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EMPLOYMENT Loyola Law School
Academic: Fritz B. Burns Chair in Real Property Law, 2008
Professor of Law, 1987-present
1983 to Courses Taught: Land Use Controls; Environmental Law; Torts;
Appellate Advocacy; Natural Resources Law; Administrative Law;
Associate Dean for Academic Affairs, 1990-93
Associate Professor of Law, 1983-87.
Adjunct Professor of Law, 1981-83.

1979-80 University of California
Lecturer in the Social Ecology Program
Courses taught at Irvine Campus: Introduction to
the American Legal System, Environmental Law

Practice: Office of the California Attorney General
1976-83 Deputy Attorney General, Los Angeles
(Leave of Served in Natural Resources Law and Environmental
Absence 9/80 Law Sections. Litigation in trial and appellate courts and
to 7/81) before administrative agencies on behalf of various state agencies and the
California Attorney General. Areas of emphasis included air pollution, water
pollution, land use planning, and natural gas regulation matters.

1975-76 United States District Court
Judicial Law Clerk to the Honorable Manuel L. Real, U.S. District Judge,
Central District of California. Analysis of legal problems that arise in a
federal trial court to aid the Judge; recommendations on all motions heard by
the court; initial drafting of opinions and orders issued by the court.

EDUCATION Santa Clara University
Legal Juris Doctor degree received in June 1975.
1972-75 Graduated magna cum laude. Comments Editor, Santa Clara Law Review.

Graduate
1980-81

Harvard University
Master in Public Administration degree received from the John F. Kennedy School of Government in May 1981. Area of concentration: regulatory policy and business-government relations. Coursework included courses in economics, business, and law.

Undergraduate
1968-72

Santa Clara University
Bachelor of Arts in History degree received in June 1972. Editor-in-Chief, undergraduate student newspaper, 1971-72; Sports Editor, 1969-71.

PUBLICATIONS

Books

Text, Appellate Lawyering (Aspen Law and Business) (under preparation)

Casebook, Land Use Regulation: Cases and Materials (3d ed. 2008) (with J. Kushner and E. Ziegler) (Aspen Law and Business) (with Teacher's Manual) (4th edition forthcoming)

Treatise, State Environmental Law (original edition with K. Manaster) (West Publishing Co., 1989) (2nd volume added 2001; updated annually)

Treatise, California Environmental Law and Land Use Practice -- 6 volumes (edited with K. Manaster) (LexisNexis Co., 1989) (updated four times per year)

Articles

Short Article, "The Year in Review," Cal. Env't'l Law Rprtr. (Feb. 2012) latest in series of "Year in Review" articles published annually since inception of the Reporter in 1991)

Article, The Contract Transformation in Land Use Regulation, 63 Stan. L. Rev. 591 (2011)

Article, "Themes in the Evolution of the State Environmental Policy Act," 38 Urb. Law. 949 (2006)

Article, "The Promise and Limits of Negotiated Rulemaking: Evaluating the Negotiation of a Regional Air Quality Rule, 35 Env. Law 415 (2005)

Chapter, "Moratoria and Takings Theory," in T. Roberts (ed.), Takings Sides on Takings (American Bar Association Section on Local Government Law, 2002) (and 2003 supplement)

Article, "Reconsidering the Use of Direct Democracy in Making Land Use Decisions," 19 UCLA J. Env't'l Law 293 (2001-02)

Chapter, "The California Environmental Quality Act Approaches 30 Years of Age: Recent Decisions and Some Surprising New Directions," 2001 Institute of Planning, Zoning & Eminent Domain

Short Article, "Regolamentazione Ambientale, Incertezza Scientifica Revisione, Rivista Guiridica Dell-Ambiente, Anno XIV, Fasc. 5 (1999) (first in a series

Short Article, "Impacts of Air Quality Regulation on Economic Development," 13 Nat'l Res. & Env't 382 (1998)

Article, "Jurisdiction To Review Agency Inaction Under Federal Environmental Law," 72 Indiana L.J. 67 (1996)

Article, "Transforming Economic Incentives from Theory to Reality: The Marketable Permit Program of the South Coast Air Quality Management District," 24 Env't'l L. Rptr. 10695 (1994)

Forward, Symposium on Growth Control Regulation, 24 Loy. L.A. Law Rev. 905 (1991)

Article, "Conformity, Cooperation, and Clean Air: Implementation Theory and Its Lessons for Air Quality Regulation," 1990 Annual Survey of American Law (New York University) 149.

Article, "Enforcing Environmental Laws: A Look at the State Civil Penalty Statutes," 19 Loyola L. Rev. 1279 (1986).

Commentary, "The Controversy Over Regulation of Air Pollution from Outer Continental Shelf Leasing," Western Natural Resources Litigation Digest (Winter 1985) 9.

Article, "The Judicial Development of the California Environmental Quality Act," 18 U.C. Davis Law Review 197 (1984).

PROFESSIONAL ACTIVITIES

- 2008-present Elected Member, California Academy of Appellate Lawyers
- 1992-present Member, Editorial Board
California Environmental Law and Land Use Reporter
- 1990 Reporter
Civil Justice Reform Act Advisory Committee
Central District of California
- 1983-86 State Bar Committee (now Section) on Environmental Law
Chair, 1984-85; Vice-Chair and Legislative Liaison
1983-84.
- 1983 Chief Judge's Council
Member of council of attorneys advising the Chief Judge of the Central
District of California on various matters.
- 1981-1986 Editorial Board, Los Angeles Lawyer Magazine
The magazine is the official publication of the Los Angeles County Bar
Association. Chair, 1984-85; Articles Coordinator 1983-84.
- 1986-1987 Committee on the Public and the Profession
Chair, 1986-87.
- BAR STATUS** Admitted to the State Bar of California; the U.S. District Courts for the
Central, Northern, Eastern, and Southern Districts of California; and the U.S.
Courts of Appeal for the Ninth, Tenth, and District of Columbia Circuits.