



Urban Planning Concepts, Inc. was founded in 1987 to meet the ever-increasing challenges of today's land use planning process. Located in central Santa Barbara County UPC has become a leading land use planning firm serving a diversity of clients ranging from residential, commercial, and agricultural users to government agencies, throughout coastal California. UPC provides a full range of land use planning services and has the ability to bring your ideas to reality.

UPC takes pride in maintaining the highest professional profile while attaining the ultimate goal of completing projects on time and within budget. UPC's considerable knowledge of local and regional land use regulations and application of CEQA enables the firm to successfully negotiate for reduced governmental requirements on a project substantially lowering costs. Our organization is an experienced, creative and professional team providing a comprehensive, timely, integrated and cost effective approach for today's land use issues while working within a varied social, economic and political environment.

UPC is the only planning firm that can take your project from conception through construction. Most staff members of UPC, including its two Principles, formerly served as senior governmental planners prior to their tenure at UPC. The high level of planning expertise and ability to "view" a project through a governmental permitting lens enables UPC to anticipate issues and to proactively formulate solutions during the design process. UPC is frequently retained to serve as overall project manager for large scale projects requiring the coordination of sub consultants. UPC maintains ongoing relationships with a variety of engineering, surveying, architectural, legal, and natural resources sciences professionals to compile a development team best suited for your project which will efficiently move your project through the permitting process.

From large scale residential and commercial projects to housing permits, UPC has the expertise and ability to see your project through the complex maze of government permitting in the most timely and cost efficient manner possible. This commitment to service and excellence has allowed UPC to achieve an enviable record of success within the professional land planning community. UPC enjoys an excellent rapport with governmental agencies and leaders at the local, state, and federal levels which provides unparalleled access for our clients.



SANTA MARIA AIRPORT MASTER PLAN

The Santa Maria Public Airport Business Park Specific Plan is a 20 to 30 year phased development project which will accommodate future light industrial, high-tech and professional businesses. The Business Park includes ten (10) distinct zoning classifications encompassing 740 acres on airport property. Each zone has development standards, architectural requirements, landscaping, lighting, and signage. UPC was responsible for the redesign and processing of the Specific Plan and Environmental Impact Report.



RICE RANCH, ORCUTT

Rice Ranch is a 586 acre project located in Orcutt. Approved in 2003, it is comprised of 725 units in five separate neighborhoods which also include a 26 acre community park and four smaller neighborhood parks. Rice Ranch also includes an extensive bike and walking trail system throughout the development connecting the various neighborhoods to the open space, neighborhood parks, and community park. UPC served as a planning consultant and processed both the Specific Plan and EIR for the project. UPC is currently involved with obtaining the building permits for the development buildout.



ATASCADERO UNIFIED SCHOOL DISTRICT

UPC served as a contract planning firm for the Atascadero Unified School District to conduct environmental review for development of a new Maintenance, Operations, and Transportation (MOT) Facility on approximately 6 acres. UPC developed an Initial Study assessing environmental impacts associated with the proposed facility. UPC provided technical support throughout the public hearing process and is currently working for the District to develop a comprehensive 20 year Master Plan to upgrade facilities through a recently passed bond measure.



WINDSET FARMS, SANTA MARIA

Windset Farms is a phased construction of hydroponic agricultural production enterprise, consisting of four greenhouses totaling approximately 5.7 million square feet, a 174,000 square foot produce packing facility, four caretaker units, supporting water storage tanks, driveways, parking, landscaping, and infrastructure. UPC processed a Conditional Use Permit through the City of Santa Maria and worked with City officials to craft a Development Agreement to allow the phased construction of infrastructure and payment of growth mitigation fees over a five year period.



SANTA RITA HILLS WINE CENTER, LOMPOC, CA

Santa Rita Hills Wine Center, LLC, is on a 9.6 acre parcel which includes the development of 145,545 sf indoor space consisting of a resort hotel, spa, event center, restaurant-bar, commercial-retail and office uses, a wine processing and storage facility, and other associated amenities to serve the City of Lompoc and visitors to the community. Green building concepts were utilized throughout the project design in both the buildings and the landscaped and open space areas. The existing industrial buildings will continue use for wine storage and processing.



SOMERSET GARDENS, SANTA MARIA

Project includes a two phased development of property north of McCoy Lane across from La Costa Drive with phase 1 of 60 townhome residential units. Project also includes recreational facilities on site, and visual amenities and landscaped open space. Phase 2 includes 33 attached townhome and 1 common lot residential development of property north of McCoy Lane. Somerset Gardens II will utilize the recreational facilities at Somerset Gardens Townhomes, as well as provide additional amenities and landscaped open space.



BETTERAVIA INDUSTRIAL PARK, SANTA MARIA

Urban Planning Concepts processed a Tract Map to subdivide a 55 acre parcel into 38 lots and a Master Planned Development Permit that would allow up to 790,000 square feet of building area for industrial use. Urban Planning Concepts created project Design Guidelines so future builders can apply for building permits without having to apply for individual Planned Development Permits that require additional discretionary approvals. Additionally, UPC worked with staff to create mitigation measures for the Mitigated Negative Declaration.



NORTH BROADWAY COMMERCIAL CENTER, SANTA MARIA

The project is located on North Broadway between Grant Street and Taylor Street. Urban Planning Concepts processed a Planned Development Permit to allow 48,502 square feet of retail commercial space. The main tenant is a Vallarta food market (37,470 sq. ft.) with an additional 11,032 square feet of small scale retail and restaurant uses. Due to the location along State Highway 135, UPC worked with Caltrans to obtain an encroachment permit for the project frontage improvements. UPC also worked closely with the residents to the west to communicate project design, construction timelines, and mitigation measures to reduce any potential noise, lighting, and visual impacts.



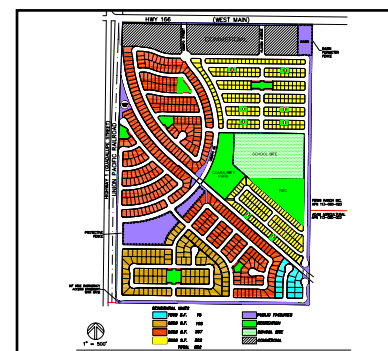
CITY OF SOLVANG, PLANNING SERVICES CONTRACT

The City of Solvang enlisted the services of UPC to process development applications as the interim Planning Director and staff. UPC performed all functions of the city's planning department processing discretionary and ministerial permits, developed environmental documents and represented the City at decision maker hearings. UPC provided technical assistance in long range planning strategy sessions including the City's Water Master Plan development.



DJ FARMS, CITY OF GUADALUPE

UPC developed the DJ Farms Specific Plan, the largest planning document area in Guadalupe. The DJ Farms Revised Specific Plan establishes the land uses and development standards that would govern future development of the 209 acre DJ Farms property. The plan accommodates development of up to 802 single-family units in diverse densities reflecting the desired home types needed for Guadalupe. 18 acres of commercial and governmental land uses are also included in the plan that would be phased over several years. The plan designates a 12-acre site for the Guadalupe School District, a public park for active recreation, project parks throughout the development, and open space.



RESIDENTIAL / COMMERCIAL:

- Site Evaluation & Planning
- Project Manager Services
- Tract Map / Parcel Map Processing and Recordation
- Consulting Team Management
- Site Design Development
- Constraints Analysis
- Application Preparation / Submittal
- Utilities Coordination
- Client Representation to all Levels of Government Entities
- Environmental Document Preparation/Oversight
- Mitigation / Conditions of Approval Negotiation
- Public Hearing Representations
- Process all Levels of Local, State, and Federal Permitting

AGRICULTURAL PLANNING:

- Full Range of Services Provided by Subsidiary Rural Planning Services (RPS)
- Winery Development
- Agricultural Processing Facilities
- Agricultural Subdivisions
- Williamson Act Contracts
- Agricultural Employee Housing
- Agricultural Conversions, Grading Permits
- 401/404 Permitting
- Agricultural Viability Analysis

STUDIES & ENVIRONMENTAL DOCS:

- Specific Plans
- Master Plans
- Housing Studies
- Business Plans
- Initial Studies
- Negative Declarations
- Environmental Impact Reports
- Design Guidelines
- Graphic Design/Exhibits

PUBLIC AGENCY SERVICES:

- Contracting Planner Services
- Environmental Assessment & Analysis
- Environmental Document Preparation
- Public Hearing Testimony
- Process Full Range of Discretionary and Ministerial Permits
- Policy Analysis



Laurie Tamura, AICP is the President and Principal Planner of Urban Planning Concepts. She has over thirty years of experience in land planning and environmental review. Ms. Tamura has served on many professional and community oriented boards, including the, American Planners Association (APA), The Coalition of Labor, Agriculture and Business (CO-LAB), Aquacenter, Boyscouts of America, Building Industry Association of Central Coast and the Santa Maria Organization of Transportation Helpers (SMOOTH). As a member of the American Institute of Certified Planners, Ms. Tamura has established a reputation of providing high quality service and expertise on all planning related issues. Receiving numerous commendations and awards for the County of Santa Barbara, Santa Maria Valley Economic Development Association, Santa Maria Valley Chamber of Commerce Leadership in Santa Maria Valley and UPC will guide your project through the government review process to final approval.



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David Swenk, Principal Planner has been involved in the profession of environmental analysis for over 17 years, most recently as a Senior Planner for Santa Barbara County Planning and Development prior to coming to UPC. David has substantial expertise in federal and state environmental regulatory compliance including CWA, ESA, NEPA, CEQA, Subdivision Map Act, State Planning and Zoning Laws, and General Plan policies and ordinances. David brings considerable experience with governmental policies and strong technical skills to address the various important issues including areas of biology, hydrology and agriculture. He is experienced in managing diverse urban and rural projects from residential subdivisions and commercial operations to agricultural production. David has substantial experience managing and/or preparing environmental documents including over 100 Negative Declarations and Environmental Impact Reports. David holds a Bachelor of Science degree in Resource Science from Humboldt State University and a Master of Science degree in Forest Hydrology from the University of Kentucky.



RESIDENTIAL



COMMERCIAL



GOVERNMENT



AGRICULTURE