

GROWTH CONTROL AND GROWTH MANAGEMENT

Disneyland-area building moratorium extended NOV '90 p2
 Sarasota County building moratorium fails, but slow-growth sentiment rises in Florida NOV '90 p3
 Slow-growth issues do well on November ballots DEC '90 p1
 San Diego city and county voters reject builder-proposed growth management measures DEC '90 p5
 San Francisco voters ban waterfront hotels DEC '90 p6
 Manteca voters defeat two growth control measures DEC '90 p6
 Tracy voters trounce slow-growth measure DEC '90 p6
 Morro Bay voters approve downzoning undeveloped property owned by Williams Bros. Markets DEC '90 p6
 Morgan Hill voters amend growth control ordinance instead of replacing it DEC '90 p7
 Voters in Sonoma County cities of Cotati and Santa Rosa approve growth boundaries, locking in their sphere of influence open space DEC '90 p7
 Sebastopol voters defeat urban growth boundary initiatives DEC '90 p7
 Modesto voters approve sewer line extension for 1,775-acre project DEC '90 p7
 Newman voters reject growth cap for their city DEC '90 p7
 Voters in Patterson limit future population while rejecting a yearly growth cap DEC '90 p7
 Yolo County voters reject measure that would have directed growth away from agricultural lands toward already developed areas DEC '90 p7
 Impact of real estate downturn on California's growth politics remains to be seen JAN '91 p1
 Judge strikes down Walnut Creek growth control initiative JAN '91 p1
 Washington governor proposes growth management legislation JAN '91 p3
 Maryland considers state growth control JAN '91 p3
 San Diego changes its slow-growth ways to attract development in slow economy JAN '91 p5
 Waterfront hotels in San Francisco may move ahead by moving 100 feet inland FEB '91 p2
 Folsom pro-growth Mayor Jack Kipp wins reappointment thanks to vote from slow-growth council member FEB '91 p2
 Drought likely to cause more growth limits MAR '91 p1
 San Francisco's growth restrictions may or may not slow development MAR '91 p2
 Riverside Mayor Terry Frizzel rejects controversial apartment project on college land, hoping to get community/developer compromise APR '91 p2
 Voters in Burbank and San Benito reject growth control proposals APR '91 p4
 Civic center in Thousand Oaks becomes focus of continuing growth debate APR '91 p8
 Pebble Beach expansions plans scaled back because of public opposition MAY '91 p2
 Surging California growth likely to continue in 1990's MAY '91 p7
 Projected growth in California (table) May '91 p7
 California avoided real estate overbuilding partly because of no-growth attitudes around the state JUN '91 p2
 Sutter County rejects competing growth initiatives JUN '91 p3
 L.A. Mayor Tom Bradley challenges planners to combat sprawl AUG '91 p2
 UCLA agrees with City of L.A. to limit future expansion to 139,500 vehicle trips AUG '91 p2
 Wilson growth plan may be cautious NOV '91 p1
 Most important growth bills held over by legislature NOV '91 p4
 Citizen group pays Fair Political Practices Commission fine NOV '91 p8
 Slow-growthers do well in slow year at ballot box DEC '91 p5
 Interim county ordinance lifts Malibu moratorium DEC '91 p10
 Walnut Creek voters reject growth management measure but approve a hillside protection ordinance DEC '91 p5
 San Mateo voters pass initiative to restrict growth throughout the city DEC '91 p7
 Wilson won't tip hand on growth policy OCT '91 p1

HILLSIDE DEVELOPMENT
 Poway voters reject city proposal to allow churches to be built on hilly sites

in rural residential areas JUL '90 p5
 Sutter County voters reject general plan amendment and zone change that would have permitted large development in the sierra foothills JUL '90 p5
 Voters in Pleasanton choose to protect ridgelines DEC '90 p3

HISTORIC PRESERVATION
 Pasadena voters OK demolition application for historic hotel JUN '87 p2
 Owners of LA's Ambassador Hotel file for demolition permits JUN '87 p5
 City of Downey drafts zoning variance to preserve original McDonald's arch MAR '88 p6
 Residents in Woodland Hills are trying to persuade the L.A. Cultural Heritage Commission to designate the 29-year-old Valley Music Center a landmark to save it from demolition FEB '90 p2
 Preservationists give up fight to save St. George Hotel in downtown Santa Cruz JAN '91 p2
 Downtown Santa Cruz loses spot on National Register of Historic Places after 20 out of 36 historic structures are destroyed in Earthquake MAY '91 p2
 Preservationists in Redlands fight to save seven old homes in the downtown area JUL '91 p4
 Wood-frame house in downtown Riverside is listed as a National Heritage Landmark to commemorate its Japanese-American owners' success in warding off confiscation during World War II AUG '91 p2

HOUSING

San Diego decides to limit new housing JUL '87 p1
 San Francisco city election results mixed over low-income housing development JUL '87 p8
 City attempts rezoning of land for low-income housing JUL '87 p8
 BIA claims Oceanside growth cap violates "fair share" housing laws AUG '87 p3
 Sacramento City Council gets citywide housing and transportation requirements in North Natomas settlement SEPT '87 p1
 Court upholds Berkeley's right to build low-income housing around the city under general voter approval SEPT '87 p3
 Affordable housing funds likely to come from redevelopment agencies FEB '88 p1
 AB 1735 closes redevelopment loopholes forcing agencies to spend money collected for housing FEB '88 p4
 Housing may emerge as a high-profile issue nationwide FEB '88 p5
 San Francisco County Board of Supervisors imposes five-month moratorium on demolition of single-family homes MAR '88 p1
 Senate Local Government Committee approves Indian Wells redevelopment plan to build low-income housing outside city limits MAR '88 p2
 Housing issues gain attention APR '88 p2
 Agnos appoints four slow-growther/housing advocates to San Francisco's planning commission MAY '88 p1
 City-assisted housing project required to maintain 20% affordable units for 50 years MAY '88 p5
 Senator Alan Cranston pushes housing as a post-Reagan issue JUN '88 p1
 Michael Dukakis, Democratic presidential nominee, commits himself to a bigger role for the federal government in providing affordable housing JUL '88 p2
 Housing development in Oakland is drawing fire from environmentalists SEPT '88 p6
 Judge orders Hawthorne to accept low-income housing as part of Century Freeway project OCT '88 p4
 Ft. Bragg must permit low-income housing NOV '88 p4
 Specific votes needed to approve low-income housing projects JAN '89 p3
 Usefulness of local housing plans debated FEB '89 p1
 San Mateo lawyer insists many local agencies comply with state housing requirements on paper only FEB '89 p1
 San Francisco County Board of Supervisors refuse to lift temporary curbs placed on residential construction by city planning commission FEB '89 p6
 Davis city officials, worried by rising house prices, reassess housing policies FEB '89 p6
 Special Report MAR '89

HOUSING

Housing resurfaces as federal issue MAR '89 p1
 Cranston set to introduce housing package aimed at first-time buyers and low-income housing MAR '89 p3
 Battle begins to extend housing tax credit MAR '89 p3
 Redevelopment agencies adjust to "use it or lose it" law that forces them to spend their 20% set aside for affordable housing MAR '89 p5
 AB 4567 requires cities accumulating more than \$500,000 in their redevelopment housing fund must spend it within five years or turn it over to the county housing authority MAR '89 p5
 Spurred on by AB 4567 Fairfield's redevelopment agency plans to spend heavily on low-income housing projects MAR '89 p5
 Bradley still trying to increase downtown L.A.'s redevelopment's spending cap from \$75 million to \$5 billion by offering \$2 billion housing incentive MAR '89 p5
 Court agrees to rehear public housing case requiring stricter voter approval on public housing projects APR '89 p1
 Cranston introduces housing bill with D'Amato's help APR '89 p2
 Court says San Francisco may deny permit for single-family homes JUN '89 p4
 Redevelopment agencies spend more money on housing JUN '89 p6
 Redevelopment funds for housing (table) JUN '89 p6
 Low and moderate housing units gains and losses (tables) JUN '89 p6
 Ballot measure seeks to control housing resale prices JUN '89 p10
 Median house price in "affordable" Sacramento reached the \$100,000 level JUN '89 p10
 Sacramento Housing and Redevelopment Agency propose taking over Mather Air Force base when it closes JUN '89 p10
 L.A. City Council passes office-housing linkage fee JUL '89 p3
 Part of Marian Bergeson's housing package linking water and sewer funding to affordable housing passes OCT '89 p1
 Governor vetoes SB 966 because he doesn't see link between the provision of housing and water and sewer grants OCT '89 p4
 San Diego and Sacramento approve housing fee on commercial development NOV '89 p1
 Inclusionary housing to be voluntary in Irvine JAN '90 p2
 Federal housing programs JAN '90 p3
 San Diego city council removes homebuilding moratorium near Brown Field, which may make airport expansion there more difficult JAN '90 p5
 San Diego council members oppose housing fund FEB '90 p2
 Sacramento bans homes in Natomas for now MAR '90 p2
 Localities fall far short of state local housing goals APR '90 p1
 Low/moderate-income housing constructed, large counties (table) APR '90 p5
 Performance of Los Angeles County cities status of state housing element (relationship between housing element and provision of affordable housing) APR '90 p5
 Hayward voter reject plan to build 2,000 homes on Walpert Ridge MAY '90 p3
 City council members in Hidden Hills who supported construction of a controversial low-income housing project are turned out of office MAY '90 p3
 Antioch voters uphold city council decision allowing construction of 185-unit apartment complex for low-income seniors and handicapped persons JUL '90 p3
 Simi Valley voters amend growth control ordinance to promote low-income senior housing JUL '90 p5
 State Supreme Court reverses decision in housing case SEPT '90 p5
 Inland Empire leads nation in single-family building permits issued NOV '90 p2
 Los Angeles/Long Beach area ranks first nationally in multi-family building permits issued NOV '90 p2
 Housing activist Gary Squier appointed head of L.A. City's new housing department DEC '90 p2
 \$150 million housing bond issue in Alameda County gets over 60% of vote but fails to pass with two-thirds majority DEC '90 p3
 Morgan Hill voters reject a low-income senior citizen housing project DEC

'90 p7
 Orange County requires 35% of all housing in a new planned community be sold at "affordable" prices FEB '91 p2
 Riverside Mayor Terry Frizzel rejects controversial apartment project on college land hoping to get community/developer compromise APR '91 p2
 Kemp Commission blames regulation for high cost of housing AUG '91 p9
 Sacramento housing linkage fees upheld in court SEPT '91 p1
 Sacramento considers adopting a "no net loss" housing policy regarding zone changes SEPT '91 p2
 Greenbelt Alliance plans to endorse Bay Area housing projects that meet its "compact housing development" guidelines SEPT '91 p2
 Linkage fees highlight Bradley's new housing policy for L.A. SEPT '91 p10
 Most important growth bills held over by legislature NOV '91 p4

INCORPORATIONS
 Cities of the Future (table) MAR '87 p4
 Desire for land-use control sees many communities forming into cities MAR '87 p2
 Pace of incorporation since Prop. 13 not as rapid as past periods in California's history APR '87 p8
 Proposition 13 encourages incorporation by eliminating additional taxes MAR '87 p2
 Three prime reasons cities incorporate: land-use control, keep taxes in community, and gain control of services MAR '87 p3
 Increasing number of incorporation squeeze county revenue streams MAR '87 p2
 Fiscal fight continues over incorporation of Citrus Heights, county projects \$2 million in additional losses if regional mall is included in new city JUN '87 p1
 Sacramento LAFCO reorganized to stop regional mall from being included in Citrus Heights' boundaries JUN '87 p1
 Rancho Santa Fe residents vote down incorporation JUL '87 p7
 Voters approve four new cities DEC '87 p3
 Cameron Park's incorporation attempt fails DEC '87 p4
 Santa Clarita wins incorporation in November election DEC '87 p3, p5
 Mission Viejo gains cityhood in November election DEC '87 p5
 Laguna Niguel's coastal voters choose inclusion with Dana Point as incorporation approaches DEC '87 p5
 Elk Grove fails in its incorporation attempt DEC '87 p5
 Highland easily gains cityhood DEC '87 p5
 Twentynine Palms incorporates DEC '87 p5
 Yucaipa failed to gain cityhood DEC '87 p5
 Goleta rejects cityhood 67%-33% DEC '87 p5
 Incorporations in the June election JUN '88 (supplement)
 Fallbrook incorporation attempt fails JUN '88 (supplement)
 Dana Point's bid for cityhood succeeds JUN '88 (supplement)
 Lathrop gains cityhood JUL '89 p8, AUG '89 p4
 Laguna Hills fails to incorporate JUL '89 p8
 City of Manteca disputes the inclusion of planned development project in the recently incorporated town of Lathrop AUG '89 p4
 Three new cities incorporated, all in areas where incorporation has been controversial in the past DEC '89 p7
 La Jolla considers seceding from San Diego and creating a separate city JUN '90 p2
 Folsom approves conversion from general law city to charter city JUL '90 p6
 Residents of Malibu overwhelmingly vote for cityhood JUL '90 p6
 Oceanside voters reject conversion from general law city to charter city JUL '90 p6
 Napa county town of American Canyon incorporates DEC '91 p7
 Chino Hills votes for incorporation DEC '91 p7
 Yucca Valley chooses cityhood DEC '91 p7
 Buellton voters choose to incorporate DEC '91 p7
 Affluent Montecito rejects incorporation DEC '91 p7
 Windsor votes to incorporate DEC '91 p7

IRVINE CO.

IRVINE CO.

- Irvine Co. loses growth vote in Newport Beach NOV '87 p6
 Irvine Co. reaches agreement with local environmentalists to develop the "Irvine Coast" JAN '88 p1
 Irvine Co. negotiates future of Newport Beach properties with sponsors of measure that stopped development JAN '88 p6
 Irvine Co. proposal will make UC Irvine a commercial developer of large research and development park, profits to fund research on campus SEPT '88 p6
 CBA and Irvine Co. have second thoughts about "congestion management plan" provision of new gas-tax bill OCT '89 p4
 Irvine Co. to remove last land from agriculture NOV '89 p2
 Development agreements becoming more common on projects of varied size and complexity NOV '89 p5
 Irvine Co. doesn't like congestion management portion of gas-tax initiative FEB '90 p4
 Laguna Beach voters approve 8% property tax increase to a portion of Laguna Canyon from the Irvine Co. DEC '90 p5
 Irvine Co. proposes "habitat conservation plan" as environmentalists efforts to protect gnatcatcher threaten to stop development JUN '91 p4
 Irvine voters barely approve Irvine Co.'s plan to build 3,850 neo-traditional style homes near Tustin Marine Corps Base DEC '91 p5

JOBS-HOUSING BALANCE

- Golden Triangle planning effort to address growth management, traffic congestion, and jobs-housing balance AUG '87 p1
 Riverside County growth control measure aims to restrict county growth to statewide average, lower if jobs/housing balance goals are not met APR '88 p4, p5

LAFCOS (LOCAL AGENCY FORMATION COMMISSIONS)

- Assembly bill to increase power and independence of LAFCOs APR '87 p3
 Becomes fiscal mediator between counties and cities as boundary disputes focus on revenue MAR '87 p1
 Sacramento LAFCO reorganized to stop regional mall from being included in Citrus Heights boundaries JUN '87 p1
 Court backs L.A. County LAFCO's decision to give Agoura Hills small sphere of influence MAR '88 p1
 Annexation and tax-sharing in Fresno County JAN '90 p7

LEGISLATION, FEDERAL

- Clean air legislation may effect development AUG '87 p5
 Expiration of Clean Air Act puts more pressure on Southern California to clean up smog JAN '88 p4
 Los Angeles given brief reprieve by Congress with extension of the Clean Air Act until next August JAN '88 p1
 Air quality issues to impact growth in Southern California JAN '88 p3
 Congress leaves Clean Air Act hanging SEPT '88 p1
 L.A. judge orders EPA to prepare L.A. smog plan OCT '88 p2
 Congress fails to renew Clean Air Act NOV '88 p2
 Endangered Species Act MAY '89 p1, p7
 Clean Water Act MAY '89 p7
 Federal Wetlands Law MAY '89 p7

LEGISLATION, STATE

See Part 5: State Legislation

MILITARY BASES

- Base closures provide planning opportunity JUL '91 p1

LUKENBILL, GREGG

- Other land owners in North Natomas settlement feel they have not been well represented by Gregg Lukenbill SEPT '87 p6
 Sacramento's city pension fund comes under fire for loaning \$8-million to Gregg Lukenbill for project requiring city approval JAN '88 p2
 After two years Sacramento city council, environmentalists, and developers settle litigation over development of North Natomas, but four landowners objecting to settlement file new lawsuit MAY '88 p3
 Developer Gregg Lukenbill may sell part interest in Kings basketball team because of financial pressures JAN '89 p4
 Sacramento developer Gregg Lukenbill to be bailed out of his financial difficulties by Japanese investors MAR '89 p8

- Sacramento Kings owner gets permission to convert his old basketball arena into an office building FEB '90 p2
 Sacramento city officials threaten foreclosure on Gregg Lukenbill and other North Natomas landowners for late assessment district payments JUL '90 p2
 Lukenbill's troubles mean bad news for Sacramento too JUN '91 p8

MISSION BAY

- Mission Bay project expanded through land swap between city and Santa Fe Pacific Realty AUG '88 p6
 Development agreements becoming more common on projects of varied size and complexity NOV '89 p5
 San Francisco voters say no to new baseball stadium in Mission Bay DEC '89 p6
 Mega-projects proceed in San Francisco and Los Angeles MAR '90 p1
 Mission Bay will appear on ballot trying for exemption from growth ordinance SEPT '90 p2
 Wetlands back in Mission Bay Project OCT '90 p2
 San Francisco voters deny Mission Bay project exemption from downtown office space restrictions DEC '90 p6
 Developer agrees to build less office space and build housing sooner JAN '91 p2

NATURE CONSERVANCY

- Will buy Ranpac's Santa Rosa Plateau property FEB '91 p3
 Assumes control of an 18,000-acre ranch along the Sacramento River in Chico JUN '91 p2
 Neo-TRADITIONAL PLANNING
 Neo-traditionalist Andres Duany tells city officials in Folsom they have "a really lousy master plan" APR '89 p2
 Special Report Aug '90

- Neo-traditional planning grows in popularity AUG '90 p1
 The neo-traditional approach AUG '90 p3
 As traffic congestion grows so does neo-traditional planning AUG '90 p3
 Andres Duany and Peter Calthorpe at center of neo-traditional planning thought AUG '90 p3
 Traffic engineers and environmentalists skeptical about the benefits of neo-traditional planning AUG '90 p4
 Neo-traditional planning projects in California AUG '90 p4
 Peter Calthorpe is hired by Joan Baez to work on land she owns in Contra Costa County FEB '91 p2
 Irvine voters barely approve Irvine Co.'s plan to build 3,850 neo-traditional style homes near Tustin Marine Corps Base DEC '91 p5

NORTH NATOMAS (SACRAMENTO)

- Landowners may fight North Natomas out-of-court settlement that would allow development of the site SEPT '87 p1
 After two years Sacramento city council, environmentalists, and developer settle litigation, but four landowners objecting to settlement file new lawsuit MAY '88 p3
 Sacramento environmentalists are reorganizing to gain more clout in development battles after winning concessions in North Natomas JAN '89 p5
 Sacramento bans homes in Natomas for now MAR '90 p2
 Sacramento city officials threaten foreclosure on Gregg Lukenbill and other North Natomas landowners for late assessment district payments JUL '90 p2
 Lukenbill's troubles mean bad news for Sacramento too JUN '91 p8

OIL

- Redondo Beach bans onshore oil facilities unless approved by public vote APR '87 p2
 Half Moon Bay voters prohibit oil support facilities in city DEC '87 p5
 Decision to allow oil drilling in Pacific Palisades upheld by the State Court of Appeal DEC '87 p6
 Onshore oil support facilities battle rages between oil companies and San Luis Obispo County APR '88 p1
 Lawsuit filed by Western Oil and Gas Association against Counties including Monterey, San Diego, San Luis Obispo, San Mateo, Santa Cruz, Sonoma, and the cities of Monterey, Morro Bay, Oceanside, San Francisco, San Luis Obispo, and Santa Cruz alleges local ordinances improperly

OIL

- infringe on constitutional rights, including federal supremacy, interstate commerce, and equal protection APR '88 p8
 Braude and Yaroslavsky launch initiative to stop Occidental Petroleum's plans to drill for oil in the Pacific Palisades APR '88 p8
 Vote scheduled in Pacifica to ban onshore oil facilities unless approved by future public vote APR '87 p2
 Bans onshore oil facilities unless approved by public vote APR '87 p2
 Coastal cities and counties win major court victory in battle against offshore oil drilling MAY '88 p1
 Oil-related measures JUN '88 supplement
 Garden Grove voters ban oil-well drilling within 600 feet of homes, churches, and schools DEC '90 p5
 Laguna Beach voters approve measure banning onshore oil support facilities DEC '90 p5
 U.S. Supreme Court declines to hear challenges to oil initiatives FEB '91 p4

OPEN SPACE

See Also

AGRICULTURAL LAND

- President's Commission on Americans Outdoors takes stance to preserve open space nationwide APR '87 p8
 Nature Conservancy buys 82,000 acres of farm and ranch land in the Central Valley FEB '88 p6
 California Tahoe Conservancy Board to spend \$4.3 million for developer's land FEB '88 p6
 Irvine voters overwhelmingly ratify open space program for the city JUL '88 p6
 Environmentalists are seeking to buy the Agoura Hills site of the Renaissance Pleasure Faire SEPT '88 p6
 San Diego extends interim protection of environmentally sensitive lands FEB '89 p5
 After only two months Long Beach reduces its development fees for parks APR '89 p2
 San Francisco court satisfied development agreement for skyscraper covers housing, child care, and open space impacts APR '89 p3
 Special Report: Political support grows for land acquisition SEPT '89 p1
 Northeast: State and local agencies take lead in land conservation SEPT '89 p4
 Proposition 70 spurs interest in acquisition SEPT '89 p5
 Washington: Udall seeks to increase funds for federal purchases SEPT '89 p5
 Proposition 70 already finances land purchases in Hope Valley and Angeles National Forest SEPT '89 p5
 Federal funds used in Santa Monica Mountains National Forest but not in Lake Tahoe area SEPT '89 p5
 AB 145 proposed bond issue of more than \$874 million for parkland SEPT '89 p5
 Illinois: Open space program causes political tussle SEPT '89 p8
 Voters in Corte Madera increase Gann Limit to acquire open space DEC '89 p5
 Back to square one on Pershing Square DEC '89 p8
 Federal bill introduced to preserve Camp Pendleton as a buffer between Orange County and San Diego, even if base is closed JAN '90 p5
 Judge upholds open space initiative in the town of Moraga FEB '90 p1
 City of Riverside may use bond issue to buy parkland FEB '90 p2
 San Francisco okays Chinatown park purchase MAY '90 p2
 Bob Hope will sell land for parks MAY '90 p2
 San Juan Capistrano voters approve property tax increase to pay for parkland MAY '90 p3
 Contra Costa County supervisors set "urban limit line" to ensure at least half of the county's 750 square miles will remain open space JUL '90 p2
 Morgan Hill voters approve advisory measure suggesting city be surrounded in greenbelt JUL '90 p5
 Davis voters approve advisory measure to create greenbelt around the city, to protect wildlife habitat, agricultural areas, and flood plains; but rejected requiring voter approval for changes in growth cap JUL '90 p5
 Sacramento civic leaders calling for bond issue to improve parks, theaters,

- and other city amenities AUG '90 p2
 Laguna Niguel fights to regain control of parkland that county sold to developer before city incorporated SEPT '90 p2
 Palm Springs plans golf course downtown OCT '90 p2
 Oakland voters approve \$60-million bond issue for parks DEC '90 p3
 Contra Costa County voters approve plan to protect two-thirds of county's open space, yet allowing development on the other one-third DEC '90 p3
 \$20-million bond issue for open space in Walnut Creek fails to gain two-thirds majority DEC '90 p4
 Voters in Clovis fail to pass a \$20-million bond issue for parks DEC '90 p4
 Los Angeles County voter fail to pass \$800-million park bond issue DEC '90 p4
 Novato voters approve purchase of Brookside Meadows as open space DEC '90 p4
 Monterey County voters approve advisory measure to buy and preserve undeveloped coastline from Point Lobos to the Salinas River DEC '90 p4
 Voters in Pacific Grove vote higher property taxes to buy a monarch butterfly migratory location DEC '90 p4
 Voters in Huntington Beach approve measure requiring citywide vote to be held on the sale or lease of city park and beach property DEC '90 p5
 Laguna Beach voters approve 8% property tax increase to buy a portion of Laguna Canyon from the Irvine Co. DEC '90 p5
 Riverside County voters expressed desire for countywide parks system, but rejected the parcel tax designed to pay for it DEC '90 p5
 Voters in Banning and Temecula approve advisory measures to join Riverside County's parks and open space district DEC '90 p5
 San Diego city voters reject bond issue for parks DEC '90 p6
 Isla Vista voters approve advisory measure to create a redevelopment project for the purchase of open space and off-street parking without using eminent domain DEC '90 p6
 Santa Clara County parcel tax to raise money for open space acquisition falls DEC '90 p6
 Cupertino voters approve 2.4% utility user tax to raise money for open space acquisition DEC '90 p7
 Sonoma County voters approve quarter-cent sales-tax hike to fund new open space district DEC '90 p7
 Interior Secretary Manuel Lujan comes out in support of land swap between Bob Hope and the National Park Service, Governor Pete Wilson may also support this move APR '91 p2
 Developer may sell 400 acres along San Joaquin River to environmentalists JUN '91 p2
 The League of California Cities and the County Supervisors Association of California join forces to create a tax-exempt bond pool for golf course construction JUN '91 p2
 The Nature Conservancy assumes control of an 18,000-acre ranch along the Sacramento River in Chico JUN '91 p2

PERMIT STREAMLINING ACT

- Landfill project not subject to permit streamlining act SEPT '90 p5
 Permit streamlining action may be appealed OCT '91 p6
 AB 2223 (Moore) requires that projects must comply with CEQA before it can be "deemed approved" under Permit Streamlining Act NOV '91 p7

PLAYA VISTA (LOS ANGELES)

- Howard Hughes Properties and Maguire Thomas Partners join forces, along with JMB Realty Corp., to develop 900 acres near Marina del Rey MAR '89 p8
 Ballona Creek wetlands hamper Summa Corp.'s development plans MAY '89 p7
 Playa Vista project reduced JUL '89 p2
 Mega-projects proceed in San Francisco and Los Angeles MAR '90 p1
 Neo-traditional planning projects in California AUG '90 p5
 Wetlands agreement okayed for Playa Vista OCT '90 p2
 L.A. city councilwoman Ruth Galanter faces tough re-election fight because of her support for revised plans at Playa Vista MAR '91 p2
 Maguire Thomas Partners will pay the City of L.A. more than \$1 million to speed up review of the massive Playa Vista Project DEC '91 p2

POPULATION

POPULATION

- U.S. Census Bureau reports California will account for 25% of all population growth in the U.S. MAY '88 p6
- Metro areas growing faster than average OCT '88 p7
- Economic and race changes may pose threat to state NOV '88 p1
- U.S. Census Bureau estimates that California has added the population of a state the size of Maryland since 1980 JAN '89 p4
- Riverside and San Bernardino are fastest-growing counties in California JUN '89 p7
- Minority population grows quickly in California JUL '89 p6
- All Californians are not moving to Seattle AUG '89 p2
- Sixty-seven percent of residents surveyed in L.A. and Orange Counties said there was too much population growth in their community OCT '89 p2
- One-third of residents surveyed in Riverside, San Bernardino, and San Diego counties object to the amount of single-family construction OCT '89 p2
- State and federal estimates reveal huge population increase FEB '90 p5
- Nation's fastest growing states (table) FEB '90 p5
- Fast-growing cities (table) FEB '90 p5
- Fastest-growing counties (table) FEB '90 p5
- Largest California cities (table) FEB '90 p5
- Emerging California cities (table) FEB '90 p5
- U.S. Census Bureau's preliminary figures peg California population at 29.3 million SEPT '90 p7
- Fastest-growing large counties (table) SEPT '90 p7
- Census surprises Santa Clarita by reporting city has 40,000 fewer residents than estimated OCT '90 p2
- First world "urban living standards" rank high according to Population Crisis Committee JAN '91 p3
- Population numbers increase slightly in final census figures FEB '91 p7
- Fastest-growing larger counties (table) FEB '91 p7
- Fastest-growing larger cities (table) FEB '91 p7
- Most populous counties (table) FEB '91 p7
- Most populous cities (table) FEB '91 p7
- 83% of Californians live in metropolitan areas of 1 million or more MAR '91 p7
- Metropolitan population (table) MAR '91 p7
- California's racial mix changed dramatically during the 1980's APR '91 p5
- Racial composition of California's population (table) APR '91 p5
- U.S. Census Bureau designates seven new "urbanized" areas in California SEPT '91 p11
- PORTER RANCH (LOS ANGELES)**
- Bradley seeks change at Porter Ranch JAN '90 p2
- Bradley's politics take sudden anti-development turn FEB '90 p3
- L.A. approves Porter Ranch project AUG '90 p2
- San Fernando Valley citizens file lawsuit to decrease size of Porter Ranch development SEPT '90 p2
- L.A. city councilman Hal Bernson faces tough re-election fight because of his support for Porter Ranch MAR '91 p2

PORTS

- San Francisco residents concerned blue-collar jobs will disappear as Mission Bay development plan limits port expansion MAR '87 p5
- Port of Oakland executive director, Walter Abernathy, plans to leave if separate real estate division is created OCT '88 p8
- Port of Oakland to emphasize real estate JAN '89 p2
- The ports of Los Angeles and Long Beach are restoring wetlands to offset planned expansion MAY '89 p7
- Convention center opens in San Diego JAN '90 p2
- "No net loss" policy focuses attention on California wetlands JUN '90 p4
- San Francisco Port Commission president proposes allowing only two hotels ever to be built on port property JUL '90 p2
- Port of Oakland CEO Nolan Gimbel is fired for stalling negotiations to save troubled Jack London's Waterfront project MAY '91 p2

PRESIDENTIAL LIBRARIES

- Nixon Library threatens to leave San Clemente as development plans come

- under close city scrutiny MAY '87 p1
- Reagan Library leaves Stanford as plans are scaled back by faculty pressure MAY '87 p1
- Presidential libraries find new locations DEC '87 p1
- Nixon Library gets final go ahead from Yorba Linda AUG '88 p6
- Reagan Library gets Ventura County go-ahead OCT '88 p2
- PROPOSITION 13**
- Encourages incorporation by eliminating additional taxes MAR '87 p1
- New cities since Prop. 13 (table) MAR '87 p3
- Twenty-seven new cities incorporate since Prop. 13 MAR '87 p2
- Cities with no or low pre-Proposition 13 property taxes won legislative victory which requires counties give these cities 10% of all property tax revenues collected in those cities MAY '88 p6
- Appellate court strikes down Santa Clarita school tax JAN '89 p3
- California Supreme Court expands the reassessment provisions of Proposition 13 MAR '89 p7
- Proposition 13 under attack JUN '89 p9
- Appellate court disrupts special district funding designed to support countywide fire services after prop 13 cut funds AUG '89 p6
- After 13 years courts and legislature reconsider Proposition 13 JUL '91 p2

PUBLIC FINANCE

- Special Report: Local Government Finance MAR '87
- Local government finance issues making way onto political agenda MAR '87 p5
- Zero-sum finance leads to conflict among jurisdictions MAR '87 p2
- Sale of RTD bonds held up by litigation APR '87 p7
- Environmental coalition hopes to get \$800 million bond issue on ballot to purchase land around the state JUN '87 p6
- California finances growth with bond debt JAN '88 p4
- Use of Mello-Roos bond rise sharply in '87 MAR '88 p1
- Supreme Court rules that Congress may tax municipal bonds MAY '88 p2
- San Francisco Redevelopment Agency postpones bond financing plan SEPT '88 p2
- Local debt issuance down during first half of 1988 SEPT '88 p4
- Local bond issue to finance the proposed Auburn Dam in El Dorado and Placer counties helps renew federal government's interest in the project SEPT '88 p6
- Securities and Exchange Commission is seeking better monitoring of municipal bond issues OCT '88 p8
- Revenue and finance legislation: a bill-by-bill summary OCT '88 SR2
- The Heritage Foundation, a conservative think tank, says local governments are in excellent financial shape OCT '88 p8
- Planning and Conservation League putting together \$1 billion rail bond issue JAN '89 p4
- Bond issues rise in '88 to pre-tax reform level MAY '89 p1
- Mello-Roos bonds continue to grow in importance MAY '89 p1
- Mello-Roos leader Drexel Burnham Lambert loses role as lead financier of Orange County bond deal AUG '89 p1
- Leading Mello-Roos underwriters (table) AUG '89 p2
- Political support grows for land acquisition SEPT '89 p1
- The City of Riverside may use bond issue to buy parkland FEB '90 p2
- Mello-Roos totals skyrocket again APR '90 p2
- Sacramento civic leaders calling for bond issue to improve parks, theaters, and other city amenities AUG '90 p2
- Real estate slowdown may jeopardize bonds, especially Mello-Roos and Marks-Roos JUL '91 p1
- State calls for closer links between Mello-Roos districts and general plans NOV '91 p3

REAL ESTATE DEVELOPMENT

- Suburban office center may be fragile market NOV '87 p6
- Irvine Co. reaches agreement with local environmentalists to develop the "Irvine Coast" JAN '88 p1
- City of Woodland says Yolo County's deal with Davis will adversely affect growth in that city FEB '88 p2
- New York developer forced to raze top 12 stories of apartment of building

REAL ESTATE DEVELOPMENT

- MAR '88 p3
- USC's new real estate development company gets tentative approval for its first project SEPT '88 p6
- Sacramento's largest project ever has been proposed for already booming downtown OCT '88 p8
- San Francisco's Planning Commission has blocked Hastings College of Law's plan to sell land for office development OCT '88 p8
- Three Southern California development firms receive rankings on INC. magazines list 500 fastest growing companies JAN '89 p5
- Growth control viewed by developers as their greatest threat FEB '89 p5
- Developer agrees to halve size of Old Sacramento office tower FEB '89 p5
- Howard Hughes Properties and Maguire Thomas Partners join forces, along with JMB Realty Corp., to develop 900 acres near Marina del Rey MAR '89 p8
- Developer to aid Burbank with \$1.4 million redevelopment of downtown shopping center MAR '89 p8
- Developers running into more governmental agencies in the pursuit of permits to build their projects MAY '89 p1
- Federal laws cast larger shadow over development projects MAY '89 p7
- Chula Vista and San Diego County vie for control of development in Otay Mesa JUN '89 p10
- Developer ordered to restore beach JUL '89 p2
- Developer polls Newport Beach residents to find project for undeveloped site JUL '89 p2
- More than 80% of real estate editors said local governments would require greater concessions from developers in the future JUL '89 p7
- Riverside mall deal hampered by lawsuits NOV '89 p2
- No commercial development of Pan Pacific Auditorium NOV '89 p2
- Indian Wells hotel project killed because of legal wrangling JAN '90 p3
- San Francisco Planning Commission approves 25-story building for Pacific Telephone in downtown FEB '90 p2
- Shimizu and Orient Finance Co. propose Orange County's tallest building FEB '90 p2
- Mega-projects proceed in San Francisco and Los Angeles MAR '90 p1
- Why did Maguire get L.A. County's First Street project? MAY '90 p8
- Anaheim imposes a 45-day moratorium on development around Disneyland JUN '90 p2
- Mission Viejo city council rejects free civic center land in development deal JUL '90 p2
- Albany citizen initiative casts doubts on Santa Fe Realty Co.'s waterfront development by requiring all "material" changes in future waterfront plans be placed on the ballot JUL '90 p3
- Voters in Orange County overwhelmingly reject initiative proposing to build all future jails in Santa Ana, the county seat JUL '90 p4
- L.A. approves Porter Ranch project AUG '90 p2
- California residential building lots cost more than anywhere else in the country SEPT '90 p2
- Laguna Niguel fights to regain control of parkland that county sold to developer before city incorporated SEPT '90 p2
- How well can the mouse play Anaheim against Long Beach? SEPT '90 p8
- More developers file suit to stop citizen protest NOV '90 p1
- Redding officials, discouraged by the failure of their downtown mall, consider converting it to a new city hall DEC '90 p2
- In a series of ballot measures Santa Monica voters scale down beachfront development DEC '90 p4
- California's real estate bubble bursts JAN '91 p1
- Court favors developers in two important cases JAN '91 p1
- Pleasanton city officials examine San Francisco's residential development plans for 525-acre owned there JAN '91 p2
- Sacramento city planners force redesign of business park to consider pedestrian and transit orientation of the project JAN '91 p2
- Residential building permits issued from '86 to '91 (table) JAN '91 p4
- Development activity by sector (table) JAN '91 p4
- Total development activity (table) JAN '91 p5
- San Diego changes its slow-growth ways to attract development in slow economy JAN '91 p5

- Waterfront hotels in San Francisco may move ahead by moving 100 feet inland FEB '91 p2
- Encino homeowners make headlines by asking developer to build a neighborhood market FEB '91 p1
- California developers like public finance MAR '91 p2
- New figures confirm that California's development industry is suffering MAR '91 p7
- California construction volume 1980-1991 (table) MAR '91 p7
- Drought spurs developers to find water usage offset projects to convince cities to approve new developments APR '91 p1
- L.A.'s Sylmar district residents want to sell out to shopping center developer saying they've lost their rural way of life as population booms in their area APR '91 p2
- Pebble Beach expansions plans scaled back because of public opposition MAY '91 p2
- Real estate slowdown may jeopardize bonds JUL '91 p1
- Developer wins \$11.5 million in civil rights/takings case from City of San Bernardino JUN '91 p3
- Judge calls for new trial in \$11.5 million judgment for developer JUL '91 p6
- Chino Hills: the best-laid plan runs into problems SEPT '91 p12
- Land deal may end development controversy NOV '91 p2
- Architectural exhibit criticizes San Francisco's restrictive development regulations DEC '91 p2
- Metropolitan Water District will build reservoir near Hemet to double its water storage capacity DEC '91 p2
- REAL ESTATE DEVELOPMENT, PUBLIC**
- State aids localities in public real estate development, FEB '87 p1
- In Brea, school district, redevelopment agency, and developer fulfill needs through joint-venture MAY '87 p2
- Fairfax County, Va., swaps land for the construction of new buildings OCT '87 p5
- Novato voters require ground leases on public lands be put to a vote DEC '87 p5
- Lawndale sells interest in South Bay Galleria for \$10 million JUN '89 p1
- Caltrans eyes air-rights development on Harbor Freeway to increase agency revenues JUN '89 p3
- Beverly Hills School Board decides against demolishing the local high school to make way for high-revenue office building AUG '89 p6

REDEVELOPMENT

- Counties come down hard on redevelopment projects that funnel all tax increment to redevelopment agency MAR '87 p2
- Redevelopment challenged by counties and school districts as tax increment capture impacts finances MAR '87 p2
- South Lake Tahoe moves toward redevelopment program APR '87 p7
- Former L.A. CRA administrator to head SF redevelopment agency JUN '87 p1
- Court strikes down Solano's redevelopment planning area because most is owned by well financed developers JUL '87 p2
- Vista voters approve redevelopment area boundaries JUL '87 p8
- Local opposition against redevelopment areas grows SEPT '87 p1
- Roseville City Council drops redevelopment plan when faced with referendum NOV '87 p2
- San Diego redevelopment provides funds for improvements at Horton Plaza NOV '87 p2
- San Diego's redevelopment head, Gerald M. Trimble, leaves to run USC's for-profit real estate development subsidiary DEC '87 p1
- Whittier doubles size of redevelopment area to include areas damaged in October 1st earthquake DEC '87 p6
- Local redevelopment agencies likely to finance new affordable housing FEB '88 p1
- Bradley entices opponents of redevelopment by promising \$2 billion for housing FEB '88 p4
- AB 1735 closes redevelopment loopholes forcing agencies to spend money collected for housing FEB '88 p4
- LA CRA seeks a spending limit increase from \$750 million to \$5 billion FEB '88 p4

REDEVELOPMENT

San Diego considers quadrupling size of downtown redevelopment area FEB '88 p6
 Hollywood redevelopment trial may last three months AUG '88 p1
 San Francisco Redevelopment Agency postpones bond financing plan SEPT '88 p2
 Judge says Chino Redevelopment Agency not required to repay \$200,000 option fee to developer after deal fizzles SEPT '88 p3
 Tom Bradley faces trouble in his plan to increase CRA's spending cap OCT '88 p1, p7
 Redevelopment legislation: a bill-by-bill summary OCT '88 SR2
 Financially strapped East Palo Alto's hunger for redevelopment is on collision course with affluent neighbors in Palo Alto who oppose that city's plans OCT '88 p3
 L.A. CRA renews legal contract despite criticism that firm isn't meeting CRA's minority hiring requirements OCT '88 p8
 California Supreme Court grants financial leeway to redevelopment agencies NOV '88 p3
 Judge upholds Hollywood redevelopment plan FEB '89 p3
 Redevelopment agencies adjust to "use it or lose it" law that forces them to spend their 20% set aside for affordable housing MAR '89 p5
 Tom Bradley still trying to increase redevelopment's spending cap from \$75 million to \$5 billion by offering \$2 billion housing incentive MAR '89 p5
 Redevelopment agencies spend more money on housing JUN '89 p6
 L.A. City Councilman Michael Woo to reorganize Project Area Committee for the Hollywood redevelopment project JUN '89 p10
 Sacramento Housing and Redevelopment Agency proposes taking over Mather Air Force base when it closes JUN '89 p10
 Councilman Zev Yaroslavsky threatens to sponsor ballot initiative to take redevelopment powers from L.A.'s Mayor Bradley JUL '89 p3
 Voters kill air base redevelopment plan in Novato JUL '89 p8
 Court says library can't yield easement for redevelopment JAN '90 p6
 Los Angeles wins court victory on the Hollywood redevelopment plan MAR '90 p1
 Negotiations on Yerba Buena continue MAR '90 p6
 Santa Cruz debates downtown reconstruction MAY '90 p1
 Will there be a happy ending for Riverside's Mission Inn project? JUN '90 p8
 Voters reject two proposals to assist private businesses in redevelopment projects JUL '90 p4
 Voters reject activating a redevelopment agency JUL '90 p5
 School board opposes Sacramento redevelopment project AUG '90 p2
 Central City West: tail wags dog AUG '90 p8
 Watts redevelopment project on hold as eminent domain question is reconsidered SEPT '90 p3
 Appellate court dismisses Riverside redevelopment case because plaintiffs did not exhaust all administrative remedies SEPT '90 p6
 L.A. Community Redevelopment Agency chief John Tuite is cleared of misusing funds in hiring public consultants OCT '90 p2
 Three communities use three different approaches to reconstruction after Loma Prieta earthquake OCT '90 p8
 Amid a crowd of imitators, can Hollywood make a comeback? NOV '90 p8
 Schools come out ahead on redevelopment ruling DEC '90 p1
 Hidden Hills calls it quits on redevelopment DEC '90 p2
 Officials in Sacramento are taking back a downtown redevelopment block because developer have taken too long to build DEC '90 p2
 Isla Vista voters approve advisory measure to create a redevelopment project for the purchase of open space and off-street parking without using eminent domain DEC '90 p6
 Will a government office building on Spring Street in L.A. bring life back to area? DEC '90 p8
 Hollywood project to receive \$48-million subsidy JAN '91 p2
 L.A. Mayor Tom Bradley agrees to share control of Community Redevelopment Agency FEB '91 p1
 L.A. city council votes to assume more control of Community Redevelopment Agency MAR '91 p3
 Olympia & York misses \$35 million payment on Yerba Buena redevelopment

ment site MAR '91 p3
 Pleasant Hill developer uses guerrilla tactics to bargain with city redevelopment agency MAR '91 p8
 Tom Bradley aide Ed Avila named interim administrator of L.A.'s Community Redevelopment Agency APR '91 p2
 City council in Dana Point kills their own redevelopment project after stormy public meetings APR '91 p3
 Downtown Torrance redevelopment project approved after much public debate APR '91 p3
 Norwalk city council rejects church plan to locate in redevelopment shopping mall MAY '91 p2
 Appellate panel reaffirms Riverside redevelopment ruling MAY '91 p6
 Some redevelopment budgets are larger than city treasuries MAY '91 p7
 Redevelopment budgets as a percentage of city general fund budget (table) MAY '91 p7
 Watts redevelopment should work from the bottom up MAY '91 p8
 Black citizens protest redevelopment effort in San Francisco claiming redevelopment agency business assistance policies are racist JUN '91 p2
 Contra Costa County Grand Jury hammers county's redevelopment agencies for high debt load and questionable projects JUL '91 p4
 Appeals court upholds Hollywood redevelopment plan JUL '91 p8
 Davis redevelopment of former gas station site to proceed in spite of environmental cleanup costs AUG '91 p2
 Nobody plays the redevelopment game better than Price Club AUG '91 p10
 Hanford redevelopment plans may go on ballot SEPT '91 p2
 L.A. City Council upholds part of lucrative retirement payout to former redevelopment director John Tuite SEPT '91 p2
 Most important growth bills held over by legislature NOV '91 p4
 School district challenge to San Jose redevelopment area rejected NOV '91 p10
 Cinderella redevelopment deal may work out for financially troubled East Palo Alto NOV '91 p12
 Fresno city council voted 4-3 to finalize redevelopment deal to keep law firm downtown DEC '91 p2
 Fresno law firm given \$560,000 subsidy from city to stay downtown SEPT '91 p3
 Visalia city manager Don Duckworth resigns amid criticism over redevelopment project handling OCT '91 p2
 Redevelopment workouts put Bakersfield to the test OCT '91 p8
 Hawthorne developer fails in attempt to stop redevelopment project OCT '91 p6
 Wal-mart takes a page from Price Club's book DEC '91 p12

REGIONAL GOVERNMENT

Assembly Speaker Willie Brown unexpectedly comes out in favor of streamlining local government in California NOV '87 p5
 Brown advocates streamlining local government into a few dozen efficient regional agencies JAN '88 p4
 Good-government idealists and practical developers see regional government as answer to California's growth problems JAN '88 p3
 Growth control goes regional JAN '88 p5
 Southern California slow-growthers form regional coalition MAY '88 p1
 Regional issues rise on public agenda NOV '88 p1
 Blue-ribbon reports endorse regional efforts DEC '88 p1
 L.A.'s air plan may add fuel to the movement to decentralize SCAG APR '89 p1
 Regional planning bills do poorly in legislature OCT '89 p6
 Bay Area leaders create regional task force to deal with growth issues FEB '90 p2
 Assembly Office of Research issues report requested by Willie Brown calling for the creation of powerful regional "development and infrastructure" agencies FEB '90 p4
 Assembly Speaker introduces far-reaching regional planning bill APR '90 p3
 SB 1332 would encourage the creation of subregional planning boards APR '90 p3
 Brown to revise bill (AB 4242) on regional government JUN '90 p1

REGIONAL PLANNING

Association of Bay Area Governments (ABAG) approves regional planning framework SEPT '90 p2
 Voters in the city and county of Sacramento reject a long-planned city-county merger DEC '90 p5
 Brown introduces regional government bill MAR '91 p1
 Bay Area regional structure approved MAR '91 p6
 Wilson growth plan may be cautious NOV '91 p1

REVENUE SHARING

Yolo County and City of Davis settle development feud with revenue sharing plan FEB '88 p2
 The City of Coalinga reaches tax-sharing and annexation agreement with Fresno County APR '90 p3
 Fresno tax-sharing agreement reached APR '91 p2

SAFETY

Appellate court rules UC Berkeley can build student dormitory on potentially active fault SEPT '89 p3
 Locals lag behind in seismic rehab NOV '89 p1
 Several people killed in San Francisco and Santa Cruz by collapse of unreinforced masonry buildings during October 17 earthquake NOV '89 p1
 Hurricane Hugo brings deluge of takings cases NOV '89 p3
 Big Rock Mesa homeowners assessed \$500 per month to have L.A. County stabilize their landslide plagued Malibu neighborhood DEC '89 p8
 State of New York threatens to prohibit new construction in lower Manhattan and downtown Brooklyn because of sewer problem there JUL '90 p2
 Santa Clara County voters defeat \$5-per-parcel tax to create damage repair fund for future earthquakes JUL '90 p3
 Los Angeles City proposition to raise \$100-million for seismic safety from a property tax increase fails DEC '90 p4
 Flooding in Quartz Hill likely caused by new development in Palmdale raises questions about the adequacy of developer's fees to pay for comprehensive flood control project SEPT '91 p2
 Disastrous Oakland fires raise questions about land-use planning policies that have permitted thousands of homes in high fire risk areas DEC '91 p1

SAN DIEGO ASSOCIATION OF GOVERNMENTS (SANDAG)

See
 COUNCILS OF GOVERNMENTS
 SAN DIEGO (City and County)

SCHOOLS

See Also
 COLLEGES AND UNIVERSITIES
 Districts join public real estate development, leasing excess school sites for funds MAY '87 p1
 Naylor Act requires schools to offer open spaces to other agencies at discount before public sale or lease MAY '87 p3
 Schools challenge redevelopment projects as tax increment capture limits access to traditional funding sources MAR '87 p2
 Seymour Bill requires excess school sites be zoned to match surrounding uses MAY '87 p3
 San Diego reins in school's surplus land policies AUG '87 p2
 Legislative bills proposed to restrict school district abilities to levy development fees NOV '87 p1
 Orange County BIA files suit against Newport-Mesa Unified School District for charging "new school" fees when enrollments are declining NOV '87 p4
 Sacramento to decide the fate of school's development fees JAN '88 p3
 Elk Grove Unified School District uses Mello-Roos bonds MAR '88 p6
 Building industry wins freeze on school fees from state legislature APR '88 p1
 BIA lobbyist says school district fee refunds will only be available to builders who pay fees under protest and sue APR '88 p7
 School fee revisions die in state legislature SEPT '88 p1
 Orange County and Santa Ana School officials clash over Santa Ana parcel: county wants a jail, school officials want elementary school OCT '88 p3
 Appellate court strikes down Santa Clarita school taxes JAN '89 p3
 California Supreme Court lets stand ruling prohibiting Santa Clarita School

District from imposing a tax on new development MAR '89 p8
 Palos Verdes Unified was wrong to assume school closing was not subject to CEQA JUN '89 p4
 Beverly Hills School Board decides against demolishing the local high school to make way for high revenue office building AUG '89 p6
 Florida homebuilder's suit challenges school fees as tuition JUL '90 p1
 School board opposes Sacramento redevelopment project AUG '90 p2
 Court says school fees must be paid prior to building permit issuance NOV '90 p6
 Schools come out ahead on redevelopment ruling DEC '90 p1
 Court rules developers won't receive school fee refund just because laws changed FEB '91 p5
 State school laws don't preclude local government zoning denial MAR '91 p4
 Moorpark Unified School District ordered to sell land to city under Naylor Act MAR '91 p5
 Local plans forced to deal with schools MAY '91 p1
 Court upholds schools' independent power to impose fees JUN '91 p7
 Higher school fees appear likely in wake of Murrieta Valley ruling JUL '91 p6
 California Supreme Court "de-publishes" Cucamonga school fee case SEPT '91 p10
 School district challenge to San Jose redevelopment area rejected NOV '91 p10
 Court rules high school EIR may be prepared late in process DEC '91 p10

SIERRA CLUB
 Appellate court orders environmental impact report on U.S. Forest Service's plan to harvest of huge Sequoias in case filed by the Sierra Club MAY '88 p2
 Citizens for a Better Environment and the Sierra Club sue Bay Area air quality officials for not carrying out the area's plan JUL '89 p7
 Sierra Club drop support for AB 842 OCT '89 p4
 Assembly insiders worry that softening congestion management portion of gas-tax will see environmentalist withdraw their support OCT '89 p6
 Sierra Club court case challenges L.A. county's policy of allowing developers to hire their own EIR consultants SEPT '90 p1

"SLAPP" SUITS
 More developers file "SLAPP" suits to stop citizen protest NOV '90 p1
 Huge damages award upheld by appellate court in "SLAPP" suit AUG '91 p7

SOUTHERN CALIFORNIA ASSOCIATION OF GOVERNMENTS
 See
 COUNCILS OF GOVERNMENTS

SPECIFIC PLANS AND COMMUNITY PLANS
 San Francisco's planning department unveils development proposal for Mission Bay site MAR '87 p1
 Los Angeles approves new community plans for Hollywood and Westwood JAN '89 p6
 Chino Hills: the best-laid plan runs into problems SEPT '91 p12

SPORTS FRANCHISES AND STADIUMS
 Development agreements approved for sports plan by Sacramento City Council JUN '87 p6
 San Francisco can't finance new baseball stadium with off-track betting, yet JUN '87 p5
 Irwindale may win race to lure football team AUG '87 p4
 Raiders head for Irwindale but roadblocks loom ahead SEPT '87 p2
 Irwindale must delay Raiders bond vote until EIR completed on stadium OCT '87 p1
 San Francisco voters reject downtown baseball stadium DEC '87 p4
 Lawyers for the Rams and the City of Anaheim ask judge to clarify ruling in their lawsuit with Angel's owner Gene Autry AUG '88 p6
 Anaheim is negotiating for a 20,000-seat indoor sports arena OCT '88 p8
 Developer Gregg Lukenbill may sell part interest in Kings basketball team because of financial pressures JAN '89 p4
 Los Angeles judge lifts stay prohibiting Irwindale from constructing a football stadium MAR '89 p8

SPORTS FRANCHISES AND STADIUMS

Indoor sports arena to be built near Anaheim Stadium MAY '89 p8
 No arena deal in Anaheim JUL '89 p2
 Santa Ana and Anaheim race to build arena AUG '89 p6
 San Francisco voters say no to new baseball stadium in Mission Bay DEC '89 p6
 Giants look toward Santa Clara for new baseball stadium JAN '90 p2
 Sacramento Kings owner gets permission to convert his old basketball arena into an office building FEB '90 p2
 Anaheim arena blocked in court over lawsuit charging city has not adequately dealt with traffic and pollution problem associated with the project MAR '90 p2
 Anaheim and Santa Ana race to construct arenas APR '90 p6
 Anaheim settles key arena lawsuit JUN '90 p2
 Kagan Management plans sports complex in Fontana JUL '90 p2
 Santa Clara County voters defeat utility tax set to raise money for a new baseball stadium for the San Francisco Giants DEC '90 p6
 Where will the Giants baseball team play next year? JAN '91 p8
 Angels baseball team's suit against Anaheim's ex-city manager thrown out SEPT '91 p7

SUBDIVISION MAP ACT

SB 713 (L.Green) would restrict imposition of conditions on development projects under general plan amendments or zone changes which are more restrictive than those permitted under the subdivision map act APR '89 p5, JUN '89 p8, OCT '89 p7
 AB 2954 (Peace) enacted; law changes Subdivision Map Act procedures regarding tenant conversion of mobile-home parks OCT '90 p5
 AB 4038 (Kelley) fails enactment; bill would have restricted the amount of additional information local governments may request when processing a vesting tentative subdivision map OCT '90 p6
 State Supreme Court says West Hollywood condominium converters need not abide by subsequent rules after Subdivision Map Act approval APR '91 p6
 AB 479 (Chacon) would create "vesting declaration" to assure vested rights for development not covered by the Subdivision Map Act NOV '91 p7
 AB 1905 (Frazee) would clarify that if a moratorium is imposed that time will not count against the period for which an approved subdivision map is valid NOV '91 p6

TAKINGS

U.S. Supreme Court may be impatient to decide zoning cases FEB '87 p2
 Special Report: Effects of Supreme Court rulings in *First English* and *Nollan* cases could be broad JULY 87 p1
 Excerpts from Supreme Court rulings July 87 p6
 Judge invalidates Tiburon building moratorium, but does not address damages for temporary takings AUG '87 p4
 More cities may settle takings litigation OCT '87 p1
 Review of takings cases from states other than California OCT '87 p3
 When does a taking occur? No one knows for sure OCT '87 p5
 San Luis Obispo ranchers takings case against the county is ruled not legally ripe until development plans are rejected NOV '87 p2
 Court rules San Francisco's delay in processing development applications does not constitute a taking JAN '88 p3
 Developer's \$2.5 million claim thrown out by judge as excessive in Sebastopol due process case in FEB '88 p3
 U.S. Supreme Court upholds San Jose's rent control ordinance but fails to decide takings issue MAR '88 p3
 Court rules that public agencies may sue for taking AUG '88 p2
 Marin County landowner loses appeal in federal court AUG '88 p2
 Court finds no taking in *First English* case JUN '89 p1
 U.S. Supreme Court refuses to hear Marin County takings case NOV '89 p2
 Hurricane Hugo brings deluge of takings cases NOV '89 p3
 Court finds issue of futility in takings case MAR '90 p3
 Appellate court rules Ventura rezoning did not create taking MAR '90 p3
 Riverside County's failure to notify property owner of general plan rezoning of land violates procedural due process rights AUG '90 p7
 Watts redevelopment project on hold as eminent domain question is reconsidered SEPT '90 p3

Claims Court finds taking in two federal wetlands cases SEPT '90 p4
 Appellate court revives takings claim in Tahoe SEPT '90 p4
 Mola Development Corp. builds strong takings case against Seal Beach OCT '90 p2
 Southern Pacific's right-of-way taking claim ruled "not ripe" NOV '90 p6
 Court rules elderly couple's taking claim is unripe JAN '91 p6
 Appellate court orders trial in Monterey Dunes takings controversy FEB '91 p5
 San Francisco condo conversion law upheld by court of appeal FEB '91 p5
 Appellate court rejects "Nollan-like" conditions on retaining wall MAR '91 p4
 Carolina beach law upheld in takings case APR '91 p1
 Rulings don't help clarify takings issue MAY '91 p1
 Developer wins \$11.5 million in civil rights/takings case from City of San Bernardino JUN '91 p3
 Judge calls for new trial in \$11.5 million judgment for developer JUL '91 p6
 Most takings rulings continue to favor government agencies AUG '91 p3
 U.S. Supreme Court to hear four land-use cases DEC '91 p1

TAX REVENUE

Sales tax funds important to local governments financial flexibility MAR '87 p2
 Boundary fights leads to tax-sharing debate SEPT '87 p1
 Dean of Graduate School of Public Affairs at U. of Colorado says tax-sharing should catch-on because local officials understand they can win or lose in long-term revenue cycles SEPT '87 p5
 Special tax for Santa Clarita schools upheld SEPT '87 p3
 Pomona auto dealer wants loan to keep dealership in city MAY '90 p2

TELECOMMUTING

Decade of the '90's will bring profound change to cities, suburbs, rural areas, and to land planning JAN '90 p1, p4, p5

TRANSPORTATION

See Also
 CONGESTION MANAGEMENT PLANNING
 Levels of traffic congestion to limit growth in Alameda if Measure C passes MAY '87 p1
 RTD defers downtown subway assessments for 5 years APR '87 p6
 Golden Triangle planning effort to address growth management, traffic congestion, and jobs-housing balance AUG '87 p1
 Sacramento City Council gets citywide housing and transportation requirements in North Natomas settlement SEPT '87 p1
 Growth control measures in Orange County to be tied to traffic congestion OCT '87 p1
 Orange County citizens band together to sponsor a traffic control measure JAN '88 p5
 Court case challenges legality of tying growth to traffic congestion JAN '88 p3
 San Francisco's transit fee applies retroactively, judge rules APR '88 p2
 Ventura development agreement requires developers pay costs of freeway overpass needed by subdivision residents APR '88 p6
 Federal judge in L.A. has appointed two groups of management consultants to examine why social goals of \$2.5 billion Century Freeway have not been achieved APR '88 p7
 Japanese investors plan monorail to connect John Wayne Airport with proposed office developments nearby JUL '88 p2
 Traffic congestion in Orange and Contra Costa counties to be part of Urban Land Institute nationwide study on suburban mobility SEPT '88 p6
 National Parks Service is undertaking a traffic study for the Yosemite Valley SEPT '88 p6
 Deukmejian has created the Office of Traffic Improvement within Caltrans to deal with gridlock problems SEPT '88 p6
 Ma Maison reaches \$1-million settlement with homeowners NOV '88 p6
 Planning and Conservation League putting together \$1 billion rail bond issue JAN '89 p4
 San Diego city council places residential construction ban near Brown Field to preserve site for future airport JAN '89 p4

TRANSPORTATION

BART's (Bay Area Rapid Transit) real estate manager placed on unpaid leave amid allegations of his involvement in kick-back scheme JAN '89 p4
 City of Los Angeles refuses to sell Ontario Airport to the City of Ontario MAR '89 p8
 County supervisors in Santa Barbara have approved a traffic-based slow-growth policy MAR '89 p8
 Deukmejian proposes 9-cent gas tax hike to pay for his transportation package APR '89 p2
 Orange County's Transportation Corridor Agencies are investigating conflicts of interest by law firm representing both sides in development fee negotiations MAY '89 p2
 Southern Pacific to sell right-of-way connecting L.A. to Long Beach, Santa Monica, and San Bernardino JUN '89 p9
 Court strikes down Thermal airport land-use plan JUL '89 p5
 County to place sales tax measure to finance transportation on ballot AUG '89 p3
 Slow-growth group in San Clemente appeals ruling that overturned growth initiative linked to transportation AUG '89 p3
 Legislators agree on gas tax hike to pay for transportation improvements to go before voters in June (SB 300 & AB 471) OCT '89 p1
 Preferred methods for reducing traffic congestion (table) OCT '89 p2
 Governor signs gas-tax bill even though it contains "congestion management plan" provision OCT '89 p4
 Assembly insiders worry that softening congestion management portion of gas-tax will see environmentalist withdraw their support OCT '89 p6
 South Pasadena citizens protest freeway expansion NOV '89 p2
 Transportation tax fails in City of Santa Clarita and County of Orange, but passes in Monterey County DEC '89 p4, p5, p6
 Anaheim chosen as terminus for high-speed train to Las Vegas DEC '89 p8
 Traffic congestion makes moving people difficult while fax machines and modems make moving information easy JAN '90 p1
 L.A. light-rail lines face political struggle JAN '90 p1
 San Diego city council removes homebuilding moratorium near Brown Field, which may make airport expansion there more difficult JAN '90 p5
 Anaheim arena blocked in court over lawsuit charging city has not adequately dealt with traffic and pollution problem associated with the project MAR '90 p2
 Los Angeles property owners challenge Metro Rail assessment MAR '90 p2
 Los Angeles County cities rebel against airport land-use law requiring submission of development projects near airports to County Regional Planning Commission APR '90 p1
 June ballot may provide mandate for rail transit (Props. 108, 111, & 116) MAY '90 p1
 L.A. County cities no longer have to submit land-use approvals to County Regional Planning Commission MAY '90 p2
 Many rail projects currently in the works could be furthered by passage of June's transportation initiatives MAY '90 p6, p7
 Irvine trades higher density for monorail in airport development plans JUN '90 p2
 Sacramento's proposed traffic court building faces neighborhood opposition...because it would create too much traffic JUN '90 p2
 Sacramento environmentalists and business leaders agree to city plan reducing parking requirements JUL '90 p2
 Irvine city council gives final approval to Orange County's first monorail JUL '90 p2
 San Fernando Valley residents prefer monorail over light-rail and underground subway JUL '90 p3
 Irvine residents vote to expand two pedestrian bridges for two-way vehicular traffic JUL '90 p3
 Solvang voters reject plan to extend road to relieve traffic congestion JUL '90 p5
 As traffic congestion grows, so does neo-traditional planning AUG '90 p3
 L.A. County transit officials will buy 177 miles of rail right-of-way as part of a \$450 million deal with Southern Pacific NOV '90 p2
 Bay Area transit leaders agree to study extending BART to the San Francisco Airport NOV '90 p2

Los Angeles County voter fail to pass \$800-million park bond issue DEC '90 p4
 Los Angeles County voters pass half-cent sales-tax increase for transit expected to raise \$400-million per year DEC '90 p4
 On third try Orange County voters approve a half-cent sales tax to fund transportation improvements DEC '90 p5
 San Joaquin County voters approve half-cent sales-tax increase for transportation improvements DEC '90 p6
 Sonoma County voters reject half-cent sales-tax increase for transportation improvements DEC '90 p7
 Sacramento city planners force redesign of business park to consider pedestrian and transit orientation of the project JAN '91 p1
 Judge halts construction of Bay Area highways FEB '91 p1
 Funds OK'd to raze San Francisco's Embarcadero Freeway FEB '91 p2
 Three Bay Area Counties to pay Southern Pacific \$240 million to obtain a 52-mile right-of-way between San Francisco and San Jose MAR '91 p2
 San Diego County transit officials approve trolley route from Santee to El Cajon APR '91 p2
 Thirty-one counties in California begin preparation of "congestion management plans" JUN '91 p1
 Orange County tollway faces legal attack JUN '91 p1
 City of San Diego reopens road after appellate court ruling that cities must keep roads of regional significance open JUN '91 p6
 San Diego community offers I-15 alternative AUG '91 p1
 Light rail plans in San Diego and Sacramento counties could provide service to many new areas AUG '91 p2
 UCLA agrees with City of L.A. to limit future expansion to 139,500 vehicle trips AUG '91 p2
 Rail transit update OCT '91 p2
 Cities begin plans for commuting by water OCT '91 p2
 Neighborhood of City Heights gets six months to line up financing for their I-15 freeway project alternative NOV '91 p2
 City of Madera buys local train station SEPT '91 p2
 Most important growth bills held over by legislature NOV '91 p4
 Orange County judge orders more study in toll road case DEC '91 p11
 Metropolitan Transportation Commission must do more to meet air quality plan DEC '91 p11

URBAN LAND INSTITUTE

42% of ULI members attending conference in Downtown L.A. have done business under growth control and two-thirds have paid off-site exactions NOV '87 p1
 Suburban centers are fragile office markets NOV '87 p6
 Traffic congestion in Orange and Contra Costa counties to be part of Urban Land Institute nationwide study on suburban mobility SEPT '88 p6
 Sometimes design matters just as much as money JAN '90 p8

WASTE MANAGEMENT

L.A. County Grand Jury calls for audit in Irwindale of \$395 million bond issue for waste-to-energy plant that was never built AUG '88 p6
 AB 939 gives strong oversight to state in local solid waste management plans OCT '89
 State Department of Health Services rejects 17 of first 19 county hazardous waste plans JAN '90 p3
 Contra Costa County voters approve landfill site in Keller Canyon near Pittsburg but reject one near Antioch JUL '90 p3
 Landfill project not subject to permit streamlining act SEPT '90 p5
 Contra Costa County voters reject Measure E which would have ruled out Marsh Canyon as the site for a new landfill DEC '90 p3
 Voters in Del Norte County refuse to add a half-cent to their sales-tax rate to close a county owned dump DEC '90 p4

WETLANDS

A conservancy is set up to permanently protect the Bolsa Chica wetlands FEB '90 p2
 Endangered species, wetlands emerge as major planning issues JUN '90 p1
 Wetland "no net loss" policy creates controversy JUN '90 p3
 "No net loss" policy focuses attention on wetlands in California JUN '90 p4