

# **General Plan Annual Progress Report 2017**

County of Inyo



**Prepared by Inyo County Planning Department  
April 2018**

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## **I. Introduction**

This report has been prepared pursuant to the requirements of Government Code Section 65400. Guidance for preparation of the report is provided by the Governor's Office of Planning and Research (OPR)<sup>1</sup>.

The purpose of the document is to report on Inyo County's progress in implementing its General Plan. The document will be provided to the Planning Commission and Board of Supervisors for their review and submitted to OPR and the Department of Housing and Community Development (HCD).

## **Background**

The County adopted a comprehensive update to the General Plan on December 11, 2001, and has amended the Plan on several occasions since. The planning process for the update took over four years, many public hearings and meetings, and substantial effort on the part of staff, the Board of Supervisors, the Planning Commission, local organizations and interest groups, and the general public.

The Plan replaced, reformatted, and/or updated a number of older General Plan Elements and other planning documents that had been adopted over the years. In addition to the many working documents, staff reports, and outreach materials, the Plan resulted in the following major documents that are utilized on a day-to-basis in the County's planning processes:

- General Plan Summary
- Background Report
- Goals and Policies Report
- Land Use and Circulation Diagrams
- Environmental Impact Report (EIR)

The Inyo County General Plan received awards of excellence from local chapters of the American Planning Association in 2001. The policy document and diagrams are available on the Planning Department's website at the following link: [http://inyoplanning.org/general\\_plan/index.htm](http://inyoplanning.org/general_plan/index.htm).

## **Informational Document**

This document is a reporting document, and does not create or alter policy. The content is provided for informational purposes only, and is exempt from the requirements of the California Environmental Quality Act (CEQA) per Guidelines Section 15306.

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<sup>1</sup> General Plan Annual Progress Report Guidance. State of California, Governor's Office of Planning and Research, State Clearinghouse and Planning Unit. Revised July 11, 2007. Refer to [https://www.opr.ca.gov/s\\_planningassistance.php](https://www.opr.ca.gov/s_planningassistance.php)

## Organization

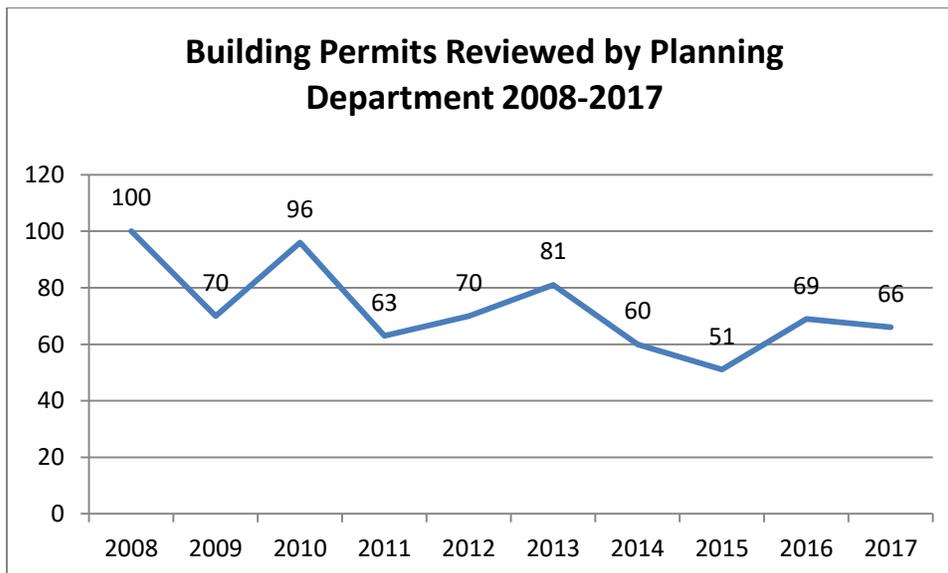
After this Introduction, a summary of projects and issues addressed over last year is provided, and then each General Plan element is addressed. Following these topics, the County's planned General Plan and Zoning Ordinance update are addressed. Appendix A includes Government Code Section 65400. Appendix B includes the HCD reporting forms.

## II. Plans, Projects, and Accomplishments

During 2017 the County processed numerous projects and participated in a variety of planning programs. The following summaries provide a brief overview of these projects and programs, and are not intended to be exhaustive.

### Building Permits

The Department of Building and Safety issued approximately 400 building permits in 2017. Sixty Six building permits were reviewed by the Planning Department for zoning consistency issues. Building permits were reviewed for 5 new single-family homes, for a net decrease of 12 and 7 certificates of occupancy were issued for single-family homes.

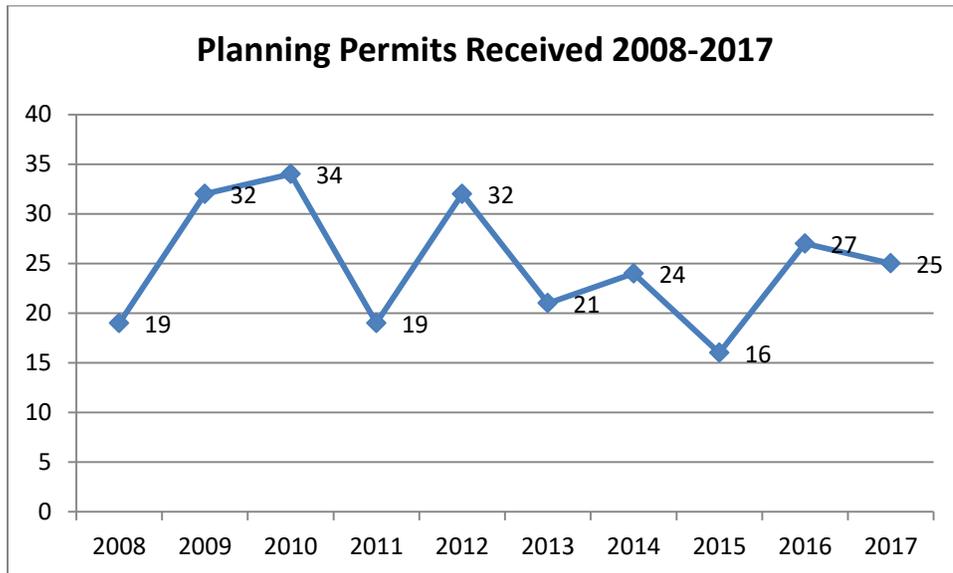


### Planning Permits

The Planning Department processed a variety of planning permits during 2017, including variances, conditional use permits (CUP), subdivisions, and associated environmental reviews. The breakdown in applications received is as follows:

- One Parcel Merger
- Three Lot Line Adjustments
- Six Tentative Parcel Maps (TPM)

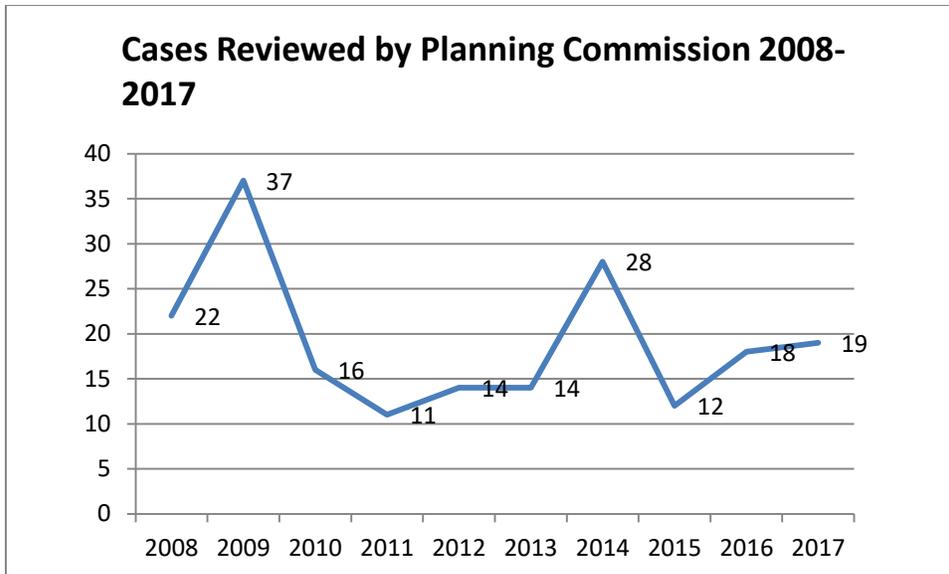
- Zero Telecom Plan Amendments
- Three CUPs
- Three Variances
- One Reclamation Plan
- Two General Plan Amendment (GPA)



In addition, 15 zoning violations were logged, continuing the significant increase that has been occurring since 2015 over the previous years.

During the past year, the Planning Commission agendas included the following application types:

- 4 CUPs
- 3 TPM
- 2 GPAs
- 4 Zoning Reclassifications (ZR)
- 2 Zone Text Amendments (ZTA)
- 3 Variances
- 1 Mitigated Negative Declaration (MND)



In addition, the Planning Commission reviewed ordinances related to Cannabis activities and Short-Term Rentals, and reviewed and/or provided input regarding the Southeast County Specific Plans (SECSP), the County’s mining programs, the North Sierra Highway Specific Plan (NSHSP), Combined-Use Route project, and storage containers. Of the projects reviewed by the Planning Commission, six projects were presented to the Board of Supervisors. The Lone Pine Architectural Design Review Board did not review any design review cases in 2017. No emergencies were proclaimed in 2017, and one emergency ordinance that was enacted and extended twice in 2016 was made permanent with the Entitled Non-Groundwater Neutral Agriculture Use Overlay District (ENGNAUO) ordinance.

### **Projects Reviewed by the Planning Commission During 2017**

In addition to the SECSP, and NSHSP, Combined-Use Route project, storage containers, and ENGNAUO the following applications were reviewed by the Planning Commission and/or Board of Supervisors during the past year:

*Amended CUP No. 2014-01/711 Materials Inc.* – The applicant requested to amend CUP No. 2014-01 for a temporary batch plant in Keeler by extending the time period for one year. The Planning Commission approved the CUP Amendment.

*CUP No. 2016-02/711 Materials Inc.* – The applicant requested to locate a portable Portland Cement Concrete Plant near Swansea to furnish materials to the Owens Lake Dust Mitigation Project. The Planning Commission approved the CUP.

*CUP No. 2017-01 and VAR No. 2017-01/ Frontier Motel* – The applicant requested to make an existing nonconforming sign compliant under the County’s Sign Ordinance and under the setback requirements of the Highway Service and Tourist Commercial (C2) zoning district. The sign is located at the Best Western, Frontier Motel at 1008 S. Main Street in the community of Lone Pine. The sign has been at the motel since the early

1980s and the electronic component has been there since 2012. The Planning Commission approved the CUP and VAR.

*TPM No. 409/Steward & Steward* – The applicant proposed to subdivide a 159.3-acre parcel into four parcels plus a remainder. The new parcels and remainder ranged from 18.54 acres to 39.82 acres. The property is located at 120 Death Valley Road and 125 Steward Ranch Road and is approximately 2.8 miles east of the community of Big Pine. The proposed parcels and remainder are zoned Rural Residential with a 2.5-acre minimum (RR-2.5) and are designated by the General Plan Land Use Element as Rural Residential Medium Density (RRM). The Planning Commission approved the TPM.

*CEQA - Inyo County Public Works South Lake Road Improvement Project Mitigated Negative Declaration* – Inyo County proposed project involved resurfacing, rehabilitation and restoration work for 6.9 miles of South Lake Road. The Planning Commission is conducting a public hearing, to review and consider for adoption the Mitigated Negative Declaration (MND) of Environmental Impact and Mitigation, Monitoring & Reporting Program (MMRP) prepared pursuant to the California Environmental Quality Act (CEQA) and the County's CEQA Procedures for the project. The Planning Commission adopted the MND.

*TPM No. 415/French and VAR 2017 03/French* – The applicant proposed to subdivide a 13,602-square-foot parcel of land into 2 parcels. Parcel 1 consisting of 7,686-square-feet and Parcel 2, 5,916-square-feet. The applicant is also requested a rear yard setback variance for Parcel 2. The Planning Commission approved the TPM and VAR.

*CUP 2017-02 and VAR 2017-02/Lone Pine Communications* – The applicant applied for a CUP and VAR to install a 50-foot small-tower that will replace an existing 30-foot pole, to house wireless internet service antennas to serve the rural communities of Cartago, Keeler and the Owens Dry Lake area. This small-tower will replace an existing 30-foot wooden pole that needs to be upgraded to withstand the high winds common to the area. The Planning Commission approved the CUP and VAR.

*ZR 2017-02/Silcott and GPA 2017-02 Silcott* – The applicant proposed to change the Zoning and General Plan Designations on a property they own, located between South Lake Road and Mt. Tom View Drive, west of the community of Bishop. The Planning Commission recommended the Board approve both the GPA and ZR, which they did.

*TPM No. 413/Sorrells; GPA 2017-01/Sorrells and ZR 2017-01/Sorrells* The applicant applied for a Tentative Parcel Map (TPM) to divide an existing parcel totaling 225.04 acres into four parcels plus a remainder. The proposed parcel sizes range from 0.50 acres to 7.84 acres and the remainder is 212.08 acres. The proposed project also includes a Zone Reclassification (ZR) to update the zoning for the community of Shoshone on the two existing parcels (6 parcels after the Parcel Map subdivision), bringing the zoning into compliance with the actual and possible future development. The proposed project also consists of a General Plan amendment (GPA) to bring the general plan designations into conformance with the proposed zoning and to better match current and future uses. The Planning Commission approved the TPM, reviewed the ZR and GPA and recommended that the Board approve the project, which they did.

*ZR No. 2017-03/Inyo County, Adding Chapter 18.67 Entitled Non-Groundwater Neutral Agricultural Use Overlay District to the Inyo County Code* – Inyo County proposed a zone text amendment that required Agricultural Uses within an Overlay District, that will adversely impact the groundwater basin, to have a Conditional Use Permit. The County’s Zoning Map will also be updated to include this Overlay District at the community of Pearsonville in the Indian Wells Valley Groundwater Basin within Inyo County. The Planning Commission reviewed the ZR and GPA and recommended that the Board approve it, which they did.

*ZTA No. 2017-04/Inyo County - Short-Term Rentals* Inyo County proposed a zone text amendment to allow Short-term rentals in the One Family Residential (R1), Single Residence and Mobile Home Combined (RMH), Rural Residential (RR), Rural Residential Starlite Estates (RR- Starlite), and Open Space (OS) Zones. The Planning Commission reviewed the ZTA and recommended that the Board approve it, which they did.

*ZTA No. 2017-05/Inyo County - Commercial Cannabis Activities in the Open Space; Rural Residential; Central Business; General Commercial and Retail; Highway Services and Tourist Commercial; Heavy Commercial; Light Industrial; General Industrial and Extractive.*

*ZTA No. 2017-06/Inyo County Expedited Abatement Procedure for Nuisances Caused by Cannabis Cultivation.* The Planning Commission reviewed the ZTAs and recommended that the Board approve them, which they did.

## **Other Plans and Projects**

The following discussion summarizes other current projects regarding which the County expended substantial efforts.

***Specific Plans for Charleston View/Tecopa/Shoshone*** – Based on interest from local residents, the County embarked on preparation of Specific Plans for Tecopa, Shoshone, and Charleston View in Southeast Inyo County in 2015. Public meetings were conducted in both Charleston View and Tecopa in 2016 to kick-off the project and vision the Plan. In addition, background reports were developed for each planning area. Work continued on the plans in 2017 with visioning work.

***North Sierra Highway Corridor/Specific Plan*** – In 2015, Caltrans selected the County and the City of Bishop for a grant to prepare a Corridor Plan for North Sierra Highway (generally between the Tri-County Fairgrounds and the Bishop Paiute Palace on the north side of Bishop) in 2015. The County, City of Bishop, and the Bishop Paiute Tribe worked with other interested parties in the Corridor to expand the scope of work to a Specific Plan, and the Eastern Sierra Transit Authority pledged to provide financial support to assist doing so. In 2016, the County and its partners selected a consultant to assist in the planning process and convened an Advisory Committee to assist with

coordination between the many participating agencies. Preliminary outreach commenced, existing conditions were assessed, and a visioning was initiated. A Charrette was conducted to brainstorm ideas for the Plan, and a draft Plan is anticipated in 2017. The Corridor Plan was completed in 2017 and the specific plan is still be worked on.

***Sol Smart*** – Through the Department of Energy’s Sun Shot – Roadmap, Inyo County deployed a program to encourage small solar energy systems and energy efficiency for local residents and businesses. The County developed an expedited permitting process for small-scale solar energy systems and institutes a small-scale solar-friendly zoning ordinance. In cooperation with Southern California Edison (SCE), the County updated its General Plan to incorporate energy efficiency goals, policies, and implementation measures. Also in cooperation with SCE, the County has prepared an Energy Efficiency Revolving Loan Fund program, and is seeking seed funds to implement. Through these programs, Sol Smart, a program funded by the U.S. Department of Energy Sun Shot Initiative, has recognized Inyo County as second in the nation for taking important first steps to encourage solar energy for homes and businesses.

***Cannabis*** – In 2016, the California voters enacted Proposition 64, which permits and regulates recreational use of marijuana in California. Several statutes to regulate medical marijuana were passed in the 2015 legislative session – Assembly Bill (AB) 266 (Bonta, 2015), AB 243 (Wood, 2015), and Senate Bill (SB) 643 (McGuire, 2015) – becoming effective January 1, 2016. The County also included Advisory Ballot Measures G, H, and I in the 2016 election: Measure G inquired whether the voters support medical commercial cannabis businesses, H inquired whether the voters support recreational cannabis businesses, and I was for a tax on cannabis businesses. All three measures were decided in favor cannabis businesses and taxation. The County continues to monitor implementation of the legislation. The County worked throughout 2017 on cannabis regulations and adopted them in January 2018.

***Tribal Consultation Policy*** – In response to input from the Big Pine Tribe, the County developed a draft Tribal Consultation Policy to guide its consultation efforts under Senate Bill 18 (Burton, 2004) and Assembly Bill 52 (Gatto, 2014). The County shared the draft Policy with local Tribes and conducted multiple workshops in 2015 and 2016. The County approved the Policy in late 2016, and invited the Tribes to consult regarding development of Tribe-specific agreements. The County continues to work with the Tribes on establishing good communications and possible Tribal-specific agreements.

***Inyo National Forest Plan Revision*** – The County participated extensively in development of the 2012 Planning Rule for the National Forests and was instrumental in ensuring that coordination with local government was included in the Rule’s requirements. The Inyo National Forest was selected to be an early adopter of the new rule, and the County has been working with the Forest Service in developing the new Plan. The County and the Forest Service worked for several years to develop a MOU to guide coordination, which was approved in 2014. The County reviewed numerous documents and provided input in 2016, and in particular the draft Environmental Impact

Statement (EIS) and draft Plan Revision. The County has continued to stay abreast of the Plan Revision as the Final is expected in Spring 2018.

***Inyo National Forest Travel Management Implementation*** – The County continues to monitor implementation of the 2009 Travel Management Plan. In 2016, the Forest Service finalized the Travel Analysis Report pursuant to Subpart A of the Travel Management Rule. The County continues to monitor travel management implementation.

***Forest Service Coordination*** – The County reviewed notices from the U.S. Forest Service and selectively provided input regarding the Bishop and Pine Creek Fuels Reduction, Oak Creek Post-Flood Stream Restoration, and Mammoth Base Land Exchange projects.

***Desert Renewable Energy Conservation Plan (DRECP)*** – The DRECP covers the Mojave and Colorado deserts to provide binding, long-term endangered species permit assurances and facilitate renewable energy project review and approvals. The DRECP planning area includes portions of Inyo County: roughly in the Owens Valley to just north of Independence, the Panamint Valley, Death Valley, and other southeast portions of the County. The County has been participating in the project since the late 2000s, which was to have been a General Conservation Plan/Natural Communities Conservation Plan. In 2014, a phased approach was taken to the DRECP whereby the Bureau of Land Management’s (BLM) Proposed Land Use Plan Amendment was separated out from the NCCP component. The Final EIS and Proposed Decision were released in late 2015, which the County protested. The County approved a Programmatic Agreement regarding cultural resources related to the Plan in early 2016, and reviewed BLM’s recirculation of the Areas of Environmental Concern from the draft DRECP. The Record of Decision was issued later in 2016, which dismissed the County’s protest and implemented the BLM’s DRECP components. In early 2017 the BLM published a Segregation Notice for mineral entry on California Desert National Conservation Land. The County provided comments on this action and continues to monitor DRECP activities.

***Renewable Energy Transmission Initiative 2.0*** – The State embarked on a new Renewable Energy Transmission Initiative (RETI) in 2015, building upon the first RETI from the late 2000s and subsequent planning work. The County is monitoring RETI 2.0 and has requested public meetings in Inyo County.

***West-wide Energy Corridors*** – This project, approved in 2009, involves numerous federal agencies led by the BLM. Pursuant to a settlement agreement, the federal agencies are conducting reviews of the approved corridors. In 2016, a Corridor Study and regional reviews were released. The County provided input regarding the Region 1 Review and continues to monitor the program.

***Motorized Vehicle Management in Western Mojave Planning Area (WEMO)*** – The County is participating in development of this plan as a Cooperating Agency, which proposes a plan amendment and alternatives covering the management of motorized vehicles on public lands in the Western Mojave area. The County reviewed and

submitted comments to the BLM for the Draft EIS in 2015; BLM subsequently reopened the comment period in late 2015 and 2016, and the County did not provide any additional input.

***BLM Planning Rule 2.0*** – BLM is updating its planning rule. The County reviewed the proposed rule and provided input in 2016. BLM completed its rulemaking late in 2016.

***Inyo County Consolidated Office Building*** – The County continued in 2017 to work towards developing a consolidated office building to house multiple departments currently located in various facilities throughout Bishop. The proposed consolidated office building will house County Counsel, the District Attorney office, the Public Guardian, Health and Human Services, Waste Management, Motor Pool, Building and Safety, Parks and Recreation, Personnel, Information Systems, Sheriff, and Probation, and possibly an Adult Education Center. The County has been considering a consolidated office building for about 20 years.

***Twenty-first Century Obsidian Project*** – Digital 395 (an American Reinvestment and Recovery Act project) equipped the Owens Valley with a middle-mile broadband conduit. The County issued a Request for Proposals (RFP) in November of 2014 to leverage this resource to the fullest extent and stimulate economic development by offering entrepreneurs access to this technical infrastructure. Two qualified responses to the RFP were received. The County is currently in contract negotiations with Inyo Networks. The County would oversee contracted mechanisms to design, finance, construct, operate and maintain an Open Access, last-mile fiber-optic network providing connections between all premises in the Owens Valley and the Digital 395 middle-mile conduit creating one of the few true Gigabit districts in the Country.

***Yucca Mountain Repository Assessment Office*** – Funding for development of the Yucca Mountain Repository was terminated by the Obama Administration, consequently eliminating the funding to all Affected Units of Local Government. Staff continues to monitor litigation and other activities. In 2016, the County reviewed and provided input regarding the Final Supplemental EIS for groundwater, which largely responded to the County's previous input. The County has continued through 2017 to support groundwater monitoring in its southeast to provide data for the project.

***Renewable Energy Revolving Loan Fund (RLF) for Southern California Edison*** – Inyo County was selected in 2011 by SCE to prepare a Cost, Energy, and Service Efficiencies Action Plan (CESEAP), which outlines ways that the County can reduce energy use, identifies goals and milestones for energy reduction, serves as an educational tool for other groups, identifies the highest and lowest energy users within the County, offers strategies that the County can use in achieving its energy reduction goals, and provides a template that other organizations can use to develop their own Action Plan. In 2013, SCE selected the County to implement the CESEAP by establishing an RLF for energy efficiency projects in County facilities to be implemented once seed funding is obtained. The final RLF report was approved by the Board in early 2016.

***Crystal Geyser Roxane Cabin Bar Ranch Water Bottling Plant Project*** – The CGR Cabin Bar Ranch Water Bottling Plant project proposes the construction and operation of a spring water bottling facility on a 34-acre site on the northeastern portion of the 420-acre Cabin Bar Ranch property, adjacent to the southern boundary of the community of Cartago and on the east side of US Highway 395. Approved in 2013, the project will pump 360 acre feet of groundwater per year. Project facilities include a 198,000-square foot water bottling plant containing four bottling lines and an associated 40,000-square foot warehouse facility. The County continues to monitor implementation, and issued building permits for components of the proposed facilities in 2017.

***Crystal Geyser Olancha Bottling Plant Water Quality Investigation*** – The Lahontan Regional Water Quality Control Board is investigating unpermitted arsenic discharges from CGR’s water bottling plant in Cartago. The County coordinated with the Water Board to conduct two public meetings regarding the investigation in 2016, as well as responding to the Grand Jury’s findings regarding the issue.

***Mining*** – Pursuant to the Surface Mining and Land Reclamation Act (SMARA), the County continued its oversight activities to encourage production and conservation of mineral resources while minimizing associated environmental impacts. Staff has been involved in education and formulation of new policies relating to changes in SMARA that were enacted by the State Legislature and signed by the Governor this year. Staff is responsible for the inspection and administration of reclamation policy for approximately 80 SMARA mines.

***Brownfields Grant*** – In 2011 Inyo County entered into a Memorandum of Understanding (MOU) with Nye, Esmeralda, Lincoln, and White Pine counties of Nevada for the Environmental Protection Agency Brownfields Coalition Assessment Grant to conduct environmental site assessments and area-wide planning in support of renewable energy, transmission, and economic development in the vicinity of identified Brownfields sites. A subsequent grant was obtained, and the Coalition was expanded to include Esmeralda County. The County continued to participate in the Coalition during 2016, including coordinating efforts for the Pittsburg Plate Glass site near Owens Lake, the Mt. Whitney Fish Hatchery, and the Wye Road property. The Coalition is seeking additional funding for the coming years, and anticipates including the Duckwater Shoshone Tribe.

***Natural Resource Advisory Committee (NRAC)*** – The NRAC provided input on various natural resource based projects that the County participated in during 2016 including the DRECP, OVSES, NSHSP, SECSP, the Forest Plan Revision, and the Sierran Amphibians. There were no NRAC meetings in 2017.

***2018 Regional Transportation Improvement Program*** – This project involved the development and selection of transportation projects that are then programmed in specific amounts and program years for the next five year funding cycle. The development of this program required local and regional coordination. This program was approved by the Inyo County Local Transportation Commission in December 2017. The Statewide Transportation Improvement Program (STIP) has been implemented in an ongoing basis

by Caltrans, County, and City of Bishop. The County completed the Dehy Park Improvement Project and the Ed Power Bicycle Lanes project during 2017. The County also worked on the West Bishop Resurfacing Project in 2017. Each of these projects is included as a part of the STIP and underwent review under the California Environmental Quality Act.

***South Lake Road Reconstruction*** – This project will reconstruct South Lake Road between SR 168 and South Lake and add bicycle lanes on the lower 2.1 miles of roadway. The County, in partnership with the Federal Highway Administration completed a review of this project under the California Environmental Quality Act and the National Environmental Policy Act. The Design component of this project was initiated in 2017.

***Regional Transportation Plan (RTP)*** – The County hired a consultant and initiated an update to the RTP in 2014, and public meetings were held to gather public input. The update to the County’s RTP was completed in 2015. The RTP serves as the planning blueprint to guide transportation investments in the County involving local, state, and federal funding over the next 20 years. In 2017, local agencies and the LTC continued to implement goals and policies set forth in the prior RTP and the updated RTP. The County will initiate an update to the RTP in 2018.

***Inyo County Active Transportation Program Plan*** – In response to the MAP-21 Federal Reauthorization and the California Active Transportation Program, Inyo County entered into a contract with a consultant to draft an Active Transportation Program (ATP) Plan and held public outreach meetings. A draft ATP was released during late in 2015 for public review and comment and then approved by the Inyo County Local Transportation Commission in April 2016. The Draft ATP Plan includes:

1. Bicycle Element – an update of the 2009 Inyo County Collaborative Bikeways Plan;
2. Pedestrian Element – this describes existing facilities, examines past accident records, estimates the current number of pedestrians, lists and prioritizes potential projects, and identify funding sources;
3. Recreation Trails Element – this identifies areas where there are deficiencies in motorized and non-motorized recreational trails, lists and prioritizes potential projects, estimates the number of users for a given trail segment, and describes how the projects provide for the viewing of points of interest; and
4. Safe Routes to School Element – this section creates Safe Routes to Schools maps for all areas in Inyo County and updates the Safe Routes to School maps for schools inside the City of Bishop.

***Eastern Sierra ATV Adventure Trails System Project*** – The County certified an EIR for this project in early 2015, which included potentially up to 38 combined-use routes on County roads for Off-highway vehicles. The Board approved seven of the routes for a pilot program, three of which opened in the summer of 2015. The County reached an agreement with the City of Los Angeles Department of Water and Power (DWP) to open the remaining four routes in December 2016. The County completes an annual

monitoring report that is submitted to DWP for their review. Each of the annual monitoring reports for the combined-use routes will be submitted to the California Legislature before January 1, 2019.

***Inyo-Mono Integrated Regional Water Management Plan (IRWMP)*** - The ICWD participates in this collaborative body made up of public, private and not-for-profit entities, including Inyo and Mono counties, the town of Mammoth Lakes, tribes, water districts, and community service districts. The group consists of 32 voting members. The mission of the Inyo Mono Regional Water Management Group (RWMG) is to “To research, identify, prioritize, and act on regional water issues, and related social and economic issues, so as to protect and enhance our environment and economy.”

***A Phase II Inyo Mono IRWMP*** was complete in 2012, which was again revised in 2014. In January 2016, DWR awarded the Inyo-Mono IRWMP \$1,816,943 for various projects in the region, including funding of \$280,234 to Inyo County for a project titled “Recycled Water for Restoration and Community Projects in Big Pine” to examine the feasibility for using water from the waste water treatment plant operated by the Big Pine Community Service District for projects in Big Pine. The feasibility study is being prepared by R.O. Anderson, LLC and is nearing completion (as of February, 2018). The IRWM Plan will again be revised and updated during 2018.

***Inyo/Los Angeles Long Term Water Agreement*** – The Inyo/Los Angeles Long Term Water Agreement (Agreement) is settlement to litigation between the County and Los Angeles concerning the operation of Los Angeles’s second aqueduct. The Agreement requires Los Angeles to manage surface water and groundwater so as to avoid any significant adverse impacts that cannot be acceptably mitigated. Joint activities conducted by the County and Los Angeles include annual planning of water management activities, implementation of mitigation projects, monitoring of habitat and hydrologic conditions, and evaluation of current conditions relative to the Agreement’s goals. Specific activities undertaken during 2017 include management of historically high runoff conditions, evaluation of conditions in an area previously impacted by groundwater pumping, development of a plan for testing the environmental and hydrologic effects of a well that Los Angeles modified to withdraw water only from deeper aquifer zones, and ongoing monitoring of phreatophytic vegetation conditions on Los Angeles’s land throughout the Owens Valley floor.

***Lower Owens River Project (LORP)*** - The LORP is a mitigation project under the Long Term Water Agreement with the Los Angeles Department of Water and Power (LADWP). The project is compensatory mitigation for impacts considered difficult to quantify or mitigate directly.

Ten years into the project, the goals of the LORP – to establish a healthy, functioning ecosystem for the benefit of biodiversity and Threatened and Endangered species – are in

part being met. The river riparian corridor has greened up considerably, but the rate of recovery of tree willow and cottonwoods has been slow. These trees provide habitat for a number of avian species that are listed as indicators of project. Bulrush and cattails line much of the project's wetted area, and are in many areas limiting recreational access, as well as occupying land where tree willow might have otherwise established. In the river, the combination of warm water and high flows, which stir up accumulated organic material, can cause a decrease in dissolved oxygen. On occasion this situation has led to a fish kill. However, the fishery is robust and has proven to be resilient—recovering after water quality returns to normal. 2017 imposed unusual conditions on the LORP. The EIR prepared for the LORP (2004) prescribes a baseflow of not less than 50 cubic feet per second (cfs), plus an annual habitat flow indexed to runoff that peaks at 200 cfs over a 14-day ramp-up/ramp-down period during years of above average runoff; however, due to extremely high runoff, Los Angeles used the LORP as a conveyance for surplus water and flows peaked at 326 cfs and exceeded 200 cfs for approximately one month in mid-summer. These high flows resulted in a fish kill as described above and appeared to move significant dissolved organic matter through the river system.

***Owens River Water Trail (ORWT)*** - The County applied for a grant from the CA Natural Resources Agency (CRA), for an Owens River Water Trail, which would open up 6.3 miles of river east of Lone Pine. The grant criteria were two-fold; create new opportunities for recreation and improve environmental condition. The section of river chosen for the ORWT was identified in the preferred LORP Recreation Plan as suited for this purpose. This stretch of river is mostly open, but is occluded in areas that developed tule blockages under low-flow conditions (1906-2006). These blockages were not breached prior to the release of the LORP flow. On July 19, 2016 the County was notified that they had been selected by CRA to receive a \$500,000 award to build the trail. Construction of the trail has been held up by a LADWP requirement that CEQA be completed before the City issues any type of site agreement. Los Angeles has agreed to fund the CEQA study for the project, and that work has begun as of February, 2017 and is anticipated to conclude later in the year.

***Mitigation Projects*** - One of the key roles of the ICWD is to monitor and report on the implementation and ongoing management of 63 environmental projects and Enhancement/Mitigation projects, which are LADWP obligations in the Owens Valley. These mitigation projects include civic improvement, revegetation, wildlife enhancement, habitat recovery, and the LORP. These projects are mitigation measures adopted by LADWP in the 1991 EIR; projects that are provided for in the 1997 MOU; and projects developed subsequently. If mitigation goals are not being met, or projects are not being managed as stipulated, or simply not being implemented, the ICWD works with the LADWP and MOU parties to either help implement or modify the project. The full list of these projects and their status, as well as other useful information can be found in the Inyo County Water Department's webpage [www.inyowater.org/mitigation](http://www.inyowater.org/mitigation).

In 2017, Los Angeles and the County worked on a joint assessment of the status of mitigation projects and other activities mandated under the Agreement. Inyo County and LADWP agreed on the status of all but four of the mitigation projects, and one of the other mandated commitments. Of the 64 mitigation projects, the County and Los Angeles agreed on the status of all but three projects. In Inyo County's assessment, 48 projects were either complete or implemented and ongoing, and 16 projects were either implemented but not meeting goals or not fully implemented.

***Sustainable Groundwater Management for the Owens Valley*** - Groundwater management under the Sustainable Groundwater Management Act of 2014 (SGMA) is implemented within individual groundwater basins by local agencies. The Owens Valley Groundwater Basin (OVGB) is a medium priority basin; therefore, local agencies in the Basin must form a GSA or multiple GSAs such that the entire basin is covered by a GSA. The Basin includes Chalfant, Hammil, and Benton valleys and extends to the Nevada-California border in Benton Valley. In order to bring the OVGB into compliance with SGMA's GSA formation requirements, Inyo County pursued three general strategies during 2017 for GSA formation.

First, to meet SGMA's GSA formation timeline, the County sought to have all areas of the basin are covered by a GSA by June 30, 2017. This entailed working with other local eligible agencies to ensure that the entire basin was covered with no overlap. Inyo County, Mono County, City of Bishop, and Tri Valley Groundwater Management District each submitted a GSA notification for their respective portions of the basin to DWR, DWR accepted these notices, and the basin was in compliance by the June 30 deadline. At present (February, 2018), these are the four GSAs established in the Basin.

Second, Inyo County developed a Joint Powers Agreement (JPA) titled "Joint Exercise of Powers Agreement Creating the Owens Valley Groundwater Authority" whereby a single GSA for the basin would be formed through local eligible agencies membership in the JPA, with opportunities for other entities such as tribes, LADWP, mutual water companies, federal agencies, and other interested parties to participate by agreement with the JPA board. Development of the JPA was guided by the principles that the GSA would be consistent with SGMA, to be fair to and inclusive of the variety of entities interested in groundwater management, and balance disparities size, stake, and resources among the parties that could potentially participate.

Third, the County applied for a grant from the Department of Water Resources for development of a Groundwater Sustainability Plan (GSP). DWR issued their preliminary recommendations for grant awards and recommended that the County's be funded at the full requested amount of \$713,155. These funds will be used to retain a consultant to prepare a GSP for the Basin.

***DWP Solar Ranch*** – The County is monitoring DWP's Solar Ranch proposal in the Southern Owens Valley, which intends to develop approximately 200 megawatts of photovoltaic. DWP issued a Notice of Preparation for the project in 2010, and the County provided responses regarding the scope of the EIR. Originally, the project had

two locations and in 2013, DWP decided to develop a third site, located south of Independence. The County provided input regarding the Draft EIR for the project in 2013, and continues to monitor for any progress.

***Big Pine Veteran's Path*** – The County is working with DWP to entitle and construct a walking path from Big Pine to the Veteran's Memorial north of town. During 2017, the County continued to coordinate with DWP to authorize the activities and begin permitting.

***Property Assessed Clean Energy Program (PACE)*** – During 2016 and 2017, the County evaluated the feasibility of participating in PACE, which provides alternative financing homeowners and businesses for renewable energy, energy efficiency, and other authorized improvements. PACE providers are coordinating with the Tax Collector and Auditor to assist in determining if the County should proceed.

***Short-term Vacation Rentals*** – In 2005 the County determined that short-term vacation rentals are not permitted within the Residential Zoning Districts. The County is beginning to investigate if this decision should be revisited, and if so, how it might proceed. During 2016, the Board conducted several workshops, and directed staff to begin public outreach. Public workshops were conducted in 2017 and Draft regulations were prepared.

***Public Lands*** – The Board is investigating public lands issues in the County, including, but not limited to, the following: (1) County gravel pits along Saline Valley Road; (2) Wilderness Study Areas; (3) Surprise Canyon and the Amargosa River; (4) Death Valley National Park land and boundary adjustments; (5) Land tenure and potential releases of public lands; (6) Inyo County road rights-of-way on federally-managed public lands; and, (7) New federally-managed lands designations. Subtopics that could be explored through the effort include recreation, sustainable economics, and community development. The Board considered a scope of work to evaluate these issues, and directed staff to continue its efforts in 2017.

***Rovana Wastewater Treatment Plant*** – The State Water Resources Control Board is requiring that the operator of the Rovana Wastewater Treatment Plant hire a full-time employee to run the system, which would substantially increase costs to renters in the Village. The County requested that the Water Board and others support alternatives to maintain affordable housing opportunities in Rovana.

***Coso Hay Ranch Water Export Project*** – The County approved a project in 2009 that pumps water from the Hay Ranch in the Rose Valley to the Coso Geothermal plants at China Lake Air Weapons Naval Station. The County continued to monitor pumping activities in 2017.

***Quadstate Local Government Authority*** – The County joined this body in 2010, which was established in response to issues surrounding the desert tortoise. The authority is guided by a Joint Powers Agreement, and includes counties in Arizona, Utah, Nevada,

and California. The organization is active regarding numerous issues relevant in the desert southwest, in addition to the tortoise.

***Saline Valley Plan*** – Death Valley National Park has embarked on a management plan for the warm springs in Saline Valley. An active user group utilizes the springs, which have been extensively altered from their natural state and now include concrete pools and other infrastructure. The Plan is intended to address the springs and nearby lands, which were not included in the Park’s Management Plan due to their sensitivity. In 2012, the County entered into an MOU with the Park, including memorializing the County’s cooperating agency status for the Plan and related EIS. The County continues to participate in the development of the management plan and EIS, although little activity occurred in 2017.

***Hazard Mitigation Plan*** – The County completed assessment of the risk from all hazards, natural and manmade, within the County and neighboring Counties, evaluate the vulnerability of structures and infrastructures to these hazards, and assist participating jurisdictions to identify and plan mitigation initiatives to address the vulnerabilities. The plan will provide a set of action items that, if implemented, can help reduce the risk from natural hazards. The Draft Plan was released for Public Comment and meetings were held with local Tribes. The California Office of Emergency Services and the Federal Emergency Management Agency approved the plan at the end of 2017.

***Bishop Airport Layout Plan and Narrative*** – The County received a grant to update the Bishop Airport Layout Plan and Narrative in 2014. Several public meetings were held and work to complete a Phase I and II of a passenger traffic study was done. The Airport Layout Plan and Narrative is completed and with the FAA for final review/approval.

***Lone Pine-Death Valley Airport Layout Plan and Narrative*** – The County received a grant to update the Lone Pine-Death Valley Airport Layout Plan. Final submittal to the FAA will occur by end of Quarter 1, 2018 and FAA approval is expected by end of Quarter 2, 2018.

***Zoning Code/General Plan Update*** – The County adopted a comprehensive General Plan update in 2001. One of the follow-up actions directed in the 2001 General Plan was to update the Zoning Code, which is a component of the Inyo County Code. Staff worked with Willdan in 2011 to prepare updated Zoning Code sections and incorporated the Planning Commission’s and Board of Supervisors’ input into a comprehensive Zoning Code update and prepared a related General Plan update. Staff received direction from the Board regarding several issues related to the update in 2014, including code enforcement, Digital 395, and special event permits. Environmental review is anticipated in 2018.

***Endangered Species Coordination*** – The County has been monitoring the US Fish and Wildlife Service’s endangered species listing work program.

**Local Agricultural Study** – The Agriculture Department worked with a consultant to complete a study aimed at quantifying the value of local agriculture to our economy. This study was completed in 2017 and provides more in-depth analysis than the gross production value that is presented in the annual Crop and Livestock Report. Areas of analysis include comparison to other local industries, valuation of industries reliant on or linked to agriculture, economic ties between Inyo and Mono Counties, number of jobs maintained by this industry, economic contributions by crop and land ownership, a valuation of taxes generated by this industry, and estimated value of ecosystem services provided by agricultural producers.

### **III. General Plan Elements**

The General Plan details the County’s guiding principles for a variety of planning topics and is the constitution for future development. California Government Code Section 65300 et seq. provides direction and specifications for the content of the General Plan. The following seven elements are required:

- Land Use
- Circulation
- Conservation
- Open Space
- Noise
- Safety
- Housing

The elements may be combined or renamed, but basic requirements must be included. An agency may adopt any type of optional element, such as an Economic Element, at its discretion. Only the Housing Element must be certified by another agency (i.e., HCD), although the State Geologist and CalFire provide some oversight of other aspects.

The Inyo County General Plan consists of the following Elements:

- Government
- Land Use
- Economic Development
- Housing
- Circulation
- Conservation/Open Space
- Public Safety

Subtopics are included in the elements to meet California’s requirements. The following sections address implementation for each of the County’s General Plan Elements.

#### **Government Element**

The Government Element includes the following goals (i) promoting consistency of other agencies’ actions with General Plan (Goal Gov-1), (ii) encouraging collaborative

planning and public participation (Goal Gov-2), (iii) increasing private land ownership (Goal Gov-3), (iv) guiding federal land actions and encouraging economic development (Goal Gov-4), (v) protecting and developing water resources (Goal Gov-5), (vi) preserving and expanding agriculture (Goal Gov-6), (vii) enhancing opportunities for recreation, including for off-road vehicles, hiking, and biking (Goal Gov-7), (viii) encouraging improved management of wildlife and fisheries (Goal Gov-8), (ix) promoting exploration, development, and reclamation of mineral resources (Goal Gov-9), (x) balancing energy development (Goal Gov-10), and (xi) enhancing transportation and preserving access (Goal Gov-11)

To achieve these goals, the County has continued dialogue with local, regional, State, and federal agencies on a variety of projects, as discussed elsewhere in this report, thereby continuing the previous coordination efforts with other agencies. The County constantly strives to ensure collaboration between national, California, and regional agencies as required by federal, State, and local regulations. The County works to make such agencies aware of County programs and policies and bring their actions into conformance with the General Plan. During 2017, the County worked with the US Forest Service, BLM, the US Fish and Wildlife Service, the National Park Service and other state and federal agencies in regional planning efforts affecting Inyo County resources.

The County also involves citizens, Native American tribes, and public interest groups in the planning process whenever feasible. Staff works to ensure that the public is made aware of all planning projects through mailings and notices in the newspaper to allow for their participation. Routine feedback and public input is requested, and the County's website is maintained to provide for current up-to-date information regarding planning issues.

### **Land Use Element**

The Land Use Element guides County land use policy and insures that appropriate development takes place, with adequate provision of public services and utilities. Land use designations are specified, defined, and mapped in the Land Use Diagrams. The land use designations roughly correspond to the County's zoning districts. Public services and utilities are also addressed in the Land Use Element. Development in and around existing towns is encouraged, which is where most building permits are issued.

Potential impacts from new development are assessed under CEQA. Additional conditions of approval and mitigation may be required if deemed necessary to provide for issues such as screening, habitat conservation, parking, and noise-reduction, or otherwise address issues per the General Plan's direction. During 2017, the County processed and completed an MND for the South Lake Road Improvement Project. The County also completed significant work on Specific Plans for North Sierra Highway and communities in Southeast Inyo County.

## **Economic Development Element**

The Economic Development Element works to support long-term efforts to improve economic conditions for all County residents, and addresses tourism, natural resources, and retail sales. Towards these ends, the County has continued to promote access to public lands and limit any new restrictions being planned. Promotions regarding Inyo County in major population centers elsewhere in the State (including at the State fair) are carried out. Filming opportunities are exploited, and several dramatic locations were featured in film, television, and other venues in 2017.

## **Housing Element**

The Housing Element works to provide housing for all of the community, and addresses the needs of specified populations. In 2014, the County updated the Housing Element, which was certified by HCD. Preliminary data indicate that in 2016 five new units were produced, and that constructions began on a significant number of new units.

The County continues to work with service providers to provide for the needs of lower-income households, the disabled, and other special needs populations, per the direction provided by the Housing Element. The County is also working to update the Zoning Ordinance, which incorporates new State zoning requirements regarding housing.

## **Circulation Element**

The Circulation Element addresses a wide variety of topics, including roads, scenic highways, public transportation, bicycles and trails, railroads, aviation, canals, pipelines, and transmission cables. These planning programs prioritize improvement to achieve implementation measures for roadway repaving and reconstruction projects.

As discussed previously, projects are reviewed to minimize impacts, provide for parking, reduce vehicle trips, and optimize transportation access. Continuing improvement in telecommunications infrastructure provides opportunities for telecommuting and economic development, and Digital 395 provides an excellent opportunity for telecommunications enhancements locally. The County continues to work with Caltrans regarding the Olancho-Cartago Four-Lane project. Several major road projects were worked on during 2017, including Whitney Portal Road and the Ed Powers Bicycle Lanes project. The Adventure Trails project works to provide access and encourage economic development. Viewshed issues along scenic highways are also addressed, as they may apply. The County continues to encourage the Forest Service and other federal agencies to address local concerns regarding appropriate motorized transport on federal lands and to otherwise maintain and improve access.

The County continues to work with and support ESTA to implement transit service throughout the County and beyond. The Short Range Transit Plan completed in 2016 and the Roles and Responsibilities Analysis started in 2010 implement the General Plan's

direction to support and promote public transit and accessibility. In 2016, the County approved the Inyo County Active Transportation Plan (ATP), which includes bicycles, pedestrians, safe-routes-to-schools, and recreation trails. An update to the Regional Transportation Plan (RTP) update was also completed in 2015.

The County worked with the City of Bishop, Caltrans, and other local stakeholders to implement the Collaborative Bikeways Plan, which was adopted in 2008. This project implements the Circulation Element's bicycle goals, policies, and implementation measures. As discussed above, the Inyo 2016 ATP built upon and incorporated the policies and goals set forth in the 2008 bikeways plan. Continued coordination with LADWP, the Forest Service, and the BLM ensures appropriate trail maintenance and access to public lands.

The County continues its planning efforts to improve the Bishop Airport, and continued implementation of a planning grant for the airport in 2017. The County is working on improving other airports in its jurisdiction by seeking grant funds and coordinating with Caltrans and the Federal Aviation Administration.

### **Conservation/Open Space Element**

The Conservation and Open Space Element works to provide for resource management, open space for recreation, and park development. Inyo County's Open Space Element includes sections on soils, agriculture, minerals and energy, water, biology, cultural (i.e., archaeology), visual, and recreation.

The County continues its programs to support agriculture and ranching. Mineral resource development is encouraged, and the County reviews projects to ensure compliance with SMARA and other regulations. As discussed above, the Planning Commission continues its work providing oversight for reclamation plans, and staff inspected approximately 80 mines in 2017. The County is working with State and federal agencies to encourage appropriate mineral production.

The Environmental Health Department provides oversight and permitting for potable water and wastewater treatment systems in order to manage and improve water quality. Individual projects are reviewed to ensure that they do not adversely impact groundwater quality or quantity. Work on the LORP and other enhancement projects improve surface water quality through biological filtering. Water transfers are reviewed to minimize environmental and economic effects. Potential impacts on biological, cultural, and visual resources are analyzed for projects and programs through environmental review processes. Architectural Design review in Lone Pine is carried out to ensure compatibility. The County continues to work to improve its parks and provide access to federal lands.

The County continued to participate in the Quadstate Local Government Authority. The County served on the Desert Tortoise Oversight Group, the Desert Managers Group, and

the Desert Advisory Council as a way of providing a voice in regional planning initiatives and policy development.

### **Public Safety Element**

The Public Safety Element works to reduce hazards regarding air quality, floods, avalanches, wildfires, geology and seismicity, and noise. The County continues to cooperate with DWP to reduce dust from Owens Lake, and evaluates air quality issues for major discretionary projects. Building permits and other development proposals are reviewed for flooding, fire, avalanche, and faulting hazards. The County continued its work on a Hazard Mitigation Plan in 2017. The mitigation requirements developed and approved in the General Plan EIR are enforced in areas subject to avalanche hazards. FEMA Flood Maps for the County were updated in 2011 and are being used to evaluate whether projects are in potential flood zones. Noise issues are addressed through environmental review.

## **IV. General Plan and Zoning Code Update**

The County comprehensively updated its General Plan on December 11, 2001. One of the follow-up actions was to update the County's Zoning Code per the direction provided in the General Plan. During the past several years staff has been working to update the Zoning Code and conducting workshops on proposed changes with both the Planning Commission and the Board of Supervisors. As a result of those changes to the Zoning Code, related changes to the General Plan are being considered to maintain consistency between the two documents.

During 2013, staff held numerous meetings with stakeholders and public workshops throughout the County to provide information, and receive input and feedback on the updated general plan and zoning code update. Results of the stakeholder and public outreach were presented to the Planning Commission in late 2013 and to the Board of Supervisors in early 2014. Staff is incorporating the results of public outreach, as well as comments from the Planning Commission and Board of Supervisors, and working to conduct environmental review in 2018.

## **V. Conclusion**

The General Plan is the County's constitution and guiding vision. Due to the world's ever-changing nature, upkeep and maintenance of the General Plan is a continuous process. The County implements the General Plan's vision on a day-to-day basis in its many planning projects, and strives to include the public in the decision-making process.

The County provided leadership and participated in many planning activities in 2017, as identified in this report. It continued its project review responsibilities to further the General Plan's goals, policies, programs, and implementation measures. Updates to remainder of the General Plan and the zoning ordinance are expected to move forward in 2018.

## Appendix A

### Government Code Section 65400

(a) After the legislative body has adopted all or part of a general plan, the planning agency shall do both of the following:

(1) Investigate and make recommendations to the legislative body regarding reasonable and practical means for implementing the general plan or element of the general plan, so that it will serve as an effective guide for orderly growth and development, preservation and conservation of open-space land and natural resources, and the efficient expenditure of public funds relating to the subjects addressed in the general plan.

(2) Provide by April 1 of each year an annual report to the legislative body, the Office of Planning and Research, and the Department of Housing and Community Development that includes all of the following:

(A) The status of the plan and progress in its implementation.

(B) The progress in meeting its share of regional housing needs determined pursuant to Section 65584 and local efforts to remove governmental constraints to the maintenance, improvement, and development of housing pursuant to paragraph (3) of subdivision (c) of Section 65583.

The housing element portion of the annual report, as required by this paragraph, shall be prepared through the use of forms and definitions adopted by the Department of Housing and Community Development pursuant to the rulemaking provisions of the Administrative Procedure Act (Chapter 3.5 (commencing with Section 11340) of Part 1 of Division 3 of Title 2). Prior to and after adoption of the forms, the housing element portion of the annual report shall include a section that describes the actions taken by the local government towards completion of the programs and status of the local government's compliance with the deadlines in its housing element. That report shall be considered at an annual public meeting before the legislative body where members of the public shall be allowed to provide oral testimony and written comments.

The report may include the number of units that have been substantially rehabilitated, converted from nonaffordable to affordable by acquisition, and preserved consistent with the standards set forth in paragraph (2) of subdivision (c) of Section 65583.1. The report shall document how the units meet the standards set forth in that subdivision.

(C) The degree to which its approved general plan complies with the guidelines developed and adopted pursuant to Section 65040.2 and the date of the last revision to the general plan.

(b) If a court finds, upon a motion to that effect, that a city, county, or city and county failed to submit, within 60 days of the deadline established in this section, the housing element portion of the report required pursuant to subparagraph (B) of paragraph (2) of subdivision (a) that substantially complies with the requirements of this section, the court shall issue an order or judgment compelling compliance with this section within 60 days. If the city, county, or city and county fails to comply with the court's order within 60 days, the plaintiff or petitioner may move for sanctions, and the court may, upon that motion, grant appropriate sanctions. The court shall retain jurisdiction to ensure that its order or judgment is carried out. If the court determines that its order or judgment is not carried out within 60 days, the court may issue further orders as provided by law to ensure that the purposes and policies of this section are fulfilled. This subdivision applies to proceedings initiated on or after the first day of October following the adoption of forms and definitions by the Department of Housing and Community Development pursuant to paragraph (2) of subdivision (a), but no sooner than six months following that adoption.

## **Appendix B**

Housing and Community Development Department Annual Element Progress Report  
Forms.

## ANNUAL ELEMENT PROGRESS REPORT

### *Housing Element Implementation*

(CCR Title 25 §6202 )

**Jurisdiction** Inyo County, California  
**Reporting Period** 1/1/2017 - 12/31/2017

**Table A**

### Annual Building Activity Report Summary - New Construction Very Low-, Low-, and Mixed-Income Multifamily Projects

Housing Development Information							Housing with Financial Assistance and/or Deed Restrictions		Housing without Financial Assistance or Deed Restrictions		
1	2	3	4				5	5a	6	7	8
Project Identifier (may be APN No., project name or address)	Unit Category	Tenure R=Renter O=Owner	Affordability by Household Incomes				Total Units per Project	Est. # Infill Units*	Assistance Programs for Each Development	Deed Restricted Units	Note below the number of units determined to be affordable without financial or deed restrictions and attach an explanation how the jurisdiction determined the units were affordable. Refer to instructions.
			Very Low- Income	Low- Income	Moderate- Income	Above Moderate- Income					
(9) Total of <b>Moderate and Above Moderate</b> from Table A3 ▶▶			0	7							
(10) Total by income Table A/A3 ▶▶					7	0					
(11) Total <b>Extremely Low-Income</b> Units*			0								

\* Note: These fields are voluntary

**ANNUAL ELEMENT PROGRESS REPORT**  
***Housing Element Implementation***  
(CCR Title 25 §6202 )

**Jurisdiction** Inyo County, California  
**Reporting Period** 1/1/2017 - 12/31/2017

**Table A2**  
**Annual Building Activity Report Summary - Units Rehabilitated, Preserved and Acquired pursuant to GC Section 65583.1(c)(1)**

Please note: Units may only be credited to the table below when a jurisdiction has included a program in its housing element to rehabilitate, preserve or acquire units to accommodate a portion of its RHNA which meet the specific criteria as outlined in GC Section 65583.1(c)(1)

Activity Type	Affordability by Household Incomes				(4) The Description should adequately document how each unit complies with subsection (c)(7) of Government Code Section 65583.1
	Extremely Low-Income*	Very Low-Income	Low-Income	TOTAL UNITS	
(1) Rehabilitation Activity				0	
(2) Preservation of Units At-Risk				0	
(3) Acquisition of Units				0	
(5) Total Units by Income	0	0	0	0	

\* Note: This field is voluntary

**Table A3**  
**Annual building Activity Report Summary for Above Moderate-Income Units (not including those units reported on Table A)**

	1. Single Family	2. 2 - 4 Units	3. 5+ Units	4. Second Unit	5. Mobile Homes	6. Total	7. Number of infill units*
No. of Units Permitted for <b>Moderate</b>						0	
No. of Units Permitted for <b>Above Moderate</b>						0	

\* Note: This field is voluntary

## ANNUAL ELEMENT PROGRESS REPORT

### *Housing Element Implementation*

(CCR Title 25 §6202 )

**Jurisdiction** Inyo County, California  
**Reporting Period** 1/1/2017 - 12/31/2017

**Table B**

### Regional Housing Needs Allocation Progress

#### Permitted Units Issued by Affordability

Enter Calendar Year starting with the first year of the RHNA allocation period. See Example.												Total Units to Date (all years)	Total Remaining RHNA by Income Level
Income Level		RHNA Allocation by Income Level	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9		
Very Low	Deed Restricted	35										12	35
	Non-deed restricted												
Low	Deed Restricted	25										12	25
	Non-deed restricted												
Moderate	Deed Restricted	28										12	28
	Non-deed restricted												
Above Moderate		72	3	2	7							12	69
Total RHNA by COG. Enter allocation number:		160											
Total Units ▶ ▶ ▶			3	2	7							12	157
Remaining Need for RHNA Period ▶ ▶ ▶ ▶ ▶													

Note: units serving extremely low-income households are included in the very low-income permitted units totals.

**ANNUAL ELEMENT PROGRESS REPORT**  
***Housing Element Implementation***  
 (CCR Title 25 §6202 )

**Jurisdiction**      Inyo County, California  
**Reporting Period**      1/1/2017 - 12/31/2017

**Table C**

**Program Implementation Status**

Program Description (By Housing Element Program Names)	<b>Housing Programs Progress Report - Government Code Section 65583.</b> Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.		
Name of Program	Objective	Timeframe in H.E.	Status of Program Implementation
Goal 2.1 - Provision of adequate sites	Release of DWP lands	Ongoing	The County continues to work with LADWP to release identified lands
Policy 2.2 - Emergency Shelters and Transitional Supportive Housing	Amendments to Zoning Ordinance	Ongoing	The County is working on amendments to the Zoning Ordinance to reflect State law.
Policy 3.3 - Second Units	Encourage development of second units	Ongoing	In accordance with State law, the County continues to work toward encouraging second units. The County is working on amendments to the Zoning Ordinance to reflect State law.
Policy 5.4 - Residential Care Facilities	Provide for people with disabilities	Ongoing	In accordance with State law, the County continues to work to provide for people with disabilities. The County is working on amendments to the Zoning Ordinance to reflect State law.
Policy 1.4 - Energy Efficiency	Encourage energy efficiency	Ongoing	The County continues to encourage energy efficiency, and maintains a website dedicated to the topic.

**ANNUAL ELEMENT PROGRESS REPORT**  
***Housing Element Implementation***  
(CCR Title 25 §6202 )

<b>Jurisdiction</b>	<u>Inyo County, California</u>
<b>Reporting Period</b>	<u>1/1/2017 - 12/31/2017</u>

**General Comments:**

1) new units determined by building permits issued; 2) affordability levels for newly permitted units cannot be determined - assumed to be above moderate; 3) lots continue to be for sale for Site No. 2 (i.e. Whitney Portal) in the sites inventory.