

General Plan Annual Progress Report

2016

County of Inyo



Prepared by Inyo County Planning Department

March 2017

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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 will be 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://inyoplanning.org/general_plan/index.htm.

Informational Document

This document is a reporting document, and does not create or alter policy. The content is provided for informational purposes only, and is exempt from the requirements of the California Environmental Quality Act (CEQA) per Guidelines Section 15306.

¹ General Plan Annual Progress Report Guidance. State of California, Governor's Office of Planning and Research, State Clearinghouse and Planning Unit. Revised July 11, 2007. Refer to https://www.opr.ca.gov/s_planningassistance.php

Organization

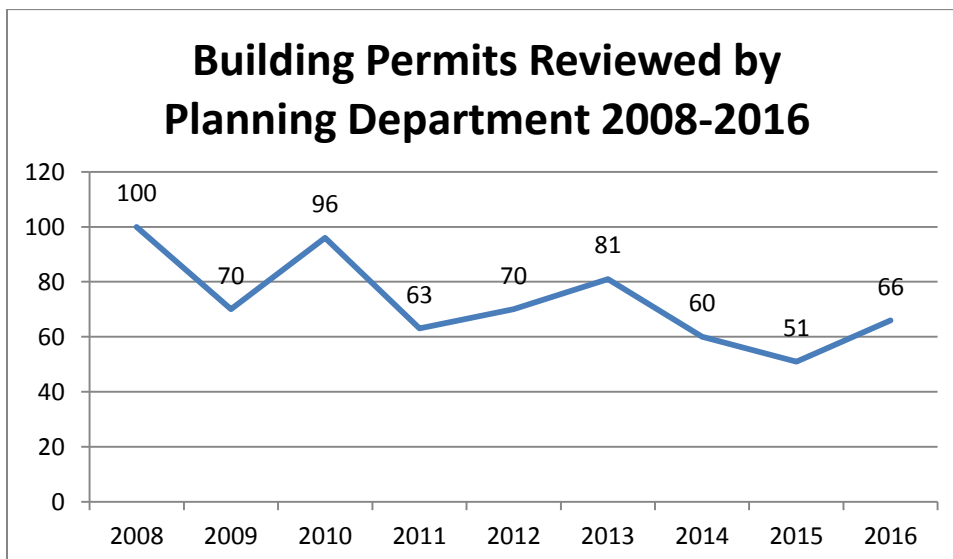
After this Introduction, a summary of projects and issues addressed in the last year is provided, and then each General Plan element is addressed. Following these topics, the County's planned General Plan and Zoning Ordinance update are addressed. Appendix A includes Government Code Section 65400. Appendix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

II. Plans, Projects, and Accomplishments

During 2016 the County processed numerous projects and participated in a variety of planning programs. The following summaries provide a brief overview of these projects and programs, and are not intended to be exhaustive.

Building Permits

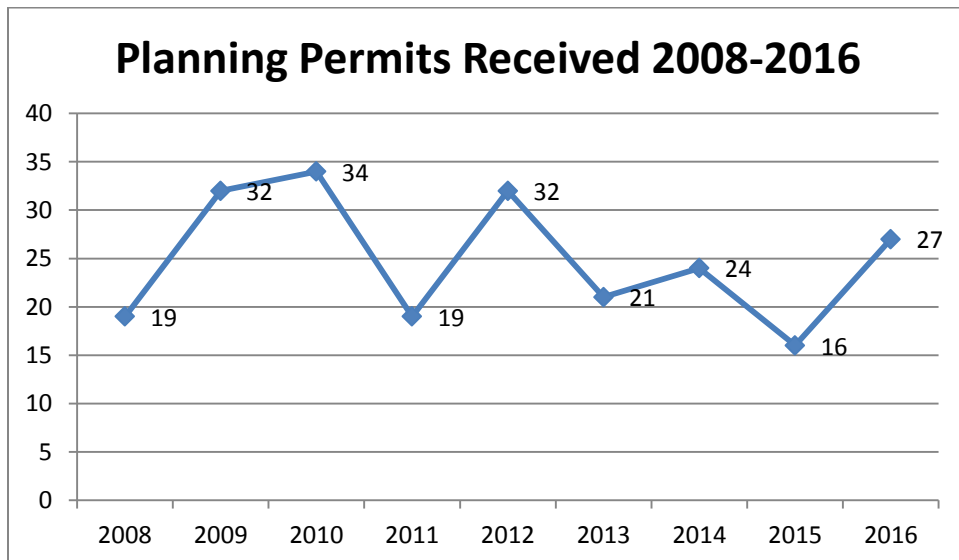
The Department of Building and Safety issued approximately 276 building permits in 2016. Sixty Six building permits were reviewed by the Planning Department for zoning consistency issues. Building permits were reviewed for 17 new single-family homes, for a net increase in 14. Relatively significant non-residential building permits were issued for the Munro Valley Solar project, a four-megawatt distributed solar facility near Olancho, and the Crystal Geyser Roxane (CGR) Cabin Bar Ranch Water Bottling project in Olancho. Nine certificates of occupancy were issued for single-family homes.



Planning Permits

The Planning Department processed a variety of planning permits during 2016, including variances, conditional use permits (CUP), subdivisions, and associated environmental reviews. The breakdown in applications received is as follows:

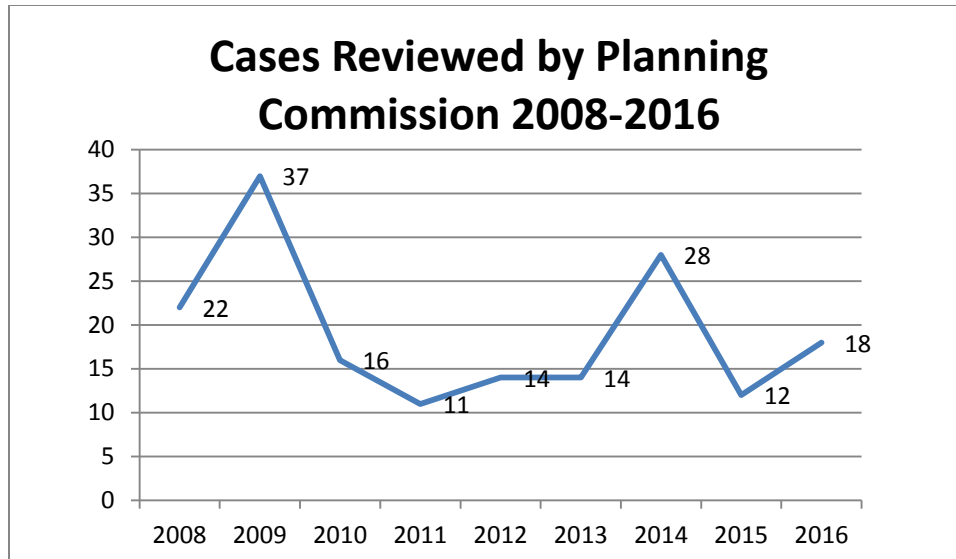
- Two Parcel Mergers
- Eight Lot Line Adjustments
- Three Tentative Parcel Maps (TPM)
- Two Telecom Plan Amendments
- Three CUPs
- Seven Variances
- One Reclamation Plan
- One General Plan Amendment (GPA)



In addition, 13 zoning violations were logged, continuing the significant increase that occurred in 2015 over previous years.

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

- 3 CUPs
- 1 TPM
- 2 GPAs
- 2 Zoning Reclassifications (ZR)
- 7 Variances
- 1 Telecom Plan Amendment
- 2 Mitigated Negative Declarations (MND)



In addition, the Planning Commission reviewed the Owens Valley Solar Energy Study (OVSES), and review and/or provided input regarding the Southeast County Specific Plans (SECSP), the County’s mining programs, the North Sierra Highway Specific Plan (NSHSP), the Desert Renewable Energy Conservation Plan (DRECP), the Sierran Amphibians, and the Inyo National Forest (INF) Plan Revision. Of the projects reviewed by the Planning Commission, one application and the aforementioned projects were presented to the Board of Supervisors. The Lone Pine Architectural Design Review Board did not review any design review cases in 2016. No emergencies were proclaimed, and one emergency ordinance was enacted and extended twice in 2016.

Projects Reviewed by During 2016

In addition to the OVSES, SECSP, NSHSP, DRECP, Sierran Amphibians, and INF Plan Revision, the following applications were reviewed by the Planning Commission and/or Board of Supervisors during the past year:

Amended CUP No. 2014-01/711 Materials Inc. – The applicant requested to amend CUP No. 2014-01 for a temporary batch plant in Keeler by extending the time period for one year. The Planning Commission approved the CUP Amendment.

GPA No. 2015-02 and ZR No. 2015-02/ Eastern California Museum – the Eastern California Museum was established on land leased from the City of Los Angeles Department of Water and Power (DWP) by the County located at the corner of N. Grant and W. Market Street (Onion Valley Road) on the west side of the community of Independence. The Carson and Colorado Railroad under a Memorandum of Understanding with the County proposed to construct a 40-foot by 74-foot Engine House and related track at the Museum to relocate and secure for restoration and display Engine 18 (Slim Princess) from Dehy Park. The County proposed a GPA from “Open Space and Recreation” to “Public Service Facilities Designation” and ZR from “Open Space – 40 acre minimum” to “Public” to better reflect planned on site uses. The Commission

reviewed the application and associated MND and recommended that the Board approve the project, which it did.

CUP No. 2015-05/Starlite Community Services District – The Starlite Community Services District applied for a CUP to build a community building on property in the community of Starlite to serve as a meeting hall and provide an equipment storage area. The Planning Commission approved the CUP.

Variance No. 2016-02/Ensminger – The applicant requested a variance to encroach five feet into the required 25-foot front yard setback for a property in Lone Pine. The Planning Commission approved the Variance.

TPM No. 386 and GPA No. 2016-01/Pool – The applicant proposed to subdivide a six-acre parcel of land into two parcels, one consisting of 0.75-acres and the other 5.25-acres, at 2290 Dixon Lane, north of Bishop. The Planning Commission approved the request. Due to a clerical error in the property's General Plan Designation made during the 2001 General Plan Update, the Board of Supervisors subsequently approved a GPA to correct the error and accommodate the TPM.

Telecom Plan Amendment No. 2016-02/Verizon – Epic Wireless Group Inc. representing Verizon Wireless proposed to update Verizon's existing Telecom Plan to add a co-location site on an already approved and built tower at Coso Junction. The Planning Commission approved the application.

Variance No. 2016-02/Miller – The applicant requested a variance to encroach 16 feet into the required 20-foot rear yard setback for a property in Independence. The Planning Commission approved the application.

Variance No. 2016-03/Ver Hoef – The applicant requested a variance to encroach nine feet six inches into the required 30-foot rear yard setback for a property in Tecopa Hot Springs. The Planning Commission approved the application.

Variance No. 2016-04/Rancho Costalotta Properties, LLC – The applicant requested a variance to encroach ten feet into the required 20-foot rear yard setback for a property in West Bishop. The proposal was for an addition to a single-family home to increase the square footage and is expand into an area where an additional residential unit and mobile home has previously been located. The Planning Commission approved the application.

CUP No. 2016-03 and Variance Nos. 2016-05, 2016-06, and 2016-07/Sign Development, Inc. – The applicant proposed to replace existing partially non-conforming signage at the truck stop in Pearsonville. The Planning Commission approved the application.

GPA No. 2015-01 and ZR No. 2015-01/Magnificat Ventures – The applicant proposed to subdivide a parcel at the Mission in Charleston View for purposes of transferring property to the Church, thus necessitating changing its Zoning and General Plan Land

Use Designation due to the resulting lot configurations. The applicant proposed a GPA from Resort Recreational to Retail Commercial and ZR from Open space with Forty-Acre Minimum to Highway Services and Tourist Commercial, which best reflect development on the site. In 2015, the Planning Commission reviewed the project, conditionally approved the subdivision, and recommended that the Board approve the GPA and ZR, which the Board did in 2016.

Other Plans and Projects

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

Specific Plans for Charleston View/Tecopa/Shoshone – Based on interest from local residents, the County embarked on preparation of Specific Plans for Tecopa, Shoshone, and Charleston View in Southeast Inyo County in 2015. Public meetings were conducted in both Charleston View and Tecopa in 2016 to kickoff the project and vision the Plan. In addition, background reports were developed for each planning area.

North Sierra Highway Corridor/Specific Plan – In 2015, Caltrans selected the County and the City of Bishop for a grant to prepare a Corridor Plan for North Sierra Highway (generally between the Tri-County Fairgrounds and the Bishop Paiute Palace on the north side of Bishop) in 2015. The County, City of Bishop, and the Bishop Paiute Tribe worked with other interested parties in the Corridor to expand the scope of work to a Specific Plan, and the Eastern Sierra Transit Authority pledged to provide financial support to assist doing so. In 2016, the County and its partners selected a consultant to assist in the planning process and convened an Advisory Committee to assist with coordination between the many participating agencies. Preliminary outreach commenced, existing conditions were assessed, and a visioning was initiated. A Charrette was conducted to brainstorm ideas for the Plan, and a draft Plan is anticipated in 2017.

Owens Valley Solar Energy Study (OVSES) – The California Energy Commission awarded the County a grant in June 2014 to collect geospatial data, coordinate with tribal governments, local residents, and DWP, and prepare a study of the Owens Valley and Owens Lake. The County completed the OVSES in 2016, which includes geo-spatial data and information gathering for topics including: biological resources, visual resource, land use, and historic and cultural resources. Development of the OVSES also included a robust public outreach component with a particular emphasis on outreach to the County's five federally-recognized Tribal governments and DWP.

SolSmart – Through the Department of Energy's Sun Shot – Roadmap, Inyo County deployed a program to encourage small solar energy systems and energy efficiency for local residents and businesses. The County developed an expedited permitting process for small-scale solar energy systems and institutes a small-scale solar-friendly zoning ordinance. In cooperation with Southern California Edison (SCE), the County updated its General Plan to incorporate energy efficiency goals, policies, and implementation

measures. Also in cooperation with SCE, the County has prepared an Energy Efficiency Revolving Loan Fund program, and is seeking seed funds to implement. Through these programs, SolSmart, a program funded by the U.S. Department of Energy SunShot Initiative, has recognized Inyo County as second in the nation for taking important first steps to encourage solar energy for homes and businesses.

Medical Marijuana and Cannabis – In 2016, the California voters enacted Proposition 64, which permits and regulates recreational use of marijuana in California. Several statutes to regulate medical marijuana were passed in the 2015 legislative session – Assembly Bill (AB) 266 (Bonta, 2015), AB 243 (Wood, 2015), and Senate Bill (SB) 643 (McGuire, 2015) – becoming effective January 1, 2016. The County also included Advisory Ballot Measures G, H, and I in the 2016 election: Measure G inquired whether the voters support medical commercial cannabis businesses, H inquired whether the voters support recreational cannabis businesses, and I was for a tax on cannabis businesses. All three measures were decided in favor cannabis businesses and taxation. The County continues to monitor implementation of the legislation.

Tribal Consultation Policy – In response to input from the Big Pine Tribe, the County developed a draft Tribal Consultation Policy to guide its consultation efforts under Senate Bill 18 (Burton, 2004) and Assembly Bill 52 (Gatto, 2014). The County shared the draft Policy with local Tribes and conducted multiple workshops in 2015 and 2016. The County approved the Policy in late 2016, and invited the Tribes to consult regarding development of Tribe-specific agreements.

Inyo National Forest Plan Revision – The County participated extensively in development of the 2012 Planning Rule for the National Forests and was instrumental in ensuring that coordination with local government was included in the Rule’s requirements. The Inyo National Forest was selected to be an early adopter of the new rule, and the County has been working with the Forest Service in developing the new Plan. The County and the Forest Service worked for several years to develop a MOU to guide coordination, which was approved in 2014. The County reviewed numerous documents and provided input in 2016, and in particular the draft Environmental Impact Statement (EIS) and draft Plan Revision.

Inyo National Forest Travel Management Implementation – The County continued to monitor implementation of the 2009 Travel Management Plan. In 2016, the Forest Service finalized the Travel Analysis Report pursuant to Subpart A of the Travel Management Rule.

Forest Service Coordination – The County reviewed notices from the U.S. Forest Service and selectively provided input regarding the Bishop and Pine Creek Fuels Reduction, Oak Creek Post-Flood Stream Restoration, and Mammoth Base Land Exchange projects.

Desert Renewable Energy Conservation Plan (DRECP) – The DRECP covers 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 the project since the late 2000s, which was to have been a General Conservation Plan/Natural Communities Conservation Plan. In 2014, a phased approach was taken to the DRECP whereby the Bureau of Land Management's (BLM) Proposed Land Use Plan Amendment was separated out from the NCCP component. The Final EIS and Proposed Decision were released in late 2015, which the County protested. The County approved a Programmatic Agreement regarding cultural resources related to the Plan in early 2016, and reviewed BLM's recirculation of the Areas of Environmental Concern from the draft DRECP. The Record of Decision was issued later in 2016, which dismissed the County's protest and implemented the BLM's DRECP components.

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

West-wide Energy Corridors – This project, approved in 2009, involves numerous federal agencies led by the BLM. Pursuant to a settlement agreement, the federal agencies are conducting reviews of the approved corridors. In 2016, a Corridor Study and regional reviews were released. The County provided input regarding the Region 1 Review.

Motorized Vehicle Management in Western Mojave Planning Area (WEMO) – The County is participating in development of this plan as a Cooperating Agency, which proposes a plan amendment and alternatives covering the management of motorized vehicles on public lands in the Western Mojave area. The County reviewed and submitted comments to the BLM for the Draft EIS in 2015; BLM subsequently reopened the comment period in late 2015 and 2016, and the County did not provide any additional input.

BLM Planning Rule 2.0 – BLM is updating its planning rule. The County reviewed the proposed rule and provided input in 2016. BLM completed its rulemaking late in the year.

Inyo County Consolidated Office Building – The County continued in 2016 to work towards developing a consolidated office building to house multiple departments currently located in various facilities throughout Bishop. The proposed consolidated office building will house County Counsel, the District Attorney office, the Public Guardian, Health and Human Services, Waste Management, Motor Pool, Building and Safety, Parks and Recreation, Personnel, Information Systems, Sheriff, and Probation, and possibly an Adult Education Center. The County has been considering a consolidated office building for about 20 years.

Twenty-first Century Obsidian Project – Digital 395 (an American Reinvestment and Recovery Act project) equipped the Owens Valley with a middle-mile broadband conduit. The County issued a Request for Proposals (RFP) in November of 2014 to leverage this resource to the fullest extent and stimulate economic development by offering entrepreneurs access to this technical infrastructure. Two qualified responses to the RFP were received. The County is currently in contract negotiations with Inyo Networks. The County would oversee contracted mechanisms to design, finance, construct, operate and maintain an Open Access, last-mile fiber-optic network providing connections between all premises in the Owens Valley and the Digital 395 middle-mile conduit creating one of the few true Gigabit districts in the Country.

Yucca Mountain Repository Assessment Office – Funding for development of the Yucca Mountain Repository was terminated by the Obama Administration, consequently eliminating the funding to all Affected Units of Local Government. Staff continues to monitor litigation and other activities. In 2016, the County reviewed and provided input regarding the Final Supplemental EIS for groundwater, which largely responded to the County’s previous input. The County also continued to support groundwater monitoring in its southeast to provide data for the project.

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

Crystal Geyser Roxane Cabin Bar Ranch Water Bottling Plant Project – The CGR Cabin Bar Ranch Water Bottling Plant project proposes the construction and operation of a spring water bottling facility on a 34-acre site on the northeastern portion of the 420-acre Cabin Bar Ranch property, adjacent to the southern boundary of the community of Cartago and on the east side of US Highway 395. Approved in 2013, the project will pump 360 acre feet of groundwater per year. Project facilities include a 198,000-square foot water bottling plant containing four bottling lines and an associated 40,000-square foot warehouse facility. The County continues to monitor implementation, and issued building permits for components of the proposed facilities in 2016.

Crystal Geyser Olancho Bottling Plant Water Quality Investigation – The Lahontan Regional Water Quality Control Board is investigating unpermitted arsenic discharges from CGR’s water bottling plant in Cartago. The County coordinated with the Water Board to conduct two public meetings regarding the investigation in 2016, as well as responding to the Grand Jury’s findings regarding the issue.

Mining –Pursuant to the Surface Mining and Land Reclamation Act (SMARA), the County continued its oversight activities to encourage production and conservation of mineral resources while minimizing associated environmental impacts. Staff has been involved in education and formulation of new policies relating to changes in SMARA that were enacted by the State Legislature and signed by the Governor this year. Staff is responsible for the inspection and administration of reclamation policy for approximately 80 SMARA mines.

Brownfields Grant – In 2011 Inyo County entered into a Memorandum of Understanding (MOU) with Nye, Esmeralda, Lincoln, and White Pine counties of Nevada for the Environmental Protection Agency Brownfields Coalition Assessment Grant to conduct environmental site assessments and area-wide planning in support of renewable energy, transmission, and economic development in the vicinity of identified Brownfields sites. A subsequent grant was obtained, and the Coalition was expanded to include Esmeralda County. The County continued to participate in the Coalition during 2016, including coordinating efforts for the Pittsburg Plate Glass site near Owens Lake, the Mt. Whitney Fish Hatchery, and the Wye Road property. The Coalition is seeking additional funding for the coming years, and anticipates including the Duckwater Shoshone Tribe.

Natural Resource Advisory Committee (NRAC) – The NRAC provided input on various natural resource based projects that the County participated in during 2016 including the DRECP, OVSES, NSHSP, SECSP, the Forest Plan Revision, and the Sierran Amphibians.

2016 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. The development of this program required local and regional coordination. This program was approved by the Inyo County Local Transportation Commission in November 2015 and then revised in February 2016 in response to California Transportation Commission. The 2016 Statewide Transportation Improvement Program (STIP) has been implemented in an ongoing basis by Caltrans, County, and City of Bishop. The County worked on the West Bishop Resurfacing Project, the Dehy Park Improvement Project, the Ed Power Bicycle Lanes project during 2016. Each of these projects is included as a part of the STIP and underwent review under the California Environmental Quality Act.

Whitney Portal Road Reconstruction – This project will reconstruct Whitney Portal Road between Tuttle Creek Road and Whitney Portal and add bicycle lanes from Tuttle Creek Road to Horseshoe Meadows Road. The County, in partnership with the Federal Highway Administration completed a review of this project under the California Environmental Quality Act and the National Environmental Policy Act. Construction of this project was completed in Fall 2016.

Regional Transportation Plan (RTP) – The County hired a consultant and initiated an update to the RTP in 2014, and public meetings were held to gather public input. The update to the County's RTP was completed in 2015. The RTP serves as the planning

blueprint to guide transportation investments in the County involving local, state, and federal funding over the next 20 years. In 2016, local agencies and the LTC continued to implement goals and policies set forth in the prior RTP and the updated RTP.

Inyo County Active Transportation Program Plan – In response to the MAP-21 Federal Reauthorization and the California Active Transportation Program, Inyo County entered into a contract with a consultant to draft an Active Transportation Program (ATP) Plan and held public outreach meetings. A draft ATP was released during late in 2015 for public review and comment and then approved by the Inyo County Local Transportation Commission in April 2016. The Draft ATP Plan includes:

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

Eastern Sierra ATV Adventure Trails System Project – The County certified an EIR for this project in early 2015, which included potentially up to 38 combined-use routes on County roads for Off-highway vehicles. The Board approved seven of the routes for a pilot program, three of which opened in the summer of 2015. The County reached an agreement with the City of Los Angeles Department of Water and Power (DWP) to open the remaining four routes in December 2016. The County completes an annual monitoring report that is submitted to DWP for their review. Each of the annual monitoring reports for the combined-use routes will be submitted to the California Legislature before January 1, 2019.

Inyo-Mono Integrated Regional Water Management Plan (IRWMP) - The ICWD participates in this collaborative body made up of public, private and not-for-profit entities, including Inyo and Mono counties, the town of Mammoth Lakes, tribes, water districts, and community service districts. The group consists of 32 voting members. The mission of the Inyo Mono Regional Water Management Group (RWMG) is to “To research, identify, prioritize, and act on regional water issues, and related social and economic issues, so as to protect and enhance our environment and economy.”

A phase I Inyo Mono IRWMP was completed in late 2010, and in 2011 the group was granted \$1,075,000 in Proposition 84 Implementation Funding. Of this amount, the Inyo County Department of Public Works was awarded a total of \$393,162, which was used to

improve pump operations to reduce water outages in the towns of Laws, Independence, and Lone Pine; to help reduce inflow and infiltration in the sewer system at Aspendell; and to develop a plan to provide safe drinking water to the residents of Tecopa. A Phase II Inyo Mono IRWMP was complete in 2012, which was again revised in 2014. In January 2016, DWR awarded the Inyo-Mono IRWMP \$1,816,943 for various projects in the region, including funding of \$280,234 to Inyo County for a project titled “Recycled Water for Restoration and Community Projects in Big Pine.” Work on this project will begin in 2017.

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

Lower Owens River Project (LORP) - The LORP is a mitigation project under the Long Term Water Agreement with the Los Angeles Department of Water and Power (LADWP). The project is compensatory mitigation for impacts considered difficult to quantify or mitigate directly.

Ten years into the project, the goals of the LORP – to establish a healthy, functioning ecosystem for the benefit of biodiversity and Threatened and Endangered species – are in part being met. The river riparian corridor has greened up considerably, but the rate of recovery of tree willow and cottonwoods has been slow. These trees provide habitat for a number of avian species that are listed as indicators of project. Bulrush and cattails line much of the project’s wetted area, and are in many areas limiting recreational access, as well as occupying land where tree willow might have otherwise established. In the river, the combination of warm water and high flows, which stir up accumulated organic material, can cause a decrease in dissolved oxygen. On occasion this situation has led to a fish kill. However, the fishery is robust and has proven to be resilient—recovering after water quality returns to normal. The LORP plan includes a spring flow corresponding with seasonal snowmelt runoff. Due to drought conditions, this flow was not conducted in 2015.

Owens River Water Trail (ORWT) - The County applied for a grant from the CA Natural Resources Agency (CRA), for an Owens River Water Trail, which would open up 6.3 miles of river east of Lone Pine. The grant criteria were two-fold; create new opportunities for recreation and improve environmental condition. The section of river chosen for the ORWT was identified in the preferred LORP Recreation Plan as suited for this purpose. This stretch of river is mostly open, but is occluded in areas that developed tule blockages under low-flow conditions (1906-2006). These blockages were not breached prior to the release of the LORP flow. On July 19, 2016 the County was notified that they had been selected by CRA to receive a \$500,000 award to build the trail. Construction of the trail has been held up by a LADWP requirement that CEQA be

completed before the City issues any type of site agreement. CEQA is funded by the CRA grant; however, without a site agreement from LADWP the County cannot be reimbursed by the state to complete CEQA.

Lower Owens River Flow Enhancement and Habitat Improvement Study -This in August 2016, the County applied for a \$441,981 grant from the Wildlife Conservation Board to fund a study to determine the feasibility of channeling water more efficiently through the Islands section of the Lower Owens River. The Islands are located just north of the town of Lone Pine and east of the Alabama Gates. To be eligible for this grant the project must....

“measurably enhance stream flows at a time and location necessary to provide fisheries or ecosystem/habitat benefits or improvements that enhance existing flow conditions and are greater than required applicable environmental mitigation measures or compliance obligations.”

Pre-LORP the Islands consisted of a mix of upland riparian vegetation, including tree willow, open-water, and marsh. Like the ORWT section of the LOR, this section of the river developed considerable marsh under low flow conditions that were not cleared. Once the LORP flow commenced the marsh expanded and now the river plain is a solid tule mass and tree willow are dying.

Funds from the WCB will be used to hire a consultant to explore for an effective way to move water through the marsh; if a feasible option is found then the consultant will prepare a construction engineering plan that will be reviewed under CEQA and permitted. The end product would be a shovel ready project (subject to LADWP approval).

Non-motorized Boating Facilities Grant - On January 29, 2016, the County applied to the CA State Parks, Department of Boating and Waterways for a \$280,000 grant to pay for ORWT Launch and Take-out facilities. DBW commissioners toured the ORWT area and encouraged the County to submit an application. The funds would upgrade the facilities proposed under the ORWT grant. Improvements would include a waterless toilet, Kiosks, wildlife-proof trash and recycling receptacles, signage, parking slots, a fee station, water access improvements, and a vehicle path to the river. The DBW is expected to announce awards early in 2017.

Mitigation Projects - One of the key roles of the ICWD is to monitor and report on the implementation and ongoing management of 63 environmental projects and Enhancement/Mitigation projects, which are LADWP obligations in the Owens Valley. These mitigation projects include civic improvement, revegetation, wildlife enhancement, habitat recovery, and the LORP. These projects are mitigation measures adopted by LADWP in the 1991 EIR; projects that are provided for in the 1997 MOU; and projects developed subsequently. If mitigation goals are not being met, or projects are not being managed as stipulated, or simply not being implemented, the ICWD works with the LADWP and MOU parties to either help implement or modify the project.

Of the 63 projects the County assesses 7 of these as complete; 39 as implemented and ongoing; 16 as fully implemented, but not meeting goals; and one as not implemented. The full list of these projects and their status, as well as other useful information can be found in the Inyo County Water Department's webpage www.inyowater.org/mitigation.

Owens Lake Master Plan/Project – 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. Little activity occurred in 2016.

DWP Solar Ranch – The County is monitoring 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, DWP decided to develop a third site, located south of Independence. The County provided input regarding the Draft EIR for the project in 2013, and continues to monitor for any progress.

Haiwee Power Plant Penstock Replacement Project – The County reviewed the Notice of Intent to Adopt a Mitigated Negative Declaration for this project in 2016.

Bishop Paiute Hotel/Business Incubator and Casino Projects – Environmental Assessments were released for these projects in 2016. The County analyzed the documents and provided input regarding water quality, public services, and other issues, and requested to meet with Tribe.

Big Pine Veteran's Path – The County is working with DWP to entitle and construct a walking path from Big Pine to the Veteran's Memorial north of town. During 2016, the County coordinated with DWP to authorize the activities and begin permitting.

Property Assessed Clean Energy Program (PACE) – During 2016, the County evaluated the feasibility of participating in PACE, which provides alternative financing homeowners and businesses for renewable energy, energy efficiency, and other authorized improvements. PACE providers are coordinating with the Tax Collector and Auditor to assist in determining if the County should proceed.

Short-term Vacation Rentals – In 2005 the County determined that short-term vacation rentals are not permitted within the Residential Zoning Districts. The County is beginning to investigate if this decision should be revisited, and if so, how it might proceed. During 2016, the Board conducted several workshops, and directed staff to begin public outreach.

Public Lands – The Board is investigating public lands issues in the County, including, but not limited to, the following: (1) County gravel pits along Saline Valley Road; (2) Wilderness Study Areas; (3) Surprise Canyon and the Amargosa River; (4) Death Valley National Park land and boundary adjustments; (5) Land tenure and potential releases of public lands; (6) Inyo County road rights-of-way on federally-managed public lands; and, (7) New federally-managed lands designations. Subtopics that could be explored through the effort include recreation, sustainable economics, and community development. The Board considered a scope of work to evaluate these issues, and directed staff to continue its efforts in 2017.

Rovana Wastewater Treatment Plant – The State Water Resources Control Board is requiring that the operator of the Rovana Wastewater Treatment Plant hire a full-time employee to run the system, which would substantially increase costs to renters in the Village. The County requested that the Water Board and others support alternatives to maintain affordable housing opportunities in Rovana.

Coso Hay Ranch Water Export Project – The County approved a project in 2009 that pumps water from the Hay Ranch in the Rose Valley to the Coso Geothermal plants at China Lake Air Weapons Naval Station. The County continued to monitor pumping activities in 2016.

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.

Saline Valley Plan – Death Valley National Park has embarking on a management plan for the warm springs in Saline Valley. An active user group utilizes the springs, which have been extensively altered from their natural state and now include concrete pools and other infrastructure. The Plan is intended to address the springs and nearby lands, which were not included in the Park's Management Plan due to their sensitivity. In 2012, the County entered into an MOU with the Park, including memorializing the County's cooperating agency status for the Plan and related EIS. The County continues to participate in the development of the management plan and EIS, although little activity occurred in 2016.

Hazard Mitigation Plan – The County completed assessment of the risk from all hazards, natural and manmade, within the County and neighboring Counties, evaluate the vulnerability of structures and infrastructures to these hazards, and assist participating jurisdictions to identify and plan mitigation initiatives to address the vulnerabilities. The plan will provide a set of action items that, if implemented, can help reduce the risk from natural hazards. The Draft Plan was released for Public Comment and meetings were held with local Tribes. Approval of the plan by the California Office of Emergency Services and the Federal Emergency Management Agency is expected by the end of 2017.

Bishop Airport Layout Plan and Narrative – The County received a grant to update the Bishop Airport Layout Plan and Narrative in 2014. Several public meetings were held and work to complete a traffic study was done. The Plan is expected to be complete in the fall of 2017.

Zoning Code/General Plan Update – The County adopted a comprehensive General Plan update in 2001. One of the follow-up actions directed in the 2001 General Plan was to update the Zoning Code, which is a component of the Inyo County Code. Staff worked with Willdan in 2011 to prepare updated Zoning Code sections and incorporated the Planning Commission’s and Board of Supervisors’ input into a comprehensive Zoning Code update and prepared a related General Plan update. Staff received direction from the Board regarding several issues related to the update in 2014, including code enforcement, Digital 395, and special event permits. Environmental review is anticipated in 2017.

Endangered Species Coordination – The County has been monitoring the US Fish and Wildlife Service’s endangered species listing work program. In 2016, the County provided input regarding the Sierran Amphibians and the Joshua Tree.

Local Agricultural Study – The Agriculture Department is working with a consultant to complete a study aimed at quantifying the value of local agriculture to our economy. This study will provide more in-depth analysis than the gross production value that is presented in the annual Crop and Livestock Report. Areas of analysis will include comparison to other local industries, valuation of industries reliant on or linked to agriculture, economic ties between Inyo and Mono Counties, number of jobs maintained by this industry, economic contributions by crop and land ownership, a valuation of taxes generated by this industry, and estimated value of ecosystem services provided by agricultural producers.

III. General Plan Elements

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

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

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

The Inyo County General Plan consists of the following Elements:

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

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

Government Element

The Government Element includes the following goals (i) promoting consistency of other agencies' actions with General Plan (Goal Gov-1), (ii) encouraging collaborative planning and public participation (Goal Gov-2), (iii) increasing private land ownership (Goal Gov-3), (iv) guiding federal land actions and encouraging economic development (Goal Gov-4), (v) protecting and developing water resources (Goal Gov-5), (vi) preserving and expanding agriculture (Goal Gov-6), (vii) enhancing opportunities for recreation, including for off-road vehicles, hiking, and biking (Goal Gov-7), (viii) encouraging improved management of wildlife and fisheries (Goal Gov-8), (ix) promoting exploration, development, and reclamation of mineral resources (Goal Gov-9), (x) balancing energy development (Goal Gov-10), and (xi) enhancing transportation and preserving access (Goal Gov-11)

To achieve these goals, the County has continued dialogue with local, regional, State, and federal agencies on a variety of projects, as discussed elsewhere in this report, thereby continuing the previous coordination efforts with other agencies. The County constantly strives to ensure collaboration between national, California, and regional agencies as required by federal, State, and local regulations. The County works to make such agencies aware of County programs and policies and bring their actions into conformance with the General Plan. During 2016, the County worked with the US Forest Service, BLM, the US Fish and Wildlife Service, the National Park Service and other state and federal agencies in regional planning efforts affecting Inyo County resources.

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

website is maintained to provide for current up-to-date information regarding planning issues.

Land Use Element

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

Potential impacts from new development are assessed under CEQA. Additional conditions of approval and mitigation may be required if deemed necessary to provide for issues such as screening, habitat conservation, parking, and noise-reduction, or otherwise address issues per the General Plan's direction. During 2016, the County processed and completed an MND for the Eastern California Museum Expansion. The County also completed significant work on Specific Plans for North Sierra Highway and communities in Southeast Inyo County.

Economic Development Element

The Economic Development Element works to support long-term efforts to improve economic conditions for all County residents, and addresses tourism, natural resources, and retail sales. Towards these ends, the County has continued to promote access to public lands and limit any new restrictions being planned. Promotions regarding Inyo County in major population centers elsewhere in the State (including at the State fair) are carried out. Filming opportunities are exploited, and several dramatic locations were featured in film, television, and other venues in 2016.

Housing Element

The Housing Element works to provide housing for all of the community, and addresses the needs of specified populations. In 2014, the County updated the Housing Element, which was certified by HCD. Preliminary data indicate that in 2016 five new units were produced, and that constructions began on a significant number of new units.

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

Circulation Element

The Circulation Element addresses a wide variety of topics, including roads, scenic highways, public transportation, bicycles and trails, railroads, aviation, canals, pipelines,

and transmission cables. These planning programs prioritize improvement to achieve implementation measures for roadway repaving and reconstruction projects.

As discussed previously, projects are reviewed to minimize impacts, provide for parking, reduce vehicle trips, and optimize transportation access. Continuing improvement in telecommunications infrastructure provides opportunities for telecommuting and economic development, and Digital 395 provides an excellent opportunity for telecommunications enhancements locally. The County continues to work with Caltrans regarding the Olancho-Cartago Four-Lane project. Several major road projects were worked on during 2016, including Whitney Portal Road and the Ed Powers Bicycle Lanes project. The Adventure Trails project works to provide access and encourage economic development. Viewshed issues along scenic highways are also addressed, as they may apply. The County continues to encourage the Forest Service and other federal agencies to address local concerns regarding appropriate motorized transport on federal lands and to otherwise maintain and improve access.

The County continues to work with and support ESTA to implement transit service throughout the County and beyond. The Short Range Transit Plan completed in 2016 and the Roles and Responsibilities Analysis started in 2010 implement the General Plan's direction to support and promote public transit and accessibility. In 2016, the County approved the Inyo County Active Transportation Plan (ATP), which includes bicycles, pedestrians, safe-routes-to-schools, and recreation trails. An update to the Regional Transportation Plan (RTP) update was also completed in 2015.

The County worked with the City of Bishop, Caltrans, and other local stakeholders to implement the Collaborative Bikeways Plan, which was adopted in 2008. This project implements the Circulation Element's bicycle goals, policies, and implementation measures. As discussed above, the Inyo 2016 ATP built upon and incorporated the policies and goals set forth in the 2008 bikeways plan. Continued coordination with LADWP, the Forest Service, and the BLM ensures appropriate trail maintenance and access to public lands.

The County continues its planning efforts to improve the Bishop Airport, and continued implementation of a planning grant for the airport in 2016. The County is working on improving other airports in its jurisdiction by seeking grant funds and coordinating with Caltrans and the Federal Aviation Administration.

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 80 mines in 2016. The County is working with State and federal agencies to encourage appropriate mineral production.

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

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

Public Safety Element

The Public Safety Element works to reduce hazards regarding air quality, floods, avalanches, wildfires, geology and seismicity, and noise. The County continues to cooperate with DWP to reduce dust from Owens Lake, and evaluates air quality issues for major discretionary projects. Building permits and other development proposals are reviewed for flooding, fire, avalanche, and faulting hazards. The County continued its work on a Hazard Mitigation Plan in 2016. The mitigation requirements developed and approved in the General Plan EIR are enforced in areas subject to avalanche hazards. FEMA Flood Maps for the County were updated in 2011 and are being used to evaluate whether projects are in potential flood zones. Noise issues are addressed through environmental review.

IV. General Plan and Zoning Code Update

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

During 2013, staff held numerous meetings with stakeholders and public workshops throughout the County to provide information, and receive input and feedback on the updated general plan and zoning code update. Results of the stakeholder and public outreach were presented to the Planning Commission in late 2013 and to the Board of Supervisors in early 2014. Staff is incorporating the results of public outreach, as well as comments from the Planning Commission and Board of Supervisors, and working to conduct environmental review in 2017.

V. Conclusion

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

The County provided leadership and participated in many planning activities in 2016, 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 2017.

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.

The report may include the number of units that have been substantially rehabilitated, converted from nonaffordable to affordable by acquisition, and preserved consistent with the standards set forth in paragraph (2) of subdivision (c) of Section 65583.1. The report shall document how the units meet the standards set forth in that subdivision.

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

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

Appendix B

Housing and Community Development Department Annual Element Progress Report
Forms.

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

(CCR Title 25 §6202)

Jurisdiction County of Inyo
Reporting Period Date 01/01/16 - Date 12/31/16

Table A2
Annual Building Activity Report Summary - Units Rehabilitated, Preserved and Acquired pursuant to GC Section 65583.1(c)(1)

Please note: Units may only be credited to the table below when a jurisdiction has included a program in its housing element to rehabilitate, preserve or acquire units to accommodate a portion of its RHNA which meet the specific criteria as outlined in GC Section 65583.1(c)(1)

Activity Type	Affordability by Household Incomes				(4) The Description should adequately document how each unit complies with subsection (c)(7) of Government Code Section 65583.1
	Extremely Low-Income*	Very Low-Income	Low-Income	TOTAL UNITS	
(1) Rehabilitation Activity				0	
(2) Preservation of Units At-Risk				0	
(3) Acquisition of Units				0	
(5) Total Units by Income	0	0	0	0	

* Note: This field is voluntary

Table A3
Annual building Activity Report Summary for Above Moderate-Income Units
(not including those units reported on Table A)

	1. Single Family	2. 2 - 4 Units	3. 5+ Units	4. Second Unit	5. Mobile Homes	6. Total	7. Number of infill units*
No. of Units Permitted for Moderate						0	
No. of Units Permitted for Above Moderate	4				5	9	

* Note: This field is voluntary

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

(CCR Title 25 §6202)

Jurisdiction County of Inyo _____
Reporting Period Date 01/01/16 - Date 12/31/16 _____

Table B

Regional Housing Needs Allocation Progress

Permitted Units Issued by Affordability

CY2014												Total Units to Date (all years)	Total Remaining RHNA by Income Level
Income Level		RHNA Allocation by Income Level	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9		
Very Low	Deed Restricted	35											35
	Non-deed restricted												
Low	Deed Restricted	25											25
	Non-deed restricted												
Moderate	Deed Restricted	28											28
	Non-deed restricted												
Above Moderate		72	3	2	9							14	58
Total RHNA by COG. Enter allocation number:		160	3	2	9							14	146
Total Units ► ► ►													
Remaining Need for RHNA Period ► ► ► ► ►													

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

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

Jurisdiction County of Inyo
Reporting Period Date 01/01/16 - Date 12/31/16

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
Policy 1.4 - Energy Efficiency	Encourage energy efficiency	Ongoing	The County continues to encourage energy efficiency and maintains a website page dedicated to the topic.
Policy 3.3 - Second Units	Encourage development of second units	Ongoing	In accordance with State law, the County continues to work toward encouraging second units. The County is working on amendments to the Zoning Ordinance to reflect State law.
Policy 5.4 - Residential Care Facilities	Provide for people with disabilities	Ongoing	In accordance with State law, the County continues to work to provide for people with disabilities. The County is working on amendments to the Zoning Ordinance to reflect State law.

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

Jurisdiction County of Inyo
Reporting Period Date 01/01/16 - Date 12/31/16

General Comments:

1. Affordability levels for newly permitted units cannot be determined - assumed to be above moderate; 2. One lot within Site No. 2 (i.e. Whitney Portal) has an active permit for construction of a single family residence; 3. Two of the new units reported are Auxillary Dwelling Units under Policy 3.3 - Second Units. 4. Two new units replaced older existing manufactured homes; 5. Site No. 10 (Arbors) has two active permits for construct of single family residence.