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IN THE NAME OF THE ENVIRONMENT

13,946 Housing Units – and 200-bed Homeless Shelter – Targeted by Recent
CEQA Lawsuits Filed in Los Angeles Region

Jennifer Hernandez, David Friedman and Stephanie DeHerrera | Holland & Knight



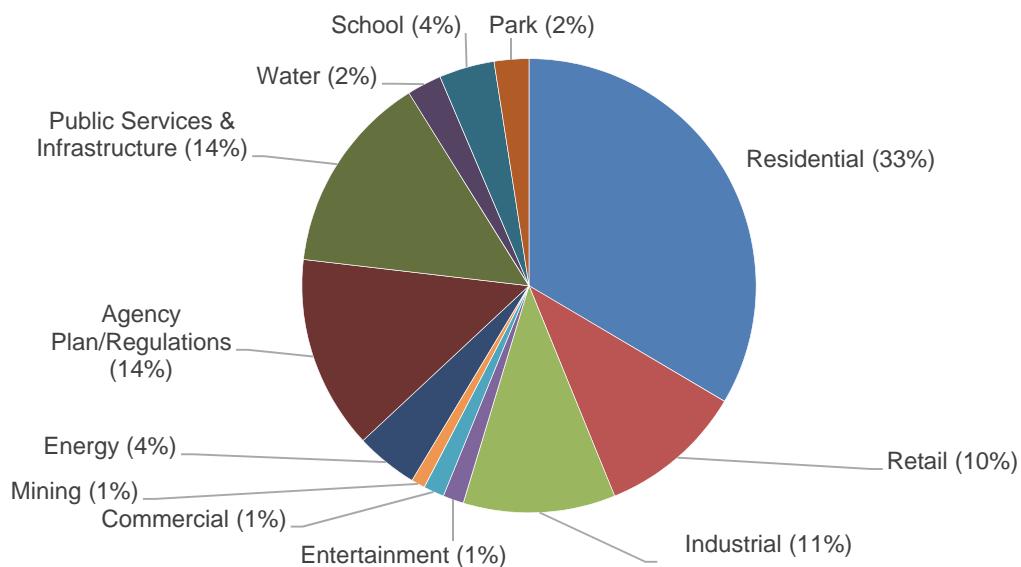
13,946 Housing Units – and 200-bed Homeless Shelter – Targeted by Recent CEQA Lawsuits Filed in Los Angeles Region “In the Name of the Environment”

By Jennifer Hernandez, David Friedman and Stephanie DeHerrera

In 2015, we published “In the Name of the Environment,” the first comprehensive statewide report of all lawsuits filed under the California Environmental Quality Act (CEQA) during a three-year study period (2010-2012) that began during the Great Recession and ended with the beginning of the current economic recovery.ⁱ Our team is now completing an update to this statewide report that covers the most recent three years (2013-2015). The governor’s May budget revision proposal to require “by right” ministerial approvals of infill multifamily housing projects that comply with local zoning requirements, include affordable units and meet other qualifying criteria (By Right Proposal), prompted us to accelerate a portion of the update and share the facts about CEQA lawsuits that target housing projects in California’s most populous region: the six counties and 191 cities within the Southern California Association of Governments (SCAG). About 48 percent of all Californians live in the SCAG region, which includes all Southern California counties except San Diego.ⁱⁱ

In our statewide report, projects that included the construction of residential units were targeted by 21 percent of CEQA lawsuits. In the updated study of the SCAG region (SCAG Update), where soaring rent and home prices, especially in coastal communities, have been widely reported as creating a housing supply and affordability crisis,ⁱⁱⁱ a whopping 33 percent of the CEQA lawsuits filed between 2013 and 2015 were aimed at stopping approved housing projects. Figure 1 shows regional CEQA lawsuit targets by project types:

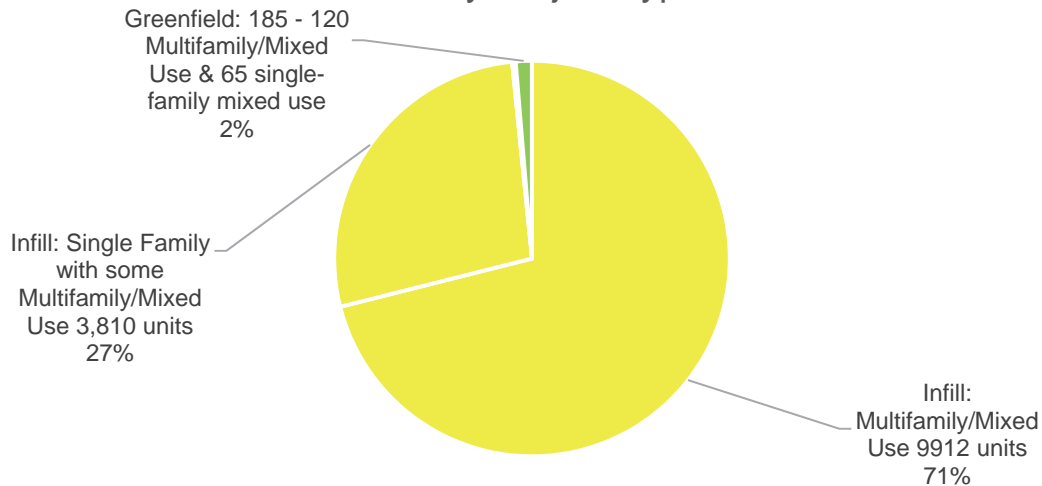
Figure 1: CEQA Lawsuits Targeting Taxpayer-Funded & Privately-Funded Projects (SCAG, 2013-2015)



99 Percent of Targeted Residential Units in SCAG Region Were Proposed in Existing Communities

Although vast areas of the SCAG region are “greenfields” – a combination of natural open space, agricultural and grazing lands and sparsely developed rural areas – about 99 percent of the residential units targeted by CEQA lawsuits in the SCAG region were located entirely within the boundaries of existing cities or in unincorporated county locations that were surrounded by existing development. In our statewide report, we called these “infill” locations, consistent with the infill definition used by the Governor’s Office of Planning & Research (OPR).^{iv} We included this metric to address policy arguments made by defenders of the CEQA lawsuit status quo that CEQA is critical to combatting development “sprawl” into natural, agricultural and rural greenfield lands. Figure 2 of the statewide report showed that only 20 percent of all types of construction projects targeted by CEQA lawsuits challenged greenfield projects. Figure 2 below shows even more vividly that within the SCAG region, 99 percent of CEQA lawsuits are aimed at housing units within the region’s existing communities – and only about 1 percent of the residential units targeted in CEQA lawsuits were located on greenfield natural, agricultural and rural lands outside existing cities and established county communities.

Figure 2: Housing Units Targeted by CEQA Lawsuits In SCAG Region (2013-2015) by Project Type



Note: Infill: Construction or Remodel of One Single Family Home: 39 units (too small to show as wedge on chart)

Of the 13,946 housing units challenged in the SCAG region during the three-year study period, 13,855 (more than 99 percent) were within existing cities and developed county communities, and only 185 were in greenfield unincorporated county areas not already surrounded by development.

The Ever-Shrinking “Infill” Definition

Prompted in part by our statewide report, the term “infill” has emerged a flashpoint of political debate. The critiques of our statewide report, for example, opined that infill was a product type (high-density, multifamily, served by public transit) or should be used in only higher density urbanized areas and not to a vacant lot in a smaller city’s downtown. The governor’s By Right Proposal has renewed this debate, by requiring an infill site to be surrounded on 75 percent of its edges (exclusive of waterfront) by existing development. In sharp criticisms of the By Right Proposal, the Planning & Conservation League (PCL) responded that the By Right Proposal contribute to “sprawl” because it covers cities with densities of fewer than 5,000 people per acre.

Restricting the applicability of the By Right Proposal according to PCL’s density-based infill definition would exclude the entirety of major California cities such as Sacramento, San Diego, San Francisco and San Jose.^v It is also noteworthy that, notwithstanding its reputation for “sprawl” development patterns, the U.S. Census Bureau has concluded that the Los Angeles region already has the highest density of any urbanized area in the nation, at just under 7,000 people per square mile. Even the less dense Bay Area is the second-most densely populated urban area in the nation, at 6,226 per square mile.^{vi} Many communities in Los Angeles, including, for example, portions of the Hollywood, Westside and downtown areas that are flashpoints of density debates – and account for greatest concentration of anti-housing unit CEQA lawsuits – have population densities well in excess of the Los Angeles urbanized area average, also as reported by the U.S. Census.

Other major environmental organizations opposed to the governor’s By Right Proposal promoted even more restrictive infill boundaries dependent on distance to frequent transit service: a one-half mile radius around either a ferry terminal, train or light rail line (which collectively comprise far less than 1 percent of California lands), or a bus stop requiring up to eight shifts of bus drivers to provide 15-minute service intervals for at least one hour during each of the morning and evening weekday peak commute periods, plus additional minimum service standards on weekends.^{vii}

In the vast SCAG region, where the City of Los Angeles alone covers 600 square miles, rapidly-evolving transportation technologies (e.g., electric cars, bikes and scooters), roadway designs discouraging single occupancy vehicles and increasing transportation capacity within existing rights-of-way (e.g., computer-based signalization of ramps, as well as additions of carpool and express lanes), and transportation services (e.g., car share, rideshare, employer-based transit and on-demand services such as those provided by Uber and Lyft) provide a dramatically evolving and expanding suite of multimodal solutions that the region’s transportation needs demand. In the midst of this explosion of transportation options, ridership on public transit systems is continuing to

fall, notwithstanding substantial increases in public funding of transit infrastructure.^{viii} Limiting infill to the half-mile radius around a bus stop staffed by eight shifts of drivers and 15-minute headways in an era of declining bus ridership would disqualify as infill huge parts of large cities such as Los Angeles, Hollywood and Santa Monica that do meet the PCL 5,000 people per acre density criteria. What is even more remarkable (and less understood by environmental density advocates) is that most dense cities in California include smaller and less wealthy cities such as Bell Garden, Maywood and Cudahay – all of which make the top 10 list for the most dense cities in California.^{ix}

These definitions of infill are not useful policy tools, as they would exclude large portions of (or even the entirety of) major cities, the precise locations where new housing must be developed in order to meet the state's rapidly growing housing needs without causing loss of natural open space and agricultural lands.

We continue to use the OPR definition of infill in this SCAG Update: 99 percent of the targeted housing units were within existing city limits or within unincorporated county areas entirely surrounded by development.

Higher Density Multifamily Housing Targeted In 71 Percent of CEQA Lawsuits

In our earlier statewide report, multifamily housing projects – primarily rental apartments, including those built above retail or office space in mixed use projects – were the most frequent housing project type targeted by CEQA lawsuits: 45 percent of CEQA housing lawsuits challenged these types of projects.

In our SCAG Update, these higher density residential projects, which are favored by smart growth and climate advocates seeking to promote a rapid shift toward a higher density, transit-oriented housing patterns, have emerged as the dominant target (71 percent) of CEQA lawsuits.

As we reported at length in our statewide report, these higher density projects, particularly apartments, were often located in areas long planned for high density, such as Hollywood, where lawsuits have been a staple in heated policy disputes about the land use and transportation future of these established, and evolving, communities. On one side, residents and interested parties who seek to preserve the existing character of California communities, including a California vision of bungalows and backyards, and who oppose a new California vision of “balcony kids” raised in high-rise buildings and going to urban schools and parks that serve ever-increasing populations, have used CEQA lawsuits to stop plans and projects promoting density. New battlegrounds for this side of the policy debate, which includes supporters from the progressive left to the conservative right, also promise to hit the ballot box with citizen initiatives, such as an initiative proposed in the City of Los Angeles that would create new legal and policy barriers to increased density.^x On the other side of the debate, environmental, business and a different subset of progressives (e.g., young urbanites) and conservatives (e.g., retired homeowners seeking to build an accessory dwelling unit in a larger home or lot to accommodate in-laws, kids or others priced out of the local housing market) support increasing density to reduce greenhouse gas emissions, conserve water and energy,

promote healthier lifestyles by avoiding long automobile commutes and accommodate housing demand closer to employment centers with existing infrastructure service. CEQA lawsuits allow this fundamental policy disagreement to be repeatedly fought through multiyear court battles for each land use plan and each project (even projects that comply with plans).

Although CEQA creates an unusually costly crucible for this density debate, it is a cost perceived to be paid primarily by developers that is not generally translated by the public or media to result in smaller housing supplies and higher housing costs for all, despite an increasing number of non-partisan reports documenting how California's housing shortage and affordability crisis have caused California's poverty levels to skyrocket to the highest in the nation.^{xi} The state's insufficient housing supply and soaring housing prices have doomed about nine million people to substandard and unaffordable housing, often located far from available jobs, and have caused an explosion in the state's homeless population.

Notwithstanding liberal progressive support for CEQA, its litigious structure also favors the wealthy and harms the poor. CEQA lawsuits pick at whether nearly 100 environmental topics have been adequately studied and adequately mitigated. Projects with the greatest financial resources are often most able to run the judicial review gauntlet with thousands, and sometimes tens of thousands, of pages of environmental documentation. Conversely, projects with lower profit margins, or financed by finite resources such as a government grant, cannot afford to "armor up" with the cast of technical experts retained to proactively prepare defensive paperwork against all possible litigation claims.

Stories Behind the Stats

Our statewide report included anecdotes to help illustrate the stories behind the CEQA statistics. Some stories that made the cut for this regional update include:

Proposed Homeless Shelter Had Zoning, But Not CEQA – Project Derailed, Notwithstanding California's "By Right" Emergency Shelter CEQA Exemption

Both in the SCAG region and in the Bay Area,^{xii} projects to house the homeless were targeted by CEQA lawsuits – a fact made more noteworthy given that the California State Legislature and governor just agreed to direct \$2 billion in funding approved by voters to pay for mental health services and to help build supportive housing for the homeless and mentally ill. Legislative leaders brushed aside concerns that without corresponding policy reforms, CEQA lawsuits would be used to delay, derail and drive up the cost of these taxpayer-funded, critically-needed housing projects.^{xiii}

In Santa Ana, a 200-bed homeless shelter was sued by two adjacent business property owners who alleged that the project would cause adverse traffic and pedestrian/bicycle safety impacts, cause public transportation delays, increase demand at the site for emergency and other civil services, and cause adverse parking and noise impacts. The project was a "by right" use under Santa Ana's zoning ordinance, which had been

amended in 2013 to comply with Senate Bill (SB) 2 (Cedillo), a 2008 state law requiring cities to designate at least one zone in a city where emergency shelters would be allowed “by right” (i.e., without a conditional use permit that could be denied by the city, and without CEQA review). SB 2 did not extend the CEQA exemption to an agency’s acquisition of property on a site designated for “by right” use as a homeless shelter. Since they could not file a CEQA lawsuit to block construction of homeless shelter, the two adjacent property owners sued to block the agency’s acquisition of the site, which was necessary for the viability of the project as homeless shelter projects virtually always require funding and/or property provided by a public agency. Neighbors and other stakeholders also objected to the project, and it was ultimately abandoned after the CEQA lawsuit was filed. Other proposals for emergency shelters in Santa Ana also struggled and were abandoned based on community opposition.^{xiv} Affordable housing stakeholders are lobbying the governor to close this loophole in his By Right Proposal, which does not extend CEQA relief to agency decisions to help fund, acquire or provide properties for affordable housing.

CEQA Lawsuits Challenge Two Nearly Identical 80-Unit Infill Affordable Housing Projects: One Survived, One Still Stalled by CEQA’s “Gotcha” Mandate to “Prove the Negative”

In 2015, the city council for the City of Orange unanimously approved the construction of a 100 percent affordable housing development, including 82 two- and three-bedroom apartments in four 3-story buildings on a converted industrial site. A controversial former Orange councilmember, who had been called out in the press for anti-Islamic comments and for fabricating a discussion with a Mexican-American that never occurred,^{xv} sued to block the project under CEQA nearly two years after the project had obtained zoning approvals, and at the edge of a 2015 deadline to qualify for the public financing, which would be required to complete the project. The project qualified for streamlined CEQA processing as an infill project and for bonus units authorized for affordable projects under state law. With a happy ending, the CEQA lawsuit failed to stop the project. One of the fortunate new residents, a single mom with two sons, reported that the family moved from an expensive one-bedroom unit where the landlord prohibited them from using the kitchen and indoor bathroom.

Not as fortunate were the future residents of the Highland Park Transit Village, an 80-unit project of a similar scale (3- to 4-story structures) that included a mix of market rate and affordable housing in the City of Los Angeles. The project site was a city-owned property used for surface parking (alternate parking would be provided for nearby businesses in new underground spaces built as part of the project). The newly-formed petitioner group that sued the project included cultural preservation activists, environmental justice advocates and individual residents who endeavored to save the Los Angeles area’s substantial rural, cultural and environmental resources for future residents. The project site was located a block away from the historic Route 66 corridor – the highway that spans several states – and was challenged as adversely impacting this “cultural resource” and the aesthetics of the neighborhood, and causing greenhouse gas (GHG) emissions that contribute to global warming.

The trial court rejected the cultural and aesthetics allegations, but ruled against the city on the GHG issue – in another vivid example of the ongoing legal uncertainty caused by the expansion of CEQA to require project-level review of GHG to assess global warming impacts more than 10 years ago.^{xvi} Although there is overwhelming evidence that the construction of this 80 apartment project would not contribute to climate change, including, but by no means limited to, the fact that new buildings must comply with California’s stringent energy and water conservation measures (which result in lower GHG emissions per unit), as well as the fact that smaller housing units located within existing, transit-served neighborhoods have low per capita and per unit GHG. However, these facts were so obvious that they were not documented in painstaking detail by the city or project applicant as part of the “prove the negative” paper chase that wealthier projects pay to have completed during the pre-litigation CEQA paperwork process. After a CEQA lawsuit is filed, agencies are not generally allowed to file new documentation to “prove the negative” (i.e., provide the absence of a significant adverse environmental impact). This project was sent back to the drawing board after the judge vacated the city’s approvals.

More than 50 CEQA lawsuits remain pending against the City of Los Angeles.

CEQA Reform Update

Our 2015 statewide report described legislative CEQA reform activities over the past decade, and suggested three reforms to curtail CEQA litigation abuse while still preserving the CEQA compliance process, including requirements to ensure comprehensive evaluation and feasible mitigation, meaningful public input and accountability by the public officials charged with review, approval or denial of projects that are subject to CEQA.

Our CEQA litigation abuse reform proposals included: 1) extending CEQA transparency to those filing lawsuits and ending anonymous CEQA lawsuits funded by shadowy interests using CEQA for private gain rather than environmental protection; 2) ending duplicative CEQA lawsuits for projects that comply with previously-approved projects and plans for which a CEQA process has already been completed, and 3) reserving the extraordinary judicial remedy of vacating project approvals to projects that could actually harm the natural environment, public health or irreplaceable tribal resources – while preserving the litigation remedy of requiring adequate study and mitigation of project impacts.

While the 2016 CEQA reform season has just reached the mid-year mark, the only CEQA reform legislation enacted to date is a “buddy bill” to benefit . . . the Legislature’s own office renovation project. The governor’s By Right Proposal remains under consideration by the Legislature, and would dramatically reduce CEQA litigation risks for the type of multifamily housing projects most often targeted by CEQA lawsuits in the SCAG region. Finally, two bills that would have extended CEQA’s transparency mandate to CEQA lawsuits were defeated in policy committees on party-line votes, one of which ironically occurred at the same hearing that the CEQA litigation status quo advocates were united in urging more transparency at the Coastal Commission.

Meanwhile, with critics noting the absence of any authorizing legislation, in January 2016, the OPR proposed the most dramatic new expansion to CEQA in decades by adding two new impacts to the nation's most litigious and quixotic environmental law: "vehicle miles travelled" and "induced traffic."

CEQA Reform for Me, Not Thee. The only significant CEQA legislation to be enacted by this year's Legislature is the extension of the "Kings Arena" remedy reform to the proposal to remodel the Legislature's own office building. This CEQA litigation reform pathway was enacted in SB 743 (Steinberg, 2013) to allow Sacramento to meet the construction deadlines demanded by the National Basketball Association to keep the Kings in Seattle, and effectively prohibited a judge deciding a CEQA lawsuit from vacating the arena approvals or otherwise preventing construction of the project, while allowing judges to order corrections to deficient CEQA studies (which could result in more mitigation while allowing the project itself to proceed). As described in our statewide report, legislative leaders in 2013 were tone-deaf to a chorus of objections, including charges of hometown hypocrisy, by editorials published by several of California's major newspapers that observed that there are many of projects deserving this level of protection from CEQA lawsuits that are often filed for non-environmental reasons. Maintaining its tone-deaf track record, the 2016 Budget Bill extended the Kings Arena remedy reform to its own legislative office renovation project. The Legislature can now rest easy that its office renovation can be completed on-time, and on-budget, without those delay and cost over-run risks of a pesky CEQA lawsuit.

"Labor unions, environmentalists are biggest opponents of Gov. Brown's affordable housing plan."^{xvii} This May 24, 2016 headline by LA Times reporter Liam Dillon reported the controversy that erupted within the core Democratic Party labor, environmental, affordable housing and poverty constituencies when the governor proposed to require "by right" approvals for attached housing projects such as apartments and condominiums on infill locations that already had approved zoning for such uses. For qualifying projects, the By Right Proposal would not require additional CEQA processing for housing units, since the zoning approval had itself triggered prior CEQA review and approval. The By Right Proposal was released as part of the governor's revised May budget and followed a series of non-partisan reports confirming that the severity of California's housing supply and affordability crisis had caused California to have the highest poverty rate in the nation, and that CEQA and other local permit processing obstacles have caused jobs-rich coastal areas to have an increasingly acute jobs-housing imbalance that condemns working Californians to ever-longer and more congested commutes (and higher tailpipe emissions of greenhouse gases as well as other pollutants). The By Right Proposal also required "by right" projects to include deed-restricted affordable units and to meet other qualifying criteria.

In his budget message, the governor documented the average cost of building a single affordable housing apartment-scale unit in different areas of California:^{xviii}

Governor's 2016 May Revise Budget Proposal
2011-2015 Affordable Housing Construction by County¹
(Dollars in Thousands)

	Cost Per Unit
San Francisco	\$591
San Mateo	442
Santa Cruz	436
Alameda & Contra Costa	418
Santa Clara	405
Ventura	400
Los Angeles	372
Napa & Sonoma	356
San Diego	350
Orange	340
San Luis Obispo	335
Solano & Yolo	312
El Dorado, Nevada & Placer ²	311
Monterey & San Benito	310
San Bernardino	298
Sacramento	287
Santa Barbara	283
Imperial & Riverside	281
San Joaquin ²	269
Colusa & Lake	261
Butte, Glenn, Sutter & Yuba	256
Kern	255
Shasta ²	255
Madera, Merced & Stanislaus	244
Del Norte, Humboldt & Mendocino	237
Fresno	212
Kings & Tulare	207
STATEWIDE	\$332

¹ Reflects all new construction projects for counties receiving tax credits from the Tax Credit Allocation Committee. Some projects include total development costs, while others exclude land cost.

² Figures for counties with fewer affordable housing projects were subject to a small sample size.

Based on this data and several authoritative, non-partisan reports documenting local obstacles to new housing approvals, the governor concluded that California could not spend its way to funding the necessary number of housing units, and the necessary range of affordability, required to meet the acute needs of California's existing population.

The governor himself had recently acknowledged the political difficulty of changing CEQA over labor objections, given his remarks of just a few weeks earlier that CEQA reform was politically impossible because unions use CEQA litigation threats as a "hammer" to force project sponsors (public or private) to enter into project labor agreements (PLA).^{xix} PLAs are typically confidential agreements that give effective control of construction jobs to the union leaders using this CEQA litigation tactic.

Notwithstanding the expected labor challenge, the governor also was responding to other strong Democratic Party voices urging increased investment of state taxpayer dollars into affordable housing; the By Right Proposal also expressly links the availability of \$400 million in funding to subsidize affordable housing to enactment of the By Right Proposal.

Mayors of cities feeling the most acute housing crunches, including Los Angeles Mayor Eric Garcetti and several Bay Area mayors, weighed in with general support for the By Right Proposal, as did a broad coalition of business leaders and associations that have long identified housing as a key challenge for keeping and growing businesses in California. Other cities and counties objected to the state's insistence on a "by right" approval process that bypasses local control to disapprove projects, including projects that comply with local zoning requirements.

Several of the state's most powerful building trades, who pioneered and remain the most active in filing or threatening to file CEQA lawsuits as a "hammer" to secure PLAs, have indeed emerged as the most vociferous opponents of the By Right Proposal.^{xx} Other public and private sector unions remain aligned with the building trades, and remain in strong opposition to the By Right Proposal, notwithstanding the fact that the housing availability and affordability crunch have condemned union stalwarts such as teachers, nurses, first responders and service workers to experience daily commute times of two and three hours or more – to "drive until they qualify" for the less costly rents and home prices in the inland areas of the SCAG region.

How unaffordable is housing? The "standard rule" is that people should not spend more than about 30 percent of their income on housing (rent or mortgage payments), and those paying in excess of 50 percent of their income on housing costs are considered "severely" burdened by housing costs.^{xxi} In a recent analysis completed by the California Infill Federation, workers in even the generally more affordable San Gabriel Valley are literally "off the charts" in being unable to afford to purchase housing; with a median housing price of \$611,000, even assuming that buyers can amass the \$140,530 required for a 20 percent down payment and other one-time expenses, the estimated monthly mortgage payment assuming taxes and insurance would consume 71 percent of a teachers' salary (\$59,000), 83 percent of a public safety worker's salary (\$57,500), 197 percent of a retail clerk's or barista's likely income (\$22,000), 73 percent of a UPS delivery driver's wages (\$65,500), and 72 percent of a nurse's salary (66,600).^{xxii}

Negotiations over the By Right Proposal continue, with no outcome expected before August.

Transparency's Good for the Coastal Commission, But Not CEQA. Two bills were introduced this year – Assembly Bill 2026 (Hadley) and SB 1248 (Moorlach) – that would have prohibited anonymous CEQA lawsuits, while allowing those concerned with being "outed" as project opponents to confidentially disclose their identity and interest solely to the judge deciding the case. Both of these bills fell in committee hearings on party-line votes. In an irony born of the Legislature's committee calendar, AB 2026 was considered at the same hearing as legislation requiring greater disclosure and

transparency in Coastal Commission proceedings. The identical labor and environmental advocates who supported Coastal Commission transparency testified against CEQA transparency. The building trades representative testifying in “strong opposition” to CEQA litigation transparency concluded that prohibiting anonymous CEQA lawsuits would result in “dismantling CEQA.”^{xxiii}

End Traffic Congestion as a CEQA Impact in Transit-Served Areas by . . . Adding Two New Statewide Impacts to CEQA? Traffic congestion remains a flashpoint for voters, including those in the SCAG region. In another of our CEQA studies, air quality (mostly from tailpipe emissions) and traffic congestion were the two most commonly litigated CEQA topics in reported appellate court cases over a 15-year study period.^{xxiv} There are decades of CEQA judicial opinions making traffic congestion a CEQA impact due to factors such as causing more air pollution (from the longer travel time), longer periods of higher noise volumes, and greater public safety impacts such as higher accident risks and emergency vehicle delays.

Prior CEQA court decisions, as well as other state and federal laws requiring reduced traffic congestion, create an environmental policy clash for climate advocates and urban designers seeking to promote high-density urban development that is expressly planned to discourage automobile use and promote transit as well as active transportation modes such as walking and biking, while also achieving other environmental benefits such as reduced consumption (on a per unit and per capita basis) of energy and water. Increased traffic congestion in these transit-oriented communities is a planned goal, and using CEQA to require studies and roadway improvements to “mitigate” congestion impacts undermines those environmental policy goals.

The Legislature agreed to eliminate use of traffic congestion as a CEQA impact in these planned higher density, transit-oriented communities, and in the 2013 Kings Arena remedy reform bill (SB 743) directed OPR to develop an alternate transportation metric under CEQA by the end of 2015. In anticipation, several local jurisdictions, including Pasadena and San Francisco, amended their local criteria for assessing whether an impact is “significant” under CEQA by eliminating traffic delay – measured with “Level of Service” grades for how long it takes to cross an intersection – as a CEQA transportation metric for each project. These jurisdictions have instead begun using vehicle miles travelled (VMT) as a CEQA transportation metric for the neighborhood where the project is located, allowing them to conclude that projects within areas of very frequent transit service have much lower per capita VMT than a regional average per capita VMT. VMT is a locational metric that corresponds to high frequency transit service (and the high density required to support such transit levels).

Instead of expressly endorsing this CEQA transportation metric as adopted by local agencies, OPR issued more than 60 pages of proposed changes to CEQA and “technical guidance” on how to implement these changes. The bottom line is that OPR’s proposal, in its current form, is the most dramatic administrative expansion of CEQA in decades. It applies statewide, not simply in frequent transit neighborhoods, and is explained as necessary for the state to achieve the 80 percent reduction in GHG emissions from 1990 levels, without regard to population growth or any other

environmental objective – the same 80 percent reduction mandate that the Legislature has repeatedly declined to impose as a blanket legal mandate.

OPR's 2016 CEQA Guidelines proposal includes adding two new impacts to CEQA:

- Vehicle Miles Travelled (VMT) Impact. Each public sector plan, program and project (and each private sector project) must calculate how many miles will be driven over the lifetime of a project in a passenger vehicle or light truck (even an electric vehicle). The “significance” of these VMT impacts must then be assessed, and feasibly mitigated, by each project.
- Induced Traffic Impact. Each project that adds or funds one or more new miles of capacity added to a highway or major roadway is a new CEQA impact, requiring a significance assessment and imposition of all feasible mitigation and/or a less impactful alternative. This new impact applies retroactively to long-planned transportation projects, even if the increase in capacity results from more efficient use of existing highway rights-of-way; even if the project is a carpool lane; even if the project was included in a voter-approved transportation bond measure (including the improvements in the proposed Los Angeles County Measure M2 under consideration for the November 2016 ballot); and even if the project has already been included in an approved regional or local plan for which CEQA has already been completed (and even if the California Air Resources Board has approved the plan as meeting applicable GHG reduction targets and applicable federal and state Clean Air Act mandates and even if the U. S. Environmental Protection Agency has agreed that it is meeting federal Clean Air Act targets). Only new toll road miles would get a pass from what OPR calls a statewide “road diet,” notwithstanding social and economic equity critiques of toll roads.

OPR's 2016 proposal followed the firestorm of criticism OPR received from a similar proposal in 2014. Critics have noted that the OPR proposal would enable any party to use CEQA lawsuits to try to thwart decisions by voters, local officials, state and local transportation agencies, and regional, state and national environmental agencies, to provide for and enhance transportation mobility. Others have noted that the OPR proposal would further undermine the logistics industry (which by some accounts powers about 40 percent of the regional economy) by creating new obstacles to improved goods movement, even for the electric and automated fleets of the future, and undermine the viability and global competitiveness of the Ports of Long Beach and Los Angeles, along with transportation-dependent economic sectors, such as agriculture. Experienced CEQA lawyers have commented that the OPR proposal is extremely complex and will substantially increase both CEQA compliance costs and litigation risks.^{xxv}

OPR is reviewing comments, and intends to proceed to the formal rulemaking process in October.

Conclusion

CEQA litigation has increased in our most recent study period, and in the SCAG region is being used primarily to challenge the higher density, infill housing projects that are most often supported by environmental and climate policy activists. Building new housing is critically needed to help address the acute housing shortage, and housing affordability challenges, that have caused California to have the highest poverty rate in the nation. Using CEQA litigation as a surrogate for unlegislated density and climate policies continues to create compliance uncertainty and judicial unpredictability, and this outcome disproportionately affects the young, the poor and the talented new Californians that need housing – and will help shoulder the tax burdens imposed by the current generation of political leaders. Ending CEQA litigation abuse would be an outstanding legacy that would benefit many future generations inside and outside California and complements the state’s global commitment to environmental and climate leadership.

About the Authors:

Holland & Knight’s West Coast Land Use and Environmental Practice Group

Holland & Knight is a global law firm with more than 1,200 lawyers and other professionals in 27 offices throughout the world. Our lawyers provide representation in litigation, business, real estate and governmental law. Interdisciplinary practice groups and industry-based teams provide clients with access to attorneys throughout the firm, regardless of location.

The authors of this report are attorneys in the West Coast Land Use and Environmental Practice Group.

Jennifer Hernandez, co-chair of Holland & Knight’s National Environmental Team, leads Holland & Knight’s West Coast Land Use and Environment Practice Group. She is also a member of the firm’s Directors Committee. Ms. Hernandez has written two books and more than 50 articles on environmental and land use topics, and has taught in law school and college classes at Stanford, Hastings, Berkeley and UC Davis. She is a graduate of Harvard University and Stanford Law School, received the California Lawyer of the Year Award from the California Bar Association, was named a top minority lawyer by The National Law Journal, and has for decades been included in the top ranks of land use and environmental practitioners and litigators by the legal ranking firms of Chambers USA, Best Lawyer and Superlawyers. Ms. Hernandez has spent decades on the boards of non-profit environmental advocacy groups, was appointed by President Bill Clinton as a trustee for the San Francisco Presidio, and has won numerous awards on environmental and land use pro bono advocacy work for minority and underserved communities – including the Big Brain Award from the Greenlining Institute and a Proclamation from then-Mayor Willie Brown naming October 9, 2002, as “Jennifer Hernandez Day in San Francisco” for her work as a “warrior on the brownfields.” Ms. Hernandez grew up in Pittsburg, California as the daughter and granddaughter of steelworker members of the AFL-CIO.

David Friedman is of counsel in Holland & Knight's Government Section and practices in the firm's Los Angeles office. He focuses on land use and development, state and federal resource policy and regulatory counseling. His experience includes the analysis and legal support of project water supply assessments, endangered species impacts, and wetlands and water permitting. Dr. Friedman received his J.D. from UCLA Law School (Order of the Coif) and his Ph.D. from the Massachusetts Institute of Technology. Dr. Friedman served as a Fulbright Fellow in Japan, a National Science Foundation Fellow, a Senior Fellow at the New America Foundation and a fellow at the Progressive Policy Institute (the think tank for the Democratic Leadership Council under President Bill Clinton).

Stephanie DeHerrera is an associate in Holland & Knight's West Coast Land Use and Environment Practice Group. She received her J.D. from Hastings College of the Law, where she was a member of the board of the Hastings Constitutional Law Quarterly. Ms. DeHerrera previously interned in the San Francisco City Attorney's land use division and was program director at the Organizing and Leadership Academy.

Other Recent CEQA and Land Use/Environmental Publications

Holland & Knight's West Coast Land Use and Environmental Group periodically publishes analyses of California legal and policy data, including information documenting the use, and abuse, of CEQA. Other recent reports on CEQA include the following:

- **In the Name of the Environment: Litigation Abuse Under CEQA**, *Holland & Knight*, August 2015, our Statewide Study, is available at https://issuu.com/hollandknight/docs/ceqa_litigation_abuseissuu?e=16627326/14197714
- **CEQA Judicial Outcomes: Fifteen Years of Reported California Appellate and Supreme Court Decisions**, *Holland & Knight alert*, May 2015, available at <https://www.hklaw.com/files/Uploads/Documents/Articles/0504FINALCEQA.pdf>
- **California Environmental Quality Act, Greenhouse Gas Regulation and Climate Change**, *Chapman University Center for Demographics and Policy*, 2015, available at <http://www.chapman.edu/wilkinson/files/GHGfn.pdf>
- **California's Social Priorities**, *Chapman University Center for Demographics and Policy*, 2015, available at <http://www.chapman.edu/wilkinson/files/CASocPrioFnSm2.pdf>
- **The National Environmental Policy Act in the Ninth Circuit: Once the Leader, Now the Follower?** *Environmental Practice*, December 2014, available at <https://www.hklaw.com/Publications/The-National-Environmental-Policy-Act-in-the-Ninth-Circuit-Once-the-Leader-Now-the-Follower-12-31-2014/>

• **Analysis of Recent Challenges to Environmental Impact Reports**, *Holland & Knight alert*, December 2012, available at <https://www.hklaw.com/publications/Analysis-of-Recent-Challenges-to-Environmental-Impact-Reports-12-01-2012/>

• **Is CEQA “Fixed” – Do Infill CEQA Reforms Help or Handicap Your Project?**

Holland & Knight alert, September 13, 2012, available at <https://www.hklaw.com/files/Publication/04664546-629b-4477-a59e-c6ee4537a7c7/Presentation/PublicationAttachment/e1e11da8-a7ae-41dc-a105-db1b0210a5f1/IsCEQAFixed.pdf>

• **Judicial Review of CEQA Categorical Exemptions from 1997-Present**, *Holland & Knight alert*, August 2012, available at

<https://www.hklaw.com/files/Publication/6c8c1fd0-7a6b-4c2f-822f-19c3ff4b95ec/Presentation/PublicationAttachment/4f319f3a-f238-4e9a-87c3-1a355deb0eaa/JudicialReviewofCEQACategoricalExemptions.pdf>

Contact Us

Please contact us for more information on this report and our other publications, or for assistance with land use, environmental and real estate matters.

Jennifer L. Hernandez

Holland & Knight LLP

Partner | Leader, West Coast Land Use and Environmental Group

415.743.6927 | San Francisco

213.896.2400 | Los Angeles

jennifer.hernandez@hklaw.com

David Friedman

Holland & Knight LLP

Of Counsel

213.896.2431 | Los Angeles

david.friedman@hklaw.com

Stephanie DeHerrera

Holland & Knight LLP

Associate

415.743.6971 | San Francisco

stephanie.deherrera@hklaw.com

ⁱ Our 2015 report, “In the Name of the Environment: Litigation Abuse Under CEQA,” is available on our website: <https://www.hklaw.com/publications/In-the-Name-of-the-Environment-Litigation-Abuse-Under-CEQA-August-2015/>. As always, preparation of these reports is made possible by a team of dedicated land use, environmental, real estate, and litigation attorneys working in our California offices. A special thanks goes to Abigail Alter, Susan Booth, Bradley Brownlow, Carrie Friesen-Meyers, Daniel Golub, Tara Kaushik, Julia Kingsley, Jessica Lanier, Joanna Meldrum, Perla Parra, Tamsen Plume, Joseph Taboada and Genna Yarkin. As was the case with our statewide report, the authors are grateful to these and other parties who are focused on the need to modernize CEQA to end CEQA litigation abuse, but the opinions in this regional update are the authors’ and should not be attributed to any other person or organization. Also, as was the case with our statewide report, this update cites to media reports and other specified sources for factual information and examples of CEQA lawsuits; the information included in these media reports were not independently investigated by the authors.

ⁱⁱ “Your Guide to SCAG (2013-14),” Southern California Association of Governments (2014), available at: <https://www.scag.ca.gov> and <http://www.scag.ca.gov/Documents/scagGeneral2013.pdf>

ⁱⁱⁱ “Los Angeles Housing is Wildly Unaffordable,” BuzzFeed News (8/16/15), reporting on housing affordability reports by UCLA and Zillow, available at: https://www.buzzfeed.com/jimdalrympleii/los-angeles-is-facing-a-housing-affordability-crisis?utm_term=.jn5RWBwy9P#.syv5o0j6ZV.

^{iv} The Governor’s Office of Planning & Research definition used in our reports follow: “The term “infill development” refers to building within unused and underutilized lands within existing development patterns, typically but not exclusively in urban areas. Infill development is critical to accommodating growth and redesigning our cities to be environmentally and socially sustainable,” available at: http://www.opr.ca.gov/s_infilldevelopment.php.

^v “Governor’s By-Right Development Proposal (modified version), Planning & Conservation League (6/6/16), available on request from Holland & Knight.

^{vi} “California Cities Most Densely Populated in US,” San Francisco Chronicle report on US census data (3/117/12), available at: <http://www.sfgate.com/bayarea/place/article/California-cities-most-densely-populated-in-U-S-3436611.php>

^{vii} “Development ‘By Right’ Proposal for Affordable Housing,” State Buildings & Construction Trade Council, NRDC, et al (5/18/16), available at: <http://twitdoc.com/view.asp?id=272010&sid=5TVU&ext=PDF&lcl=Development-By-Right-for-Affordable-Housing-Oppose-All-Assembly-Sen-.pdf&usr=dillonliam>.

^{viii} “Billions spent, but fewer people are using public transportation in Southern California,” LA Times (2/15/16) available at: <http://www.latimes.com/local/california/la-me-ridership-slump-20160127-story.html>

^{ix} “California Density City Population Rank,” USA.Com, available at <http://www.usa.com/rank/california-state--population-density--city-rank.htm>

^x “Activists seek ballot measure for moratorium on L.A. ‘mega projects’,” LA Times (11/18/15), available at: <http://www.latimes.com/local/lanow/la-me-ln-ballot-measure-mega-projects-city-hall-20151118-story.html>.

^{xi} See, e.g., “California’s High Housing Costs: Causes and Consequences,” California Legislative Analyst Office (2105), available at: <http://www.google.com/url?sa=t&rct=j&q=&esrc=s&source=web&cd=1&cad=rja&uact=8&ved=0ahUKEwjX3cS7poPOAhXLLSYKHZgBAkAQFggfMAA&url=http%3A%2F%2Fwww.lao.ca.gov%2Freports%2F2015>

[%2Ffinance%2Fhousing-costs%2Fhousing-costs.pdf&usg=AFQjCNF0wGqQUrEYExtS_8stUkH6nWC9_w](#); “Struggling to Get By: the Real Cost Measure in California 2015,” United Ways of California, available at: <https://www.unitedwaysca.org/realcost>.

^{xii} We will report on the Bay Area homeless project targeted by a CEQA lawsuit in our upcoming regional update report on lawsuits filed between 2013-2015 in the Bay Area region.

^{xiii} See, e.g., “California Lawmakers Approve \$2 Billion Plan to Help the Homeless,” Wall Street Journal (6/30/16), available at: <http://www.wsj.com/articles/california-lawmakers-approve-2-billion-plan-to-help-the-homeless-1467317216>.

^{xiv} “Hundreds Turn Out to Protect Santa Ana Homeless Shelter,” Voice of Orange County 98/20/14), available at <http://voiceofoc.org/2014/08/hundreds-turn-out-to-protest-santa-ana-homeless-shelter/>

^{xv} “Orange Councilmember Jon Dumitru Caught Lying to Reporter While Slurring Longtime Resident, OC Weekly (8/18/10), available at: <http://www.ocweekly.com/news/orange-councilmember-jon-dumitru-caught-lying-to-reporter-while-slurring-longtime-resident-6466742>; see also, <http://www.ocweekly.com/news/update-cair-demands-apology-dumitru-tries-to-cover-his-illiterate-tracks-jon-dumitru-orange-councilmember-posts-anti-islam-facebook-status-update-6458307>.

^{xvi} The judicial uncertainty surrounding GHG and CEQA reached a near-crescendo with the first major GHG CEQA lawsuit to reach the California Supreme Court, *Center for Biological Diversity v. California Department of Fish and Wildlife*, 62 Cal. 4th 204 (2015). In that case, the Supreme Court upheld a portion of the state’s GHG analysis of a master planned community project but rejected another portion based on the absence of documentation on the record on an issue that had not been briefed or argued by any party – and also declined to opine at all on how to address GHG after 2020. The Supreme Court declined to uphold the GHG analysis in the EIR at issue in that case notwithstanding being urged to do so by the respondent on that CEQA lawsuit (a state agency that had been advised by the state’s attorney general in crafting the GHG CEQA analysis), and notwithstanding being urged to do so by the Office of Planning and Research (the state agency charged with preparing the CEQA Guidelines interpreting CEQA’s requirements), and notwithstanding being urged to do so by expert air quality agencies. The Supreme Court identified “potential” CEQA compliance “pathways” which “may” suffice for considering GHG emissions and climate change, and remanded the matter back to the lower courts for further consideration, kicking off the second decade of judicial uncertainty about CEQA and GHG.

^{xvii} “Labor unions, environmentalists are biggest opponents of Gov. Brown’s affordable housing plan,” LA Times (5/24/16), available at: <http://www.latimes.com/politics/la-pol-sac-labor-enviro-housing-20160524-snap-story.html>.

^{xviii} Table reprinted from the “Housing and Local Government” component of the governor’s revised budget proposal (May 2016), available at: <http://www.ebudget.ca.gov/2016-17/Revised/BudgetSummary/BSS/BSS.html>.

^{xix} “Governor Jerry Brown: The Long Struggle for the Good Cause,” Blueprint (Spring 2016), available at: <http://blueprint.ucla.edu/feature/gov-jerry-brown-the-long-struggle-for-the-good-cause/>.

^{xx} “Why construction unions are fighting Gov. Jerry Brown’s plan for more housing,” LA Times (7/20/16), available at: <http://www.latimes.com/politics/la-pol-sac-jerry-brown-affordable-housing-union-fight-20160720-snap-story.html#nt=outfit>.

^{xxi} See, e.g., “Why the 30 Percent of Income Standard for Housing Affordability,” United States Census Bureau (2006), available at: <https://www.census.gov/housing/.../who-can-afford.pdf>.

^{xxii} “Housing Realities,” California Infill Federation (2016), copy available on request.

^{xxiii} Assembly Natural Resources Committee, hearing on AB 2002 and AB 2026 (April 2016), audio and visual testimony available at: http://calchannel.granicus.com/MediaPlayer.php?view_id=7&clip_id=3592.

^{xxiv} "CEQA Judicial Outcomes: Fifteen Years of Reported California Appellate and Supreme Court Decisions," *Holland & Knight alert*, May 2015, available at <http://www.hklaw.com/files/Uploads/Documents/Articles/0504FINALCEQA.pdf>

^{xxv} While OPR has not posted OPR has not posted the reported 250 or so comments on the 2014 and 2016 VMT proposal on its website, Holland & Knight has received copies of stakeholder comments that are available on request.

Case Name	Region of Project	Date	Location of Project	Public or Private Project	Project Type	Project Subtype	Infill or Greenfield Project	Compliance Track
George Edwards v. City of La Habra Heights	SCAG	10/13	City of La Habra Heights	Public	Public Service & Infrastructure	City Hall	Infill	Exemption
Trancas PCH, LLC v. City of Malibu	SCAG	9/13	City of Malibu	Public	Agency Plan/Regulation	City-Plan	N/A	Environmental Impact Report
Sherman Oaks Residents for a Safe Environment v. City of Los Angeles	SCAG	10/13	City of Los Angeles	Private	Residential	Multifamily Mixed Use	Infill	Environmental Impact Report
La Mirada Avenue Neighborhood Association of Hollywood v. City of Los Angeles, et al.	SCAG	5/13	City of Los Angeles	Private	Retail	Shopping Center	Infill	Environmental Impact Report
G.G. Verone, et al. v. City of West Hollywood, et al.	SCAG	9/13	City of West Hollywood	Private	Retail	Billboard	Infill	Exemption
Concerned Citizens of Shoreline Gateway, et al. v. City of Long Beach	SCAG	9/13	City of Long Beach	Private	Residential	Multifamily Mixed Use	Infill	Environmental Impact Report
StoptheMillenniumHollywood.com, et al v. City of Los Angeles, et al.	SCAG	8/13	City of Los Angeles	Private	Residential	Resort/ Multifamily Mixed Use	Infill	Environmental Impact Report
HEI/GC Hollywood and Vine Condominiums, LLC v. City of Los Angeles	SCAG	8/13	City of Los Angeles	Private	Residential	Multifamily Mixed Use	Infill	Environmental Impact Report
Union of Medical Marijuana Patients, Inc. v. City of Los Angeles	SCAG	7/13	City of Los Angeles	Public	Agency Plan/Regulation	Local Marijuana Regulation	N/A	Exemption
Save the Plastic Bag Coalition v. City of Los Angeles	SCAG	7/13	City of Los Angeles	Public	Agency Plan/Regulation	Local Plastic Bag Regulation	N/A	Environmental Impact Report
South Coast Air Quality Management District v. City of Los Angeles, et al.	SCAG	6/13	Multijurisdictional	Private	Public Service & Infrastructure	Railroad/ Non-Transit	Infill	Environmental Impact Report
Coalition for a Safe Environment, et al. v. City of Los Angeles, et al.	SCAG	6/13	Multijurisdictional	Private	Public Service & Infrastructure	Railroad/ Non-Transit	Infill	Environmental Impact Report
California Cartage Company, Inc. v. City of Los Angeles	SCAG	6/13	Multijurisdictional	Private	Public Service & Infrastructure	Railroad/ Non-Transit	Infill	Environmental Impact Report
Eastyard Communities for Environmental Justice, et al. v. City of Los Angeles, et al.	SCAG	6/13	Multijurisdictional	Private	Public Service & Infrastructure	Railroad/ Non-Transit	Infill	Environmental Impact Report
Long Beach Unified School District v. Los Angeles Harbor Department, et al.	SCAG	6/13	Multijurisdictional	Private	Public Service & Infrastructure	Railroad/ Non-Transit	Infill	Environmental Impact Report
Fast Lane Transportation, Inc. v. City of Los Angeles, et al.	SCAG	6/13	Multijurisdictional	Private	Public Service & Infrastructure	Railroad/ Non-Transit	Infill	Environmental Impact Report
City of Long Beach v. City of Los Angeles, et al.	SCAG	6/13	Multijurisdictional	Private	Public Service & Infrastructure	Railroad/ Non-Transit	Infill	Environmental Impact Report
Coalition for Preservation of the Arroyo, et al. v. City of Pasadena, et al.	SCAG	1/13	City of Pasadena	Public	Agency Property Management	Agency Property Management	N/A	Environmental Impact Report
Coalition for Open Government in Lancaster v. City of Lancaster, et al.	SCAG	1/13	City of Lancaster	Private	Retail	Shopping Center	Infill	Environmental Impact Report
City of Maywood v. Los Angeles Unified School District, et al.	SCAG	2/13	City of Maywood	Public	School	K-12	Infill	Environmental Impact Report
Ballona Wetlands Land Trust v. California Coastal Commission	SCAG	2/13	Marina del Rey (County of Los Angeles)	Public	Park	Passive	Infill	Certified Regulatory Program
Terry O'Brien, et al. v. City of Whittier, et al.	SCAG	3/13	City of Whittier	Private	Residential	Single Family Home/ Second Unit	Infill	Exemption
SCOPE (Santa Clarita Organization for Planning and the Environment) v. Castaic Lake Water Agency, et al.	SCAG	2/13	Multijurisdictional	Private, Public	Water	Transfer/ Agreement	N/A	No CEQA Compliance
California Clean Energy Committee v. City of Pasadena	SCAG	4/13	City of Pasadena	Public	Energy	Natural Gas/ Retrofit	Infill	Environmental Impact Report
Calvin Normore v. City of Santa Monica, et al.	SCAG	5/13	City of Santa Monica	Private	Residential	Multifamily Mixed Use	Infill	Environmental Impact Report
Smart Neighbors for Smart Growth v. Timothy White	SCAG	5/13	City of Riverside	Public	School	College/ University	Infill	Environmental Impact Report
Citizens for Quality Development v. City of Wildomar	SCAG	6/13	City of Wildomar	Private	Residential	Large Subdivision/ Mixed Use	Infill	Environmental Impact Report
Martha Bridges, et al. v. City of Wildomar	SCAG	6/13	City of Wildomar	Private	Residential	Large Subdivision/ Mixed Use	Infill	Environmental Impact Report
MVV, LP, et al. v. City of Corona	SCAG	6/13	City of Corona	Private	Residential	Large Subdivision/ Mixed Use	Infill	Environmental Impact Report
Temecula Agriculture Conservation Council v. County of Riverside	SCAG	11/12	County of Riverside	Private	Public Service & Infrastructure	Church	Greenfield	No CEQA Compliance
Compassionate Care Beneficiaries v. City of Murrieta	SCAG	10/13	City of Murrieta	Public	Agency Plan/Regulation	Local Marijuana Regulation	N/A	Exemption
De Luz 2000 v. County of Riverside	SCAG	10/12	County of Riverside	Public	Agency Plan/Regulation	County Regulation	N/A	Exemption
Sierra Club, et al. v. City of Moreno Valley	SCAG	1/13	City of Moreno Valley	Private	Industrial	Warehouse	Infill	Environmental Impact Report
Sierra Club, et al. v. City of Moreno Valley	SCAG	2/13	City of Moreno Valley	Private	Industrial	Warehouse	Infill	Environmental Impact Report
City of Irvine v. County of Orange, et al.	SCAG	1/13	County of Orange	Public	Public Service & Infrastructure	Prison/ Jail	Infill	Environmental Impact Report
Saddleback Canyons Conservancy, et al v. County of Orange, et al.	SCAG	1/13	County of Orange	Private	Residential	Large Subdivision/ Mixed Use	Greenfield	Environmental Impact Report
The Inland Oversight Committee v. City of Chino	SCAG	6/13	City of Chino	Private	Industrial	Warehouse	Infill	Environmental Impact Report

The Inland Oversight Committee, et al v. NoCity of Chino	SCAG	7/13	City of Chino	Private	Agency Plan/Regulation	Fee/ Tax	N/A	No CEQA Compliance
The Inland Oversight Committee, et al v. City of Chino	SCAG	8/13	City of Chino	Private	Industrial	Warehouse	Infill	Environmental Impact Report
The Inland Oversight Committee, et al v. City of Chino	SCAG	10/16	City of Chino	Private	Residential	Large Subdivision/Mixed Use	Infill	Negative Declaration
The Inland Oversight Committee v. City of Ontario	SCAG	2/13	City of Ontario	Private	Residential	Multifamily Mixed Use	Infill	Environmental Impact Report
Save Our Schools v. Barstow Unified School District Board of Education	SCAG	3/13	Multijurisdictional	Public	School	Closure	N/A	Exemption
CREED-21, et al. v. City of Barstow	SCAG	6/13	City of Barstow	Private	Retail	Shopping Center	Infill	Environmental Impact Report
Save Our Uniquely Rural Community Environment v. County of San Bernardino	SCAG	6/13	County of San Bernardino	Private	Public Service & Infrastructure	Church	Infill	Exemption
Joshua Tree Downtown Business Alliance v. County of San Bernardino	SCAG	7/13	Joshua Tree (County of San Bernardino)	Private	Retail	Store/ Center Occupancy	Greenfield	Negative Declaration
Kerri N. Tuttle, et al. v. County of San Bernardino, et al.	SCAG	7/13	Joshua Tree (County of San Bernardino)	Private	Retail	Store/ Center Occupancy	Greenfield	Negative Declaration
CREED-21 v. City of Chino	SCAG	10/13	City of Chino	Private	Industrial	Warehouse	Infill	Environmental Impact Report
Union of Medical Marijuana Patients, Inc. v. City of Upland	SCAG	11/13	City of Upland	Public	Agency Plan/Regulation	Local Marijuana Regulation	N/A	No CEQA Compliance
Center for Biological Diversity v. Imperial County Air Pollution Control District, et al.	SCAG	6/15	Imperial County Air Control District	Public	Agency Plan/Regulation	County-Regulation	N/A	Negative Declaration
Hector Casilia, et al v. County of Imperial, et al.	SCAG	11/13	City of Brawley	Private	Energy	Geothermal	Infill	Negative Declaration
Backcountry Against Dumps, et al v. Imperial County Board of Supervisors, et al.	SCAG	3/15	Wistaria Ranch	Private	Energy	Solar	Greenfield	Environmental Impact Report
Backcountry Against Dumps, et al v. Imperial County Board of Supervisors, et al.	SCAG	3/15	SW Imperial County	Private	Energy	Solar	Greenfield	Environmental Impact Report
Backcountry Against Dumps, et al v. Imperial County Board of Supervisors, et al.	SCAG	11/14	West-Central Imperial County	Private	Energy	Solar	Greenfield	Environmental Impact Report
Hollywoodians Encouraging Logical Planning (HELPP), et al v. City of Los Angeles, et al.	SCAG	9/15	City of Los Angeles	Public	Agency Plan/Regulation	City-Plan	N/A	Environmental Impact Report
Fix the City, Inc. v. City of Los Angeles, et al.	SCAG	12/15	City of Los Angeles	Public	Agency Plan/Regulation	City-Plan	N/A	Environmental Impact Report
Fix the City, Inc. v. City of Los Angeles, et al.	SCAG	7/12	City of Los Angeles	Private	Agency Plan/Regulation	City-Plan	N/A	Environmental Impact Report
Spirit of the Sage Council, et al v. City of Pasadena, et al.	SCAG	7/15	City of Pasadena	Public	Agency Plan/Regulation	City-Plan	N/A	Negative Declaration
AES Southland Development, LLC, et al v. City of Redondo Beach, et al.	SCAG	7/15	City of Redondo Beach	Public	Agency Plan/Regulation	City-Regulation	N/A	Exemption
PVE Business Need Parking Association v. City of Palos Verdes Estates, et al.	SCAG	5/14	City of Palos Verdes Estates	Public	Agency Plan/Regulation	City-Regulation	N/A	No CEQA Compliance
Affordable Clean Water Alliance v. Santa Clarita Valley Sanitation District of Los Angeles County, et al.	SCAG	11/13	Santa Clarita Valley	Public	Agency Plan/Regulation	County-Plan	N/A	Environmental Impact Report
Center for Biological Diversity v. County of Los Angeles, et al.	SCAG	7/15	County of Los Angeles	Public	Agency Plan/Regulation	County-Plan	N/A	Environmental Impact Report
Union of Medical Marijuana Patients, Inc. v. City of Diamond Bar	SCAG	4/14	City of Diamond Bar	Public	Agency Plan/Regulation	Local Marijuana Regulation	N/A	Exemption
Alliance for a Regional Solution to Airport Congestion v. City of Los Angeles, et al.	SCAG	11/15	City of Los Angeles	Public	Agency Plan/Regulation	City-Regulation	N/A	Exemption
Neighborhood Planning Support, Inc. v. City of West Hollywood, et al.	SCAG	3/15	City of West Hollywood	Private	Commercial	Hotel	Infill	Negative Declaration
Communities for a Better Environment v. South Coast Air Quality District	SCAG	2/15	City of Carson	Private	Energy	Natural Gas/ Retrofit	Infill	Negative Declaration
Neighbors, Keith Muryan, et al v. City of Los Angeles	SCAG	9/15	City of Los Angeles	Private	Entertainment	Dance Hall/ Music	Infill	Negative Declaration
Griffith J. Griffith Charitable Trust, et al v. City of Los Angeles	SCAG	8/14	City of Los Angeles	Public	Entertainment	Outdoor Stage	Infill	Negative Declaration
L.I.M.P.I.A. v. California Department of Toxic Substances Control	SCAG	4/15	City of Irwindale	Private	Industrial	Hazardous Waste Facility	Infill	Environmental Impact Report
Creed-21, et al v. City of Santa Fe Springs, et al.	SCAG	6/15	City of Santa Fe Springs	Private	Industrial	Warehouse	Infill	Environmental Impact Report
City of Baldwin Park v. City of Irwindale, et al.	SCAG	1/15	City of Irwindale	Private	Mining	Aggregate	MAF	Environmental Impact Report
Youth for Environmental Justice, et al v. City of Los Angeles, et al.	SCAG	11/15	City of Los Angeles	Public	Mining	Oil & Gas	MAF	Exemption
Homeowners on Beachwood Drive United, et al v. City of Los Angeles, et al.	SCAG	7/15	City of Los Angeles	Public	Park	Passive Recreation	Infill	No CEQA Compliance
Stewards of Public Land v. City of Pasadena, et al.	SCAG	11/15	City of Pasadena	Private	Park	Active Recreation	Infill	Exemption

Griffith J. Griffith Charitable Trust, et al v. City of Los Angeles	SCAG	9/14	City of Los Angeles	Public	Park	Active Recreation	Infill	Environmental Impact Report
Angelenos for a Great Hyperion Bridge, et al v. City of Los Angeles.	SCAG	6/15	City of Los Angeles	Public	Public Service & Infrastructure	Highway	Infill	Negative Declaration
SEIU United Service Workers West, et al v. City of Los Angeles, et al.	SCAG	5/13	City of Los Angeles	Public	Public Service & Infrastructure	Airport	Infill	Environmental Impact Report
The Urban Wildlands Group, Inc. v. City of Los Angeles, et al.	SCAG	9/14	City of Los Angeles	Public	Public Service & Infrastructure	Electric Transmission Line	Infill	Exemption
The Tiara Group v. City of Los Angeles	SCAG	7/14	City of Los Angeles	Public	Public Service & Infrastructure	Fire/ Police Station	Infill	Negative Declaration
City of Long Beach v. State of California Department of Transportation, et al.	SCAG	7/15	Multijurisdictional	Public	Public Service & Infrastructure	Highway	Infill	Environmental Impact Report
City of Seal Beach v. State of California Department of Transportation, et al.	SCAG	7/15	Multijurisdictional	Public	Public Service & Infrastructure	Highway	Infill	Environmental Impact Report
Keep the Barham Ramp Association, et al v. California Department of Transportation, et al.	SCAG	12/14	City of Los Angeles	Private	Public Service & Infrastructure	Highway	Infill	Environmental Impact Report
MLK Marlon, LLC vs. City of Los Angeles, et al.	SCAG	12/14	City of Los Angeles	Private	Public Service & Infrastructure	Hospital	Infill	Negative Declaration
Bulwer Drive, LLC v. City of Los Angeles, et al.	SCAG	8/15	City of Los Angeles	Public	Public Service & Infrastructure	Street	Infill	Exemption
Enrich LA, et al v. City of Los Angeles, et al.	SCAG	6/14	City of Los Angeles	Public	Public Service & Infrastructure	Transit	Infill	Negative Declaration
Douglas P. Fay . County of Los Angeles, et al.	SCAG	1/14	County of Los Angeles	Public	Public Service & Infrastructure	Stormwater/ Flood Management	Infill	Negative Declaration
Citizens About Responsible Planning v. City of Long Beach.	SCAG	12/15	City of Long Beach	Private	Residential	Large Subdivision/ Mixed Use	Infill	Environmental Impact Report
Citizens for Open and Public Participation v. City of Montebello	SCAG	7/15	City of Montebello	Private	Residential	Large Subdivision/ Mixed Use	Infill	Environmental Impact Report
Friends of Highland Park v. City of Los Angeles, et al.	SCAG	9/13	City of Los Angeles	Private	Residential	Multifamily/ Mixed Use	Infill	Negative Declaration
Westwood South of Santa Monica Boulevard Homeowners Association v. The City of Los Angeles, et al.	SCAG	8/13	City of Los Angeles	Private	Residential	Multifamily/ Mixed Use	Infill	Environmental Impact Report
Beverlywood Homes Association v. City of Los Angeles	SCAG	8/13	City of Los Angeles	Private	Residential	Multifamily Mixed Use	Infill	Environmental Impact Report
West Adams Heritage Association v. City of Los Angeles, et al.	SCAG	10/13	City of Los Angeles	Private	Residential	Multifamily/ Mixed Use	Infill	Exemption
La Mirada Avenue Neighborhood Association of Hollywood v. City of Los Angeles, et al.	SCAG	8/15	City of Los Angeles	Private	Residential	Multifamily/ Mixed Use	Infill	Environmental Impact Report
Concerned Citizens of Beverly Hills/ Beverly Grove v. City of Los Angeles, et al.	SCAG	5/15	City of Beverly Hills	Private	Residential	Multifamily/ Mixed Use	Infill	Negative Declaration
L&B CIP South Bay Industrial, LLC v. City of Los Angeles, et al.	SCAG	4/15	City of Los Angeles	Private	Residential	Multifamily/ Mixed Use	Infill	Environmental Impact Report
Beachwood Canyon Homeowners Association, et al v. City of Los Angeles, et al.	SCAG	1/15	City of Los Angeles	Private	Residential	Multifamily/ Mixed Use	Infill	Environmental Impact Report
Covina Residents for Responsible Development v. City of Covina, et al.	SCAG	4/14	City of Covina	Private	Residential	Multifamily/ Mixed Use	Infill	Negative Declaration
La Mirada Avenue Neighborhood Association of Hollywood v. City of Los Angeles, et al.	SCAG	5/14	City of Los Angeles	Private	Residential	Multifamily/ Mixed Use	Infill	Environmental Impact Report
Los Angeles Conservancy v. City of West Hollywood, et al.	SCAG	9/14	City of West Hollywood	Private	Residential	Multifamily/ Mixed Use	Infill	Environmental Impact Report
GE Realprop, LP v. City of Los Angeles, et al.	SCAG	10/14	City of Los Angeles	Private	Residential	Multifamily/ Mixed Use	Infill	Negative Declaration
SaveValleyVillage v. City of Los Angeles, et al.	SCAG	9/15	City of Los Angeles	Private	Residential	Multifamily/ Mixed Use	Infill	Negative Declaration
Lance Jay Robbins Paloma Partnership v. City of Los Angeles, et al.	SCAG	4/15	City of Los Angeles	Public	Agency Plan/ Regulation	City - Regulation	Infill	No CEQA Compliance
Mark Fudge v. California Coastal Commission, et al.	SCAG	3/15	City of Laguna Beach	Private	Commercial	Resort	Infill	Exemption
Lisa Seidman, et al v. City of Los Angeles	SCAG	8/15	City of Los Angeles	Private	Residential	Single Family Home/ Second Unit	Infill	Exemption
Save the Arcadia Highlands v. City of Arcadia, et al.	SCAG	3/15	City of Los Angeles	Private	Residential	Single Family Home/ Second Unit	Infill	Exemption
The Hyperion Avenue Neighborhood Association v. City of Los Angeles, et al.	SCAG	10/15	City of Los Angeles	Private	Residential	Small Subdivision	Infill	Negative Declaration
Coronado Street Citizens Coalition v. City of Los Angeles, et al.	SCAG	4/15	City of Los Angeles	Private	Residential	Small Subdivision	Infill	Negative Declaration
Bruce D. Kuyper, et al. v. City of Los Angeles, et al.	SCAG	3/15	City of Los Angeles	Private	Residential	Small Subdivision	Infill	Negative Declaration
Cartwright Avenue Neighbors v. City of Los Angeles, et al.	SCAG	3/15	City of Los Angeles	Private	Residential	Small Subdivision	Infill	Negative Declaration

George Abrahams v. City of Los Angeles, et al.	SCAG	9/15	City of Los Angeles	Private	Residential	Multifamily/ Mixed Use	Infill	Negative Declaration
Whittier Conservancy v. City of Whittier, et al.	SCAG	8/15	City of Whittier	Private	Residential	Multifamily/ Mixed Use	Infill	Environmental Impact Report
Santa Monica Coalition for a Livable City v. City of Santa Monica, et al.	SCAG	3/14	City of Santa Monica	Private	Residential	Multifamily/ Mixed Use	Infill	Environmental Impact Report
Bird Street Neighbors Coalition, et al. v. City of Los Angeles, et al.	SCAG	3/15	City of Los Angeles	Private	Residential	Single Family Home/ Second Unit	Infill	Negative Declaration
Sullivan Canyon Property Owners Association, Inc., et al v. City of Los Angeles, et al.	SCAG	12/15	City of Los Angeles	Private	Residential	Single Family Home/ Second Unit	Infill	Negative Declaration
Bel Air Homeowners Alliance v. City of Los Angeles, et al.	SCAG	10/14	City of Los Angeles	Private	Residential	Single Family Home/ Second Unit	Infill	Negative Declaration
Ventura Blvd. Associates, LLC v. City of Los Angeles, et al.	SCAG	5/15	City of Los Angeles	Private	Retail	Shopping Center	Infill	Negative Declaration
La Mirada Avenue Neighborhood Association of Hollywood v. City of Los Angeles, et al.	SCAG	5/13	City of Los Angeles	Private	Retail	Big Box	Infill	Environmental Impact Report
Southeast Asian Community Alliance, et al. v. City of Los Angeles.	SCAG	4/13	City of Los Angeles	Private	Retail	Big Box	Infill	No CEQA Compliance
Aaron Montenegro, et al v. City of El Monte	SCAG	11/15	City of El Monte	Private	Retail	Big Box	Infill	Environmental Impact Report
Citizens Advocating Rational Development v. City of Burbank, et al.	SCAG	4/14	City of Burbank	Private	Retail	Big Box	Infill	Environmental Impact Report
Keeping La Verne Strong, et al v. City of La Verne, et al.	SCAG	8/14	City of La Verne	Private	Retail	Big Box	Infill	Exemption
Westwood Homeowners Association, et al. v. City of Los Angeles, et al.	SCAG	1/15	City of Los Angeles	Private	Retail	Big Box	Infill	Exemption
Steven Walters, et al v. City of Redondo Beach	SCAG	9/13	City of Redondo Beach	Private	Retail	Car Dealership/ Carwash	Infill	Exemption
The Inland Oversight Committee v. City of West Covina, et al.	SCAG	11/14	City of West Covina	Private	Retail	Car Dealership/ Carwash	Infill	Negative Declaration
The Inland Oversight Committee, et al v. City of West Covina, et al.	SCAG	7/15	City of West Covina	Private	Retail	Car Dealership/ Carwash	Infill	Negative Declaration
United Walnut Taxpayers v. Mt. San Antonio Community College District, et al.	SCAG	3/15	City of Walnut	Private	School	College/ University	Infill	Environmental Impact Report
Sunset Coalition, et al v. City of Los Angeles, et al.	SCAG	9/15	City of Los Angeles	Private	School	K-12	Infill	Environmental Impact Report
Hyde Park Organizational Partnership for Empowerment v. City of Los Angeles, et al.	SCAG	7/14	City of Los Angeles	Private	School	K-12	Infill	Negative Declaration
Frank Bonvino v. Las Virgines Municipal Water District, et al.	SCAG	4/14	City of Calabasas	Public	Water	Storage	N/A	Negative Declaration
Golden State Water Company v. City of Claremont, et al.	SCAG	5/14	City of Claremont	Public	Water	Transfer/ Agreement	N/A	Environmental Impact Report
Capistrano Shores, Inc. v. City of San Clemente, et al.	SCAG	3/14	City of San Clemente	Public	Agency Plan/ Regulation	City-Plan	N/A	Environmental Impact Report
Surfrider Foundation, et al v. City of Huntington Beach, et al.	SCAG	6/15	City of Huntington Beach	Public	Agency Plan/ Regulation	City-Regulation	N/A	Environmental Impact Report
Friends of the Fire Rings v. South Coast Air Quality Management District, et al.	SCAG	3/14	City of Newport Beach	Public	Agency Plan/ Regulation	City-Regulation	N/A	No CEQA Compliance
Concerned Citizens to Protect Blythe's Resources v. City of Blythe, et al.	SCAG	7/15	Multijurisdictional	Private	Commercial	Hotel	Infill	Exemption
Coalition of Anaheim Taxpayers for Economic Responsibility, et al v. City of Anaheim, et al.	SCAG	5/14	City of Anaheim	Public	Entertainment	Convention Center	Infill	No CEQA Compliance
City of Irvine v. County of Orange, et al.	SCAG	1/14	Orange County	Public	Public Service & Infrastructure	Prison	Infill	Environmental Impact Report
Ocean View School District v. City of Huntington Beach, et al.	SCAG	12/13	City of Huntington Beach	Private	Public Service & Infrastructure	Waste Management	Infill	Environmental Impact Report
1300 Normandy Properties, LLC, et al v. County of Orange, et al.	SCAG	9/14	City of Anaheim	Public	Residential	Homeless Shelter	Infill	Exemption
Protect Our Homes and Hills, et al v. County of Orange, et al.	SCAG	7/15	City of Yorba Linda	Private	Residential	Large Subdivision/ Mixed Use	Infill	Environmental Impact Report
The Old Orchard Conservancy v. City of Santa Ana	SCAG	4/14	City of Santa Ana	Private	Residential	Large Subdivision/ Mixed Use	Infill	Environmental Impact Report
Hills for Everyone, et al v. City of La Brea, et al.	SCAG	7/14	City of La Brea	Private	Residential	Large Subdivision/ Mixed Use	Infill	Environmental Impact Report
Standard Pacific of Orange County, Inc., et al v. City of Walnut, et al.	SCAG	10/14	City of Walnut	Public	Residential	Large Subdivision/ Mixed Use	Infill	Exemption
Phillip A Luchesi, et al v. City of Costa Mesa, et al.	SCAG	12/15	City of Costa Mesa	Private	Residential	Multifamily/ Mixed Use	Infill	Negative Declaration
Stop the Dunes Hotel v. City of Newport Beach, et al.	SCAG	3/14	City of Newport Beach	Private	Residential	Multifamily/ Mixed Use	Infill	Environmental Impact Report

Jon Dumitru, et al v. City of Orange, et al.	SCAG	9/15	City of Orange	Private	Residential	Multifamily/ Mixed Use	Infill	Exemption
Los Alamitos Good Neighbors Association v. Los Alamitos Unified School District, et al.	SCAG	1/14	City of Los Alamitos	Public	School	K-12	Infill	Exemption
Alliance for Intelligent Planning v. City of Wildomar	SCAG	1/14	City of Wildomar	Public	Agency Plan/ Regulation	City-Plan	N/A	Environmental Impact Report
Protect Wine County v. County of Riverside	SCAG	2/14	City of Temecula	Public	Agency Plan/ Regulation	County-Plan	N/A	Environmental Impact Report
Protect Wine County v. County of Riverside	SCAG	8/14	Temecula Valley	Private	Agency Plan/ Regulation	County-Regulation	N/A	Exemption
J to the 5th, LLC, et al v. County of Riverside, et al.	SCAG	4/14	Temecula Valley	Public	Agency Plan/ Regulation	County-Plan	N/A	Environmental Impact Report
Albert Thomas Paulek, et al. v. Eastern Municipal Water District, et al.	SCAG	8/15	City of Lakeview	Public	Water	Transfer/ Agreement	N/A	No CEQA Compliance
Robertson's Ready Mix, Ltd. V. City of Banning, et al.	SCAG	1/15	City of Banning	Public	Agency Plan/ Regulation	Fee/ Tax	N/A	No CEQA Compliance
Advocates for Better Community Development v. City of Palm Springs, et al.	SCAG	10/15	City of Palm Springs	Private	Residential	Resort/ Multifamily Mixed Use	Infill	Negative Declaration
Friends of Riverside's Hills v. City of Riverside	SCAG	12/15	City of Riverside	Private	Industrial	Warehouse	Infill	Negative Declaration
California Clean Energy Committee v. City of Moreno Valley	SCAG	9/15	City of Moreno Valley	Private	Industrial	Warehouse	Infill	Environmental Impact Report
Socal Environmental Justice Alliance v. City of Moreno Valley, et al.	SCAG	9/15	City of Moreno Valley	Private	Industrial	Warehouse	Infill	Environmental Impact Report
Laborers International Union of North America, Local No. 1184 v. City of Moreno Valley, et al.	SCAG	9/15	City of Moreno Valley	Private	Industrial	Warehouse	Infill	Environmental Impact Report
Residents for a Livable Moreno Valley v. City of Moreno Valley, et al.	SCAG	9/15	City of Moreno Valley	Private	Industrial	Warehouse	Infill	Environmental Impact Report
Riverside County Transportation Commission v. City of Moreno Valley, et al.	SCAG	9/15	City of Moreno Valley	Private	Industrial	Warehouse	Infill	Environmental Impact Report
Albert Thomas Paulek, et al. v. City of Moreno Valley	SCAG	9/15	City of Moreno Valley	Private	Industrial	Warehouse	Infill	Environmental Impact Report
South Coast Air Quality Management District v. City of Moreno Valley, et al.	SCAG	9/15	City of Moreno Valley	Private	Industrial	Warehouse	Infill	Environmental Impact Report
California Clean Energy Committee v. City of Perris, et al.	SCAG	2/15	City of Perris	Private	Industrial	Warehouse	Infill	Environmental Impact Report
The Inland Oversight Committee, et al v. City of Eastvale, et al.	SCAG	12/14	City of Eastvale	Private	Industrial	Warehouse	Infill	Environmental Impact Report
CUMV v. City of Moreno Valley, et al	SCAG	4/14	City of Moreno Valley	Private	Industrial	Warehouse	Infill	Environmental Impact Report
Creed-21 v. City of Moreno Valley, et al.	SCAG	5/14	City of Moreno Valley	Private	Industrial	Warehouse	Infill	Environmental Impact Report
Los Ranchitos Homeowners Association v. City of Temecula, et al.	SCAG	10/15	City of Temecula	Public	Public Service & Infrastructure	Parking Structure	Infill	Exemption
Cornerstone Concerned Area Residents v. City of Wildomar, et al.	SCAG	1/15	City of Wildomar	Private	Public Service & Infrastructure	Church	Infill	Environmental Impact Report
Center for Biological Diversity, et al v. Riverside County Transportation Commission, et al.	SCAG	5/15	San Jacinto Valley	Public	Public Service & Infrastructure	Highway	Greenfield	Environmental Impact Report
Martha Bridges and John Burkett v. City of Wildomar	SCAG	10/15	City of Wildomar	Private	Residential	Large Subdivision/ Mixed Use	Infill	Negative Declaration
Urge v. City of Murrieta, et al.	SCAG	1/15	City of Murrieta	Private	Residential	Large Subdivision/ Mixed Use	Infill	Negative Declaration
Creed-21, et al v. City of Jurupa Valley, et al.	SCAG	1/15	City of Jurupa Valley	Private	Residential	Large Subdivision/ Mixed Use	Infill	Negative Declaration
Alliance for Intelligent Planning v. City of Wildomar	SCAG	1/14	City of Wildomar	Private	Residential	Large Subdivision/ Mixed Use	Infill	Negative Declaration
Alliance for Intelligent Planning v. City of Wildomar	SCAG	4/14	City of Wildomar	Private	Residential	Large Subdivision/ Mixed Use	Infill	Negative Declaration
Martha Bridges and John Burkett v. City of Wildomar	SCAG	4/14	City of Wildomar	Private	Residential	Large Subdivision/ Mixed Use	Infill	Negative Declaration
Martha Bridges and John Burkett v. City of Wildomar	SCAG	1/14	City of Wildomar	Private	Residential	Large Subdivision/ Mixed Use	Infill	Negative Declaration
People for Proper Planning v. City of Palm Springs, et al.	SCAG	3/14	City of Palm Springs	Private	Residential	Large Subdivision/ Mixed Use	Infill	Negative Declaration
People for Proper Planning v. City of Palm Springs, et al.	SCAG	10/13	City of Palm Springs	Public	Agency Plan/ Regulation	City-Plan	N/A	Exemption
Ganahl Lumber Company v. City of Corona, et al.	SCAG	10/13	City of Corona	Private	Residential	Multifamily/ Mixed Use	Infill	Negative Declaration
Citizens to Enforce CEQA v. City of Murrieta	SCAG	2/14	City of Murrieta	Private	Residential	Multifamily/ Mixed Use	Infill	Negative Declaration

Advocates for Better Community Development v. City of Palm Springs, et al.	SCAG	2/13	City of Palm Springs	Private	Residential	Multifamily/ Mixed Use	Infill	Environmental Impact Report
North First Street, LP v. City of Palm Springs, et al.	SCAG	2/13	City of Palm Springs	Private	Residential	Multifamily/ Mixed Use	Infill	Environmental Impact Report
Friends of Riverside's Hills v. City of Riverside, et al.	SCAG	4/15	City of Riverside	Private	Residential	Multifamily/ Mixed Use	Infill	Negative Declaration
Creed-21, et al v. City of Wildomar, et al.	SCAG	4/15	City of Wildomar	Private	Retail	Big Box	Infill	Environmental Impact Report
Diamond Brothers Five & Six Partnership v. City of Menifee, et al.	SCAG	2/15	City of Menifee	Private	Retail	Shopping Center	Infill	Negative Declaration
Martha Bridges, et al. v. Mt. San Jacinto Community College	SCAG	11/14	City of Wildomar	Public	School	College/ University	Infill	No CEQA Compliance
Sierra Club v. Coachella Valley Conservation Commission, et al.	SCAG	4/14	Coachella Valley	Public	Agency Plan/ Regulation	Regional Plan	N/A	Environmental Impact Report
Colorado River Indian Tribes v. County of Riverside	SCAG	6/15	Multijurisdictional	Private	Energy	Solar	Greenfield	Environmental Impact Report
Socal Environmental Justice Alliance v. City of Moreno Valley, et al.	SCAG	3/15	City of Moreno Valley	Private	Industrial	Warehouse	Infill	Environmental Impact Report
Residents for a Livable Moreno Valley, et al v. City of Moreno Valley, et al.	SCAG	9/15	City of Moreno Valley	Private	Industrial	Warehouse	Infill	Environmental Impact Report
City of Riverside, et al v. City of Jurupa Valley, et al.	SCAG	4/15	City of Riverside	Private	Residential	Multifamily/ Mixed Use	Infill	Negative Declaration
Southern California Edison Company v. City of Jurupa Valley, et al.	SCAG	4/15	City of Riverside	Private	Residential	Multifamily/ Mixed Use	Infill	Negative Declaration
Socal Environmental Justice Alliance v. City of Moreno Valley, et al.	SCAG	11/15	City of Moreno Valley	Private	Retail	Big Box	Infill	Environmental Impact Report
California Unions for Reliable Energy v. County of San Bernardino et al.	SCAG	9/15	City of Daggett	Private	Energy	Solar	Infill	Exemption
Coalition for Responsible Solar, et al v. City of Adelanto, et al.	SCAG	6/14	City of Adelanto	Private	Energy	Solar	Infill	Negative Declaration
The Inland Oversight Committee, et al v. City of Chino, et al.	SCAG	2/15	City of Chino	Private	Industrial	Warehouse	Infill	Environmental Impact Report
Coalition to Keep Baldy Wild v. County of San Bernardino, et al.	SCAG	11/15	Mt. Baldy Community	Private	Public Service & Infrastructure	Tele-communications	Greenfield	Negative Declaration
Concerned Neighbors of Highland Hills v. City of Highland, et al.	SCAG	10/15	City of Highland	Private	Residential	Large Subdivision/ Mixed Use	Infill	Negative Declaration
Friends of Big Bear Valley, et al v. County of San Bernardino, et al.	SCAG	9/15	Fawnskin Community	Private	Residential	Multifamily/ Mixed Use	Greenfield	Environmental Impact Report
Friends of Fawnskin, et al v. County of San Bernardino, et al.	SCAG	6/14	Fawnskin Community	Private	Residential	Multifamily/ Mixed Use	Greenfield	Environmental Impact Report
The Inland Oversight Committee, et al v. City of San Bernardino, et al.	SCAG	7/15	City of San Bernardino	Private	Residential	Multifamily/ Mixed Use	Infill	Environmental Impact Report
Creed-21, et al v. City of Chino Hills, et al.	SCAG	2/15	City of Chino Hills	Private	Residential	Multifamily/ Mixed Use	Infill	Negative Declaration
Friends of Big Bear Valley v. County of San Bernardino	SCAG	5/15	Erwin Lake, Big Bear Valley	Private	Retail	Gas Station	Infill	Negative Declaration
Pilot Travel Centers, LLC v. City of Hesperia, et al.	SCAG	8/15	City of Hesperia	Private	Retail	Store/ Center Occupancy	Infill	Environmental Impact Report
Apple Valley Ranchos Water Company v. Town of Apple Valley, et al.	SCAG	12/15	Town of Apple Valley	Public	Water	Transfer/ Agreement	N/A	Environmental Impact Report
Camulos Ranch, LLC v. County of Ventura, et al.	SCAG	5/13	County of Ventura	Public	Park	Active Recreation	Greenfield	Exemption
Ventura Realty & Investment Company v. City of San Buena Ventura, et al.	SCAG	11/14	City of Ventura	Private	Public Service & Infrastructure	Parking Structure	Infill	Environmental Impact Report