



CITY OF **ISLETON**

REQUEST FOR PROPOSAL **ZONING CODE AND RESIDENTIAL INFILL DEVELOPMENT UPDATE**

PRESENTED BY





August 6, 2025

Jon Kennedy

City of Isleton
Office of the City Manager
101 Second Street
Isleton, CA 95641

Ethan Mobley

Owner and Operator

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Subject: Statement of Qualifications – Zoning Code and Residential Infill Development Planning Services

Mr. Kennedy,

Dynamic Planning + Science (DP+S) is pleased to submit this Statement of Qualifications to support the City of Isleton's Zoning Code and Residential Infill Development Update. Our firm brings unique qualifications and continuity to this effort, having led Isleton's recent General Plan and Housing Element updates and authored the zoning code diagnosis that shaped this current scope.

We understand that this is a focused and time-sensitive project. With the City already beyond the 120-day Housing Element certification grace period set by AB 1398, the zoning amendments required by **Policy H-2.2** must be adopted swiftly to retain compliance and avoid state-imposed penalties. Our team has already reviewed the City's zoning ordinance in light of current housing laws and is fully prepared to craft the necessary amendments, including updated use tables, objective standards, and procedures to facilitate infill development in the historic core.

The DP+S team offers deep expertise in zoning, land use planning, and CEQA. We take pride in being nimble, responsive partners to small cities like Isleton. Our core staff—including Principal-in-Charge Ethan Mobley, CEQA Manager Grant Gruber, Senior Planner Raini Ott, and Data Visualization Manager Brian Greer—have a deep understanding of Isleton's development context, regulatory needs, and community values.

We are excited to continue our work with the City and help finalize this important code update. Please don't hesitate to reach out if you have any questions or would like to discuss the next steps.

Sincerely,

A handwritten signature in blue ink, appearing to read "EM", representing Ethan Mobley.

Ethan Mobley

Owner and Operator, Dynamic Planning + Science

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SECTION I. OVERVIEW OF FIRM

Dynamic Planning, LLC, doing business as “Dynamic Planning + Science” (DP+S), is a registered micro-small business in California with offices in Concord, CA, and Montrose, CO. We are a specialized consulting firm with deep expertise in zoning, land use planning, and regulatory compliance. Our core services include general plans, housing elements, zoning code updates, infill housing strategies, CEQA compliance, and GIS-based data visualization for public agencies throughout California and the western United States.

Our team is actively engaged in planning efforts across the state and has already conducted a preliminary review of the City of Isleton’s zoning ordinance to assess alignment with state housing laws and residential infill standards. This early effort reflects our commitment to readiness and our familiarity with the local regulatory landscape.

Since 2015, DP+S has supported cities and counties in modernizing zoning codes, reducing regulatory barriers to infill and mixed-use housing, and integrating policies that support affordable and diverse housing types. We have a strong track record of helping small and rural communities meet state housing mandates while preserving local character and supporting revitalization goals—core objectives of Isleton’s Green Means Go Program.

Firm principals Ethan Mobley and Brian Greer co-lead the planning and environmental practice. They bring significant experience in housing elements, zoning and development regulations, CEQA strategy, and community-based planning. Our Environmental Services group is led by Grant Gruber, who brings over 20 years of experience preparing CEQA documentation for zoning code amendments, general plans, and infill housing developments across California.

Legal Name:

Dynamic Planning, Limited Liability Company (LLC)

Doing business as:

“Dynamic Planning + Science”

Address:

19235 HWY 550 Montrose, CO 81403

Office Locations:

Concord, CA

Montrose, CO

Contact Name:

Ethan Mobley

Contact Number:

970-323-4331

PLANNING SERVICES

In addition to completing the Zoning Code and Residential Infill Development Update, Dynamic Planning + Science (DP+S) is well-positioned to provide on-call planning services to the City of Isleton throughout the term of the contract. These services can be tailored to the City’s evolving needs and may include:

Current Planning and Development Review

DP+S offers full-spectrum support for current planning functions, including entitlement processing, zoning and land use interpretation, plan check review, CEQA clearance, staff report drafting, and customer service. Our planners have direct municipal experience and are comfortable serving as contract staff or augmenting City workflows during high-volume periods.

Zoning and Policy Implementation Support

Following adoption of updated code provisions, DP+S can assist with implementation tasks such as permit streamlining, preparation of administrative procedures, training materials for City staff, or ongoing project-specific code interpretation.



General and Specific Plan Updates

Our team prepares and implements long-range policy documents—including General Plans, Housing Elements, and Specific Plans—ensuring alignment with state requirements and local community vision. We emphasize public engagement and implementation strategies that are realistic and resource-sensitive.

Land Use Economics and Feasibility Analysis

DP+S integrates land use economics into planning decisions by evaluating infrastructure costs, market conditions, and housing feasibility. This service can support City efforts to attract investment in downtown infill or evaluate incentives such as fee reductions and density bonuses.

Hazard Mitigation and Evacuation Planning

We develop FEMA- and Cal OES-compliant Local Hazard Mitigation Plans and support Cal Fire compliance through SB 99 / AB 747 analysis, evacuation planning, and integration with land use policies.

Airport and Agricultural Land Use Compatibility

We assess land use compatibility near airports per State Aeronautics Act requirements and apply LESA models to support CEQA evaluations of agricultural lands, particularly in Delta communities.

Housing Programs and Compliance

We provide ongoing assistance with Annual Progress Reports (APRs), Housing Element implementation, and zoning code monitoring to ensure continuing compliance with State law, including RHNA accommodation and fair housing obligations. GIS-enabled housing site inventories and program tracking tools are included.

Grant Writing and Management

Our team has a strong record of securing and administering state and federal planning and housing grants, including REAP 2.0, LEAP, SB2, and Green Means Go. We offer full-cycle support—from grant writing through reporting and closeout—to maximize funding opportunities.

LAFCO and Annexation Support

DP+S prepares Municipal Service Reviews and supports jurisdictional boundary changes under the Cortese-Knox-Hertzberg Act, including infill annexation feasibility and coordination with the appropriate LAFCO.

Rapid Response Planning Services

For urgent planning needs, our team can mobilize within 24–48 hours. This includes support for post-disaster permitting, emergency plan review, CEQA streamlining, or expedited community engagement in response to urgent policy or development matters.

CEQA COMPLIANCE

Updates to the City's zoning ordinance—particularly those that enable residential infill, mixed-use development, or changes in land use intensity—are subject to environmental review under the California Environmental Quality Act (CEQA). Dynamic Planning + Science (DP+S) brings extensive experience preparing CEQA documentation for zoning code updates, specific plans, and infill housing initiatives. Our team ensures that environmental compliance aligns with planning objectives and supports timely project adoption.

Environmental Review Strategy

DP+S prepares all levels of CEQA documentation, including Initial Studies, Mitigated Negative Declarations (MNDs), Environmental Impact Reports (EIRs), and CEQA Addenda. We help jurisdictions determine the most efficient compliance pathway based on the scope and potential impacts of zoning amendments.

Mitigated Negative Declarations and Addenda

For targeted zoning code changes or General Plan consistency updates, our team delivers focused CEQA documents that streamline review while meeting all legal requirements. We specialize in preparing Addenda and tiering off existing EIRs when appropriate to expedite adoption timelines.

Environmental Impact Reports (EIRs)

We conduct comprehensive impact analysis for more complex zoning or General Plan updates. Our approach ensures full coverage of CEQA issue areas—such as traffic, cultural resources, air quality, and utilities—and includes project alternatives and mitigation measures to support defensible findings.



GEOGRAPHIC INFORMATION SERVICES

Zoning ordinance updates benefit significantly from spatial analysis and clear visualization tools that translate policy decisions into real-world impacts. At Dynamic Planning + Science (DP+S), GIS is central to our approach—helping communities understand where zoning changes can most effectively promote infill development, remove regulatory barriers, and meet state housing mandates. Our GIS services bring zoning codes to life through maps, dashboards, and data-driven scenario planning.

GIS Database Creation and Management

We develop and maintain spatial databases that integrate land use, zoning, parcel data, infrastructure, and constraints—supporting zoning analysis, housing site inventories, and ongoing development tracking.

Spatial Analysis for Zoning and Infill Strategy

DP+S uses GIS to model buildout scenarios, identify underutilized parcels, assess feasibility, and visualize outcomes of code amendments. We also evaluate climate, flood, and hazard overlays that may affect infill readiness.

Integration with Planning Documents and CEQA Compliance

Our GIS outputs are fully embedded in planning workflows and deliverables. This includes zoning code maps, CEQA impact analysis maps, infill opportunity areas, and General Plan consistency exhibits.

Public-Facing Maps and Interactive Dashboards

To promote transparency and engagement, we build web-based tools that allow community members, developers, and decision-makers to explore proposed zoning changes, infill opportunity sites, and design guidelines in real time.

HOUSING COMPLIANCE SUPPORT

Zoning code updates are a critical tool for implementing Housing Element programs and maintaining compliance with California housing laws. Dynamic Planning + Science (DP+S) supports jurisdictions in translating policy commitments into measurable outcomes through zoning reforms, site analysis, and state-mandated reporting. Our team ensures that zoning updates are not only legally compliant but also grounded in real-time data on housing production and site feasibility.

Annual Progress Reports (APRs)

We prepare and submit Housing Element Annual Progress Reports (APRs) in full compliance with HCD requirements, including detailed tracking of entitled, permitted, and constructed housing units—linked to zoning changes and program objectives.

Housing Element Implementation Support

Our planners assist with rezoning efforts, program rollouts, and documentation to demonstrate compliance with post-adoption deadlines, including those triggered by HCD's Housing Element review process.

Pipeline Project Tracking

DP+S offers ongoing monitoring of housing developments in the pipeline to document RHNA progress and identify barriers to construction. This informs zoning refinements and implementation strategies.

Site Inventory and Zoning Capacity Analysis

Using GIS, we conduct development capacity and suitability analysis in accordance with State Housing Element site inventory guidelines. This includes evaluating infill potential, infrastructure readiness, and hazard overlays—tools that are essential when updating zoning to support realistic housing production.



SECTION II. KEY PERSONNEL

We recognize that City staff are the backbone of local government—responsible for implementing evolving state mandates, managing day-to-day development inquiries, and guiding long-range community planning. As California’s housing laws continue to change rapidly—driven by new state requirements around zoning, density, fair housing, and streamlining—cities are increasingly expected to do more with limited staff capacity and constrained budgets. This reality makes it critical to work with consultants who understand municipal processes and can function as an effective extension of your team.

Dynamic Planning + Science (DP+S) has assembled a multidisciplinary team specifically designed to support small and rural jurisdictions with zoning code updates, CEQA compliance, infill housing strategies, and community engagement. Our team is led by **Ethan Mobley**, Principal-in-Charge and a seasoned AICP-certified planner with over two decades of experience leading General Plan and zoning efforts across California. **Grant Gruber**, our CEQA Compliance Manager, will oversee all environmental review work to ensure the zoning ordinance update meets legal and technical standards for adoption. **Raini Ott**, AICP, CFM, will serve as the primary point of contact for planning services, bringing hands-on experience in development review and zoning implementation, supported by **Cassidy Bauman** on research and drafting tasks.

To support spatial analysis and data visualization, **Brian Greer** and **Alex Krebs** lead our GIS practice, creating mapping products, infill capacity analysis, and interactive tools that support zoning updates and housing compliance. **Christopher Velasco**, Senior Planner, brings additional capacity in housing policy, stakeholder coordination, and funding strategy.

DP+S understands that this project may involve multiple, concurrent workstreams—from code drafting and CEQA review to public engagement and mapping—and we have intentionally structured our team to provide seamless, parallel task execution. Individual qualifications are summarized below.

ETHAN MOBLEY, AICP, PROJECT MANAGER



Ethan Mobley, owner and co-founder of Dynamic Planning + Science, brings over 20 years of experience leading planning initiatives for cities across California. His expertise spans zoning code updates, infill housing strategy, General Plan implementation, and CEQA coordination—making him well-suited to manage the multifaceted scope of Isleton’s Zoning Code and Residential Infill Development Update.

Mr. Mobley has successfully led similar efforts for small cities with limited staffing capacity, including current General Plan and Housing Element work for the City of Isleton. He is deeply familiar with state housing laws, infill incentives, and zoning streamlining

tools under REAP 2.0 and SACOG’s Green Means Go program. His recent projects include comprehensive zoning evaluations, regulatory gap assessments, and implementation strategies that balance community vision with compliance under SB 35, AB 1398, and related housing legislation.

Mr. Mobley excels in facilitating meaningful public engagement and advisory group collaboration—ensuring that zoning and land use changes reflect both state mandates and local priorities. He applies a data-driven, policy-informed approach to code development, supported by advanced GIS and visual communication techniques.

As Principal-in-Charge, Mr. Mobley will oversee all planning, CEQA, and outreach components of the project, ensuring coordination across disciplines and timely delivery of a legally defensible zoning code and infill development strategy.



RAINI OTT, AICP, CFM, SENIOR PLANNER (DEPUTY PROJECT MANAGER)



Raini Ott is a Senior Planner at Dynamic Planning + Science with nine years of local government and consulting experience in zoning, development review, public engagement, and long-range planning. She brings a deep understanding of how regulatory frameworks—particularly zoning codes—are applied and interpreted in practice, and how they can be modernized to support community revitalization and housing production.

Ms. Ott has been a key contributor to the City of Isleton's General Plan and Housing Element updates, with direct responsibility for conducting zoning code analysis and identifying the amendments needed to achieve consistency with state housing law, promote infill development, and implement the City's long-term planning vision. Her familiarity with Isleton's current zoning ordinance, infill barriers, and policy priorities makes her uniquely prepared to lead planning services for this next phase of implementation.

Prior to joining DP+S, Ms. Ott served as a Development Review Planner for Boulder County, Colorado—managing a high volume of applications in a community with some of the nation's most rigorous environmental, housing, and hazard mitigation regulations. She brings that regulatory precision and public-service mindset to every project.

Ms. Ott is especially skilled in stakeholder communication and public outreach, designing and facilitating community engagement strategies that are inclusive, effective, and aligned with project goals. She has authored numerous staff reports and policy documents, and she excels at making complex zoning and regulatory information accessible to diverse audiences—including the general public, developers, elected officials, and city staff.

For the City of Isleton, Ms. Ott will serve as the lead planner and project manager for all zoning-related planning services, including code drafting, engagement coordination, and alignment with adopted General Plan and Housing Element policies.

BRIAN GREER, DATA VISUALIZATION MANAGER



Brian Greer is a founding partner of Dynamic Planning + Science and leads the firm's GIS and data visualization work. With more than a decade of experience in spatial analysis, cartography, and interactive mapping, Mr. Greer specializes in transforming complex planning data into intuitive visual formats that support informed decision-making, public engagement, and regulatory compliance.

For the City of Isleton, Mr. Greer developed all data visualization products for the City's General Plan Update, including land use mapping, infill capacity analysis, and interactive tools used throughout the public outreach and plan development process. This work gives him direct familiarity with Isleton's geography, zoning framework, and infill challenges—providing a strong foundation for this next phase of zoning code and residential infill updates.

Mr. Greer designs interactive web maps, dashboards, and spatial databases that allow City staff, decision-makers, and the public to explore land use and zoning information in a dynamic, user-friendly format. He brings deep experience developing zoning capacity models, housing site inventories, CEQA maps, and infill constraint overlays aligned with State housing law and HCD requirements.

His broader portfolio includes GIS support for planning, hazard mitigation, and emergency response efforts across California and the Sacramento–San Joaquin Delta region, including Solano and Sacramento Counties. Mr. Greer also manages DP+S's in-house geospatial data library and routinely collaborates with partner agencies to integrate external datasets into project deliverables.



For this project, Mr. Greer will lead all GIS, spatial analysis, and public-facing data visualization tasks—ensuring that zoning code amendments and infill strategies are grounded in strong, transparent spatial data.

GRANT GRUBER, CEQA COMPLIANCE MANAGER



Grant Gruber brings over two decades of experience managing environmental review processes for complex land use and zoning projects across California. As CEQA Compliance Manager, Mr. Gruber will lead the environmental review for the City of Isleton's Zoning Code and Residential Infill Development Update, ensuring that all CEQA documentation is thorough, defensible, and aligned with the scope of proposed code amendments and housing strategies.

Mr. Gruber specializes in the preparation of Environmental Impact Reports (EIRs), Mitigated Negative Declarations (MNDs), Initial Studies, and Addenda for long-range planning documents—including General Plans, Specific Plans, and zoning code updates. His work consistently bridges the technical and procedural aspects of CEQA with practical planning outcomes, providing cities with the confidence to move forward with legally sound policy adoption.

In addition to his environmental expertise, Mr. Gruber brings knowledge of specialized planning topics relevant to Isleton's context, including Local Agency Formation Commission (LAFCO) compliance, airport land use compatibility, and infill development policy. He has presented CEQA findings at Planning Commissions, City Councils, and LAFCO hearings across the state and is well-versed in facilitating agency coordination and public transparency.

Mr. Gruber will serve as the principal preparer and project manager for all CEQA tasks associated with this zoning and infill planning effort.

CHRISTOPHER VELASCO, SENIOR PLANNER



Christopher Velasco is a Senior Planner with Dynamic Planning + Science, bringing over eight years of experience supporting cities and counties across California with policy development, entitlement streamlining, funding strategy, and public engagement. His work spans from small rural communities to major urban centers, giving him a unique perspective on how to implement state housing priorities in ways that reflect local capacity and community vision.

Mr. Velasco specializes in aligning planning policies with funding and implementation strategies. He has helped local governments entitle over 200 dwelling units and has been instrumental in securing millions of dollars in state and federal grants for affordable housing, infrastructure, and zoning reform. His experience supporting both public agencies and private developers enables him to facilitate productive partnerships that move infill projects forward.

Prior to joining DP+S, Mr. Velasco founded Dotek LLC, where he served as a bridge between municipal clients and project applicants to accelerate housing development and implement programmatic goals. He is particularly skilled at working through the intersection of zoning, community investment, and funding mechanisms.

From 2022–2023, Mr. Velasco served as a Climate Strategies Specialist and FUSE Executive Fellow embedded in the City of Oakland's Sustainability and Resilience Division. In that role, he led the development of a Feasibility and Implementation Strategy for the City's Local Carbon Investment Program and completed a technical update to



Oakland's Sea Level Rise Roadmap—demonstrating his ability to manage complex, data-driven initiatives with high public visibility.

For the City of Isleton, Mr. Velasco will provide strategic support for zoning implementation, stakeholder coordination, and housing program alignment, helping ensure that the updated zoning ordinance and infill development strategy are not only well-crafted, but positioned for success in real-world application.

ALEX KREBS DATA VISUALIZATION ASSOCIATE



Alex Krebs is a GIS and data visualization specialist at Dynamic Planning + Science, with a Master's degree in Geographic Information Science and advanced technical expertise in spatial analysis, automation, and interactive mapping. His work supports planning and environmental projects by translating complex spatial datasets into meaningful, decision-ready tools and visuals.

Mr. Krebs contributes to the development of custom workflows and automation tools that increase efficiency in zoning capacity analysis, CEQA mapping, and housing site inventories. He brings proficiency in Python, SQL, JavaScript, and web-based GIS platforms—enabling the

team to rapidly model land use scenarios, visualize zoning changes, and integrate multiple data sources into a unified system.

Alex has supported numerous projects involving General Plan updates, environmental review, and infill housing analysis, including work for jurisdictions throughout California. His ability to bridge technical application with planning context ensures that maps and dashboards are not only accurate but clearly tied to real-world policy outcomes.

For the City of Isleton, Mr. Krebs will support the GIS and data visualization components of the zoning code and residential infill update, including zoning map edits, infill opportunity area mapping, and any required CEQA exhibits. His skill set ensures a seamless connection between zoning policies, geospatial data, and public-facing deliverables.

CASSIDY BAUMANN, PLANNING ASSOCIATE



Cassidy Baumann is a Planning Associate at Dynamic Planning + Science, providing research, writing, and analytical support for a range of planning, zoning, and environmental projects. She holds a Bachelor's degree in Planning and Public Policy from Rutgers University, with a strong foundation in policy analysis, public engagement, and cross-sector collaboration.

Prior to joining DP+S, Ms. Baumann worked for Environment California in Oakland, where she led a canvassing team and supported advocacy campaigns focused on environmental protection and public policy. This role gave her hands-on experience in community engagement, nonprofit coordination, and stakeholder communication—skills she now applies

in support of inclusive and informed planning processes.

At DP+S, Ms. Baumann contributes to zoning code updates, Housing Element implementation, and General Plan projects by conducting policy research, drafting content, and preparing staff-level deliverables. She also supports the GIS and data visualization team as a junior data analyst, assisting with spatial data organization, housing site inventory inputs, and map preparation.

For the City of Isleton, Ms. Baumann will assist senior staff with drafting zoning language, preparing public outreach materials, and supporting research and mapping tasks related to infill housing, code amendments, and CEQA compliance.



PERSONNEL RATES

Hourly rates for each person are listed below.

Personnel Rates *Fully Burden Hr. Rates: Hourly Rate includes profit and overhead**

Role	Name	Hourly Rate
Principal	Ethan Mobley	\$175
Data & Production Manager	Brian Greer	\$175
Project Manager	Grant Gruber	\$160
Senior Planner	Raini Ott/Christopher Velasco	\$145
GIS	Alex Krebs	\$145
Assistant Planner	Cassidy Bauman	\$120

**Rates scheduled to increase 3% on yearly basis to match inflation*

Reimbursable Expenses

Category	Unit Cost
Mileage	.67 cents per mile
Overnight Stay	\$150/Night
Rental Car	\$80/Day
Pier Diem (Meals and Incidentals)	\$59/Day
Black and White laser prints	\$0.8 cents
Color laser prints	\$0.15 cents
Large Format Printing	\$3.00/Per square foot

**Rates scheduled to increase 3% on yearly basis to match inflation or Pier Diem Rates set by the Federal Gov.*



SECTION III. PROJECT APPROACH & UNDERSTANDING

Dynamic Planning + Science (DP+S) proposes a focused, surgical approach to the City of Isleton's Zoning Code and Residential Infill Development Update. This effort is not a wholesale rewrite, but a carefully targeted amendment process intended to remove regulatory barriers, implement recent Housing Element programs, and ensure alignment with current state housing law—particularly around infill, mixed-use, and by-right development.

Our methodology balances technical zoning expertise, public engagement, and strategic coordination with City staff to deliver an adoptable, legally defensible zoning code that supports residential reinvestment within Isleton's Green Zone and historic downtown.

Task 1. Assemble Advisory Group to Guide Code Refinement

We will support the City in convening an Advisory Group composed of staff, local stakeholders, and planning advisors to help vet targeted code changes.

- DP+S will facilitate group discussions, provide clear, accessible review materials, and summarize feedback at key milestones.
- Meetings may be held virtually or in person, depending on group composition and availability.

Task 2. Review of Existing Conditions and Constraints

This task will identify the specific barriers within Isleton's current zoning and permitting framework that hinder small-scale, residential infill.

- Assess existing development standards, mixed-use provisions, adaptive reuse limitations, and permit procedures.
- Review infrastructure readiness, parking standards, and potential financial or regulatory disincentives.
- Coordinate with a qualified economist (City-identified or provided by DP+S) to prepare a brief constraints analysis focused on infill feasibility and cost barriers.

Task 3. Targeted Zoning Code and Regulatory Analysis

DP+S has already conducted a preliminary review of Isleton's zoning ordinance through our work on the General Plan and Housing Element. We will build on that analysis to surgically revise the zoning code.

- Evaluate specific sections and provisions related to residential infill and required Housing Element implementation programs.
- Identify areas where amendments are necessary to comply with state housing laws (e.g., AB 1398, SB 35, SB 330).
- Compare code structures and standards from recent small-city zoning updates in the Delta and rural infill communities.
- Deliver clean and redline code edits with explanatory memos to streamline City and stakeholder review.



4. Development of Infill Design Guidelines (If Needed)

If requested by the City, DP+S can prepare simple, visually oriented design guidance to encourage context-sensitive infill and adaptive reuse within Isleton's historic downtown.

- Focus on form, scale, and compatibility rather than overly prescriptive architectural controls.
- Ensure consistency with the Caltrans-funded Main Street Redesign effort.

Task 5. Targeted Public Engagement

We will design a lean but effective outreach effort to build support for the zoning amendments and gather localized insight.

- Coordinate with the City's Project Review Team and Planning Commission.
- Conduct at least one public workshop focused on residential infill goals and regulatory opportunities.
- Use plain-language materials and infill visualization tools to make technical content accessible.
- Supplement outreach with an online survey or interactive mapping tool (as budget allows).

Task 6. Preparation of Updated Zoning Code and Final Study

DP+S will prepare a targeted zoning code amendment package that includes:

- Draft zoning code updates (clean and tracked versions).
- Implementation tools such as streamlined permit paths, infill eligibility maps, or updated use tables.
- Staff reports, Planning Commission presentation slides, and public hearing support materials.
- A final technical memorandum or "Final Study" summarizing process, findings, and legal basis for adoption.

Task 7. Project Management and Coordination

We will maintain a predictable schedule and open communication with the City throughout the project.

- Submit quarterly progress reports and participate in milestone check-ins.
- Provide clear task tracking and decision points.
- Attend one City Council meeting to support adoption of the final zoning code amendments.

This refined, surgical approach ensures that Isleton's zoning code is both **legally compliant** and **locally responsive**, enabling the City to unlock residential infill opportunities while preserving the scale and character of its downtown.



SECTION IV. RELATED EXPERIENCE AND REFERENCES

Dynamic Planning + Science (DP+S) brings deep experience in zoning code updates, housing compliance, and environmental review—grounded in a multidisciplinary approach that allows small and mid-sized cities to meet multiple regulatory goals through coordinated planning efforts. Our work emphasizes practical implementation, legal defensibility, and community alignment, with a strong track record of delivering zoning and policy updates that support infill development, streamline entitlement processes, and advance housing goals.

Integrated Regulatory and Planning Expertise

DP+S specializes in integrating zoning reforms and Housing Element implementation into broader planning frameworks, such as General Plans and CEQA documents. Many of our clients rely on our ability to consolidate overlapping mandates—such as state housing law compliance, rezoning requirements (e.g., AB 1398), and CEQA clearance—into a single, efficient planning process. Our team understands how to craft focused, actionable zoning amendments that satisfy state obligations while supporting local revitalization and infill objectives.

PROJECT EXAMPLES

This section provides summaries of representative projects involving zoning code amendments, residential infill planning, General Plan updates, and related CEQA work. These examples demonstrate our capacity to:

- Update zoning ordinances to reflect Housing Element policies and meet state law.
- Identify and address constraints to residential infill through code reform and design guidelines.
- Conduct targeted outreach that builds community support for regulatory changes.
- Prepare legally defensible CEQA documentation to support plan adoption.

References for each project are included, and we welcome direct contact to verify the quality and impact of our work.



CITY OF ISLETON GENERAL PLAN & HOUSING ELEMENT INTEGRATION

Dynamic Planning + Science (DP+S) was retained to lead Isleton's General Plan Update, with a special emphasis on integrating Housing Element policies into the long-range planning framework and ensuring full conformance with state housing law—including the critical rezoning program mandated under Program H-2.2.

Housing Element–Driven Zoning Compliance

As part of the 6th Cycle Housing Element, the City committed to adopt zoning code amendments enabling **by-right processing** for identified affordable housing sites—per Government Code § 65583.2(c). Although the City adopted those amendments in June 2024, HCD's later inquiry found that the code did not explicitly allow owner-occupied or rental multifamily uses by-right for projects with 20% affordability. That omission triggered the need for additional by-right adjustments to fully comply with Housing Element requirements.

Tight Rezoning Deadlines Apply

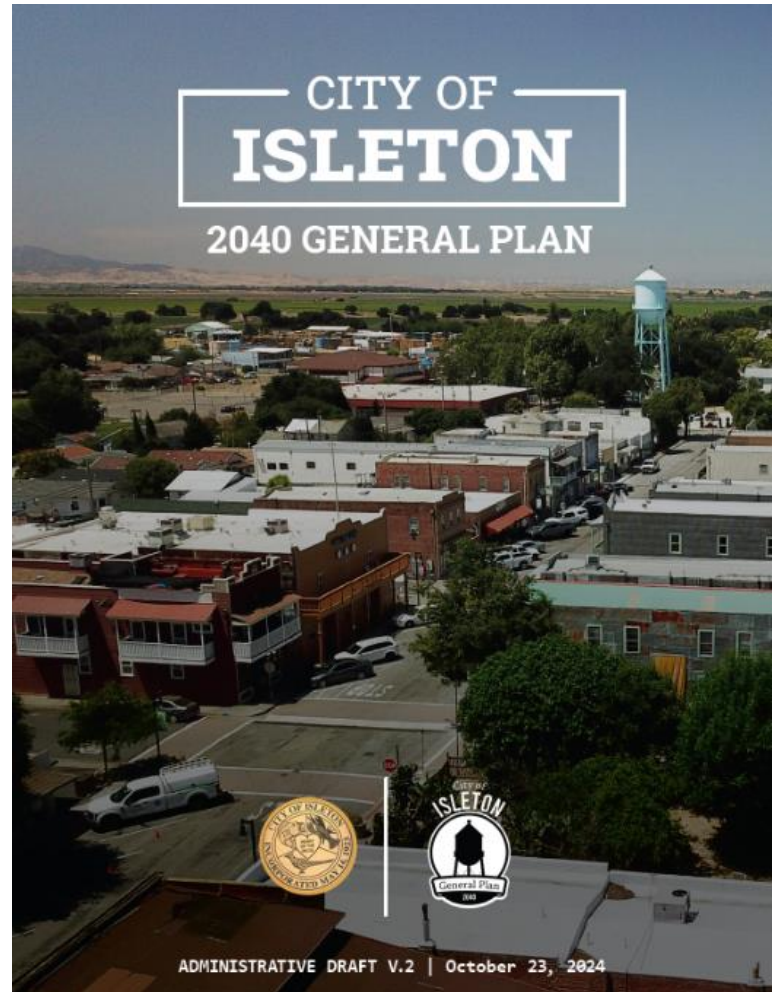
California's AB 1398 mandates that if a jurisdiction fails to adopt a compliant Housing Element within 120 days of the statutory deadline, rezoning must be completed within one year of that original deadline—not three years after Housing Element adoption. The City of Isleton has already passed this 120-day grace period, which triggers an accelerated rezoning schedule under state law. This means the City is now operating on a compressed and urgent timeline to adopt zoning amendments that enable by-right development on identified housing sites. Prompt action is essential to avoid state penalties, preserve Housing Element validity, and maintain eligibility for housing-related funding programs.

Responsive, Targeted Implementation

DP+S's work on the General Plan was designed with this context in mind: to not only shape a resilient 2040 vision for Isleton but also support the Housing Element's legal requirements. This included:

- Conducting **zoning code analysis** to pinpoint missing by-right use provisions.
- Mapping infill opportunity areas and adjusting land use designations to meet RHNA capacity.
- Preparing clean and redlined zoning amendments tailored specifically to meet H-2.2 by-right mandates and avoid wider disruption.

By weaving Housing Element implementation into the broader planning process, DP+S ensured that the zoning update remains **focused, efficient, and legally defensible**—positioning Isleton to meet state law while bolstering infill development and revitalization goals.





CITY OF DELTA, HOUSING FAST TRACK DEVELOPMENT CODE UPDATE

Dynamic Planning + Science (DP+S) was selected by the **City of Delta, Colorado** to lead a comprehensive **Zoning Code and Subdivision Regulations Update**. This project supports the City's efforts to modernize its development regulations to better align with its 2023 Comprehensive Plan, streamline review processes, and enable more predictable outcomes for applicants and the community. The focus is on promoting clarity, flexibility, and consistency across zoning and subdivision standards while incorporating best practices in community design, housing, and economic development.

DP+S is working closely with City staff and leadership to develop user-friendly zoning regulations that reflect Delta's unique character and growth objectives. The project includes a full diagnostic of the current code, targeted stakeholder engagement, and preparation of updated standards, graphics, and procedural tools. Key outcomes will include simplified use classifications, improved design guidance, and a unified development code that is legally defensible and easy to administer. The updated regulations will serve as a foundational tool to help Delta manage growth, support housing diversity, and preserve community identity.

CITY OF SHASTA LAKE ON-CALL PLANNING SERVICES

Dynamic Planning + Science (DPS) has been contracted by the City of Shasta Lake to provide on-call planning services, supporting the City's Community Development Department with staff augmentation and technical expertise. This professional services agreement allows DPS to provide a range of planning services on an as-needed basis, ensuring that the City has access to professional planning resources to support development review, long-range planning, and public engagement initiatives.



Planning Application Processing & Compliance

DPS assists the City in processing planning applications, project entitlements, and regulatory compliance to ensure that proposed developments meet local, state, and federal planning regulations. The team supports the review of subdivision plats, site development applications, annexations, and mobile home park licenses, ensuring they adhere to City codes and policies. DPS also provides due diligence for property entitlements, evaluating development feasibility based on zoning and land use regulations.

Public Engagement & Permit Review

DPS plays a role in customer service and public engagement, managing inquiries related to zoning, land use regulations, and permit processes. The team provides planning desk support, responding to public requests and assisting with the interpretation of zoning codes. Additionally, DPS facilitates public meetings, ensuring that community stakeholders have opportunities to engage in the planning process.

Long-Range Planning & Code Updates

DPS supports the City's long-range planning efforts, including updates to the General Plan, zoning code, and regional planning policies. The team evaluates opportunities to improve planning processes and workflows, recommending efficiencies that enhance application review timelines and regulatory clarity. DPS also assists with zoning code updates and rewriting, ensuring that local policies remain clear, accessible, and in compliance with State mandates.

Urban Design, Economic Analysis & Data Visualization

Beyond regulatory planning, DPS provides urban design guidance, offering expertise in site planning, circulation improvements, and open space integration. The team supports park planning and design, helping the City enhance



public amenities and green spaces. DPS also specializes in data visualization and economic analysis, translating complex demographic, economic, and land use data into clear, actionable insights for decision-makers.

Comprehensive Support for City Planning Needs

The on-call planning services contract enables DPS to serve as an extension of the City's planning staff, providing specialized expertise in development review, policy updates, community engagement, and urban design. By offering flexible, scalable support, DPS ensures that the City of Shasta Lake can effectively manage its planning workload, respond to evolving regulatory requirements, and implement forward-thinking strategies for sustainable community growth.

CITY OF NAPA 2023 HOUSING ELEMENT UPDATE

Dynamic Planning + Science (DP+S) led the development of Napa's certified **Sixth Cycle Housing Element**, adopted in **October 2023**, under California's complex housing laws. The update focused on delivering a compliant, data-driven strategy for meeting RHNA obligations while addressing long-term housing equity, zoning reform, and infrastructure needs.

Zoning and Regulatory Constraints Analysis

DP+S conducted a **detailed zoning ordinance diagnosis** (Appendix K), identifying specific regulatory barriers to housing development—including minimum lot sizes, height restrictions, parking standards, and discretionary review triggers. Our analysis directly informed Napa's rezoning roadmap under **AB 1398**, and supported the development of **implementation programs for targeted code amendments**, particularly in residential and mixed-use districts. These recommendations were designed to remove constraints to infill housing and streamline permitting for high-priority sites in the City's housing inventory.

Site Inventory & Capacity Modeling

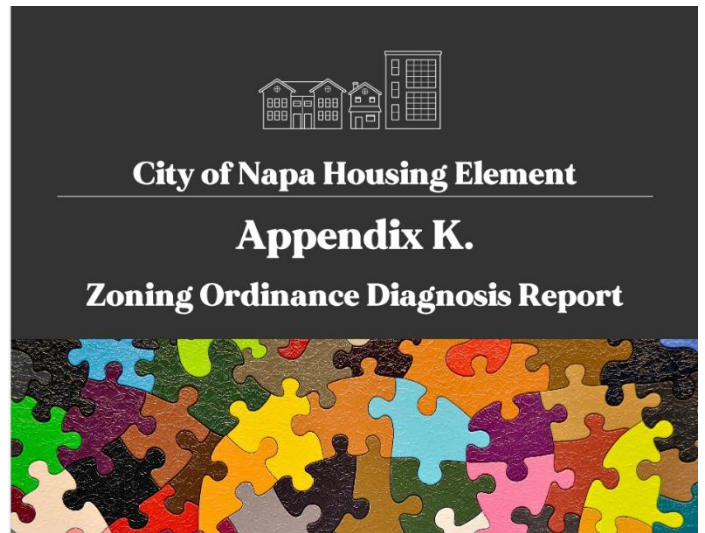
We developed a parcel-level land inventory (Appendix B) that reflects **realistic development capacity** based on zoning, land use, building condition, and market factors. This model meets heightened site selection standards under AB 1397 and sets the foundation for future by-right development.

Fair Housing & Community Engagement

The Housing Element features a full **Fair Housing Assessment** (Appendix C), addressing segregation patterns, access to opportunity, and displacement risk. DP+S facilitated inclusive outreach—including bilingual engagement, surveys, and public meetings—that helped shape site selection and policy direction.

[City of Napa Housing Element 2023–2031 \(PDF\)](#)

Interested in our methods? View our [Zoning Ordinance Diagnosis \(Appendix K\)](#), which visualizes realistic capacity across all candidate parcels using zoning, land use, and redevelopment potential.





SECTION V. REFERENCES

REFERENCE 1:

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Project: Multiple Projects

REFERENCE 2:

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REFERENCE 3:

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City of Napa | Planning Division, Senior Planner
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Project: City of Napa Housing Element Update

REFERENCE 4:

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Former "Senior Planner", Sacramento Area Council of Governments
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sacplanguy@yahoo.com
Project: Multiple City of Isleton Projects



SECTION VI. INSURANCE ACKNOWLEDGMENTS

Dynamic Planning, LLC carries and maintains all required insurance coverage in accordance with industry standards for public agency contracts in California. This includes:

- **Commercial General Liability Insurance**
- **Professional Liability (Errors & Omissions) Insurance**
- **Workers' Compensation and Employer's Liability Insurance**

Proof of insurance, including endorsements, can be provided upon request. Our policies meet or exceed the limits typically required for municipal planning and zoning contracts. Below is a list of policies and coverages Dynamic Planning, LLC currently holds.

ACORD®		CERTIFICATE OF LIABILITY INSURANCE		DATE (MM/DD/YYYY) 7/3/2025			
THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.							
IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).							
PRODUCER Colorado West Insurance Services, Inc. 2782 Crossroads Blvd Grand Junction CO 81506		CONTACT NAME: Valley Lister PHONE (A/C, No, Ext): 970-244-9633 FAX (A/C, No): 970-245-6693 E-MAIL: valley@cwipro.com ADDRESS: valley@cwipro.com					
License#: 44812 DYNAPLA-01		INSURER(S) AFFORDING COVERAGE		NAIC #			
INSURED Dynamic Planning, LLC 19235 Hwy 550 Montrose CO 81403		INSURER A: The Hartford		914			
		INSURER B: Lloyd's		15792			
		INSURER C: Evanston Insurance Company		35378			
		INSURER D:					
		INSURER E:					
		INSURER F:					
COVERAGES CERTIFICATE NUMBER: 928454515 REVISION NUMBER:							
THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.							
INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
B	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR <input type="checkbox"/> <input type="checkbox"/> GEN'L AGGREGATE LIMIT APPLIES PER: <input checked="" type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC <input type="checkbox"/> OTHER:	Y	Y	PSN0240316166	4/6/2025	4/6/2026	EACH OCCURRENCE \$ 1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 250,000 MED EXP (Any one person) \$ 5,000 PERSONAL & ADV INJURY \$ 1,000,000 GENERAL AGGREGATE \$ 2,000,000 PRODUCTS - COMPIOP AGG \$ 1,000,000 \$
B	AUTOMOBILE LIABILITY <input type="checkbox"/> ANY AUTO <input type="checkbox"/> OWNED AUTOS ONLY <input checked="" type="checkbox"/> HIRED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS <input checked="" type="checkbox"/> NON-OWNED AUTOS ONLY	Y	Y	PSN0240316166	4/6/2025	4/6/2026	COMBINED SINGLE LIMIT (Ea accident) \$ 1,000,000 BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ \$
C	UMBRELLA LIAB <input checked="" type="checkbox"/> EXCESS LIAB <input checked="" type="checkbox"/> OCCUR <input type="checkbox"/> DED <input type="checkbox"/> RETENTION \$ CLAIMS-MADE			EZXS3196384	4/6/2025	4/6/2026	EACH OCCURRENCE \$ 2,000,000 AGGREGATE \$ 2,000,000 \$
A	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	Y/N Y	N/A	34WE CAB2YK7	3/15/2025	3/15/2026	<input checked="" type="checkbox"/> PER STATUTE <input type="checkbox"/> OTH-ER E.L. EACH ACCIDENT \$ 1,000,000 E.L. DISEASE - EA EMPLOYEE \$ 1,000,000 E.L. DISEASE - POLICY LIMIT \$ 1,000,000
B	Excess Liability Professional Liability			AXPSXL0002425 PSN0240316166	4/6/2025 4/6/2025	4/6/2026 4/6/2026	Aggregate Per Claim 1,000,000 1,000,000
DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required) Additional Insured with respect to General Liability, including ongoing and completed operations (included) and with respect to Auto Liability. Waiver of subrogation with respect to General Liability, Auto Liability (included) and with respect to Workers Compensation (California Location only). Primary/Non-Contributory with respect to General Liability (included) and with respect to Auto Liability. Two Million Umbrella Liability (Policy EZXS3196384) includes General Liability only. One Million Excess Umbrella Liability (Policy AXPSXL0002425) includes Professional Liability. Project: Lake City and Hinsdale County Comprehensive Housing Strategy Certificate holder, Western Spaces, Owner and their respective officers, directors, agents and employees are included as Additional Insured, with respect to See Attached....							