

PETITION FOR INCORPORATION OF THE CITY OF PACIFIC PALISADES

To the Executive Officer of the Local Agency Formation Commission (LAFCO) for the County of Los Angeles:

Pursuant to California Government Code Section 56700 et seq., we, the undersigned, being qualified, registered voters residing within the boundaries of the proposed new city, respectfully petition for the initiation of proceedings for the incorporation of the unincorporated community known as Pacific Palisades as a General Law city, to be named:

“City of Pacific Palisades”

I. PURPOSE OF INCORPORATION

The residents of Pacific Palisades seek incorporation to:

- Exercise local control over land use, development, environmental protection, and coastal resource management;
- Preserve and protect the unique residential, environmental, and historic character of Pacific Palisades;
- Enhance public accountability by establishing a locally elected and locally responsive city government;
- Improve delivery of municipal services, including police, fire, emergency response, and education;
- Ensure fiscal sustainability and transparency, keeping tax revenues within the community.

Currently, Pacific Palisades pays among the highest combined tax rates in the nation, including 13.3% state income tax, 10% sales tax, and up to 5.5% Measure ULA transfer taxes, yet receives disproportionately limited municipal services. There is minimal visible investment in public safety, education, infrastructure, and emergency readiness. For example:

- Estimated \$600 million annually in property tax revenue is generated by Palisades residents and businesses, yet we lack basic services such as dedicated police patrols, brush clearance, or modernized public schools.
- A \$261,000 fix to a critical water reservoir after a major fire was left unaddressed by the City and LADWP for over a year.

- Over 20% of the nation's chronically homeless population now resides in Los Angeles despite repeated tax increases and policy failures.

This is not sustainable. We seek incorporation not only as a means of securing self-determination but to correct the glaring disproportionality between taxes paid and services received.

Legal and Policy Alignment with Recovery:

Incorporation aligns with the Cortese-Knox-Hertzberg Act's goals of orderly development and preservation of resources by enhancing emergency readiness and preventing urban sprawl post-Palisades Fire, ensuring a resilient community structure.

II. PROPOSED BOUNDARIES

The proposed boundaries of the new city encompass the full area traditionally recognized as Pacific Palisades, including but not limited to:

- All territory west of Temescal Canyon Road and north of Sunset Boulevard;
- The residential neighborhoods of Castellammare, Palisades Highlands, Riviera, Marquez Knolls, Alphabet Streets, El Medio Bluffs, and Rustic Canyon;
- Bordering the Pacific Ocean on the west, Topanga State Park and Santa Monica Mountains National Recreation Area on the north and east, Chautauqua Boulevard/Sunset Blvd to the southeast, extending to Adelaide Drive to the southwest, and north to the intersection of Entrada Drive and San Vicente Boulevard.
- **Alternative with Brentwood:** Bounded by the Pacific Ocean to the west, Topanga State Park and the Santa Monica Mountains National Recreation Area to the north and east, and extending through Brentwood to the 405 Freeway.

A legal description and GIS-based map of the proposed boundaries will be submitted with the formal application to LAFCO, consistent with California Government Code §56668.

Sphere of Influence Amendment Request:

We request LAFCO to review and amend the current Sphere of Influence to incorporate these boundaries, reflecting post-wildfire recovery needs such as enhanced water and power infrastructure, aligning with LADWP's November 2025 projects.

III. TYPE OF GOVERNMENT PROPOSED

The City of Pacific Palisades shall be incorporated as a General Law city pursuant to California Government Code §§ 34100–34102.

The initial governance structure shall consist of:

- A five-member City Council, elected at-large;
- An appointed City Manager to oversee administration;
- Other officers and commissions as established by municipal ordinance or city charter, including a Planning Commission and Environmental Review Board.

IV. PLAN FOR PROVIDING PUBLIC SERVICES

Essential municipal services will be provided through a mix of contracting and municipal operations, including:

- Law enforcement (e.g., L.A. County Sheriff's Department or creation of a local force);
- Fire and emergency services;
- Public works and infrastructure maintenance;
- Education support through cooperation with LAUSD or an independent district;
- Waste management and environmental stewardship.

A Comprehensive Fiscal Analysis and Plan for Services, including transition costs and operational estimates, will be submitted with the formal LAFCO application as required by Government Code §56653.

Detailed Transition and Rebuilding Plan:

Transition costs will include \$261,000 [TBD] for reservoir fixes, funded by initial tax reserves, with completion targeted by June 2026. Wildfire-specific needs like brush clearance and alignment with LADWP's 6-12 month water main and power undergrounding projects will be prioritized.

Municipal Service Review Request:

We request an MSR to assess current service gaps post-Palisades Fire, including LADWP's water main replacements and power upgrades, per Government Code §56430, to ensure efficient service provision.

V. ESTIMATED POPULATION AND ECONOMIC BASE

The estimated population is approximately 28,000 residents across 9,200 households. Estimated assessed residential property value exceeds \$37 billion, with annual property tax revenue alone approaching \$450–600 million.

These figures do not include:

- Sales tax and utility user tax contributions;
- Transfer tax revenue from high-value real estate transactions;
- Local fundraising of \$5–6 million annually to cover education budget gaps due to insufficient city support.

The City of Pacific Palisades will be a fiscally viable municipality capable of supporting enhanced services, reduced response times, and localized decision-making.

Financial Feasibility with Wildfire Grants:

We will leverage unutilized/unaccounted funds from the \$32.2 million LA County Household Relief Grant (2025), unutilized/unaccounted funds from the CalAssist Mortgage Fund, and funds from the Multifamily Finance Super NOFA (\$101 million in grants and loans to support affordable multifamily rental housing development) at the Palisades' council's discretion to offset initial infrastructure costs, projecting a balanced budget by year two.

VI. PETITION STATEMENT

We, the undersigned qualified, registered voters residing within the territory proposed for incorporation, respectfully request that the Los Angeles County Local Agency Formation Commission (LAFCO) accept this petition and commence the process of incorporating the City of Pacific Palisades in accordance with California law.

We affirm that incorporation is in the best interest of the community and will result in improved governance, services, and quality of life.

Community Support Evidence:

This petition includes 7,500[TBD] signatures (approximately 25% of the 28,000 residents TBD), supported by the July 2, 2025, CD 11 Town Hall attended by over 500 residents, demonstrating broad community backing.

Urgency and Timeline:

With residents displaced since January 7, 2025, we request completion by July 2026, aligning with LADWP timelines, to address the urgent need for recovery.

SIGNATURE SHEET

Address	City	State	Zip	Name	Signature	Date