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HOUSING POLICY
DEVELOPMENT, HCD
APR 07 2011

April 4, 2011

State of California
Department of Housing and Community Development
Division of Housing Policy Development
P.O. Box 952053
Sacramento, CA 94252-2053

RE: 2010 General Plan Annual Progress Report

To Whom It May Concern:

Please find enclosed a copy of Inyo County's 2010 General Plan Annual Progress Report. Thank you. Please call me at (760) 878-0263 or email me at jhart@inyocounty.us if you have any questions.

Sincerely,

Joshua Hart, AICP
Planning Director

Enclosure

General Plan Annual Progress Report

2010

County of Inyo

Prepared by Inyo County Planning Department

March 2011

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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.

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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 2010 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

During 2010 the Department of Building and Safety issued approximately 364 building permits. Of these, about 96 were reviewed by the Planning Department for zoning and General Plan consistency issues. Building permits were issued for ten new single-family homes, and demolition permits were issued for three single-family homes, resulting in a net increase of seven. Permits for nine new mobilehomes were issued, and no demolition permits were issued, for a net increase of nine. The resulting building permit activity indicates a net increase of sixteen dwelling units. Certificates of occupancy were issued for six residences, four mobile homes, one commercial motel, one commercial restaurant, one commercial solar, and other minor miscellaneous structures throughout the County, for a total of 23. Building permits were issued for one mobilehome office and one commercial building.

Planning Permits

The Planning Department processed a variety of planning permits during 2010, including variances, conditional use permits (CUP), subdivisions, and associated environmental reviews. The breakdown in applications received is as follows:

- 2 Parcel Mergers
- 4 Lot Line Adjustments
- 2 Tentative Parcel Maps
- 1 Tentative Tract Map
- 8 CUPs
- 3 Variances
- 1 Reclamation Plan
- 4 General Plan Amendments (GPA)

- 5 Zoning Reclassifications (ZR)
- 4 Lone Pine Design Reviews
- 1 Road Abandonment

In addition, 3 zoning violations were logged.

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

- 7 CUPs
- 2 Tentative Parcel Maps
- 3 GPAs
- 1 ZR
- 1 Tentative Tract Map
- 1 Variance
- 1 Telecommunication Plan

Of the projects reviewed by the Planning Commission, seven applications were presented to the Board of Supervisors. In addition, the Lone Pine Architectural Design Review Board heard four design review case. No emergency ordinances or moratoria were approved in 2010.

Zoning and General Plan Amendments

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

GPA No. 2009-04/Inyo County (Government Element) – Inyo County adopted an optional Government Element to its General Plan in 2001. The County updated the Element to address a variety of issues, including the following topics: a definition of coordination; expanded goals and policies regarding land tenure economic development, water resources, agriculture, recreational opportunities, wildlife and fisheries, minerals, energy, and transportation; creation of a Land Use Committee to assist the County in its coordination efforts; and references to relevant rules, regulations, and maps of important mineral resources in the County. The Government Element was reviewed by the Planning Commission on January 27, 2010, which recommended approval to the Board of Supervisors. The Board review and approved the updated Element on February 16, 2010.

ZR No. 2009-06/Inyo County (Non-conforming Buildings) – the Board approved this project on January 12, 2010, which permits reconstruction of destroyed non-conforming residential buildings in all zones, regardless of the extent of destruction.

ZR No. 2010-01 (Calvery Baptist Church) – an application to rezone the southern portion of the Calvary Baptist Church property, located at 1100 W. Line Street, Bishop, from Open Space, 40-acre minimum (OS-40) to Highway Services & Tourist

Commercial (C-2). The northern portion of the church property was already zoned C-2; rezoning the southern portion of the property to C-2 resulted in uniform zoning for the entire property, in preparation for a future expansion project.

GPA 2010-02 and ZR 2010-03 (Barker) – a request to change the General Plan designation and zoning on a 5-acre parcel located in Trona, within Inyo County, approximately 250 feet to the west of the Wild Rose/Trona Road (adjacent to the northwest corner of Kuhlman's Auto Wrecking; APN 038-340-20, Section 32), from Residential Estate (RE) to Heavy Commercial (HC) and from Rural Residential (RR) to Heavy Commercial (C-4), respectively, to allow for storage of sand and gravel in four contained silos, with delivery of same to and from the site.

GPA No. 2010-04, ZR No. 2010-05, and TTM No. 248 (Kemp) – a proposal to subdivide 31 acres of a 630-acre parcel, which is located at the intersection of Indian Springs Drive & Tuttle Creek Road, adjacent to the community of Alabama Hills. The subdivision created twelve 2.5-acre residential lots and one 1-acre lot for fire protection purposes. The remaining acreage of the parcel would be left as a "remainder" parcel that will continue to be used for cattle grazing.

Variance 2009-04 (Brito) – the applicant, requested a variance from the Inyo County Zoning requirement that requires that an accessory structure be located a minimum of 5 feet from a side property boundary. The applicant requested that an already partially constructed shade structure, constructed off the garage and up to the south property line, be allowed to remain. The Planning Commission denied the application.

Telecom Plan No. 2010-01, and CUP No. 2010-01 (Commnet) – a Wireless communications Plan, to include a single 60-foot monopole, was proposed for a site on the Furnace Creek Ranch resort property in Death Valley, northwest of the intersection of State Highway 190 and Bad Water Road. The monopole provides wireless phone service to the Furnace Creek area, with *Commnet of Nevada* providing "roaming" cellular phone service for clients of all the major U.S. cellular carriers and over 130 international carriers. A CUP is also necessary for this application due to the fact that the proposed monopole is higher than the maximum height allowed in the C-5 Zone. The Furnace Creek Ranch property is designated Resort/Recreational (REC) under the Inyo County General Plan, and is zoned Commercial Recreation (C-5).

TPM No. 392 (Williams) – a lot split for 0.92 acres of residentially zoned property at 1636 Valley View Drive, Bishop. Two lots were proposed: one at the front of the parcel, which is adjacent to Valley View Drive, and one at the rear of the parcel, which will be accessed from Valley View Drive via an easement over the front lot.

TTM No. 243 (Valley Homestead Land & Livestock (Barlow) – a request for an extension of time in which to file the Final Map for TTM #243/Valley Homestead Land & Livestock (Barlow), which was approved by the Planning Commission in 2006.

TPM No. 391 (Cline) – a proposal to subdivide a 3.18-acre parcel located at 1821 Valley View Drive, northwest of Bishop (APN 010-353-11), into four parcels (ranging in size from 9,353 sq. ft. to 21,381 sq. ft.) and a remainder (1.68 acres in size). The property is designated Residential Medium Density (RM) and zoned Residential Mobile Home, 7200 sq. ft. minimum lot size (RMH). This hearing was continued due to additional information requested by the Department of Fish and Game.

CUP No. 2010-04 (Crystal Geyser Roxanne Beverage Bottling Plant) – in 2005, approval was granted for Crystal Geyser to construct a beverage bottling plant on a 120-acre site located approximately three miles south of Olancha. The 2005 approvals for the plant included a General Plan Amendment, a ZR, a CUP, and certification of an EIR. Although the plant project has not yet been constructed, all approvals for the project remain in effect, except for the CUP, which lapsed over the past year. This application requested approval of the CUP portion of the Beverage Bottling Plant project.

Amendment of CUP No. 2007-03 (Coso Hay Ranch Water Extraction & Delivery Project) – an Amendment to the CUP approved in May 2009 that allows Coso to pump water at their Hay Ranch property, located just north of Coso Junction, and transfer it via a 9-mile pipeline to their geothermal plant located on the China Lake Naval Air Weapons base. This Amendment to the CUP would allow two new larger, deeper wells to be constructed and used as a source of project water, in place of the two existing, shallower wells. This hearing was continued due to a request from the applicant.

CUP No. 2009-07 (Bishop Tungsten Development LLC) – the applicant, Bishop Tungsten Development LLC (Doug Hicks) is proposing to replace an existing island type electrical service connection with a parallel type electrical service connection. The project site consists of approximately 200 acres of patented mining claims which is designated as Natural Resource (NR) in the Inyo County General Plan and is zoned Open Space, 40 acre minimum (OS-40). The project is located at the former Pine Creek Tungsten Mill approximately 7 miles west of the community of Rovana in Inyo County, Section 8, Township 7 South, Range 30 East, M. D. B. & M. (APN 009-300-02, 04, 05 and 06).

CUP No. 2010-02 (St. Therese Mission) – a proposal to construct an environmental park development on 17.5 acres at 881 E. Old Spanish Trail (APN's 048-514-14, 15, 18, 19, 20, 30, 31) in the far southeastern portion of Inyo County, in the community of Charleston View, approximately 20 minutes from Pahrump, Nevada area. The project site is designated Resort/Recreational (REC) under the Inyo County General Plan, and is zoned Open Space 40-acre minimum (OS-40) under the Inyo County Zoning Ordinance. A CUP is required in the OS-40 Zone for the uses proposed.

CUP No. 2010-07 and Variance 2010-03 (Brightsource Energy) – this project involves placing a temporary weather monitoring station on a property in Charleston View. The weather station will be in use for no more than six months. It will be 8' in height with an additional 35' wind pole, and will have a temporary 40'x 40' x 6'1" standard chain link fence around it. The weather station will be used to generate data for the area to see if it

is viable for solar energy production. If the resulting data shows that the area has adequate solar resources, the applicant will be interested in developing a solar renewable energy project on the property.

CUP No. 2010-05 and Variance No. 2010-01 (Little Lake North Wind Project) – this project consists of three meteorological towers placed over 4,500 acres of BLM lands for a period not to exceed three years. The project area is located near the Pearsonville area. The towers will be used to evaluate the wind resources of the area in order to determine if the area could support a future wind energy project.

CUP No. 2010-06 and Variance No. 2010-02 (Little Lake South Wind Project) – this project consists of five meteorological towers placed over 14,200 acres of BLM lands for a period not to exceed three years. The project area ranges from Haiwee Reservoir to Coso Junction. The towers will be used to evaluate the wind resources of the area in order to determine if the area could support a future wind energy project.

Other Projects

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

Ordinance No. 1158 (Renewable Energy) – the Board of Supervisors adopted an Ordinance on August 17 regulating commercial-scale renewable energy development. The Ordinance requires that before commencing construction of a solar thermal, photovoltaic, or wind energy power plant or an electric transmission line associated with these types of power plants, a developer would have to obtain a "renewable energy permit or renewable energy development agreement" from the County. Because some projects of a certain size and type are required to obtain approval prior to commencement of construction from the California Energy Commission or the California Public Utilities Commission, these facilities are exempt from the requirement to obtain a renewable energy permit; but, under the Ordinance, the facilities are required to obtain a "renewable energy impact determination" from the County.

General Plan Amendment (GPA) No. 2010-03 (Renewable Solar and Wind Energy) – the County has been working on an update to the Inyo County General Plan to address renewable solar and wind energy development. Due to interest expressed in the Renewable Energy Ordinance, staff undertook substantial outreach in the fall of 2010. As part of the update, a General Plan Land Use Designation Overlay is proposed in which renewable energy projects, specifically solar and wind, may be developed, based on site specific studies, environmental review, and permitting pursuant to the County's Renewable Energy Ordinance and other applicable State, federal, and local laws. Other updates proposed include the following: identifying appropriate means to develop renewable wind and solar energy resources, provided that social, economic, and environmental impacts are minimized; offsetting costs to the County and lost economic development potential, and mitigation of economic effects; working to protect military readiness, and; considering conversions of lands utilized for agriculture, mining, and

recreation. A draft GPA was distributed in December 2010, and hearings are planned for 2011.

Pine Creek Village EIR – the County procured an environmental consultant and issued a Notice of Preparation of EIR for an application at Rovana to subdivide existing residences and develop around the periphery of the village. The project would demolish the existing village gymnasium, add 51 manufactured homes and 44 patio homes, and construct infrastructure to support the residences. In addition, the applicant proposes to add a subdivision of eight to 10 large lots for future residential uses. Approval of the project would result in a total of 198 dwelling units in the village, including 89 existing lots and homes. The County held a public scoping meeting for the project on March 29, 2010. Work has been proceeding on the draft EIR.

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, and County staff has been working on completing contracting issues. It is anticipated that work on the Plan will begin in 2011.

Crystal Geyser (Cabin Bar Ranch) Project – the County received an application to develop a water bottling facility at the Cabin Bar Ranch in 2010. Work is proceeding to procure and environmental consultant to begin work on an EIR for the project.

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 any associated environmental impacts. Staff inspected approximately 100 mines and processed reclamation or amendments for DVA Zeolite, T Rock Products and Cerro Gordo Mine, which are still in the processing stage.

Los Angeles Department of Water and Power (DWP) Land Release – the County continued its coordination efforts with DWP to release lands for private ownership. The County entered into a contract with CA Bretton, Inc. to conduct a real property value appraisal for the proposed DWP land release properties.

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. On August 18, 2010 the US Department of Commerce's National Telecommunications and Information Administration announced the award of a broadband infrastructure investment grant to the California Broadband Cooperative, Inc. Completion of the Digital 395 project will provide significant economic opportunity to the County.

FEMA – Inyo County staff has recently completed a public outreach process to gather input on the recently updated Flood Insurance Rate Maps (FEMA). The County created a website, http://www.inyocounty.us/FEMA/ that detailed the process, announced times and locations for public meetings that would be accessible to most effected property

owners, and provided a link to view the updated maps. The County held four public meetings that were advertised via local radio stations and newspapers.

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; completion is expected in 2011.

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.

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 2010, 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 County provided input into the preferred alternative for the project.

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 will be 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 will be 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.

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 potentially solar energy development, habitat enhancement, and further dust mitigation. County representatives have been participating in the Plan's preparation, and a draft Plan is expected in 2011, with environmental review following.

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.

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.
>
> ***DRECP*** – on November 17, 2008, Governor Schwarzenegger signed Executive Order No. S-14-08 that sets California's goal of 33 percent renewable energy by 2020 [i.e., the Renewable Portfolio Standard (RPS)] and works to improve processes for licensing renewable projects. In addition, the Governor ordered the development of the DRECP 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 on the DRECP Stakeholder Group and has provided input regarding the Plan's development.
>
> ***CTPG*** – the CTPG builds on the RETI work and is a forum for conducting joint transmission planning and coordination in transmission activities to meet the needs of California. The CTPG was formed as a result of discussions facilitated by FERC to address California's transmission needs in a coordinated manner that would respect

various business models. The County has been monitoring the CTPG's work products, which provide input for transmission planning in the State and regionally.

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.

Desert Protection Act – Senator Feinstein has introduced this bill, 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. The Act was subsequently replaced by an update in 2011.

Inyo County Wildfire Protection Plan – this plan works to identify high-risk communities, proposed fuel-reduction projects, preoperational suggestions, and other measures to reduce fire risk, and was completed in 2009. The County continued to coordinate with the State in 2010 to implement the Plan.

Regional Agency Integrated Waste Management Plan – this document addresses waste management and provides an overview of the actions that will be taken to achieve diversion requirements and to maintain 15 years disposal capacity. Statute requires that the document be reviewed every five years, and be revised, if necessary. Inyo County's most recent five-year review was completed May 6, 2009, deemed complete by the California Integrated Waste Management Board November 5, 2009, and approved December 15, 2009. The County has been working on implementation in 2010.

Blueprint Project – this project involves iterative land use/transportation modeling and scenario planning in Inyo and Mono counties. Training and modeling has commenced, which will lead to evaluation of future land use scenarios based on transportation decisions, and vice versa.

Alabama Hills Stewardship Group – the County worked with this group in its efforts to plan for the future of the Alabama Hills. The Group provided information and presentations to the County, and the Board of Supervisors considered its proposals for the Alabama Hills, resulting in correspondence providing local input for the Group's proposals.

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 State funding issues, but recommenced in late 2009. Outreach occurred in 2010 to local community groups throughout the Owens Valley. A final report is expected in 2011.

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. The Board of Supervisors issued correspondence regarding the Planning Rule in response to the Notice of Intent and other requests providing recommendations for the content of the rule. A draft rule was issued in February 2011, and the County will continue to monitor its implementation.

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.

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 Plan, and County staff has been attending meetings to develop the Plan. Conceptual alternatives are expected to be released in the spring of 2011, with environmental review commencing soon thereafter.

Yucca Mountain Repository Assessment Office – on December 22, 2008, the County filed a Petition for Intervention to the U.S. Department of Energy's license application to the Nuclear Regulatory Commission, to construct and operate the nation's first geologic repository for high-level nuclear waste at Yucca Mountain, Nevada. The County was admitted to and participated in the licensing proceedings as a petitioner. Several monitoring and deep wells have been drilled with funds from cooperative agreements and grants between the County and the U.S. Department of Energy, including a well at Nevares Spring in 2010.

In 2010 Gruen+Gruen completed a Socioeconomic Impact Analysis, which analyzed the potential economic impacts of the Yucca Mountain Nuclear Repository on Inyo County. The analysis found no evidence that the Yucca Mountain Repository project will provide any benefits to the County's socio-economic base. Upon initial announcement of the repository's operation, a drop in visitation would occur in the range of 17.3 and 26.3 percent. The report states that the decrease in economic activity in Inyo County is estimated range from a minimum of 16 million dollars and could be as much as 184 million dollars. The socioeconomic impact analysis goes on to state that the range of job losses as a result of the Yucca Mountain Repository becoming active would be a minimum of 156 Inyo County jobs and a maximum of 1,771 Inyo County jobs.

Geographic Information System (GIS) – the County's GIS program is used for analysis and map graphics in planning projects, as well as tool for public information and customer service. The County maintains a web based GIS application that is available to the public. The County went through an extensive recruitment process to hire a GIS Technician to update and maintain the County GIS program.

Census 2010 – the 2010 Census was completed, with the Bishop area achieving a 73% response percentage (i.e., mailed responses). As of late January 2011 the only official 2010 census data that had been released was a basic national population count total (308,745,538). In February and March, however, each state will begin to receive local-level 2010 Census data from the Census Bureau on issues such as race, Hispanic origin, and the voting age population. This data will be used by state governments in their process of redrawing the boundaries of their U.S. Congressional and state legislative districts. Additional data from the 2010 Census will be released on a "flow basis" as it becomes available, through 2013.

Lower Owens River Project (LORP) - overall the goals of the LORP to establish a healthy, functioning ecosystem for the benefit of biodiversity and Threatened and Endangered species, are being met. The initial environmental effects of supplying water to the river were dramatic, especially the recruitment of vegetation and the return of wildlife. However, after three years the rapid recruitment of tree willows and cottonwoods has slowed. Few willow seedlings, and no cottonwood seedlings were found in the river-riparian corridor during the 2010 annual assessment of the LORP project area. This could be due to encroaching aquatic vegetation, primarily dense tules that are preventing water-dispersed seeds from reaching bank soils suitable for germination. It appears that tules are becoming a key and limiting factor in the future development and expansion of the riparian ecosystem. More detailed information can be found in the 2009-2010 LORP Annual Report, which can be found at www.inyowater.org.

LORP Recreational Use Plan – the LORP area will appeal to recreationists who enjoy bird watching, wildlife viewing, hunting and fishing, and many other outdoor activities in a natural and unique ecosystem. With increased use, unauthorized roads, waste and litter, vandalism, wildfires, artifact gathering, vegetation clearing and soil disturbances are likely, and managing these problems can be costly for the County and conflict with the goals of the LORP. Anticipating this, the County began development of a recreational use plan in 2010. The draft plan, which seeks to create a balance between recreational uses and the environmental goals of the project, will be available in late 2011.

LORP Post-Implementation Agreement – in 2010, the County and LADWP finalized a joint funding agreement, which describes project cost, assigns roles, parses 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 does not share costs associated with range management.

Additional Mitigation Projects Developed by the Ad Hoc Group – MOU section III identifies several commitments to mitigation projects in addition to the LORP. 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 impacts to 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 including:

Yellow-billed Cuckoo habitat at Baker and Hogback Creeks – the Yellow-billed Cuckoo project plans for habitat enhancement at Baker and Hogback Creeks were finalized in May 2009. LADWP performed CEQA analysis and issued a Mitigated Negative Declaration in late 2009. Fencing has been constructed to exclude cattle from the area during the time when birds are expected to be nesting. Planting of trees began in 2010.

Hines Springs Well 355 – the project involved running water from Well 355 and Aberdeen Ditch through a pipeline into a portion of the historic spring vent channel. A ten-acre enclosure will be built around the project. The project will create and enhance riparian, aquatic and spring habitat types. In addition, subirrigation of pasture/meadow will enhance livestock grazing opportunities. A fish barrier will separate the ditch water and spring water areas so that spring dependant species can be isolated.

Freeman Creek – the project involves the diversion of Freeman Creek into ancestral washes to create a diverse riparian corridor.

North of Mazourka Canyon Road – this project involves the utilization of the water provided by flowing well V008 and the installation and utilization of water from a new flowing well. The water from the flowing wells will be piped to an outflow channel and will follow existing natural drainage features, flowing through two ponds and terminating west of the Owens River. The project will create spring and riparian habitat.

Homestead Well – this project involves water from a new flowing well to be piped to an existing channel towards an approximately 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 one-acre pond. In addition, a stock watering location will be provided as part of this project.

Well 368 – this project involves augmenting the flow at F368, which currently supports a native fish population. A new flowing well will be drilled to augment W368 and combined these will create and maintain riparian, aquatic and spring habitats.

Diaz Lake – this project involves supplying 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 conducted by Inyo County to supply the lake. This project will reduce pumping by Inyo County in the Bairs-Georges Wellfield.

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. This project will not receive water every year but will serve to balance the annual 1600 acre-foot water commitment.

Big Pine Ditch System – largely through volunteer efforts, the Big Pine Ditch system is nearing completion. All of the ditches have been dug and pipes installed under streets and yards. Water now flows throughout the town. The project should be finished by spring 2011.

Big Pine Regreening – the Inyo County/LADWP Technical Group approved an amended mitigation plan in the spring of 2010. Modifications include a change in water source. The Big Pine Canal was added to the Big Pine and Mendenhall ditches as a source of project water. Replacement water, equal to or less than 150 AFY, will be supplied by Well 375. The effect of pumping Well 375 to supply this project is predicted to be negligible. The Water Department modeled the effects of pumping Well 375 continuously for ten years. The model took into consideration pumping effects at three locations and if Well 375 was pumped at 150 AFY the water table at these sites will decline less than 0.2 feet. The new project scope also allows sprinkler irrigation as well as flood irrigation. The original project description anticipated flood irrigation. It is estimated that sprinklers will reduce the project's water use from 150 AFY to 90 AFY.

Eastern Sierra Integrated Regional Water Management Plan (IRWMP) – the County has been participating in this project, which is comprised of a broad array of stakeholders throughout Inyo and Mono Counties and northern San Bernardino and Kern Counties. Currently there are more than thirty public, private and not-for-profit entities actively working towards the goal of establishing and implementing an IRWMP for Inyo and Mono Counties. The IRWMP includes a Planning Committee and a Coordinating Committee.

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.

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 works towards (1) coordination by federal land managers in the preparation of plans that impact the use of lands they manage; (2) improving overall communication and coordination between the County and federal, state, and local agencies and Native American tribes; (3) enhancing and collaborative planning with other federal, state, and local governmental agencies working in California; (4) establishing issues to be considered in the transfer of land between government agencies and with the public; and (5) administrative and maintenance of the General Plan.

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 of the Collaborative Planning Team. 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. In particular, the County produced a draft Memorandum of Understanding (MOU) with the U. S. Department of Agriculture (USDA), the U.S. Forest Service, and the Inyo National Forest, whereby a defined communication protocol is documented in order that communication between the agencies can be maximized and conflicts and misunderstandings minimized. 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.

The County continues to strive to keep the General Plan current. In 2010, updates to the Government Element were completed and approved by the Board of Supervisors. Important updates to the Element include defining the term coordination so that better communication and more effective interaction may take place between the County and other agencies.

- Promoting consistency of other agencies' actions with General Plan (Goal Gov-1)
- Encouraging collaborative planning and public participation (Goal Gov-2)
- Increasing private land ownership (Goal Gov-3)
- Guiding federal land actions and encouraging economic development (Goal Gov-4)
- Protecting and developing water resources (Goal Gov-5)
- Preserving and expanding agriculture (Goal Gov-6)
- Enhancing opportunities for recreation, including for off-road vehicles, hiking, and biking (Goal Gov-7)
- Encouraging improved management of wildlife and fisheries (Goal Gov-8)
- Promoting exploration, development, and reclamation of mineral resources (Goal Gov-9)
- Balancing energy development (Goal Gov-10)
- Enhancing transportation and preserving access (Goal Gov-11)

The new Government Element creates a Land Use Committee to provide guidance to the County regarding planning issues being addressed within the County. Also, in

accordance with Government Element Policy GOV-4.2/Maintaining Planning Consistency, revisions to the zoning ordinance are under way in order to achieve greater consistency between the General Plan and the zoning ordinance. These revisions are more specifically detailed below in Section IV, General Plan and Zoning Code Updates.

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. The Renewable Energy GPA (discussed previously) will update the Land Use Element to address commercial scale solar and wind development.

During 2010, two amendments to the General Plan land use diagrams were approved: one amendment changed the land use designation on a 5-acre parcel in Trona from Residential to Heavy Commercial to allow for a sand and gravel storage facility; the other changed the designation of 31 acres adjacent to the Alabama Hills community west of Lone Pine from Open Space to Residential in order to allow for the creation of 12 new lots. Work was also completed which amended the zoning ordinance's provisions for non-conforming structures, whereby such structures are now allowed to be rebuilt - no matter the degree of destruction – to their prior degree of non-conformity.

Potential impacts from new development are assessed under CEQA. Work is continuing on an EIR for a new housing proposal for Rovana, known as Pine Creek Village. In addition, consultants were chosen 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 Olancha. 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 2010. The Renewable Energy GPA (discussed previously) will update the Economic Development Element to address commercial scale solar and wind development.

Housing Element

The Housing Element, updated and certified by HCD in 2009, works to provide housing for all of the community, and addresses the needs of specified populations. Preliminary data indicate that in 2010 approximately 16 net new 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. Due to current State budget issues, maintenance of existing facilities and continuation of these improvement projects will be challenging.

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. 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, despite difficulties brought on by the State budget crisis.

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. 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) will update 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 2010. 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.

Late in 2010 the Board of Supervisors approved the County's request to participate in the Quadstate Local Government Authority: the County will serve 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 are in the process of being updated by the Public Works Department. Noise issues are addressed through environmental review, but to date the County Code has not been updated with a noise ordinance.

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 2010, 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 the Government Element and updates for renewable energy. Updates to remainder of the General Plan and the zoning ordinance are expected to move forward in 2011.

Appendix A

Government Code Section 65400

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

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

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

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

(B) The progress in meeting its share of regional housing needs determined pursuant to Section 65584 and local efforts to remove governmental constraints to the maintenance, improvement, and development of housing pursuant to paragraph (3) of subdivision (c) of Section 65583. The housing element portion of the annual report, as required by this paragraph, shall be prepared through the use of forms and definitions adopted by the Department of Housing and Community Development pursuant to the rulemaking provisions of the Administrative Procedure Act (Chapter 3.5 (commencing with Section 11340) of Part 1 of Division 3 of Title 2). Prior to and after adoption of the forms, the housing element portion of the annual report shall include a section that describes the actions taken by the local government towards completion of the programs and status of the local government's compliance with the deadlines in its housing element. That report shall be considered at an annual public meeting before the legislative body where members of the public shall be allowed to provide oral testimony and written comments.

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

(b) If a court finds, upon a motion to that effect, that a city, county, or city and county failed to submit, within 60 days of the deadline established in this section, the housing element portion of the report required pursuant to subparagraph (B) of

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

Appendix B

Draft Housing and Community Development Department Annual Element Progress Report Forms

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

Jurisdiction Inyo County, California

Reporting Period 1/1/2010 - 12/31/2010

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	16	16				
(10) Total by income Table A/A3 ► ►						16	16				
(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 1/1/2010 - 12/31/2010

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 whichmeet 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				9	16	

* Note: This field is voluntary

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

Jurisdiction Inyo County, California

Reporting Period 1/1/2010 - 12/31/2010

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							56	132
Total RHNA by COG. Enter allocation number:			18	16	6	16							56	401
Total Units ► ► ►														
Remaining Need for RHNA Period ► ► ► ► ►														

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

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

Jurisdiction Inyo County, California

Reporting Period 1/1/2010 - 12/31/2010

Table C

Program Implementation Status

Program Description (By Housing Element Program Names)	**Housing Programs Progress Report - Government Code Section 65583.** Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.		
Name of Program	**Objective**	**Timeframe in H.E.**	**Status of Program Implementation**
Goal 2.1 - Provision of adequate sites	Release of DWP lands	Mar 2011	The County continues to work with LADWP to release identified
		and Ongoing	lands. The County worked to amend the LTWA to identify
			a site on Hanby street in Bishop for future auction. A date is set
			for the auction of 24 parcels.
Policy 2.2 - Emergency Shelters and	Amendments to Zoning	Ongoing	The County is working on amendments to the Zoning Ordinance.
Transitional Supportive Housing	Ordinance		
Policy 2.3. - Extremely low-income			
Policy 3.3 - Second Units			
Program 5.2.2 - Admin. Approvals			
Policy 5.4 - Residential Care Facilities			
Policy 5.1 - Residential in commercial	Mixed and residential uses	Jan 2010	The County amended the zoning ordinance in 2010 to allow
areas	in commercial areas		reconstruction of non-conforming residential buildings in any zone.

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

Jurisdiction Inyo County, California

Reporting Period 1/1/2010 - 12/31/2010

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.