

YEARLY INDEX 1996



TABLE OF CONTENTS

Part 1: Subject Headings	Page	1
Part 2: Cities & Communities	Page	12
Part 3: Counties	Page	22
Part 4: Court Cases by Name	Page	23
Part 5: State Legislation.	Page	25



Subject Headings

AB 1290

Rep. Phil Isenberg asks state to intervene in suit against Los Angeles Community Redevelopment Agency, FEB '96 p7

Rep. Phil Isenberg criticizes City of Santa Glarita for misuse of redevelopment reform law, FEB '96 p5

See also REDEVELOPMENT

ADULT BUSINESSES

Judge strikes down City of Westminster's adult zoning ordinances, MAR '96 n7

AGRICULTURAL LAND

California Farm Bureau Federation supports bill requiring school districts to pay for agricultural buffer lands, FEB '96 p4, DEC '96 sup p6

Resources Agency says state now has 78,000 more acres of wetlands than in 1993, with more than half on Central Valley ag land, FEB '96 p3

Santa Clara River talks seek agreement on "wild" river and wetlands protections for agricultural property to be developed by Newhall Land and Farming Co., MAR '96 p3

Building Industry Association commissions pro-development report supporting urban sprawl and conversion of agricultural land, APR '96 pt

City of Modesto's attempt to extend sphere-of-influence into prime agricultural land is rejected by Stanislaus County LAFCO, APR '96 p2

Rancher not harmed by diversion of water, stream growth in channels, and increased salinity of water supply, appellate court rules, JUL '96 p8

Environmentalists and farmers square off against proposed Gold Rush City theme park in Lathrop's sphere of influence, AUG '96 p1

In a rare display of fraternity, Fresno-area farm and ag groups, the local chapter of BIA, and developers sign letter calling for compact growth and higher urban densities, AUG '96 p1

Ventura landowners seeking to overturn agricultural land protections lose in court, AUG $96\,\mathrm{p}7$

New town of Mountain House seeks to use acreage of minimal agricultural value, SEP $96\ p10$

New law bans Williamson Act land from redevelopment project area, and tightens restrictions on other agricultural land, OCT '96 p10, DEC '96 sup p9

New legislation requires findings before schools locate in agricultural areas, OCT '96 p10, DEC '96 sup p6

Monterey County voters reject measure requiring voter approval for changes in agricultural land but turn down specific zoning change for Carmel Valley project, DEC '96 p10

See also WILLIAMSON ACT

AIR OUALITY

UC Berkeley CEQA-reform researchers note prevalence of regional issues such as air quality, JAN '96 p1

ANNEXATION

Counties help kill bill that would have made it easier for cities to control annexation process, JUL '96 p2

Lathrop wants LAFCO approval on annexation for \$4 billion Gold Rush City theme park development, AUG '96 p2

See also INCORPORATION; NEW TOWNS

ASSESSMENT DISTRICTS

Albany voters approve creation of Lighting and Landscaping District to acquire open space and parks, DEC '96 p10

Passage of Prop. 218 may signal an end to this form of infrastructure and support financing, DEC '96 p1

ASSOCIATION OF BAY AREA GOVERNMENTS (ABAG)

ABAG funds two sub-regional studies in East Bay and Sonoma County focusing on urban growth and development, APR 96 p2

See also REGIONAL GOVERNMENT' AVIATION Orange County voters approve plan for commercialization of airport at El Toro Marine Air Base, APR '96 p9; p10; MAY '96 p4

Southern California Association of Governments blasts consultant's study supporting infeasibility of converting El Toro Marine Air Station to civilian use, MAY '95 p4

Gontroversial plans for commercial airport at El Toro Marine Air Corps station receive another setback in half-hearted appraisals by commercial aviation groups, JUL '96 p4

Fort Ord conversion success includes aviation-related and other commercial leases at thriving Marina Municipal Airport, JUL '96 p4

San Diego plan for Point Loma grapples with expansion of Lindberg Field airport. SEP '96 p4

Mather Air Force Base reports success with two air-cargo related tenants; talks continue with two other major parcel carriers, NOV '96 $\rm p4$

Voters reject addition of civil aviation at Moffett Field, DEC '96 p11

See also TRANSPORTATION

BALLOT INITIATIVES

County-by-county results of March 1996 election, APR '96 p9

Growth measures make a comeback on November ballot; 40 measures appear on local ballots, DEC '96 p1

BASE REUSE

Adelanto faces bankruptcy after fights with Victor Valley neighbors over water supply and closed military base, JAN '96 p1

Sacramento Army Depot conversion success surpasses initial expectations, JAN '96 p4 $\,$

JAN '96 p4

McClellan Air Force Base moves toward privatization although other Air
Force bases may not support conversion, MAR '96 p4

Mather Air Force Base reuse ideas include outlandish theme park concepts as well as plans for world trade center; most likely to succeed is retirement village concept, MAR '96 p4

Orange County voters approve plan for commercialization of airport at El Toro Marine Air Base, APR '96 p9; p10

San Diego voters clarify that San Diego Naval Training Center is within "future urbanizing area", APR '96 p9

City of Vallejo struggles to find replacements for 6,300 jobs lost to closing of Mare Island Naval Shipyard, MAY '96 p4

Orange County NCCP/HCP calls for preservation of 1,000 acres of El Toro Marine Air Station; it's unclear how Interior Dept. will gain land title from Pentagon, MAY '96 p3

San Francisco has upbeat expectations for entertainment and recreation conversion of Treasure Island, MAY '96 p4

San Francisco mayor Willie Brown eyes opportunities for development in Treasurc Island, Hunters Point, and the Presidio, MAY '96 p1

Southern California Association of Governments blasts consultant's study supporting infeasibility of converting El Toro Marine Air Station to civilian use, MAY '95 p4

Gontroversial plans for commercial airport at El Toro Marine Air Corps station receive another setback in half-hearted appraisals by commercial aviation groups, JUL '96 p4

Fort Ord conversion success includes commercial leases at thriving Marina Municipal Airport as well as expansion of Cal State Monterey Bay campus, JÜL '96 p4

Long Beach Naval Station is leased in entirety by China Ocean Shipping Company as container terminal, JUL '96 p4

Quick action by Vallejo City Council helps speed conversion and commercial development at Mare Island Naval Shipyard, SEP '96 p4

San Diego approves preliminary plan for Point Loma; creation of Naval Training Center would include recreational, educational, and housing uses, SEP '96 p4

Bill creates uniform procedure for base reuse including relaxation of redevelopment, CEQA, and affordable housing requirements, OCT '96 p10, DEC '96 sup p8

CP DR

Subject Headings

COURT CASES

- State Supreme Court will review case of "de-listing" of Mohave ground squirrel to determine need for EIR by Fish & Game Commission decision, AUG '96 p6
- Ventura landowners seeking to overturn agricultural land protections lose in court, AUG '96 p7
- Anti-SLAPP law doesn't apply to defamation cases, court rules, SEP '96 p8
- California Supreme Court rules that commercial building tenant may seek compensation when building is subject to eminent domain action, SEP '96 p7
- Cities must demand replacement of housing units in coastal zone, court rules, SEP $^{\prime}96~p6$
- City has right to impose owner-occupant requirement on second-unit properties, court of appeal rules, SEP $^\prime 96$ p6
- San Diego's sale-leaseback plan for Jack Murphy Stadium doesn't require popular vote, court rules, SEP '96 p7
- Stanislaus County shouldn't have deferred analysis of water supply issues in EIR for controversial Diablo Grande resort project, court rules, SEP '96 p5
- "Incidental take statement" for threatened salmon is subject to environmental review and possibly an EIS under NEPA, NOV '96 p7
- Monitoring wells for analysis of toxic plume don't constitute regulatory takings, court rules, NOV '96 p6
- SLAPP provisions don't apply to private business disputes, appeals court rules, NOV '96 p7 $\,$
- U.S. Supreme Court will hear Tahoe transfer of development rights case; decision expected by next year, NOV '96 p5

COVENANTS, CONDITIONS, AND RESTRICTIONS (CC&RS)

State Supreme Court will hear two more CC&R cases, FEB '96 p7

Supreme Court rules that CG&Rs are enforceable even when not recorded in the deed, JAN '96 p5; FEB '96 p7

CULTURE

- Appellate Court strikes down Fresno-area arts tax, JAN '96 p6
- Expansion of Fresno's Metropolitan Museum heralds creation of cultural district in downtown Fulton District, JAN '96 p12
- "New" information about potential archeological resources is not sufficient to require EIR recirculation, judge rules, FEB '96 p6

DEMOLITION

City of Los Angeles should have issued demolition permit in apartment complex conversion case, judge rules, MAR '96 p8

DEVELOPMENT AGREEMENTS

- Eagle Mountain Landfill in Riverside County upheld by Appellate Court; development agreement and EIR are adequate for impact of materials recovery facilities (MRFs), APR '96 p7
- Fremont City Council approves Pacific Commons development agreement for largest single business park in Bay Area, NOV '96 p2

EARTHOUAKE

- Santa Clarita's redevelopment plan exceeds quake-damage limits and requires EIR, FEB '96 p5
- Seismic retrofits will add to cost of San Francisco's conversion of Treasure Island and Yerba Buena Island, MAY '96 p4
- Ferndale's recovery from 1992 quake enhanced by community volunteerism, minimal city bureaucracy, and strong focus on historic preservation, DEC '96 p12

EMINENT DOMAIN

- California Supreme Court rules that commercial building tenant may seek compensation when building is subject to eminent domain action, SEP '96 p7
- See also INVERSE CONDEMNATION; TAKINGS

EMPLOYMENT.

See JOBS

ENDANGERED SPECIES

- Court backs Republican appropriations rider blocking new listings for red-legged frog and other species, JAN $^\prime 96~p5$
- Orange County releases Natural Communities Conservation Plan/Habitat Conservation Plan (NCCP/HCP) for gnateatcher habitat area, JAN '96 p3
- Judge strikes down Fish & Game Department blanket disaster exemption, FEB '96 p8

Property-rights bill by Keith Olberg would compensate property owners who lose value due to Endangered Species Act, FEB '96 p3; p9

- Republican State Assembly retains Dominic Cortese to head Water, Parks, and Wildlife Committee, FEB '96 p1
- U.S. Supreme Court declines to hear Oregon case challenging spotted owl habitat designation, FEB '96 p8
- Building Industry Association commissions pro-development report supporting urban sprawl and downplaying impacts on endangered species, APR '96 n1
- Riverside County adopts long-term conservation plan to protect Stephens kangaroo rat; state and federal governments both make concessions to ease adoption, APR '96 p3
- Appellate court questions Fish & Game procedures on "take" of endangered Stephens kangaroo rat in Riverside Gounty development, MAY '96 n5
- Appellate court says Fish & Game needed EIR to delist Mohave ground squirrel, MAY '96 p5
- Orange County approves Natural Communities Conservation Plan/Habitat Conservation Plan (NCCP/HCP) for 39,000 acres of land owned largely by Irvine Co., MAY '96 p3
- Timber plan for Pacific Northwest in spotted owl habitat upheld by U.S. Appeals Court, MAY '96 p6
- U.S. Supreme Court agrees to hear suit against endangered species by commercial and recreational water users, MAY '96 p6
- U.S. Court of Appeals allows lumber companies to harvest dead, dying and diseased trees on thousands of acres, but prohibits logging on 440 acres of marbled murrelet habitat, JUN '96 p5
- GOP plans to gut Endangered Species Act fail short for lack of support, JUL '96 p1
- U.S. Court of Appeals upholds decision blocking timber sales in marbled murrelet habitat, JUL '96 p6
- State Supreme Court will review case of "de-listing" of Mohave ground squirrel to determine need for EIR by Fish & Game Commission deci-
- Resources Agency fine-tunes CEQA guidelines relating to "significant impact" on endangered species and for statewide/local significance thresholds, SEP '96 p3
- Controversial though watered-down Endangered Species Act reform bills get signed into law, OCT '96 p1; p10
- Fish & Game Commission is required to devise recovery strategy for five threatened or endangered species, OCT '96 p10, DEC '96 sup p3
- New bill creates wildlife habitat contract program similar to Williamson Act, OCT '96 p10, DEC '96 sup p4
- New legislation establishes commission to study economic impact of protecting species, OCT '96 p10, DEC '96 sup p3
- Conservation banking programs take off with support of Wilson Administration, NOV '96 p3
- "Incidental take statement" for threatened salmon is subject to environmental review and possibly an EIS under NEPA, NOV '96 p7

See also ENVIRONMENTAL REVIEW

ENVIRONMENTAL REVIEW

- CEQA use in California exceeds "mini-NEPA" use in all other states, JAN '96 p8
- City of Malibu approves deadline-driven general plan that prohibits construction in "environmental sensitive habitat areas", JAN '96 p2
- Judge orders state to resume collection of Fish & Game environmental review fee; F&G then asks for repeal of original fee law, JAN '96 p3
- Orange County releases Natural Communities Conservation Plan/Habitat Conservation Plan (NCCP/HCP) for 39,000 acres of land owned largely by Irvine Co., JAN '96 p3
- Supplemental EIS not required for Doppler weather station near Ojai, JAN '96 n7
- UC Berkeley CEQA-reform researchers note prevalence of regional issues such as wildlife habitat, JAN '96 p1
- UC Berkeley researchers call for more predictability in reform of CEQA.

 JAN '96 pt
- General information is good enough for reasonably foreseeable project judge rules, FEB '96 p6

Subject Headings

CP DE

Page 5

ENVIRONMENTAL REVIEW

- In the wake of Republican State Assembly takeover, Sen. Tom Hayden remains as legislature's chief defender of environmental values, FEB '96 p1
- Judge strikes down Fish & Game Department blanket disaster exemption covering endangered species; also cites protections under CEQA, FEB '96 n8
- Santa Clarita's redevelopment plan exceeds quake-damage limits and requires EIR, FEB '96 p5
- U.S. Supreme Court declines to hear Oregon case challenging spotted owl habitat designation, FEB '96 p8
- Activist group's challenge to EIR dismissed because actual landowner wasn't named as defendant in suit, MAR '96 p6
- Mitigated negative declaration upheld in gravel mining case for site on Tuolumne River, MAR '96 p6
- Eagle Mountain Landfill in Riverside County upheld by Appellate Court; EIR is adequate for impact of materials recovery facilities (MRFs), APR '96 p7
- Ehrlich case establishes new land-use regulation rules; fee justification studies for exactions and environmental mitigation seem more likely, APR '96 p5
- Rancho California Water District did not violate CEQA with new groundwater pumping and recharge facilities, court rules, APR '96 p7
- Appellate courts question state practices under California Endangered Species Act and under CEOA, MAY '96 p5
- Castle & Cooke liquidates Bakersfield-area holdings following resolution of homeowner's group CEQA lawsuit challenging shopping center project, MAY '96 p2
- Federal and state environmental agencies launch programs to speed redevelopment of toxic urban "brownfields", JUN '96 p1
- National Park Service didn't need EIS to close GGNRA to mountain bikers, court rules, JUL '96 p7

 Gity of Los Angeles doesn't have to prepare new EIR on Playa Vista project,
- AUG '96 p8
 Environmentalists and farmers square off against proposed Gold Rush City
- theme park in Lathrop's sphere of influence, AUG '96 p1
 Environmentalists sue under CEQA to block San Joaquin County "new towns" of New Jerusalem and Riverbrook; Mountain House not a party to the action, AUG '96 p5
- Los Angeles judge orders EIR must precede demolition of St. Vibiana's Cathedral, AUG '96 p8: p12
- State Supreme Court will review case of "de-listing" of Mohave ground squirrel to determine need for EIR by Fish & Game Commission decision, AUG '96 p6
- Resources Agency fine-tunes CEQA guidelines relating to "significant impact" on endangered species and for statewide/local significance thresholds, SEP '96 p3
- Stanislaus County shouldn't have deferred analysis of water supply issues in EIR for controversial Diablo Grande resort project, court rules, SEP '96 p5
- Base reuse uniform-procedure bill relaxes CEQA requirements for closed base redevelopment, OCF '96 p10, DEC '96 sup p8 $\,$
- Bill exempts from CEQA review any action taken by public transit agency after July 1, 1995 to implement budget cuts, OCT '96 p10, DEC '96 sup $\rm p2$
- CEQA revision bill exempts preparation of congestion management plans (CMPs) as required under 1990 gasoline tax legislation, OCT '96 p10, DEC '96 sup p1
- New legislation closes a loophole in time limits placed on CEQA by Permit Streamlining Act, OCT '96 p10, DEC '96 sup p2
- New legislation establishes commission to study economic impact of protecting species, OCT '96 p10, DEC '96 sup p3
- New legislation exempts from CEQA review restoration of existing highway after damage in disaster, OCT '96 p10, DEC '96 sup p1
- Environmental organizations oppose transportation reform efforts that call for streamlining of CEQA review, NOV '96 p9 $\,$
- Lone Fremont City Councilwoman objects to Pacific Commons business park EIR on grounds of unmitigated traffic impacts, NOV '96 p2
- Neighboring cities file suit against Long Beach Naval Shipyard conversion charging EIR's traffic analysis was inadequate, NOV '96 p4

Preservationist group files suit against Long Beach Naval Shipyard conversion charging EJR failed to examine alternatives to destruction of 11 historic structures. NOV '96 p4

See also ENDANGERED SPECIES

ENVIRONMENT AND ENVIRONMENTALISTS

- Republican State Assembly takeover ousts environmentalist as chairman of Assembly Natural Resources Committee, FEB '96 p1; p9
- El Dorado County finally passes general plan, environmentalists and slow-growth activists initiate court challenges, MAR '96 p2
- Santa Clara River talks seek agreement on "wild" river and wetlands protections for property to be developed by Newhall Land and Farming Co., MAR '96 p3
- Timber plan for Pacific Northwest in spotted owl habitat upheld by U.S. Appeals Court, MAY '96 p6
- Friends of the Los Angeles River threaten lawsuits over new concrete-barrier flood control plans after Los Angeles County breaks off regional negotiations in bad faith, JUN '96 p3
- Santa Monica Mountains land agencies settle long-standing dispute with Soka University for development within mountains, JUN 96 p6
- Republicans now control Coastal Commission, but back off from ouster of executive director Peter Douglas, AUG '96 p1
- San Francisco judge rules that anti-SLAPP law can apply to trespassing suit brought against environmental activists, AUG '96 p8
 California Resources Agency begins placing land-use planning information
- on World Wide Web site, SEP '96 p2

 Bolsa Chica wetlands restoration guarantees should make environmental-
- ists happy, not sullen, OCT '96 p12

 Sustainability planning offers valuable alternatives to traditional planning
- and general plan goals, OCT '96 p11

 Conservation banking programs take off with support of Wilson Administration, NOV '96 p3

ETHICS

- Federal Grand Jury continues indictments against City of Clovis councilmembers, mayor, and developers, FEB '96 p2
- San Bernardino City Planning Commissioner charged with conflict of interest following vote against competing business, SEP '96 p2 $\,$

EXACTIONS

- Appellate Court strikes down Fresno-area arts tax, JAN '96 p6
- New exactions test resulting from Ehrlich v. Culver City requires `rough proportionality' and `reasonable relationship' standards, MAR '96 sup
- Phoenix and Las Vegas are compared to California cities regarding development fees and taxes, MAR '96 p1
- Ehrlich case establishes new land-use regulation rules; fee justification studies for exactions and environmental mitigation seem more likely, APR '96 n5
- Chairman of Joint Committee on School Facilities Sen. Leroy Greene seeks new agreement among builders, schools, and local government on school fees and facility finance, AUG '96 p4
- Loyola Marymount University appeals ruling requiring it to pay school fees to L.A. Unified School District even though university says there won't be more students or faculty, AUG '96 p5
- Bill tightens up reporting and accountability requirements for development fees, OCT '96 p10, DEC '96 sup p7
- New legislation clarifies that AB 1600 school fees can include ad-hoc or ordinance based fees, OCT '96 p10, DEC '96 sup p6

FEDERAL ACTIONS

- Republican appropriations-bill-rider blocks new listings for red-legged frog and other endangered species; JAN '96 p5
- Supplemental EIS not required for Doppler weather station near Ojai, JAN
- 96 p7
 Federal Grand Jury continues indictments against City of Clovis coun-
- cilmembers, mayor, and developers, FEB '96 p2
 Riverside County adopts long-term conservation plan to protect Stephens kangaroo rat; state and federal governments both make concessions to ease adoption, APR '96 p3
- U.S. Forest Service is committed to relocating regional headquarters at Mare Island Naval Shipyard, MAY '96 p4

CP DR

Subject Headings

FEDERAL ACTIONS

- U.S. Court of Appeals allows timber harvest on thousands of acres, but prohibits logging on 440 acres of marbled murrelet habitat; court says USFWS did not engage in "major federal action", JUN '96 p5
- U.S. Defense Department, Transportation Department and Navy provide assistance to Calstart "business incubator" program for Alameda and Sacramento base conversions, NOV '96 p4

FISH & GAME DEPARTMENT

- Judge orders state to resume collection of Fish & Game environmental review fee: F&G then asks for repeal of original fee law, JAN '96 p3
- Judge strikes down Fish & Game Department blanket disaster exemption covering endangered species, FEB '96 p8
- F&G reinstates filing fee for review of environmental documents, APR '96 p3
- Appellate court says EIR required for Fish & Game Commission delisting of Mohave ground squirret, MAY '96 p5
- State Supreme Court will review case of "de-listing" of Mohave ground squirrel to determine need for EIR by Fish & Game Commission decision, AUG '96 p6
- New legislation requires Fish & Game Commission to devise recovery strategy for five threatened or endangered species, OCT '96 p10, DEC '96 sup p3
- See also ENDANGERED SPECIES; ENVIRONMENTAL REVIEW

FISH & WILDLIFE SERVICE

- Agency is expected to approve Riverside County's long-term conservation plan for Stephens kangaroo rat protection, APR '96 p3
- U.S. Court of Appeals allows timber harvest on thousands of acres, but prohibits logging on 440 acres of marbled murrelet habitat; court says USFWS did not engage in "major federal action", JUN '96 p5
- Amidst GOP maneuvers to gut Endangered Species Act the Service receives increased funding to oversee the act, JUL '96 p1

GENERAL PLANS

- City of Malibu approves deadline-driven general plan that won't provide affordable housing choices. JAN '96 p2
- El Dorado County finally passes general plan, environmentalists and slowgrowth activists initiate court challenges, MAR '96 p2
- Diamond Bar voters reject attempt to create alternative general plan, APR '96 p9
- Environmentalists sue under CEQA to block San Joaquin County general plan proposals for "new towns" of New Jerusalem and Riverbrook; Mountain House not a party to the action, AUG '96 p5
- In a rare display of fraternity, Fresno-area farm and ag groups, the local chapter of BIA, and developers sign letter calling for compact growth and higher urban densities in Fresno's General Plan Update, AUG '96 p1
- Los Angeles' General Plan Framework draws criticism for its lack of focus on demographics of immigration into city, AUG '96 p8
 California Resources Agency begins placing land-use planning information.
- California Resources Agency begins placing land-use planning information including General Plans, on World Wide Web site, SEP '96 p2
- Los Angeles' General Plan Framework seeks to be all things to all constituents, SEP '96 p2
- Sustainability planning offers valuable alternatives to traditional general plan goals, OCT '96 p11
- Thousand Oaks voters approve measure requiring voter approval for future changes to Land Use Element of General Plan, DEC '96 p11
- See also HOUSING ELEMENT

GOLF COURSES

- Mather Air Force Base reuse plans include outlandish theme park concepts as well as plans for world trade center; most likely to succeed is plan for retirement village adjacent to existing golf course, MAR '96 p4
- Napa County voters reject ballot measure allowing golf course development, APR '96 p9; p10 $\,$
- Leases for golf course and to course operator provide some replacements for jobs lost to closure of Mare Island Naval Shipyard, MAY '96 p4
- San Francisco considers a golf course among possible conversion possibilities of Treasure Island/Yerba Buena Island, MAY '96 p4
- New town of Mountain House includes plans for 2 golf courses among list of recreational amenities, SEP '96 p10
- Stanislaus County's Diablo Grande project completes one golf course and begins another although court rules that EIR must be re-done, SEP '96 p5

- Fremont land previously zoned for housing and golf courses will site largest single business park in Bay Area, and one golf course, NOV '96 p2
- Riverside County voters in Cathedral City reject initiative that would prohibit golf course near Santa Rosa Mountains; voters in Rancho Mirage approve golf course associated with hillside development, DEC '96 p10
- Voters in Palm Springs area are split on the question of new golf courses, DEC '96 p10

GOTCH, MIKE

Long-time LAFCO trooper still participates in state and Napa County LAFCO issues, SEP '96 p2, NOV '96 p12

GREENBELT ALLIANCE

- Group criticizes Building Industry Association report which supports suburban development and denies impacts to endangered species and traffic congestion, APR '96 p1
- Group places urban growth boundary measures on the ballot in Bay Area cities, DEC '96 p10

GREENBELTS

- Sonoma County sub-regional group calls for creation of Urban Limit Lines and reviews existing "community separators" (greenbelts), APR '96 p2
- San Jose approves `Greenline' boundary around city limits; acceptance symbolizes that city planning has "reached a logical limit", MAY '96 p1

 See also OPEN SPACE

GREENE, LEROY

- Senator authors 3 bills aimed at reform of school financing and procedures, JUN '96 p4
- Chairman of Joint Committee on School Facilities still seeks new agreement among builders, schools, and local government on school fees and facility finance, AUG '96 p4, SEP '96 p12

GROWTH CONTROL AND GROWTH MANAGEMENT

- El Dorado County finally passes general plan, environmentalists and slowgrowth activists initiate court challenges, MAR '96 p2
- Saratoga voters approve sweeping growth control measure, APR '96 p9;
- Slow-growth forces win more than half of local land-use ballot measures in March election, APR '96 p1
- Ventura County voters extend Simi Valley growth control ordinance while increasing slightly the number of yearly building permits, APR '96 p9
- L.A.'s General Plan Framework targets increased densities in urban centers while preserving auto-oriented residential neighborhoods, SEP '96 p2
- Growth measures make a comeback on November ballot; 40 measures appear on local ballots, DEC $96~\rm p1$

See also POPULATION

- HAWKINS, PHIL
 Former real estate broker and builder is named by Republicans to Housing
 Committee, FEB '96 p1
- Assemblyman sponsors bill to assist "built-out" cities meet Housing Element obligations, JUL '96 p2, OCT '96 pt0

HAYDEN, TON

- In the wake of Republican State Assembly takeover, Sen. Hayden remains as Legislature's chief defender of environmental values, FEB '96 p1
- Senator proposes alternative plan for neighborhood councils in response to San Fernando Valley secession movement, JUN '96 p1
- Senator helps moderate Republican attacks on Endangered Species Act, AUG '96 p3, OCT '96 p10
- San Fernando Valley senator votes in favor of secession legislation, bill dies in Senate vote, SEP '96 $\rm p2$

HAZARDOUS WASTE

- Union Pacific railroad will support clean-up and conveyance to city on most of its former Sacramento railyard, FEB '96 p12
- City can't hold up subdivision map while waiting for hazardous waste site ruling on toxics, court rules, MAY '96 p7
- Federal and state environmental agencies launch programs to speed redevelopment of toxic urban "brownfields", JUN '96 p1
- Monitoring wells for analysis of toxic plume don't constitute regulatory takings, court rules, NOV '96 p6

HILLSIDE DEVELOPMENT

Riverside County voters approve golf course associated with Ritz-Carlton hillside development. DEC '96 p10

Subject Headings



Page 7

HILLSIDE DEVELOPMENT

Union City voters approve Measure II which reaffirms city's decision not to permit urban development on hillside areas, DEC '96 p10

HISTORIC PRESERVATION

- Los Angeles judge orders EIR must precede demolition of St. Vibiana's Gathedral, AUG '96 p8; p12
- Preservationist group files suit against Long Beach Naval Shipyard conversion charging EIR failed to examine alternatives to destruction of 11 historic structures, NOV '96 p4
- Ferndale's recovery from 1992 quake enhanced by community volunteerism, minimal city bureaucracy, and strong focus on historic preservation, DEC '96 p12

HOMELESSNESS

- City of Santa Monica officials claim Malibu's new general plan will force homeless persons into their city, JAN '96 p2
- Annual review of special unit permit (SUP) struck down although court allows occupancy limits for handicapped-homeless shelter, FEB '96 p5
- Inspection of homeless environment by building department doesn't have to meet criminal search-and-seizure requirements, appellate court rules, JUL '96 p5
- San Diego plan for Point Loma includes undetermined amount of marketrate housing, as well as at least 70 units for homeless and very-lowincome persons, SEP '96 p4

 See also HOUSING

HOMEOWNERS ASSOCIATIONS

- Use of CC&Rs by these "private" municipal governments is supported by State Supreme Court ruling, JAN '96 p5
- Sacramento neighborhood organization helps win rights to Union Pacific railyard; mixed-up development will include housing, transportation center, and limited railroad use, FEB '96 p12
- State Supreme Court will hear property owner's suit against community association regarding negligence in CC&Rs, FEB '96 p7
- City of Los Angeles can't prohibit loud noise from water courseway near condominium, even though Homeowners Association supports sound of rushing water, JUN '96 p7

HOUSING

- City of Malibu approves deadline-driven general plan that won't provide affordable housing choices, JAN '96 p2
- Los Angeles reaches accord with bank and neighbors on Vermont Avenue mixed-use project, JAN '96 p2
- State construction industry doldrums don't line up with economic forecasts, JAN '96 p11

 Annual review of special unit permit (SUP) struck down although court
- allows occupancy limits for handicapped-homeless shelter, FEB '96 p5 First-time buyers (FTBs) flock to housing market; housing now seen as
- home rather than as investment, FEB '96 p11 General information is good enough for reasonably foreseeable housing
- project, judge rules, FEB '96 p6

 Republican State Assembly dumps Housing Committee chair Dan Hauser for former real estate broker and builder Phil Hawkins, FEB '96 p1
- City of Los Angeles should have issued demolition permit in apartment complex conversion case, judge rules, MAR '96 p8 $\,$
- Senate Majority Leader Henry Mello is named as acting chairman of Senate Housing and Land Use Committee, MAR '96 p2
- Simi Valley Unified School District finances new elementary school from proceeds of land and housing entitlements received from bankrupt developer, APR '96 p4
- S.F's new mayor Willie Brown seeks job creation and stabilization while professing commitment to neighborhood preservation and affordable housing, MAY '96 p1
- Cities may require installation of fire sprinklers in single-family homes, JUN '96 p6
- Contaminated brownfield site in Portland (OR) receives BofA financing for conversion to mixed-use project with low- and moderate-income apartments, JUN '96 p10
- Judge holds up distribution of low-income housing tax credits in challenge to Tax Credit Allocation Committee, JUN '96 p8
- Sacramento County plans to double land available for low-income housing under settlement terms of Legal Aid Society lawsuit, JUN '96 p7

- Court allows lower legal scrutiny standards for inspection of single-family residences by building department, JUL '96 p5

 L.A.'s immigrant population forms new households and purchases homes
- at fractional rates of non-immigrants, AUG '96 p8
 Cities must demand replacement of housing units in coastal zone, court
- rules, SEP '96 p6
 City has right to impose owner-occupant requirement on second-unit properties, court of appeal rules, SEP '96 p6
- New town of Mountain House plans for 16,000 dwelling units at build-out, with special affordable-housing arrangements, SEP '96 p10
- San Diego plan for Point Loma includes undetermined amount of marketrate housing, as well as at least 70 units for homeless and very-lowincome persons. SEP '96 p4
- Base reuse uniform-procedure bill relaxes affordable housing setaside requirements, OCT '96 p10, DEC '96 sup p8
- Bill by Rep, Phil Hawkins extends sunset provisions of redevelopment law dealing with replacement housing, OCT '96 p10, DEC '96 sup p9
- Gov. Wilson vetoes bill by Sen. Mike Thompson for pilot program using state funds to help cops buy homes in City of Vallejo, OCT '96 p10
- New bill permits Napa County to meet housing element requirements by using affordable housing funds to build units inside city, OCT '96 p10

 New legislation permits cities and counties to count military housing as
- part of "fair share" of regional housing needs, OCT '96 p10

 Mammoth Lakes voters reject measure to overturn general plan amendment permitting construction of affordable housing project on forested
- land in the center of town, DEC '96 p10

 Placer County voters in Roseville reject proposal to limit urban housing densities, DEC '96 p10
- San Francisco voters approve property-tax increase for affordable housing bond, DEC '96 p10
- See also HOMELESSNESS; RESIDENTIAL DEVELOPMENT

HOUSING ELEMENT

- City of Malibu approves deadline-driven general plan that critic's may challenge on housing element grounds, JAN '96 p2
- Southern California Association of Governments lobbies Assembly for Housing Element deadline extensions, FEB '96 p2
- Sacramento County plans to double land available for low-income housing under settlement terms of Legal Aid Society lawsuit challenging county's Housing Element. JUN '96 p7
- Gov. Wilson signs SB 1073, further extending deadline for Housing Element compliance, JUL '96 p2, OCT '96 p10 $\,$
- Reform bill to help "built-out" cities with Housing Element requirements moves forward in Assembly, JUL '96 p2, DEC '96 sup p5 New bill permits Napa County to meet housing element requirements by
- using affordable housing funds to build units inside city, OCT '96 p10, DEC '96 sup p5
- New legislation postpones deadline for local governments to meet housing element revision requirements, OCT '96 p10, DEC '96 sup p4

 See also GENERAL PLANS

INCORPORATION

Sacramento County gives OK to Citrus Heights incorporation, MAR '96 p2 See also ANNEXATION: NEW TOWNS

MERASTRUCTUR

- City of Malibu approves deadline-driven general plan that discourages development of suburban infrastructure, JAN '96 p2
- Santa Clarita's redevelopment plan exceeds quake-damage limits and requires EIR for infrastructure improvements, FEB '96 p4
- Availability of water and other infrastructure resources remain a potential constraint on new El Dorado County general plan, MAR '96 p2
- Passage of Prop. 218 may create at least a temporary crisis in statewide infrastructure finance, especially in combination with effects of Prop. 13 and Prop. 62, DEC '96 pt

INVERSE CONDEMNATION

- California Supreme Court agrees to hear two cases to determine government liability due to damage from flood control projects, JUN '96 p6
- Santa Monica Mountains land agencies settle long-standing dispute with Soka University for development within mountains, JUN '96 p6

INVERSE CONDEMNATION

California Supreme Court will hear Los Angeles inverse condemnation landslide case, JUL '96 p7

Rancher not harmed by diversion of water, stream growth in channels, and increased salinity of water supply, appellate court rules, JUL '96 p8 See also TAKINGS

IRVINE CO.

Orange County releases Natural Communities Conservation Plan/Habitat Conservation Plan (NCCP/HCP) for 39,000 acres of land owned largely by Irvine Co., JAN '96 p3

Entertainment Center multiplex theater at Irvine Spectrum surpasses Irvine Co.'s revenue expectations in first year, JUL '96 p9, p12

ISENBERG, PHIL

Rep. Isenberg criticizes City of Santa Clarita for misuse of redevelopment reform law. FEB '96 n5

Representative asks state to intervene in suit against Los Angeles Community Redevelopment Agency, FEB '96 p7

Assemblyman sponsors bill containing Citizens' Charter Commission provisions of Constitution Revision Commission, JUN '96 p2

JOBS

Sacramento Army Depot conversion helps create 5,000 jobs at Packard Bell facility, JAN '96 p4

McClellan Air Force Base moves toward job privatization through offerings of military "workloads"; other Air Force bases may not wish them success, MAR '96 p4

City of Vallejo struggles to find replacements for 6,300 jobs lost to closing of Mare Island Naval Shipyard, MAY '96 p4

San Jose director of planning says city can accommodate another 126,000 jobs by 2020, MAY '96 p1 S.E's new mayor, Willie Brown, seeks job creation and stabilization while

professing commitment to neighborhood preservation, MAY '96 p1 L.A.'s General Plan Framework job growth forecasts exceeds SCAG predic-

tions by 100%, SEP '96 p2 New town of Mountain House plans for 21,000 jobs at build-out, SEP '96

Fremont City Council approves Pacific Commons development agreement for largest single business park in Bay Area; project will create 25,000 jobs over next 18 years, NOV '96 p2

JOINT-POWERS AUTHORITIES

Tri-Valley sub-regional group works informally in role of quasi-joint-powers authority to help establish sub-regional planning goals, APR '96 p2 See also REGIONAL GOVERNMENT

LAFCO

Secession and incorporation of separate city is permitted under "reorganization" provisions; state law and Los Angeles provisions may affect secession of San Fernando Valley, JUN '96 p1

Long-time LAFCO trooper Mike Gotch wins appointment as Alternate Public Member Position at Napa County LAFCO, SEP '96 p2

1996 bills focused on San Fernando Valley secession and city influence over county-approved development in their areas; Lancaster also may influence land uses near Edwards Air Force Base, OCT '96 p10, DEC '96 sup

Special-district consolidation and boundary issues remain a hot topic as more LAFCO issues go to Legislature; 'end runs' around commissions are on the rise, NOV '96 p1

LANDFILL

See WASTE MANAGEMENT

LAND USE

Supreme Court rules that CC&Rs are enforceable on subdivision parcels even when not recorded in the deed, JAN '96 p5

California School Bds. Assn. takes "neutral" position on ag-supported bill requiring school districts to pay for agricultural buffer lands; educators want to avoid questions of school district land-use exemptions, FEB '96

Court rules that state's "anti-SLAPP" law can be applied in Scientology case, with potential application to land-use law, MAR '96 p8

Senate Majority Leader Henry Mello is named as acting chairman of Senate Housing and Land Use Committee, MAR '96 p2

Ehrlich case establishes new land-use regulation rules; fee justification studies for exactions and environmental mitigation seem more likely,

Slow-growth forces win more than half of local land-use ballot measures in March election, APR '96 p1

California Resources Agency begins placing land-use planning information on World Wide Web site, SEP '96 p2

L.A.'s General Plan Framework attempts balancing of urban densities with suburban neighborhood values, SEP '96 p2

Growth measures make a comeback on November ballot; 40 measures appear on local ballots, DEC '96 p1

Thousand Oaks voters approve measure requiring voter approval for future changes to Land Use Element of General Plan, DEC '96 p11

LITTLE HOOVER COMMISSION

UG Berkeley CEQA-reform researchers echo Commission's call for more predictability in environmental review process, JAN '96 p1

MELLO. HENRY

Senate Majority Leader is named as acting chairman of Senate Housing and Land Use Committee, MAR '96 p2

MELLO ACT

CP DR

Cities must demand replacement of housing units in coastal zone, court rules, SEP '96 p6

MELLO-ROOS BONDS

San Diego considers these bonds to pay for infrastructure at Point Loma conversion, SEP '96 p4

California Debt Advisory Commission adopts disclosure guidelines for "dirt bonds". NOV '96 p2

Mitigated negative declaration upheld in gravel mining case for site on Tuolumne River, MAR '96 p6

State Supreme Court concludes that a non-conforming mine or quarry can expand to other areas, but leaves open the issue of vested rights, MAR

MULTIPLEX CINEMAS

Parking structures are a predominant feature of multi-screen cinemas, JUN

Multiplex theaters are hottest commercial development item in state; heavy pedestrian traffic may be a boon to neglected downtown areas,

Westwood's Village Center project and San Luis Obispo's Downtown Centre project offer differing approaches to urban big-box planning, JUL '96

NATIVE AMERICANS

Temecula Band of Luiseno Mission Indians lose challenge to Rancho California Water District project for new groundwater pumping and recharge facilities, court rules, APR '96 p7

NATURAL COMMUNITIES CONSERVATION PLAN (NCCP)

Orange County releases Natural Communities Conservation Plan/Habitat Conservation Plan (NCCP/HCP) for 39,000 acres of land owned largely by Irvine Co., JAN '96 p3

Orange County approves Natural Communities Conservation Plan/Habitat Conservation Plan (NCCP/HCP) for 39,000 acres of land owned largely by Irvine Co., MAY '96 p3

See also ENDANGERED SPECIES; ENVIRONMENTAL REVIEW

NEIGHBORHOOD ORGANIZATIONS See HOMEOWNERS ASSOCIATIONS

NEO-TRADITIONAL PLANNING

See NEW URBANISM

Sacramento County gives OK to Citrus Heights incorporation, MAR '96 p2

San Fernando Valley secession movement gains momentum; may encourage other municipal break-aways around state, JUN '96 p1

Environmentalists sue under CEQA to block San Joaquin County "new towns" of New Jerusalem and Riverbrook; Mountain House not a party to the action, AUG '96 p5

Mountain House shapes up to be as good a new town as could be expected, SEP '96 p10

See also ANNEXATION; INCORPORATION

NEW URBANISM

Subject Headings

NEW URBANISM

Fresno's neo-traditional designers favor conversion of one-way streets to two-way traffic to make streets pedestrian-friendly, JAN '96 p12

San Jose's Evergreen Specific Plan fails to reconcile auto-oriented suburban paradigm with ideals of New-(Sub)Urbanism, MAR '96 p10

New town of Mountain House seems to do most things the right way, SEP

See also PLANNING

NON-CONFORMING USES

State Supreme Court says non-conforming mine or quarry may spread its operation to additional territory, but leaves open the question of vested rights, MAR '96 p5

See also USE PERMITS

OIL

Santa Barbara County voters reaffirm restrictions on construction of onshore oil support facilities and prohibitions for onshore oil production, APR '96 n9

Kern County's Coles Levee Ecosystem Reserve contains oil and gas wells as well as protection for rare and endangered species, NOV '96 p3

OLBERG, KEITH

Republican State Assembly names property-rights advocate and former BIA-staffer Keith Olberg to Assembly Natural Resources Committee, FEB

Legislator's aide promises CESA revisions following court ruling on delisting of Mohave ground squirrel, MAY '96 p5

Assemblyman's anti-Endangered Species Act bills are moderated in negotiations with Sen. Tom Hayden, AUG '96 p3; OCT '96 p10, DEC '96 sup p3

San Jose's Evergreen Specific Plan fails leaving surprisingly few opportunities for parks and open space, MAR '96 p10' San Jose approves 'Greenline' boundary around city limits allowing for

90,000 acres in protected open space, MAY '96 p1 Albany voters approve creation of Lighting and Landscaping District to

acquire open space and parks, DEC '96 p10 Marin County voters failed to provide needed two-thirds vote for sales tax hike for parks and open space, DEC '96 p10

San Luis Obispo voters reject assessment district to purchase open-space, DEC '96 p10

See also OPEN SPACE

PARKING

Parking structures are a predominant feature of multi-screen cinemas, JUN

Parking structures have differing emphasis in big-box multiplex projects in Westwood, San Luis Obispo, Santa Monica, and Pasadena, JUL '96 p10

Appellate court upholds Beverly Hills preferential parking permit system, AUG '96 n7

See also TRANSPORTATION

PERMIT STREAMLINING ACT

New legislation closes a loophole in time limits placed on CEOA by Permit Streamlining Act, OCT '96 p10, DEC '96 sup p2

PESTICIDES

California School Boards Association takes "neutral" position on Farm Bureau-supported bill requiring school districts to pay for agricultural buffer lands to avoid pesticide "hotspots", FEB '96 p4

PLANNING

Community goals should not rely on unpredictable levels of construction activity, JAN '96 p11

Fresno's Fulton District plan promotes cultural resources in neo-traditional focus, JAN '96 p12

UC Berkeley researchers call for more predictability in reform of CEQA,

First-time buyers (FTBs) flock to housing market in record numbers following decline in home prices and mortgage rates, FEB '96 p11

Republican changes to Assembly Committees may impact planning and development legislation, FEB '96 p9

San Jose's Evergreen Specific Plan fails to reconcile auto-oriented suburban paradigm with ideals of New-(Sub)Urbanism, MAR '96 p10

East Bay Tri-Valley sub-regional group works informally in role of quasiioint-powers authority to help establish sub-regional planning goals, APR '96 p2

Oxnard reinstates city planning commission; 30 other cities in state still have no planning commission, APR '96 p2

San Francisco mayor Willie Brown appoints 'development friendly' Planning Commission staff, MAY '96 p12

San Jose approves 'Greenline' boundary around city limits; acceptance symbolizes that city planning has "reached a logical limit", MAY '96 p1 Westwood's Village Center project combines multiple uses in big-box defi-

ance of traditional urban planning wisdom, JUL '96 p10 Critics of L.A.'s General Plan Framework cite obstacles to effective plan-

ning, AUG '96 p8 California Resources Agency begins placing land-use planning information

on World Wide Web site, SEP '96 p2 Los Angeles City Council revives neighborhood council concept in response to unrest following secession movement by San Fernando Valley, SEP '96

1996 legislative session characterized by passage of many small planning and development bills, OCT '96 p1

Sustainability planning offers valuable guidance to make planning process more human- and environment-friendly, OCT '96 p11

Refurbishment of Venice Beach is the fearless architect's `Mission Impossible', NOV '96 p10

Transportation reform efforts supported by Sen. Kopp and Gov. Wilson will give more funding and planning responsibility to regional transportation agencies, NOV '96 p1

See also NEW URBANISM

POPULATION

California's demographics confound accuracy of federal census figures, APR '96 p11

Los Angeles' General Plan Framework draws criticism for its lack of focus on demographics of immigration into city, AUG '96 p8

L.A.'s General Plan Framework adopts population growth forecasts produced by Southern California Association of Governments, SEP '96 p2

See also GROWTH CONTROL AND GROWTH MANAGEMENT

PREEMPTION

Livermore wins right to require fire sprinklers in single family homes even though court says state has preemption over fire safety standards, JUN

Preferential parking permit system in Beverly Hills not preempted by state Vehicle Code, appellate court rules, AUG '96 p7

PRINGLE, CURT

Republican State Assembly takeover elevates Pringle to speaker, FEB '96

Pringle appointees make for new Republican majority on Coastal Commission, AUG '96 p1

Assembly speaker unsuccessfully sought to force consolidations within Orange county; observers expect renewed efforts in coming legislative vear, NOV '96 p12

PRISONS

Lake County voters narrowly reject proposal to require county to petition state for prison construction within county limits, APR '96 p9

Coalinga voters approve advisory measure supporting plans for second state prison in community, DEC '96 p10

PROPERTY RIGHTS

Federal takings legislation moves forward although chances for success are clouded by defeats of property-rights legislation in several states, FEB

Property-rights bill by Keith Olberg would compensate property owners who lose value due to Endangered Species Act, FEB '96 p3; p9

Republican State Assembly names property-rights advocate and former BIA-staffer Keith Olberg to Assembly Natural Resources Committee, FEB

Republican majority of Coastal Commission takes aim at so-called property rights issues, AUG '96 p1

CP DR

Subject Headings

PROPOSITION 62

PROPOSITION 62

Constitution Revision Commission struggles with 'Community Charter' issues impacted by Prop. 62, MAR '96 p1

PROPOSITION 218

Passage of Prop. 218 may create at least a temporary crisis in statewide infrastructure finance, especially in combination with effects of Prop. 13 and Prop. 62, DEC '96 p1

PUBLIC FINANCE

- Adelanto faces bankruptcy after fights with Victor Valley neighbors over water supply and closed military base, JAN '96 p1
- Judge orders state to resume collection of Fish & Game environmental review fee; F&G then asks for repeal of original fee law, JAN '96 p3
- School lobbies rev up support for school bond issue scheduled for inclusion on March ballot, FEB '96 p4
- Anaheim takes a shellacking in stadium and redevelopment deal with Disney, APR '96 p12
- New legislation would change financing of school districts, reducing pressure on developers and making local districts more liable for funding.
- Success of Las Vegas's Fremont Street Experience comes at expense of local history and public involvement, although city coffers helped foot the bill, JUN '96 p6
- Tight budgets in the public sector are reflected in declines in public sector construction, JUN '96 p11
- Chairman of Joint Committee on School Facilities Sen. Leroy Greene seeks new agreement among builders, schools, and local government on school fees and facility finance, AUG '96 p4
- Cities appear skittish about stadiums; several now express more caution or suggest avoiding new stadiums altogether, SEP '96 p1
- Lake Elsinore's Diamond Stadium is big money loser and forces redevelopment agency to foot additional \$12 million bill, SEP '96 p1
- San Diego plan for Point Loma looks at financing gap of \$70 million between construction costs and anticipated revenues, SEP '96 p4
- California Debt Advisory Commission adopts disclosure guidelines for "dirt bonds", NOV '96 p2
- Transportation reform efforts supported by Sen. Kopp and Gov. Wilson will give more funding and responsibility to regional transportation agencies, NOV '96 p1
- Marin County voters failed to provide needed two-thirds vote for sales tax hike for parks and open space, DEC '96 p10
- Passage of Prop. 218 may create at least a temporary crisis in statewide infrastructure finance, especially in combination with effects of Prop. 13 and Prop. 62, DEC '96 p1

See also TAXATION: TAX REVENUE

REAL ESTATE DEVELOPMENT

- California construction activity triggers more frequent environmental review than in any other state, JAN '96 p8
- State construction industry doldrums don't line up with economic forecasts, JAN '96 p11
- Supreme Court rules that CC&Rs are enforceable on subdivision parcels even when not recorded in the deed, JAN '96 p5
- UC Berkeley researchers call for more predictability in reform of CEQA, JAN '96 p1
- Republican changes to Assembly Committees may impact planning and development legislation, FEB '96 p9
- Sacramento neighborhood organization helps win rights to Union Pacific railyard; mixed-up development will include housing, transportation center, and limited railroad use, FEB '96 p12
- California cities are compared to each other, and to cities in Nevada and Arizona, in terms of development fees and taxes, MAR '96 p1
- San Jose's Evergreen Specific Plan fails to reconcile auto-oriented suburban paradigm with ideals of New-(Sub)Urbanism, MAR '96 p10
- Santa Clara River talks seek agreement on "wild" river and wetlands protections for agricultural property to be developed by Newhall Land and Farming Co., MAR '96 p3
- ABAG funds two sub-regional studies in East Bay and Sonoma County focusing on urban growth and development, APR '96 p2
- Building Industry Association commissions pro-development report sup-

- porting urban sprawl and downplaying transportation and traffic impacts, APR '96 p1
- City of Modesto's attempt to extend sphere-of-influence along Highway 99 corridor is rejected by Stanislaus County LAFCO, APR '96 p2
- San Francisco voters approve height limit increase for new baseball stadium in China Basin, APR '96 p10
- Three new reports continue debate on urban sprawl, APR '96 p1
- Ventura voters support sales-tax subsidy of development projects, APR '96
- City can't hold up subdivision map while waiting for hazardous waste site ruling on toxics, court rules, MAY '96 p7
- S.F's new mayor, Willie Brown, moves to make The City "development friendly", MAY '96 p1
- Housing construction finally catches up with economic recovery, although public sector construction is still in decline, JUN '96 p11
- Developer who bought out another developer fulfilled Map Act requirements, even though no map was filed, court rules, JUL '96 p7
- City of Lathrop plans \$4 billion theme-park-centered development project but farmers and environmentalists weigh in with legal challenges, AUG
- In a rare display of fraternity, Fresno-area farm and ag groups, the local chapter of BIA, and developers sign letter calling for compact growth and higher urban densities, AUG '96 p1
- Bolsa Chica project approval should be seen as win-win situation for developer and environmentalists, OCT '96 p12
- 1996 legislative session characterized by passage of many small planning and development bills, OCT '96 p1
- See also COMMERCIAL DEVELOPMENT; RESIDENTIAL DEVELOPMENT

REDEVELOPMENT

- Adelanto faces default of redevelopment bonds after costly fights with neighboring jurisdictions, JAN '96 pl
- City of Sacramento finally gets out of Hyatt Regency Hotel deal, JAN '96 p2
- Expansion of Fresno's Metropolitan Museum heralds creation of cultural district in downtown Fulton District, JAN '96 p12
- Court rejects LA's CRA appeal on spending limits for Central Business District Project Area, FEB '96 p7
- Santa Clarita's redevelopment plan exceeds quake-damage limits and requires EIR, FEB '96 p5
- Anaheim takes a shellacking in stadium and redevelopment deal with Disney, APR '96 p12
- Modesto City School District withdraws from deal as tenant and lender to key redevelopment project, APR '96 p4 Los Angeles' Alameda District Plan master plan might be a good plan, but
- not for intended area, MAY '96 p10
- Federal and state environmental agencies launch programs to speed redevelopment of toxic urban "brownfields", JUN '96 p1
- Lake Elsinore redevelopment agency must now pay off \$12 million more for construction of Diamond Stadium, SEP '96 p1
- Base reuse uniform-procedure bill relaxes redevelopment requirements, OCT '96 p10, DEC ²96 sup p8
- Bill by Rep. Phil Hawkins extends sunset provisions of redevelopment law dealing with replacement housing, OCT '96 p10, DEC '96 sup p9
- Governor Wilson vetoes bill that would have hindered using antiquated or irregular subdivisions as basis for blight determination, OCT '96 p10, DEC '96 sup p1
- New law bans Williamson Act land from redevelopment project area, and tightens restrictions on other agricultural land, OCT '96 p10, DEC '96
- Morgan Hill voters approve continuation of city redevelopment agency, DEC
- Voters in Napa community of American Canyon reject city proposal to form a redevelopment agency, DEC '96 p10

See also BASE REUSE

REGIONAL GOVERNMENT

- Adelanto faces bankruptcy after fights with Victor Valley neighbors over water supply and closed military base, JAN '96 p1
- Appellate Court rejects "regional" nature argument in striking down Fresno-area arts tax, JAN '96 p6

Subject Headings



Page 11

REGIONAL GOVERNMENT

- UC Berkeley CEQA-reform researchers note prevalence of regional environmental-review issues, JAN '96 p1
- Southern California Association of Governments lobbies Assembly for Housing Element deadline extensions, FEB '96 p2
- South state water deals between San Diego, Los Angeles, and Irrigation Districts remain controversial in light of political infighting and cost uncertainties, FEB '96 p1
- Santa Clara River Enhancement and Management Plan (SCREMP) seeks multi-agency agreement for "wild" river protections in area slated for future development, MAR '96 p3
- Association of Bay Area Governments (ABAG) funds two sub-regional planning studies in East Bay and Sonoma County, APR '96 p2
- Los Angeles County Drainage Area Alliance cities break off negotiations with environmentalists over flood control plans for Los Angeles River,
- Legislative efforts to "devolve" transportation funding and responsibility to regional transportation agencies gets support of Gov. Wilson and Sen. Kopp, NOV '96 p1

RENT CONTROL

- Santa Monica rent control case swept up in furor of Ehrlich exactions ruling, APR '96 p6
- California Supreme Court will hear takings claim in challenge to Santa Monica rent control ordinance, JUL '96 p6

RESIDENTIAL DEVELOPMENT

- City of Los Angeles reaches accord with bank and neighbors on Vermont Avenue mixed-use project, JAN '96 p2
- Goastal Commission approves Bolsa Chica development and wetlands restoration project following agreements with developer, FEB '96 p3
- First-time buyers (FTBs) flock to housing market; housing now seen as home rather than as investment, FEB '96 p11
- City should have issued demolition permit in apartment complex conversion case, judge rules, MAR '96 p8
- Development fees for apartments and multi-family projects are briefly compared for south-state cities, MAR '96 p9 Danville voters kill plan for city-approved Kaufman & Broad townhouse
- project, APR '96 p9; p10 Napa County voters reject ballot measure approving housing and golf
- course development, APR '96 p9; p10 San Diego County voters reject initiative that would have limited development in La Costa Green Valley Crossing housing and open space project,
- Simi Valley Unified School District finances new elementary school from proceeds of land and housing entitlements received from bankrupt
- developer APR '96 p4 San Jose director of planning says city can accommodate another 51,000 dwelling units, MAY '96 p1
- Cities may require installation of fire sprinklers in single-family homes. JUN '96 p6
- Contaminated brownfield site in Portland (OR) receives BofA financing for conversion to mixed-use project with low- and moderate-income apartments, JUN '96 p10
- Housing construction is following economic recovery cycles after all, JUN '96 p11
- Sacramento County plans to double land available for low-income housing under settlement terms of Legal Aid Society lawsuit challenging county's Housing Element, JUN '96 p7
- Westwood's Village Center project combines multiple uses in big-box multiplex/parking/retail/housing pastiche, JUL '96 p10
- Chairman of Joint Committee on School Facilities, Sen. Leroy Greene. seeks new agreement among builders, schools, and local government on school fees and facility finance, AUG '96 p4
- Developer Castle & Cooke Inc. works with Fresno State University to fashion a "designer" school district to help market a development project near Madera, AUG '96 p4
- Dixon voters renew city's 3%-per-year residential growth restriction, DEC '96 p11
- Pleasanton voters approve long-term urban growth boundary and annual cap on building permits, DEG '96 p10
- See also HOUSING

RIORDAN, RICHARD

- Mayor brokers agreement with bank and neighbors for Vermont Avenue mixed-use project, JAN 96 p2
- In an increasingly competitive climate, Los Angeles' mayor re-examines city's structure for development fees and taxes, MAR '96 p9
- L.A.'s "weak-mayor" reported as having six different positions on possible San Fernando Valley secession, JUN '96 p2

Los Angeles reaches accord with bank and neighbors on Vermont Avenue mixed-use project, site is original location of Pepperdine University, JAN

SB 901

Environmentalists sue under water-allocation law to block Stanislaus County's Diablo Grande project, SEP '96 p5

- California School Boards Association takes "neutral" position on California Farm Bureau Federation-supported bill requiring school districts to pay for agricultural buffer lands, FEB '96 p4, DEC '96 sup p6.
- School lobbies rev up support for school bond issue scheduled for inclusion on March ballot, FEB '96 p4
- Modesto City School District withdraws from deal as tenant and lender to key redevelopment project, APR '96 p4
- Simi Valley Unified School District finances new elementary school from proceeds of land and housing entitlements received from bankrupt developer, APR '96 p4 ~
- State school bond issue passes in March election taking financial pressure off developers, APR '96 pl
- Legislature considers bills to repeal so-called Mira/Hart/Murrieta line of school financing cases and add fee caps, JUN '96 p4, AUG '96 p4
- New legislation would change financing of school districts, reducing pressure on developers and making local districts more liable for funding. JUN '96 p4
- Chairman of Joint Committee on School Facilities, Sen. Leroy Greene. seeks new agreement among builders, schools, and local government on school fees and facility finance, AUG '96 p4
- Developer Castle & Cooke Inc. works with Fresno State University to fashion a "designer" school district to help market a development project near Madera, AUG '96 p4
- Loyola Marymount University appeals ruling requiring it to pay school fees to L.A. Unified School District even though university says there won't be more students or faculty, AUG '96 p5
- So-called Mira/Hart/Murrieta line of school financing cases remains intact as proposed legislative deal for school construction bonds falls apart, SEP '96 p1
- New legislation clarifies that AB 1600 school fees can include ad-hoc or ordinance based fees, OCT '96 pt0, DEC '96 sup p6
- New legislation requires findings before schools locate in agricultural areas, OCT '96 p10, DEC '96 sup p6
- See also COLLEGES AND UNIVERSITIES

SEWAGE.

See WASTE MANAGEMENT

SHER, BYRON

Republican State Assembly takeover ousts environmentalist as chairman of Assembly Natural Resources Committee, FEB '96 p1

SIERRA CLUB

- Club ponders additional lawsuits to challenge new El Dorado County general plan, MAR '96 p2
- Environmental group joins with farmers and local interests in challenge to San Joaquin County theme park in Lathrop, AUG '96 p1
- Court rules that state's "anti-SIAPP" law can be applied in Scientology case, with potential application to land-use law, MAR '96 p8
- Anti-SLAPP law applies to campaign rhetoric, Court of Appeals rules, MAY
- San Francisco judge rules that law can apply to trespassing suit brought against environmental activists, AUG '96 p8
- Anti-SLAPP law doesn't apply to defamation cases, court rules, SEP '96 p8

CP DR

Subject Headings

STERRA CLUB

SLAPP provisions don't apply to private business disputes, appeals court rules, NOV '96 p7 $\,$

SOUTHERN CALIFORNIA ASSOCIATION OF GOVERNMENTS (SCAG)

- SCAG lobbies Assembly for Housing Element deadline extensions, FEB '96 n2
- SCAG blasts consultant's study supporting infeasibility of converting El Toro Marine Air Station to civilian use, MAY '95 p4
- L.A.'s General Plan Framework adopts SCAG population growth forecasts and exceeds projected jobs forecasts, SEP '96 p2
- New legislation postpones deadline for housing element revision requirements, OCT '96 p10
- Transportation reform efforts supported by Sen. Kopp and Gov. Wilson will give more funding and responsibility to regional transportation agencies, NOV '96 p1

See also REGIONAL GOVERNMENT

SPECIFIC PLANS

- San Jose's Evergreen Specific Plan fails to reconcile auto-oriented suburban paradigm with ideals of New-(Sub)Urbanism, MAR '96 p10
- Lathrop's West Lathrop Specific Plan calls for \$4 billion theme park development which is already challenged by farmers and environmentalists, AUG '96 p2
- Stanislaus County's specific plan for Diablo Grande resort project is successfully challenged in attack on EIR analysis of water supply, SEP '96 n5

SPORTS STADIUMS

- Anaheim takes a shellacking in stadium and redevelopment deal with Disney, APR '96 p12
- San Francisco voters approve height limit increase for new baseball stadium in China Basin, APR '96 p9, p10; MAY '96 p9
- Developer-proposed stadium concept would be better than office buildings for Los Angeles' Alameda District Plan, MAY '96 p10
- Cities appear skittish about stadiums; several now express more caution or suggest avoiding new stadiums altogether, SEP '96 p1
- In era of big losses for other California sports stadiums, Modesto City Council down-scales re-hab plans for John Thurman Field, SEP '96 p9
- San Diego's sale-leaseback plan for Jack Murphy Stadium doesn't require popular vote, court rules, SEP '96 p7
- With an eye towards Lake Elsinore stadium debacle, City Council votes against proposal to build new minor-league stadium, SEP '96 p1; p9

SPRAWL

- Building Industry Association commissions pro-development report supporting urban sprawl and conversion of agricultural land, APR '96 p1
- In a rare display of fraternity, farm and ag groups, Fresno-area BIA, and developers sign letter calling for compact growth and higher urban densities, AUG '96 p1
- See also BOUNDARIES; GROWTH CONTROL AND GROWTH MANAGEMENT

SUBDIVISION MAP ACT

- Developer who bought out another developer fulfilled Map Act requirements, even though no map was filed, court rules, JUL '96 p7
- Legislature passes two bills sponsored by Building Industry Association to extend life of Map Act maps, OCT '96 p10, DEC '96 sup p10

TAKINGS

- Federal takings legislation moves forward although chances for success are clouded by defeats of property-rights legislation in several states, FEB '96 p3
- Santa Monica rent control case swept up in furor of Ehrlich exactions ruling, APR '96 p6
- Appellate court questions Fish & Game procedures on "taking" of endangered Stephens kangaroo rat in Riverside County development, MAY '96 p5
- Lake Tahoe property owner must apply for transfer of development rights before filing takings suit, court rules, MAY '96 p7
- U.S. Court of Appeals prohibits logging on 440 acres of marbled murrelet habitat, citing USFWS evidence of probability of "takings", JUN '96 p5
- California Supreme Court will hear takings claim in challenge to Santa Monica rent control ordinance, JUL '96 p6

- GOP bills to compensate landowners for takings under Clean Water Act and Endangered Species Act face an uncertain future, JUL '96 p1
- Rancher not harmed by diversion of water, stream growth in channels, and increased salinity of water supply, appellate court rules, JUL '96 p8
- Rep. Keith Olberg and Sen. Tom Hayden negotiate for modification of "take" and "incidental take" provisions of Endangered Species Act, AUG '96 p3
- "Incidental take statement" for threatened salmon is subject to environmental review and possibly an EIS under NEPA, NOV '96 p7
- Lake Tahoe transfer of development rights case will be heard by U.S. Supreme Court, NOV '96 p5
- Monitoring wells for analysis of toxic plume don't constitute regulatory takings, court rules, NOV '96 p6

TAXATION

- Proposed school financing legislation could raise local property taxes 11%, JUN '96 p4
- San Diego's sale-leaseback plan for Jack Murphy Stadium doesn't require popular vote, court rules, SEP '96 p7

See also PUBLIC FINANCE

TAX REVENUE

- Appellate Court strikes down Fresno-area arts tax, JAN '96 p6
- Sacramento Army Depot conversion success surpasses initial expectations in payrolls and tax revenues, JAN '96 p4
- Court rejects L.A's CRA appeal on taxes from Central Business District Project Area, FEB '96 p7
- California cities are compared to each other, and to cities in Nevada and Arizona, in terms of development fees and taxes, MAR '96 p1
- Constitution Revision Commission seeks agreement on taxation procedures under Proposition 62 in development of `Community Charter' concept, MAR '96 p1
- Sacramento County gives OK to Citrus Heights incorporation with agreement for return of tax revenues, MAR '96 p2
- Modesto City School District withdraws from deal as tenant and lender to key redevelopment project; district planned on using tax increment funds, APR '96 p4
- Ventura voters support sales-tax subsidy for development of Buenaventura Mall project, APR '96 p9; p10
- Judge holds up distribution of low-income housing tax credits in challenge to Tax Credit Allocation Committee, JUN '96 p8
- Lathrop offers San Joaquin County 90% of property taxes for support of Gold Rush City theme park development, AUG '96 p2
- Passage of Prop. 218 may create at least a temporary crisis in statewide infrastructure finance, especially in combination with effects of Prop. 13 and Prop. 62, DEC '96 p1

Sec also PUBLIC FINANCE

TRAFFIC CONGESTION

- Fresno's neo-traditional designers favor conversion of one-way streets to two-way traffic to make streets pedestrian-friendly, JAN '96 p12
- UG Berkeley GEQA-reform researchers note prevalence of regional issues such as water, JAN '96 p1
- San Jose's Evergreen Specific Plan fails to reconcile auto-oriented suburban paradigm with ideals of New-(Sub)Urbanism, MAR '96 p10
- CEQA revision bill exempts preparation of congestion management plans (CMPs) as required under 1990 gasoline tax legislation, OCT '96 p10, DEC '96 sup p1
- Lone Fremont City Councilwoman objects to Pacific Commons business park EIR on grounds of unmitigated traffic impacts, NOV '96 p2
- Neighboring cities file suit against Long Beach Naval Shipyard conversion charging EIR's traffic analysis was inadequate, NOV '96 p4

TRANSFER OF DEVELOPMENT RIGHTS

- Lake Tahoe property owner must apply for transfer of development rights before filing takings suit, court rules, MAY '96 p7
- U.S. Supreme Court will hear Tahoe transfer of development rights case decision expected by next year, NOV '96 p5

TRANSPORTATION

See also TRANSPORTATION

Sacramento neighborhood wins rights to Union Pacific railyard; mixed-up development will include housing, transportation center, and limited rail-road use, FEB '96 p12

Subject Headings



Page 13

KANSPORTATION

- "Commercialization" at McClellan Air Force Base includes facilities for design and production of electric vehicles, MAR '96 p4
- San Jose's Evergreen Specific Plan fails to reconcile auto-oriented suburban paradigm with ideals of New-(Sub)Urbanism, MAR '96 p10
- Building Industry Association commissions pro-development report supporting urban sprawl and downplaying transportation and traffic impacts, APR '96 p1
- Orange County NCCP/HCP calls for wildlife crossings under controversial San Joaquin Hills and Eastern toll roads, MAY '96 p3
- L.A.'s immigrant population accounts for 42% of transit use although they make up only 12% of population, AUG '96 p8
- Preferential parking permit system in Beverly Hills not preempted by state Vehicle Gode, appellate court rules, AUG '96 p7
- Bill exempts from CEQA review any action taken by public transit agency after July 1, 1995 to implement budget cuts, OCT '96 p10, DEC '96 sup p2
- New legislation exempts from CEQA review restoration of existing highway after damage in disaster, OCT '96 p10, DEC '96 p1
- Calstart creates "business incubators" for electric vehicle research and development at Alameda Naval Air Station and at McClellan Air Force Base in Sacramento County, NOV '96 p4
- Legislative efforts to "devolve" transportation funding and responsibility to regional transportation agencies gets support of Gov. Wilson and Sen. Kopp, NOV '96 p1
- Mather Air Force Base reports success with two air-cargo related tenants; talks continue with two other major parcel carriers, NOV '96 p4
- San Mateo County voters call for construction of tunnel on Highway 1 rather than bypass, DEC '96 p10
- Santa Clara County voters approve sales tax hike for road and transit projects, DEC '96 p10

See also PARKING

SE PERMITS, CONDITIONAL

- Annual review of special unit permit (SUP) struck down although court allows occupancy limits for handicapped-homeless shelter, FEB '96 p5
- Judge strikes down City of Westminster's adult zoning ordinances after denial of conditional use permit, MAR '96 p7
- Gity has right to impose owner-occupant requirement on second-unit properties, court of appeal rules, SEP $96~\rm p6$

See also NON-CONFORMING USES

VESTED RIGHTS

State Supreme Court concludes that a non-conforming mine or quarry can expand to other areas, but leaves open the issue of vested rights, MAR '96 p5

WASTE MANAGEMENT

- Sacramento Army Depot conversion gets \$1 million sewage "catch-up" bill from County regional sewer plant, JAN '96 p4
- Eagle Mountain Landfill in Riverside County upheld by Appellate Court; EIR is adequate for impact of materials recovery facilities (MRFs), APR '96 p7
- San Bernardino County voters reject two measures affecting proposed Rail-Cycle landfill project near Barstow, APR '96 p9
- Ventura County voters reject plan for landfill in Weldon Canyon between Ventura and Ojai, APR '96 p9
- Lathrop's plans for \$4 billion theme park rely on shaky proposals for sewage facilities, AUG '96 p2

VATER

- Adelanto faces bankruptcy after fights with Victor Valley neighbors over water supply and closed military base, JAN '96 p1
- UC Berkeley CEQA-reform researchers note prevalence of regional issues such as water, JAN '96 p1
- Colorado River water transfer agreement between Metropolitan Water District and City of Las Vegas hailed as "landmark" event, FEB '96 p1; MAY '96 p3
- San Diego County Water Authority signs MOU with Imperial Water District for transfer of `surplus' Colorado River water, FEB '96 p1; MAY '96 p3
- Availability of water and other public resources remain a potential constraint on new El Dorado County general plan, MAR '96 p2
- Santa Clara River talks seek agreement on "wild" river and wetlands protections for property to be developed by Newhall Land and Farming Co.,

MAR '96 n3

- Rancho California Water District did not violate CEQA with new groundwater pumping and recharge facilities, court rules, APR '96 p7
- Castle & Cooke liquidates Bakersfield-area holdings following resolution of homeowner's group CEQA lawsuit challenging shopping center project; developer also cancels land-swap deal with Kern County Water Agency, MAY '96 p2'
- "Landmark" Colorado River water deal between Las Vegas and Metropolitan Water District collapses under preemption by state government, MAY '96 p3
- "Landmark" Colorado River water deal between Las Vegas and Metropolitan Water District collapses under pressure from state governments, MAY '96 p3
- Metropolitan Water District plans for Domenigoni Reservoir in Riverside County come under attack, MAY '96 p3
- U.S. Supreme Court agrees to hear suit against endangered species by commercial and recreational water users, MAY '96 p6
- California Supreme Court agrees to hear two cases to determine government liability due to damage from flood control projects, JUN '96 p6 City of Los Angeles can't prohibit loud noise from water courseway near
- condominium, even though Homeowners Association supports sound of rushing water, JUN '96 p7 Friends of the Los Angeles River threaten lawsuits over new concrete-bar-
- rier flood control plans after Los Angeles County breaks off regional negotiations in bad faith, JUN '96 p3

 GOP bills to compensate landowners for takings under Clean Water Act and
- Endangered Species Act face an uncertain future, JUL '96 p1
 Rancher not harmed by diversion of water, stream growth in channels, and
- increased salinity of water supply, appellate court rules, JUL '96 p8 Gov. Wilson signs SB 900 proposal for \$900 million bond issue for Delta
- water facilities, AUG '96 p3

 New town of Mountain House plans for marina and other water-related recreational and parkland opportunities, SEP '96 p10
- Stanislaus County shouldn't have deferred analysis of water supply issues in EIR for controversial Diablo Grande resort project, court rules, SEP
- Anti-consolidation efforts directed against water districts are signed into law, NOV '96 p12
- El Dorado County voters narrowly reject slow-growth measure that would have required developers to have water supply for their projects, DEC '96 p10
- San Luis Obispo voters approve measure to guarantee that new water supplies will be used for reserves rather than for new development, DEC '96 p10

WETLANDS

- Coastal Commission approves Bolsa Chica development and wetlands restoration project following agreements with developer, FEB '96 p3
- Resources Agency says state now has 78,000 more acres of wetlands than in 1993, with more than half on Central Valley ag land, FEB '96 $\rm p3$
- Santa Clara River talks seek agreement on "wild" river and wetlands protections for property to be developed by Newhall Land and Farming Co., MAR '96 p3

 Bolsa Chica wetlands restoration guarantees should make environmental-
- ists happy, not sullen, OCT '96 p12
 Conservation banking programs take off with support of Wilson Adminis-
- tration, NOV '96 p3

 Fremont's Pacific Commons developer promises 1:1 mitigation for loss of wetlands, NOV '96 p2
- See also ENDANGERED SPECIES: ENVIRONMENTAL REVIEW

WILLIAMSON ACT

- City of Modesto's attempt to extend sphere-of-influence into Williamson Act farmland is rejected by Stanislaus County LAFCO, APR '96 p2
- In challenge to EIR adequacy for Stanislaus County resort project, court rules that cancellation of Williamson Act contracts was abuse of discretion. SEP '96 p5
- New law bans Williamson Act land from redevelopment project area, and tightens restrictions on other agricultural land, OCT '96 pt0, DEC '96 sun p9
- See also AGRICULTURAL LAND



WILSON, PETE

WILSON, PETE

- Governor faults current school financing system even while he vetoes bills to simplify procedures, JUN '96 p4
- Governor signs bill which further postpones deadlines for Housing Element compliance, JUL '96 p2 $\,$
- Gov. signs proposal for \$900 million in bonds for water facilities, AUG '96 p3
- Governor vetoes bill that would have hindered using antiquated or irregular subdivisions as basis for blight determination, OCT '96 p10
- Gov, vetoes bill by Sen. Mike Thompson for pilot program using state funds to help cops buy homes in City of Vallejo, OCT '96 p10
- Wilson signs two watered-down bills on Endangered Species Act, OCT '96 p1, DEC '96 sup p1
- Gov. signs number of LAFCO-busting anti-consolidation bills, NOV '96 p12

ZONING

- Annual review of special unit permit (SUP) struck down although court allows occupancy limits for handicapped-homeless shelter, FEB '96 p5
- Judge strikes down City of Westminster's adult zoning ordinances, MAR '96 p7
- Administrative inspections by building department officials don't have same standards as those for criminal search-and-seizure, appellate court rules in case of mis-use of single-family residences, JUL '96 p5
- Saratoga voters approve rezoning of single parcel of land, as required under last year's growth control initiative, DEG '96 p11



Cities & Communites

ADELANTO

City faces bankruptcy after fights with Victor Valley neighbors over water supply and closed military base, JAN '96 p1

Three councilmembers are ousted in recall election, APR '96 p1

ALAMED/

Calstart creates "business incubator" at Alameda Naval Air Station for research and development of electric vehicles, NOV '96 p4

ALBANY

Voters approve creation of Lighting and Landscaping District to acquire open space and parks, DEC '96 p10

ALHAMBRA

City seeks competitive development advantage by providing economic incentives to new and expanding businesses, MAR '96 p9

AMERICAN CANYON

Voters reject city proposal to form a redevelopment agency, DEC '96 p10

City takes a shellacking in stadium and redevelopment deal with Disney, APR '96 p12

APPLE VALLEY

Town seeks competitive development advantage by providing economic incentives to new and expanding businesses, MAR '96 p9

RCADL

Noters reject initiative that would have required voter approval for changes to Santa Anita racetrack, DEC '96 p10

BAKERSFIELD

City seeks competitive development advantage by providing economic incentives to new and expanding businesses, MAR '96 p9

Castle & Cooke liquidates area holdings following resolution of homeowner's group CEQA lawsuit challenging shopping center project, MAY '96 n2'

Goles Levee Ecosystem Reserve is example of conservation banking for protection of endangered species, NOV '96 p3

BARSTOW

City seeks competitive development advantage by providing economic incentives to new and expanding businesses, MAR '96 p9

San Bernardino County voters reject two measures affecting proposed Rail-Cycle landfill project near Barstow, APR '96 p9

BAY AREA

Tri-Valley sub-regional group works informally in role of quasi-joint-powers authority to help establish sub-regional planning goals, APR '96 p2'

National Park Service didn't need EIS to close GGNRA to mountain bikers, court rules, JUL '96 p7

Ouick action by Vallejo City Council, combined with pro-development attitude, helps speed conversion and commercial development at Mare Island Naval Shipyard, SEP '96 p4

New legislation postpones deadline for housing element revision requirements. OCT '96 pt0

Fremont City Council approves Pacific Commons development agreement for largest single business park in Bay Area, NOV $96~\rm p2$

Transportation reform efforts supported by Sen. Kopp and Gov. Wilson will give more funding and responsibility to regional transportation agencies such as Metropolitan Transportation Commission, NOV '96 p1

Greenbelt Alliance places urban growth boundary measures on the ballot in Bay Area cities, DEC $96\,\mathrm{p10}$

EVERLY HILLS

Appellate court upholds Beverly Hills preferential parking permit system, AUG '96 p7

BODEGA BAY

General information is good enough for reasonably foreseeable housing and commercial project, judge rules, FEB '96 p6

BURBANK

In an increasingly competitive climate, city re-examines its structure for development fees and taxes, MAR '96 p9

CALDWELL (ID)

Annual review of special unit permit (SUP) struck down although court allows occupancy limits for handicapped-homeless shelter, FEB '96 p5

CAMARILLO

Developers recently opened two multiplex cinemas, cinema-saturation for area may not be far off, JUL '96 p12

CARLSBAD

San Diego County voters reject initiative that would have limited development in La Costa Green Valley Crossing housing and open space project, APR '96 n9: p10

CARSON

City seeks competitive development advantage by providing economic incentives to new and expanding businesses, MAR '96 p9

CATHEDRAL CITY

Voters reject initiative that would prohibit golf course near Santa Rosa Mountains, DEC '96 p10

CHULA VISTA

City seeks competitive development advantage by providing economic incentives to new and expanding businesses, MAR '96 p9

CITRUS HEIGHTS

Sacramento County gives OK to Citrus Heights incorporation, MAR '96 p2

CITY OF INDUSTRY

City opts for competitive development advantage, charging neither business-license fees nor utility user taxes, MAR '96 p9

CLOVIS

Federal Grand Jury continues indictments against city councilmembers, mayor, and developers, FEB '96 p2

COALINGA

Voters approve advisory measure supporting plans for second state prison in community, DEC '96 p10

COLTON

City seeks competitive development advantage by providing economic incentives to new and expanding businesses, MAR '96 p9

COMPTON

City files suit against Long Beach Naval Shipyard conversion charging EIR's traffic analysis was inadequate, NOV '96 p4

CORONA

Developer who bought out another developer fulfilled Map Act requirements, even though no map was filed, court rules, JUL '96 p7

CORONADO

Secession of city from San Diego in 1890 marks most recent city secession in state, JUN '96 p1

COVINA

City seeks competitive development advantage by providing economic incentives to new and expanding businesses, MAR '96 p9

CULVER CITY

Ehrlich case establishes new land-use regulation rules; fee justification studies for exactions and environmental mitigation seem more likely, APR '96 p5

CUPERTINO

City is among Santa Clara communities considering or having adopted urban boundaries, MAY '96 p2

DALY CIT

Kopp bill makes it more difficult for portions of Broadmoor Police Protection District to detach and annex to Daly City, NOV '96 p12

DANVILLE

DANVILLE

City participates in informal Tri-Valley sub-regional planning authority, APR $^{\circ}96$ p2

Voters kill plan for Kaufman & Broad townhouse project, APR '96 p9; p10 $\,$

DIAMOND BAR

Diamond Bar voters reject attempt to create alternative general plan, APR ${\rm ^{'}96~p9}$

DIXON

Voters renew city's 3%-per-year residential growth restriction, DEC '96 p11

City participates in informal Tri-Valley sub-regional planning authority, APR '96 p2

EAST PALO ALTO

City selected in pilot program for remediation and redevelopment of urban brownfields, JUN '96 p9

EL CAJON

City seeks competitive development advantage by providing economic incentives to new and expanding businesses, MAR '96 p9

EL MONTE

City seeks competitive development advantage by providing economic incentives to new and expanding businesses, MAR '96 p9

EMERYVILLE

City selected in pilot program for remediation and redevelopment of urban brownfields. JUN '96 p9

FAIRFIELD

With an eye towards Lake Elsinore stadium debacle, City Council votes against proposal to build new minor-league stadium. SEP '96 pt. p9

FERNDALE

City's recovery from 1992 quake enhanced by community volunteerism, minimal city bureaucracy, and strong focus on historic preservation, DEC '96 p12

FREMONT

City council approves Pacific Commons development agreement for largest single business park in Bay Area, NOV '96 p2

FRESNO

Appellate Court strikes down Fresno-area arts tax, JAN '96 p6

Expansion of Fresno's Metropolitan Museum heralds creation of cultural district in downtown Fulton District, JAN '96 p12

City seeks competitive development advantage by providing economic incentives to new and expanding businesses, MAR '96 p9

In a rare display of fraternity, farm and ag groups, Fresno-area BIA, and developers sign letter calling for compact growth and higher urban densities, AUG '96 p1

GILROY

City is among Santa Clara communities considering or having adopted urban growth boundaries, MAY $96~\rm{p2}$

GLEN AVON

Monitoring wells for analysis of toxic plume don't constitute regulatory takings, court rules, NOV '96 p6

GRASS VALLEY

Challenge to California Tax Credit Allocation Committee restores credits to Nevada Commons project, JUN '96 p8

HAWTHORNI

City seeks competitive development advantage by providing economic incentives to new and expanding businesses, MAR '96 p9

HEALDSBURG

Voters approve 20-year urban growth boundary, DEC '96 p11

HUNTINGTON BEACH

Coastal Commission approves Bolsa Chica development and wetlands restoration project following agreements with developer, FEB '96 p3

Bolsa Chica project approval should be seen as win-win situation for developer and environmentalists, OCT '96 p12

IRVINE

Entertainment Center multiplex theater at Irvine Spectrum surpasses developer's revenue expectations in first year, JUL '96 p9, p12

LAKE ELSINORE

Financial troubles at recently completed baseball stadium sends chill through many California cities with similar stadium proposals, SEP '96 p1

LAKE TAHOI

- Lake Tahoe property owner must apply for transfer of development rights before filing takings suit, court rules, MAY '96 p7
- U.S. Supreme Court will hear Tahoe transfer of development rights case; decision expected by next year, NOV '96 p5

LANCASTER

New legislation allows city to influence land uses near Edwards Air Force Base, OCT '96 p10, NOV '96 p12, DEC '96 sup p5

LAS VEGAS (NV)

Los Angeles Metropolitan Water District signs historic accord with Southern Nevada Water Authority for Colorado River water, FEB '96 p1

Nevada area is compared to California and Arizona in terms of development fees and taxes, MAR '96 p1

"Landmark" Colorado River water deal between Las Vegas and Metropolitan Water District collapses under preemption by state government, MAY '96 p3

Success of Fremont Street Experience comes at expense of local history and public involvement, although city coffers helped foot the bill, JUN '96 p6

LATHROP

Voters reject measure to limit annual quota of building permits, DEC '96 p10

LIVERMORE

City participates in informal Tri-Valley sub-regional planning authority, APR '96 p2

City wins right to require installation of fire sprinklers in single-fam? homes, JUN '96 p6

LOMPOC

Rancher not harmed by diversion of water, stream growth in channels, and increased salinity of water supply, appellate court rules, JUL '96 p8

LONG BEACH

Area housing markets outpace state average for 1994-1995, JAN '96 p11

Long Beach Naval Station is leased in entirety by China Ocean Shipping Company as container terminal, JUL '96 p4

Long Beach Naval Shipyard conversion plan is rejoined by at least three lawsuits, NOV $96~\mathrm{p4}$

LOS ANGELES

City reaches accord with bank and neighbors on Vermont Avenue mixeduse project, JAN '96 p2

L.A. housing markets outpace state average for 1994-1995, JAN '96 p11

Court rejects L.A's CRA appeal on spending limits for Central Business District Project Area, FEB '96 p7

City should have issued demolition permit in apartment complex conversion case, judge rules, MAR '96 p8

In an increasingly competitive climate, city re-examines its structure for development fees and taxes, MAR '96 p9

Alameda District Plan master plan might be a good plan, but not for intended area, MAY '96 p10

Challenge to California Tax Credit Allocation Committee restores credits to area low-income housing projects, JUN '96 p8 $\,$

City can't prohibit loud noise from water courseway near condominium, even though Homeowners Association supports sound of rushing water, JUN '96 p7

San Fernando Valley secession movement gains momentum; may encourage other municipal break-aways around state, JUN '96 p1

California Supreme Court will hear Los Angeles inverse condemnation landslide case, JUL '96 p7

Westwood district, currently blessed with 32 movie screens, will short/have 16 more, JUL '96 p12

City doesn't have to prepare new EIR on Playa Vista project, AUG '96 p8

City's General Plan Framework draws criticism for its lack of focus on demographics of immigration into city, AUG '96 p8

Judge orders EIR must precede demolition of St. Vibiana's Cathedral, AUG '96 p8; p12



Cities must demand replacement of housing units in coastal zone, court rules, SEP '96 p6

City Council revives neighborhood council conception response to unrest following secession movement by San Fernando Valley, SEP '96 p2 $\,$

City's General Plan Framework seeks to be all things to all constituents, SEP '96 p2 $\,$

L.A. Unified School District support for new school financing scheme is not enough to keep legislative proposal from unraveling, SEP '96 p1; p12
 San Fernando secession bill killed in Senate vote, SEP '96 p2

Refurbishment of Venice Beach is the fearless architect's `Mission Impossible', NOV '96 p10

MADERA

Developer Castle & Cooke Inc. works with Fresno State University to fashion a "designer" school district to help market a development project near Madera, AUG '96 p4

MALIBU

City approves deadline-driven general plan that won't provide affordable housing choices, JAN '96 p2

MAMMOTH LAKES

Cities & Communites

JS ANGELES

Voters reject measure to overturn general plan amendment permitting construction of affordable housing project on forested land in the center of town, DEC '96 p10

MARIN

Fort Ord conversion success includes commercial leases at thriving Marina Municipal Airport as well as expansion of Cal State Monterey Bay campus, JUL '96 p4

MISSION VIEJO

Gity opts for competitive development advantage, charging neither business-license fees nor utility user taxes, MAR '96 p9

ODESTO

City's attempt to extend sphere-of-influence along Highway 99 corridor is rejected by Stanislaus County LAFCO, APR '96 p2

Modesto City School District withdraws from deal as tenant and lender to key redevelopment project; district planned on using tax increment funds, APR '96 p4

In era of big losses for other California sports stadiums, Modesto City Council down-scales re-hab plans for John Thurman Field, SEP '96 p9

MONTEBELLO

City seeks competitive development advantage by providing economic incentives to new and expanding businesses, MAR '96 p9

MONTE SERENO

City is among Santa Clara communities considering or having adopted urban growth boundaries, MAY '96 p2

MORENO VALLEY

Appellate court sides with Audubon Society in suit over "taking" of Stephens Kangaroo rat, MAY '96 p5

MORGAN HILL

City is among Santa Clara communities considering or having adopted urban growth boundaries, MAY '96 p2

Voters approve continuation of city redevelopment agency, DEC '96 p11

MOUNTAIN VIEW

Voters reject addition of civil aviation at Moffet Field, DEC '96 p11

NATIONAL CITY

Activist group's challenge to EIR dismissed because actual landowner wasn't named as defendant in suit, MAR '96 p6

NORWALK

Gity pumps new life into downtown Civic Center area with multiplex cinema and increased law enforcement presence, JUL '96 $\rm p9$

DAKLANI

City seeks competitive development advantage by providing economic incentives to new and expanding businesses, MAR '96 p9

`JAI

Supplemental EIS not required for Doppler weather station at Sulfur Mountain site near Ojai, JAN '96 p7

OXNARD

City Council reinstates city planning commission, APR '96 p2

PACIFICA

San Mateo County voters reject proposal for Sea Garden Events Center project slated for development on coastal land, APR '96 p9

PALM SPRINGS

Voters in Palm Springs area are split on the question of new golf courses, DEC '96 p10

PASADENA

City planners seek long-term benefits from Old Pasadena district by focusing on maintenance and marketing, JUL '96 p11; p12 $\,$

City is in early stages of developing sustainability project, OCT '96 p11

PHOENIX (AZ) Arizona area is compared to California and Nevada in terms of develop-

ment fees and taxes, MAR '96 p1
PICO RIVERA

City seeks competitive development advantage by providing economic incentives to new and expanding businesses, MAR '96 p9

'96 p2

PLEASANTON
City participates in informal Tri-Valley sub-regional planning authority, APR

Voters approve long-term urban growth boundary and annual cap on building permits, DEC '96 p10

RANCHO CALIFORNIA

Temecula Band of Luiseno Mission Indians lose challenge to Rancho California Water District project for new groundwater pumping and recharge facilities, court rules. APR '96 p7

RANCHO CUCAMONGA

ment. DEC '96 p10

Plans for entertainment center near Epicenter stadium call for multiplex theater, ice-skating rink, and restaurants, JUL '96 p9

RANCHO MIRAGE Voters approve golf course associated with Ritz-Carlton hillside develop-

RIVERSIDE
Developer lofts plans for multiplex theater and commercial development to

help revive University Avenue downtown area, JUL '96 p9

Voters approve 4-year urban growth boundary, DEC '96 p11

ROSEVILLE

Voters reject proposal to limit urban housing densities, DEC '96 p10

SACRAMENTO

City finally gets out of Hyatt Regency Hotel deal, JAN '96 p2

Sacramento Army Depot conversion success surpasses initial expectations, JAN '96 p4 $\,$

Neighborhood organization helps win rights to Union Pacific railyard; mixed-up development will include housing, transportation center, and limited railroad use, FEB '96 p12

City selected in pilot program for remediation and redevelopment of urban brownfields, JUN '96 p9

Developers propose host of entertainment uses in North Natomas area, including multiplex cinema, music amphitheater, and sports-related attractions. JUL 196 pg

Mather Air Force Base reports success with two air-cargo related tenants; talks continue with two other major parcel carriers, NOV '96 p4

SAN BERNARDINO

Gity Planning Commissioner charged with conflict of interest following vote against competing business, SEP ${\rm '96~p2}$

SAN DIEGO

City's development fees are briefly compared to other Sunbelt areas, MAR '96 p9

Voter approval of Prop. C allows resort hotels construction in "future urbanizing area"; Prop. D clarifies that San Diego Naval Training Center is located in "future urbanizing area", APR '96 p9

City council approves preliminary plan for Point Loma; creation of Naval Training Center would include recreational, educational, and housing uses, SEP '96 p4

San Diego's sale-leaseback plan for Jack Murphy Stadium doesn't require popular vote, court rules, SEP '96 p7

CP DR

Cities & Communites

SAN DIEGO

Voters split on four ballot measures to convert land from "future urbanizing" to "planned urbanizing", DEC '96 p10

SAN DIMAS

City has right to impose owner-occupant requirement on second-unit properties, court of appeal rules, SEP '96 p6

SAN FERNANDO VALLEY

San Fernando Valley secession from Los Angeles gains momentum; may encourage other municipal break-aways around state. JUN '96 p1

Senate vote on Valley secession falls one vote short of winning despite support by Sen. Tom Hayden and all Republicans, SEP '96 p2, NOV '96 p12

City's housing markets outpace state average for 1994-1995, JAN '96 p11 Voters approve height limit increase for new baseball stadium in China Basin, APR '96 p9; p10; MAY '96 p9

City has upbeat expectations for entertainment and recreation conversion of Treasure Island, MAY '96 p4

Sony Entertainment is building huge 20-screen entertainment complex in Yerba Buena Gardens, JUL '96 p9

Judge rules that anti-SLAPP law can apply to trespassing suit brought against environmental activists, AUG '96 p8

City Hall accepts sustainability planning as component of city's planning and growth process, OCT '96 p11

Voters approve property-tax increase for affordable housing bond, DEC '96 p10

SAN JOSE

City council approves 'Greenline' boundary around city limits: accentance symbolizes that city planning has "reached a logical limit", MAY '96 p1 City is in early stages of developing sustainability project, OCT '96 p11

Voters reject zoning change for auto wrecking yard; approval of change to

city charter allows City Hall to move downtown, DEC '96 p11

SAN LUIS OBISPO

City's Downtown Centre project helps rejuvenate previously sluggish downtown area, JUL '96 p9; p11

Voters reject assessment district to purchase open space; however, they approve measure to guarantee that new water supplies would be used for reserves rather than for new development, DEC '96 p10

SAN RAMON

City participates in informal Tri-Valley sub-regional planning authority, APR

SANTA BARBARA

Rancher not harmed by diversion of water, stream growth in channels, and increased salinity of water supply, appellate court rules, JUL '96 p8

SANTA CLARITA

City's redevelopment plan exceeds quake-damage limits and requires EIR.

City's development fees are briefly compared to other Sunbelt areas, MAR ⁴96 n9

SANTA MONICA

City officials claim Malibu's new general plan will force homeless persons into their city, JAN '96 p2

Santa Monica rent control case swept up in furor of Ehrlich exactions ruling, APR '96 p6

California Supreme Court will hear takings claim in challenge to Santa Monica rent control ordinance, JUL '96 p6

Third Street Promenade owes success to multiplex cinemas and pedestrian-oriented access, JUL '96 p11; p12

City is in early stages of developing sustainability project, OCT '96 p11

Voters approve 20-year urban growth boundary, DEC '96 p11

SANTA YNEZ VALLEY

Rancher not harmed by diversion of water, stream growth in channels, and increased salinity of water supply, appellate court rules, JUL '96 p8

SARATOGA

Saratoga voters approve sweeping growth control measure, APR '96 p9:

City is among Santa Clara communities considering or having adopted urban growth boundaries, MAY '96 p2

Voters approve rezoning of single parcel of land, as required under last year's growth control initiative, DEC '96 p11

SEBASTOPOL

Voters approve 20-year urban growth boundary, DEC '96 p11

SIMI VALLEY

Simi Valley Unified School District finances new elementary school from proceeds of land and housing entitlements received from bankrupt developer, APR '96 p4

Ventura County voters extend Simi Valley growth control ordinance while increasing slightly the number of yearly building permits, APR '96 p9

City selected in pilot program for remediation and redevelopment of urban brownfields, JUN '96 p9

THOUSAND OAKS

Voters approve measure requiring voter approval for future changes to Land Use Element of General Plan, DEC '96 p11

City can't hold up subdivision map while waiting for hazardous waste site ruling on toxics, court rules, MAY '96 p7

TUSTIN

City seeks competitive development advantage by providing economic incentives to new and expanding businesses, MAR '96 p9

Voters approve Measure II which reaffirms city's decision not to permit urban development on hillside areas, DEC '96 p10

City seeks competitive development advantage by providing economic incentives to new and expanding businesses, MAR '96 p9

City struggles to find replacements for 6,300 jobs lost to closing of Mg Island Naval Shipyard, MAY '96 p4

Quick action by city council helps speed conversion and commercial development at Mare Island Naval Shipyard, SEP '96 p4

Gov. Wilson vetoes bill by Sen. Mike Thompson for pilot program using state funds to help cops buy homes in city, OCT '96 p10

VENICE

Cities must demand replacement of housing units in coastal zone, court rules, SEP '96 p6

Refurbishment of Venice Beach is the fearless architect's `Mission Impossible'. NOV '96 p10

VENTURA

Voters support sales-tax subsidy for development of Buenaventura Mall project, APR '96 p9; p10

Theater developer plans to expand multiplex cinema complex while neighboring communities pursue similar plans, JUL '96 p12

Landowners seeking to overturn agricultural land protections lose in court, AUG '96 p7

City files suit against Long Beach Naval Shipyard conversion charging EIR's traffic analysis was inadequate, NOV '96 p4

VICTOR VALLEY

Adelanto faces bankruptcy after fights with Victor Valley neighbors over water supply and closed military base, JAN '96 p1

VISTA

California Supreme Court rules that commercial building tenant may seek compensation when building is subject to eminent domain action, SEP '96 p7

WALNUT CREEK

City council mulls profitability comparisons of multiplex cinema vs. hotel for downtown site, JUL '96 p9

WESTLAKE VILLAGE

City opts for competitive development advantage, charging neither bug ness-license fees nor utility user taxes, MAR '96 p9

Westwood district, currently blessed with 32 movie screens, will shortly have 16 more, JUL '96 p12

Cities & Communites



Page 19

STWOOD.

Westwood's Village Center project combines multiple uses in big-box multiplex/parking/retail/housing pastiche, JUL '96 p10

WILMINGTON/SAN PEDRO HARBOR

Community may join in secession-movement against Los Angeles, JUN '96

WINDSOR

Voters approve change in land-use designation to allow for new Wal-Mart. DEC '96 p11

WOODLAND

Voters approve city's adopted general plan which calls for growth to the south, DEC '96 p11

WOODSIDE

Supreme Court rules that CC&Rs are enforceable on subdivision parcels even when not recorded in the deed, JAN '96 p5



Counties

ALAMEDA

County participates in informal Tri-Valley sub-regional planning authority, APR '96 p2

Summary of growth measure results from November ballot, DEC '96 p10

CONTRA COSTA

County participates in informal Tri-Valley sub-regional planning authority, APR '96 p2

Danville voters kill plan for city-approved Kaufman & Broad townhouse project, APR '96 p9; p10

Administrative inspections by building department officials don't have same standards as those for criminal search and seizure, appellate court rules, JUL '96 p5

EL DORADO

County finally passes general plan, environmentalists and slow-growth activists initiate court challenges, MAR '96 p2

Voters narrowly reject slow-growth measure that would have required developers to have water supply for their projects, DEC '96 p10

FRESNO

New legislation postpones deadline for housing element revision requirements, OCT '96 p10

KERI

Castle & Cooke liquidates Bakersfield-area holdings following resolution of homeowner's group CEQA lawsuit challenging shopping center project; developer also cancels land-swap deal with Kern County Water Agency, MAY '96 p2

New legislation postpones deadline for housing element revision requirements, OCT '96 p10

Chevron Lokern Conservation Bank and Coles Levee Ecosystem Reserve are examples of conservation banking program, NOV '96 p3

LAKI

County voters narrowly reject proposal to require county to petition state for prison construction within county limits, APR '96 p9

LOS ANGELES

Metropolitan Water District signs memo of understanding with Southern Nevada Water Authority for All-American Canal water, FEB '96 p1

Diamond Bar voters reject attempt to create alternative general plan, APR '96 p9

Santa Monica rent control case swept up in furor of Ehrlich exactions ruling APR '96 n6

"Landmark" Colorado River water deal between Las Vegas and Metropolitan Water District collapses under pressure from state governments, MAY '96 p3

Friends of the Los Angeles River threaten lawsuits over new concrete-barrier flood control plans after Los Angeles County breaks off regional negotiations in bad faith, JUN '96 p3

Loyola Marymount University appeals ruling requiring it to pay school fees to L.A. Unified School District even though university says there won't be more students or faculty, AUG '96 p5

Summary of growth measure results from November ballot, DEC '96 p10

MADERA

Developer Castle & Cooke Inc. works with Fresno State University to fashion a "designer" school district to help market a development project near Madera, AUG '96 p4

MARIN

National Park Service didn't need EIS to close GGNRA to mountain bikers, court rules, JUL '96 p7

 Voters failed to provide needed two-thirds vote for sales tax hike for parks and open space, DEC '96 p10

MONTEREY

Fort Ord conversion success includes commercial leases at thriving Marina

Municipal Airport as well as expansion of Cal State Monterey Bay campus, JUL '96 $\rm p4$

New legislation postpones deadline for housing element revision requirements. OCT '96 p10

Voters reject measure requiring voter approval for changes in agricultural land but turn down specific zoning change for Carmel Valley project, DEC '96 p10

NAPA

Voters reject ballot measure approving bousing and golf course development, APR '96 p9; p10

Long-time LAFCO trooper Mike Gotch wins appointment as Alternate Public Member Position at Napa County LAFCO, SEP '96 p2, NOV '96 p12

New bill permits Napa County to meet housing element requirements by using affordable housing funds to build units inside city, OCT '96 p10, DEC '96 sup p5

NEVADA

State Supreme Court concludes that a non-conforming mine or quarry can expand to other areas, but leaves open the issue of vested rights, MAR '96 p5

ORANGE

Natural Communities Conservation Plan/Habitat Conservation Plan (NCCP/HCP) released for 39,000 acres of land owned largely by Irvine Co., JAN '96 p3

Gounty opts for competitive development advantage in unincorporated areas, charging neither business-license fees nor utility user taxes, MAR '96 p9

Voters approve plan for commercialization of airport at El Toro Marine Air Base, APR '96 p9; p10

County approves Natural Communities Conservation Plan/Habitat Conservation Plan (NCCP/HCP) for 39,000 acres of land owned largely by Irvine Co., MAY '96 p3

Southern California Association of Governments blasts consultant's study supporting infeasibility of converting El Toro Marine Air Station to civilian use, MAY '95 p4

Controversial plans for commercial airport at El Toro Marine Air Corps station receive another setback in half-hearted appraisals by commercial aviation groups, JUL '96 p4

SLAPP provisions don't apply to private business disputes, appeals court rules, NOV '96 p7 $\,$

The usefulness of having 18 water agencies in county is an issue following bankruptcy, NOV '96 p12

RIVERSIDE

County opts for competitive development advantage in unincorporated areas, charging neither business-license fees nor utility user taxes, MAR '96 p9

County adopts long-term conservation plan to protect Stephens kangaroo rat; state and federal governments both make concessions to ease adoption, APR $^\circ$ 96 p3

Eagle Mountain Landfill in Riverside County upheld by Appellate Court; EIR is adequate for impact of materials recovery facilities (MRFs), APR '96 p7

Appellate court questions Fish & Game procedures on "take" of endangered Stephens kangaroo rat in Riverside County development, MAY '96

Metropolitan Water District plans for Domenigoni Reservoir come under attack, MAY '96 p3

Summary of growth measure results from November ballot, DEC '96 p10

SACRAMENTO
County gives OK to Citrus Heights incorporation, MAR '96 p2

Mather Air Force Base reuse plans include outlandish theme park concepts as well as plans for world trade center; most likely to succeed is plan for retirement village adjacent to existing golf course, MAR '96 p4

SACRAMENTO

-McClellan Air Force Base moves toward privatization although other Air Force bases may not support conversion, MAR '96 p4

County plans to double land available for low-income housing under settlement terms of Legal Aid Society lawsuit, JUN '96 p7

New legislation postpones deadline for housing element revision requirements, OCT '96 p10

Calstart creates "business incubators" for electric vehicle research and development at McClellan Air Force Base, NOV '96 p4

SAN BERNARDINO

City of Adelanto faces bankruptcy after costly litigation defeats to county and neighboring jurisdictions, JAN '96 p1

County opts for competitive development advantage in unincorporated areas, charging neither business-license fees nor utility user taxes, MAR '96 p9

Voters reject two measures affecting proposed Rail-Cycle landfill project near Barstow, APR '96 p9

SAN DIEGO

San Diego County Water Authority signs MOU with Imperial Water District for transfer of `surplus' Colorado River water, FEB '96 p1; MAY '96 p3

Voters reject initiative that would have limited development in La Costa Green Valley Crossing housing and open space project, APR '96 p9 $\,$

New lcgislation postpones deadline for housing element revision requirements, OCT '96 p10 $\,$

Boys and Girls Club of East San Diego County sells conservation credits to San Vincente Ranch land which it can't develop, NOV '96 p3

Madura Mitigation Site is example of conservation banking program, NOV '96 p3

Summary of growth measure results from November ballot, DEC '96 p10

SAN JOAQUIN

Environmentalists and farmers square off against proposed Gold Rush City theme park in Lathrop's sphere of influence; AUG '96 p1

Environmentalists sue under CEQA to block "new towns" of New Jerusalem and Riverbrook; Mountain House not a party to the action, AUG '96 p5

Mountain House shapes up to be as good a new town as could be expected, SEP '96 p10 $\,$

SAN MATEO

County voters reject proposal for Sea Garden Events Center project slated for development on coastal land, APR '96 p9

IAFCO votes to change its status from independent agency to dependent agency run out of county planning department, NOV '96 p12

County voters call for construction of tunnel on Highway 1 rather than bypass, DEC '96 p10

SANTA BARBARA

CP DR

CEQA review leading to EIR is locally higher than in other jurisdictions, JAN $^{\circ}96~\mathrm{p}9$

County housing markets outpace state average for 1994-1995, JAN '96 p11 Voters reaffirm restrictions on construction of onshore oil support facilities and prohibitions for onshore oil production, APR '96 p9

Rancher not harmed by diversion of water, stream growth in channels, and increased salinity of water supply, appellate court rules, JUL '96 p8

SANTA CLARA

Saratoga voters approve sweeping growth control measure, APR '96 p9; p10

County works with City of San Jose to safeguard city's Greenline Initiative protecting urban boundaries and open space, MAY '96 p1

County voters approve sales tax hike for road and transit projects, DEC $96\,$ p10 $\,$

Summary of growth measure results from November ballot, DEG '96 p10

SONOMA

County sub-regional group calls for creation of Urban Limit Lines and reviews existing "community separators" (greenbelts), APR '96 p2

Gounty is home to tiny conservation banking program for wetland north of Petaluma, NOV '96 p3

County voters approve creation of 20-year urban growth boundary, DEC ${\rm ^{'}96~p11}$

Summary of city growth measure results from November ballot, DEC '96 p11

STANISLAUS

Mitigated negative declaration upheld in gravel mining case for site on Tuolumne River, MAR '96 p6

Modesto City School District withdraws from deal as tenant and lender tokey redevelopment project; officials ponder continued county commment to project, APR '96 p4

Gounty shouldn't have deferred analysis of water supply issues in EIR for controversial Diablo Grande resort project, court rules, SEP '96 p5

VENTURA

Supplemental EIS not required for Doppler weather station at Sulfur Mountain site near Ojai, JAN '96 p7 $\,$

Santa Clara River talks seek agreement on "wild" river and wetlands protections for property to be developed by Newhall Land and Farming Co., MAR '96 p3

County-prepared demographic statistics don't always agree with federal census figures, APR '96 p11 $\,$

Voters extend Simi Valley growth control ordinance while increasing slightly the number of yearly building permits, APR '96 p9

Voters reject plan for landfill in Weldon Canyon between Ventura and Ojai, APR '96 p9



Court Cases

Akins v. State of California, JUN 96 p6
Al Larson Boat Shop Inc. v. Board of Harbor Commissioners, SEP 96 p5
Arnel Development Co. v. City of Costa Mesa, APR 96 p5
Associated Home Builders v. City of Walnut Creek, APR 96 p5

Babbitt v. Sweet Home Chapter of Communities for a Greater Oregon, MAY '96 p6, JUN '96 p5

Beck Development Co. v. Southern Pacific Transportation Co., MAY '96 p7 Beilenson v. Superior Court, MAY '96 p8, SEP '96 p8, NOV '96 p7 Belair v. Riverside County Flood Control Dist., JUN '96 p6 Bennett v. Plenert, MAY '96 p6

Bicycle Trails Council of Marin v. Babbitt, JUL '96 p7

Blue Jeans West v. City and County of San Francisco, JUL '96 p6 Bodega Bay Concerned Citizens v. County of Sonoma, FEB '96 p6

Briseno v. City of Santa Ana, JUN '96 p6 Building Industry Association of Northern California v. City of Livermore,

Bunch v. Coachella Valley Water District, JUN '96 p6

California Riviera Homeowners Association v. Superior Court, JAN '96 p6 Castaic Lake Water Agency v. City of Santa Clarita, FEB '96 p5 Chevron U.S.A. Inc. v. Natural Resources Defense Council, Inc., JUL '96 p6

Church of Scientology of California v. Lawrence Wollersheim, MAR '96 p8 Citizens for Covenant Compliance v. Anderson, JAN '96 p5

City of Edmonds, Wash. v. Oxford House, FEB '96 p5

City of Los Angeles v. Offner, SEP '96 p8

City of San Diego v. Rider, SEP '96 p7

City of Santa Barbara v. Adamson, JUL '96 p5

City of Vista v. Fielder, SEP '96 p7

Cochran City Lights et al. v. California Tax Credit Allocation Committee, JUN '96 p8

County of Contra Costa v. Humore, Inc., JUL '96 p5 Cutujian v. Benedict Hills Estates Association, FEB '96 p7

Daubert v. Merrell Dow Pharmaceuticals, Inc., JUN '96 p5

David Coleman and Sophia Walker v. County of Sacramento, JUN '96 p7

Dean v. Kuchel, SEP '96 p8

DeVita v. Napa County, AUG '96 p7

Dodd v. Hood River Company, MAY '96 p7, NOV '96 p5

Dolan v, City of Tigard, MAR '96 sup, APR '96 p5, JUL '96 p6, AUG '96 p6 Douglas County v, Babbitt, FEB '96 p8

Ehrlich v. City of Culver City, MAR '96 sup, APR '96 p5, JUL '96 p7, AUG '96 p5; p6, OCT '96 p10

Ehrlich v. Culver City, MAR '96 sup

Ellis v. State of California, JUL '96 p7

Environmental Coalition of Ojai v. Brown, JAN '96 p7

Environmental Defense Fund v. Babbitt, JAN '96 p5

Ericsson GE Mobile Communications Inc. v. CSI Telecommunications Engineers, NOV '96 p7

FAIR v. City of Buenaventura, AUG '96 p7

Foothill Properties v. Lyon/Copley Corona Associates, JUL '96 p7 Forest Conservation Council v. Rosbro Lumber Co., JUN '96 p5

Franks v. Delaware, JUL '96 p5

Friedman v. City of Beverly Hills, AUG '96 p7

Gin S. Chow v. City of Santa Barbara, JUL '96 p8 Goleta Union School District v. Regents of UC, AUG '96 p5 Guardino v. Santa Clara County, MAR '96 p12

Hansen Brothers Enterprises v. Board of Supervisors, MAR '96 p5, APR '96 p5

Hendler v. U.S. Claims Court, NOV '96 p6

Howard Jarvis Taxpayers Association v. Fresno Metropolitan Projects Authority, JAN '96 p6

Jordan v. City of Santa Barbara, JUL '96 p8

Koster v. County of San Joaquin, AUG '96 p5

Laurel Heights Improvement Association v. Regents of UC, SEP '96 p5

Laurel Heights Improvement Association v. University of California, FEB '96

n6

Locklin v. City of Lafayette, JUN '96 p6

Los Angeles Conservancy v. City of Los Angeles, AUG '96 p8

Los Angeles Lincoln Place Investors v. City of Los Angeles, MAR '96 p8

Loyola Marymount University v. Los Angeles Unified School District, AUG '96 p6

Lucas v. South Carolina Coastal Council, NOV '96 p6

Marbled Murrelet v. Bruce Babbitt, JUN '96 p5

Marbled Murrelet v. Pacific Lumber Co., JUL '96 p6

Marsh v. Oregon Natural Resources Council, JAN '96 p7

McCaslin v. City of Monterey Park, MAR '96 p5

McDonald, Somme & Frates v. Yolo County, MAY '96 p7, NOV '96 p5

Michigan v. Clifford, JUL '96 p5

Mountain Lion Foundation v. California Fish and Game Commission, MAY '96 p5, AUG '96 p3; p6

Mountains Recreation and Conservation Authority v. Soka University of America. JUN '96 p7

National Parks and Recreation Association v. County of Riverside, APR '96 p7

Nevada Commons v. California Tax Credit Allocation Committee, JUN '96

Nolan v. California Coastal Commission, MAR '96 sup, APR '96 p5, JUL '96 p6, AUG '96 p9 .

Northwest Forest Resource Council v. Pilchuck Audubon Society, JUL '96 p6

People ex re. Younger v. Local Agency Formation Commission, JUN '96 p1 Phoenix Mutual Life Ins. Co. v. Bikelund, MAY '96 p6

Planning and Conservation League v. Department of Fish & Game, FEB '96 p8

Ramsey v. Kantor, NOV '96 p7

Rider v. County of San Diego, SEP '96 p8

Roman Catholic Archbishop of Los Angeles v. Superior Court, AUG '96 p8 Romero v. Board of Building and Safety, JUN '96 p8

Salwasser Manufacturing Co. v. Occupational Safety & Health Appeals Bd., JUL 96 p5

San Antonio Hills Inc. v. O'Neill, FEB '96 p7

San Bernardino Valley Audubon Society v. City of Moreno Valley, MAY '96 p5



Court Cases

SAN JOAQUIN RAPTOR/WILDLIFE RESCUE CENTER V. STANISLAUS COUNTY

San Joaquin Raptor/Wildlife Rescue Center v. Stanislaus County, MAR '96 p6

Santa Fe Springs Realty Corp. v. City of Westminster, MAR '96 p7
Santa Monica Beach Ltd. v. Superior Court of Los Angeles County, APR '96 p6, JUL '96 p6

Save Our Bay Inc. v. San Diego Unified Port District, MAR '96 p6 Seattle Audubon Society v. James Moseley, MAY '96 p6

Seattle Audubon Society v. Robertson, JUL '96 p6

Sensible Development of Bishop Area v. County of Inyo, MAR '96 p7

Sierra Club Inc. v. California Coastal Com, MAR '96 p7-

Sierra Club v. Gilroy City Council, SEP '96 p3

Soka University v. County of Los Angeles and the Santa Monica Mountains Conservancy, JUN '96 p7

Soundheim v. City of San Dimas, SEP '96 p6

Southern Pacific Transp. Co. v. City of Los Angeles, MAY '96 p7, NOV '96 p5

Stanislaus Natural Heritage Project v. County of Stanislaus, SEP '96 p5 Suitum v. Tahoe Regional Planning Agency, MAY '96 p7, NOV '96 p5 Tahoe-Sierra Preservation Council, Inc. v. Tahoe Regional Planning Agency, MAY '96 p7, NOV '96 p5

Temecula Band of Luiseno Mission Indians v. Rancho California Water District, APR '96 p7

Turning Point Inc. v. City of Caldwell, FEB '96 p5 'TVA v. Hill, JAN '96 p5

U.S. v. Brown University, AUG '96 p5

(The) Venice Town Council Inc. v. City of Los Angeles, SEP '96 p6

Wildlife Alive v. Chickering, MAY '96 p5, AUG '96 p6

Xi Zhao v. Daniel Tai-Yui Wong, SEP '96 p8



State Legislation

- AB 137 (Olberg) Property-rights bill would compensate property owners who lose value due to Endangered Species Act, FEB '96 p3; p9, AUG '96 p3, OCT '96 p10, DEC '96 sup p3
- AB 296 (Knight) LAFCO circumvention bill placed part of Edwards Air Force Base into Lancaster's sphere of influence, OCT '96 p10, NOV '96 p12, DEC '96 sup p5
- AB 298 (Rainey) Exempts preparation of congestion management plans from CEQA, OCT '96 p10, DEC '96 sup p1
- AB 350 (Bustamante) Requires Fish & Game Commission to devise recovery strategy for five threatened or endangered species, OCT '96 p10, DEC '96 sup p3
- AB 771 (Aguiar) Extends life of parcel maps by two years, OCT '96 p10, DEC '96 sup p10
- AB 795 (Goldsmith) Would provide landowners with long-term exemptions from CEOA if landowner participates in NCCP program, AUG '96 p3
- AB 1332 (Knox) Would prohibit a person from sitting on board that has taken enforcement action against them, AUG '96 p1
- AB 1724 (McPherson) Would require school districts to bear costs of buffers between schools and farms, FEB '96 p4, OCT '96 p10, DEC '96 sup p6
- AB 1930 (Sweeney) Closes a loophole in time limits placed on CEQA by Permit Streamlining Act, OCT '96 p10
- AB 2043 (Boland) Would permit veto-less secession of San Fernando Valley from Los Angeles, JUN '96 p1, AUG '96 p2, NOV '96 p12
- AB 2109 (Pringle) Would consolidate water districts in Orange County, NOV '96 p12
- AB 2708 (Brulte) Would maintain 50-50 cost split between school districts and state; would require school districts to issue school bonds, JUN '96-p4, AUG '96 p4
- AB 2736 (Weggeland) Creates uniform procedure for base reuse including relaxation of redevelopment, CEQA, and affordable housing requirements, OCT '96 p10, DEC '96 sup p8
- AB 2846 (Sweeney) Would have given cities more leverage over annexation agreements and development standards, JUL '96 p2
- AB 2963 (Firestone) Exempts from CEQA projects to restore existing highway after damage in disaster, OCT '96 p10, DEC '96 sup p1
- AB 3025 (Hawkins) Extends sunset provisions of redevelopment law dealing with replacement housing, OCT '96 p10, DEC '96 sup p9
- AB 3053 (Brutte) Would repeal Centex Real Estate Corp. v. City of Vallejo decision upholding local excise tax on new real estate development, JUN '96 n4
- AB 3081 (Olberg) Clarifies that AB 1600 fees can include ad-boc or ordinance based fees, OCT '96 p10, DEC '96 sup p6
- AB 3125 (Hawkins) Would help "built-out" cities meet Housing Element obligations, JUL '96 p2, OCT '96 p10, DEC '96 sup p5
- AB 3150 (Olberg) Would streamline process of obtaining "take" permit under Endangered Species Act, AUG '96 p3, OCT '96 p1, DEC '96 sup p1 AB 3151 (Olberg) Would set standards to permit incidental take under
- AB 3151 (Olberg) Would set standards to permit incidental take under Endangered Species Act, AUG '96 p3
- AB 3174 (Brulte) Would repeal so-called Mira/Hart/Murrieta line of school financing cases and add fee caps, JUN '96 p4, AUG '96 p4
- AB 3175 (Brulte) Would bar levying of AB 3174 fees until school district develops 10-year facilities plan, JUN '96 p4
- AB 3452 (V. Brown) Permits Napa County to meet housing element requirements by using affordable housing funds to build units inside city, OCT '96 p10, DEC '96 p5
- ACA 49 (Isenberg) Contains provisions of Constitution Revision Commission for Citizens' Charter Commission, JUN '96 p2

SB 560 (Haynes) Extends life of tentative maps by two years, OCT '96 p10, DEC '96 sup p11

Page 25

- SB 569 (Leonard) School financing bill that would have ended Mira/Hart/Murrieta line of cases and pre-empted local government powers, SEP '96 pt; p12
- SB 635 (Haynes) Property and Homeowner Protection Act is withdrawn due to lack of support, FEB '96 p3 $\,$
- SB 763 (Greene) Would simplify and streamline school financing; contains other funding measures, JUN '96 p4, AUG '96 p4; SEP '96 p12
- SB 862 (Kopp) Makes it more difficult for portions of Broadmoor Police Protection District to detach and annex to Daly City, NOV '96 p12
- SB 900 (Costa) Proposed \$900 million water facilities bond issue is signed by Gov. Wilson, AUG '96 p3
- SB 936 (Campbell) Housing element reform bill, FEB '96 p2 $\,$
- SB 1073 (Costa) Housing element reform bill clears Senate and is pending in Assembly committee, FEB '96 p2, JUL p2, OCT '96 p10, DEC '96 sup p4
- SB 1120 (Costa) Would have permitted `incidental take' of endangered species, DEC '96 sup p1
- SB 1232 (Lockyer) Would consolidate two water districts in Alameda County, NOV '96 p12
- SB 1414 (Greene) Would allow school districts to apply for incentive grants in order to reduce classroom size in lower grades, JUN '96 p4
- SB 1415 (Greene) Complement to SB 1414, would enable school districts to hire up to 100 classroom aides, JUN $^{\rm l}96$ p4
- SB 1434 (Kelly) Water district consolidation bill applies only to Padre Dam Water District, NOV '96 p12
- SB 1505 (Kopp) Would have reduced roles of Caltrans and California Transportation Commission and given control of most transportation funding to regional agencies, NOV '96 p1
- SB 1566 (Monteith) Bans Williamson Act land from redevelopment area; tightens restrictions on other agricultural land, OCT '96 p10, DEC '96 sup p9
- SB 1626 (Kopp) Would have removed antiquated or irregular subdivisions as a condition of blight, OCT '96 p10, DEC '96 sup p1
- SB 1693 (Montieth) Tightens up reporting and accountability requirements for development fees, OCT '96 p10, DEC '96 sup p7
- SB 1804 (Montieth) Creates wildlife habitat contract program similar to Williamson Act, OCT '96 p10, DEC '96 sup p4
- SB 1899 (Alquist) Exempts from CEQA review any action taken by public transit agency after July 1, 1995 to implement budget cuts, OCT '96 p10, DEC' '96 cup p2'
- SB 1930 (Sweeney) Closes a loophole in time limits placed on CEQA actions by Permit Streamlining Act, DEC '96 sup p2
- SB 1989 (Thompson) Would use state funds to establish pilot program helping cops to buy homes in Vallejo, OCT '96 p10
- SB 2069 (Haynes) Would have exempted shooting ranges from liability lawsuits from neighboring property owners, OCT '96 p10, DEC '96 sup p1
- SGA 39 (Killea) Contains provisions of Constitution Revision Commission for Citizens' Charter Commission, JUN '96 p2