

Agenda

County of Inyo Planning Commission

Board of Supervisors Room
Inyo County Administrative Center
Independence, California

INYO COUNTY PLANNING COMMISSION

Howard Lehwald
Caitlin (Kate) J. Morley
Todd Vogel
Callie Peek
Aaron Cassell

First District
Second District (Chair)
Third District
Fourth District (Vice Chair)
Fifth District

Inyo County Planning Commission
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STAFF

Cathreen Richards	Planning Director
Danielle Visuaño	Senior Planner
Ryan Standridge	Associate Planner
Cynthia Draper	Associate Planner
Sally Faircloth	Project Coordinator
Michael Errante	Public Works Director
David Fraser	Interim County Administrator
Christian Milovich	Assistant County Counsel

This meeting will be held in the Board of Supervisors Room located at 224 N. Edwards Street, in Independence California, beginning at 10:00 a.m.

- Items will be heard in the order listed on the agenda unless the Planning Commission rearranges the order, or the items are continued. Estimated start times are indicated for each item. The times are approximate, and no item will be discussed before its listed time.
- Lunch Break will be given at the Planning Commission's convenience.
- The Planning Commission Chairperson will announce when public testimony can be given for items on the agenda. The Commission will consider testimony on both the project and related environmental documents.
- The applicant or any interested person may appeal all final decisions of the Planning Commission to the Board of Supervisors. Appeals must be filed in writing to the Inyo County Board of Supervisors within 15 calendar days per ICC Chapter 15 [California Environmental Quality Act (CEQA) Procedures] and Chapter 18 (Zoning), and 10 calendar days per ICC Chapter 16 (Subdivisions), of the action by the Planning Commission. If an appeal is filed, there is a fee of \$300.00. Appeals and accompanying fees must be delivered to the Clerk of the Board Office at County Administrative Center Independence, California. If you challenge in court any finding, determination or decision made pursuant to a public hearing on a matter contained in this agenda, you may be limited to raising only those issues you or someone else raised at the public hearing, or in written correspondence delivered to the Inyo County Planning Commission at, or prior to, the public hearing.

Public Notice: In Compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the Planning Department at (760) 878-0263 (28 CFR 35.102-3.104 ADA Title II). Notification 72 hours prior to the meeting will enable the County to make reasonable arrangements to ensure accessibility to this meeting. Should you because of a disability require appropriate alternative formatting of this agenda, please notify the Planning Department 2 hours prior to the meeting to enable the County to make the agenda available in a reasonable alternative format (Government Code Section 54954.2).

April 22, 2026

10:00 A.M.

1. PLEDGE OF ALLEGIANCE.

2. **ROLL CALL** – Roll Call to be taken by staff.
3. **PUBLIC COMMENT PERIOD** – This is the opportunity for anyone in the audience to address the Planning Commission on any planning subject that is not scheduled on the agenda.
4. **GENERAL PLAN AMENDMENT (GPA 2025-04/LEATHAM) AND ZONING RECLASSIFICATION (ZR 2025-04)** - Request to change the General Plan designation from Light Industrial (LI) to Retail Commercial (RC) and the zoning from M-2-0.5 (Light Industrial) to C-1-10,000 (General Commercial) to allow reuse of an existing industrial building for multiple commercial tenant spaces. This project is categorically exempt from CEQA pursuant to Section 15301 (Existing Facilities) of the CEQA Guidelines.
5. **2025 GENERAL PLAN ANNUAL REPORT (Informational)** - Staff will give the Planning Commission a presentation on the County’s 2025 General Plan Annual Progress Report and Housing Element Implementation Report. This report is required to be presented to local legislative bodies prior to being submitted to the State and is Exempt from CEQA per Guidelines Section 15306 – Information Collection.
6. **(Informational Item)** Written Decision following hearing on revocation/modification of Hosted Short-Term Rental Permit 2024-03/Foroudi. Attached please see the written decision memorializing the Commission’s decision to revoke HSTR Permit 2024-03/Foroudi. The decision was signed by the Chair on February 24, 2026, and distributed to the parties on February 25, 2026.
7. **COMMISSIONERS’ REPORTS/COMMENTS**
8. **PLANNING DIRECTOR’S REPORT**
9. **ADJORN**

**Action
Item /
Public
Hearing**



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168 North Edwards Street
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Independence, California 93526**

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AGENDA ITEM NO.: 4 (Action Item and Public Hearing)

**PLANNING COMMISSION
MEETING DATE:** April 22, 2026

SUBJECT: GPA 2025-04/ZR 2025-03/ Leatham

EXECUTIVE SUMMARY

The applicant, Karen Leatham, is requesting a General Plan Amendment (GPA) and Zoning Reclassification (ZR) for property located at 2290 Dixon Lane in Bishop, California, owned by Danny Pool. The property currently contains two different zoning districts and general plan designations.

One portion of the property is zoned M-2-0.5 (Light Industrial) with a Light Industrial (LI) General Plan designation. This portion contains a single-story building that formerly housed Caltron Corporation, an industrial business that operated on the site for many years but is no longer in operation.

The remaining portion of the property is zoned R-1-7,200 (Single-Family Residential) with a Medium Density Residential (RM) General Plan designation. This portion of the property contains two existing mobile homes and one garage. The mobile homes are currently occupied by tenants.

The applicant is not proposing changes to the R-1-7,200 portion of the property. The request applies only to the industrial portion of the site. The applicant is requesting to change the M-2-0.5 zoning to C-1-10,000 (General Commercial) and the General Plan designation from Light Industrial (LI) to Retail Commercial (RC).

The requested changes would allow the existing industrial building to be repurposed for commercial uses, with the intent of creating multiple commercial tenant spaces within the existing structure.

PROJECT INFORMATION

Supervisory District: 1

Applicant: Karen Leatham

Landowners: Danny J. Pool

Community: Bishop

A.P.N.: 010-352-18

Existing General Plan: Light Industrial (LI) and Residential Medium Density (RM)

Existing Zoning: Light Industrial (M-2-0.5) and One Family Residence (R-1-7,200)

Surrounding Land Use:

Location	Use	General Plan Designation	Zone
North	Misc Structure	Residential Medium Density (RM)	One Family Residence (R-1-7,200)
East	Single Family Residence	Residential Medium Density (RM)	One Family Residence (R-1-7,200)
South	Single Family Residence	Residential Medium Density (RM)	One Family Residence (R-1-7,200)
West	MH on foundation	Residential Medium Density (RM)	One Family Residence (R-1-7,200)

Recommended Action:

- 1.) Adopt resolution making certain findings and recommending the Board of Supervisors adopt a Resolution approving GPA 2025-04/Leatham with certain Conditions of Approval and an Ordinance approving ZR 2025-03/ Leatham, with certain Conditions of Approval.
- 2.) Certify that GPA 2025-04/Leatham and ZR 2025-03 are Exempt from CEQA pursuant to Section 15301 (Existing Facilities) of the CEQA Guidelines.

Alternatives:

- 1.) Specify modifications to the proposal and/or the Conditions of Approval.
- 2.) Make specific findings and deny the application.

- 3.) Continue the public hearing to a future date and provide specific direction to staff regarding additional information and analysis needed.

Project Planner:

Cynthia Draper

BACKGROUND/STAFF ANALYSIS

The subject property is located at 2290 Dixon Lane in the unincorporated Bishop area of Inyo County and is currently developed with both residential and industrial uses. The parcel contains two separate zoning districts and corresponding General Plan designations. The property is located in an area primarily surrounded by residentially zoned parcels developed with single-family residences.

The northern portion of the property is zoned M-2-0.5 (Light Industrial) and designated Light Industrial (LI) in the General Plan. This portion of the site contains a 24,100 square foot single-story industrial building that formerly housed the Caltron Corporation. Caltron Corporation operated at this location for many years as an industrial manufacturing business. The building remains on site but is currently vacant following the closure of the business. The building contains four restrooms which would serve the occupants of the building and may be utilized as shared facilities among the various commercial tenant spaces. In addition, the property contains sufficient area to accommodate approximately 50 parking spaces to serve the building and potential future commercial tenants and patrons.

The southern portion of the property is zoned R-1-7,200 (One-Family Residential) with a General Plan designation of RM (Medium Density Residential). This portion of the site contains two mobile homes and a garage. Both mobile homes are currently occupied by tenants.

According to the applicant, the former industrial building could be better utilized as commercial space for small businesses rather than continuing as a single industrial operation. The applicant is proposing to repurpose the existing structure for commercial uses and divide the interior of the building into multiple tenant spaces. The applicant has indicated that there has been interest from members of the public to lease space within the building for a variety of small-scale commercial uses, including fitness-related businesses, martial arts classes, wellness services, welding, and other service-oriented businesses. To allow these types of uses, the applicant is requesting a General Plan Amendment from Light Industrial (LI) to Retail Commercial (RC) and a Zoning Reclassification from M-2-0.5 (Light Industrial) to C-1-10,000 (General Commercial) for the industrial portion of the property. The R-1-7,200 zone portion of the property is not proposed to change and will remain residential.

Land Use Analysis

The proposed General Plan Amendment and Zoning Reclassification would allow the reuse of an existing industrial building for small commercial businesses. The request would change the General Plan designation from Light Industrial (LI) to Retail Commercial (RC) and the zoning

from M-2-0.5 (Light Industrial) to C-1-10,000 (General Commercial) for the portion of the property containing the former Caltron Corporation building.

Under the County's General Plan, LI is described as:

Light Industrial Designation (LI) This designation provides for industrial parks, warehousing, light manufacturing, public and quasi-public uses, and similar and compatible uses where there are no significant air, odor, water, visual or hazard issues. The standard FAR for this designation is 0.50 but may be increased under certain circumstances with a Conditional Use Permit up to 1.20.

Under the County's General Plan, RC is described as:

Retail Commercial Designation (RC) This designation provides for retail and wholesale commercial uses, service uses, offices, public and quasipublic uses, and similar and compatible uses. The FAR shall not exceed 0.40. Residential uses in this designation shall be subject to discretionary review and approval. Residential densities shall be in the range of 7.6 to 24 dwelling units per.

Under Title 18 of the Inyo County Code, the M-2 (Light Industrial) zoning district is described as:

The M-2 zoning district is intended to provide areas for light industrial uses including manufacturing, fabrication, processing, and similar industrial activities that typically occur within enclosed structures and are compatible with surrounding land uses.

Under Title 18 of the Inyo County Code, the C-1 (General Commercial) zoning district is described as:

The C-1 zoning district is intended to provide for a range of commercial uses serving the general public, including retail businesses, service-oriented uses, and other commercial activities that are compatible with surrounding land uses.

As reflected in these definitions and descriptions, the proposed changes to the parcel's zoning and general plan land use designations will not result in a measurable impact or difference in the existing use of the parcel.

More specifically, under the current LI land use and zoning designation, the building has housed an industrial manufacturing operation employing approximately forty employees and generating regular daily business activity, including employee traffic and parking demand. Because the site has long functioned as an employment-generating use, reuse of the building for small commercial tenants is not expected to substantially increase overall activity on the property.

The former Caltron Corporation operated on the site for decades as an industrial manufacturing business with varying levels of operational intensity over time. According to the applicant, more recent operations typically occurred between approximately 6:30 a.m. and 5:30 p.m. for both production and office staff. Historically, the facility operated at a greater intensity, including periods of two-shift operations extending into evening hours, with operations occurring as late as approximately 11:30 p.m., and earlier periods of continuous 24-hour production during the work week. These operations involved the use of industrial equipment, including molding

machines and machine shop equipment such as mills, lathes, and CNC machinery. Despite the nature of the industrial use, the applicant stated that noise generated within the building was not perceptible outside the structure.

The applicant now wishes to change the land use and zoning designations so that the building may be divided into multiple tenant spaces to accommodate small commercial businesses. Potential uses that have been expressed by interested tenants include fitness-related businesses, martial arts classes, wellness services, welding, and other service-oriented businesses. The proposed C-1-10,000 zoning district would allow a variety of commercial uses that could support small local businesses while utilizing the existing structure.

The property is located in proximity to residentially zoned parcels, including R-1 properties containing single-family residences and mobile homes. As a result, compatibility with surrounding residential uses is an important consideration. The applicant is proposing potential business hours to occur between approximately 6:00 a.m. and 9:00 p.m., which is consistent with typical commercial operations. Conditions of approval addressing hours of operation, lighting, noise, and parking will help ensure compatibility with the surrounding neighborhood.

Zoning

The portion of the subject property containing the former Caltron Corporation building is currently zoned M-2-0.5 (Light Industrial). The M-2-0.5 zoning district is intended to provide areas for light industrial uses including manufacturing, fabrication, processing, and other industrial operations that typically occur within enclosed structures.

The applicant is requesting a Zoning Reclassification from M-2-0.5 (Light Industrial) to C-1-10,000 (General Commercial) for this portion of the property. The C-1-10,000 zoning district allows a range of commercial uses intended to serve the general public, including retail businesses, service-oriented establishments, and other commercial activities.

The proposed zoning change would allow the existing building to accommodate multiple commercial tenant spaces rather than a single industrial operation. The structure historically supported industrial employment and business activity on the site, and the reuse of the building for small-scale commercial tenants is not expected to result in a significant increase in activity beyond what previously occurred when the building was occupied by the Caltron Corporation.

General Plan

The General Plan land use designation for the portion of the property containing the former Caltron Corporation building is currently Light Industrial (LI). The LI designation is intended to accommodate industrial uses including manufacturing, processing, and other employment-generating industrial activities. The applicant is requesting a General Plan Amendment to change the designation from Light Industrial (LI) to Retail Commercial (RC). The RC designation is intended to provide areas for retail and commercial service uses that support local businesses and provide goods and services to the community.

The proposed amendment would allow the existing building to accommodate a variety of small commercial tenant spaces rather than a single industrial use. Because the structure already exists

and historically supported an employment-generating use, the proposed amendment is not expected to significantly increase the overall intensity of activity on the property.

Approval of the General Plan Amendment would also establish consistency between the General Plan land use designation and the proposed C-1-10,000 zoning district, allowing the property to be utilized for commercial purposes while making use of the existing developed site.

ENVIRONMENTAL REVIEW

Pursuant to the California Environmental Quality Act (CEQA) and the State CEQA Guidelines, the proposed project has been reviewed for potential environmental impacts. Staff has determined that the project is categorically exempt from CEQA pursuant to Section 15301 (Existing Facilities) of the CEQA Guidelines.

Section 15301 applies to the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures involving negligible or no expansion of existing or former use. The proposed project involves a General Plan Amendment and Zone Reclassification to allow the reuse of an existing industrial building for commercial tenant spaces. No expansion of the building footprint or new construction is proposed.

TRIBAL CONSULTATIONS

In compliance with SB 18 (Government Code Section 65352.3), which requires jurisdictions to provide Native American tribes the opportunity to consult on proposed General Plan amendments, staff sent certified letters on June 24, 2025, inviting consultation. Letters were sent to the Lone Pine Paiute-Shoshone Tribe, Utu Utu Gwaitu Paiute Tribe of the Benton Paiute Reservation, Wuksachi Indian Tribe/Eshom Valley Band, Fort Independence Indian Community of Paiutes, Bishop Paiute Tribe, and the Big Pine Paiute Tribe of the Owens Valley.

In accordance with the statute, tribes have 90 days from receipt of the notice to request consultation. No requests for consultation were received during or after the 90-day response period.

NOTICING & REVIEW

Project information was circulated to relevant County departments for review, including Building and Safety and Environmental Health. Staff from these departments conducted a site visit with the applicant and identified items requiring attention to ensure compliance with applicable building and environmental health requirements. The applicant worked with the respective departments to address these matters, and the majority have been resolved.

Environmental Health has identified additional requirements related to permitting of the existing water system. These requirements are addressed through Conditions of Approval to ensure compliance with applicable State and local regulations. Additional Conditions of Approval addressing building, health, and safety codes are also included to ensure continued compliance.

The Eastern Sierra Community Services District (ESCSA) reviewed the project and determined that no additional capacity fee is required.

The project was noticed on April 2, 2026, in the Inyo Register and mailed to property owners within 300 feet of the project site. No comments have been received by staff to date.

RECOMMENDATIONS

Staff recommends that the Planning Commission adopt the proposed resolution making the following findings and conditions and recommending the Board of Supervisors adopt the

proposed Resolution approving General Plan Amendment 2025-04/Leatham and the Ordinance approving Zone Reclassification 2025-03/Leatham.

Recommended Findings

1. Based on substantial evidence in the record, the Planning Commission recommends that the Board of Supervisors find that General Plan Amendment 2025-04/Leatham and Zone Reclassification 2025-03/Leatham are in conformance with the Goals and Objectives of the Inyo County General Plan.

[Evidence: The proposed change from Light Industrial (LI) to Retail Commercial (RC) will allow the reuse of an existing 24,100 square foot building that historically supported an industrial operation on the property. The proposed RC designation will allow small-scale commercial and service-oriented businesses to operate within the existing structure while maintaining a level of activity similar to what previously occurred when the building was occupied by the Caltron Corporation.

The requested change also brings the General Plan designation into consistency with the proposed C-1-10,000 (General Commercial) zoning district, allowing the property to be utilized in a manner very similar to the historic use of the property and in a way that supports local businesses while making use of an existing developed site. The impact of the proposed change from LI to RC will not increase vehicle or foot traffic, noise or other impacts from that which existed when the Caltron Corporation was operating.]

2. Based on substantial evidence in the record, the Planning Commission recommends that the Board of Supervisors find that General Plan Amendment 2025-04/Leatham and Zone Reclassification 2025-03/Leatham are consistent with Title 18 (Zoning Ordinance) of the Inyo County Code.

[Evidence: The applicant is requesting a Zoning Reclassification from M-2-0.5 (Light Industrial) to C-1-10,000 (General Commercial) for the portion of the property containing the former Caltron Corporation building. The C-1-10,000 zoning district allows a range of commercial uses including retail, service-oriented businesses, and other commercial activities intended to serve the public. The proposed zoning district aligns with the requested Retail Commercial General Plan designation and allows the existing building to be repurposed for multiple small commercial tenant spaces without requiring new or additional construction or expansion of the building footprint.]

3. Based on substantial evidence in the record, the Planning Commission recommends that the Board of Supervisors find that the site is physically suited for the proposed type and density of development and finds that the existing and planned public facilities and services are adequate to meet the needs of the proposed project.

[Evidence: The project involves the reuse of an existing building that historically supported an industrial workforce of approximately forty employees. The site contains adequate area to accommodate approximately 50 parking spaces to serve potential commercial tenants. The building contains restroom facilities and existing infrastructure to support commercial occupancy. Because the project utilizes an existing structure and does not involve new construction or expansion of the building footprint, the site is considered physically suitable for the proposed commercial reuse.]

4. Based on substantial evidence in the record, the Planning Commission recommends that the Board of Supervisors find that the design or proposed improvements are not likely to cause substantial impacts to public health, safety or welfare.

[Evidence: The proposed General Plan Amendment and Zone Reclassification will allow the adaptive reuse of an existing industrial building for small commercial tenant spaces. The building previously generated regular business activity associated with an industrial operation employing approximately forty individuals. The proposed commercial uses are expected to be small-scale and service-oriented and will operate within the existing structure. Conditions related to hours of operation, parking, and operational compatibility will help ensure that future uses remain compatible with surrounding residential properties and will not create impacts to the health, safety, or welfare of persons living or working in the vicinity.]

CONDITIONS OF APPROVAL

1. The applicant shall conform to all applicable provisions of the Inyo County and State Codes including the Building and Safety and Health and Safety Codes.
2. The applicant shall submit complete permit application materials and obtain a public water system supply permit for the Pool Water System (CA1400080). The applicant shall comply with all regulatory requirements as outlined by the State Water Resources Control Board, Division of Drinking Water, where applicable.
3. All uses on the property shall comply with the permitted uses and development standards of the C-1-10,000 (General Commercial) zoning district as established in Title 18 of the Inyo County Code.
4. Any exterior lighting installed on the property shall comply with the Inyo County Outdoor Lighting Ordinance and shall be shielded and directed downward to prevent light spillover onto adjacent residential properties. No exterior commercial or industrial lighting shall be illuminated outside of approved hours of operation
5. Adequate on-site parking shall be maintained to serve all commercial tenant spaces in accordance with applicable County requirements. Under no circumstances shall parking associated with the use, overflow onto adjacent residential streets.
6. Hours of operation for commercial tenant activity shall be from 6:00 a.m. to 9:00 p.m.
7. All commercial activities associated with tenant use and spaces shall occur within the building, and under no circumstances shall occur in the street, the parking lot or any other area of the property.

8. The property owner shall ensure that all leases or rental agreements for tenant spaces include provisions requiring compliance with the Conditions of Approval and all applicable provisions of the Inyo County Code.
9. The owner/developer shall defend, indemnify, and hold harmless Inyo County agents, officers, and employees from any claim, action or proceeding against the County or its agents, officers, or employees to attack, set aside, void, or annul an approval of the county, its advisory agencies, its appeals board, or legislative body concerning. GPA 2025-04/ZR 2025-03/ Leatham. The County reserves the right to prepare its own defense.

Attachments:

Vicinity Maps (2)
Existing General Plan and Zoning Map
Proposed General Plan and Zoning Map
Site Plan/Site Layout
Site Photographs
Resolution 2026-02

RESOLUTION NO. 2026-02

A RESOLUTION OF THE PLANNING COMMISSION OF THE COUNTY OF INYO, STATE OF CALIFORNIA, RECOMMENDING THAT THE INYO COUNTY BOARD OF SUPERVISORS CERTIFY THAT THE PROPOSED PROJECT IS EXEMPT FROM THE REQUIREMENTS OF THE CALIFORNIA ENVIRONMENTAL QUALITY ACT, AND MAKE CERTAIN FINDINGS WITH RESPECT TO AND APPROVE GENERAL PLAN AMENDMENT NO. 2025-04/LEATHAM AND ZONE RECLASSIFICATION NO. 2025-03/LEATHAM

WHEREAS, the Inyo County Board of Supervisors, by and through Inyo County Code (ICC) Section 15.12.040, has designated the Planning Commission to serve as the Environmental Review Board pursuant to Section 15022 of the California Environmental Quality Act Guidelines and maintain responsibility for environmental review of County projects; and

WHEREAS, the Inyo County Planning Department determined that General Plan Amendment (GPA) No. 2025-04/Leatham and Zone Reclassification (ZR) No. 2025-03/Leatham, pertaining to the property located at 2290 Dixon Lane in the Bishop area, Assessor Parcel Number 010-352-18 (the "projects") , are exempt from environmental review pursuant to CEQA Guidelines Section 15301 (Existing Facilities) because the project involves the reuse of an existing structure and involves negligible or no expansion of use; and

WHEREAS, pursuant to Senate Bill 18 (SB18) and Government Code Section 65352.3, the County requested a list of applicable Native American contacts from the California Native American Heritage Commission (NAHC); and

WHEREAS, the NAHC transmitted a list of applicable Native American contacts to the County for purposes of SB18 consultation; and

WHEREAS, the County sent certified letters initiating Native American consultation pursuant to Government Code Sections 65352.3 and 65352.4 to the Lone Pine Paiute-Shoshone Tribe, Utu Utu Gwaitu Paiute Tribe of the Benton Paiute Reservation, Wuksachi Indian Tribe/Eshom Valley Band, Fort Independence Indian Community of Paiutes, Bishop Paiute Tribe, and the Big Pine Paiute Tribe of the Owens Valley; and

WHEREAS, as specified by Senate Bill 18 and Government Code Section 65352.3, the tribes have ninety (90) days to initiate consultation following notification; and

WHEREAS, no tribes requested consultation within the required consultation period; and

WHEREAS, pursuant to Government Code Sections 65353, 65354 and 65854 and 65855, the Inyo County Planning Commission is required to conduct a noticed public hearing on proposed General Plan Amendments and Zone Reclassifications and make a recommendation to the Board of Supervisors; and

WHEREAS, pursuant to Government Code sections 65353, 65354 and 65854 and 65855 notice of the public hearing was published in the Inyo Register and mailed to property owners within three hundred (300) feet of the project site; and

WHEREAS, the Planning Commission held a duly noticed public hearing on April 22, 2026, to review the request for General Plan Amendment No. 2025-04/Leatham and Zone Reclassification No. 2025-03/Leatham and considered the staff report and all oral and written comments regarding the proposal; and

WHEREAS, ICC Section 18.03.020 states that the County's Zoning Ordinance must be consistent with the County's General Plan; and

WHEREAS, the proposed General Plan Amendment would change the permitted use and land use designation for a portion of the parcel from Light Industrial (LI) to Retail Commercial (RC) on property located at 2290 Dixon Lane (APN 010-352-18); and

WHEREAS, the proposed Zone Reclassification would change the zoning designation for a portion of the parcel from M-2-0.5 to C-1-10,000, consistent with the proposed General Plan designation.

NOW, THEREFORE, BE IT HEREBY RESOLVED, that based on all written and oral comment received at the April 22, 2026 hearing, including the Planning Department Staff Report, the Inyo County Planning Commission makes the following findings regarding the project and hereby recommends that the Inyo County Board of Supervisors make and adopt the following findings in their entirety.

RECOMMENDED FINDINGS

1. The recitals above are incorporated herein as findings.
2. General Plan Amendment No. 2025-04/Leatham and Zone Reclassification No. 2025-03/Leatham pertaining to the property located at 2290 Dixon Lane, Bishop area, APN 010-352-18, are exempt from CEQA pursuant to CEQA Guidelines Section 15301 (Existing Facilities) because the project involves the reuse of an existing structure and involves negligible or no expansion of use.

3. Based on substantial evidence in the record, the proposed project is consistent with the Goals and Policies of the Inyo County General Plan. The proposed designation of Retail Commercial (RC) will allow the reuse of the existing building for commercial tenant spaces while maintaining a level of activity similar to what historically occurred when the building was occupied by the Caltron Corporation.
4. Based on substantial evidence in the record, the Planning Commission recommends that the Board of Supervisors find that the proposed General Plan Amendment will not result in a significant increase in traffic, including vehicle trips or pedestrian activity. The site has historically supported an industrial use employing approximately forty individuals and generating regular daily traffic. The proposed reuse of the existing building for small-scale commercial tenant spaces is not expected to increase traffic beyond what previously occurred on the site.
5. Based on substantial evidence in the record, the proposed project is consistent with Title 18 (Zoning Ordinance) of the Inyo County Code. The proposed zoning designation of C-1-10,000 will allow the existing building to be reused for commercial purposes consistent with the proposed General Plan designation.
6. Based on substantial evidence in the record, the site is physically suited for the proposed type and density of development and that existing and planned public facilities and services are adequate to meet the needs of the proposed project.
7. Based on substantial evidence in the record, the proposed change to the land use and zoning designations align with the current use of the property and existing building and allows the existing building to be repurposed for multiple small commercial tenant spaces without requiring new or additional construction or expansion of the building footprint.
8. Based on substantial evidence in the record, the site is physically suited for the proposed type and density of development and finds that the existing public facilities and services are adequate to meet the needs of the proposed project without expanding beyond the historic use, which included an industrial workforce of approximately forty employees and approximately 50 parking spaces.

9. Based on substantial evidence in the record, the proposed project will not cause substantial impacts to public health, safety, or welfare.

BE IT FURTHER RESOLVED that the Planning Commission recommends that the Board of Supervisors take the following actions.

RECOMMENDED ACTIONS

1. Certify that General Plan Amendment No. 2025-04/Leatham and Zone Reclassification No. 2025-03/Leatham are exempt from CEQA pursuant to CEQA Guidelines Section 15301 (Existing Facilities).
2. Make certain findings with respect to and approve General Plan Amendment No. 2025-04/Leatham and Zone Reclassification No. 2025-03/Leatham based on all information in the public record and the recommendation of the Planning Commission.

PASSED AND ADOPTED this 22nd day of April, 2026, by the following vote of the Inyo County Planning Commission:

AYES:

NOES:

ABSTAIN:

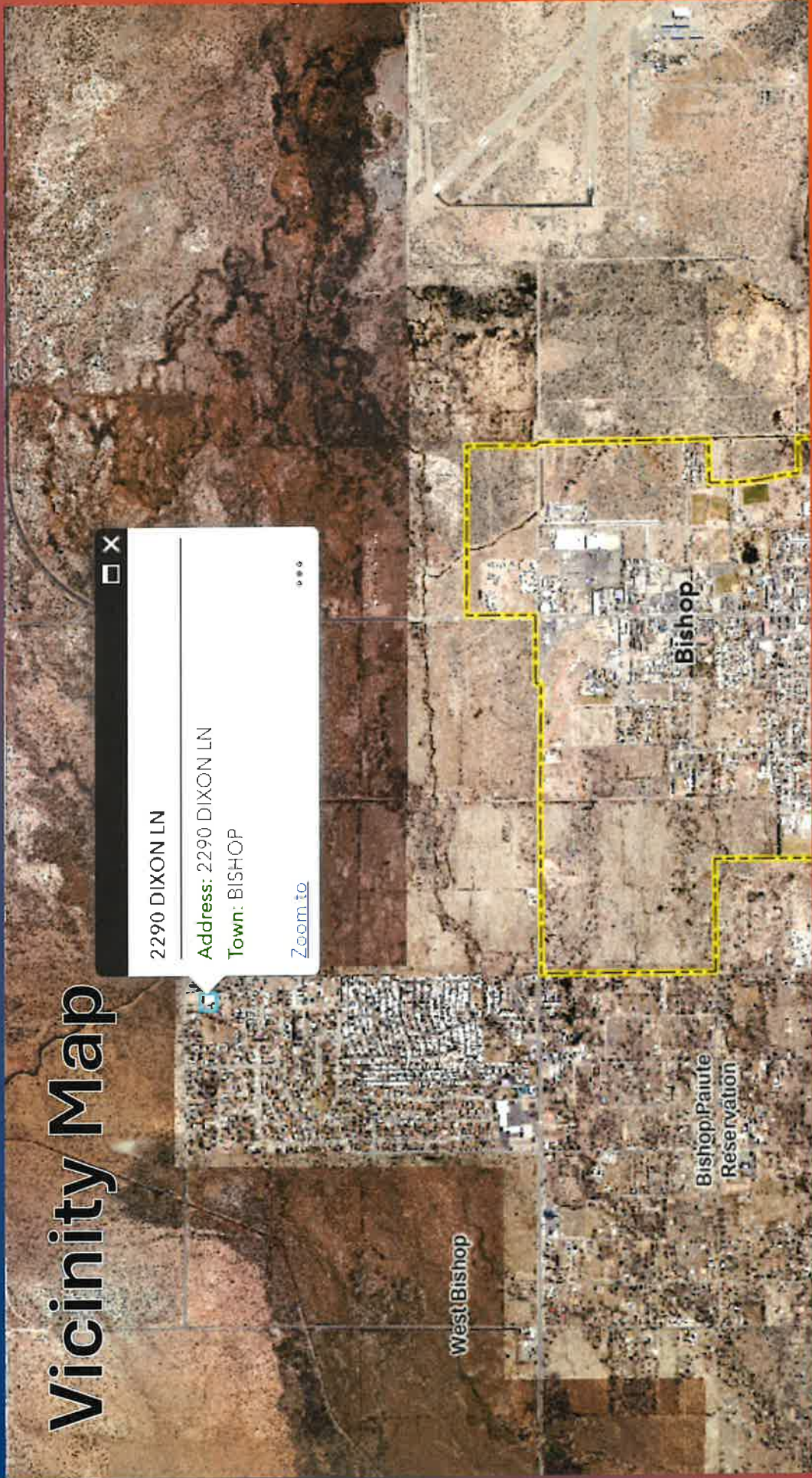
ABSENT:

Kate Morley, Chair
Inyo County Planning Commission

ATTEST: _____
Cathreen Richards,
Planning Director

By: _____
Sally Faircloth,
Secretary of the Commission

Vicinity Map



2290 DIXON LN
Address: 2290 DIXON LN
Town: BISHOP
[Zoom to](#)

West Bishop

Bishop/Paiute
Reservation

Bishop

PROJECT LOCATION - 2290 Dixon Lane, Bishop



EXISTING GENERAL PLAN AND ZONE DESIGNATIONS

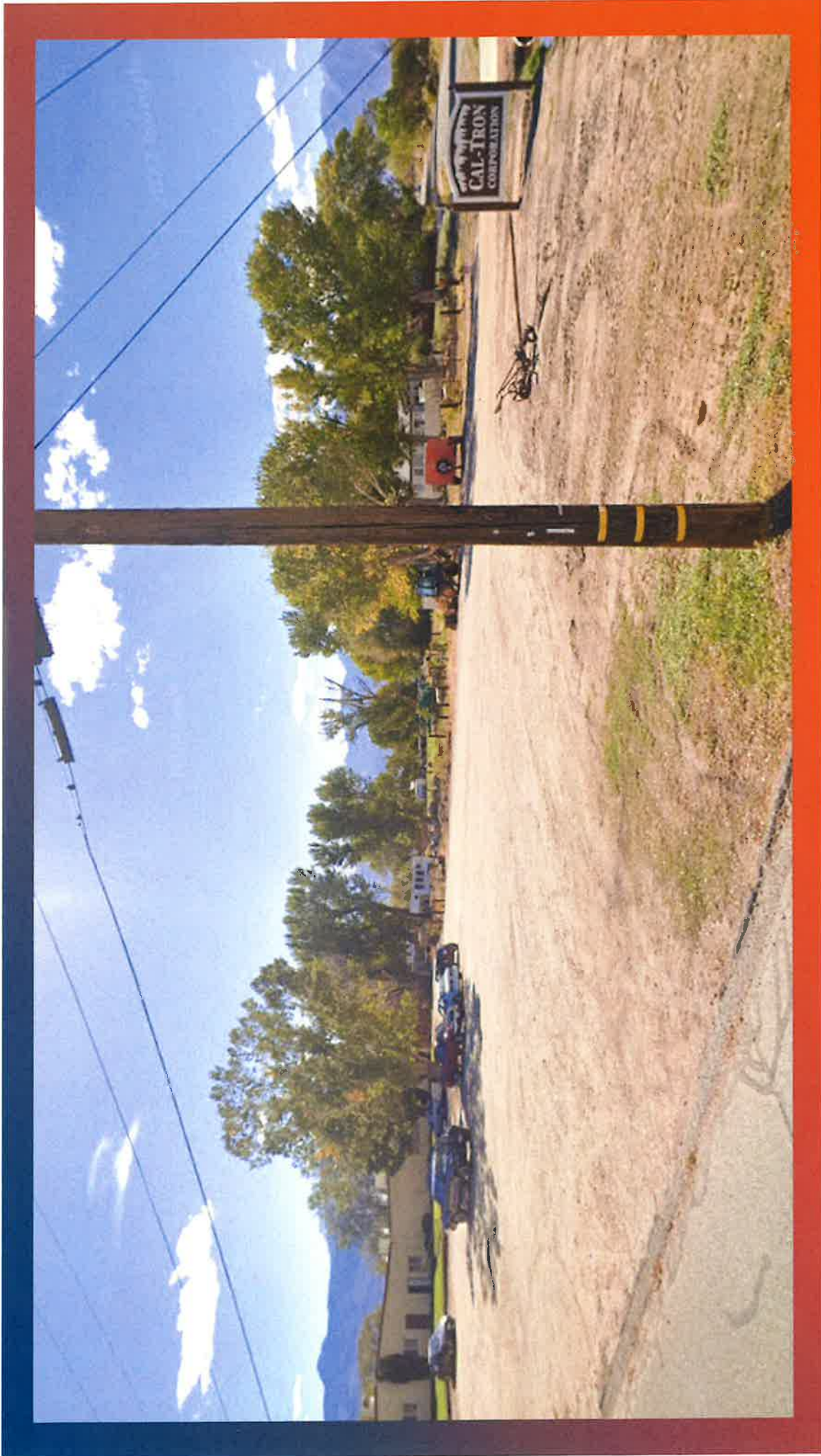


**PROPOSED
GENERAL
PLAN AND
ZONE
DESIGNATION**

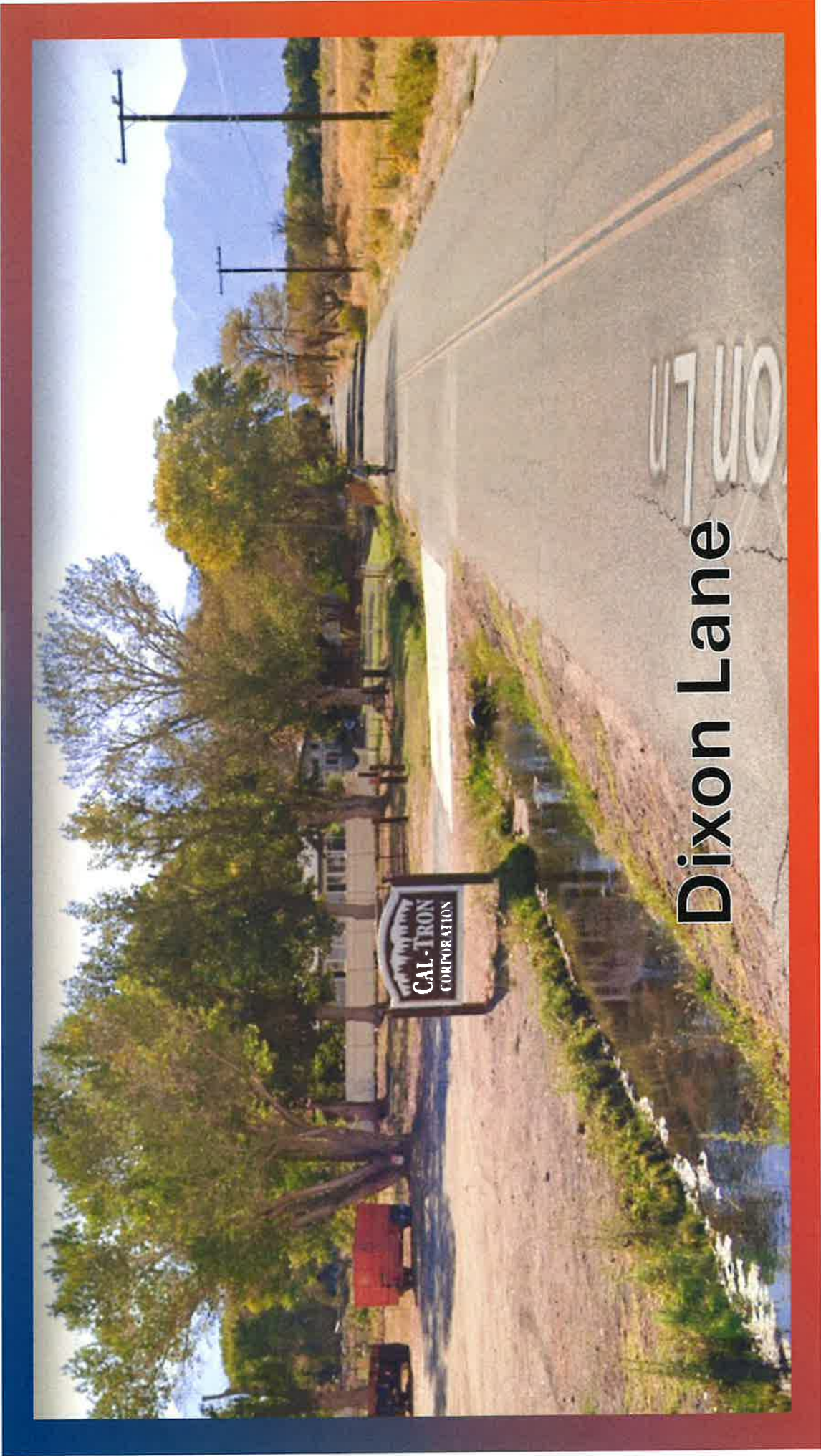


**C-1
CB**

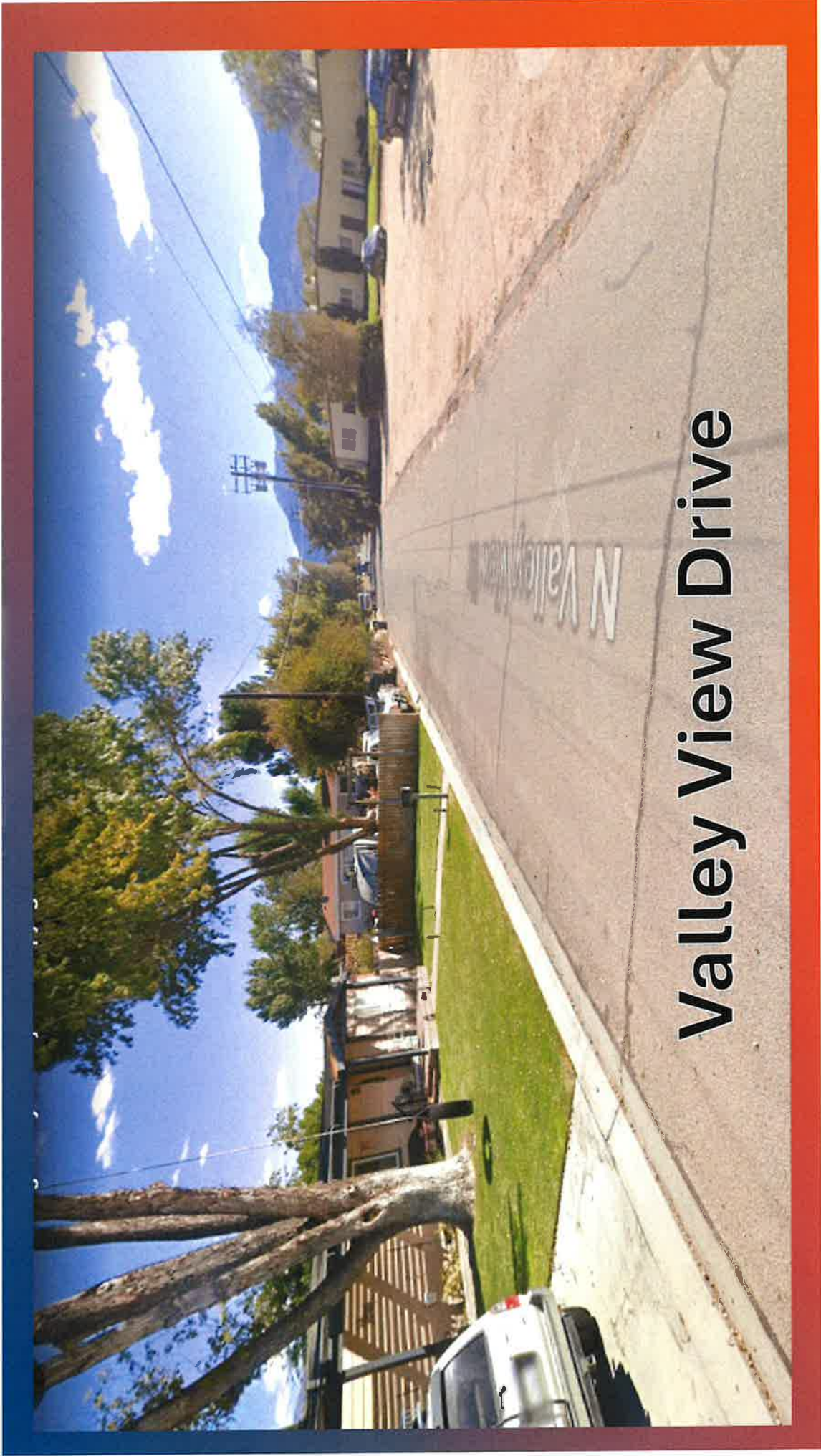
NO CHANGE



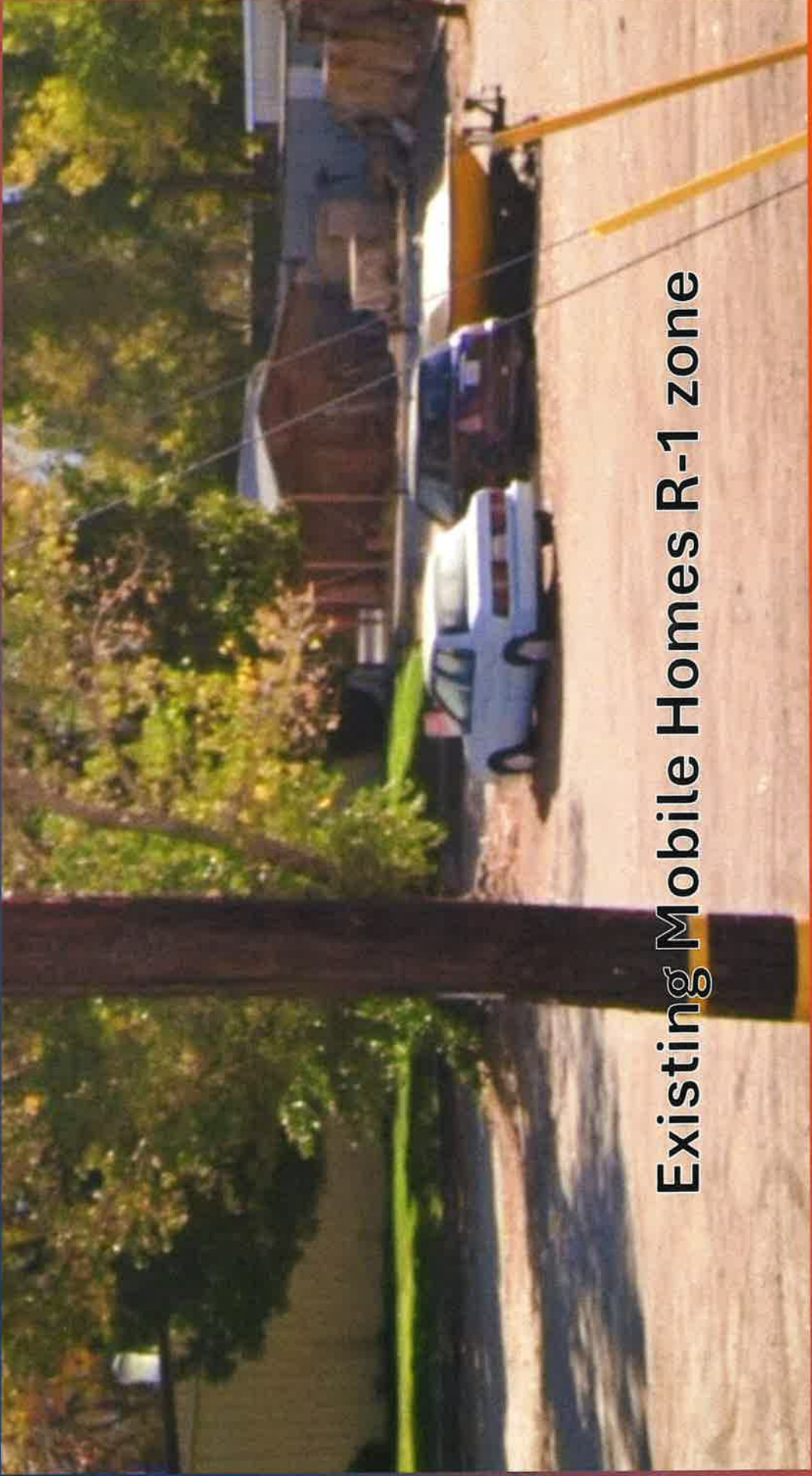




Dixon Lane



Valley View Drive



Existing Mobile Homes R-1 zone















**Planning Department
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AGENDA ITEM NO.: 5 (Informational)

**PLANNING COMMISSION
MEETING DATE:** April 22, 2026

SUBJECT: Inyo County 2025 General Plan and
Housing Element Annual Progress Report

EXECUTIVE SUMMARY

Staff has prepared the County's 2025 General Plan Annual Progress Report (Attached) which includes the Housing Element Implementation Report (Attached). This report is required to be presented to local legislative bodies prior to being submitted to the State.

PROJECT INFORMATION

Supervisorial District: County-wide

Recommended Action: **Receive a presentation from staff regarding the Inyo County General Plan, Housing Element and the 2025 Annual Progress Report**

Alternatives: 1.) Do not receive a presentation from staff regarding the Inyo County 2025 General Plan or Annual Progress Report

Project Planner: Cathreen Richards, Planning director

BACKGROUND

Government Code Section 65400 requires that local agencies prepare a General Plan Annual Progress Report (APR). The purpose of the document is to report on the County's progress in implementing its General Plan. The document is being provided to the Planning Commission and Board of Supervisors for their review. Subsequently, it will be submitted to the Governor's Office of Planning and Research (OPR) and the Department of Housing and Community Development (HCD).

STAFF ANALYSIS

The General Plan is the County’s constitution and guiding vision. 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 projects and strives to include the public in the decision-making process. The County’s General Plan and Amendments can be found at: <https://www.inyocounty.us/services/planning-department/inyo-county-general-plan> and an overview of General Plans titled “What is a General Plan” can be found at: <https://www.inyocounty.us/sites/default/files/2024-01/What%20is%20a%20General%20Plan%20V.%201%20-%20FINAL%20FINAL.pdf>

The County provided leadership and participated in many planning activities in 2025 as identified in the attached report. It continued its building permit and project review responsibilities to further the General Plan’s goals, policies, programs, and implementation measures. During 2025, the County reviewed 23 building permits for housing units in 2025. It also granted 9 Certificates of Occupancy (completed) for housing units. Currently the County has added 91 Above Moderate units and 9 Moderate units as provided in its Regional Housing Number

No units have been added in the Very Low, or Low categories.

ENVIRONMENTAL REVIEW

The APR is exempt from the requirements of the California Environmental Quality Act (CEQA) per Guidelines Section 15306 – Information Collection.

RECOMMENDATIONS

Provide comments on the draft APR.

ATTACHMENTS

- Draft Inyo County 2025 Draft General Plan Annual Progress Report

General Plan Annual Progress Report 2025

County of Inyo



Prepared by the Inyo County Planning Department

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Appendix A Government Code Section 65400

Appendix B Housing and Community Development Department Annual Element Progress Report Forms

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).

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 the Office of Planning and Research (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 several 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:

<https://www.inyocounty.us/sites/default/files/202002/GP%20Goals%20and%20Policy%20Report%2012.2001.pdf>

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.

Organization

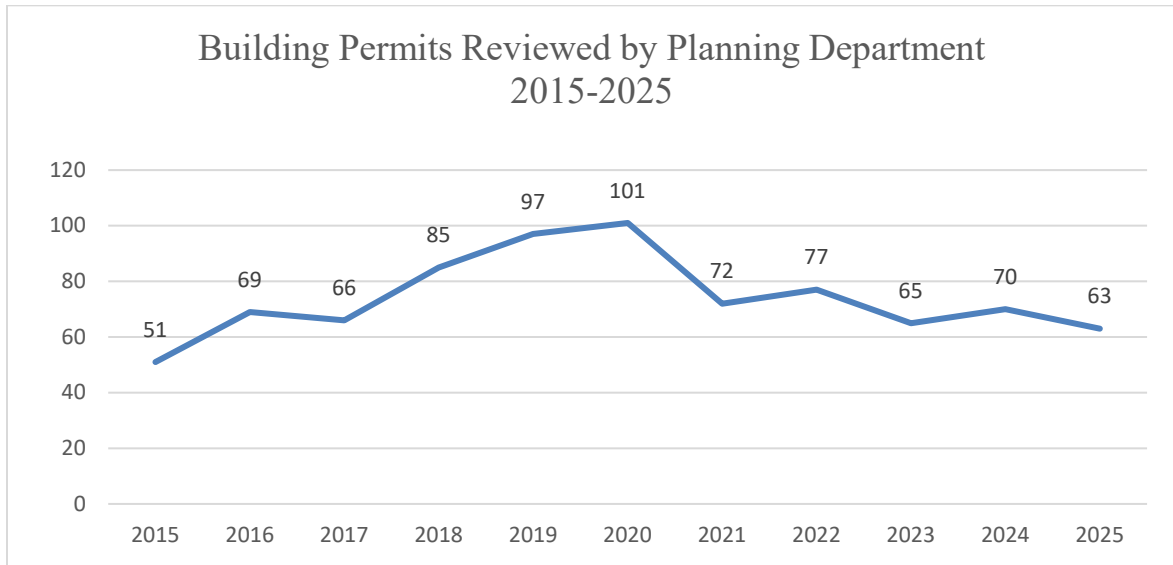
After this introduction, a summary of projects and issues addressed over the last year is provided, and then each General Plan element is addressed. Following these topics, the County's planned General Plan and Zoning Ordinance update are addressed. Appendix A includes Government Code Section 65400.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

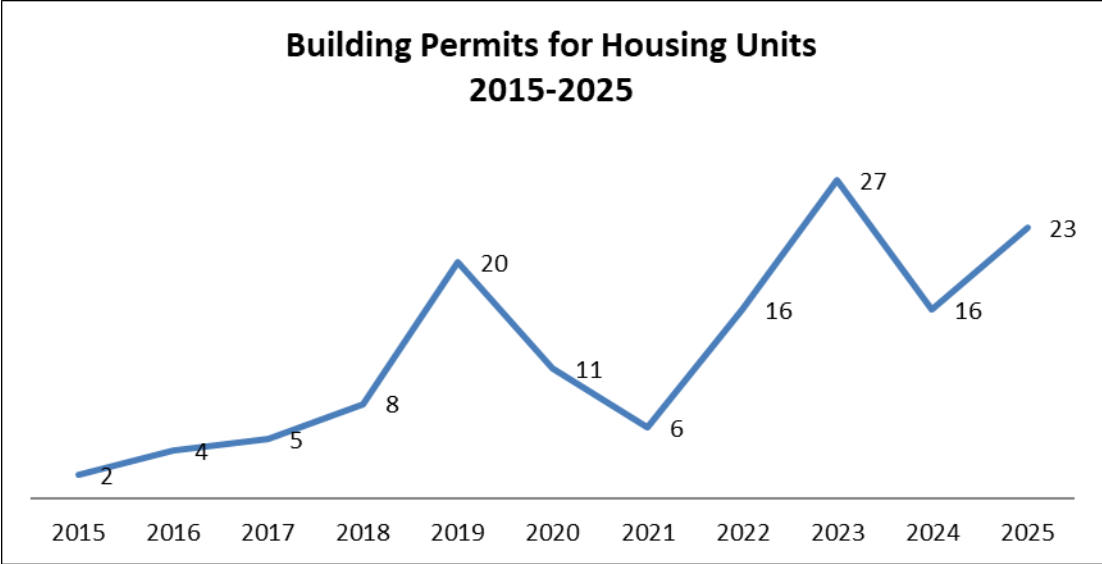
II. Plans, Projects, and Accomplishments

During 2025 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

Five-Hundred and Seventy-four total building permits were received by the Building and Safety Department in 2025. Sixty-three of these were reviewed by the Planning Department for zoning consistency issues. Twenty-three of these permits were for new housing units, three more than in 2024. Building permits were applied for 11 new single-family homes (6 more than in 2024), and 3 new manufactured homes (1 less than 2024) and 9 accessory dwelling units (ADU) (2 more than 2024). Seven of the ADU applications were for conversions or additions to garages and a barn for ADUs. Nine Certificates of Occupancy (completed projects) were also reported to have been granted by the Building and Safety Department in 2025 for residential projects. Six were for single family homes, one was for a manufactured home and two were for ADUs (one was a shed conversion to an ADU).





Regional Housing Needs Allocation

The State Department of Housing and Community Development (HCD) or a Council of Governments (COG), with the approval of HCD, gives each jurisdiction in the State a Regional Housing Needs Allocation (RHNA) for every iteration of Housing Element Updates. The Allocation number is based on a Regional Housing Needs Assessment. This is the number of housing units per income group that the jurisdiction must plan for in its Housing Element. The last one of these that the County received was in 2020 for the 2021 Housing Element Update. Every jurisdiction must also report on the progress that has been made towards meeting its RHNA in its General Plan Annual Report. The 2020 RHNA units by income category are as follows:

- Very Low – 36 (includes Extremely Low)
- Low – 40
- Moderate – 39
- Above Moderate – 80

The County has achieved the 80 units above moderate housing need with 91 units, and has 9 units of Moderate units.

There have been no qualifying very low, or low units built to date

Planning Permits

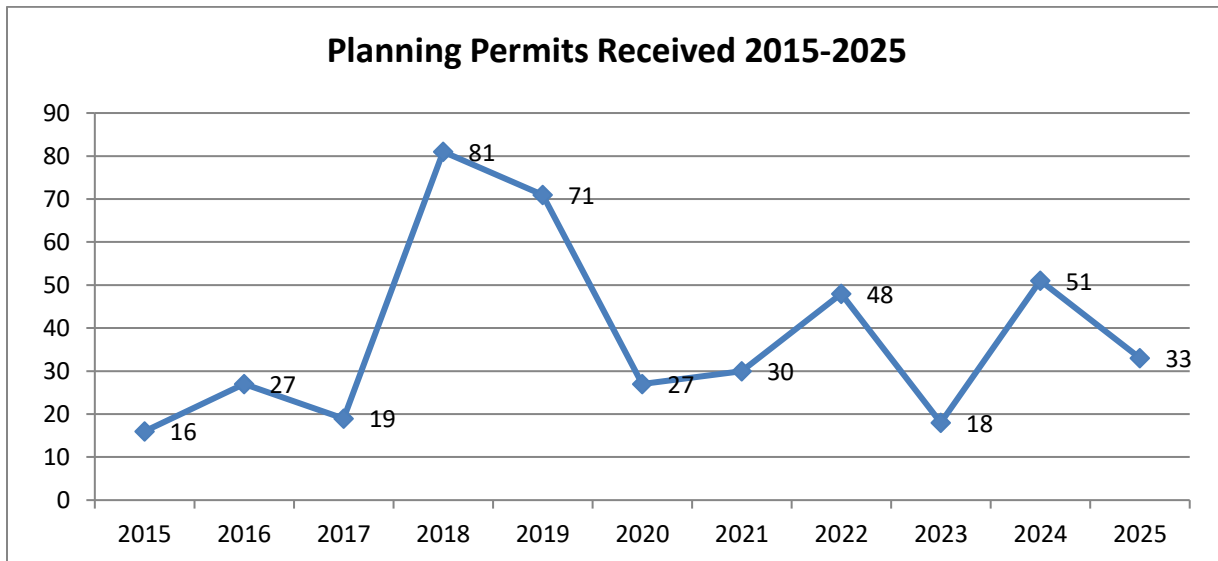
The Planning Department also processed a variety of landuse permits during 2025, including conditional use permits, variances, subdivisions, and associated environmental reviews. The breakdown in applications received in 2025 is as follows:

- 5 Conditional Use Permits
- 3 General Plan Amendments
- 5 Zoning Reclassification
- 4 Zone Text Amendments
- 1 Reclamation Plans
- 2 Parcel Mergers

- 5 Variances
- 3 Hosted Short-Term Rentals
- 2 Telecom Plans
- 1 Tentative Parcels Maps
- 1 Tentative Tract Map
- 1 Water Efficient Landscape Ordinance

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

- 3 Conditional Use Permits Amendments
- 5 Conditional Use Permits
- 4 Tentative Parcel Maps
- 1 Tentative Tract Map
- 3 Zone Text Amendments
- 2 Variances
- 1 Reclamation Plan
- 2 General Plan Amendments
- 3 Zone Reclassifications
- 1 Reclamation Plan
- 2 Violation hearings



Of the 26 projects reviewed by the Planning Commission, 8 projects were also presented to the Board of Supervisors. Eighteen less applications were received by the Planning Department in 2025 than were in 2024 (51 in 2024 and 33 in 2025). The Planning Department also reviewed and approved 2 hosted short-term rental permits 1 lot line adjustment and 1 parcel merger in 2025.

Projects Reviewed by the Planning Commission During 2025

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

AMENDMENT TO CONDITIONAL USE PERMIT (CUP) 2014-02/BRANSON

OLANCHA - Stimulus Technologies of CA, operating as Lone Pine Communications, has submitted a request for an Amendment to CUP 2014-02/Branson to introduce modifications to its originally designated design. Located at 689 Shop Street in Olancha (Olancha Fire Dept), the proposed amendment entails replacing the existing 60ft tower with an 80ft tower and repositioning it 8.9 feet in front of the current structure, utilizing the existing meter and electrical box. Once the new tower is erected, the current structure will be dismantled. This project is an Addendum Negative Declaration of Environmental Impact under CEQA.

AMENDMENT TO CONDITIONAL USE 1973-14 AND RECLAMATION PLAN 1990-03 BYK HECTORITE MINE; GENERAL PLAN AMENDMENT 2025-03 - The applicant, BYK USA Inc., requests a minor amendment to extend the term of Conditional Use Permit (CUP) No. 73-14 and associated Reclamation Plan No. 90-03 for the California Hectorite Mine (Mine ID #91-14-0013), previously operated by Industrial Mineral Ventures (IMV) and Floridin Company. The current CUP and reclamation plan are scheduled to expire on February 27, 2024. The amendment proposes a 25-year extension through February 27, 2049, with no changes to the approved scope, intensity, or methods of mining and reclamation. The project is exempt from CEQA pursuant to CEQA Guidelines §15061(b)(3) (Common Sense Exemption).

MINOR AMENDMENT TO CONDITIONAL USE PERMIT 1978-09 AND RECLAMATION PLAN 78-02 (TWIN MOUNTAIN ROCK VENTURE / RED HILL QUARRY) – Approval of a minor amendment to Condition #4 to revise the required mapping frequency from annual to every five (5) years and to allow the use of updated mapping technologies such as drone-based photogrammetry and handheld GPS-based elevation tools. The project is exempt from CEQA pursuant to Section 15301 (Existing Facilities).

CONDITIONAL USE PERMIT 2025-03/VERTICAL BRIDGE – BIG PINE; TELECOMMUNICATIONS PLAN UPDATE 2025-02/Verizon; NEW TELECOMMUNICATIONS PLAN 2025-01/T-MOBILE. The applicant, VB BTS III (“Vertical Bridge”) through Representative Assurance Development, has submitted an application to update Verizon’s existing Telecommunications Plan and approve T-Mobile’s New Telecommunications Plan and request a Conditional Use Permit to construct a 125-foot monopole tower. The tower project will be equipped with, (24) RRUs, (2) 2-foot microwave antennas, (2) GPS antenna, required antenna cabling, HCS jumpers, (4) ground mounted radio cabinets, (4) surge suppressors, (1) equipment canopy, (1) fiber box, (1) 200A ILC cabinet, (1) manual service light switch timer, (2) backup diesel generators, (4) raised concrete pads, cable ice bridge, utility backboard and multi-meter utility service mounted on H-frame contained on a 100- foot by 100-foot lease area within a 71-foot by 100-foot compound surrounded by a 6-foot chain link fence. The property is located at 1001 Count Rd., Big Pine, California, has a Zoning Designation of Public Districts (P) and is owned by the County of Inyo, with Tax Assessor Parcel Number (APN) 018-090-01. The project is a Mitigated Negative Declaration of Environmental Impact under the California Environmental Quality Act (CEQA).

CONDITIONAL USE PERMIT 2024-10/Elks Park - The applicant, Bishop Elks, has applied for a CUP to continue to operate a currently non-conforming lodge that includes recreational

activities, RV camping, and event rentals that involve large assemblages of people. The Bishop Elks Lodge has been operating at 3301 West Line Street, Bishop, since 1979. The applicant is asking for the CUP to continue these already established uses on the property without any expansion, building or additional uses. This project is Exempt from the California Environmental Quality Act (CEQA), pursuant to CEQA Guidelines 15301 Existing Facilities.

CONDITIONAL USE PERMIT 2024-06 - Telecommunications Plan Update 2024-02/Verizon-Sequoia-Lone Pine. The applicant, Verizon Wireless – c/o Armando Montes with Sequoia Deployment Services, has submitted an application to update Verizon’s existing Telecommunications Plan and request a Conditional Use Permit to construct a 105-foot monopole tower. The tower will house six 6-foot panel antennas, three 3-foot panel antennas, along with six remote radio units, two surge suppressors and two 4-foot microwave dishes. The property is located at 1203 Lubken Canyon Road, Lone Pine, California and has a Zoning Designation of Open Space with a 40-acre minimum (OS-40) and is owned by Scott and Mary Kemp, with Tax Assessor Parcel Number (APN) 026-150-30. The project is a Mitigated Negative Declaration of Environmental Impact under the California Environmental Quality Act (CEQA).

CONDITIONAL USE PERMIT (CUP) 2023-02/LEON7FARMS - The applicant has requested a Conditional Use Permit (CUP) to cultivate cannabis on a 2.5-acre parcel at 631 Ruby Lane, Charleston View, CA, in unincorporated Inyo County (APN 048-364-070). The project includes approximately 3,000 square feet of cannabis cultivation within two greenhouses, as well as five shipping containers for seed processing, drying, employee breaks, and equipment storage. The site is surrounded by vacant land, with the nearest town, Pahrump, NV, about 30 miles to the north. This project is classified as a Mitigated Negative Declaration under the California Environmental Quality Act (CEQA).

CONDITIONAL USE PERMIT (CUP) 2025-02/STARRENBURG - The applicant is requesting approval of a Conditional Use Permit (CUP) to allow an existing non-conforming front yard fence to exceed the maximum permitted height of 3.5 feet (42 inches), as stipulated by Inyo County zoning regulations. The fence, which is currently in place, stands 5.4 feet (65 inches) tall. The subject property is located at 632 Tuttle Creek Road in Lone Pine, within the Alabama Hills neighborhood. This project is categorically exempt from the requirements of CEQA pursuant to CEQA Guidelines Section 15303(e), New Construction or Conversion of Small Structures – Class 3.

CONDITIONAL USE PERMIT 2019-06/GROW4GOLD VIOLATION HEARING – On August 28, 2019 the Planning Commission, upon the recommendation of staff, approved a CUP for the applicant to operate a commercial cannabis cultivation operation located approximately 26-miles southeast of the community of Charleston View in Sandy Valley on Long Rd. The project proposal included drying and packaging the cultivated product at the project site. The CUP was conditioned with, among other things, a requirement to conform to all applicable provisions of the Inyo County Code and State Regulations. The applicant has failed to meet these conditions as the operation is being conducted with no building, electrical or plumbing permits, therefore, staff is recommending the revocation of the CUP. This action is exempt from CEQA under 15321 – Enforcement Actions by Regulatory Agencies.

TENTATIVE PARCEL MAP No. 433/ESLS-BALTAZAR - The applicant is seeking approval to subdivide a 5 acre parcel into two equal parcels of 2.5 acres each. Both proposed parcels currently do not contain any structures and there are no plans for new construction. The subdivision will not create any setback issues for any future development of dwellings or accessory structures. The property is located at 1990 Indian Springs Dr. Alabama Hills, California. Both proposed parcels are zoned Rural Residential (RR-2.5), which requires a minimum lot size of 2.5-acres, and are designated as Rural Residential Medium (RRM) use in the General Plan. This project is exempt from CEQA under General Rule 15061(b)(3).

TENTATIVE PARCEL MAP No. 429/McIntyre – The applicant is seeking approval to subdivide a 32,007-square-foot parcel into two separate lots: Parcel 1, measuring 15,045 square feet, and Parcel 2, measuring 16,962 square feet. Each parcel currently contains an existing single-family home. The subdivision will not create any set-back issues for the homes or accessory structures on the property. The property is located at 3071 W. Line Street in Bishop, California, and both proposed parcels are zoned Residential – Single Residence (R-1 10,000), which requires a minimum lot size of 10,000 square feet. The parcels are also designated for Residential Low Density (RL) use in the General Plan. This project is exempt from CEQA under General Rule 15061(b)(3).

TENTATIVE PARCEL MAP-431; GENERAL PLAN AMEDMENT- 2024-03; ZONE RECLASSIFICATION 2024-03; VARIANCE 2025-01/BIG PINE PETROLEUM – The applicant (Mohamad Najm) is requesting to subdivide a parcel into three parcels based on each parcel’s established use. This action requires a Tentative Parcel Map. This tentative parcel map also requires a Zone Reclassification and General Plan Amendment to create the correct land use designation for one of the proposed new parcels. Additionally, the tentative parcel map requires a variance due to setback encroachments of established structures. The project is located in Big Pine, CA. This project is exempt from CEQA under General Rule 15061(b)(3).

TENTATIVE PARCEL MAP-432; ZONE RECLASSIFICATION 2025- 02/Wilson - The applicant (Dwayne Wilson) is requesting to subdivide a parcel into four parcels for existing and future residential development. This action requires a Tentative Parcel Map. This Tentative Parcel Map also requires a Zone Reclassification to create the correct land use designation for all of the proposed new parcels. The project is located at 250 Panorama Dr., Bishop, California, has a Zoning Designation of R-1 Districts – One Family Residences with a 1.0 acre minimum, with Tax Assessor Parcel Number (APN) 013-180-02. This project is exempt from CEQA under General Rule 15061(b)(3).

TENTATIVE TRACT MAP NO. 253; ZONE RECLASSIFICATION NO.2025-04 AND VARIANCE NO. 2025-02 - This project is a proposal to subdivide an approximately 1.95-acre parcel (APN 010-301-28), located at the south corner of Highway 395 and North Barlow Lane, adjacent to the Big 5 Sporting Goods store and the Bishop Plaza shopping center. The parcel is currently under a condominium project known as the Arbors that has sat mostly idle for many years. The project will include a zone reclassification, from Multiple-Residential 3+ units to One-Family Residential R1, and a variance addressing lot width and setbacks. The Condominium, including the homeowner’s association and Conditions, Covenants and Restrictions (CC&R) will

be dissolved in a separate but necessary action by the California Department of Real Estate. This project is exempt from CEQA pursuant to 15061(b)(3) Commonsense Exemption.

ZONE TEXT AMENDMENT 2024-03 / MAINTENANCE OF ANIMALS - Staff is reintroducing this item that was originally presented to the Planning Commission on July 24, 2024. It includes an updated proposed ordinance to update Section 18.78.310 – Maintenance of Animals; and Subsections 18.12.020 (D) and 18.12.040 (J) Open Space, of the Inyo County Code to: • identify prohibited nuisances; • add stream buffer language; and, • include a requirement for kennels in the Open Space zone to obtain a Conditional Use Permit (CUP). The project is Exempt from the California Environmental Quality Act by the Commonsense Rule 15061(b)(3). Subsequent CUPs for kennels will require project specific CEQA evaluations.

ZONE TEXT AMENDMENT (ZTA) NO. 2025-02/INYO COUNTY – KENNELS - Staff has drafted a proposed ordinance to update Section 18.06.305 Definitions – Kennel; and Sections 18.12.020, 18.12.040, 18.21.040, 18.22.040, and, Subsections 18.12.040 (J) and 18.49.020(L) of the Inyo County Code (ICC) to: Change the Definition of “Kennel” in Title 18 Zoning to match the Definition in Chapter 8.20 - Dogs of the ICC and retitle it “Commercial Kennel”; add a requirement for conditional use permits for commercial kennels in the Open Space zone; clean up and make all references to “kennel” in the zoning code “commercial kennel” where applicable. The project is Exempt from the California Environmental Quality Act by the Commonsense Exemption 15061(b)(3). Subsequent CUPs for kennels will require project specific CEQA evaluations.

ZONE TEXT AMENDMENT 2025-01/DENSITY BONUS OVERLAY AMENDMENT- Staff are proposing to amend Chapter 18.65 DB District - Density Bonus Overlay (DB Zone) of the County Code to update the ordinance to reflect the State’s Density Bonus Law as set forth in Government Code Sections 695915 et seq. Since the last update to the County’s DB Zone in 2007 the State of California has enacted significant changes to the State Density Bonus Law. The State’s Density Bonus Law allows developers to build residential projects at greater densities than allowed under the County’s General Plan land use designations if the projects include specific types of housing. The Planning Commission will be considering providing a recommendation to the Board of Supervisors to adopt the proposed amendment. The project is exempt from CEQA by the “Common Sense Rule” found in 14 CCR Section 15061(b)(3).

RECLAMATION PLAN 2023-01 ZURICH PIT(MS308) CALTRANS – Approval of a 14-acre reclamation plan for the Zurich Pit with adoption of a CEQA Mitigated Negative Declaration.

RECONSIDERATION OF AUGUST 27, 2025, REVOCATION OF HOSTED SHORT-TERM RENTAL PERMIT 2024-03/FOROUDI - On August 27, 2025, the Commission held a hearing pursuant to Inyo County Code section 18.73.070 on the proposed modification or revocation of Hosted Short-term Rental Permit 2024-03/Foroudi. The Commission voted 3-1 (one absent) to revoke the permit. The Commission is being asked today to revisit its decision in light of a procedural issue at the hearing. The issue may be resolved during reconsideration, thereby allowing the prior decision to stand and enabling the permit holder(s) to pursue an appeal to the Board of Supervisors. However, if it is not resolved, then the Commission should vacate its prior decision and order that a new hearing be scheduled. This item is exempt from CEQA pursuant to

15061 – the common sense exemption, and pursuant to 15321 – enforcement actions by regulatory agencies.

RESIDENTIAL INFILL PROJECTS WORKSHOPS - Planning staff along with the consultant, Precision Civil Engineering, Inc., will conduct a workshop to discuss issues related to identifying updates and modifications to the Zoning and General Plan requirements that could help infill housing in the communities of Big Pine, Independence, and Lone Pine. This workshop will focus on exiting residential design standards and their relationship with the California Building Code, review of ADU requirements and vacant and underutilized zoned parcels.

ENVIRONMENTAL JUSTICE WORKSHOPS - The Planning Commission is hosting a public workshop for the County’s new draft Environmental Justice Element. Although not mandatory for our County, the State’s Department of Housing and Community Development has required Inyo County to adopt an Environmental Justice Element in order to certify the 6th Cycle Housing Element previously adopted by the Board of Supervisors in 2023. The Environmental Justice Element must address at least eight topics which are: Air Quality, Food Access, Public Health, Safe & Sanitary Housing, Public Facilities, Recreation, Civic Engagement and Prioritizing Improvements & Programs. The workshop will discuss how these required topics are for the most part already independently addressed in the required General Plan elements but will be creating a standalone Environmental Justice Element for better reference.

Other Plans and Projects

The following discussion summarizes other projects which the County expended substantial efforts in 2024.

State Model Water Efficiency Land Landscape Ordinance

The State’s Model Water Efficient Landscape Ordinance (MWELO) become effective to Inyo County in 1993 and currently applies to the County by default since the County has not adopted the State’s MWELO or a local ordinance. MWELO applies to new, rehabilitated, and existing landscaping with the purpose of conserving water through approved landscape design and landscape construction/installation approval. The creation and effectiveness of MWELO to the County is derived from various statutes and legislative actions to include: Assembly Bill (AB) 325 (Clute, 1990); California Code of Regulations Title 23, Division 2, Chapter 2.7; AB 2717 (Laird, 2004); AB 1881 (Laird, 2006); Government Code 65595(c)(1) (2007); Executive Order NO. B-29-15 (2015); Senate Bill 1383 (Lara, 2016); and 14 CCR section 18989.2 (2020). Although the State’s MWELO applies the County by default, pursuant to 14 CCR section 18989.2 the County is required to adopt an ordinance involving compliance with MWELO California Code of Regulations Title 23, Division 2, Chapter 2.7 sections 492.6(a)(3)(B), (C), (D), and (G) as amended on September 2015. The County began annual reporting in 2015. In 2022 the County began researching the requirements of MWELO and in 2023 began reviewing landscape applications under the State’s MWELO requirements. Also, in 2023 the County began drafting a local Water Landscape Efficient Ordinance (WELO) that incorporates the State’s MWELO but provides additional provisions for enforcement and penalties making the County’s WELO more restrictive than the State’s MWELO. A county ordinance has not been adopted, but planning staff is implementing state requirements, however.

Senate Bill 9

Senate Bill 9 (SB9) Two-Unit Development and Urban Lot Split

SB9 was signed by Governor Newsom on September 16, 2021, and became effective January 1, 2022 requiring ministerial approval of two-unit developments and urban lot splits within specific single-family residential zones if certain requirements are met. In 2022 the County began reviewing the requirements of SB9 and identifying the single-family residential zoned areas in which SB9 can apply pursuant to the 2020 U.S. Census determined urbanized area within Inyo County. The County then began drafting two separate ordinances to meet the requirements of SB9. One draft ordinance is for applications associated with two-unit developments meeting the SB9 requirements and will be incorporated into the County's zoning ordinance under Title 18. The second draft ordinance is for applications associated with urban lot splits meeting the SB9 requirements and will be incorporated into Title 17 – Subdivisions of the County Code. Both draft ordinances were presented to the Planning Commission in March 2024, and a recommendation for approval was received the ordinance. It was then scheduled and approved by the Board of Supervisors in May 2024. The county has yet to receive an application for a Two-Unit Development or an Urban Lot Split.

Environmental Justice Element

The County began preliminary work on the proposed Environment Justice Element of the General Plan in 2022 to meet the requirements set out by the Department of Housing and Community Development when certifying the County's sixth cycle of the Housing Element Update. A draft was finalized in the Fall of 2023. The Bishop Paiute Tribe through consultation, had comments regarding it. Staff met with the Tribe and incorporated their comments into the Environmental Justice Element Draft. It was presented to Planning Commission in January 2026 and approved by the Board of Supervisors in early March 2026.

Residential Design Standards for Infill REAP 2.0 Grant.

Staff applied for and were awarded a REAP 2.0 grant to review the County's residential design standards that may be operating as government constraints to housing. This project will look at current required densities, setbacks, parking and height requirements and evaluate where changes can be made to better facilitate housing opportunities. This project will kick-off in early 2025 and is part of the implementation strategies from the Housing Element Update. The project is at the approval stage and staff expects it to be adopted by the end of 2026.

2021 Housing Element Update

The County's General Plan Housing Element was due for an update in 2021. The County began preliminary work on the update during the fall of 2020. This included securing a Local Early Action Planning (LEAP) grant from the State. The County expended a tremendous amount of time and effort in updating its Housing Element to meet all of the new requirements. With virtually no help, or guidance from HCD (besides references to statutes), the County addressed the new legislation and struggled through the required new Affirmatively Furthering Fair Housing (AFFH) section. Once substantive comments and edits were received from HCD the Update was completed and approved in August 2022. When two RHNA sites that were identified in the Housing Element were not approved for zone changes, planning staff had to find new parcels and revise the adopted Housing Element. This was completed, re-adopted and finally recertified by the state in October 2023. Staff continues to review and make changes in the County General Plan and Zoning Code

to implement the Housing Element polices.

Zoning Code/General Plan Update Housing Element

Once the Housing Element Update was completed, updates to County's Zoning Code were made to begin implementing the changes set forth in the General Plan Update. This included adding multi-family housing as a by right use in the County's Central Business Zone and eliminating the requirement for a Conditional Use Permit for multi-family housing with over 15-units. Staff continues to work on zoning code updates related to the Housing Element Update including SB2 and Density Bonus ordinances.

Senate Bill 2 (SB-2) Planning Grant for Affordable Housing

SB2 was adopted by the State Legislature in 2017 to provide a permanent source of funding to help local jurisdictions provide affordable housing. In 2019, funding was directed at planning assistance that helps to achieve affordable housing goals. The grant funding was allocated by an "over the counter" non-competitive means to all eligible jurisdictions in the State. The county submitted an application for this funding. Since Inyo County is considered a 'small county' with regard to the SB2 funding allocations, the award was \$160,000. The County secured the SB2 grant and a contractor and began working on the project in fall 2020. The contractor and County identified parcels in the County that may be appropriate for re-designating for higher density residential use and the Draft Ad Min EIR was prepared and went through a 45-day review and comment period. This project went to the Planning Commission for a hearing in March 2023. The Planning Commission did not provide a recommendation to the Board. The item went to Board of Supervisor's for a hearing in May 2023 and was not adopted as presented by staff.

Short-term Rentals

In 2006 the County determined that short-term vacation rentals are not permitted within the Residential Zoning Districts. The County began 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 workshops were conducted in 2017 and Draft regulations were prepared. In February 2018 an ordinance was approved by the Board of Supervisors allowing for the short term rental of residential properties with proper permitting. The County began approving permits for short term rentals in April 2018. During 2019 staff reviewed the successes and issues related to short-term rental permitting. The results of this review were presented to the Board of Supervisors, along with suggestions to update the short-term rental ordinance at 3 workshops. Based on public input and recommendations from the Board, updates to the short-term rental ordinance were prepared by staff and subsequently adopted by the Board. These changes included removing the availability of non-hosted short-term rental permits. Currently the short-term rental ordinance is being reviewed again for possible changes. In late 2022, the Board of Supervisors put a moratorium on short-term rentals in the County. This was extended twice to end in November 2024. A new ordinance was presented to the Board in Spring 2024 and was adopted. With or without these changes there has been a significant decline in the number of short-term rental applications.

Cannabis

In 2016, 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. The County worked throughout 2017 on cannabis regulations and adopted them in January 2018. In December 2018 the first Cannabis Business Licenses were awarded in Inyo County and subsequent CUPs began being processed in 2019 and have continued through 2025.

Dark Skies – Lighting

In the 2002 update of the County’s General Plan a policy relating to lighting was include, under the Conservation and Open Space Element - Visual Resources 1.6 Control of Light and Glare. It states: *The County shall require that all outdoor light fixtures including street lighting, externally illuminated signs, advertising displays, and billboards use low-energy, shielded light fixtures which direct light downward (i.e., lighting shall not emit higher than a horizontal level) and which are fully shielded. Where public safety would not be compromised, the County shall encourage the use of low-pressure sodium lighting for all outdoor light fixtures.* This policy was never implemented through the zoning code as language was never included in the County’s zoning code for it. Due to interest from the community and members of the Board of Supervisors, County staff began a process to evaluate a possible lighting ordinance for the County. Three public outreach meetings and two Board workshops were held on the subject in 2018. The project continued into 2020, but with minimal attention due to Covid and lack of staff. This project was picked back up in 2021 and a Draft Ordinance has been completed. A recommendation from the Planning Commission was obtained and the Board approved it in April 2022. This program continued to be implemented and monitored during 2025.

Community Plans for Charleston View/Tecopa

Based on interest from local residents, the County embarked on preparation of Community Plans for Tecopa and Charleston View in Southeast Inyo County in 2015. Public meetings were conducted in both Charleston View and Tecopa in 2016 to kick-off the project and vision the Plan. In addition, background reports were developed for each planning area. Work continued on the plans in 2017 with visioning work. In December 2018 Draft Community Plans were presented to the communities of Charleston View and Tecopa. The Plans were well received with a few suggestions for minor changes. The County continued to try to identify and pursue grants for environmental analysis and implementation of the Plans during 2025.

Olancha Cartago Corridor Study – The County was awarded a Caltrans Sustainable Communities Grant to study a section of U.S. 395 that is currently planned to be bypassed as part of the Caltrans US 395 Olancha-Cartago four lane project. The Olancha Bypass Corridor Study (OBCS) will include both 1) a portion of US 395 from the current intersection of SR 190 northward to just past Cartago that is proposed to be relinquished to the County and 2) the portion of US 395 from the current intersection with SR 190 south to the southern end of the bypass that will become part of SR 190. Work began on the study in 2018 that included the first public outreach meeting. This project continued through and was completed in 2019. The county has continued to research grants

and various programs to implement the opportunities identified in the Study.

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 and continues to monitor the program. In 2019, the Region 5 Review took place. The county provided numerous comments on Region 5 as it spans the length of Inyo County along the I-395 corridor. The Region 5 review continued into 2020 and the County participated in stakeholder meetings and providing comments. At the end of 2020 the Draft Report was released. The County prepared draft comments and sent them to the Agencies in early 2021. The County has continued to monitor and comment on the Plan throughout 2025 as it is currently being updated.

Haiwee Geothermal Leasing Area (HGLA)

A DEIS for the HGLA was submitted by the BLM for comments beginning in 2009 (Notice of Intent) through 2012 (DEIS). It evaluated five alternatives to address the potential environmental impacts of opening approximately 22,805-acres of BLM managed federal mineral estate for geothermal energy exploration and development and leasing and for three individual leasing proposals covering approximately 4,460-acres of federal mineral estate for geothermal energy testing and development. A supplement to the DEIS and proposed amendment to the CDCA Plan, was released in 2019. It was prepared primarily to update both documents to be consistent with changes to landuse designations and resource management strategies based on the Desert Renewable Energy Conservation Plan (DRECP). The total area under review (22,805-acres) and proposed leases (4,460-acres) are exactly the same as what was previously evaluated. The County reviewed the supplemental document with regard to comments it sent in 2009 and 2012 and sent additional comments in 2019. The County continued to monitor possible implementation of the DEIS in 2025.

Owens Valley and Haiwee Pump-back Storage Projects

During 2019, Premium Energy Holding LLC applied to the Federal Energy Regulatory Commission (FERC) for preliminary permits to study hydro-electric pump back storage projects for the North Owens Valley, and Haiwee dam areas. A preliminary permit is issued for up to four years. It does not authorize construction, but it maintains priority of an application for license while the applicant studies the site and prepares to apply for a license. The applicant is required to submit periodic reports on the status of its studies. The preliminary permit it is not necessary to apply for or receive a license. Many comments have been submitted regarding these applications. The Owens Valley proposal does not appear to be moving forward and Haiwee is. The County continued to monitor this proposal in 2020, 2021, 2022, 2023, 2024, 2025 and will continue to do so in 2026 and provide comments at each opportunity.

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 continued to amend County policy as the impacts of changes to SMARA that were approved by the California Legislature and Governor in 2016 are continuing to be implemented. Staff is responsible for the inspection and administration

of reclamation policy for approximately 79 SMARA mines. Staff has noted a continuation from last year of a general increase in activity at many of the County's local surface mines during 2019. The increase in mining activities in 2019 and 2020 continued into 2021 through 2025. Also, during 2025, more of the mines that were behind in fee payments were brought into compliance.

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. In 2018 the Duckwater Shoshone Tribe joined the Coalition. The County continued to participate in the Coalition during 2018. A site that was reviewed under a Brownfield grant funded Phase I environmental assessment in 2016 and a Phase II environmental assessment in 2017 was able to be successfully developed into a Grocery Outlet store with plans for the remainder of the property to be developed into the Inyo County consolidated office building. Also in 2018, a revolving loan and fund grant, applied for in 2017, was awarded to the coalition. The coalition completed updates to its website and to the Area Wide Plan. The county continued to participate in the Brownfields program during 2025.

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 has continued through 2024 to support groundwater monitoring in its southeast area to provide data for the project and monitor the Yucca Mountain program. Staff also moved the Yucca Mountain office out of the Water Department modular and into the vacant building at the Independence maintenance yard that is shared with code enforcement.

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. In early 2017 the BLM published a Segregation Notice for mineral entry on California Desert National Conservation Land. The County provided

comments on this action and continues to monitor DRECP activities. In February 2018 a Presidential Executive Order was noticed in the Federal Register instructing the BLM to begin a scoping process for possible amendments to the DRECP. The notice specifically requested comments on how land designations identified in the DRECP might affect the ability to develop solar, wind or other renewable energy resources. The County evaluated and provided comments to the BLM regarding this request. The county continued to monitor DRECP activities through 2024 including a new landscape model, by the BLM that is focused on Tribal concerns.

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. The County continues to work with the Tribes on establishing good communications and possible Tribal-specific agreements.

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 2025.

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. The Corridor Plan was completed in 2017. The specific plan has not been completed and staff will continue to look for grants to fund its completion. During 2022 the plan was consulted with to help Cal Trans with the Meadow Farms ADA project as the project area is within the North Sierra Highway Plan area. The county continues to monitor and help Cal Trans implement the ADA project.

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 Wildan 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 still waiting for a funding source.

Endangered Species Coordination

The County has been monitoring the US Fish and Wildlife Service's and the California Fish and Wildlife's endangered species listing work program. Most recently this included proposals for listing of the Western Joshua Tree, which also received special protections from state legislation and the Western Burrowing Owl that has recently been nominated for special protection.

Eastern Sierra Small Business Resource Center (BRC)

The County of Inyo officially opened the doors of the BRC in December, 2024. In the first year of operation, the BRC provided technical assistance to more than 75 unique businesses and entrepreneurs; hosted 26 workshops, helped launch 2 new businesses, and partnered with 26 local agencies, chambers of commerce, educational institutions and nonprofits to support the region's businesses. The County, in partnership with the Eastern Sierra Council of Governments (ESCOG), was successfully awarded more than \$200,000 to support the first 18 months of programming for the Eastern Sierra Small Business Resource Center (in addition to the \$805,000 in facilities funding previously acquired by the County), which will continue to support programs through September, 2026. The next frontier for the BRC is the refinement of a financial sustainability plan to carry the organization into the future.

Lone Pine Housing Efforts

The County of Inyo successfully purchased .5 acres of land in Lone Pine, California, for the purpose of incentivizing the development of housing. The land was declared surplus in 2024 and the County has partnered with a brokerage firm to find a buyer and developer. The County is currently in the process of negotiating with two parties interested in developing the property.

Permanent Local Housing Allocation (PLHA)

Inyo County received an award of \$490,685 through the Permanent Local Housing Allocation to launch a low-interest loan program. However, the 5% program administration cap has prevented the successful launch of the program. The County is now considering a direct investment in an affordable housing development for these funds. Underfunding the administration of housing projects continues to be a primary barrier to Inyo County's participation in HCD funded programs.

Economic Development

In 2024, Inyo County completed a Comprehensive Economic Development Strategy (CEDS) to guide long-term economic growth and resilience. In 2025, the County took a leadership role on the governing council of the Sierra Jobs First Region as part of California's statewide Jobs First Initiative, supporting regional workforce and economic development priorities in line with the region's CEDS. Late in 2025, Inyo County, in collaboration with Mono County and Alpine County, launched the Eastern Sierra Region Sustainable Recreation Strategy, which aims to enhance outdoor recreation opportunities and regional economic development while promoting environmental stewardship and sustainable tourism.

Regional Housing Strategy and Action Plan

Inyo County has partnered with the Eastern Sierra Council of Governments (ESCOG), Mono County, the Town of Mammoth Lakes, and the City of Bishop to launch a Regional Housing Strategy and Action Plan. This collaborative initiative addresses workforce housing shortages

through comprehensive data analysis, stakeholder engagement, and targeted strategies to meet the region’s housing needs. Led by ESCOG with support from local jurisdictions and consultants (BAE), the project includes public workshops, resident and workforce surveys, and in-depth data collection covering the entire Eastern Sierra region. Initial data analysis and workshops began in 2025, with draft action plans and final reports anticipated in early 2026. The strategy focuses on affordable, workforce, and seasonal housing solutions, and emphasizes public participation through surveys, focus groups, and workshops.

2025 Regional Transportation Improvement Strategy and Action Plan

The Regional Transportation Improvement Program (RTIP) is a fiscally constrained, five-year program of highway, local road, transit, and active transportation projects proposed for funding with State and Federal revenues allocated by the California Transportation Commission (CTC) through the State Transportation Improvement Program (STIP). The RTIP is developed biennially by the Inyo County Local Transportation Commission (ICLTC) in coordination with Caltrans and local jurisdictions and is drawn from the region’s adopted Regional Transportation Plan (RTP). For several years, Inyo County maintained a negative STIP share balance due to long-term commitments to interregional safety improvements along the U.S. 395 corridor.

The 2025 RTIP was adopted by the ICLTC on November 19, 2025, and submitted to the CTC on December 15, 2025. This cycle programs funding three high-priority regional projects:

1. State Line Road Reconstruction Project – Continues programming of a FLAP grant match (approximately \$1.587 million) to reconstruct approximately 5.2 miles of State Line Road between Death Valley Junction and the Nevada state line, improving pavement condition, safety, drainage, and multimodal access along a critical interregional corridor serving Death Valley National Park.
2. Connecting Tecopa Bicycle and Pedestrian Safety Corridor (ATP Match) – Leverages approximately \$2.075 million in RIP funds to complement Cycle 7 Active Transportation Program grant funding for construction of a 2.9-mile multimodal pathway linking the disadvantaged communities of Tecopa and Tecopa Hot Springs.
3. East Line Street Bridge Reconstruction Project – Programs approximately \$2.415 million to replace a functionally obsolete bridge near Bishop with a seismically compliant, complete-streets facility that improves pedestrian, bicycle, and vehicular access to the region’s only commercial airport.

The 2025 RTIP also includes funding for Planning, Programming, and Monitoring (PPM) to support ongoing coordination with Caltrans District 9, project delivery, performance reporting, and development of future shovel-ready projects.

The statewide STIP, incorporating all regional RTIPs, is scheduled for adoption by the California Transportation Commission in March 2026, following regional and interregional hearings conducted in early 2026.

Stateline Road Rehabilitation – Federal Lands Access Program (FLAP)

This approximately \$22 million project was approved by the Federal Highway Administration on December 14, 2022. The project will rehabilitate and widen State Line Road from Death Valley

Junction to the California/Nevada state line. Improvements include widening the roadway to 28 feet, with 12-foot travel lanes and two 2-foot paved shoulders, along with updated signage, striping, and safety features. The County, in partnership with the Federal Highway Administration, is completing environmental review under the California Environmental Quality Act (CEQA) and the National Environmental Policy Act (NEPA). State Line Road experiences heavy traffic volumes and serves as a primary access route to Death Valley National Park, Ash Meadows National Wildlife Refuge, and Bureau of Land Management lands. This project connects to a complementary FLAP-funded project on Bell Vista Road in Nevada, which is anticipated to enter construction in 2025. State Line Road construction funding remains preliminarily programmed for fiscal year 2028.

Regional Transportation Plan (RTP)

The Regional Transportation Plan (RTP) is a fiscally constrained, long-range transportation planning document that establishes project eligibility for future programming in the Regional Transportation Improvement Program. The RTP covers a 20-year planning horizon and must be updated every four years.

The ICLTC adopted the current RTP in November 2023 and approved Amendment No. 1 on December 15, 2025, updating the RTP project lists environmental document. The amendment reflects revisions to funded, programmed, and long-term regional roadway, bridge, active transportation, and airport capital improvement projects to ensure continued consistency with regional priorities, funding availability, and project delivery schedules.

Development and amendment of the RTP require extensive local and regional coordination. Any road construction or major transportation infrastructure projects beyond routine maintenance anticipated within the next four years are required to be included in this document. The amended RTP continues to guide eligibility for STIP, FLAP, HSIP, BUILD, ATP, RMRA, STPG and other state and federal funding programs.

Inyo County Active Transportation Plan (ATP)

Inyo County, with consultant support, developed an Active Transportation Plan (ATP) that integrates bicycle, pedestrian, recreation trails, and Safe Routes to School elements. The original ATP was approved by the ICLTC in April 2016 and was formally updated in February 2024.

The ATP includes:

1. Bicycle Element – Updates to the Inyo County Collaborative Bikeways Plan.
2. Pedestrian Element – Documentation of existing facilities, collision history, pedestrian demand estimates, prioritized project lists, and funding strategies.
3. Recreation Trails Element – Identification of deficiencies in motorized and non-motorized trail networks, project prioritization, and user demand estimates.
4. Safe Routes to School Element – Development and updates of Safe Routes to School maps for all school areas in Inyo County, including schools within the City of Bishop.

An adopted ATP is a requirement for eligibility for state ATP grant funding. In June 2024, the ICLTC successfully applied to the Cycle 7 ATP grant program and was awarded approximately

\$7.6 million to develop a 2.9-mile active transportation corridor between the communities of Tecopa and Tecopa Hot Springs. The project will construct a shared-use path between the two communities and add sidewalks and bicycle facilities within the community cores. The Tecopa area is classified as disadvantaged by income and is located within a census tract with a Healthy Place Index score significantly below the Inyo County average. Project completion is anticipated in fiscal years 2028–2029.

Local Road Safety Plan (LRSP)

The Local Road Safety Plan (LRSP) provides a framework for identifying, analyzing, and prioritizing roadway safety improvements on local and rural roads. The ICLTC prepared the LRSP in 2022 with assistance from LSC Transportation Consultants, Inc. Highway Safety Improvement Program (HSIP) funding requires an adopted LRSP as a prerequisite. The 2022 LRSP identified several corridors with higher-than-average crash rates, including Trona–Wildrose Road in the Slate Range, Old Spanish Trail Highway over Emigrant Pass, and East Line Street.

Highway Safety Improvement Program (HSIP)

HSIP funds are awarded based on crash experience, crash potential, and data-supported safety needs.

- 2020 HSIP Grant: Fog-line and centerline striping at various locations throughout southern Inyo County (completed).
- 2021 HSIP Grant: Replacement of the Onion Valley Road guardrail (completed July 2024).
- 2023 HSIP Grant: Safety improvements on Old Spanish Trail Highway over Emigrant Pass, including flashing beacons, curve warning signage, and high-friction surface treatment. This corridor has an elevated crash rate. Construction is anticipated in 2027.
- 2025 HSIP Cycle 12 Award: In February 2025, the ICLTC was awarded HSIP Cycle 12 funding for safety improvements on Trona–Wildrose Road (State Pass Area). The project will install enhanced signage and a High Friction Surface Treatment (HFST) to address elevated crash risk identified in the Local Road Safety Plan. The total project cost is \$518,200, with \$466,380 in HSIP funds awarded. Preliminary Engineering must be allocated by December 31, 2025, and Construction must be allocated by March 31, 2028.

Planning Grants

Planning grant objectives in 2025 focused on advancing safety, resilience, and sustainability priorities through targeted federal and state funding programs. The ICLTC, in coordination with Inyo County Public Works, Caltrans District 9, and local partners, continued to develop and manage grant-funded initiatives that support multimodal safety, emergency preparedness, and climate resilience.

Safe Streets for All (SS4A) Grant

In 2025, Inyo County was awarded a Safe Streets for All (SS4A) grant through the U.S. Department of Transportation to advance a countywide, data-driven approach to reducing serious injuries and fatalities on local and rural roadways. The grant supports the development and implementation of a comprehensive safety action framework that builds upon the County's

adopted Local Road Safety Plan (LRSP).

Key elements of the SS4A project include:

- Systemic safety analysis using crash data, roadway characteristics, and equity indicators to identify high-risk corridors and communities.
- Development of prioritized, low-cost and capital safety countermeasures, including enhanced signage, high-visibility crosswalks, speed management strategies, and roadway departure mitigation.
- Public and stakeholder engagement focused on rural and disadvantaged communities to ensure safety investments reflect local needs and conditions.
- Integration of SS4A findings into future RTP, RTIP, HSIP, and ATP programming to strengthen competitiveness for subsequent funding cycles.

Project development and coordination activities were initiated in 2025, with continued analysis, community outreach, and implementation planning scheduled to continue through 2026.

Electric Vehicle (EV) Charging Infrastructure

The Caltrans funded Sustainable Transportation Planning Grant (STPG) funded in 2024, advances the County's strategy to expand electric vehicle charging infrastructure in support of statewide climate goals, rural mobility, and visitor access along key regional and interregional corridors. In 2025, Inyo County continued coordination with Caltrans, utility providers, and regional partners to identify priority locations for Level 2 and DC fast-charging facilities in community centers and along major travel routes, including U.S. 395, and at County run facilities. The effort continues into 2026, and will analyze the County's infrastructure and fleets for a future fleet transition to ZEV.

Planning activities focused on:

- Site feasibility assessments, including power availability, right-of-way constraints, and proximity to services and destinations.
- Alignment with the California Energy Commission's Clean Transportation Program and federal National Electric Vehicle Infrastructure (NEVI) funding requirements.
- Integration of EV charging priorities into local planning documents and capital improvement programs to position the County for future grant solicitations.

These efforts aim to improve access to zero-emission vehicle infrastructure for residents, freight, and the region's significant visitor and tourism traffic while supporting long-term emissions reduction and economic development.

Evacuation Route Resilience Plan

In 2025, the Inyo County LTC was awarded a second STPG grant in response to increasing wildfire risk, extreme weather events, and climate-driven infrastructure vulnerabilities, the County advanced grant planning for the development of an Evacuation Route Resilience Plan. The plan is intended to evaluate and prioritize critical

transportation corridors that serve as primary evacuation and emergency access routes for rural and isolated communities.

Grant-supported planning activities include:

- Identification and mapping of critical evacuation routes, bridges, and roadway segments vulnerable to wildfire, flooding, landslides, and snow-related closures.
- Assessment of structural, geomorphic, and operational risks that could impair emergency response and community access.
- Development of a prioritized list of capital and operational improvements, such as slope stabilization, drainage enhancements, bridge retrofits, and real-time traveler information systems.
- Coordination with emergency management agencies, Cal Fire, law enforcement, tribal governments, and regional partners to align transportation investments with broader hazard mitigation and emergency response strategies.

The Evacuation Route Resilience Plan will inform future RTP, RTIP, and grant applications, strengthening the County's ability to compete for state and federal resilience, safety, and climate adaptation funding.

Water Meter Replacement Grant

Inyo County Public Works Water Systems accepted a grant from the Eastern California Water Association. The project will replace existing meters with automatic electronic read meters and allow County staff to ensure that all service connections are metered. This effort will provide for the accurate measurement of individual water usage and ultimately a better understanding of the communities' gross water demands which will assist with water conservation strategies and mitigating overage charges from LADWP. Installation begins in February 2026.

Lone Pine Water Main and Lateral Replacement Project

This project will replace aging water infrastructure within the footprint of the Lone Pine Town Streets paving project, which is scheduled for 2028. Design work begins in March 2026, pending award of a planning grant from the State Water Resources Control Board, and construction is anticipated in the summer of 2027.

Walker Creek Bridge

This project was federally funded by the Highway Bridge Program. The goal of this project was to replace the existing single lane bridge over the Los Angeles Aqueduct. This project was completed in the summer of 2025.

Lone Pine Town Streets

This project will reconstruct approximately 80% of the County roads in Lone Pine. Construction anticipated by 2028/2029. This project is STIP funded and is a part of Kern County's RTIP.

Carrol Creek Bridge

This project is federally funded by the Highway Bridge Program. Construction funding will be

available in 2026.

Connecting Tecopa Bike/Multi-Use Path

This project is federally funded by the Active Transportation Program with a STIP leveraging match. The project will install a 2.9-mile multi-use path between Tecopa and Tecopa Hot Springs. The design phase will begin in the Spring of 2026.

Diaz Lake Playground Project

This project was funded by the Clean California grant program. It involved the installation of a new playground, shade structures, walking path, and dog park. Construction was completed in late 2025.

Inyo/Los Angeles Long Term Water Agreement

The Inyo/Los Angeles Long Term Water Agreement (LTWA) is settlement to CEQA litigation between the County and Los Angeles concerning the operation of Los Angeles's second aqueduct. The Agreement requires Los Angeles to manage surface water and groundwater so as to avoid any significant adverse impacts that cannot be acceptably mitigated and to provide a reliable supply of water for Inyo and Los Angeles. Activities conducted by the County and Los Angeles include annual planning of water management activities, implementation and monitoring of mitigation projects, monitoring of habitat and hydrologic conditions, and evaluation of current conditions relative to the Agreement's goals. Specific activities undertaken in 2025 included continued monitoring of vegetation and hydrologic conditions, monitoring of mitigation projects, and a continuation of the implementation of interim plans for management of the Blackrock Waterfowl Management Area and the Delta Habitat Area. Inyo County Water Department fulfilled all of its requirements under the LTWA.

Mitigation Projects

The Inyo County Water Department (ICWD) oversees and tracks the implementation of environmental mitigation projects associated with LADWP's groundwater pumping in the Owens Valley, as established in the 1991 Environmental Impact Report, the 1997 Memorandum of Understanding (MOU), and subsequent actions approved by the Inyo/LADWP Technical Group. ICWD works with LADWP and the MOU parties to ensure projects are implemented as intended and that mitigation goals are met; where performance falls short, ICWD helps guide corrective actions or project modifications. A complete list of mitigation projects and their current status is maintained on ICWD's mitigation webpage at www.inyowater.org/mitigation.

To improve transparency and public access, ICWD developed an interactive, online mitigation map in 2022 that displays the full portfolio of Owens Valley mitigation projects tied to the Long Term Water Agreement and related actions. The map allows users to explore project locations, view site photos, filter by project type or status, and access background information and supporting documents. This tool complements the Mitigation Status Table and provides an accessible overview of mitigation efforts across the Owens Valley. The map can be found here: https://experience.arcgis.com/experience/44b652a16c4b443b9b4a2e7dc3fcbb91/?data_id=dataSource_1-17d49adeefc-layer-4%3A3&draft=true&org=inyocounty.

Recent mitigation work has focused on evaluating long-term project performance, particularly revegetation efforts. In 2023, LADWP notified the County that several revegetation

projects identified in the 1991 EIR had met plant cover and species composition targets; however, ICWD raised concerns that long-term plant sustainability—required under the 1999 Revegetation Plan—had not been adequately evaluated. Similar concerns have been raised regarding irrigated Type-E Transfer revegetation sites in Laws where the CEQA mitigation plan was not followed, and where irrigation has now ceased. Alongside issues related to unfinished revegetation projects, ICWD is investigating possible methods to salvage the Five Bridges restoration project that has languished unfinished for nearly 40 years; evaluating improvements to water reliability at the McNally Ponds and Native Pasture Project; and conducting new studies to assess the condition and effectiveness of spring, seep, and riparian mitigation sites. Together, these efforts support adaptive management and ensure mitigation projects continue to meet their intended ecological goals over time. ICWD and LADWP continue to work through these issues with input from parties to the MOU, including CA Department of Fish and Wildlife, Owens Valley Committee, Sierra Club, and CA State Lands Commission.

Lower Owens River Project (LORP)

The Lower Owens River Project (LORP) is a compensatory mitigation program established under the Long Term Water Agreement with the Los Angeles Department of Water and Power (LADWP) to offset groundwater pumping impacts that cannot be mitigated directly. Since rewatering of the 62-mile river reach began in 2006, the project has resulted in extensive greening of the river floodplain and the establishment of riparian and wetland habitats across the approximately 58,000-acre project footprint. While the LORP has made meaningful progress toward its goals, evaluations show mixed results in achieving a fully functioning riverine–riparian ecosystem and associated habitat objectives, as documented in the 2024 LORP Annual Report (<https://inyowater.org/projects/lorp/>).

Adaptive management remains central to LORP implementation. Monitoring has shown that riparian woodland recruitment has fallen far short of original predictions, and some avian indicator species dependent on canopy forests remain absent. In response, ICWD initiated a multi-year tree recruitment study to better understand recruitment patterns and inform future management actions. Also interfering with project goals is the dense growth of emergent vegetation: cattails and bulrush have greatly reduced open water habitat, limited recreational access, encroached on pasture, and filled in waterfowl ponds. ICWD, LADWP, and the MOU parties continue to evaluate strategies to manage emergent vegetation while balancing habitat, water quality, and land use objectives.

Recent extreme runoff and flooding in 2023 created several management challenges; however, sustained high flows appear to have flushed much of the accumulated organic material from the river, reducing the likelihood of the low dissolved oxygen conditions that contributed to fish kills in past years. ICWD is also monitoring for the likely expansion of invasive plants such as perennial pepperweed and saltcedar following high-flow events and is coordinating with the Inyo/Mono Agricultural Department on control efforts.

Owens River Water Trail

The Owens River Water Trail (ORWT) will establish California’s first designated water trail on a river, creating safe, sustainable public access to a 6.1-mile reach of the Lower Owens River near Lone Pine. The project will provide durable, ADA-compliant facilities for launching and landing non-motorized watercraft such as kayaks, canoes, and stand-up paddleboards, expanding the range of recreation opportunities available in the Owens Valley. Planned improvements include a

stabilized launch and take-out, a small access road and staging pad, a prefabricated restroom and changing structure, shaded interpretive signage, and animal-resistant trash receptacles.

Since the Lower Owens River was rewatered in 2006, public use of the corridor has steadily increased, but access remains informal and poorly defined. The ORWT addresses this gap by concentrating use at a carefully selected location, improving safety for paddlers and anglers while protecting riparian habitat. Designed to serve users of all skill levels, including people with mobility limitations, the project advances County goals for equitable outdoor access, stewardship of restored resources, and sustainable recreation development.

Project implementation is underway. Design and engineering of the Water Trail access points, including the launch and take-out, are currently in progress, and the County has been awarded \$500,000 from the California Natural Resources Agency to support in-channel vegetation clearing needed to open the route. To complete the full buildout of public access facilities, the County is actively pursuing additional funding through the California Department of Fish and Wildlife, the Sierra Nevada Conservancy, and the California Department of Parks and Recreation, Division of Boating and Waterways.

Sustainable Groundwater Management for the Owens Valley (SGMA)

The Sustainable Groundwater Management Act of 2014 (SGMA) requires that local Groundwater Sustainability Agencies (GSA) manage groundwater basins in California. The Owens Valley Groundwater Basin is managed by three GSAs: Owens Valley Groundwater Authority (OVGA), Mono County, and Tri-Valley Groundwater Management District. ICWD serves as staff to the OVGA and implements the Groundwater Sustainability Plan for the Inyo County portion of the basin. In addition to regular reporting, the Water Department conducts a well registration program and a review process for all new well permit applications in the Owens Valley. In addition, Water Department staff is acting in a project management capacity for a groundwater model project in the Tri-Valley portion of the basin.

Inyo-Mono Integrated Regional Water Management Program (IRWMP)

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.” The ICWD participates in this collaborative body made up of public, private, and not-for-profit entities. To date, the Inyo-Mono IRWM Program has raised more than \$7.75 million to support water infrastructure and ecosystem stewardship projects, provide technical assistance and project development services to small water systems, and engage disadvantaged communities throughout the region. Most recently, the Inyo-Mono IRWM Program was awarded \$2.762 million through Proposition 1 for nine projects, five of which are in Inyo County. Inyo County Public Works will receive \$558,000 to replace water meters in Laws, Independence, and Lone Pine.

The long-term outlook for the Inyo-Mono IRWM Program is uncertain at this time. Proposition 4, which received approval from California voters in 2024, earmarks funding for IRWM.

III. General Plan Elements

The General Plan details the County’s guiding principles for a variety of planning topics and is the roadmap 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
- Environmental Justice

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 2024, the County worked state and federal land management agencies on 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.

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 2025. There are also several new economic development programs. These are outlined in the Other Plans and Projects section.

Housing Element

The Housing Element works to provide housing for all of the community and addresses the needs of specified populations. In 2022, the County completed its 6th Cycle Updated of the Housing Element, which was certified by HCD in August 2022. This had to be revised as 2 RHNA sites identified in the certified Element required zone changes that were not approved. Staff found replacement parcels and revised the Housing Element, which was then re-approved and re-certified.

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 updated several sections of its zoning code based on the Housing Element update, which incorporates new State zoning requirements regarding housing. Staff is working on a residential infill program designed to review design standards and density requirements that may be inhibiting new housing development.

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 and is seeking ways to implement the strategies identified in the corridor study prepared for the area proposed to be abandoned.

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 to help promote the County's tourist-based economy.

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 Open Space 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 about 80 mines in 2025. The County is working with State and federal agencies to encourage appropriate mineral production.

The Environmental Health Department provides oversight and permitting 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.

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 adopted a Hazard Mitigation Plan in 2017 and it was approved by

FEMA. In September 2018 the County's General Plan Public Safety Element was amended to add by reference the Hazard Mitigation Plan. Incorporating the MHMP into the General Plan is beneficial to the County as it adds identification of potential hazards, analysis, and mitigation language to the General Plan; and, it opens up more potential funding opportunities to the County in the event of a disaster. The Hazard Mitigation Plan and Safety Element are currently in the process of being updated and staff from several county departments are working on it. Once it is complete it will be incorporated into the General Plan. The public works department has also secured a grant to begin evacuation planning and the planning department is looking to fund a supplemental plan for egress ingress evacuation routes for the Safety Element.

Environmental Justice Element

Staff has prepared an Environmental Justice (EJ) Element for incorporation into the General Plan in accordance with Senate Bill 1000 (SB 1000) and California Government Code §65302(h). SB 1000 mandates that jurisdictions with identified disadvantaged communities (DACs) incorporate environmental justice policies into their general plans, either as a standalone element or integrated into other elements. Although Inyo County does not contain any DACs as defined by CalEPA and verified using CalEnviroScreen mapping tools (see Section 10.1 of the EJ Element), the County has proactively developed this element to address equity, health, and environmental concerns for all communities. Furthermore, HCD required the completion of this EJ Element for certification of the County's Sixth Cycle Housing Element Update. More importantly, the vast majority of the policies, goals, and implementation measures required by SB 1000 are already embedded within the County's existing General Plan. This EJ Element consolidates, references, and supplements those existing provisions, ensuring statutory compliance while enhancing clarity and public accessibility

IV. General Plan and Zoning Code Updates

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 based primarily on state changes to housing law.

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 2025, as identified in this report. It continued its project review responsibilities to further the General Plan's goals, policies, programs, and implementation measures.

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 non-affordable 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 Tables

Jurisdiction	Inyo County - Unincorporated	
Reporting Year	2025	(Jan. 1 - Dec. 31)
Planning Period	6th Cycle	04/30/2021 - 04/30/2029

**ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation**

This table is auto-populated once you enter your jurisdiction name and current year data. Past year information comes from previous APRs.
Please contact HCD if your data is different than the material supplied here

Table B														
Regional Housing Needs Allocation Progress														
Permitted Units Issued by Affordability														
		1	Projection Period	2									3	4
Income Level		RHNA Allocation by Income Level	Projection Period - 01/01/2019-04/29/2021	2021	2022	2023	2024	2025	2026	2027	2028	2029	Total Units to Date (all years)	Total Remaining RHNA by Income Level
Acutely Low	Deed Restricted			-	-	-	-	-	-	-	-	-	-	-
	Non-Deed Restricted			-	-	-	-	-	-	-	-	-	-	-
Extremely Low	Deed Restricted			-	-	-	-	-	-	-	-	-	-	-
	Non-Deed Restricted			-	-	-	-	-	-	-	-	-	-	-
Very Low	Deed Restricted	46		-	-	-	-	-	-	-	-	-	-	46
	Non-Deed Restricted			-	-	-	-	-	-	-	-	-	-	-
Low	Deed Restricted	40		-	-	-	-	-	-	-	-	-	-	40
	Non-Deed Restricted			-	-	-	-	-	-	-	-	-	-	-
Moderate	Deed Restricted	39		-	-	-	-	-	-	-	-	-	-	-
	Non-Deed Restricted			-	-	-	-	9	-	-	-	-	9	30
Above Moderate		80	36	-	14	20	16	5	-	-	-	-	91	-
Total RHNA		205												
Total Units			36	-	14	20	16	14	-	-	-	-	100	116

*For years prior to 2025, Acutely Low-Income units are reported within the Extremely Low-Income category

*For jurisdictions that received RHNA determinations for the current cycle prior to the passage of AB 3093 (September 19, 2024):
 - You were not allocated Acutely Low-Income and Extremely Low-Income RHNA targets, therefore the allocations in Field 1 are listed as "0"
 - If you wish to set your own targets in these income categories for informational purposes, contact HCD staff at apr@hcd.ca.gov.
 - All Acutely Low-Income and Extremely Low-Income units reported during the cycle are counted towards Very-Low Income RHNA progress

*For years prior to 2025, data on deed-restricted vs. non-deed restricted Extremely Low-Income units is approximated from whether the projects reported any deed-restricted Very Low-Income Units. If you wish to edit this historical data for accuracy or have any questions about the data, you may login to HCD's online APR system, or contact HCD staff at apr@hcd.ca.gov.

Please Note: Table B does not currently contain data from Table F or Table F2 for prior years. You may login to the APR system to see Table B that contains this data.

Please note: The APR form can only display data for one planning period. To view progress for a different planning period, you may login to HCD's online APR system, or contact HCD staff at apr@hcd.ca.gov.

ANNUAL ELEMENT PROGRESS REPORT Housing Element Implementation

Jurisdiction		Inyo County - Unincorporated						
Reporting Year		2025 (Jan. 1 - Dec. 31)						
Table D								
Program Implementation Status pursuant to GC Section 65583								
Housing Programs Progress Report								
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.								
1	2	3	4	5	6	7	8	9
Name of Program	Objective	Projected Completion Date in Housing Element	Applicable Cycle	Status of Program Implementation	Program Implementation Details	Quantified Outcomes: Category	Quantified Outcomes: Count	Supporting Documents
1.1.1 Housing Rehabilitation Funding	Research available state funds on an annual basis as Notice of Funding Availability (NOFA) is released. The County has set a goal of the rehabilitation of 15-units between 2021-2029 (equals 3-units per year for 5-years).	12/30/2029	6th Cycle	Continuous	Researching available funding - A program County funding for rehabilitation and ADU projects is also being explored.	Units		None
1.2 Housing Rehabilitation Code Enforcement	The County shall advocate for the rehabilitation of substandard residential properties by homeowners and landlords.	12/30/2029	6th Cycle	Continuous	Case by case, work with homeowners as issues come up	Other		None
1.3.1 Energy Efficiency	The County will focus efforts to promote energy efficiency by supporting programs such as weatherization and utility assistance programs that alleviate energy costs for households. The County shall maintain its webpage dedicated to energy efficiency education and programs.	12/30/2029	6th Cycle	Continuous	Researching available funding	Other		None
1.3.2 Energy Efficiency Webpage	The County shall rebuild its dedicated webpage to housing resources including for energy efficiency and loan programs.	8/9/2023	6th Cycle	In Progress	Staff is working on how to make this work in the County's new webpage design.	Other		None
2.1.1 Adequate Sites	If monitoring indicates that development has occurred on any of the parcels identified in the site inventory, the County shall ensure there is existing adequate capacity or identify additional sites to compensate for the loss.	12/30/2029	6th Cycle	Continuous	Monitoring will occur by 2029	Other		None
2.1.2 Sites Inventory	The County shall maintain an up to date inventory of sites suitable for residential development and provide this information to residential developers and to the real estate community. This inventory will include DWP land release sites.	12/30/2029	6th Cycle	Continuous	This list is currently available	Other		Can be found by contacting the Planning Department
2.1.4 Code Update units	The County shall complete an update to the Code to remove the requirement for multi-family housing over 15 units to require a conditional use permit to by right rezoning.	4/30/2023	6th Cycle	Completed	Completed 12/2022	Other	1	https://www.inyocounty.us/sites/default/files/2026-03/20221220Planning%20-%20ZTA2022-02.Ord_No_1290_0.pdf

2.1.5 Employee Housing Definition Update	The County shall update its Code definition of employee housing to remove the description of “five or more unrelated persons or families” eliminating the number based restriction in the definition, and making it compliant with current State regulations.	8/9/2023	6th Cycle	Completed	Completed 12/2022	Other	1	https://www.inyocounty.us/sites/default/files/2026-03/20221220Planning%20-%20ZTA2022-02.Ord_No_.1290_0.pdf
2.1.6 Regional Housing Group	The County shall within the 2021-2029 Housing Element timeframe and beyond create a regional housing working group including but not limited to the City of Bishop, Local Tribes, and Inyo County to review and evaluate housing needs at a regional level and prepare policies and programs to address those needs and to ensure adequate housing throughout the region.	12/30/2029	6th Cycle	Continuous	A regional housing group has been meeting regularly and an RFP has been advertised for a regional housing needs study.	Other		None
2.1.7 Regional Transportation Needs	The regional housing working group along with its review and evaluation of housing needs at the regional level will also look at issues, policies and programs to address gaps in transportation that might be contributing to fair access to jobs and services in relation to housing opportunities.	12/30/2026	6th Cycle	Continuous	This program is being developed.	Other		None
3.1.1 Meet with Federal State and City land managers RE divestment of properties	Annual meetings with DWP, BLM and other federal / state agencies Determination for alternate sites for Sites 1 and Sites 3 if LADWP is unwilling or unable to facilitate housing on sites by end of 2024.	12/30/2024	6th Cycle	Continuous	Talks are on going with LADWP, new sites 1 nad 3 have been identified and approved. Included in the 2023 HE revision.	Other		None
3.1.2 ADUs	The County shall continue to encourage ADU/JADU development.	12/30/2025	6th Cycle	Continuous	Building plans for several sizes and over the garage ADUs as well as small SFRs, have been prepared for the County to give to property owners. These plans were completed in 2024 and made available to the public	Other	1	https://www.inyocounty.us/sites/default/files/2024-10/ADU%20Designs%20handout%2024-10-15%20w%20logo_0.pdf
3.1.3 Tiny Homes	Tiny Homes are currently not defined in the County code. They are allowed by right as the County does not regulate the minimum size of residential units. They are also allowed as ADU/JADUs. To make tiny home development more accessible the County shall update the zoning code to include a definition of Tiny Homes.	8/9/2024	6th Cycle	Completed	Completed 12/2022	Other	1	https://www.inyocounty.us/sites/default/files/2026-03/20221220Planning%20-%20ZTA2022-02.Ord_No_.1290_0.pdf

3.1.4 Definitions	Based on new and still relevant existing State law, Low Barrier Navigation Centers, and Transitional and Supportive Housing will be added to the County codedefinitions. These along with Emergency Shelters and Single Occupancy Residences (SROs) will have language added and/or updated to accurately match requirements provided for by State law. This includes: Transitional housing, supportive housing and group homes are permitted in the same manner as other residential dwellings of the same type in the same zone. Low Barrier Navigation Centers and Emergency shelters cannot have parking requirements beyond spaces needed for employees and cannot be required if located within one-half mile of a transit stop.	12/30/2023	6th Cycle	Completed	Completed 12/2022	Other	1	https://www.inyocounty.us/sites/default/files/2026-03/20221220Planning%20-%20ZTA2022-02.Ord_No_1290_0.pdf
3.1.4 Definitions/Standards housing types	The County will also add SROs as a permitted use in the Multi-family 3-units and above residential (R3) zone and design development standards with reduced parking requirements by the end of 2023. The County will propose no more than 0.5 parking spaces per SRO unit.	12/30/2023	6th Cycle	Completed	Completed 12/2022	Other	1	https://www.inyocounty.us/sites/default/files/2026-03/20221220Planning%20-%20ZTA2022-02.Ord_No_1290_0.pdf
3.1.5 Affordable Housing Opportunities	The County shall provide expanded affordable housing opportunities by partnering with local organizations and providing technical assistance and/or pass-through funds as appropriate for the development of units affordable to extremely low, very low, or low-income households. As part of these partnerships, the County will obtain local data and knowledge from nearby jurisdiction on an annual basis, as outlined in Program 3.1.1. This will include a list of qualified entities, discussions on past successful projects, discussions on suitable development standards, and experiences with affordable housing developers.	12/30/2029	6th Cycle	Continuous	This program is being developed.	Other		None
3.1.6 Employer Assisted Housig	County will continue to explore Employer Assisted Housing Programs by forming a working group with major employers in the area to discuss how the County can assist in the development of employer-assisted housing in Inyo County.	12/30/2029	6th Cycle	Continuous	This program is being developed	Other		None
3.1.7 Housing Specialist	The County will continue working on establishing a housing specialist position for the County. This person will help identify housing opportunities for income levels, be available to take fair housing complaints and help get people to the appropriate organization/agency for help.	12/30/2029	6th Cycle	Completed	This program is covered by 2 Health and Human Services Department staff members	Persons	1	Can be found by contacting the Planning Department

<p>3.2.1 High Density Housing/Brochure</p>	<p>The County shall encourage higher density residential development in areas of population concentration by conducting outreach to developers and property owners to encourage higher density residential development. In addition, the County will explore funding options for appropriate housing as funds become available. A brochure will be completed and sent to property owners</p>	<p>12/30/2024</p>	<p>6th Cycle</p>	<p>In Progress</p>	<p>In progress, brochure complete Infill 7.1.1 will be complete by 12/30/2026</p>	<p>Other</p>		<p>None</p>
<p>3.2.2 Density Bonus</p>	<p>The County shall encourage development of housing for low-income households through provision of density bonus incentives. The County shall prepare updates to the density bonus chapter (18.65) of the County code as required by the State and inform applicants of new opportunities for density increases.</p>	<p>8/9/2023</p>	<p>6th Cycle</p>	<p>Completed</p>	<p>Completed 3/2024</p>	<p>Other</p>	<p>1</p>	<p>https://www.inyocounty.us/sites/default/files/2026-03/20250311Planning%20-%20Ordinance1316%28DensityBonusOverlay%29.pdf</p>
<p>3.2.3 Encourage Higher Density Housing</p>	<p>Encourage high density residential development in specific Commercial Zones. The County will continue to explore ideas brought forth during its SB2 Vacant Lands grant work in allowing for outright permitting of multi-family units in the Central Business zone, as well as, explore opportunities for permitted by right mixed use and high density housing in other commercial zones. Areas along the County's small town main streets (highway 395) have vacant commercial parcels and empty buildings. Reevaluating these parcels for 'missing middle' housing opportunities, such as cottage apartments, 4-plexes and etc. could potentially do a lot to help the County meet its own housing goals. This work will also include a review of design requirements such as parking, setbacks, minimum lot size and height standards that could be improved to encourage more high density housing. The County will also seek out resources for the development of missing middle preapproved plans that require low cost renovations and may share indoor spaces and amenities to meet certain development standards.</p>	<p>12/30/2025</p>	<p>6th Cycle</p>	<p>In Progress</p>	<p>Changes to CB Zone completed 12/2022. A residential infill project is in process to review design standards and encourage higher density housing in core areas.</p>	<p>Other</p>		<p>https://www.inyocounty.us/sites/default/files/2026-03/20221220Planning%20-%20ZTA2022-02.Ord_No_1290_0.pdf</p>
<p>3.2.3 Encourage Higher Density Housing</p>	<p>In addition to the updates outlined in Program 7.1.1 updating development standards such as minimum parcel size, the County will also allow multifamily and mixed use housing as a permitted use in the CB zone. This will allow the County to expand the number of candidate sites for housing, which is particularly useful in the event that the LADWP-owned sites (Sites 1 and 3) are not available for reasons outside of the County's control.</p>	<p>8/9/2025</p>	<p>6th Cycle</p>	<p>Completed</p>	<p>Changes to CB Zone completed 12/2022</p>	<p>Other</p>	<p>1</p>	<p>https://www.inyocounty.us/sites/default/files/2026-03/20221220Planning%20-%20ZTA2022-02.Ord_No_1290_0.pdf</p>

3.2.4 Encourage Higher Density in established residential areas	Encourage higher density in established residential neighborhoods by evaluating current residential codes for design standards that might work to better encourage multi-family housing. This will include setback, minimum lot size, height and especially parking standards in the County's multi-family zones.	12/30/2029	6th Cycle	In Progress	A residential infill project is in process to review design standards and encourage higher density housing in core areas. To be completed by 12/26.	Other		None
3.4.1 Mobile Home Parks	The County shall provide technical assistance to mobile home park residents who want to purchase their mobile home park. To accomplish this, the County will advertise the program to mobile home park residents, including conducting meetings with tenants as requested.	12/30/2029	6th Cycle	Continuous	Not yet started	Other		None
3.4.2 Mobile Home Overlay	The County will remove its Mobile Home overlay as it is not used and is non-compliant. Language clarifying that mobile/manufactured homes on a foundation are to be processed the same as the process applicable to a conventional single dwelling unit in the same zone.	8/9/2023	6th Cycle	Completed	Completed 12/2022	Other	1	https://www.inyocounty.us/sites/default/files/2026-03/20221220Planning%20-%20ZTA2022-02.Ord_No_1290_0.pdf
3.5.1 Financial Assistance	The County will support the efforts of local housing service providers to assist low-income households with utility bills by providing assistance to a minimum of 150-households annually through the LIHEAP (Low-income Energy Assistance Program).	12/30/2029	6th Cycle	Continuous	Ongoing program	Other		None
3.5.2 Section 8 Housing	The County shall encourage rental subsidies for lower-income families and elderly persons. The County shall encourage listing of rental units with local housing service providers.	12/30/2029	6th Cycle	Continuous	Ongoing program	Other		None
3.5.3 Continued Affordability	The County shall provide for the continued affordability of the County's low and moderate-income housing stock. Although not anticipated, if any deed-restricted affordable units currently serving County residents are at risk of converting to market rates, the County will facilitate a preservation program with the owner and/or operator of the project at risk. The goal will be to identify additional funds to either continue the affordability of the at-risk project or to replace those units once they are no longer affordable to lower-income households.	12/30/2029	6th Cycle	Continuous	Ongoing program	Other		None
4.1.1 Self Help	The County will continue to make efforts to coordinate with established self-help housing groups to solicit interest in developing projects in the county to facilitate self-help housing as a form of homeownership for lower-income households.	12/30/2029	6th Cycle	Continuous	Ongoing program	Other		None

4.2.1 Federal Grants	The County will consider, as appropriate, applying for state and federal grant funds to provide homeownership opportunities that may include interest rate write downs, down payment assistance, and mortgage revenue bond financing through state and federal programs.	12/30/2029	6th Cycle	Continuous	Researching available funding	Other		None
5.1.1 Compliance with new State Regulations	The County shall update its zoning code to properly address new State laws regarding Density Bonus, Low Barrier Navigation Centers, Emergency Shelters and Transitional and Supportive Housing, pursuant to AB 2162.	12/30/2023	6th Cycle	Completed	Completed 12/2022	Other		https://www.inyocounty.us/sites/default/files/2026-03/20221220Planning%20-%20ZTA2022-02.Ord_No_1290_0.pdf
5.2.1 Expedite Permits	The County routinely works with homeowners to expedite their permits and provide flexibility in submittal requirements for owners developing their own homes. The County will also annually review its permit and development plan processing timelines and look for ways to expedite or simultaneously conduct development reviews to ensure timely processing.	12/30/2029	6th Cycle	Continuous	Ongoing program	Other		None
5.2.2 Expedite Affordable Projects	The County shall evaluate and consider alternative processes to help expedite and encourage affordable housing projects, such as administrative approvals of use permits projects and modifications to the design standards in the zoning code regarding setbacks, lot sizes, parking and height standards.	12/30/2026	6th Cycle	In Progress	In progress, should be completed by 12/26.	Other		None
5.3.1 Infrastructure in remote areas	For sites in remote areas, the County shall explore ways to help to facilitate the provision of infrastructure to accommodate residential development by researching opportunities for providing the necessary infrastructure in remote locations for residential development. Strategies to increase densities in these locations will also include development standards where it is feasible with regard to infrastructure, especially with regard to water and sewer.	12/30/2029	6th Cycle	In Progress	Not yet started	Other		None

5.3.2 County Property	The County currently owns 66-parcels of land in the County. Of the 66-parcels, 32 are located in the Owens Valley. The rest are in the more remote areas of the County with limited to no infrastructure or services. All but 3 of the Owens Valley parcels are currently built on for various County offices, roads yards, libraries, parks -etc. The 3 vacant parcels are located in Bishop and Big Pine. The Bishop parcel is currently in the process of a zone change and is included in the RHNA site inventory -Site 2. This zone change will be completed by April 2023. The two parcels in Big Pine are environmentally constrained with special status species and a wetland. This parcel will, however, be further evaluated for housing development viability. The County also has several road yards and an airport on some of its properties in the Owens Valley. Two of the road yard parcels are currently undergoing zone and General Plan reclassifications to multi-family residential to encourage high density housing development. These parcels are located in Lone Pine. The County will complete the two zone change and reclassifications by December 2024.	12/30/2029	6th Cycle	Completed	Site 2 was ultimately not rezoned, new parcels were identified and approved to replace it in the Update Housingd Element. Approved 8/2023. Other county owned sites (especially road yards) are still being evaluated. The two road yard parcels in Lone Pine were rezoned to multiple residential 2-units	Other	1	https://www.inyocounty.us/sites/default/files/2026-03/20230502Planning%20-%20Reso%232023-12Ord.%231296%20-%2005.10.23.pdf
6.1.1 Support Housing Services	The County shall take positive action to assure unrestricted access to housing. The County will continue to support local housing service providers to provide fair housing services and assist in program outreach.	12/30/2029	6th Cycle	Continuous	Ongoing program	Other		None
6.2.1 Reasonable Accomodation	The County will continue efforts to mitigate or remove constraints on housing for persons with disabilities and will update its code to accurately follow new State regulations.	12/30/2022	6th Cycle	Completed	Completed 12/2022 - Reasonable Accomodation	Other		https://www.inyocounty.us/sites/default/files/2026-03/20221220Planning%20-%20ZTA2022-03.Ord._No._1291_0.pdf
7.1.1 AFFH	ADU Promotional Brochure within one year of certification. Remove minimum lot width, minimum lot size, minimum parcel size and maximum densities for all residential zones, except Rural Residential due to infrastructure concerns, and revise front yard / rear yard setbacks to facilitate higher density development as well as develop ordinance for SB9 compicance by the end of 2023.	12/30/2023	6th Cycle	Completed	Completed 2024.	Other	1	https://www.inyocounty.us/sites/default/files/2026-03/ADU%20Guideline%20-%202.24.2026%20V4_0.pdf

7.2.1 Senior Housing	The County will continue working with the housing stakeholder group established during the housing element update to further define housing issues in the county and specifically senior housing. This work will include identifying and applying for grants to provide affordable housing located near services. A focus will be placed on Census Tracts 5 and 8 as these include the areas in the County with the highest percentages of households with a householder 65-years and older. The housing stakeholder group will target new members from these Census Tracts and meet every six months. The group will discuss strategies to support multigenerational households and designing development standards that support aging in place. Intensifying existing single unit homes with ADUs, JADUs, can be an important way to fund housing costs, including mortgages and rehabilitation projects for senior households. The group will evaluate shared housing strategies and look to design / adopt template agreements that can help facilitate cost-sharing arrangements for a variety of households by the end of 2023.	12/30/2029	6th Cycle	Not Yet Started	Not yet started	Other		None
7.3	County will continue to explore Employer Assisted Housing Programs by forming a working group with major employers in the area to discuss how the County can assist in the development of employer-assisted housing in Inyo County.	12/30/2026	6th Cycle	Completed	To be completed by early 3/2027.	Other		None
7.3	In addition to the carshare pilot program, the County will evaluate Accessory Commercial Units (ACUs) and the prospect of allowing light commercial uses in residential zones in addition to existing residential. The County will make a decision on which zones to permit ACUs within three years of certification and will allow ACUs as a conditional use within at least one residential zone. This will help to reduce Vehicle Miles Traveled and also provide for more flexibility in terms of land uses, increasing opportunities for small businesses and mitigating issues with food access by making groceries and restaurants more readily available. If pursued, these ACUs will be permitted in addition to all allowed residential development.	12/30/2029	6th Cycle	Completed	EJ Element completed 3/2026. Ride share program being discussed. County has committed to a transportation committee to review issues.	Other	1	https://www.inyocounty.us/sites/default/files/2026-03/20260303PlanningDept.%20-%20Gen.PlanAmendment.Reso_.%232026-08_0.pdf



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AGENDA ITEM NO.: 6 (Informational)

**PLANNING COMMISSION
MEETING DATE:** April 22, 2026

SUBJECT: Inyo County Planning Commission Notice
of Decision Hearing on
Revocation/Modification of Hosted Short-
Term Rental Permit 2024-03/Foroudi

EXECUTIVE SUMMARY

The Commission's decision to revoke HSTR Permit 2024-03/Foroudi was signed by the Chair on February 24, 2026, and distributed to the parties on February 25, 2026. The final, written decision is included in the Commission's Agenda packet as an informational, non-action, item only.

PROJECT INFORMATION

Supervisory District: County-wide

Recommended Action: **Informational only:** Receive Notice of Decision Hearing Dated February 25, 2026, on Revocation/Modification of Hosted Short-Term Rental Permit 2024-03/Foroudi

ATTACHMENT: Notice of Decision Hearing Letter



INYO COUNTY PLANNING COMMISSION NOTICE OF DECISION
HEARING ON REVOCATION/MODIFICATION
OF HOSTED SHORT-TERM RENTAL PERMIT 2024-03/FOROUDI
2660 HIGHLAND DRIVE, BISHOP CA 93514

On January 28, 2026, this matter came before the Inyo County Planning Commission for hearing on the proposed revocation/modification of Hosted Short Term Rental Permit 2024-03/Foroudi (the "Permit") for the property located at 2660 Highland Drive in Bishop, California (APN 011-91-02) (the "Property"). The Commission consisted of Commissioners Howard Lehwald, Aaron Cassell, Caitlin J. Morley (Chair), and Callie Peek (Vice-Chair). Commissioner Todd Vogel recused himself and exited the hearing room prior to the hearing due to the proximity of property owned by him to the Property. Mr. David Foroudi and Mr. Arash Foroudi were present on behalf of permit holders David Foroudi, Pasha Foroudi and Natalie Jauregui. Planning Director Cathreen Richards, Senior Planner Cynthia Draper and Code Enforcement Inspector Tehauna Forbes were present on behalf of the Inyo County Planning Department. Sally Faircloth was present as Clerk to the Commission and Stacey Simon, Esq., was present as legal counsel to the Commission. The matter was heard pursuant to Inyo County Code § 18.73.070 "Permit Modification and Revocation". All witnesses were properly sworn in and all proffered exhibits were admitted into evidence.

This Notice of Decision memorializes the Commission's findings and decision in light of all the evidence and testimony presented at the January 28, 2026, hearing.

FINDINGS

1. The Hosted Short-Term Rental Permit and Chapter 18.73 of the Inyo County Code were violated when the Property was advertised for rental and was rented on a short-term basis without a host in residence on the property. The non-hosted rentals violate Inyo County Code § 18.73.030 (C) ("All short-term rentals shall be hosted rentals"); § 18.73.010 ("Hosted rental" means a short-term rental of a room(s) within a dwelling where the owner or a designated representative of the owner resides on the parcel where the rental occurs, during the duration of

the transient renter(s) stay”; §18.73.010 (“Short-term rental” means to provide transient lodging in a dwelling unit, for compensation, for a period of 30 consecutive calendar days or less”; and § 18.73.030 (B) “No person shall undertake, maintain, authorize, aide, facilitate, or advertise any short-term rental activity that does not comply with the provisions of this code”.

Evidence admitted at the hearing supports this finding by a preponderance of the evidence and includes, but is not limited to:

- A. **Planning Department Exhibits 2A, 2B, and 2C** -- computer printouts from AirBNB, VRBO, and Granicus/Host Compliance showing at least twenty short-term, non-hosted rentals occurring on the property between June 13, 2024, and August of 2025 and including advertisements for short-term rental of the Property without a host present.
- B. **Planning Department Exhibit 3** -- a letter from Planning Director Cathreen Richards addressed to David and Pasha Foroudi dated June 23, 2025, citing evidence indicating that the Property was being advertised and rented on a short-term basis without a host present and directing the Foroudis to cease all non-hosted short-term rental activity or, alternatively, to provide evidence that a host was residing on the property during all short-term rentals.
- C. **Planning Department Exhibit 4** -- a letter from the Planning Director Richards addressed to David and Pasha Foroudi dated July 17, 2025, notifying the Foroudis that credible evidence suggests that they are operating the Property in violation of the Permit and the County Code by conducting non-hosted short-term rentals and providing notice of the commencement of proceedings before the Inyo County Planning Commission to consider revocation or modification of the Permit and the possible imposition of administrative fines.
- D. Testimony by Code Enforcement Inspector Tehuana Forbes regarding conversations with two different transient renters of the property on June 18, 2025, and on June 30, 2025, wherein both renters indicated that they rented the property for fewer than 31 days and that no host was present or residing on the Property during their stay.
- E. Testimony by Code Enforcement Inspector Forbes that the Property continued to be rented on a short-term basis without a host in residence through August of 2025, despite the June 23, 2025, and July 17, 2025, letters from Planning Director Richards advising the Foroudis that a host was required to reside on the property for the duration of any short-term rental and citing applicable law and Permit conditions.
- F. **Planning Department Exhibit 1** (Chapter 18.73 of the Inyo County Code), and **Foroudi Exhibit E** (application for Hosted Short Term Rental Permit) stating the legal requirement that a host reside on the Property during all short-term rentals.
- G. Testimony by Mr. David Foroudi indicating that transient occupancy taxes were paid to Inyo County as a result of income earned by him from non-hosted rentals of the Property.

H. Testimony by Mr. David Foroudi that he was aware of the requirement for a host to reside on the Property during the duration of the short-term rental and acknowledging that he did not comply with the requirement.

2. The Planning Commission also finds that Mr. David Foroudi incorrectly filled out the application for the Permit (**Foroudi Exhibit E**). Specifically, Mr. Foroudi listed the Property's address, rather than his own address, in the box designated for "Owner's Address" This resulted in the property address being listed twice (once as the "owner's address" and once as the "property address") on the application. As a result, the owner's contact information was not provided at all on the application, in contravention of Inyo County Code § 18.73.040 (A)(2), which states that the Application shall include "the name, address, and contact information of the owner." As a result, notices were sent to the Property, rather than to Mr. Foroudi's residence in North Bend, Oregon. One unspecified correspondence was mailed to the North Bend address (see **Foroudi Exhibit A**, which is an envelope bearing that address). The failure of the applicant to include his contact information on the application for the Hosted Short-Term Rental Permit violates § 18.73.040(A)(2). This finding is not considered critical to the Commission's determination that the Permit should be revoked, as revocation is supported by either of the violations discussed in paragraph 1.

3. Finally, Mr. David Foroudi argued at the hearing that the Permit should not be revoked because Planning Director Richards told him in February or March of 2024 that the County would not enforce the onsite host requirement unless there was a complaint of party noise or parking issues relative to short-term rentals on the Property. Whether or not this statement was made is disputed. However, resolution of that dispute is not relevant to the Commission's decision. The argument essentially amounts to a claim that Mr. Foroudi was entitled to violate the law and the conditions of his Permit because staff told him that enforcement was lax or non-existent. This argument is not persuasive. Mr. Foroudi, as the holder of the Permit, was responsible for complying with Permit conditions and with the laws pursuant to which it was issued and cannot successfully claim estoppel under these circumstances.

The audio recording of a prior hearing (the findings and decision of which were later vacated by the Commission), where witnesses testified as to whether the statement had been made, was admitted into evidence in order to preserve the argument for appeal (**Foroudi Exhibit K**).

////////// [CONTINUED ON FOLLOWING PAGE] //////////

DIRECTIVE AND ORDER

1. The Findings above are incorporated herein by this reference.
2. The Hosted Short Term Rental Permit 2024-03/Foroudi, issued for the property located at 2660 Highland Drive in Bishop (APN 011-91-02), California is **REVOKED**.
3. The property owner(s) and/or their agents are directed to immediately cease using the property for short-term rentals and failure to cease such use may result in further legal action and/or enforcement proceedings, including, but not limited to, an administrative penalty of no less than the dollar amount of the nightly rental rate of the property for each day the short-term rental is advertised and/or operated in violation of Chapter 18.73 or § 1.20.010 of the Inyo County Code, whichever is more, to the maximum extent allowed by law.

RIGHT TO APPEAL

Pursuant to Inyo County Code § 18.81.270, **ANY APPEAL OF THE PLANNING COMMISSION'S DECISION IN THIS MATTER SHALL BE BROUGHT WITHIN FIFTEEN CALENDAR DAYS OF THE DATE OF THIS WRITTEN DECISION.** The appeal may be taken by filing with the county clerk a written notice specifying the grounds for the appeal and paying the required fee. The clerk's contact information is disrael@inyocounty.us. Filing of an appeal shall stay all proceedings in furtherance of the action appealed.

It is so **DECIDED AND ORDERED**, by the Inyo County Planning Commission, effective upon the date written below, approved by the following vote on January 28, 2026.

By:

 2-24-2026
CAITLIN J. MORLEY, CHAIR DATE

ATTEST:


SALLY FAIRCLOTH, Clerk of the Commission