

General Plan Annual Progress Report

2014

County of Inyo



Prepared by Inyo County Planning Department

March 2015

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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)¹.

The purpose of the document is to report on Inyo County's progress in implementing its General Plan. The document was provided to the Planning Commission and Board of Supervisors for their review on March 4 and March 17 respectively, and will be 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 certain 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.

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.

¹ 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 http://opr.ca.gov/docs/GP_APR_Guidance_2007.pdf

Organization

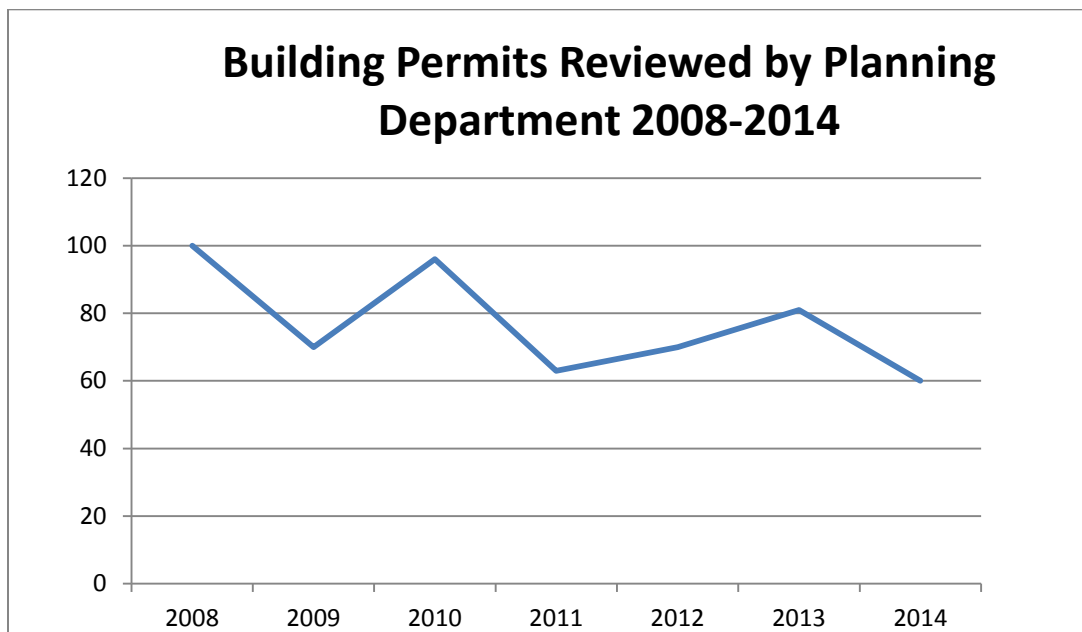
After this Introduction, a summary of projects and issues addressed in the last year is provided, and then each General Plan element is addressed. Following these topics, the County's planned General Plan and Zoning Ordinance update are addressed. Appendix A includes Government Code Section 65400. Appendix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

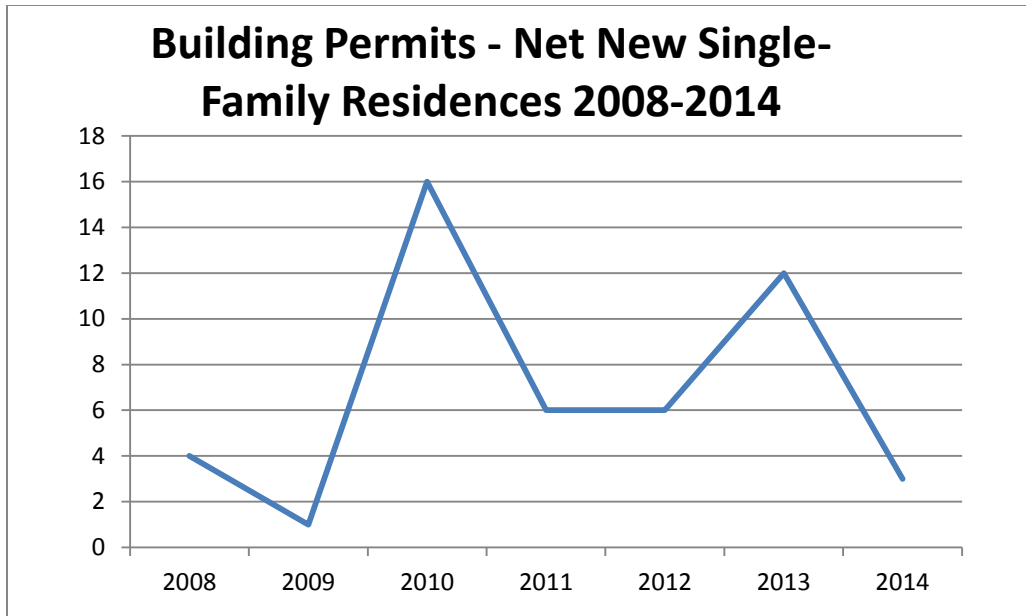
II. Plans, Projects, and Accomplishments

During 2014 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 240 building permits in 2014. Sixty building permits were reviewed by the Planning Department for zoning consistency issues. Building permits were reviewed for three new single-family homes, for a net increase in three. No certificates of occupancy were issued for single-family homes or other development. Two buildings permit were reviewed for non-residential development: (1) a visitor center/restaurant in Charleston View and (2) a church expansion in West Bishop.

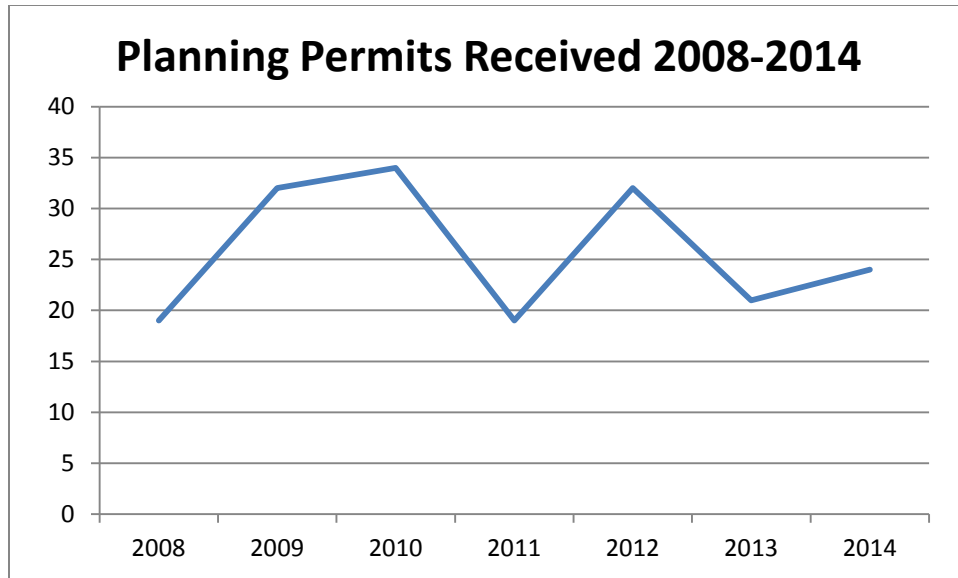




Planning Permits

The Planning Department processed a variety of planning permits during 2014, including variances, conditional use permits (CUP), subdivisions, and associated environmental reviews. The breakdown in applications received is as follows:

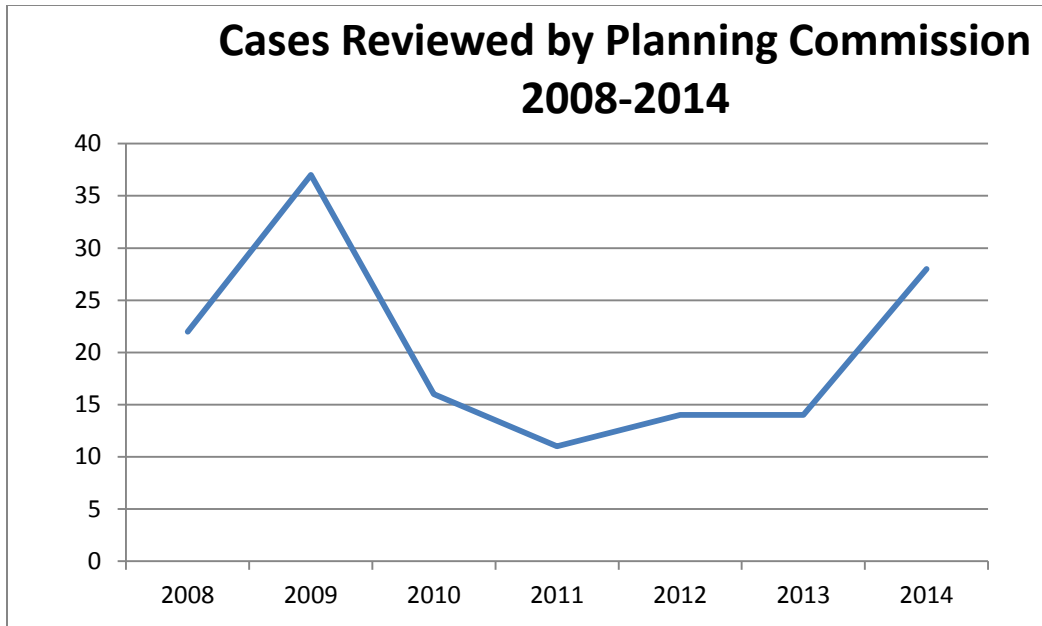
- 2 Parcel Mergers (PM)
- 1 Lot Line Adjustment (LLA)
- 3 Tentative Parcel Maps (TPM)
- 4 Variances
- 6 CUPs
- 2 General Plan Amendments (GPA)
- 4 Zoning Reclassifications (ZR)
- 2 Lone Pine Design Reviews



In addition, six zoning violations were logged and two Appeals were received.

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

- 5 CUPs
- 5 TPMs
- 5 GPAs
- 2 ZRs
- 4 Variances
- 1 Reclamation Plan
- 1 Renewable Energy Permit (REP)
- 1 Appeal
- 1 Mitigated Negative Declaration (MND)
- 3 Environmental Impact Reports (EIR)



Of the projects reviewed by the Planning Commission, ten applications were presented to the Board of Supervisors. In addition, the Lone Pine Architectural Design Review Board heard two design review cases. One emergency was proclaimed (for the drought), and no emergency ordinances or moratoria were approved in 2014.

Projects Reviewed During 2014

The following applications were reviewed by the Planning Commission and/or Board of Supervisors during the past year:

Amending Mining and Reclamation Plan for Sidehill Mine (RP #89-3)/Vanderbilt Minerals, LLC – an application proposing to convert the existing smectite clay underground operation at the Sidehill Mine property to a surface mining operation. The project is located on private property, approximately 7 miles north of Death Valley Junction.

Appeal No. 2013-02/Little Lake Ranch, LLC – an appeal filed by Mr. Gary Arnold, on behalf of the Little Lake Ranch, LLC in response to the Inyo County Water Department’s (ICWD) issuance of correspondence approving extension of groundwater pumping at a rate of 3,040 acre-feet/year until June 30, 2014 for the Coso Geothermal Plant. The Planning Commission and the Board denied the appeal.

CUP No. 2014-01 (7/11 Materials, Inc.) – a proposal to temporarily locate a portable concrete plant to furnish materials to the Los Angeles Department of Water and Power Owens Lake Dust Mitigation Project, along with any other potential projects in the area that might need similar materials concurrently with this project during the life of the CUP (1-2 years). The project is located on private already disturbed property (598 Old State Highway) with paved roadways in the community of Keeler within Inyo County.

GPA No. 2013-02/Renewable Energy (Inyo County) – Inyo County adopted a Renewable Energy General Plan Amendment (REGPA) in 2011 to address growing interest in renewable energy development in the County, which was subsequently rescinded due to litigation. In 2013 the County was awarded a grant from the California Energy Commission (CEC) to update the REGPA and prepare a related Programmatic Environmental Impact Report (PEIR). Staff has begun this work and the Planning Commission and Board of Supervisors reviewed the draft REGPA and provided input prior to commencing work on the PEIR. The Planning Commission subsequently conducted a public hearing regarding the draft PEIR.

GPA No. 2014-01/Energy Efficiency (Inyo County) – Staff has taken the ideas, policies and programs developed for the Cost Energy and Service Efficiencies Action Plan (CESEAP) that was adopted by the Board of Supervisors, in November 2012, to create a new Energy Efficiency chapter for the Conservation and Open Space element of the General Plan. These policies further the County’s commitment to cost savings through energy reduction and focus on both the implementation of the CESEAP on county facilities and incentives and recognition programs for private property owners. On the recommendation of the Planning Commission, the Board of Supervisors approved this GPA in 2014.

Inyo County Animal Shelter Upgrade Mitigated Negative Declaration – Inyo County proposed to construct and operate an animal shelter adjacent to the existing animal shelter to the northwest of Big Pine on County Road. The Planning Commission reviewed the MND prepared for the project and recommended that the Board of Supervisors adopt the MND, which it did.

CUP No. 2014-02/Olancha (Branson) – Mr. Branson of Lone Pine TV applied for a CUP to build a 60-foot tri-pole tower at the Olancha Fire Station to house a wireless internet service antenna. The goal of the project is to provide high-speed internet service to the residents of Olancha who currently have limited speeds and service at this time.

CUP No. 2014-03/Keeler (Branson) – Mr. Branson of Lone Pine TV applied for a CUP to build a 60-foot tri-pole tower to house a wireless internet service antenna at the Keeler Fire Station. The goal of the project is to provide high-speed internet service to the residents of Keeler who currently have limited speeds and service at this time.

Variance No. 2014-01 (Walters) – Mr. Walters on behalf of Portal Preserve LLC applied for a sign variance to exceed the sign size and height requirements for two real estate signs from 9-square feet in area and no more than 6-feet in height to 32-square-feet in area and up to 7-feet in height. One sign will advertise the Portal Preserve subdivision in the Alabama Hills and the other will show the availability of lots in the subdivision based on whether they are currently for sale or have already sold.

Inyo County General Plan Housing Element Update – The Planning Commission reviewed, and the Board of Supervisors approved the 2014 General Plan Housing

Element update. The update incorporates the requirements of new relevant legislation, the Regional Housing Needs Allocation stipulated by the State, and new demographic information.

Amendments to CUP Nos. 2010-03/Crystal Geysler Roxane, LLC and 1983-10/Elton – Crystal Geysler Roxane, LLC requested amendments to Conditional Use Permit (CUP) Nos. 2010-03/CGR and 1983-10/Elton for several of its properties in Cartago. CUP No. 2010-03 was approved for a new bottling facility to be built at the Cabin Bar Ranch site; CUP No. 1983-10 was approved to build the existing bottling plant and pump water from an adjacent spring. The applicant indicated that due to changes in market demand for bottled spring water it is proposing to modify the original project description in the short term for CUP No. 2010-03 from building a new bottling facility to piping water from three wells (on the Cabin Bar property) to the existing bottling facility. The Planning Commission denied the requests, which the applicant appealed to the Board of Supervisors; however, the applicant subsequently withdrew the appeal.

GPA No. 2013-01, Renewable Energy Permit (REP) No. 2013-01, and TPM Nos. 404 and 405 (Munro Valley Solar, LLC) – Munro Valley Solar, LLC proposes to construct and operate a four-megawatt alternating current solar photovoltaic generating facility over two separate discontinuous parcels south of Olancho on the east side of Highway 395 between Walker Creek Road and Fall Road. The approximately 30-acre project proposes to connect to existing power lines that run between the sites, and the power generated is intended for local distribution and use. The applicant requested an REP pursuant to Inyo County Code Title 21; as permitted, fence height, parcel size, land use, and the height of the intertie were specified through the permit in lieu of Zoning standards. The applicant also requested to amend the General Plan Land Use Element to (1) create a Distributed Solar Photovoltaic Overlay and (2) apply the Overlay to the sites. The subdivisions were proposed to provide for the desired parcel configurations and ownership. The Planning Commission conditionally approved the REP and tentative maps, and recommended that the Board of Supervisors approve the General Plan Amendment, which it did. CEQA litigation was subsequently initiated regarding the project by the California Native American Heritage Commission, which has not been resolved.

CUP No. 2013-03 and Variance Nos. 2014-02 and 2014-03 (Southern California Edison Co.) – Southern California Edison (SCE) proposes to build a full-service operations center on property it owns approximately 3.5 miles west of Bishop on the south side of State Highway 168 to replace its existing facility in the City. The project site comprises approximately seven acres within a larger 82-acre parcel, which also accommodates a hydroelectric facility (Plant Six and the Mt. Tom substation). The parcel has been previously disturbed by the substation's operations; roads and power lines cross it in numerous locations. The project will include: a new office building with a customer service center, garage, shop, laydown yard, truck canopy buildings, helipad, and related facilities. The proposal will require installation of two new wells and two new water lines. The applicant has requested a CUP for the project, as well as a fence

height variance from the permitted six feet to eight feet and a variance to place a monument sign in the front yard setback.

ATV Adventure Trails of the Eastern Sierra Project – The Adventure Trails System of the Eastern Sierra, Inc. submitted an application for a proposed project in accordance with Assembly Bill (AB) 628 and the Inyo County AB 628 Implementing Procedures to undertake a pilot project to designate several combined-use routes up to ten miles long on certain unincorporated County roads, and; to designate several combined-use routes of up to three miles long on certain roads maintained by the City of Bishop. The Planning Commission reviewed the Draft EIR and provided recommendations to the Board of Supervisors, which was scheduled hear the project in December; however, the hearing was continued into 2015.

ZR No. 2014-04/Inyo County (Code Enforcement) – Through work being undertaken for the Zoning Code update, it became apparent that code enforcement issues relate more broadly than the Zoning Ordinance, including environmental health, building and safety, fire, and other County Codes. A new Title to the County Code was crafted to address code enforcement issues throughout the Code. Minor text amendments to the Zoning Ordinance were required to refer to the proposed Code Enforcement Chapter and address specific issues related to enforcement of the Zoning Ordinance, which were reviewed by the Planning Commission prior to the Board’s consideration of the proposal in December 2014. The ordinance for the new code enforcement procedures was enacted in January 2015.

ZR No. 2014-02/Castro (Central Business District to Multifamily Residential) and GPA No. 2014-01/Castro (Central Business District to Residential Medium-High Density) – The applicant requested to rezone his property in Lone Pine from Central Business District in the Lone Pine Design Review Overlay zone (CB-D) to Multifamily Residential R-2, and to change the General Plan designation from Central Business District (CBD) to Residential Medium-High Density (RMH) in order to demolish a nonconforming single family residence located on the property and install a new mobile home. The Planning Commission recommended the Board of Supervisors approve the zone reclassification and general plan amendment, which was subsequently approved.

Other Plans and Projects

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

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 their 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 early 2015, including code enforcement, Digital 395, and special event permits.

Environmental review is anticipated in 2015. As discussed previously, the code enforcement provisions of the Zoning Code were interpolated into a broader code enforcement solution for the County in 2014.

Inyo County Consolidated Office Building – The County continued in 2014 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 Administration, County Counsel, the District Attorney office, the Public Guardian, Health and Human Service departments, Waste Management, Motor Pool, Building and Safety, Parks and Recreation, Personnel, Information Systems, the Sheriff’s office and Probation. The County has been considering a consolidated office building for nearly 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. 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.

Northland Power Independence Solar Generating Plant – The proposed project is for a photovoltaic solar power generating plant on 1,280 acres of property located southeast of Independence south of Mazourka Canyon Road. Minimal activity occurred regarding the project in 2014.

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 Unit of Local Government (AULGs). During 2014 Planning Staff continued to work to “mothball” the Yucca Mountain Repository Office. Staff also continues to monitor litigation and other activities. In 2014, some activity resumed after resolution of several components of the litigation, including release of the several technical documents for the licensing proceedings. The County also shared its stored drilling cores at the Nevada Test Site in Mercury with others doing research in the region.

Renewable Energy Revolving Loan Fund for Southern California Edison – Inyo County was selected in 2011 by SCE to prepare a CESEAP. The CESEAP 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, additional grant funding was secured from SCE to implement the CESEAP establishing a revolving loan fund for energy efficiency

projects in County facilities, including researching similar programs, identifying opportunities for seed funding, and developing a plan to establish a revolving loan fund. Work on the Energy Efficiency Revolving Loan Fund began in 2014. A Background Report was prepared, and a Policy Report is anticipated in 2015.

Crystal Geyser Roxane Cabin Bar Ranch Water Bottling Plant Project – The Crystal Geyser Roxane 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 U.S. 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.

Mining – Pursuant to the Surface Mining and Land Reclamation Act (SMARA), the County continued its oversight activities to encourage production and conservation of minerals and minimize associated environmental impacts. Staff inspected approximately 100 mines.

Brownfields Grant – On August 9, 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. The County continued to participate in the Coalition during 2014, and a subsequent grant was received. A Phase 2 site investigation was completed for the Pittsburg Plate Glass site on the Owens Lake and work began on developing a clean-up and reuse plan. Additionally, discussion continued the California Department of Fish and Wildlife for Phase 2 investigations at the Mt. Whitney Fish Hatchery. Finally, a Phase 1 site investigation was completed with the remaining funds from the first Coalition grant for a City-owned parcel in the City of Bishop. A Final Area-wide Plan was also completed.

Natural Resource Advisory Committee (NRAC) – Planning Staff continued to work with the advisory committee on various natural resources projects within the county. NRAC provided input on various natural resource based projects that the County participated in during 2014 including the DRECP, REGPA, Adventure Trails, and the Forest Plan Update.

Coso Hydrological Mitigation and Monitoring Plan/Little Lakes, LLC Appeal – The Hydrological Mitigation and Monitoring Plan (HMMP) involves monitoring ground water pumping from two existing wells in Rose Valley (adjacent to and east of U.S. Highway 395, just north of Coso Junction) for injection a geothermal field located within the China Lake Naval Air Weapons Center. The groundwater model developed for the project is recalibrated by the Water Department and used to update the groundwater level triggers, pumping rate, and duration of pumping for the project. The ICWD has been

monitoring groundwater pumping pursuant to the HMMP since 2011, and in August 2013, the Water Department issued correspondence to the project applicant confirming actual pumping rates and approving continuation of pumping until June 30, 2014. In September 2013, an appeal was filed from Little Lakes Ranch, LLC, alleging that the ICWD did not have the authority to extend pumping. An appeal hearing was heard by the Planning Commission in January 2014. An appeal to the Board of Supervisors of the Planning Commission's denial of the appeal was also received in 2014, which the Board denied.

Hidden Hills Solar Project – Bright Source Energy has proposed a 500-megawatt solar thermal power plant in Charleston View. The CEC has jurisdiction over the project, and had issued a final staff report for it in 2013 when the proceedings were suspended. The application is still pending, which staff monitors.

West Bishop Resurfacing Project – This project will reconstruct three miles of residential roads near Pa Me Lane in Bishop. The environmental phase was completed in 2014 and the design phase was initiated.

South Bishop Resurfacing Project – This project will reconstruct Sunland Drive from US 395 to West Line Street and also Sunland Reservation Road. The County initiated the Design phase in 2014. This project is being combined with the Sunland Bicycle Lanes project.

Sunland Bicycle Lanes – This project will construct Class II or III bicycle lanes on Sunland Drive. The project has been combined with the South Bishop Resurfacing Project. The County initiated the Design phase of this project in 2014.

Dehy Park Improvement Project – This is the second phase of a project to construct a pathway, bridge, and to construct a visitor's center. The National Environmental Policy Act (NEPA) review of this project was completed in 2012. In 2013, the project was revised as a portion of the project (visitor's center) is no longer eligible for federal funds as a result of the federal transportation reauthorization – MAP-21. The County resolved issues related to the clearance of the project by the State Historic Preservation Office in 2014.

Ed Power Bicycle Lanes – This project will widen Ed Powers Road and install four-foot wide bicycle lanes. The County completed the environmental component for this project that was programmed in the 2012 State Transportation Improvement Program using federal Transportation Enhancement funds. The project was federalized and the County worked to complete a NEPA review of the project in 2014. This project proposes to place bicycle lanes on both sides of Ed Power Road.

Los Angeles Aqueduct Bridge at Walker Creek Road – The County initiated the Design phase for a project to replace a functionally obsolete bridge with a wider bridge.

Los Angeles Aqueduct Bridge at Carroll Creek Road – The County initiated the Design phase for a project to replace a functionally obsolete bridge

Upper Rock Creek Road Reconstruction – This project reconstructs the road surface and constructs an uphill bicycle lane. This project includes one mile in Inyo County with the majority of the project being in Mono County. Construction was started in late summer 2014.

Whitney Portal Road Reconstruction – This project will reconstruct Whitney Portal Road between Tuttle Creek Road and Whitney Portal and add bicycle lanes from Tuttle Creek Road to Horseshoe Meadows Road. The County and Federal Highway Administration are working on a NEPA and CEQA document for this project. Design for the project was 70 percent completed in 2014. The project is estimated to go into construction in the summer of 2016.

Regional Transportation Plan (RTP) – The County hired a consultant and initiated an update to the RTP in 2014. Public meetings were held to gather public input. The last update to the County's RTP was completed in 2009. 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. The Inyo County Local Transportation Commission (LTC) held hearings and workshops in 2008, and adopted the plan in 2009. In 2014, local agencies and the LTC continued to implement goals and policies set forth in the RTP.

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. The ATP Plan will include:

1. *Bicycle Element* – this will be an update of the 2009 Inyo County Collaborative Bikeways Plan;
2. *Pedestrian Element* – this will describe existing facilities, examine past accident records, estimate the current number of pedestrians, list and prioritize potential projects, and identify funding sources;
3. *Recreation Trails Element* – this will identify areas where there are deficiencies in motorized and non-motorized recreational trails, list and prioritize potential projects, estimate the number of users for a given trail segment, and describe how the projects provide for the viewing of points of interest; and
4. *Safe Routes to School Element* – this will create Safe Routes to Schools maps for all areas in Inyo County and update the Safe Routes to School maps for schools inside the City of Bishop.

Inyo-Mono Coordinated Public Transit – Human Services Transportation Plan Update – The Inyo County LTC, in partnership with the Mono LTC and the Eastern Sierra Transit Authority (ESTA), completed an update to this plan in 2014. The primary focus

of this project is to develop and refine existing implementable strategies that increase mobility for individuals with disabilities, older adults, and people with low incomes through public and stakeholder input for the period of 2014 to 2019. The strategies update the current Coordinated Public Transit-Human Services Transportation Plan and involve the public transit operator (ESTA), private transportation providers, non-profit transportation providers or tribal transportation providers. Certain Federal grant programs require that projects be identified in this planning document.

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 I Inyo Mono IRWMP was completed in late 2010, and in 2011 the group was granted \$1,075,000 in Proposition 84 Implementation Funding. Of this amount, the Inyo County Department of Public Works was awarded a total of \$393,162, which was used to improve pump operations to reduce water outages in the towns of Laws, Independence, and Lone Pine; to help reduce inflow and infiltration in the sewer system at Aspendell; and to develop a plan to provide safe drinking water to the residents of Tecopa. A Phase II Inyo Mono IRWMP was complete in 2012, which was again revised in 2014. The Inyo Mono IRWMP also received and completed a \$496,000 grant to address needs of disadvantaged communities and tribes, which was completed in early 2015.

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.

Seven years into the project it appears that 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 disappointing. 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 some 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.

In late July, 2014, a LORP Summit was held to inform the MOU parties about the state of the project, and present possible actions that might be taken to improve conditions. Chief among these is a proposal to experiment with the river hydrograph to learn how flows

affect water quality, tules, and the recruitment of trees. The parties are considering the plan.

LORP Recreational Use Plan – the LORP area is appealing to recreationists who enjoy bird watching, wildlife viewing, hunting and fishing, and many other outdoor activities in a natural setting. With increased use there is concern about the development of unauthorized roads, and problems including waste dumping, vandalism, illegal fires, artifact gathering, and vegetation clearing. Managing these problems can be costly for LADWP and the County, and interfere with achieving LORP goals. In order to head off management problems, the County began development of a Recreation Use Plan in 2010.

A draft LORP Recreational Use Plan was released in January 2013. The plan was designed to balance the need to protect the recovering ecosystem, respect traditional values and uses, provide attractive recreational opportunities, not interfere with LADWP’s operations, and to be consistent with LORP goals. The draft is the product of broad research, agency consultations, and extensive public outreach including workshops and presentations, stakeholder interviews and surveys. The plan identifies key goals of the recreation plan as strengthening the tourist economy of local communities, enhancing user opportunities, improving access and wayfinding, improving access for fishing, canoeing, and kayaking, and inspiring cultural and environmental education.

LORP Post-Implementation Agreement – in 2010, the County and LADWP finalized a joint funding agreement, which describes project cost, assigns roles, defines fiscal responsibilities, and explains procedures for shared funding of the LORP through July 11, 2022. The County shares many of the costs associated with LORP implementation, including biologic and hydrologic monitoring, operations and maintenance, and fees for the LORP consultant.

Mitigation Projects – One of the key roles of the ICWD is to monitor and report on the implementation and ongoing management of environmental projects and Enhancement/Mitigation projects in the Owens Valley. 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. The ICWD tracks more than 50 of these mitigation projects. 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.

Over the past year, continued progress has been observed on several mitigation projects including the LORP, described above. Two town greening projects, one in Independence and the other in Big Pine are now implemented; fenced, irrigated, and planted with pasture. The Ad Hoc 1,600 acre-foot projects have all been implemented and are being monitored. Revegetation projects in Laws and throughout the Owens Valley are beginning to make progress after LADWP accelerated the installation of irrigation and invested in two greenhouses in which to grow plant stock. The tree lot in Lone Pine is being improved with tree thinning and new planting.

In 2013, LADWP and Inyo County began an evaluation of all the Enhancement/Mitigation projects. The goal is to identify mitigation projects that are not meeting goals, and determine if changes are needed. Changes can include modifying or discontinuing projects. Currently, the Five Bridges project, Yellow-billed Cuckoo Habitat Enhancement project, the McNally Ponds and Pasture project, and numerous revegetation projects are either not meeting goals, or are not fully implemented.

Owens Lake Master Plan/Project – LADWP has initiated a Master Plan for the Owens Lakebed. This effort follows many years of dust mitigation efforts with the State Lands Commission and the Great Basin Unified Air Pollution Control District, and will provide a framework for future of the Lakebed, including potential solar energy development, habitat enhancement, and further dust mitigation. County representatives have been participating in the Plan’s preparation including attending meetings and providing public outreach for the planning efforts. A draft Plan was released in October 2011, for which the County provided input. In early 2013, DWP converted the Plan into a Master Project and issued a report in regards thereto. The County continues to participate in the Owens Lake Planning Committee and other related collaborations.

LADWP Solar Ranch – the County is monitoring LADWP’s Solar Ranch proposal in the Southern Owens Valley, which intends to develop approximately 200 megawatts of photovoltaic solar energy. LADWP 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, LADWP 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.

Desert Renewable Energy Conservation Plan (DRECP) – this joint General Conservation/Natural Communities Conservation Plan is being developed for 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 development of the DRECP and the County has been collaborating with the DRECP as part of the REGPA planning process. The Draft DRECP/EIR/EIS was released in 2014, with comments due in 2015.

Desert Protection Act – the County continues to monitor this bill, proposed by Senator Feinstein, which included numerous provisions regarding land use and renewable energy in California and other states. The County undertook substantial local outreach regarding the Act previously, and provided further input in 2014.

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. In part through its participation in the

Authority, the County continued to participate in the Recovery Implementation Teams (RIT) for the tortoise in 2014.

Land Tenure Project – this project focuses on opportunities and priorities for land exchanges in Mono and Inyo counties, and included public outreach and education about land exchange processes. The final Plan was presented to the Board in early 2012, and staff continues to coordinate with the implementing agencies regarding land exchange activities moving forward.

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 provided input regarding the Need for Change, Roles and Contributions, Desired Conditions, Purpose and Need, and Objectives in early 2014. The Forest Service undertook a ‘pause’ in mid-2014, and then released the Notice of Intent (NOI) in the fall; the County provided input regarding the NOI, and continues to coordinate in developing the EIS, which is scheduled to be released in 2015. The Eastern Sierra Recreation Collaborative developed in 2014, and the County participated in meetings to provide input to the Forest Service regarding recreation.

Inyo National Forest Travel Management Implementation – the County continued to monitor implementation of the 2009 Travel Management Plan. County representatives attended public meetings conducted by the Forest Service, and the Board submitted correspondence regarding environmental documents and related solicitations for the Upper Owens Bishop Creek Unauthorized Route Restoration Project.

Motorized Vehicle Management in Western Mojave Planning Area (WEMO) – the County is participating in development of this plan, which proposes a plan amendment and alternatives covering the management of motorized vehicles on public lands in the Western Mojave area. The County submitted comments to the BLM for the scoping process. The County will continue to monitor WEMO activities as the process continues.

U.S. Fish and Wildlife Service Endangered Species and Critical Habitat Proposals – During 2013, The U.S. Fish and Wildlife Service proposed several species be listed as endangered and associated critical habitat be designated in Inyo County, including the Sierra Nevada Yellow-Legged Frog, the Yosemite Toad, the Yellow-billed Cuckoo and the Mono Basin Sage Grouse. The County participated in numerous public meetings with representatives of the U.S. Fish and Wildlife service, locally and regionally, and provided comments on the proposed listing.

Saline Valley Plan – Death Valley National Park is embarking 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 also submitted correspondence in response to the Park's scoping notice. The County will continue to participate in the development of the management plan and EIS in 2015.

Hazard Mitigation Plan – the County worked with the State to apply for a federal grant to prepare a Hazard Mitigation Plan. The application was subsequently approved, and work is proceeding to implement the planning work in 2015.

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 the planning work is expected to be complete in the summer of 2015.

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 (1) promoting consistency of other agencies' actions with General Plan (Goal Gov-1), (2) encouraging collaborative planning and public participation (Goal Gov-2), (3) increasing private land ownership (Goal Gov-3), (4) guiding federal land actions and encouraging economic development (Goal Gov-4), (5) protecting and developing water resources (Goal Gov-5), (6) preserving and expanding agriculture (Goal Gov-6), (7) enhancing opportunities for recreation, including for off-road vehicles, hiking, and biking (Goal Gov-7), (8) encouraging improved management of wildlife and fisheries (Goal Gov-8), (9) promoting exploration, development, and reclamation of mineral resources (Goal Gov-9), (10) balancing energy development (Goal Gov-10), (11) 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 2014, the County worked with the U.S. Forest Service, the U.S. 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, noise-reduction (etc.), or otherwise address issues per the General Plan's direction. During 2014, the County processed EIRs for the Adventure Trails project and the Renewable Energy General Plan Amendment. Both EIRs are anticipated to be complete in 2015.

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 2014. The County also issued an RFP for the Twenty-first Century Obsidian Project.

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 2014 no new units were produced, although several are in process.

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 in the Housing Element. The County is also working to update the Zoning Ordinance, which will incorporate 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 great 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 2014, including Whitney Portal and Rock Creek roads. 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 2009 and the Roles and Responsibilities Analysis started in 2010 implement the General Plan's direction to support and promote public transit and accessibility. In 2014, the County began working on the Inyo County Active Transportation Program Plan, which includes bicycles, pedestrians, safe-routes-to-schools, and recreation trails. The Inyo-Mono Coordinated Public Transit Human Services Transportation Plan Update was also completed in 2014.

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 County Active Transportation Program Plan includes a bicycle component. Continued coordination with LADWP, the Forest Service, and the Bureau of Land Management ensures appropriate trail maintenance and access to public lands.

The County continues its planning efforts to improve the Bishop airport, and received implemented a planning grant for the airport in 2014. The County is working on improving other airports in its jurisdiction by seeking grant funds and coordinating with Caltrans and the Federal Aviation Administration.

The County has been involved in planning activities for utility transmission and distribution systems passing through it through the DRECP, REGPA, and other planning efforts. The County continues to work with telecommunication providers to provide for enhanced wireless communication systems, and is encouraging development of the broadband service.

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 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 100 mines in 2014. 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 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 commenced work on a Hazard Mitigation Plan in 2014. 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. Noise issues are being considered as part of the comprehensive zoning code update that continued during 2014.

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 holding workshops on proposed changes with both the Inyo County Planning Commission and the Inyo County 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 2015.

V. Conclusion

The General Plan is the County's constitution and guiding vision. 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 has and continues to find opportunities for its citizens to be recognized in state and federal planning efforts.

The County provided leadership and participated in many planning activities in 2014, 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 2015.

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.
 - (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

Draft 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 1/1/2014 - 12/31/2014

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 See Instructions	Deed Restricted Units See Instructions	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 Moderate and Above Moderate from Table A3 ▶▶			0	3							
(10) Total by income Table A/A3 ▶▶					3	0					
(11) Total Extremely Low-Income Units*			0								

* Note: These fields are voluntary

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

Jurisdiction Inyo County, California
Reporting Period 1/1/2014 - 12/31/2014

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 Moderate						0	
No. of Units Permitted for Above Moderate	3					3	

* Note: This field is voluntary

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

Jurisdiction Inyo County, California
Reporting Period 1/1/2014 - 12/31/2014

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											35	
	Non-deed restricted													
Low	Deed Restricted	25											25	
	Non-deed restricted													
Moderate	Deed Restricted	28											28	
	Non-deed restricted													
Above Moderate		72	3									3	69	
Total RHNA by COG. Enter allocation number:		160	3									3	157	
Total Units ▶ ▶ ▶														
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 1/1/2014 - 12/31/2014

Table C

Program Implementation Status

Program Description (By Housing Element Program Names)	Housing Programs Progress Report - Government Code Section 65583. 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)

Jurisdiction Inyo County, California
Reporting Period 1/1/2014 - 12/31/2014

General Comments:

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