



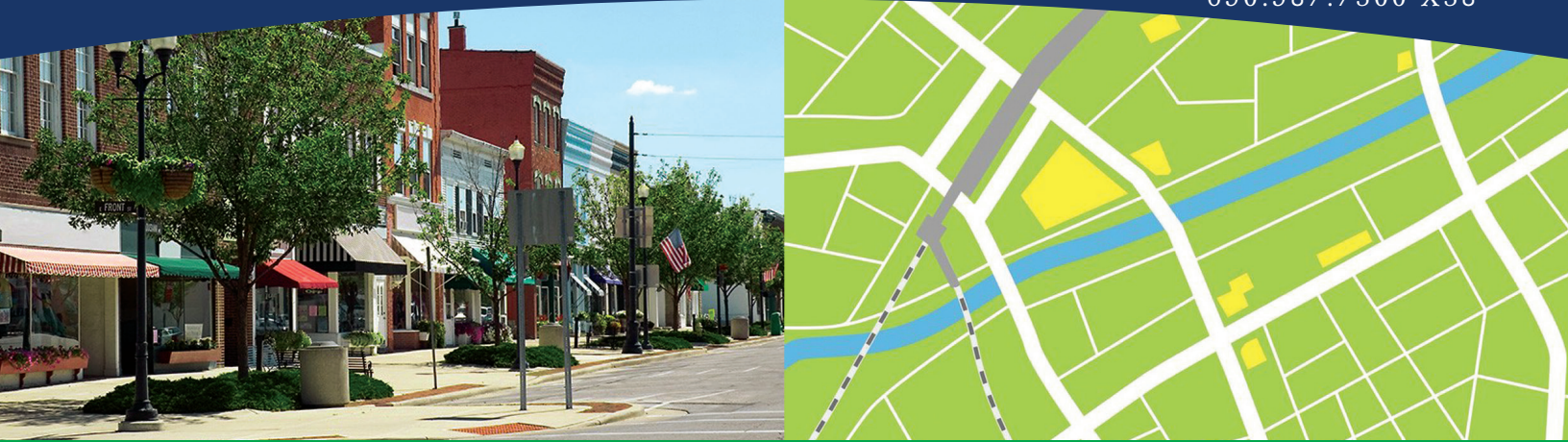
**REGIONAL  
GOVERNMENT  
SERVICES**

SERVING PUBLIC AGENCIES SINCE 2002

**LAND USE PLANNING  
AND REGULATORY SERVICES**

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The RGS Planning Team offers a wide range of land use planning and regulatory services, including contract special advisors to support public agencies with fluctuating workloads; preparing and processing General Plan elements, updates and amendments; Local Coastal Programs and Implementation Plans; Specific Plans and Planned Unit Development project, Code revision pertaining to land use regulations, development standards and design guidelines; and processing commercial, industrial, residential, and mixed-use development projects of varying size, scale and intensity through a variety of regulatory agencies and procedures.

Our experience encompasses the preparation of complex reports and studies on such issues as growth management, coastal development, design review, and development policy evaluation. We can also assist agencies with the preparation of CEQA documents and related technical studies, plan checking for regulatory compliance, and mitigation monitoring and reporting.

The RGS team provides a broad range of planning services for cities, counties, special districts, and Joint Powers Authorities throughout California. The RGS team has extensive experience in all aspects of planning, zoning, subdivision, land use and coastal regulation. RGS specializes in providing professional support for small to mid-sized agencies, serving as the agency's planning staff or supplementing its current and forward planning programs.

### **Our services include providing experienced planners to:**

- **Manage fluctuating workloads and/or special projects.**
- **Review, process and present complex plans to commissions and councils.**
- **Prepare general plan elements, updates and comprehensive revisions.**
- **Amend codes and ordinances pertaining to land use and subdivision regulations.**
- **Prepare technical studies, staff reports and environmental assessments.**
- **Manage, train and evaluate subordinate planning staff.**
- **Draft development standards and design guidelines for various types of land use.**