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Housing Policy Department
Received on:
APR - 1 2014

March 25, 2014

State of California
Governor's Office of Planning and Research
P.O. Box 3044
Sacramento, CA 95812-3044

RE: 2013 General Plan Progress Report

To Whom It May Concern:

Please find enclosed a copy of Inyo County's 2013 General Plan Progress Report. The 2013 General Plan Progress Report may also be reviewed at the Inyo County Planning Department website at www.inyoplanning.org. Thank you. Please call me at (760) 878-0263 or email me at ekabala@inyocounty.us if you have any questions.

Sincerely,

Elaine Kabala
Inyo County Planning

Cc: Housing and Community Development

Enclosure

Draft General Plan Annual Progress Draft Report

2013

County of Inyo

Prepared by Inyo County Planning Department

March 2014

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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://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 2013 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

Eighty-one building permits were reviewed by the Planning Department for zoning consistency issues. Building permits were issued for seven new single-family homes, and five new mobilehomes. The resulting building permit activity indicates a net increase of twelve single-family dwelling units during 2013. Two buildings permits were reviewed for exterior remodels on commercial buildings and one building permit was reviewed for a pre-fabricated metal commercial building. There were also six solar energy generating systems installed during 2013, all of which were ground-mounted systems. Additionally, four permits were reviewed for replacing and upgrading cell towers.

Planning Permits

The Planning Department processed a variety of planning permits during 2013, including variances, conditional use permits (CUP), subdivisions, and associated environmental reviews. The breakdown in applications received is as follows:

- 2 Parcel Mergers (PM)
- 5 Lot Line Adjustments (LLA)
- 2 Tentative Parcel Maps (TPM)
- 2 CUPs
- 1 Reclamation Plan
- 2 General Plan Amendments (GPA)
- 2 Zoning Reclassifications (ZR)
- 2 Lone Pine Design Reviews
- 1 Telecommunications Plan
- 1 Mobilehome Waiver
- 1 Development Agreement

In addition, nine zoning violations were logged and one Planning Commission Appeal was received.

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

- 4 CUPs
- 1 TPM
- 1 GPA
- 2 ZRs
- 1 TTM
- 1 Variance
- 1 Reclamation Plan
- 1 Reversion to Acreage
- 1 Revocation of a CUP
- 1 Time Extension of a CUP

Of the projects reviewed by the Planning Commission, four applications were presented to the Board of Supervisors. In addition, the Lone Pine Architectural Design Review Board heard two design review cases. Three emergencies were proclaimed in 2013: the Death Valley Roadeater Emergency, the Gully Washer Emergency and the Canyon Crusher Emergency, each of which addressed road damage due to flooding. No emergency ordinances or moratoria were approved in 2013.

Projects Reviewed by the Planning Commission during 2013

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

Zone Reclassification #2012-05 – Home Occupations and Cottage Food Operations - The Planning Commission approved a zone reclassification allowing for home occupations and cottage food operations to comply with both the California Home Food Act AB 1616 and the County's General Plan. On August 30, 2012 the California Assembly and Senate passed the California Home Food Act AB 1616. The intention of the legislator in enacting AB 1616 was to promote home food preparation businesses, referred to as Cottage Food Operations (CFOs), as an economic development tool and as a way to provide healthy food choices to low income and rural areas where access to fresh food and transportation opportunities can be limited.

Conditional Use Permit #2012-05/Branson
The Planning Commission approved the CUP with the Findings and Conditions of Approval. The application proposed to build a 30-foot tall communications tower to provide wireless internet access to customers in the Alabama Hills with a more permanent and better functioning facility. The approval was appealed to the Board of Supervisors, which denied the appeal.

Tentative Parcel Map #401/Hughes
The Planning Commission approved this Tentative Parcel Map. The project consisted of the subdivision of a 131-acre parcel into two parcels one consisting of 111-acres and the other 20-acres. The purpose of the project is to correct a land division violation from 1981.

Conditional Use Permit #2010-04/Crystal Geyser Roxane Time Extension
The Planning Commission granted a one-year time extension for Conditional Use Permit #2010-04, which allows for a bottling plant on a 30-acre parcel zoned Light Industrial (M-2), expiring on October 27th, 2013.

Variance #2013-01/Standifer
The Planning Commission approved a variance allowing for an accessory building consisting of a garage and guest house to encroach 5-feet into the required 50-foot front yard setback for a property zoned Rural Residential.

Road Abandonment #2012-01/Mull
The Planning Commission recommended to the Board of Supervisors approval of the road abandonment, which the Board subsequently approved. The applicant requested to abandon a 60-foot wide undeveloped portion of McKenzie Street located between Main Street and First Avenue in the townsite of Darwin. The parcels adjacent to the proposed sited are all zoned Rural Residential with a 1.0-acre minimum.

Mobile Home Waiver #2013-01/Magnificat Adventures & 2013-02/Magnificat Adventures
The Planning Commission approved two mobile-home waivers allowing Magnificat Adventures Inc. to remodel two mobile homes located at the St. Therese Mission in the southeast corner of the County in the community of Charleston View. One of the mobile homes was manufactured prior to 1973 and other prior to 1976; therefore, per Inyo County Code (ICC) 14.12 (Mobile Home Code) both required a mobile home waiver before the proposed remodeling projects could begin.

Road Abandonment #2013-01/Indian Creek CSD
The Planning Commission approved a resolution that the proposed road abandonment is consistent with the General Plan and recommended approval to the Board of Supervisors, which approved the proposal. The application requested abandonment of a 60-foot wide portion of Birch Street lying westerly of Grandview Road in Bishop, CA. This portion of Birch Street is a dead-end street. The applicant is seeking the Road Abandonment to allow for placement of a backup emergency generator for the Indian Creek-Westridge water supply located on the adjacent well yard.

Rock Creek Road Improvement Project Mitigated Negative Declaration
The Planning Commission reviewed a mitigated negative declaration for the the rehabilitation, restoration, and resurfacing, and addition of a bike lane of approximately 9.1 miles of Forest Highway 89/Rock Creek Road, from its junction with US Highway 395 south to the end of the road near Rock Creek Pack Station. The road transects Inyo

and Mono Counties. Mono County is the lead agency under the California Environmental Quality Act (CEQA), and prepared the Mitigated Negative Declaration/Initial Study (MND/IS) pursuant to CEQA. Inyo County is responsible agency under CEQA. The Planning Commission found the mitigated negative declaration adequate.

Telecom Plan #2013-01/AT&T Mobility and Conditional Use Permit #2013-01/AT&T Mobility

The Planning Commission approved modifications to the Telecom Plan, with the exception of the site in Independence, and continued the public hearing for the CUP to another date. Subsequently, the application was withdrawn. The applicant requested to modify AT&T Mobility's existing Wireless Communications Plan, to allow for the placement of wireless communications antennas on an existing 260-foot tower south of Sage Flats Road near Olancha, replacement of a 40-foot tower with an 80-foot tower in Independence at the end of West Payne Street and installation of wireless communications antennas on the new tower. A Conditional Use Permit is necessary for the Independence site due to the fact that the proposed height of the tower is higher than the maximum height allowed in the OS-40 zone.

Conditional Use Permit #2010-04/ Crystal Geyser Roxane Time Extension

The Planning Commission granted a one-year time extension for Conditional Use Permit #2010-04, which allows for a bottling plant on a 30-acre parcel zoned Light Industrial (M-2), expiring on October 27th, 2014.

Road Abandonment #2013-02/Oney

The Planning Commission approved a resolution that the proposed road abandonment is consistent with the General Plan and recommended approval to the Board of Supervisors, which subsequently approved the project in early 2014. The application requested to abandon an approximately 7,985-sq.ft. section of Birch Street lying westerly of Meadow Lane in West Bishop. This section of roadway is a dead-end street and is currently being used by the applicant to house a recycling center.

Zone Reclassification #2013-02 (Public/Quasi-public Uses)

The Planning Commission found that the project is consistent with the General Plan, and that provisions of the California Environmental Quality Act were satisfied, and recommended the Board of Supervisors adopt the proposed ordinance, which it did in early 2014. The proposed zone reclassification was drafted by Staff to accommodate the extension of broadband services throughout the County and to implement the General Plan's direction to expand the use of information technology and install state-of-the-art high speed high-capacity service. The zone reclassification allows for Public/Quasi-Public Uses to be conditionally permitted in the Public (P), General Commercial and Retail (C-1), Highway Services and Tourist Commercial (C-2), Commercial Recreation (C-5), and General Industrial and Extractive (M-1) zoning districts.

Other Projects

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

Zoning Code/General Plan Update – The County adopted a comprehensive General Plan update in 2001. One of the follow-up actions directed in the 2001 General Plan was to update the Zoning Code, which is a component of the Inyo County Code. Staff worked with Willdan in 2011 to prepare updated Zoning Code sections and incorporated their input into a comprehensive Zoning Code update and prepared a related General Plan update. In 2013, staff conducted workshops with the Board of Supervisors, published a draft Zoning Code General Plan Update, and undertook initial public outreach, including multiple stakeholder meetings and five public workshops throughout the County. Staff presented the outcomes of the public workshops to the Planning Commission and the Board of Supervisors, and received direction on additional updates the Zoning Code and General Plan should address, including Code Enforcement and Community Character Overlays. Staff also coordinated with the California Department of Forestry and the Inyo-Mono Integrated Rural Water Management Agency on General Plan requirements addressing AB 1241 and AB 244. Environmental review for the Zoning Code and General Plan update will begin in 2014.

General Plan Amendment 2014-01/Inyo County (Update the Conservation and Open Space Element with an Energy Efficiency chapter) - in a partnership with Southern California Edison (under the auspicious of the California Public Utilities Commission) county planning staff developed a Cost Energy and Service Efficiency Action Plan (CESEAP) and the Board of Supervisors adopted it in November 2012. It provides policy and direction for energy reduction programs for County facilities. To further the County's commitment to cost savings through energy reduction, staff has taken the policies from the CESEAP and created an update to the Conservation and Open Space element in the General Plan with energy reduction language directed at both County and private facilities. Policy concepts were shared with the community during the 2013 Zoning Code/General Plan community workshops.

Renewable Energy General Plan Amendment – Inyo County is amending its General Plan to include policies for Renewable Energy Development. This work is being done through a grant from the California Energy Commission (CEC) that was authorized by AB 113 Perez, and consists of funds from the Renewable Resource Trust Fund. These funds were made available to the County because of its participation in the Desert Renewable Energy Conservation Plan (DRECP). During 2013, Staff developed a background report describing the County's long history with renewable energy development; California's ambitious renewable energy goals; the economic benefits that renewable energy might provide the County; a primer on General Plans in California; a description of the most common solar and wind energy generation types; and, it reviewed the renewable energy and transmission planning work that has been done by a multitude of agencies addressing land in Inyo County and its surrounding jurisdictions. Staff conducted initial public outreach to identify opportunities and constraints in regards to renewable energy development in Inyo County for both the DRECP and the renewable energy General Plan amendment. Public outreach included multiple stakeholder

meetings and four public workshops throughout the County. Ideas, concerns and comments identified during public outreach were used to inform an Opportunities and Constraints Technical Report and draft new renewable energy General Plan policies. Staff will be presenting the Opportunities and Constraints Report and Draft Renewable Energy General Plan Amendment to the Planning Commission and the Board of Supervisors in early 2014. Environmental review of the draft REGPA will begin in 2014.

Adventure Trails Environmental Impact Report – On October 7, 2011, the California State Legislature passed Assembly Bill 628, which allows for Inyo County to establish a pilot project to designate combined-use highway segments up to 10 miles long on unincorporated County roads to link existing off-highway-vehicle (OHV) trails and trailheads on federal Bureau of Land Management or United States Forest Service lands, and to link OHV recreational-use areas with necessary service and lodging facilities, in order to provide a unified system of OHV trails in the Owens Valley. In 2013, Staff prepared an Initial Study and Notice of Preparation for an Environmental Impact Report for the Adventure Trails. Work began on the EIR in 2013, and anticipated to be completed by the end of 2014.

Inyo County Consolidated Office Building – During 2013, the County made significant progress towards developing a consolidated office building to house multiple departments currently located in various facilities throughout Bishop. The proposed consolidated office building will house County Administration, County Counsel, the District Attorney office, the Public Guardian, Health and Human Service departments, Waste Management, Motor Pool, Building and Safety, Parks and Recreation, Personnel, Information Systems, the Sheriff's office and Probation. The County has been considering a consolidated office building for nearly 20 years.

Building Blocks for Sustainable Communities: Neighborhood Planning for Healthy Aging – The County was chosen from approximately 20 applicants for the Building Blocks for Sustainable Communities Program, a Tool for Neighborhood Planning for Healthy Aging. This program provides quick technical assistance (tools) to address issues that affect the lives of older populations. Staff worked in collaboration with the EPA and the public to develop a 'Next Steps Memorandum' that provides the issues and opportunities, potential strategies and action items that will help the County focus attention on the needs of its growing senior population and take steps to help address their issues.

Housing Element Update – Staff began its routine update of the General Plan Housing Element in 2013, to address to changes in demographic, housing, employment and other trends that affect the housing needs of the community. The Updated Housing Element will provide a summary of existing and projected housing needs, and evaluation of constraints to meet those needs, and analysis of the policies and objectives established to ensure housing needs are met. The Housing Element will be completed in 2014.

Hidden Hills Solar Energy Generating Station – During 2013, multiple hearings were conducted for this project in 2013, including in Shoshone. The County and the applicant

entered into an agreement to address potential impacts. In mid-2013, the planning application for the proposed Hidden Hills Solar Energy Generating Station was suspended. The project, located in Charleston View, proposed two approximately 750-foot towers surrounded by 85,000 heliostats each and related facilities on private lands just west of the Nevada border and north of Old Spanish Trail, with electricity and natural gas transmission to the site through Nevada. The CEC maintained exclusive permitting jurisdiction under the Warren Alquist Act, and the County participated extensively in the CEC's certification process.

Northland Power Independence Solar Generating Plant – The proposed project is for a photovoltaic solar power generating plant on 1,280 acres of property located southeast of Independence, CA off of Mazourka Canyon Road. The project is intended to create at least five permanent jobs over the life of the project and the energy produced will be sold to LADWP as renewable energy. During 2013, Staff drafted an Initial Study and a Notice of Preparation for an Environmental Impact Report for the project, and the EIR is in progress.

Munro Valley Solar, LLC Solar Generating Plant - The proposed project is for a photovoltaic solar power generating plant developed over two separate parcels totaling approximately 30 acres, located south of Olancha, California. The applicant is requesting the properties be rezoned from Open Space (OS-40) and Rural Residential (RR) to Light Industrial (M -2). The project is intended to generate 4.0 megawatts of solar power, and is being developed under a feed-in tariff program with the Los Angeles Department of Water and Power. The power purchase agreement with LADWP has a term limit of 20 years.

Yucca Mountain Repository Assessment Office –Funding for development of Yucca Mountain waste site was terminated by the Obama Administration, consequently eliminating the funding to all Affected Unit of Local Government (AULGs) and terminating the project for Inyo County. During 2013 Planning Staff worked to "mothball" the Yucca Mountain Repository Office. Staff has continued to monitor litigation activities and whether the Obama Administration has any intentions to start-up the Yucca Mountain again. The County also stored its drilling cores at the Nevada Test Site in Mercury, provided funding for monitoring wells in the Amargosa desert, finalized an audit of previous wells drilled by the County, and entered into a Memorandum of Agreement with the Bureau of Land Management, U.S. Fish and Wildlife Service, National Park Service, U.S. Geological Survey, Nye County for maintaining a groundwater monitoring network in the Death Valley Regional Flow System.

Renewable Energy Revolving Loan Fund for Southern California Edison (SCE) – Inyo County was selected in 2011 by SCE to prepare a CESEAP. The CESEAP outlines ways that the County can reduce their 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 their energy reduction goals, and provides a template that other organizations can use to develop their own Action Plan. In 2013, additional grant funding was secured from SCE

to implement the CESEAP establishing a revolving loan fund for energy efficiency projects in County facilities, including researching similar programs, identifying opportunities for seed funding, and developing a plan to establish a revolving loan fund. Work on the Energy Efficiency Revolving Loan Fund will begin in early 2014, and is anticipated to be completed in late 2014.

Death Valley Park Backcountry Plan – the County participated in development of this plan, which is intended to guide decisions regarding future use and protection of the Park's wilderness and backcountry lands, including Congressionally-designated wilderness lands, backcountry road corridors and campsites, backcountry cabins near roads, and non-wilderness backcountry lands. The County has entered into a Memorandum of Understanding (MOU) to participate in development of the Plan, and County staff has been attending meetings to develop the Plan. The Plan was finalized and adopted in 2013.

Crystal Geyser Roxane Cabin Bar Ranch Water Bottling Plant Project - The Crystal Geyser Roxane Cabin Bar Ranch Water Bottling Plant project proposes the construction and operation of a spring water bottling facility on a 34-acre site on the northeastern portion of the 420-acre Cabin Bar Ranch property, adjacent to the southern boundary of the community of Cartago and on the east side of U.S. Highway 395. 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 project consists of the following actions: a Environmental Impact Report a General Plan Amendment and a Zone Reclassification to change the General Plan land use designation from Rural Protection and Residential Rural High to Light Industrial and zoning from Open Space and Rural Residential to Light Industrial, Conditional Use Permit #2010-03 to allow for a bottling plant, and Reversion to Acreage #2012-01 to extinguish the lot lines and roads of a previously approved, but never constructed, residential subdivision on the property.

Fort Independence Casino and Hotel – In September 2013, the Fort Independence Paiute Tribe issued a Notice of Preparation for a Tribal Environmental Impact Report (TEIR) for the proposed Fort Independence Hotel and Casino. The proposed project consists of an 80,000 sf gaming floor with 800 machines, a 90 room, 4-story hotel tower, and associate facilities. Phase II of the project would expand the facilities to include a conference center, restaurant and multi-purpose event center. Staff reviewed the TEIR and provided comment addressing the benefits of the project, and concerns regarding potential impacted County resources and other environmental concerns.

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

Digital 395 – The County worked with Praxis Associates, a fiber-optic network development firm, to develop and design the proposed regional network, which, upon

completion, will attain broadband speeds of up to 40 Gigabits per second. During 2013, Praxis completed construction of the fiber optic line connecting Reno to Barstow. The County also processed a CEQA Addendum for specified project modifications.

Brownfields Grant – On August 9th, 2011 Inyo County entered into a MOU with Nye, Esmeralda, Lincoln, and White Pine counties of Nevada for the Environmental Protection Agency Brownfields Coalition Assessment Grant to conduct environmental site assessments and area-wide planning in support of renewable energy, transmission and economic development in the vicinity of identified Brownfields sites. The County continued to participate in the Coalition during 2013. Phase 2 site investigations were initiated for the Pittsburg Plate Glass site on the Owens Lake, and the California Department of Fish and Wildlife chose to pursue internal Phase 2 investigations at the Mt. Whitney Fish Hatchery. County representatives also attended the National Brownfield conference in Atlanta.

Natural Resource Advisory Committee (NRAC) – Planning Staff continued to work with the advisory committee on various natural resources projects within the county. NRAC provided input on various natural resource based projects that the County participated in during 2013 including an SCE's Energy Efficiency Program, and the Forest Plan Update.

Independence Town Rehabilitation Project – This project will reconstruct 2.2 miles of streets within the community of Independence. The environmental phase for this project was completed in 2011, design was completed in 2012, and construction was completed in 2013.

South Bishop Resurfacing Project – This project will reconstruct Sunland Drive from US 395 to West Line Street and also Sunland Reservation Road. The County initiated the environmental phase for this project in 2011. The project has been federalized so the project will involve both CEQA and NEPA review. The County completed the environmental document in 2013. This project is being combined with the Sunland Bicycle Lanes project.

Dehy Park Improvement Project – This is the second phase of a project to construct a pathway, bridge, and to construct a visitor's center. The NEPA review of this project was completed in 2012. In 2013, the project was revised as a portion of the project (visitor's center) is no longer eligible for federal funds as a result of the federal transportation reauthorization – MAP-21. The design phase was initiated in 2013.

Ed Power Bicycle Lanes – This project will widen Ed Powers Road and install 4' wide bicycle lanes. The County completed the environmental component for this project that was programmed in the 2012 STIP using federal Transportation Enhancement funds. This project proposes to place bicycle lanes on both sides of Ed Power Road.

Sunland Bicycle Lanes – This project will construct Class II or III bicycle lanes on Sunland Drive. The project has been combined with the South Bishop Resurfacing

Project. The County worked with the State to complete the CEQA and NEPA review for this project.

Lake Sabrina Bridge Replacement Project – This project will replace an unsafe bridge across Bishop Creek. Construction began in the late summer and is now in winter suspension. The project was completed in 2013.

Lower Owens River Project (LORP) - The goals of the LORP, to establish a healthy, functioning ecosystem for the benefit of biodiversity and Threatened and Endangered species, are somewhat being met, but occasional poor water quality in the river, the encroachment of emergent vegetation (Bulrush and Cattails; collectively termed tules), and lack of riparian forest development, continue to be a concern. Few tree willow and cottonwoods are being recruited, tules have moved into the Lower Owens River to the extent that it is difficult for recreationists to reach water; and in the river, accumulated organic material and warm water have resulted in low dissolved oxygen level that have on occasion killed fish.

Staff developed strategies to address these problems. It may be possible to vary river flows in such a way that dissolved organic material may be mobilized and removed from the river, tules can be submerged and effectively drowned, and flows can be changed to influence tree recruitment. Scientific staff from the County, LAWDP, and the MOU Consultants, will meet in the spring of 2014 to develop a new river flow regime and test if flows can be used to help manage vegetation and water quality.

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

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

A draft LORP Recreational Use Plan was released in January 2013. It has the support of the LADWP. 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.

The draft plan is available on the Inyo County Water Department website www.inyowater.org/projects/lorp/. CEQA for the project is expected to be completed in 2014.

LORP Post-Implementation Agreement – in 2010, the County and LADWP finalized a joint funding agreement, which describes project cost, assigns roles, defines fiscal responsibilities, and explains procedures for shared funding of the LORP through July 11, 2022. The County shares many of the costs associated with LORP implementation, including biologic and hydrologic monitoring, operations and maintenance, and fees for the LORP consultant, E.S.I. Inc. The County's share of the costs associated with the LORP can be obtained by contacting the Inyo County Water Department, at 760-878-0001.

Mitigation Projects

One of the key roles of the Inyo County Water Department (ICWD) is to monitor and report on the implementation and management of environmental projects and Enhancement/Mitigation projects in the Owens Valley. These projects are mitigation measures adopted by Los Angeles Department of Water and Power (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 required, 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, we have observed continued progress on several mitigation projects including the Lower Owens River Project (LORP), described above. Also active are two regreening projects, one in Independence and the other in Big Pine that are now under construction and should be completed in 2014. The Ad Hoc 1600 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.

In 2013, LADWP and Inyo County began an evaluation of all the Enhancement/ Mitigation projects. The goal is to identify mitigation projects that are not meeting goals, and determine if changes are needed. Changes can include modifying or discontinuing projects.

More information about the status of mitigation projects can be found on the Inyo County Water Department website www.inyowater.org.

Inyo-Mono Integrated Regional Water Management Plan (IRWMP) – The Inyo County Water Department participates in this collaborative body made up of public, private and not-for-profit entities, including the counties, tribes and community service districts. The group consists of 17 voting members. The mission of the Inyo Mono RWMG is to "To

research, identify, prioritize, and act on regional water issues, and related social and economic issues, so as to protect and enhance our environment and economy."

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. The phase II plan intend to be a living document that will be updated and modified to reflect the most current needs and prioorties. It provides current conditions and a vision for water planning in the future.

The Inyo-Mono IRWMP submitted an application in 2013 to the California Department of Water Resources requesting funding for a number of water related projects in the region, but did not receive funds. Inyo-Mono IRWMP will resubmit a request for funding in 2014.

Coso Hydrological Mitigation and Monitoring Plan/Little Lakes, LLC Appeal
The Hydrological Mitigation and Monitoring Plan (HMMP) involves monitoring ground water pumping from two existing wells in Rose Valley (adjacent to and east of U.S. Highway 395, just north of Coso Junction) for injection a geothermal field located within the China Lake Naval Air Weapons Center. The groundwater model developed for the project is recalibrated by the Water Department and used to revise the groundwater level triggers, pumping rate, and duration of pumping for the project. The Water Department has been monitoring groundwater pumping pursuant to the HMMP since 2011, and in August 2013, the Water Department issued correspondence to the project applicant confirming actual pumping rates and approving continuation of pumping until June 30, 2014. In September 2013, Staff received an appeal from Little Lakes Ranch, LLC, alleging that the Water Department did not have the authority to extend pumping. An appeal hearing was scheduled to be heard by the Planning Commission in January 2014.

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 2013.

Owens Lake Master Plan/Project – the Los Angeles Department of Water and Power (DWP) has initiated a Master Plan for the Owens Lakebed. This effort follows many years of dust mitigation efforts with the State Lands Commission and the Great Basin Unified Air Pollution Control District, and will provide a framework for future of the Lakebed, including potential solar energy development, habitat enhancement, and further dust mitigation. County representatives have been participating in the Plan's preparation including attending meetings and providing public outreach for the planning efforts. A draft Plan 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. Several reports were provided to the Owens Lake Master Planning Committee in mid-2013. These documents address the vision, goals and objectives of the Master Plan collaborative team in addresses biological and cultural resources on the lake, dust mitigation, and economic development opportunities such as renewable energy, tourism, mining and grazing. The County continues to participate in the Owens Lake Planning Committee and other related collaborations.

Renewable Energy Planning – the County participated in and monitored numerous planning initiatives for renewable energy. These include the Southwest Solar Transformation Initiative (SSTI); 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.

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

DWP Solar Ranch – the County is monitoring the DWP's Solar Ranch proposal in the Southern Owens Valley, which intends to develop approximately 200 megawatts of photovoltaic. DWP issued a Notice of Preparation for the project in 2010, and the County provided responses regarding the scope of the EIR. Originally, the project had two locations and in 2013, LADWP decided to develop a third site, located south of Independence. A public comment period on the Draft EIR for this project opened on September 2, 2013 and closed on December 20, 2013. Inyo County provided responses to the Draft EIR, and will continue to stay engaged in the planning process of the DWP Solar Ranch in 2014.

Desert Renewable Energy Conservation Plan (DRECP) – this joint Habitat Conservation/Natural Communities Conservation Plan is being developed for the Mojave and Colorado deserts to provide binding, long-term endangered species permit assurances and facilitate renewable energy project review and approvals. The DRECP planning area includes portions of Inyo County: roughly in the Owens Valley to just north of Independence, the Panamint Valley, Death Valley, and other southeast portions of the County. The County has been participating in development of the DRECP and the County has been collaborating with the DRECP as part of the REGPA planning process. The County also provided input regarding the DRECP draft alternatives in 2013.

Desert Protection Act – the County continues to monitor this bill, proposed by Senator Feinstein, which included numerous provisions regarding land use and renewable energy in California and other states. The County undertook substantial local outreach regarding the Act to provide input for the Senator in 2010. The Act was subsequently replaced by an update in 2011, but little progress has been made.

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

Regional Transportation Plan (RTP) – an update to the County's RTP was completed in 2009. The RTP serves as the planning blueprint to guide transportation investments in the County involving local, state, and federal funding over the next 20 years. The Inyo County Local Transportation Commission (LTC) held hearings and workshops in 2008, and adopted the plan in 2009. In 2013, local agencies and the LTC continued to implement goals and policies set forth in the RTP.

Inyo County Collaborative Bikeways Plan – this plan sets forth goals and objectives for bicycle transportation the County of Inyo, City of Bishop, Bishop Paiute and was approved by each of these agencies and Caltrans in 2008. In 2013, local agencies, Caltrans, the Bishop Paiute Tribe, and the LTC continued to implement goals, policies, and projects set forth in the Bikeways Plan.

2014 Regional Transportation Improvement Program – this project involved the development and selection of transportation projects that are then programmed in specific amounts and program years for the next five year funding cycle. This included Transportation Enhancement projects that were selected based on a call for projects. The development of this program required local and regional coordination. This program was approved by the Inyo County Local Transportation Commission in September 2013 and submitted to the State. The Statewide Transportation Improvement Program has been implemented as an ongoing basis by Caltrans, County, and City of Bishop.

Consolidated Memorandum of Understanding (MOU)
The Inyo County Local Transportation Commission updated and consolidated two MOUs for the funding of projects on the US 395/SR 14 corridor. The MOU partners (the Inyo and Mono County Local Transportation Commissions and the Kern Council of Governments) agree to mutually fund project on the corridor to leverage State administered Interregional Transportation Improvement Program funds. The projects identified in the MOU includes the Olancha-Cartago Four Lane project on US 395 in Inyo County, the Freeman Gulch project on SR 14 in Kern County and a yet to be identified project on US 395 or SR 120 in Mono County.

Land Tenure Project – this project focuses on opportunities and priorities for land exchanges in Mono and Inyo counties, and included public outreach and education about

land exchange processes. The final Plan was presented to the Board in early 2012, and staff continues to coordinate with the implementing agencies regarding land exchange activities moving forward.

Inyo National Forest Plan Revision– the County participated in the Inyo National Forest Plan Update during 2013, which involved County representatives attending numerous public meeting locally and regionally. Inyo County also drafted focus papers to inform the Forest Service's planning process. The County's focus paper discussed access, biology, infrastructure, multiple uses, and socioeconomics. The US Forest Service released its Draft Assessment and Topic Papers in November 2013 and its Final Assessment and Draft Need for Change documents in December 2013. The County will continue to participate in the development of the Forest Plan Update in 2014.

Inyo National Forest Travel Management Implementation – the County continued to monitor implementation of the 2009 Travel Management Plan. County representatives attended public meetings conducted by the Forest Service, and the Board submitted correspondence regarding environmental documents and related solicitations for (1) Restoration on 58 Routes in the White Mountains and John Muir Wildernesses, (2) Proposal to Restore 57 Routes and (3) the Bishop Creek Unauthorized Route Restoration Project.

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

U.S. Fish and Wildlife Service Endangered Species and Critical Habitat Proposals – During 2013, The U.S. Fish and Wildlife Service proposed several species be listed as endangered and associated critical habitat be designated in Inyo County. Species being proposed for listing in 2013 include the Sierra Nevada Yellow-Legged Frog, the Yosemite Toad, the Yellow-billed Cuckoo and the Mono Basin Sage Grouse. Staff participated in numerous public meetings with representatives of the U.S. Fish and Wildlife service, locally and regionally, provided comments on the proposed listing, and conducted an independent study of socioeconomic impacts that may result from the listings. The County also submitted comments and participated in public outreach for the Sequoia Kings National Park Environmental High Elevation Aquatic Ecosystems Restoration Plan Impact Statement. Several additional species are anticipated to be proposed in 2014, and staff will continue to participate in the listing process.

Saline Valley Plan – Death Valley National Park is embarking on a management plan for the warms 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 a memorandum of understanding with the Park, including memorializing the

County's cooperating agency status, for the Plan and related Environmental Impact Statement. The County also submitted correspondence in response to the Park's scoping notice. The County will continue to participate in the development of the management plan and EIS in 2014.

III. General Plan Elements

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

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

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

The Inyo County General Plan consists of the following Elements:

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

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

Government Element

The Government Element includes the following goals (1) promoting consistency of other agencies' actions with General Plan (Goal Gov-1), (2) encouraging collaborative planning and public participation (Goal Gov-2), (3) increasing private land ownership (Goal Gov-3), (4) guiding federal land actions and encouraging economic development

(Goal Gov-4), (5) protecting and developing water resources (Goal Gov-5), (6) preserving and expanding agriculture (Goal Gov-6), (7) enhancing opportunities for recreation, including for off-road vehicles, hiking, and biking (Goal Gov-7), (8) encouraging improved management of wildlife and fisheries (Goal Gov-8), (9) promoting exploration, development, and reclamation of mineral resources (Goal Gov-9), (10) balancing energy development (Goal Gov-10), (11) enhancing transportation and preserving access (Goal Gov-11)

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 2013, the County worked with the U.S. Forest Service, the U.S. Fish and Wildlife Service, the National Park Service and other state and federal agencies in regional planning efforts affecting Inyo County resources.

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

Land Use Element

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

Potential impacts from new development are assessed under CEQA. Additional conditions of approval and mitigation may be required if deemed necessary to provide for issues such as screening, habitat conservation, parking, noise-reduction (etc.), or otherwise address issues per the General Plan's direction. During 2013, Inyo County initiated two projects requiring environmental review under CEQA; the Adventure Trails project and the Renewable Energy General Plan Amendment. Both EIRs are anticipated to be complete in 2014.

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 2013.

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 2013 approximately 12 net new single family housing units were produced.

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

Circulation Element

The Circulation Element addresses a wide variety of topics, including roads, scenic highways, public transportation, bicycles and trails, railroads, aviation, canals, pipelines, and transmission cables. These planning programs prioritize improvement to achieve implementation measures for roadway repaving and reconstruction projects. Widening of Highway 395 as recommended by the Circulation Element continues, and other County roads are improved and maintained as funding permits.

As discussed previously, projects are reviewed to minimize impacts, provide for parking, reduce vehicle trips, and optimize transportation access. Continuing improvement in telecommunications infrastructure provides opportunities for telecommuting and economic development, and Digital 395 provides great opportunity for telecommunications enhancements locally. The County continues to work with Caltrans on 395 four-lane projects and provide comments and suggestions on the Olancha-Cartago Four-Lane project. Viewshed issues along scenic highways are also addressed, as they may apply. The County continues to press the Forest Service and other federal agencies to address local concerns regarding appropriate motorized transport on federal lands and to otherwise maintain and improve access.

The County continues to work with and support ESTA to implement transit service throughout the County and beyond. The Short Range Transit Plan completed in 2009 and the Roles and Responsibilities Analysis started in 2010 implement the General Plan's direction to support and promote public transit and accessibility.

The County worked with the City of Bishop, Caltrans, and other local stakeholders to implement the Collaborative Bikeways Plan, which was adopted in 2008. This project implements the Circulation Element's bicycle goals, policies, and implementation

measures. The County has been working on completing the environmental review for reconstruction of a main thoroughfare in Bishop to include class II and III bike lanes. 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 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 2013. 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. Potential impacts on biological, cultural, and visual resources are analyzed for projects and programs through environmental review processes. Architectural Design review in Lone Pine is carried out to ensure compatibility, and the County is participating in 395 Corridor planning to strengthen identity along the highway. The County continues to work to improve its parks and provide access to federal lands.

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

Public Safety Element

The Public Safety Element works to reduce hazards regarding air quality, floods, avalanches, wildfires, geology and seismicity, and noise. The County continues to cooperate with DWP to reduce dust from Owens Lake, and evaluates air quality issues for major discretionary projects. Building permits and other development proposals are reviewed for flooding, fire, avalanche, and faulting hazards. The mitigation requirements developed and approved in the EIR prepared for the General Plan are enforced in areas subject to avalanche hazards. As discussed previously, the County has completed a fire management plan, and continues to address the Inyo Complex Fire and Oak Creek mudflow. FEMA Flood Maps for the County were updated in 2011 and are being used to evaluate whether projects are in potential flood zones. Noise issues are addressed through environmental review. Noise issues are being considered as part of the comprehensive zoning code update that was continued during 2013.

IV. General Plan and Zoning Code Update

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

During 2013, Staff held numerous meetings with stakeholders and public workshops throughout the County to provide information, and receive input and feedback on the updated general plan and zoning code update. Though stakeholders and workshop participants were encouraged to provide input on all components of the General Plan and Zoning Code, public workshops focused on proposed defining community character, General Plan policies addressing healthy community, energy efficiency, and broadband infrastructure policies, and revisions to the County code enforcement policy.

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 will incorporate the results of public outreach, as well as comments from the Planning Commission and Board of Supervisors, and conduct environmental review in 2014.

Work remaining to update the General Plan and Zoning Ordinance include addressing specific issues and topics, public outreach and environmental review.

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 2013, 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 2014.

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 1/1/2013 - 12/31/2013

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	7	7				
(10) Total by income Table A/A3 ► ►						7	7				
(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 1/1/2013 - 12/31/2013

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				5	12	

* Note: This field is voluntary

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

Jurisdiction Inyo County, California

Reporting Period 1/1/2013 - 12/31/2013

Table B

Regional Housing Needs Allocation Progress

Permitted Units Issued by Affordability

Enter Calendar Year starting with the first year of the RHNA allocation period. See Example.													Total Units to Date (all years)	Total Remaining RHNA by Income Level
Income Level		RHNA Allocation by Income Level	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9			
Very Low	Deed Restricted													116
	Non-deed restricted													
Low	Deed Restricted													70
	Non-deed restricted													
Moderate	Deed Restricted													83
	Non-deed restricted													
Above Moderate			18	16	6	16	10	7	12			85	103
Total RHNA by COG. Enter allocation number:			18	16	6	16	10	7	12			85	372
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 1/1/2013 - 12/31/2013

Table C

Program Implementation Status

Program Description (By Housing Element Program Names)	**Housing Programs Progress Report - Government Code Section 65583.** Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.		
Name of Program	**Objective**	**Timeframe in H.E.**	**Status of Program Implementation**
Goal 2.1 - Provision of adequate sites	Release of DWP lands	Ongoing	The County continues to work with LADWP to release identified lands
Policy 2.2 - Emergency Shelters and Transitional Supportive Housing	Amendments to Zoning Ordinance	Ongoing	The County is working on amendments to the Zoning Ordinance.
Policy 3.3 - Second Units			In accordance with state laws and local zoning code the County continues to work toward encouraging second units.
Policy 4.3 - Home Financing Assistance	Apply for CDBG Grant	April, 2013	The County is working with Mammoth Lakes Housing to apply for CDBG Grants to assist first-time low-income homebuyers with down payments.
Policy 5.4 - Residential Care Facilities			The County will continue efforts to mitigate or remove constraints on housing for person with disabilities.

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

Jurisdiction Inyo County, California

Reporting Period 1/1/2013 - 12/31/2013

General Comments:

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