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March 21, 2016

State of California
Department of Housing and Community Development
Division of Housing Policy Development
P.O. Box 952053
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MAR 28 2016
Housing Policy Department
Received on:

RE: 2015 General Plan Progress Report

To Whom It May Concern:

Please find enclosed a copy of Inyo County's 2015 General Plan Progress Report. The 2015 General Plan Progress Report may also be viewed at the Inyo County Planning Department website at www.inyoplanning.org.

Thank you. Please contact me at (760) 878-0263 or at jhart@inyocounty.us if you have any questions.

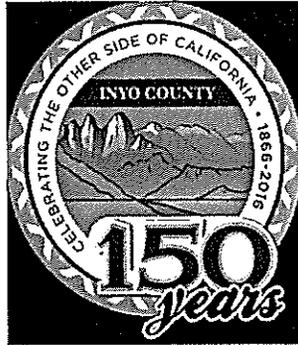
Sincerely,

Joshua Hart, AICP
Planning Director

Enclosure

General Plan Annual Progress Report

2015



County of Inyo



Prepared by Inyo County Planning Department

March 2016

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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 presented to the Planning Commission and the Board of Supervisors for their review, 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

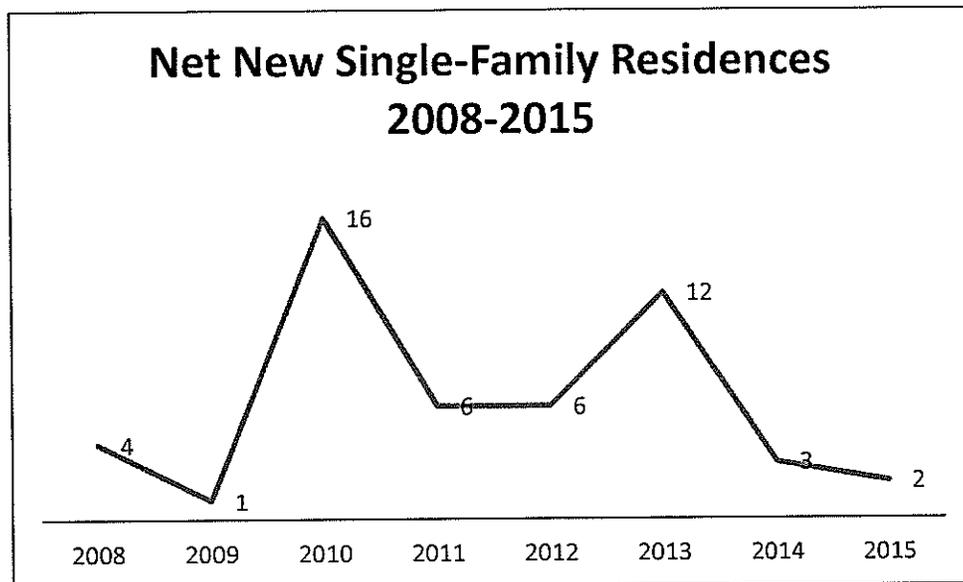
After this Introduction, a summary of projects and issues addressed in the last year is provided, and then each General Plan element is addressed. Following these topics, the County's planned General Plan and Zoning Ordinance update are addressed. Appendix A includes Government Code Section 65400. Appendix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

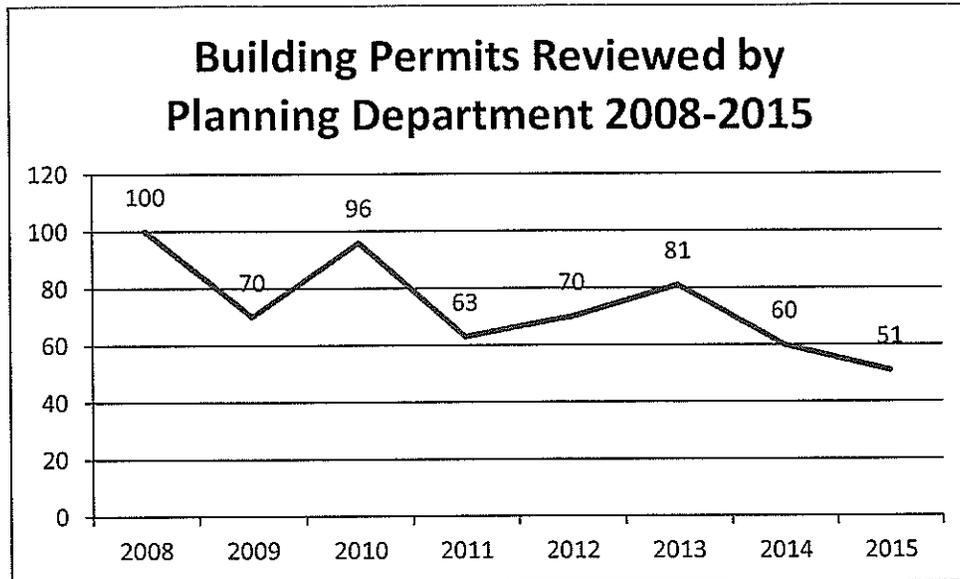
II. Plans, Projects, and Accomplishments

During 2015 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 245 building permits in 2015. Fifty-one building permits were reviewed by the Planning Department for zoning consistency issues. Building permits were reviewed for two new single-family homes, for a net increase in two. No building permits for other substantial development were issued. No certificates of occupancy were issued for single-family homes or other substantial development.



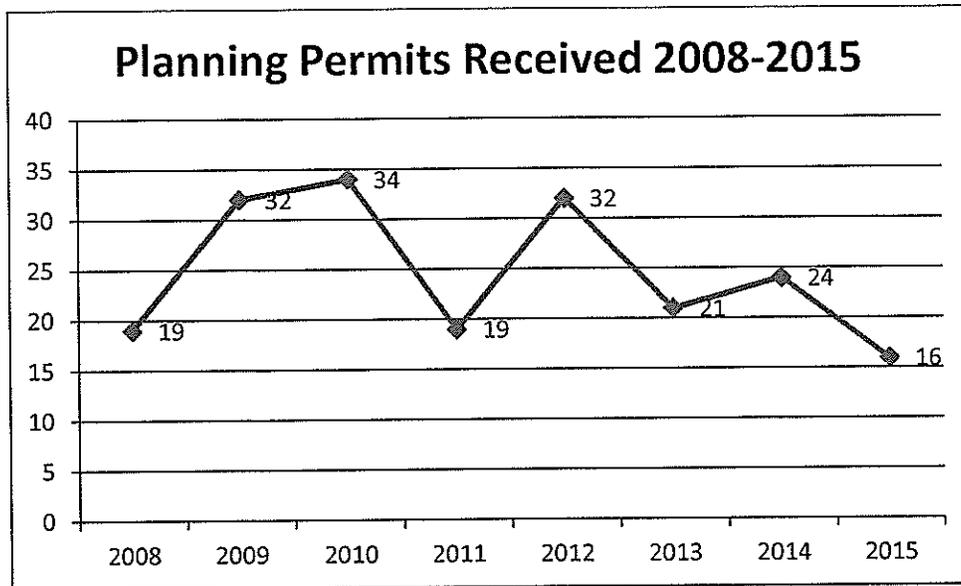


Planning Permits

The Planning Department processed a variety of planning permits during 2015, including variances, conditional use permits (CUP), subdivisions, and associated environmental reviews. The breakdown in applications received is as follows:

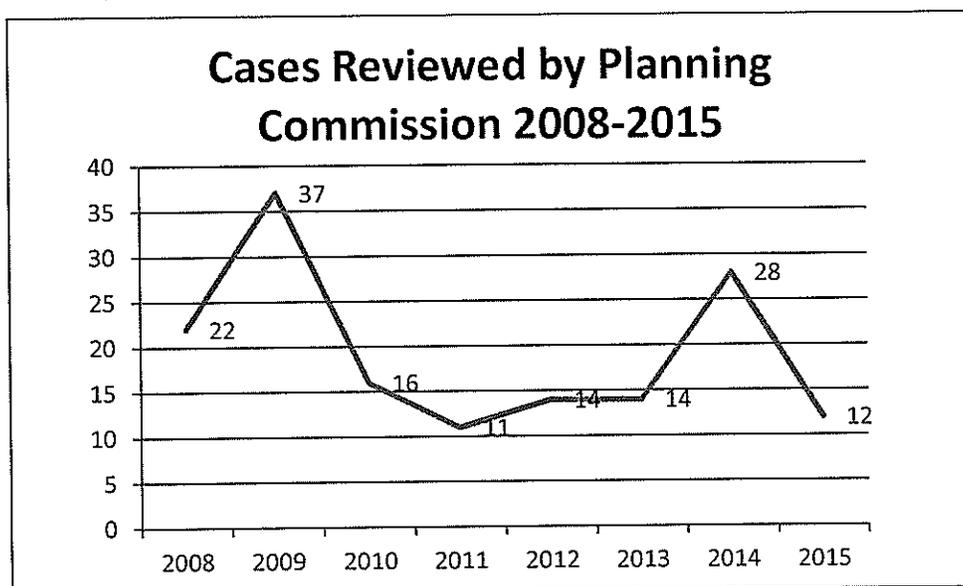
- 1 Parcel Merger (PM)
- 2 Lot Line Adjustments (LLA)
- 1 Tentative Parcel Map (TPM)
- 1 Road Abandonment (RA)
- 1 Variance
- 4 CUPs
- 1 Reclamation Plan
- 2 General Plan Amendments (GPA)
- 2 Zoning Reclassifications (ZR)
- 1 Lone Pine Design Review

In addition, 16 zoning violations were logged, significantly increasing over previous years.



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

- 4 CUPs
- 1 TPM
- 2 GPAs
- 1 ZR
- 1 Variance
- 1 Use Determination
- 1 Road Abandonment (RA)
- 1 Mitigated Negative Declaration (MND)
- 1 Environmental Impact Report (EIR)



Of the projects reviewed by the Planning Commission, five applications were presented to the Board of Supervisors. In addition, the Lone Pine Architectural Design Review Board heard one design review case. One emergency was proclaimed (for flooding), and no emergency ordinances or moratoria were approved in 2015.

Projects Reviewed by During 2015

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

Zone Reclassification No. 2014-04/Inyo County (Code Enforcement) – the Planning Commission recommended approval and the Board approved this project 2014, which comprehensively updated the County’s code enforcement procedures. The enacting Ordinance was adopted in January 2015.

CUP No. 2014-06/Ronald Kemp Trust – The Planning Commission approved a CUP to continue the non-commercial private hunting lodge in the Alabama Hills community, near the town of Lone Pine. The Clubhouse has been operating as the Lone Pine Pheasant Club at this location on and off for over 20 years.

GPA No. 2013-02/Inyo County – Renewable Energy (REGPA) – An update to the Inyo County General Plan was proposed to address renewable solar energy development. As part of this update, Solar Energy Development Areas (SEDA) were proposed where renewable energy solar projects may be developed. Other updates proposed for the General Plan included: capping solar development based on megawatts and corresponding acreages allowed per SEDA; identifying and defining appropriate scales and sizes of solar facility development; providing that social, cultural, visual, economic, and environmental impacts are minimized; requiring reclamation at the termination of solar facilities; minimizing water consumption; working to protect military readiness; and; discouraging conversions of lands utilized for agriculture, mining, and recreation. The Planning Commission recommended that the Board approve the project, which the Board did. The County subsequently received an Award of Merit from the California Chapter of the American Planning Association for the REGPA.

Whitney Portal Road Improvement Project MND – Inyo County’s proposed project involves resurfacing, rehabilitation and restoration work for 11.2 miles of Whitney Portal Road. The Planning Commission adopted an MND for the project.

CUP No. 2015-01/Aspendell Fire Station – The Planning Commission approved the Aspendell South Fork Volunteer Fire Department’s CUP application to convert the westerly fire house apparatus bay into a studio dwelling unit to house a caretaker on site.

Use Determination No. 2015-01/Amiri – The Planning Commission made a Use Determination for an existing, vacant building to be used as short-term lodging on North Sierra Highway in the Rite Aid Shopping Center.

RA No. 2015-01, CUP No. 2015-02, Variance No. 2015-01/Aspendell Mutual Water Co. – The applicant requested a road abandonment of an approximate 5,000-square-foot section of an unnamed road in Aspendell. The site was vacant and the County road department stores snow from plowing on it in the winter. The Planning Commission found the proposed abandonment consistent with the Inyo County General Plan and recommending approval to the Board of Supervisors and conditionally approved a CUP and Variance to construct a well and well house on a section of the abandonment. The Board subsequently approved the RA.

TPM NO. 408, GPA No. 2015-01, ZR No. 2015-01, CUP No. 2015-04/Magnificat Ventures – The applicant proposed to subdivide a 17-acre parcel of land into two parcels, Parcel 1 consisting of approximately 3-acres and Parcel 2, approximately 14-acres. The subject property is located in Charleston View, adjacent to Old Spanish Trail Highway on the north and approximately 1.5-miles west of the Nevada California border. The subdivision required a ZR, GPA, and CUP to comply with the County’s Zoning Ordinance and General Plan and to allow the current uses to continue. The Planning Commission recommended that the Board approve the ZR and GPA, and conditionally approved the CUP and TPM. The Board approved the ZR and GPA in 2016.

Eastern Sierra ATV Adventure Trails System Project – The County certified an EIR for this project in early 2015, which included potentially up to 38 combined-use routes on County roads for Off-highway vehicles. The Board approved seven of the routes for a pilot program, three of which opened in the summer of 2015. The City of Los Angeles Department of Water and Power (DWP) has declined to provide the necessary authorizations to open the other four routes. The County completed a draft report describing implementation, which was submitted to the Legislature.

GPA No. 2013-01, ZR No. 2013-01, Renewable Energy Development Agreement No. 2013-01, and TPM Nos. 404 and 405/Munro Valley Solar, LLC – the County approved this project in 2014 to develop a four-megawatt solar photovoltaic distributed generation project. The Native American Heritage Commission subsequently sued the County alleging violations to CEQA. Construction of the project has commenced, and two Addenda to the project’s MND were approved in 2015.

Other Plans and Projects

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

Owens Valley Solar Energy Study (OVSES) – The California Energy Commission (CEC) awarded the County a grant in June 2014 to collect geospatial data, coordinate with tribal governments, local residents, and DWP, and prepare a study of the Owens Valley and Owens Lake. The County largely completed work for the OVSES in 2015, which includes geo-spatial data and information gathering for topics including: biological resources, visual resource, land use, and historic and cultural resources. Development of

the OVSES also included a robust public outreach component with a particular emphasis on outreach to the County's five federally-recognized Tribal governments and DWP.

Medical Marijuana – The County has been monitoring the State's actions regarding marijuana. Several statutes to regulate medical marijuana were passed in the 2015 legislative session – Assembly Bill (AB) 266 (Bonta, 2015), AB 243 (Wood, 2015), and Senate Bill (SB) 643 (McGuire, 2015) – becoming effective January 1, 2016. The County is monitoring implementation of the legislation.

Zoning Code/General Plan Update – The County adopted a comprehensive General Plan update in 2001. One of the follow-up actions directed in the 2001 General Plan was to update the Zoning Code, which is a component of the Inyo County Code. Staff worked with Willdan in 2011 to prepare updated Zoning Code sections and incorporated the Planning Commission's and Board of Supervisors' input into a comprehensive Zoning Code update and prepared a related General Plan update. Staff received direction from the Board regarding several issues related to the update in 2014, including code enforcement, Digital 395, and special event permits. Environmental review is anticipated in 2016. 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 2015 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 Services, Waste Management, Motor Pool, Building and Safety, Parks and Recreation, Personnel, Information Systems, Sheriff, 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. Two qualified responses to the RFP were received. The County is currently in contract negotiations with Inyo Networks. The County would oversee contracted mechanisms to design, finance, construct, operate and maintain an Open Access, last-mile fiber-optic network providing connections between all premises in the Owens Valley and the Digital 395 middle-mile conduit creating one of the few true Gigabit districts in the Country.

Yucca Mountain Repository Assessment Office – Funding for development of the Yucca Mountain Repository was terminated by the Obama Administration, consequently eliminating the funding to all Affected Unit of Local Government. During 2015 Planning Staff completed the "mothball" the Yucca Mountain Repository Office. Staff continues to monitor litigation and other activities. In 2015, the County reviewed and provided input regarding the Supplemental Environmental Impact Statement (EIS) for

groundwater, which largely responded to the County's previous input. The County also continued to support groundwater monitoring in its southeast to provide data for the project.

Renewable Energy Revolving Loan Fund for Southern California Edison – Inyo County was selected in 2011 by SCE to prepare a Cost, Energy, and Service Efficiencies Action Plan (CESEAP), which outlines ways that the County can reduce energy use, identifies goals and milestones for energy reduction, serves as an educational tool for other groups, identifies the highest and lowest energy users within the County, offers strategies that the County can use in achieving its energy reduction goals, and provides a template that other organizations can use to develop their own Action Plan. In 2013, SCE selected the County to implement the CESEAP by establishing a revolving loan fund for energy efficiency projects in County facilities to be implemented once seed funding is obtained. This work was largely completed in 2015, and the final report was approved by the Board in early 2016.

Crystal Geysers Roxane Cabin Bar Ranch Water Bottling Plant Project – The Crystal Geysers 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 US Highway 395. Approved in 2013, the project will pump 360 acre feet of groundwater per year. Project facilities include a 198,000-square foot water bottling plant containing four bottling lines and an associated 40,000-square foot warehouse facility. The County continues to monitor implementation.

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 – In 2011 Inyo County entered into a Memorandum of Understanding (MOU) with Nye, Esmeralda, Lincoln, and White Pine counties of Nevada for the Environmental Protection Agency Brownfields Coalition Assessment Grant to conduct environmental site assessments and area-wide planning in support of renewable energy, transmission and economic development in the vicinity of identified Brownfields sites. A subsequent grant was obtained, and the Coalition was expanded to include Esmeralda County. The County continued to participate in the Coalition during 2015, including coordinating efforts for the Pittsburg Plate Glass site near Owens Lake and the Mt. Whitney Fish Hatchery.

Natural Resource Advisory Committee (NRAC) – Planning Staff continued to work with the advisory committee on various natural resources projects within the county. The NRAC provided input on various natural resource based projects that the County participated in during 2015 including the DRECP, OVSES, Adventure Trails, and the Forest Plan Update. The Board extended the term of the NRAC for three years in 2015.

Hidden Hills Solar Project – Bright Source Energy proposed a 500-megawatt solar thermal power plant in Charleston View. The CEC had jurisdiction over the project, and had issued a final staff report for it in 2013 when the proceedings were suspended. Staff continued to monitor the project, which was formally withdrawn in 2015.

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, the Design phase was initiated in 2015, and construction is planned for 2016.

South Bishop Resurfacing Project – This project reconstructed Sunland Drive from Highway 395 to West Line Street and also Sunland Reservation Road. Construction for this project was completed in 2015. This project was combined with the Sunland Bicycle Lanes project.

Sunland Bicycle Lanes – This project involves construction of Class III bicycle lanes on Sunland Drive. The project was combined with the South Bishop Resurfacing Project. The County completed the construction phase of this project in 2015.

Dehy Park Improvement Project – This is the second phase of a project to construct a pathway, bridge, and gazebo. The construction phase for this project will occur in 2016.

Ed Power Bicycle Lanes – This project will widen Ed Powers Road and install four-foot wide bicycle lanes on both sides of the road. Construction is anticipated in 2016.

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 completed in 2015.

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 project is estimated to go into construction in the spring of 2016.

Regional Transportation Plan (RTP) – The County hired a consultant and initiated an update to the RTP in 2014, and public meetings were held to gather public input. The update to the County's RTP was completed in 2015. The RTP serves as the planning blueprint to guide transportation investments in the County involving local, state, and federal funding over the next 20 years. In 2015, local agencies and the LTC continued to implement goals and policies set forth in the prior RTP and the updated 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. A draft ATP was released during late in 2015 for public review and comment. The Draft ATP Plan includes:

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

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. In January 2016, DWR awarded the Inyo-Mono IRWMP \$1,816,943 for various projects in the region, including funding of \$280,234 to Inyo County for a project titled “Recycled Water for Restoration and Community Projects in Big Pine.”

Inyo/Los Angeles Long Term Water Agreement. During 2015, technical staff from Los Angeles and Inyo County worked with experts from the Ecological Society of America to develop ideas and recommendations for improving the vegetation monitoring methods that the parties use to monitoring how well groundwater-dependent vegetation is measuring up to the vegetation goals set forth in the Water Agreement. It is anticipated that the recommendations from this effort will result in a vegetation monitoring program that is jointly implemented by the two parties working together.

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.

Eight years into the project, the goals of the LORP – to establish a healthy, functioning ecosystem for the benefit of biodiversity and Threatened and Endangered species – are in part being met. The river riparian corridor has greened up considerably, but the rate of recovery of tree willow and cottonwoods has been slow. These trees provide habitat for a number of avian species that are listed as indicators of project. Bulrush and cattails line much of the project’s wetted area, and are in 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. The LORP plan includes a spring flow corresponding with seasonal snowmelt runoff. Due to drought conditions, this flow was not conducted in 2015.

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.

Building on the LORP Recreational Use Plan, in 2015 the County submitted a grant application seeking \$500,000 for the Owens River Water Trail, which would provide low-impact access to the Lower Owens River for paddling and other recreational activities.

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.

Sustainable Groundwater Management Act (SGMA). Parts of two medium-priority basins are located in Inyo County. Owens Valley is shared by Inyo and Mono Counties, and Indian Wells Valley is shared by Kern, San Bernardino, and Inyo Counties. Under SGMA, medium priority basins must have groundwater sustainability plans (GSPs) developed and implemented by groundwater sustainability agencies (GSAs). SGMA requires that GSAs be in place by mid-2017 and GSPs be developed by mid-2020 in basins in conditions of critical overdraft and mid-2022 in other medium and high priority basins. Currently, in the Owens Valley, Inyo and Mono Counties are preparing to submit material to the State Department of Water Resources (DWR) to support a proposal to divide the Owens Valley Groundwater Basin into a Mono County subbasin and an Inyo County subbasin. If approved, the delineation of subbasins would facilitate formation of separate GSAs and GSPs for each subbasin. In Indian Wells Valley, the three counties, the City of Ridgecrest, Indian Wells Valley Water District, the US Navy, and a number of private agricultural interests are working on a joint powers agreement mechanism to form a GSA that recognizes the private interests and the governmental responsibilities and authorities of the public participants.

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, and in 2015 provided input regarding the Notice of Preparation for the Project.

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. 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 (NCCP) was proposed 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 has been collaborating with the DRECP as part of the REGPA planning process. The Draft DRECP/EIR/EIS was released in 2014, and the County conducted a public meeting and provided comments in 2015. Subsequently, a phased approach was taken to the DRECP, and the Bureau of Land Management’s (BLM) Proposed Land Use Plan Amendment was separated out from the NCCP component, and released in late 2015. The County submitted a protest in regards thereto.

Manzanar National Historic Site Foundation Document – The County reviewed and provided input regarding the draft document, which inventories planning documents for the Site.

Sequoia-Kings Canyon National Park Foundation Document – The County reviewed and provided input regarding the draft document, which inventories planning documents for the Park.

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

Coso Hay Ranch Water Export Project – The County approved a project in 2009 that pumps water from the Hay Ranch in the Rose Valley to the Coso Geothermal plants at China Lake Air Weapons Naval Stations. The County continued to monitor pumping activities in 2015.

Tribal Consultation Policy – In response to input from the Big Pine Tribe, the County developed a draft Tribal Consultation Policy to guide its consultation efforts under Senate Bill 18 (Burton, 2004) and Assembly Bill 52 (Gatto, 2014). The County shared the draft Policy with local Tribes and conducted three workshops in 2015 in regards thereto.

Habitat Conservation Plan for Los Angeles Department of Water and Power Lands in Inyo and Mono Counties – The US Fish and Wildlife Service released a draft of the Plan for public review in 2015. The County provided input, focusing on minimizing socioeconomic impacts.

Desert Protection Act/California Minerals, Off-Road Recreation, and Conservation Act – The County continues to monitor these related bills, proposed by Senator Feinstein and Representative Cook, which included numerous provisions regarding land use and renewable energy. The County undertook substantial local outreach regarding Senator Feinstein’s previous work on her Act and the Alabama Hills legislation, and considered the proposals further in 2015.

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. Largely through its membership in the Authority, the County continued to participate in the Recovery Implementation Teams for the tortoise and approved an update to the Desert Tortoise Management Oversight Group Charter in 2015.

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 updated its Priorities and provided input regarding Wilderness, Wild and Scenic Rivers, and Species of Conservation Concern in 2015.

Inyo National Forest Travel Management Implementation – The County continued to monitor implementation of the 2009 Travel Management Plan. In 2015, the Forest Service received input regarding Subparts A and C of the Travel Management Rule.

Motorized Vehicle Management in Western Mojave Planning Area (WEMO) – The County is participating in development of this plan as a Cooperating Agency, which proposes a plan amendment and alternatives covering the management of motorized vehicles on public lands in the Western Mojave area. The County reviewed and submitted comments to the BLM for the Draft EIS in 2015, and entered into a Programmatic Agreement regarding cultural resources.

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

participate in the development of the management plan and EIS, although little activity occurred in 2015.

Hazard Mitigation Plan – The County is continuing to work to assess the risk from all hazards, natural and manmade, within the County and neighboring Counties, evaluate the vulnerability of structures and infrastructures to these hazards, and assist participating jurisdictions to identify and plan mitigation initiatives to address the vulnerabilities. The plan will provide a set of action items that, if implemented, can help reduce the risk from natural hazards. Approval of the plan by the California Office of Emergency Services and the Federal Emergency Management Agency is expected by the end of 2016.

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 Plan is expected to be complete in the summer of 2016.

Specific Plans for Charleston View/Tecopa/Shoshone – Based on interest from local residents, the County embarked on preparation of Specific Plans for Tecopa, Shoshone, and Charleston View in Southeast Inyo County in 2015. Public meetings were conducted in both Charleston View and Tecopa.

North Sierra Highway Corridor/Specific Plan – Caltrans selected the County and the City of Bishop for a grant to prepare a Corridor Plan for North Sierra Highway (generally between the Tri-County Fairgrounds and the Bishop Paiute Palace on the north side of Bishop) in 2015. The County, City of Bishop, and the Bishop Paiute Tribe worked with other interested parties in the Corridor to expand the scope of work to a Specific Plan, and the Eastern Sierra Transit Authority (ESTA) pledged to provide financial support to assist doing so. Work is expected to begin in 2016.

Endangered Species Coordination – The County has been monitoring the US Fish and Wildlife Service’s endangered species listing work program. In 2015, the County provided input regarding the Inyo Mountains Salamander and the Panamint Alligator Lizard. The Service elected not to proceed with critical habitat designation for the Sage Grouse in 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 (i) promoting consistency of other agencies' actions with General Plan (Goal Gov-1), (ii) encouraging collaborative planning and public participation (Goal Gov-2), (iii) increasing private land ownership (Goal Gov-3), (iv) guiding federal land actions and encouraging economic development (Goal Gov-4), (v) protecting and developing water resources (Goal Gov-5), (vi) preserving and expanding agriculture (Goal Gov-6), (vii) enhancing opportunities for recreation, including for off-road vehicles, hiking, and biking (Goal Gov-7), (viii) encouraging improved management of wildlife and fisheries (Goal Gov-8), (ix) promoting exploration, development, and reclamation of mineral resources (Goal Gov-9), (x) balancing energy development (Goal Gov-10), and (xi) enhancing transportation and preserving access (Goal Gov-11)

To achieve these goals, the County has continued dialogue with local, regional, state, and federal agencies on a variety of projects, as discussed elsewhere in this report, thereby continuing the previous coordination efforts with other agencies. The County constantly strives to ensure collaboration between national, California, and regional agencies as required by federal, State, and local regulations. The County works to make such agencies aware of County programs and policies and bring their actions into conformance with the General Plan. During 2015, the County worked with the US Forest Service, the US Fish and Wildlife Service, the National Park Service and other state and federal agencies in regional planning efforts affecting Inyo County resources.

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

Land Use Element

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

Potential impacts from new development are assessed under CEQA. Additional conditions of approval and mitigation may be required if deemed necessary to provide for issues such as screening, habitat conservation, parking, and noise-reduction, or otherwise address issues per the General Plan's direction. During 2015, the County processed and completed EIRs for the Adventure Trails project and the Renewable Energy General Plan Amendment. The County also embarked on Specific Plans for North Sierra Highway and communities in Southeast Inyo County. The REGPA provides for land use policy direction for renewable energy development in the County.

Economic Development Element

The Economic Development Element works to support long-term efforts to improve economic conditions for all County residents, and addresses tourism, natural resources, and retail sales. Towards these ends, the County has continued to promote access to public lands and limit any new restrictions being planned. Promotions regarding Inyo County in major population centers elsewhere in the State (including at the State fair) are carried out. Filming opportunities are exploited, and several dramatic locations were featured in film, television, and other venues in 2015.

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 2015 two new units were produced, and that construction began on a significant number of new units.

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

Circulation Element

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

As discussed previously, projects are reviewed to minimize impacts, provide for parking, reduce vehicle trips, and optimize transportation access. Continuing improvement in telecommunications infrastructure provides opportunities for telecommuting and economic development, and Digital 395 provides an excellent opportunity for telecommunications enhancements locally. The County continues to work with Caltrans regarding the Olancho-Cartago Four-Lane project. Several major road projects were worked on during 2015, including Whitney Portal and Rock Creek roads. The Adventure Trails project works to provide access and encourage economic development. Viewshed issues along scenic highways are also addressed, as they may apply. The County continues to encourage the Forest Service and other federal agencies to address local concerns regarding appropriate motorized transport on federal lands and to otherwise maintain and improve access.

The County continues to work with and support ESTA to implement transit service throughout the County and beyond. The Short Range Transit Plan completed in 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 2015, the County continued working on the Inyo County ATP, which includes bicycles, pedestrians, safe-routes-to-schools, and recreation trails. The RTP update was also completed in 2015.

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

The County continues its planning efforts to improve the Bishop airport, and continued implementation of a planning grant for the airport in 2015. 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, OVSES, and other planning efforts. The County continues to work with telecommunication providers to improve 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 2015. The County is working with State and federal agencies to encourage appropriate mineral production.

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

The County continued to participate in the Quadstate Local Government Authority. The County served on the Desert Tortoise Oversight Group, the Desert Managers Group, and the Desert Advisory Council as a way of providing a voice in regional planning initiatives and policy development.

Public Safety Element

The Public Safety Element works to reduce hazards regarding air quality, floods, avalanches, wildfires, geology and seismicity, and noise. The County continues to cooperate with DWP to reduce dust from Owens Lake, and evaluates air quality issues for major discretionary projects. Building permits and other development proposals are reviewed for flooding, fire, avalanche, and faulting hazards. The County continued its work on a Hazard Mitigation Plan in 2015. The mitigation requirements developed and approved in the General Plan EIR are enforced in areas subject to avalanche hazards. FEMA Flood Maps for the County were updated in 2011 and are being used to evaluate whether projects are in potential flood zones. Noise issues are addressed through environmental review.

IV. General Plan and Zoning Code Update

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

During 2013, staff held numerous meetings with stakeholders and public workshops throughout the County to provide information, and receive input and feedback on the updated general plan and zoning code update. Results of the stakeholder and public outreach were presented to the Planning Commission in late 2013 and to the Board of Supervisors in early 2014. Staff is incorporating the results of public outreach, as well as comments from the Planning Commission and Board of Supervisors, and working to conduct environmental review in 2016.

V. Conclusion

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

The County provided leadership and participated in many planning activities in 2015, 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 2016.

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

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: 1/1/2015 - 12/31/2015

Table A

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

1 Project Identifier (may be APN No., project name or address)	2 Unit Category		3 Tenure R=Renter O=Owner		4 Affordability by Household Incomes				5 Total Units per Project	5a Est. # Infill Units*	6 Housing with Financial Assistance and/or Deed Restrictions		7 Housing without Financial Assistance or Deed Restrictions	
					Very Low- Income	Low- Income	Moderate- Income	Above Moderate- Income			Assistance Programs for Each Development	Deed Restricted Units	8 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.	
(9) Total of Moderate and Above Moderate from Table A3														
(10) Total by Income Table A/A3														
(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, California	Reporting Period	1/1/2015 - 12/31/2015
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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 it 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)

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

* Note: This field is voluntary

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

(CCR Title 25 §6202)

Jurisdiction	Inyo County, California
Reporting Period	1/1/2015 - 12/31/2015

Table C
Program Implementation Status

Program Description (By Housing Element Program Names)	Name of Program	Objective	Timeframe in H.E.	Status of Program Implementation
		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.		
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	1/1/2015 - 12/31/2015

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.