporation boundary.

2. Is the incorporation consistent with San Diego LAFCO's Policy L-103 (Recognition of Unincorporated Communities)? If not, please explain.

3. Discuss the rationale used to determine the proposed sphere of influence for the proposed incorporation boundary and each alternative sphere of influence.

4. Is the proposed sphere of influence consistent with the spheres of influence of adjacent agencies? If not, please explain.

D. CURRENT AND PROPOSED SERVICES

1. List all of the services currently being provided to the proposed incorporation area (police, fire, water, sewer, etc.) and the agencies providing these services.

2. List which services the proposed city would provide if incorporation is successful. Indicate the manner in which these services would be provided (city work force, contract with another public agency, etc.)

3. Will the proposed incorporation area continue to be served by special districts? If so, explain in detail the rationale for the continued provision of services by special districts (excluding school districts).

4. Will service levels be provided at a higher level if incorporation is successful? If so, identify the service(s) and explain how service levels will be improved.

E. LAND USE INFORMATION

1. Is the proposed incorporation area essentially built out? If not, approximately how much vacant territory is included in the proposed incorporation territory and what are the current general plan and zoning designations for the vacant territory?

2. Are there any major development projects proposed for the incorporation area? If so, describe the type and scope of the development.

3. Describe the predominant land uses within the proposed incorporation area. Indicate the proportional amount of each type of land use (e.g., single-family residential, multi-family residential, commercial, industrial, agricultural, open space, etc.).

4. Is the incorporation area within a community plan area? If so, which community plan?

F. INCORPORATION FEASIBILITY STUDY

At a minimum, the feasibility study submitted with this application must include the following information:

1. A brief discussion of the relevant history and characteristics of the incorporation area.

2. A plan for providing services to the incorporation area.

3. The rationale used to determine the proposed incorporation boundary and each alternative incorporation boundary.

4. The rationale used to determine the proposed sphere of influence for the proposed incorporation boundary and each alternative sphere of influence. The sphere of influence proposal must include a municipal service review of the services provided within the incorporation area.

5. A discussion of proposed sphere of influence's consistency with the spheres of influence of adjacent agencies?

6. A forecast of revenues (including the property tax distribution) and expenditures for the first eight years following incorporation. The forecast should also reflect revenues and expenditures associated with each alternative incorporation boundary. A detailed documentation of the data sources and methodology used must be included in the study.

7. A proposed appropriations limitation.

8. The effect of the incorporation on the costs and revenues of any affected local agency for the first eight years following incorporation.

9. A discussion of the negative fiscal impacts of the incorporation on affected local agencies and measures proposed to mitigate the negative impacts.

10. A discussion of the effects of the incorporation upon adjacent communities, special districts and the county.

Please provide any additional information you feel would be of value to the Local Agency Formation Commission in its review of this proposal.