projects:

- **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 planning firm serving a diverse array of development projects and applications of CEQA standards for the commercial and agricultural user 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 standards enable 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 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 "lead" a project through governmental permitting enables UPC to anticipate issues and to proactively formulate solutions during the design process. UPC enjoys an excellent rapport with governmental permitting in the most timely and cost efficient manner possible. This commitment to 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 currently involves with obtaining the building permits for the development process.

- The Santa Maria Public Airport Business Park Specific Plan is a 26 to 30 year phased development project which will accommodate industrial and business. The Business Park includes lots (50) destined zoning classifications encompassing 740 acres on airport property. Each zone has development standards, architectural requirements, landscaping, lighting, and signage. UPC is responsible for the redise and processing of the Specific Plan and Environmental Impact Report.

- **Rice Ranch, Orcutt**

  Rice Ranch is a 564 acre project located in Orcutt. Approved in 2003, it is comprised of 725 units in five separate neighborhoods which take advantage of the surrounding landscape and open space. The project includes four caretaker units, supporting water storage tanks, driveways, parking, landscaping, and infrastructure. Rice Ranch also includes an extension 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. This project is currently involved with obtaining the building permits for the development process.

- **BETTERAVIA INDUSTRIAL PARK, SANTA MARIA**

  Urban Planning Concepts processed a Track Map to subdivide a 51 acre parcel into 38 and a 44 acre parcel into 36 units for commercial use. The project is designated as 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 Bighted Negative Declaration.

- **Atascadero Unified School District**

  UPC served as a planning consultant for the Atascadero Unified School District to conduct environmental review for development of a k-8 Transportation (802) facility on approximately 6 acres. UPC developed an Initial Study assessing environmental impacts associated with the proposed facility. UPC developed a 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.

- **SANTA MARIA AIRPORT MASTER PLAN**

  The Santa Maria Public Airport Business Park Specific Plan is a 26 to 30 year phased development project which will accommodate industrial and business. The Business Park includes lots (50) destined zoning classifications encompassing 740 acres on airport property. Each zone has development standards, architectural requirements, landscaping, lighting, and signage. UPC is responsible for the redise and processing of the Specific Plan and Environmental Impact Report.

- **RICE RANCH, ORCUTT**

  Rice Ranch is a 564 acre project located in Orcutt. Approved in 2003, it is comprised of 725 units in five separate neighborhoods which take advantage of the surrounding landscape and open space. The project includes four caretaker units, supporting water storage tanks, driveways, parking, landscaping, and infrastructure. Rice Ranch also includes an extension 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. This project is currently involved with obtaining the building permits for the development process.

- **Santa Rita Hills Wine Center, Lompoc, CA**

  Santa Rita Hills Vineyard Center, LLC, is a 3.6 acre parcel which includes the development of 14,545 sf of retail space consisting of a 785 square foot hotel, spa, event center, restaurant, four commercial retail and office units, a wine processing and storage facility, and other associated amenities to serve the City of Lompoc and residents in the community. The project includes the development of 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 new phased development of property north of McCoy Lane across from a Coast Drive with phase 1 of 75 townhome residential unit project parks throughout the development, and visual amenities and landscaped open space. Phase 2 includes 33 attached townhomes and 40 to a future residential development of property north of McCoy Lane. Somerset Gardens 2 will require additional discretionary approvals. Additionally, UPC worked with staff to create mitigation measures for the Bighted 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 Specific Plan and Environmental Impact Report (EIR) 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 Bighted Negative Declaration.

- **CITY OF SOLVANG, PLANNING SERVICES CONTRACT**

  The City of Solvang enlisted the services of UPC to process development applications as the interim planning department in charge of the City's planning department process discretionary and ministerial permits, developed environmental documents and represented the City at decision maker hearings. UPC 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.

- **Windset Farms, Santa Maria**

  Windset Farms is a phased construction of hydroponic agricultural production enterprise, consisting of four greenhouses spanning approximately 1.7 Million square feet. Transportation (802) 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 project's development to the development of a comprehensive 20 year Master Plan to upgrade facilities through a recently passed bond measure.

- **City of Solvang**

  UPC provided the City with a Master Plan, the largest planning document in Guadalupe. The DJ Farms project Specific Plan establishes the design standards and development standards that would govern future development of the 320 Acre DJ Farms property. The plan-compliance development of up to 200 or 800 single-family units in the community. The project includes the development of the buildings and the landscaped and open space areas. The existing industrial buildings will continue use for wine storage and processing.

- **BETTERAVIA INDUSTRIAL PARK, SANTA MARIA**

  Urban Planning Concepts processed a Track Map to subdivide a 51 acre parcel into 38 and a 44 acre parcel into 36 units for commercial use. The project is designated as 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 Bighted Negative Declaration.

- **DJ FARMS, CITY OF GUADALUPE**

  UDC provided the DJ Farms Specific Plan, the largest planning document area in Guadalupe. The DJ Farms project Specific Plan establishes the design standards and development standards that would govern future development of the 320 Acre DJ Farms property. The plan-compliance development of up to 200 or 800 single-family units in the community. The project includes the development of the buildings and the landscaped and open space areas. The existing industrial buildings will continue use for wine storage and processing.

- **CITY OF SOLVANG**

  UPC developed the DJ Farms Specific Plan, the largest planning document area in Guadalupe. The DJ Farms project Specific Plan establishes the design standards and development standards that would govern future development of the 320 Acre DJ Farms property. The plan-compliance development of up to 200 or 800 single-family units in the community. The project includes the development of the buildings and the landscaped and open space areas. The existing industrial buildings will continue use for wine storage and processing.

- **North Broadway Commercial Center, Santa Maria**

  The project is located on North Broadway between Grant Street and Taylor Street. Urban Planning Concepts processed a Specific Plan and Environmental Impact Report (EIR) 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 Bighted Negative Declaration.

- **CITY OF SOLVANG**

  UPC provided the City with a Master Plan, the largest planning document in Guadalupe. The DJ Farms project Specific Plan establishes the design standards and development standards that would govern future development of the 320 Acre DJ Farms property. The plan-compliance development of up to 200 or 800 single-family units in the community. The project includes the development of the buildings and the landscaped and open space areas. The existing industrial buildings will continue use for wine storage and processing.

- **Dj Farms, City of Guadalupe**

  UDC provided the DJ Farms Specific Plan, the largest planning document area in Guadalupe. The DJ Farms project Specific Plan establishes the design standards and development standards that would govern future development of the 320 Acre DJ Farms property. The plan-compliance development of up to 200 or 800 single-family units in the community. The project includes the development of the buildings and the landscaped and open space areas. The existing industrial buildings will continue use for wine storage and processing.
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 Planning 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.

David Swenk, Principal Planner has been involved in the profession of environmental analysis for over 17 years, most recently as a 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 Sciences from Humboldt State University and a Master of Science degree in Forest Hydrology from the University of Kentucky.