

General Plan Annual Progress Report

2011

County of Inyo



Prepared by Inyo County Planning Department

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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 has been 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 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://inyo.planning.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://www.opr.ca.gov/planning/publications/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 2011 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.

Permits

Sixty-three building permits were reviewed by the Planning Department for zoning and General Plan consistency issues. Building permits were issued for ten new single-family homes, three of which were new mobilehomes, and demolition permits were issued for four single-family homes. The resulting building permit activity indicates a net increase of six single family dwelling units during 2011. While building permits indicate building activity in the area certificates of occupancy are issued upon completion of the building permit. Certificates of occupancy were issued for eight residences, four mobile homes, five commercial structures, and other minor miscellaneous structures throughout the County, for a total of 18. Also of note 16 solar energy generating systems, for residential uses, were installed in Inyo County during 2011, both ground-mounted systems and roof-mounted systems.

Planning Permits

The Planning Department processed a variety of planning permits during 2011, including variances, conditional use permits (CUP), subdivisions, and associated environmental reviews. The breakdown in applications received is as follows:

- 1 Parcel Merger
- 4 Lot Line Adjustments
- 1 Tentative Tract Map
- 3 CUPs
- 3 Variances
- 3 Reclamation Plans
- 2 Zoning Reclassifications (ZR)
- 1 Development Agreement
- 1 Reversion to Acreage

In addition, 7 zoning violations were logged.

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

- 2 CUPs
- 2 Tentative Parcel Maps
- 1 GPA
- 2 ZRs
- 2 Variances
- 2 Reclamation Plans

Of the projects reviewed by the Planning Commission, four applications were presented to the Board of Supervisors. In addition, the Lone Pine Architectural Design Review Board heard one design review case. No emergency ordinances or moratoria were approved in 2011.

Projects Reviewed by the Planning Commission during 2011

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

Tentative Parcel Map #396/Arcularius – The Planning Commission approved a subdivision of a 155-acre parcel, located at 225 North Round Valley Road. The subdivision created a 10-acre parcel which contains an existing home located at 215 N. Round Valley Road, and left a 145-acre Remainder parcel containing a home and assorted outbuildings located at 225 North Round Valley Road.

General Plan Amendment #2010-03/Inyo County Renewable Solar and Wind Energy Overlay – The Planning Commission and the Board of Supervisors approved an update to the Inyo County General Plan to address renewable solar and wind energy development in Inyo County. The update included a General Plan Land Use Designation Overlay, identifying areas where it may be appropriate to develop renewable wind and solar energy resources. Subsequently the Sierra Club and Center for Biological Diversity sued the County claiming that an EIR would be required for the project. Due to budget constraints and the low threshold in CEQA for the requirement of an EIR Inyo County reluctantly rescinded the Renewable Energy General Plan Amendment.

Parcel Map #397/Holmes – The Planning Commission approved a subdivision of an 11.46-acre parcel, located in Mustang Mesa. Four one-acre parcels and a 7.02-acre remainder parcel were created by the parcel map.

Reclamation Plan #2008-01/International Zeolite Group, Inc. – The Planning Commission approved the reclamation plan. The reclamation plan allows International Zeolite Group, Inc. to establish an open-pit zeolite mine, consisting of 53 acres over a

period of twenty years. The maximum depth is 50 feet at the southern end of the open-pit. The 53-acre quarry and staging areas will be approximately 1,900 feet long and 1,300 feet wide. The project is located on BLM property approximately 6.4 miles west of Death Valley Junction and approximately 3 miles southwest of State Route 190.

Reclamation Plan #2010-01/T Rock Products, Inc. – The Planning Commission approved the reclamation plan. The reclamation plan allows T Rock Products, Inc. to mine sand and gravel from the already existing pit, formerly operated by Valley Sand and Gravel. The project is located on BLM property, approximately 6.5 miles north of the community of Trona & east of the Trona-Wildrose road.

Zone Reclassification #2011-01/Priest and Conditional Use Permit #2011-01/Priest – The Planning Commission recommended the Board of Supervisors approve a 8.83-acre parcel zone reclassification from Multiple Residential (R-2)-5.0 acres-MH to Rural Residential (RR)-2.5 acres-MH, in order for a kennel to be established as a conditional use on the property. The Board of Supervisors approved the Zone Reclassification and the Conditional Use Permit.

Appeal #2011-01/Schneider Conditional Use Permit (CUP) #2007-03 – In May 2009, the Inyo County Board of Supervisors approved Conditional Use Permit (CUP) 2007-003 and certified an associated Environmental Impact Report (EIR), which permitted the Coso Operating Company (Coso) to extract groundwater from two existing wells on its Hay Ranch in the Rose Valley and transport it via pipeline to Coso’s geothermal plant at China Lake Naval Air Weapons Station nine miles east. Conditions of approval included a Hydrologic Mitigation Monitoring Plan (HMMP), which provides a mechanism to monitor groundwater levels in the Rose Valley and to regulate Coso’s groundwater pumping to ensure less than significant impacts. As required by the CUP, EIR, and HMMP, the Water Department issued an Addendum to the HMMP on April 1, 2011, which describes the baseline groundwater levels and the changes to the groundwater level triggers, pumping rate, and duration of pumping approved by the Water Department. Mr. Thomas Schneider appealed the Water Department’s issuance of the HMMP Addendum to the Planning Commission, pursuant Inyo County Code Section 18.81.030.

Variance #2011-01/Norberg – The Planning Commission approved a variance in order for the applicant to retain a 7-foot high wood fence along the front lot line of her property.

Appeal #2011-02/Lyjek – After the Planning Commission’s approval of Variance #2011-01/Norberg Ms. Joann Lyjek appealed the Planning Commission’s decision to the Inyo County Board of Supervisors. The Planning Commission’s decision to grant the applicant a variance to retain a 7-foot high wood fence was upheld by the Board of Supervisors.

Variance #2011-02/Wong – The Planning Commission approved a variance from front yard setback requirements, which would allow a home to extend 3.14 feet into a required

front yard setback of 18 feet. Specifically, the variance is for the already-built/pre-existing encroachment of two pillars and a second story balcony at the front of the home.

Zone Reclassification #2011-02/Crispin – The Planning Commission recommended the Board of Supervisors approve a Zone Reclassification in order to change the minimum lot size allowed under the RMH (Residential Mobile Home) zoning on two adjacent lots located in Big Pine. The request decreased the minimum allowed lot size from 10,000 sq.ft. down to 9,900 sq.ft., allowing both owners to subdivide their properties. The Board of Supervisors approved the Zone Reclassification.

Time Extension Conditional Use Permit #2010-04/Crystal Geysler – The Planning Commission granted a one year time-extension for CUP 2010-04/Crystal Geysler Roxane for their bottling plant south of Olancho.

Other Projects

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

Zoning Code/General Plan update – one of the follow-up actions to the update to the 2001 General Plan was to update the Zoning Code. Staff worked with Willdan to prepare preliminary updated Zoning Code sections, which were provided to the Planning Commission and the Board in a series of workshops in 2011 to solicit feedback regarding the proposed approach. Staff is incorporating this input into a comprehensive Zoning Code update and identifying modifications that might be necessary to the General Plan in response to the proposed Zoning Code updates, as well as other desirable General Plan modifications. A comprehensive package is expected in early 2012 for final preliminary review by the Planning Commission and Board of Supervisors before beginning the environmental process.

Hidden Hills Solar Energy Generating Station – proposed by subsidiaries of BrightSource Energy, Inc., this project, in Charleston View, proposes two approximately 750-foot towers surrounded by 85,000 heliostats each and related facilities on private lands just west of the Nevada border and north of Old Spanish Trail, with electricity and natural gas transmission to the site through Nevada. The California Energy Commission (CEC) maintains exclusive permitting jurisdiction under the Warren Alquist Act, and the County has been participating extensively in the CEC's certification process. Comments from the County in response to the CEC's request to provide it with significant concerns and substantive requirements that would be required but for the CEC's exclusive jurisdiction for certification were submitted in November of 2011.

Yucca Mountain Repository Assessment Office – the Obama Administration funding for development of Yucca Mountain waste site was terminated effective with the 2011 federal budget passed by Congress on April 14, 2011. Consequently funding to all Affected Unit of Local Government (AULGs) was cut, effectively terminating the project

for Inyo County. During 2011 Planning Staff continued to monitor the Yucca Mountain project which was in a state of limbo, due to the highly volatile political nature of the project. Planning Staff began “mothballing” the Yucca Mountain Repository Office after the Obama Administration cut funding for the project.

Early in 2011 Inyo County contracted with Geoscience Consultants LLC to conduct a Rhyolite study in the Greenwater Range in Southeast Inyo County to support some of the County’s volcanology contentions. Geoscience continues to work toward the completion of the study and is expected to be completed in the summer of 2012.

Pine Creek Village EIR – the County continued work on preparation EIR for an application at Rovana to subdivide existing residences and develop around the periphery of the village. However, the application became inactive and work on the EIR ceased in early 2012.

Cost, Energy, and Service Efficiencies Action Plan for Southern California Edison (SCE) – the County submitted a proposal to SCE to prepare a Cost, Energy, and Service Efficiencies Action Plan. Subsequently, SCE selected the County to prepare the Plan. County staff has hired a consultant and with them has begun work on the CESEAP. An extensive public outreach effort was conducted throughout the fall and early winter and the consultant team has completed the first series of reports that are currently out for review and comment. Staff and the consultant team have recently begun the process of analyzing county buildings for energy use. This information will be used to set goals for energy use reduction, and subsequently, policy development.

Crystal Geyser (Cabin Bar Ranch) Project – in 2010 the County received an application to develop a water bottling plant facility at a site approximately one-half mile north of the existing Crystal Geyser plant, at the old Cabin Bar Ranch site. In 2011 consultants were hired to produce an Environmental Impact Report (EIR) for the project, with a notice of preparation issued and a Scoping Meeting for the EIR document held in August. Work on the EIR is progressing, with the expectation that the draft document will be ready for release sometime between the spring and early summer.

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 and processed reclamation or amendments for C.R. Briggs, Monarch Mine and Cerro Gordo Mine, which are still in the process stage.

Digital 395 – the County worked with Praxis Associates, a fiber-optic network development firm, to develop and design the proposed regional network, which, upon completion, will attain broadband speeds of up to 40 Gigabits per second. During 2011 Praxis took significant steps toward the completion of the environmental review process. Praxis Associates finalized the route designation, drafted an Environmental Assessment for review, received comments on the Draft Environmental Assessment, conducted government to government consultations with the local tribes, and the California Public

Utilities Commission approved a Final Mitigated Negative Declaration. Completion of the Digital 395 project will provide significant economic opportunity to the County.

Brownfields Grant – On August 9th, 2011 Inyo County entered into a 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 continues to work to identify appropriate sites for brownfield developments in Inyo County.

Los Angeles Department of Water and Power (DWP) Land Release – the County continued its coordination efforts with DWP to release lands for private ownership. CA Bretton, Inc. prepared a real property value appraisal for the proposed DWP land release properties, and DWP conducted an auction on March 23, 2011. Five properties were released as a result of the auction.

Natural Resource Advisory Committee (NRAC) – Planning Staff continued to work with the advisory committee on various natural resources projects within the county. NRAC provided insight and worked toward drafting a resolution that would support no more wilderness designations within the County on public lands. NRAC provided input on various natural resource based projects that the County participated in during 2011 including an OHV grant, mineral resources mapping, Forest Transportation Planning, Owen's Lake Master Plan, AAPL's Adventure Trails pilot program, SCE's Energy Efficiency Program, Land Tenure, BrightSource SEGS, and Alabama Hills Stewardship Group.

Lake Sabrina Bridge Replacement Project – the County has hired a Design consultant who's currently involved in obtaining various permits, including an environmental document. Preliminary designs have been completed. The County has performed topographical surveying work at the project site. A re-alignment of a portion of the existing road was required in order to address line-of-sight and needed road widening. Final design will be completed in early 2012 with bidding and construction following in the latter half of 2012.

Tecopa Sewer Ponds – the County has been working on the Tecopa Hot Springs Park sewage lagoon to address seepage issues and to bring the lagoon into compliance with U.S. Bureau of Land Management's (BLM) lease. The work is funded by Proposition 40 – Per Capita Grant administered by the State Department of Parks and Recreation. The project includes the following components: temporarily transferring sewage to a neighboring lagoon; removing sludge from the sewage lagoon and disposing of the sludge at an appropriate licensed facility; lining the inner embankments of the lagoon; and placing the sewage lagoon back into operation. The County completed environmental review for the project and began work in 2010, and was completed in 2011.

County Road Projects:

- Pine Creek Road (Round Valley) – cold mix asphalt overlay, funded by Prop 1B funds. Completed October 2011
- Joe Smith Road (Bishop) – hot mix asphalt overlay, Prop 1B funded, completed spring of 2011
- Saw Mill Road (Bishop) – cold mix asphalt overlay, Prop 1B funded, completed spring of 2011
- Underwood Lane (Bishop) – hot mix asphalt overlay, Prop 1B funds, completed spring of 2011
- Nancy Road (Big Pine) – hot mix asphalt overlay, Prop 1B funds, completed spring of 2011
- West Street (Big Pine) – hot mix asphalt overlay, Prop 1B funds, completed summer of 2011
- Cornell Street (Big Pine) – hot mix asphalt overlay, Prop 1B funds, completed summer of 2011
- Center Street (Independence) – hot mix asphalt overlay, Prop 1B funds, completed summer of 2011
- West Main Street (Independence) – hot mix asphalt overlay, Prop 1B funds, completed summer of 2011
- Tuttle Creek Road (Lone Pine) – hot mix asphalt overlay, Prop 1B funds, completed summer of 2011
- Zucco Road (Lone Pine) – hot mix asphalt overlay, Prop 1B funds, completed spring of 2011
- Lake Street (Olancho) – cold mix asphalt overlay, Highway User Tax funded, completed summer of 2011
- Sierra Street (Olancho) – cold mix asphalt overlay, Hwy User Tax funded, completed summer of 2011
- Sage Flat Road (Olancho) – cold mix asphalt overlay, Prop 1B funds, completed summer of 2011

Bishop-Sunland Landfill Gatehouse Project – The County procured and installed a 12’x35’ modular building to serve as the landfill gatehouse. The gatehouse was constructed to be ADA compliant. Construction was completed in December 2011.

Independence Courthouse Annex Building Re-Roofing Project – The annex building re-roof project consisted of replacing the Annex Building roof with an energy efficient roof which will provide a long roof life and energy savings in the future. The roof was completed in summer of 2012.

Laws Water System Upgrades – The County installed a valve vault and controls to allow an auxiliary pump to be connected to the existing aging water distribution system. The system upgrades were completed in November 2011.

Lower Owens River Project (LORP) - The goals of the LORP, to establish a healthy, functioning ecosystem for the benefit of biodiversity and Threatened and Endangered species, are largely being met. The initial ecological effect of supplying water to the

river were dramatic, especially the recruitment of riparian vegetation and the return of wildlife.

2011 marked the fourth year that a biological survey was conducted in the LORP area. As was observed last year, the recruitment of tree willows and cottonwoods is still below LORP objectives. Although groves of shrub willow are expanding in areas, new tree willow and cottonwoods are relatively rare. These large trees provide habitat for many avian species that are indicators of the project's success.

Tules, which include bulrushes and cattails, continue to increase in acreage and dominate much of the open water in the Lower Owens River. Tules are also rapidly encroaching on the ponds in the Blackrock Waterfowl Management Area, but this growth is being managed in these areas through periodic drying and burning. Tules on the river present more of a management challenge. Mechanical removal is expensive, and only provides short-term benefit. Burning tules on the river would set back the development of the riparian ecosystem, and encourage weeds. It may be possible to vary the flow of the water in such a way that tules can be periodically drowned. To explore this possibility, the County of Inyo and LADWP have jointly sponsored the development of a hydrologic river model that could suggest flow rates that can accomplish tule control. The river flow model and report will be available in May 2012.

More detailed information about the condition of the LORP can be found in the LORP Annual Report, which is available on the Water Department's website (www.inyowater.org/LORP).

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 will be released in February 2012. 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 document presents a framework on which to structure final on-the-ground design and features. The plan describes three alternative levels of use to be considered: Option 1 proposes the lowest level of recreation, concentrating use at a few key points along the river; Option 2 adds several areas for recreation and upgrades the types of facilities; Option 3 provides a higher level of service in the number, location and types of facilities.

A draft plan is available on the Inyo County Water Department website in the LORP section of the www.inyowater.org or at www.lowerowensriver.org.

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, E.S.I. Inc. The County's share of the costs associated with the LORP can be obtained by contacting the Inyo County Water Department, at 760-878-0001.

Additional Mitigation Projects Developed by the Ad Hoc Group – the 1991 EIR (Water from the Owens Valley to Supply the second Los Angeles Aqueduct), and the 1997 MOU, identify several commitments to provide water to mitigation projects in addition to the LORP. These projects are to be completed by March, 2012. Among these commitments is the development of a habitat improvement plan for the Yellow-billed Cuckoo, and projects using 1,600 acre-feet of water each year to mitigate for environment impacts due to loss of area springs. A portion of the 1,600 acre-feet per year will go to on-site mitigation at Hines Spring, with the remaining water going to other projects.

Freeman Creek – this project involves the diversion of Freeman Creek below Keough's Hot Springs into ancestral washes, to create an ecologically diverse riparian corridor and enhanced meadowland. The project was completed in 2011 and appears to be fulfilling goals.

Yellow-billed Cuckoo habitat at Baker and Hogback Creeks – the project plans for the Yellow-billed Cuckoo Habitat Enhancement Project at Baker and Hogback Creeks were finalized in May 2009. LADWP performed CEQA analysis and issued a Mitigated Negative Declaration on the project in late 2009. Fencing has been constructed to exclude cattle from the area during the time when birds are expected to be nesting.

In March 2011, a wildfire fanned by extreme winds swept through much of the project area and destroyed the majority of the mature trees in the project area. These trees had provided the best Cuckoo habitat in the area. After the fire, LADWP continued to plant according to existing plans. ICWD has asked that future planting be responsive to the possibly new needs of the project area. Surveys of the burn area will be conducted in 2012.

Hines Spring Aberdeen Ditch – the project infrastructure was completed in 2011. When water was first discharged, the flow found fractures and vanished in the underlying basalt. The pipe will be extended in 2012 to discharge further from the fracture. The effectiveness of relocating the outfall will be evaluated in 2012.

Hines Springs Well 355 – the project involves running water from Well 355 through a pipeline into a portion of the historic Hines Spring vent channel. The project is designed to create and enhance riparian, aquatic and spring habitat types. In addition, sub-irrigation of pasture/meadow is expected to enhance livestock grazing opportunities. A fish barrier was installed to separate the ditch water and spring water areas so that spring dependent species can be isolated. In 2012, water will be released and a ten-acre enclosure built around the extent of the water.

North of Mazourka Canyon Road – this project involves improving an artesian well and drilling another, to supply water to an outflow channel, where it follows existing natural drainage features before flowing through two ponds that terminate west of the Owens River. This project will create spring and riparian habitat, and provide stock water. In 2011, ICWD participated in the removal of salt cedar in the project area.

Homestead Well – this project involves piping water from an existing and newly installed flowing well into to an existing channel which flows into a one acre pond. The project will create riparian, wetland and spring habitats, and improve the existing alkali meadow. Riparian dependent bird and mammal species will benefit from the pond, and a stock watering trough will be provided. In 2011, ICWD participated in the removal of salt cedar in the project area.

Well 368 – the goal of this project is to create and maintain riparian vegetation, aquatic spring habitat for native fish, as well as to provide stock water. It involves augmenting the flow of artesian well F368, which has supported a native fish population, with a new flowing well. The project will be completed in early 2012.

Diaz Lake – this project involves supplying up to 250 acre-feet per year of water from the Los Angeles Aqueduct to a 75-acre lake that is an Inyo County recreation facility. The project will provide a secure water supply for Diaz Lake and reduce the dependence on pumping Well No. 82 by Inyo County to supply the lake. This project reduces pumping by Inyo County in the Bairs-Georges Wellfield. LADWP's lease with Inyo County (Lease # 1494) was amended to reflect the change in water supply commitments.

Warren Lake – this project will consist of releasing water from the Big Pine Canal into an existing ditch that will carry water to the Warren Lake playa to enhance waterfowl and shorebird habitat. This project will not receive water every year, but beginning in 2012 it will serve to balance the annual 1600 acre-foot water commitment. A flume and flow meter have been installed.

Big Pine Ditch System – largely through volunteer efforts, the Big Pine Ditch system is completed. All of the ditches have been dug and pipes installed under streets and yards.

Water diverted from Big Pine Creek, and supplemented by well W415, now flows through much of the town.

Big Pine Regreening – This mitigation project was identified in the 1991 EIR. The goal of the project is to mitigate for the impacts of abandoned agriculture and groundwater pumping. The project consists of converting a 30 acre parcel of rabbit brush scrub into an irrigated pasture.

The Inyo County/LADWP Technical Group approved an amended mitigation plan in the spring of 2010. Modifications to the plan included a change in water source to include the Big Pine Canal as the primary source of project water (in addition to the Big Pine Ditch and Mendenhall Ditch). Replacement water, equal to or less than 150 AFY, will be supplied by existing well W375. The Water Department modeled the effects of pumping Well 375 continuously at a rate of 150 acre-feet annually, and projected that water table at these sites would decline less than 0.2 feet. The new project scope allows sprinkler irrigation, or flood irrigation. It is estimated that sprinklers will reduce the project's water use from 150 AFY to 90 AFY.

In November 2011, LADWP issued an Initial Study and Negative Declaration (IS) on the project. The Los Angeles Board of Water and Power Commissioners will consider the IS, and comments received, and review the project for approval in early 2012.

Inyo-Mono Integrated Regional Water Management Plan (IRWMP) – The Inyo County Water Department participates in this collaborative body made up of public, private and not-for-profit entities, including the counties, tribes and community service districts. The group consists of 17 voting members. Designed to promote “big-picture” water planning, the California Department of Water Resources now requires that a Regional Water Management Group (RWMG) collect, bundle and submit projects to be considered for funding. The Plan does not provide the RWMG any regulatory authority. Its decisions and actions cannot supersede any existing plans or regulations that currently govern water management in the region.

The mission of the Inyo Mono 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. Working together, we create and implement a regional water management plan that complies with applicable policies and regulations and promotes innovative solutions for our region's needs.” The group is supported by a staffed Program Office.

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 can be assigned for projects to improve reliability of water delivery in Laws, Independence, and Lone Pine, and to upgrade the sewer system in Aspendell.

In 2012 the RWMG will apply for a Round 2 Proposition 84 Planning Grant, and complete a Phase II Plan.

Planning Programs

In addition to the cases described above, the County participates in numerous programs and policy discussions at the local, State, and federal levels. The following list summarizes some of the more active projects from 2010.

Owens Lakebed Master Plan – the Los Angeles Department of Water and Power (DWP) 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 has recently been released and staff is providing comments.

Renewable Energy Planning – the County participated in and monitored numerous planning initiatives for renewable energy. These include the California’s Renewable Energy Transmission Initiative (RETI); the Desert Renewable Energy Conservation Plan (DRECP); California Transmission Planning Group (CTPG); and, DWP’s solar projects on Owens Lake (discussed above) and the Solar Ranch in the lower Owens Valley.

RETI – the County participated in further discussions regarding the RETI in 2010. Work on this project has slowed, and is now beginning being carried forward in the DRECP and the CTPG.

CTPG – the CTPG is a forum for conducting joint transmission planning studies and for coordinating CTPG members’ transmission planning activities. The CTPG members include both transmission owners and operators who are subject to the North American Electric Reliability Corporation and the Western Electricity Coordinating Council. The primary objective of the CTPG is to provide a foundation for a statewide transmission plan that identifies the transmission infrastructure needed to reliably meet California’s 33% Renewable Portfolio Standard goal by the year 2020. CTPG has recently released the 2012 California Transmission Planning Group Statewide Transmission Plan Draft. The results of the CTPG planning efforts could affect transmission lines that run through Inyo County as well as the potential for renewable energy development in the county.

DWP Solar Ranch – the County is monitoring the DWP’s Solar Ranch proposal in the Southern Owens Valley, which consists of two options for development of 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, but little activity has occurred since.

Desert Renewable Energy Conservation Plan (DRECP) – this joint Habitat 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 Board of Supervisors approved correspondence in response to the Notice of Preparation/Intent for the Plan on August 16, 2011.

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 to provide input for the Senator in 2010. The Act was subsequently replaced by an update in 2011, but little progress has been made.

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. A revised recovery plan for the tortoise was released in 2011.

Regional Transportation Plan (RTP) – work began in 2008 on updating the County's RTP, which 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 2011, local agencies and the LTC continue to implement goals and policies set forth in the RTP.

Olancha-Cartago Four-Lane Project – Caltrans released a draft environmental document for this project in 2010, which proposes to expand Highway 395 from just south of Olancha to north of Cartago. The Inyo County Local Transportation Commission held a meeting in Olancha to further gather public input on the environmental document. The County provided input into a preferred alternative for the project, which has not been chosen or definitively defined. County and Local Transportation Commission staff have provided continuing input regarding access and circulation issues.

Kern County Rail Study – in 2010, LTC entered into a Memorandum of Understanding with Kern Council of Governments to fund a portion of a study inventorying rail line ownership and right-of-way in Kern and Inyo counties. The information from this study will be used to assist with the analysis of future projects related to the use of the railroad right-of-way. This project was completed in 2011.

Roles and Responsibilities Analysis of the Governing Boards of Eastern Sierra Transit Authority (ESTA), the Inyo County LTC, and the Mono County LTC – in 2010, the LTC entered into a Memorandum of Understanding with Mono County LTC and initiated a study to further clarify the roles and responsibilities of the governing board of each of

these three agencies. ESTA is the primary public transit provider in both Counties. The study will assist and streamline the allocation of funds to the public transit entity, ESTA. The project was completed in 2011.

Eastern Sierra Corridor Enhancement Plan – this visioning project worked to build a theme and identity for communities in the 395 Highway Corridor (including State Route 14) in Kern, Mono, and Inyo counties. The Plan was developed in 2008 through public meetings and completed in 2010. Inyo County and the Inyo County LTC worked to implement recommendations set forth in this plan in 2011.

Eastern California Blueprint Project – this project involves iterative land use/transportation scenario planning in Inyo and Mono counties. Training has commenced, which will lead to evaluation of future land use scenarios based on transportation decisions, and vice versa. This project is dependent on funding being received in 2012.

2012 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. This included Transportation Enhancement projects that were selected based on a call for projects. The development of this program required local and regional coordination. This program will be approved by the State in 2012 and further implemented by Caltrans, County, and City of Bishop.

Riverside Drive Bridge Replacement Project – This project began construction in February and was completed in July 2011. The project was funded through the State Transportation Improvement Projects (STIP) and, State Funded Bridge Projects program administered by CalTrans.

Water Quality Planning – the County is continuing to work with its partners and the State to tailor septic system standards locally per AB885 to provide for standardized regulations throughout California. The County is also monitoring the Regional Board's efforts to update the Basin Plan and the State Board's update to the National Forest Plan.

Inyo County Wildfire Protection Plan – this plan works to identify wildfire high-risk communities and provides recommendations designed to prevent and/or reduce the damage associated with wildfire within Inyo County. The plan discusses proposed fuel-reduction projects, pre-operational suggestions, and other measures to reduce wildfire risks to homeowners. The assessment portion of this plan estimates the hazards and risks associated with wild-land fire in proximity to communities. This information, in conjunction with identification of the values at risk, defines “areas of concern” for Inyo County and allows for prioritization of mitigation efforts. From the analysis of the data, solutions and mitigation recommendations are offered that will aid homeowners, land managers and other interested parties in developing short-term and long-term fuels and fire management plans.

Alabama Hills Stewardship Group – the County continues working with this group in its efforts to plan for the future of the Alabama Hills. Draft legislation has been prepared, regarding which the County commented in 2010, but little progress occurred in 2011.

Land Tenure Project – focusing on opportunities and priorities for land exchanges in Mono and Inyo counties, including public outreach and education about land exchange processes. Work began on this project in earnest in mid-2008, including convening the coordinating committee and selecting a consultant for public outreach. Relying on a grant from the Sierra Nevada Conservancy, this project had been on hold due to State funding issues, but recommenced in late 2009, with outreach to local community groups taking place in 2010 into 2011. In November and December the draft version of the Eastern Sierra Land Tenure Final Report was reviewed by project participants, with the final version of the document available to the public in early 2012.

Inyo National Forest Motorized Travel Management Plan and Environmental Impact Statement – the County requested coordination with the Forest Service regarding the scope of the Environmental Impact Statement (EIS) for this Plan to work to improve access to public lands. The Final EIS and Preferred Alternative were issued in 2009, and the County continues to monitor its implementation.

Forest Service Planning Rule – the County is participating in development of the updated Forest Service Planning Rule, and County representatives have attended numerous public meetings locally, regionally, and nationally in development of the rule. A draft rule was issued in February 2011, regarding which the Board of Supervisors provided extensive comments. A final EIS has been prepared, and the Forest Service plans to issue a final decision in early 2012.

Other Forest Plans – the County is monitoring other forest plans, including Part A of the Travel Management Rule and the update to the Inyo National Forest Plan. The County has requested that these be implemented in Inyo County after other locations so that the County can learn from those experiences, as other jurisdictions have learned from Inyo County's early experiences with Subpart B of the Travel Management Rule.

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.

Death Valley Park Backcountry Plan – the County is participating in development of this plan, which is being proposed to guide decisions regarding future use and protection of the Park's wilderness and backcountry lands, including Congressionally-designated wilderness lands, backcountry road corridors and campsites, backcountry cabins near roads, and non-wilderness backcountry lands. The County has entered into a Memorandum of Understanding (MOU) to participate in development of the Plan, and County staff has been attending meetings to develop the Plan. The Board of Supervisors

provided comments regarding conceptual plan alternatives, which were released in the spring of 2011. Environmental review, including publication of the draft alternatives, is expected in the spring of 2012.

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 provides some oversight of the Safety Element.

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)

Toward these ends, 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. Although not always successful in achieving conformance, the County has raised important issues for consideration by decision-makers in other agencies. The County is also closely monitoring, participating in discussions, and actively commenting on the proposed changes to the National Forest System Land Management Planning Rule in order to safeguard County interests.

The County also involves citizens, Native American tribes, and public interest groups in the planning process whenever feasible. 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.

During 2011, the Planning Commission and the Board of Supervisors approved an update to the Inyo County General Plan to address renewable solar and wind energy development in Inyo County. The update included a General Plan Land Use Designation Overlay, identifying areas where it might be appropriate to develop renewable wind and solar energy resources.

Potential impacts from new development are assessed under CEQA. Work began to produce an EIR for the proposed Crystal Geyser Cabin Bar Ranch Water Bottling Plant project, to be constructed about one-half mile north of the existing Crystal Geyser plant in Olancho. The County continues to apply CEQA to projects with potential impacts. Additional conditions of approval and mitigation may be required if deemed necessary to provide for issues such as screening, parking, noise-reduction (etc.), or otherwise address issues per the General Plan's direction.

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 2011.

Housing Element

The Housing Element, updated and certified by HCD in 2010, works to provide housing for all of the community, and addresses the needs of specified populations. Preliminary data indicate that in 2011 approximately 6 net new single family housing units were produced.

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. Widening of Highway 395 as recommended by the Circulation Element continues, and other County roads are improved and maintained as funding permits.

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 has coordinated with Caltrans to minimize environmental impacts from the 395 four-lane projects. Caltrans released a draft environmental document for the Olancho-Cartago Four-Lane Project in 2010, County and Local Transportation Commission staff have provided continuing input regarding access and circulation issues during 2011. Viewshed issues along scenic highways are also addressed, as they may apply. The County continues to press 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.

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. Continued coordination with DWP, the Forest Service, and the Bureau of Land Management ensures appropriate trail maintenance and access to public lands. Inyo County residents have organized an active group known as the Advocates for Access to Public Lands (AAPL) that strives toward enhancing access to public lands. AAPL is working on a project, which was signed into law by Governor Jerry Brown October 7, 2011, which will give green sticker off-highway vehicle users the ability to travel up to 10 miles on some designated county roads to access amenities such as food and gas. The County continues its planning efforts to improve the Bishop airport, and is working with DWP regarding long-term ownership. 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, working to facilitate appropriate resource development. The County continues to work with telecommunication providers to provide for enhanced wireless communication systems.

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 Renewable Energy GPA (discussed previously) would have updated the Conservation Element to address commercial scale solar and wind development.

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 2011. The County is working with State and federal agencies to encourage mineral production, but has had difficulty limiting wilderness proposals and other actions that adversely impact mining viability.

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. The County has intervened in the Yucca Mountain project to work to protect groundwater supplies in the vicinity of and down gradient from the site. 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, and the County is participating in 395 Corridor planning to strengthen identity along the highway. 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 mitigation requirements developed and approved in the EIR prepared for the General Plan are enforced in areas subject to avalanche hazards. As discussed previously, the County has completed a fire management plan, and continues to address the Inyo Complex Fire and Oak Creek mudflow. In addition, FEMA Flood Maps for the County were updated in 2011. Noise issues are addressed through environmental review. Noise issues are being considered as part of the comprehensive zoning code update that was continued during 2011.

IV. General Plan and Zoning Code Update

The County is updating the General Plan to address issues that have arisen since the 2001 General Plan was adopted. Several items were addressed individually since then, but a holistic review and update is desired. Some follow-up modifications to the zoning ordinance specified in the General Plan have yet to be implemented, and a comprehensive update to the zoning is also being pursued.

Work remains to update the General Plan and Zoning Ordinance. Major tasks anticipated include the following:

- Reconcile the General Plan and Zoning Ordinance;
- Reformatting;
- Address specific issues;
- Public outreach.

County staff maintains a list of issues to be addressed, including the following major topics:

- Expand language regarding natural resource production to encourage mining and rural agricultural uses;
- Address changes in General Plan requirements that have occurred since 2001, including climate change, environmental justice, etc.;
- Provide consistent definitions and language in the zoning ordinance;
- Incorporate noise standards into the County Code;
- Provide for ability to flex development standards in limited situations.

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. However, the County has encountered difficulty in making the voice of its citizens heard in some State and federal planning issues.

The County provided leadership and participated in many planning activities in 2011, as identified in this report. It continued its project review responsibilities to further the General Plan's goals, policies, programs, and implementation measures. Several focused updates to the General Plan have commenced or been approved in the last year, including approval of updates for renewable energy. Updates to remainder of the General Plan and the zoning ordinance are expected to move forward in 2012.

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
Reporting Period 1/1/2011 - 12/31/2011

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

* Note: These fields are voluntary

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

Jurisdiction Inyo County
Reporting Period 1/1/2011 - 12/31/2011

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	7				3	10	

* Note: This field is voluntary

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

(CCR Title 25 §6202)

Jurisdiction Inyo County
Reporting Period 1/1/2011 - 12/31/2011

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											116	
	Non-deed restricted												
Low	Deed Restricted											70	
	Non-deed restricted												
Moderate	Deed Restricted											83	
	Non-deed restricted												
Above Moderate			18	16	6	16	10					72	126
Total RHNA by COG. Enter allocation number:			18	16	6	16	6					72	395
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
Reporting Period 1/1/2011 - 12/31/2011

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 2.0 - To provide adequate sites for residential development	Release of DWP lands	Mar 2011 and Ongoing	The County continues to work with LADWP to release identified lands. The County worked to amend the LTWA to identify site on Handy street in Bishop for future auctions. On March 23, 2011 an auction took place, five properties were sold at auction.
Policy 2.2 - Emergency Shelters and Transitional Supportive Housing	Amendments to Zoning Ordinance	Ongoing	The County is working to amend the zoning ordinance to address emergency shelters and other requirements from the 2010 Housing Element.
Policy 2.3. - Extremely low-income			
Policy 3.3 - Second Units			In accordance with the state laws and local zoning code the County continues to work toward encouraging second units.
Policy 5.4 - Residential Care Facilities			The County will continue efforts to mitigate or remove constraints on housing for persons with disabilities.

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

Jurisdiction Inyo County
Reporting Period 1/1/2011 - 12/31/2011

General Comments:

1. affordability levels for newly permitted units cannot be determined - assumed to be above moderate; 2) physical site preparation began for Site No. 2 (i.e. Whitney Portal), in the sites inventory; 3) EIR continues for Site No. 3 (i.e., Pine Creek Village) in the sites inventory.