

State Moves to Curb Phony Real Estate Promotions

By HENRY C. MacARTHUR
SACRAMENTO — (CNS) — Additional controls on promotional subdivisions throughout California will be proposed in legislation to be introduced by Assemblyman Eugene Chapple, R-Cool, within a short time.

Purpose of the legislation is not to prevent additional subdivisions in California, but to assist in assuring orderly development of this type of expansion, particularly in the virgin land areas of the state.

Such orderly development, according to Governor Ronald Reagan, is "closely related to the success or failure of real estate promotions."

The governor has asked members of the legislature to approve the bill, which comes from and is backed by the administration. Reagan says it is designed to protect buyers of speculative property in real estate developments.

"Passage of the measure," the governor said, "should greatly improve the state's ability to guide healthy growth in

California, as growth and orderly development is closely related to the success or failure of real estate promotions."

The legislation is the result of a series of meetings conducted by a special advisory committee created by Burton E. Smith, state real estate commissioner. The committee included representatives of the office of the attorney general, the real estate commissioner, the California Real Estate Association, the California Builders Council, and major promotional subdividers.

Target of the legislation is rural land speculation. Attorney General Thomas C. Lynch, who added his support to the legislation, said:

"The phony real estate development in rural areas which holds out empty promises of fortunes to be made from raw land, is as much of a problem today as it was a hundred years ago."

"Such developments not only bilk the consumers, but also scar our irreplaceable countryside."

The new law, Chapple pointed out, would have three main points. Under it the real estate commissioner could prevent sales of subdivisions in which promised improvements are not financially feasible; promotional subdividers would be required to report the names of all defaulting purchasers to the real estate commissioner, so he could learn more quickly of subdivision problems and purchasers of speculative subdivision lots would be allowed to withdraw from sales contracts after they

are signed unless they fail to receive the state's report on the subdivision at least two days before signing the contract.

The new law would define "promotional subdivisions as developments containing 50 or more unimproved parcels of land located in an area in which less than 1,500 registered voters reside with two miles of the development."

"This legislation," said Commissioner Smith, "represents a good example of cooperation be-

tween private enterprise and government. We believe it has reached an excellent understanding which will protect the public, without unduly hampering the legitimate subdividers in the field."

Many examples of unsupervised subdivision, which have enriched the subdividers and caused economic disaster for the purchasers, remain in California today, some of which can be termed "blots on the landscape."

Your Right to Know
Is the Key to All Your Liberties

Comment and Opinion

C-2 PRESS-HERALD

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A Good Choice

Those of us who got to know Joe Blatchford during his campaign for the 17th District Congressional seat last summer and fall can applaud his selection by President Nixon to head up the nation's Peace Corps program.

In naming Blatchford to the post, the President has chosen someone with a demonstrated desire and ability to be effective in this field. Joe is the founder and president of Accion International, an organization designed to offer self-help programs to Latin Americans. In recent years, Accion has begun more than 25,000 projects in Venezuela, Brazil, and Argentina and has been of direct help to a quarter of a million South Americans.

The Republican candidate to succeed the retiring Cecil R. King, Blatchford was beaten in a close election by former California lieutenant governor Glenn Anderson in November's balloting.

Blatchford's demonstrated ability to get things done by enlisting the talents of those needing help should serve him and this nation well in the Peace Corps.

We commend those responsible for his selection and wish Joe the success he deserves in his new assignment.

133 Darkhorses

It's not too often that the voting public has the opportunity to criticize the election ballot itself.

Criticism and certain forms of innuendo are usually reserved for the various candidates, propositions and charter amendments.

But this year, that once-in-a-lifetime opportunity arises in the primary election which falls on April Fools day—and rightfully so.

If you have had the opportunity to see the sample ballot, you are—or should be—concerned about your selections in the junior college district governing board election.

Some 133 names span seven pages of the booklet with the instructions to pick seven.

We are concerned that the city's first junior college board may be composed of seven members with the last names beginning with "A," which in these days and times may be considered unconstitutional by some higher court.

We do not see how any individual—even one who considers himself an "intelligent voter"—can cast an "intelligent" vote in this race.

Choosing seven out of 133 of anything, let alone candidates for an important public position, is out of the question.

The primary ballot should have been used to select maybe 20 candidates to participate in the June elections. Then voters would at least have the opportunity to hear a little bit about the finalists in the two months of campaigning.

The way it stands now, we only hope the voter will have the courtesy to cast one vote per page rather than all seven on the first.

FROM THE MAILBOX

9-Year-Old Battles TV Brass

To the Editor:

I am a boy 9 years old. Now what I have been hearing about it, it sounds like it may be canceled and I know that a lot of people feel that "Star Trek" should not be canceled.

But the problem is they don't know where to send letters to help save it, so I thought that if you print this note in your newspaper and I put the address of where to send letters, they could send them. They may be sent to TV Guide, Radnor, Penn., 19088; or to NBC, Burbank, Calif., 91505.

MARK DRESSER

To the Editor:

As a parent interested in what my children are watching on TV, I wish to add my voice to my son's plea. "Star Trek" is a good show and should be retained,

rather than some of the garbage we are subjected to.

MRS. R. L. DRESSER

To the Editor:

As you are no doubt aware, on Tuesday, April 1, residents of the Los Angeles City School District will have an opportunity to approve or reject three propositions for better education. No one is thrilled about any kind of tax increase at this time of year as we all struggle to meet the many taxes which we must pay.

But, let us not lose sight of the fact that education, if it is to be the best kind . . . is expensive. It is unrealistic to believe that the cost of education will not rise as does the cost of living.

Unfortunately, due to changes which have occurred in the formula which the state of California uses to determine what share it shall contribute to local schools, the Los Angeles schools presently receive only 30 percent of their revenue from state funds.

Thus, the burden of support falls upon us, the local property owners. Many people feel that this system is unfair, and I shall not argue that point, but until the system is changed, we must continue to provide for our children's education, growth, and improvement.

Few other public institutions in our society must ask the voters for funds each time they are needed (ever vote for a local gas, electricity, or water rate increase?).

The schools and our children will be asking on April 1.

JO ANN YOUNG

Got Any More Bright Ideas?



SACRAMENTO REPORT

New Requirements Urged For Nurses, Other Aides

By RALPH C. DILLS
Senator, 32nd District

The health field, encompassing such subjects as hospitals, nursing homes, and licensing of various health practitioners, always receives a good deal of attention during a legislative session, and it would appear that this year will be no exception. In fact, if present trends continue there may be a significant rise in the number of bills introduced to change a variety of health laws.

Many of these measures are aimed at breaking down what some of my colleagues say are the more outmoded restrictions governing employment in nursing, medical, and other health care professions. And there would appear to be a need for such a change, since the demand for health manpower in California far exceeds our ability to supply it.

As an example of this new legislation, there is one bill designed to permit medical service technicians and independent duty corpsmen with extensive experience in the armed services to take registered nurses' examinations in California. Another bill would apply the same principle to dental hygienists with armed service experience.

One measure currently being considered would revamp the system of nursing education to provide scholarships for employed health aides and nurses who wish to qualify for better jobs within the nursing profession. The proposal would require scholarships to be used in a school recognizing previous education. As an example, a licensed vocational nurse wishing to be trained as a registered nurse would have his or her educational record credited.

Many of the health field proposals being offered for consideration in the legislature are highly controversial and will be opposed by various professional groups and individuals. But the authors claim their cause is eminently justified.

Another of the more important bills would permit the licensing of all physicians graduating in the top third of their classes immediately without requiring them to take regular licensing examinations. A companion measure would do the same for outstanding graduating dentists.

Still other proposals permit individuals to take examinations for vocational nursing licenses when the board is satisfied that their experience alone is sufficient to qualify them; and another prohibits certification of only those nursing education programs granting students credits for previous education or experience in nursing care.

It is argued by one of the authors that California is not making the best use of its manpower in health care. In fact, one of my colleagues has introduced legislation to permit foreign trained dentists graduating from a school listed by the World Health Organization to take dental licensing examinations in California. He points out that there are many qualified dentists presently in the state who are forced to work as waiters, hotel clerks and cab drivers because provisions of the dental licensing act do not allow them to even take an examination.

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HERB CAEN SAYS:

He's Got Several Major Hang-ups Bothering Him

With all our know-how, why hasn't somebody invented a way to get gum off your shoe? . . . The best articles always appear in the current issue of the magazine you canceled as of the previous issue . . . A pox on the people who dial your number by mistake and hang up without so much as a "Sorry" . . . The Era of Schlock officially began when they stopped making those elegant squirt-type seltzer water bottles . . . Agnes Albert's definition of the ultimate luxury: "Being able to leave your front door unlocked at night without worrying about it."

As if we haven't done enough to the Indians, herewith a squib from a newish book called "25 Lessons in Citizenship," required reading for new citizens-to-be: "A few hundred years ago there were no white people in the country. The only inhabitants of the United States were the Indians . . . Some of the different tribes of bands had settled homes and were partly civilized, but most of them were wandering savages who did nothing to develop this great country."

No pollution, no freeways, no neon signs, and besides that, their smoke signals created smog. I say shoot the lazy bugs.

Jack Shelton, publisher of the fine Restaurant Guide, was aboard Pan Am's Flight No. 1 to Honolulu, and summoned the purser to complain about the coffee. After checking, the purser explained: "Sorry, it's the new stewardess—she mixed the coffee with the soup, hahaha." Further hahaha: Of the 10 passengers in first class, Shelton was the only one who complained.

THE MONEY TREE

Bronze, Iron Ages Give Way to the Plastic Era

By MILTON MOSKOWITZ

Synthetics are a reality today—even though they're not the genuine article. Product after product is coming from the laboratory rather than directly from the earth or animals.

Synthetics have indeed become so much a part of our regular lives that you're probably not aware of the revolution that has taken place over the past 25 years. But the evidence is all around you.

Last year was a milestone along this path because for the first time U.S. consumption of man-made fibers exceeded that of natural fibers. This means we're now using more nylon, polyester, acrylic and other man-made fibers than our combined usage of cotton, wool and silk.

The durable-press shirts and sheets you're using helped to swing the lead to the chemists. Previously the domain of cotton, these products are now blends of cotton and polyester.

The products of nature are on the defensive everywhere. Du Pont has a new nylon fiber, Quiana, which boasts the look and feel of silk. Another Du Pont synthetic, Corfam, is nibbling away at leather's share of the shoe market. General Foods has a drink

called Orange Plus, which is loaded with chemical ingredients and which tastes so good that it's advertised as being closer to fresh orange juice in taste than frozen orange juice.

Inside stuff: Here we are, friends, at a meeting in the Sound Abatement Center at San Francisco Airport, and on his feet is O. J. Sobel of the Alameda Naval Air Station, who is saying, for heaven's sake: "The number of complaints we receive (on noise) is diminishing. It is difficult to pacify people when the press plays up air incidents, such as when the Bay Bridge hit one of our planes" . . . Loyalty to the Navy is a fine thing, but you go too far, sir!

From the Dept. of Labor's official Dictionary of Occupational Titles, the following jobs have been dropped: beachcomber, button marker (boot and shoe), circus detective, coconut shaver, flat-fifties checker (tobacco), and rumble-seat assembler . . . I must say the Dept. of Labor doesn't rush into things . . . Newly-added to the list are these: assembler (rocket engines), audiovisual specialists, flight information expediter, baker (pizza) and artificial inseminator. I don't think that one is as exciting as it sounds, and how come it took the Dept. so long to discover pizza?

Joe Kearns entertained a group of clients at dinner the other night, tucked his napkin into the top of his pants—and, unwittingly, the end of the tablecloth. When he arose—well! Highballs, wine, gnocchi, pasta fazzol' and cannelloni all over the floor and everybody—to the clatter of a \$200 check and cleaning bills for all. Fortunately, Mr. Kearns owns a cleaning establishment. Let this be a lesson for anybody who tucks his napkin into his pants. Under the chin, under the chin!

Philosophical Reflections on the Reason For My Existence: "Why?" . . . We are also in palindromes, titled "First Encounter" and reading "Madam, I'm Adam." Well, perfect except for the apostrophe. A palindrome, as we all know, is a friend at the airport, and these days, nobody should be without one.

Quotesville: Police Officer Leo "Maggie" Maguire, reminiscing about the golden days of the Hashbury, his old beat: "My favorite character was a red-headed guy named Kiley who slept in a coffin. When he was evicted, he bought this big old steamer trunk and put it in a meter zone on Haight. He cut holes in it for his head, legs and feet, and lay down in it, with the lid closed and his extremities sticking out. I tell ya, it was a sight. Look, Kiley, I said, 'A trunk isn't a vehicle, you know,' and he said 'Not even if I keep feeding the meter?' He wouldn't move so I had to run him in, trunk and all. Wonder whatever happened to him" . . .

AC-DC: Oliver Hook, President of the Peninsula Stock & Bond Club, has a talkative barber, and last week he was treated to this: "Y'know, Mr. Hook, I told my wife that when she reaches 40 I'm gonna trade her in on two 20s—hahaha—and you know what she said to me? She said 'Listen, sport, I have news for you—you're no longer wired for 220!'"

petroleum combine, Goodrich-Gulf.

Then there are the plastics whose uses bend the imagination. Milk bottles, bread bags, musical instruments, dishes, barbells, syringes, luggage, raincoats, furniture—where can you not find them?

Also, the plastics industry feels it's just beginning. It looks forward to an eightfold growth in the next decade—and it believes later historians will mark this period as the start of the "Age of Plastics," successor to the Stone, Bronze and Iron Ages.

What will a plastic world be like? Disposable—the way your plastic sandwich wraps are.

How would you like furniture and clothes which wear so inexpensive you threw them away after a short period of use? Or how about a home which came in a bag you blew up and let harden overnight?

The Society of the Plastics Industry, which is serious about all this, puts it this way: "Plastics are giving man, for the first time in his existence, an opportunity to meet his environment needs precisely—and the best is yet to come."

The "best" means further assaults on wood, metal and other natural materials. "Back to nature" is a concept that doesn't seem to be making out. Sorry about that, Rousseau.