



Land Use Consulting

## **Statement of Qualifications**

**2025**

**SEPPS Land Use Consulting  
1625 State Street, Suite 1  
Santa Barbara, CA 93101  
[www.sepps.com](http://www.sepps.com)**

## TABLE OF CONTENTS

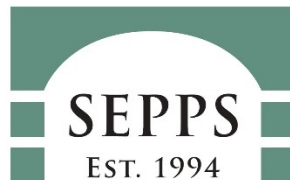
	<u>Page</u>
<input type="checkbox"/> <b>PLANNING &amp; PERMITTING SERVICES</b>	<b>1</b>
<input type="checkbox"/> <b>SERVICES OFFERED</b>	<b>2</b>
<input type="checkbox"/> <b>SELECT PROJECT LIST</b>	<b>3 - 6</b>
<input type="checkbox"/> <b>PARTIAL CLIENT LIST</b>	<b>7</b>
<input type="checkbox"/> <b>CLIENT REFERENCES</b>	<b>8</b>
<input type="checkbox"/> <b>RESUMES</b>	<b>9</b>

**SEPPS Land Use Consulting** has provided professional planning, land use consultation, permit processing, and project management services to a wide variety of public and private sector clientele throughout Santa Barbara County since 1994.

Our firm is widely recognized for taking a creative and respectful approach to guiding projects through the public review and entitlement process. We have extensive experience representing a diverse range of residential, institutional, and commercial projects and we have earned a reputation for successfully integrating our clients' objectives with the community's planning policies.

Our professional staff provides unsurpassed quality of service at competitive rates. Our enthusiasm for facilitating successful permit acquisition and our reputation for providing superior, personalized service have been leading factors in our steady growth over the past 30 years.

In addition to the expertise provided by our own staff, we have an excellent working relationship with public sector employees and an extensive network of professionals in the fields of engineering, surveying, architecture, landscape architecture, and environmental consultation.



## **SERVICES OFFERED**

**SEPPS** provides full-service support through the entitlement process from project concept through approval, which includes the following:

### **☐ LAND USE CONSULTATION**

- Preparation of feasibility studies
- Identification of permit requirements, costs, and entitlement timelines
- Identification of project constraints and opportunities
- Real property due diligence research and report preparation

### **☐ PERMIT PROCESSING (Local, State, and Federal)**

- Preparation of application submittal packages
- Coordination with public agency staff, committees and decision-makers
- Facilitation of timely review process
- Project representation at decision-maker hearings
- Coordination of utility company and service district approvals
- Coordination of Coastal Commission, Caltrans, Department of Fish & Wildlife, Army Corps of Engineers, Regional Water Quality Control Board, and other regulatory agency approvals
- Coordination with local water purveyors
- Permit acquisition (land use, coastal development, conditional use permit, tract map, development plan, demolition, grading, building, and construction, etc.)
- Annexations

### **☐ PROJECT MANAGEMENT**

- Entitlement process scheduling
- Cost estimates
- Public agency coordination and liaison
- Project team/consultant management
- Public relations (community outreach, neighborhood meetings, and project support campaigns)
- Permit condition compliance
- Mitigation monitoring and reporting

## **SELECT PROJECT LIST 1994-2025**

The associates of **SEPPS** have provided expertise to an extensive variety of projects, a representative selection of which are listed below:

### **□ DEVELOPMENT PLANS**

- Antioch University
- ATK Space Systems
- Avila Beach Hotel
- Biltmore Four Seasons
- Cabrillo Plaza Hotel
- Children's Museum of Santa Barbara (MOXI)
- Coral Casino Historic Rehabilitation
- Direct Relief Headquarters
- El Encanto Hotel
- Elings Park
- Fairview Corporate Center
- Fess Parker Winery & Vineyard
- Foodbank of Santa Barbara County
- Garden Marketplace
- Goleta Energy Project
- Goleta Self Storage Partners
- Goleta Valley Cottage Hospital
- Heritage Ridge Senior and Workforce Apartments
- Kellogg Avenue Auto Dealers
- Lagunitas Office Park
- Jeep/Chrysler Auto Dealership
- Mentor Corporation
- Montessori Center School and Farm
- Orcutt Village Marketplace
- Preserve at San Marcos
- Residential Estates in Montecito
- Rincon Palms Hotel
- QAD - Research and Development Campus
- San Ysidro Pharmacy Commercial Development
- San Ysidro Ranch Resort
- Sandpiper Golf Club
- Santa Barbara Campus Center
- Santa Barbara Cottage Hospital
- Santa Barbara Museum of Art
- Sumida Gardens Apartments
- Willow Springs Affordable Housing
- Yardi Systems, Inc.

□ **CONDITIONAL USE PERMITS**

- Adizes Graduate Institute
- Alisal Public Golf Course
- Camp Ramah
- Casa Dorinda
- Cate School
- Chabad of Santa Barbara
- Congregation B'nai B'rith
- Crane Country Day School
- Cuyama Solar Facility
- Ganna Walska Lotusland
- Gibraltar Peak Communications Facility
- Laguna Blanca School
- Midland School
- Montecito Covenant Church
- Montecito Country Club
- Music Academy of the West
- OSR Produce Cooler Facility
- Pacifica Graduate Institute
- Rancho San Augustine
- Rancho San Marcos Golf Course
- The Riviera Ridge School
- Santa Barbara Museum of Natural History
- Santa Barbara Rescue Mission
- Storyteller Children's Center
- Santa Barbara Bowl Box Office
- Visiting Nurse and Hospice Care of Santa Barbara
- Westmont College Master Plan

□ **SUBDIVISIONS & LOT LINE ADJUSTMENTS**

- 2801 DLV Investors (Santa Barbara)
- Blickley Lot Split (Goleta)
- Bolthouse LLA (Cuyama)
- Caird Multi-Family Residential
- Campus Pointe Tract Map (Goleta)
- Catalina Barber Auto Dealers Parcel Map (Goleta)
- Danielson Vesting Parcel Map (Montecito)
- Douglas LLA (Montecito)
- El Paseo (Santa Barbara)
- Granada Theater Parcel Map (Santa Barbara)
- Jordano's LLA (Goleta)
- Kellogg Avenue Auto Dealers Parcel Map
- Mecay/Hotchkiss/County LLA (Summerland)
- Ocean Meadows Residences and Golf Course (Goleta)
- Orcutt Village Marketplace (Orcutt)
- Park Hill Estates (Goleta)
- Preserve at San Marcos (Goleta)

□ **SUBDIVISIONS & LOT LINE ADJUSTMENTS CONTINUED**

- Rancho Real Vineyard (near Orcutt)
- Saarloos and Sons LLA (Los Olivos)
- Santa Barbara Corporate Center (Goleta)
- Santa Barbara Polo Villas (Carpinteria Coastal Zone)
- Schaff LLA (Lompoc)
- South Hope Mixed Use Condominiums (Santa Barbara)
- Sullivan Goss Books & Prints (Santa Barbara)
- Terrace Villas (Santa Maria)
- Thompson Tract Map (Goleta)
- Vista Linda Lane (Toro Canyon)
- Williams Lot Split
- Whitman Tract Map (Montecito)

□ **CONDITION COMPLIANCE**

- Calle Real Shopping Center Remodel
- Castilian Technical Center, Phase I – Phase IV
- Children’s Museum of Santa Barbara (MOXI)
- Cottage Medical Office Building
- Cross Creek Ranch
- Direct Relief
- Granada Plaza
- Montecito Country Club
- Oak Creek Canyon Ranch
- Pacific Glen Homes
- Preserve at San Marcos
- Rancho San Marcos Golf Course
- Santa Barbara Museum of Art
- Somera Medical Office Building
- Storke Hollister Research Park
- Sumida Gardens
- Willow Springs, Willow Springs II

□ **MITIGATION MONITORING (City of Santa Barbara)**

- Carrillo Hills
- Carrillo Hotel
- Direct Relief
- El Patio Garden Apartments
- Foothill Centre / Sansum Clinic
- Greenwell Acres
- Harborview Inn
- Manitou Lane Residential Project
- Medical Office Building, 3025 De La Vina
- Santa Barbara Police Station

□ **MITIGATION MONITORING CONTINUED (City of Santa Barbara)**

- Miramonte Villas
- Montecito Country Club
- Ontare Hills Subdivision
- Parker Waterfront Hotel – North Site
- Riviera Park
- Santa Barbara Cottage Hospital
- Santa Barbara Zoological Gardens
- Valle Verde Retirement Community
- Via Encanto
- Visiting Nurse & Hospice Care of Santa Barbara

□ **PUBLIC AGENCY PROJECTS**

- City of Goleta Ellwood Mesa Bluffs Trail
- City of Goleta Kellogg Park
- City of Goleta Advance Planning Department
- City of Santa Barbara New Police Station Site Selection – Public Outreach
- City of Santa Barbara Parks & Recreation Department Franceschi House Study
- City of Santa Barbara Public Works Department (Department of Fish & Game – MOU for Bridge Repair & Maintenance Projects)
- City of Santa Barbara Public Works Department Lower Eastside Industrial Area Street Improvement Project
- City of Solvang (new water well, culvert replacement and connection to State Water Project)
- County of Santa Barbara Community Services Department (San Marcos Park Master Plan – community outreach)
- County of Santa Barbara ReSource Center
- Goleta West Sanitary District (Special Use Permit for vegetation clearance of district easements; various maintenance and repair projects)
- Santa Barbara MTD (pre-development project management)
- SBCAG Regional Transit Facility (CUP – City of Goleta)

□ **EMERGENCY PROJECTS**

- City of Santa Barbara Public Works Department Emergency Permits for Sewerline Repair in Mission Creek and Laguna Channel Clearing Project
- Goleta Sanitary District (state & federal permits for reclaimed water pipeline construction)
- Laguna Blanca Temporary Classrooms (COVID-19)
- The Project for Resilient Communities (Montecito Debris Flow Mitigation)
- Sycamore Canyon Landslide Repair
- Westmont Temporary Student Housing (Tea Fire)



**PARTIAL CLIENT LIST  
1994-2025**

- The Alisal Guest Ranch & Resort
- Alma Rosa Winery
- Antioch University
- Bridlewood Estate Winery
- Bright Start Child Development Center
- Camp Ramah of California
- Casa Dorinda
- Catalina Barber Corporation
- Cate School
- The Chadmar Group
- Children's Museum of Santa Barbara (MOXI)
- Community Covenant Church
- Cottage Health Systems
- Crane Country Day School
- Direct Relief
- Ensemble Theater
- First Solar, Inc.
- Ganna Walska Lotusland
- Gelson's
- Laguna Blanca School
- Montessori Center School
- MTD Santa Barbara
- Museum of Contemporary Art Santa Barbara
- Music Academy of the West
- Pacifica Graduate Institute
- The Partnership for Resilient Communities
- Sansum Clinic
- Santa Barbara Bowl Foundation
- Santa Barbara Humane
- Santa Barbara International Film Festival
- Santa Barbara Metropolitan District
- Santa Barbara Museum of Art
- Santa Barbara Museum of Natural History
- Santa Barbara Rescue Mission
- Santa Barbara Trails Council
- Santa Barbara Trust for Historic Preservation
- SBCAG
- Somera Capital Management
- SOMO SB, LLC
- Sonos
- The Towbes Group, Inc.
- Ty Warner Hotels and Resorts, LLC
- Westmont College
- Wright & Company

## CLIENT REFERENCES

- Mr. Luke Swetland  
*Santa Barbara Museum of Natural History*  
(805) 687-4211 x101
- Mr. George Bean  
*Board Member, Foodbank of Santa Barbara County*  
(503) 702-5255
- Mr. Ron Caird  
*Por La Mar Nursery*  
(805) 729-3971
- Mr. Doug Jones  
*Westmont College*  
(805) 565-6000
- Mr. Pat McElroy  
*The Project for Resilient Communities*  
(805) 637-7613
- Mr. Nick Henderson / Mr. Scott Allen  
*Cottage Hospital*  
(805) 569-8309 / (805) 569-8908
- Mr. Ken Radtkey  
*Blackbird Architects*  
(805) 957-1315
- Ms. Rebecca Anderson  
*Ganna Walska Lotusland*  
(805) 324-8424
- Mr. David Brown  
*Somera Capital Management*  
(805) 681-0144 x205
- Mr. Bill Medel  
*Medel Consulting*  
(805) 689-8100
- Mr. Chuck Lande  
*The Chadmar Group*  
(310) 314-2590



## **LAUREL F. PEREZ, AICP**

### **President and Principal Planner**

Ms. Perez joined **SEPPS** in May of 1997, and has been a Principal Planner, Partner in the company, and now President, specializing in planning and project management within the County and Cities of Santa Barbara, Goleta and Carpinteria, including public agency coordination, project representation, permit processing, and environmental review. Ms. Perez's projects require environmental analysis, including EIRs, and many projects require significant community interaction.

#### **EDUCATION:**

Bachelor of Arts, Environmental Studies,  
Urban Planning Emphasis  
University of California, Santa Barbara

#### **AWARDS:**

2011 Barry Siegel Award Presented by  
COAST to the Mesa Architects

2024 APA CA Central Coast Award of  
Excellence and Award of Merit.

#### **AFFILIATIONS:**

Board of Trustees, The Land Trust for Santa  
Barbara County

Mesa Architects

American Planning Association

#### **CERTIFICATIONS:**

American Institute of Certified Planners (AICP)

#### **INTERESTS:**

Ms. Perez enjoys outdoor activities with her family including camping, hiking, beach days, and travel.

#### **RECENT ASSIGNMENTS AND PROJECT ROLE:**

##### Cuyama Solar Array

Ms. Perez worked with First Solar, Inc. to obtain approval of Santa Barbara County's first utility-scale solar energy power plant. The project entitlements required legislative amendments to enable utility-scale solar photovoltaic projects in Santa Barbara County, as well as cancellation of an Agricultural Preserve Contract. Located on 327 acres in the Cuyama Valley, construction of the solar power plant was completed in 2017 and the plant is generating 40 megawatts of clean, renewable energy.

##### Westmont College Campus Master Plan and Related Build Out

Ms. Perez represented Westmont College through the Conditional Use Permit process to help secure unanimous approval by the County Board of Supervisors on the Westmont College Campus Master Plan, which involved significant public interest, public outreach, and years of environmental and public agency review. The Westmont College Campus Master Plan includes approximately 350,000 square feet of new campus buildings that are being constructed in phases.

##### Foodbank of Santa Barbara County

Ms. Perez and the SEPPS team assisted the Foodbank of Santa Barbara County through the development review process in the City of Goleta to establish their new South County Foodbank Sharehouse.

##### Santa Barbara Polo Villas

Ms. Perez managed the entitlement process for a residential subdivision for 40 new homes, including 6 affordable homes, in the Appeal Jurisdiction of the Santa Barbara County Coastal Zone. The project applied the State's Density Bonus Law for a density bonus, concessions and waivers. Ms. Perez secured unanimous approval from the County Planning Commission in February 2021 and no appeals.

#### **WORK EXPERIENCE:**

Prior to joining **SEPPS**, Ms. Perez worked for JM Consulting Group for three years as a Senior Planner. Before working in the private sector, Ms. Perez worked for four years with the County of Santa Barbara Planning Department, reviewing development proposals, preparing staff reports, and presenting projects to the Planning Commission and Board of Supervisors.



## **STEVE WELTON**

### **Vice President and Principal Planner**

Mr. Welton has been involved in private and public planning since 1994, joining **SEPPS Land Use Consulting** in January of 2002; his background in project management benefits both smaller scale residential projects as well as larger institutional projects, which require extensive interdisciplinary team coordination. In 2019, Mr. Welton was promoted to Principal Planner and to the SEPPS Board of Directors.

#### **EDUCATION:**

Bachelor in Chemistry  
University of California, Santa Barbara

#### **AFFILIATIONS:**

American Planning Association  
  
Board of Trustees, The Riviera Ridge School

#### **INTERESTS:**

Along with his wife Ann, a local veterinarian, Mr. Welton helps raise their son Nico, a Dos Pueblos High student. He is an avid UCSB basketball fan and a member of the American Contract Bridge League, having achieved Ruby Life Master Status. Steve enjoys playing piano and learning French and is fascinated by astronomy. He just concluded his term as President of the Board of Trustees for the Riviera Ridge School. He and Ann are passionate about education.

#### **RECENT ASSIGNMENTS AND PROJECT ROLE:**

Mr. Welton is currently involved with multiple commercial and residential subdivisions, as well as several hospitality projects and institutional efforts.

##### Camp Ramah

Mr. Welton is directing efforts to obtain a major revision to the Conditional Use Permit for this Jewish summer camp located on several hundred acres in the outskirts of Ojai. Planning Commission review by Ventura County is expected in 2024.

##### Sandpiper

Mr. Welton is leading the efforts for the renovation of the Sandpiper Golf Course which includes adaptive reuse of a County Landmark. A Development Plan application was filed in November 2022 with the City of Goleta and will eventually be reviewed by the California Coastal Commission.

##### MTD – Calle Real

SEPPS is representing a public/private partnership project to develop over 350 homes on MTD owned property on Calle Real. An SB330 and Development application have been filed and are currently under review by Santa Barbara County P&D

##### Laguna Blanca School

Mr. Welton has represented Laguna Blanca on their Master Plan and subsequent development efforts since 2002 and is currently working with the school on an Amendment to their Conditional Use Permit.

##### Anthem Chapel

Steve is leading an experienced team to subdivide a 3.5-acre parcel adjacent to Lake Los Carneros Park to accommodate construction for a church in a style designed to be compatible with the agricultural history of Goleta. A Tentative Map and Conditional Use Permit for the church and an associated day care have been filed with the City of Goleta and is expected to go to the Planning Commission by the summer of 2025.

#### **WORK EXPERIENCE:**

Prior to joining **SEPPS**, Mr. Welton served as a Contract Manager for JM Consulting Group (JMCG), headquartered locally in Goleta. During Mr. Welton's tenure with JMCG, he led several regional deployments of national telecommunications infrastructure, and was responsible for planning, acquisition and construction management efforts on various multi-million-dollar projects up and down the west coast from Western Washington to San Diego. In addition, he accrued several years of experience at the County of Santa Barbara working within the Planning & Development Department.



## **TRISH ALLEN, AICP**

### **Principal Planner**

Ms. Allen joined **SEPPS** in January of 2006 with extensive experience in zoning regulations, General Plan and coastal policy application, and environmental analysis. A collective 26 years of planning experience between public agency and private employment provides her with a broad and comprehensive perspective in approaching community development and land use matters and strategies.

#### **EDUCATION:**

Bachelor of Arts, Biology  
University of California, Santa Barbara

Coastal Zone Management  
UCSB Extension Course

#### **AFFILIATIONS:**

American Planning Association

Board of Directors and Infrastructure  
Committee, Elings Park

#### **CERTIFICATIONS:**

American Institute of Certified Planners (AICP)

#### **INTERESTS:**

Ms. Allen enjoys spending time with her family, outdoor activities including biking, hiking, gardening, and long walks on the beach. She is also a member of the Santa Barbara Blues Society.

#### **RECENT ASSIGNMENTS AND PROJECT ROLE:**

##### Santa Barbara Neighborhood Clinics (SBNC) – New Westside Clinic

A Community Benefit project, the new Westside Clinic, a medical, dental, and behavioral health facility, located in Santa Barbara’s Westside neighborhood, gained project approval following a thorough entitlement process. Ms. Allen was responsible for coordinating the project consultant team while also participating in Facilities Committee meetings to provide updates and gain consensus. The project included a unique parking modification; Ms. Allen served as the lead in successfully navigating the development review process and Planning Commission approval. The new Westside Clinic is expected to break ground in late 2024.

##### Santa Barbara Museum of Art

The SBMA renovation and seismic upgrade project presented a complex entitlement process given the structure’s historic significance and location in the cultural center of downtown Santa Barbara that included multiple agencies and various City Departments. Ms. Allen served as the lead in successfully guiding the project team through the City’s development review process which involved several design review hearings of the City’s Historic Landmarks Commission, City Council, and Planning Commission.

##### Santa Barbara Children’s Museum (MOXI)

Ms. Allen managed the entitlement process for the Children’s Museum of Santa Barbara that proposed a new building on a vacant lot in the City of Santa Barbara’s coastal zone where creative solutions were developed to resolve challenging issues and facilitate project approval. MOXI functions as an important educational resource as well as a model for environmental sustainability.

#### **WORK EXPERIENCE:**

Prior to working for **SEPPS**, Ms. Allen worked for the City of Santa Barbara Community Development Department, Planning Division, for more than seven years. During this time, Ms. Allen served as staff to design committees, reviewed development proposals, managed project environmental analysis, prepared staff reports, and presented projects to the Planning Commission and City Council.



## STEVE FORT, AICP Principal Planner

Mr. Fort joined **SEPPS** in May of 2008 and brings a diverse background of public and private sector land use planning and construction management experience. He manages a variety of entitlements including institutional, commercial and single and multi-family residential projects as well as lot line adjustment, parcel and tract maps, and development feasibility analysis projects.

### RECENT ASSIGNMENTS AND PROJECT ROLE:

#### SB Humane Campus Renovation

Santa Barbara Humane is a local non-profit organization and one of the first animal welfare agencies in the country. Mr. Fort was honored to manage the entitlement process that allows SB Humane to renovate their multi-building facility and continue to serve the community with a state-of-the-art LEED Certified facility. The project required coordination with several of Santa Barbara's top design consultants, consideration of sensitive historic architectural resources, and representation at challenging public hearings.

#### Foothill Centre / Sansum Clinic

Mr. Fort served as the lead planner assisting The Towbes Group, Inc. to process approval of a 60,000 square foot medical clinic in the City of Santa Barbara, CA. The project involved approval of an annexation to the City of Santa Barbara, General Plan and Zoning Amendments, and a Development Plan.

#### Heritage Ridge Senior and Workforce Housing Project

Mr. Fort is also assisting in obtaining approvals for this 350-unit apartment project in the City of Goleta. The affordable senior and workforce housing project requires approval of a Development Plan, General Plan Amendments, and a Vesting Parcel Map, as well as consideration of sensitive archaeological resources.

#### Montecito Tract Map

Santa Barbara Humane is a local non-profit organization and one of the first animal welfare agencies in the country. Mr. Fort was honored to manage the entitlement process that allows SB Humane to renovate their multi-building facility and continue to serve the community with a state-of-the-art LEED Certified facility. The project required coordination with several of Santa Barbara's top design consultants, consideration of sensitive historic architectural resources, and representation at challenging public hearings.

#### San Ysidro Pharmacy Commercial Center

Mr. Fort managed the successful approval of a Development Plan by the County of Santa Barbara for significant renovations to this neighborhood commercial center located in the heart of Montecito's Upper Village.

### WORK EXPERIENCE:

Prior to joining **SEPPS**, Mr. Fort was a Project Manager with TynanGroup in Santa Barbara managing construction projects for commercial and luxury hospitality clients. Mr. Fort was also employed as a Project Manager with Ty Warner Hotels & Resorts, LLC where he worked on renovations at San Ysidro Ranch. Mr. Fort's experience in Land Use Planning began in upstate New York where he gained eight years of experience as a Planner with the Jefferson County Department of Planning.

### EDUCATION:

Master of Arts, Urban and Regional Planning  
Virginia Polytechnic Institute and State University

Bachelor of Arts, Environmental Design  
State University of New York at Buffalo

### AFFILIATIONS:

American Planning Association

SBAIA Advocacy Committee

Coastal Housing Coalition, Board of Directors  
(2014-2020)

The Chamber of Commerce of the Santa  
Barbara Region, Board of Directors (2016-  
2019)

Santa Barbara Creeks Restoration/Water  
Quality Improvement Advisory Committee  
(2003-2004)

Village of Sackets Harbor Planning Board,  
Sackets Harbor, New York  
(1997-1999)

### CERTIFICATIONS:

American Institute of Certified Planners (AICP)

### INTERESTS:

Mr. Fort has been playing original songs for almost 50 years and performs solo. He also enjoys fishing and traveling with his wife, Cecilia, including road trips in their 1969 Triumph Spitfire.



## IDA PACIANO

### Senior Public Agency Coordinator

Ms. Paciano joined **SEPPS** in February of 1997 and has provided 27 years of dedicated service in all areas of permit coordination, including commercial, residential, institutional, and educational. In addition, she interfaces with state and local public agencies, engineers, architects, contractors, and clients. She prepares application packages, coordinates with utility companies and service districts for final clearance, and manages final grading, building, utility and road encroachment permit issuance. Her experience includes monitoring construction activities for large commercial and residential projects.

Ms. Paciano has extensive experience and excellent working relationships with the public agency staff in the City of Santa Barbara, County of Santa Barbara and City of Goleta, contributing to her ability to strategize with agencies to assist in meeting permit deadlines. In addition, she maintains excellent working relationships with other permit authorities including State Regional Water Quality Control Board and CalTrans.

#### RECENT ASSIGNMENTS AND PROJECT ROLE:

##### Santa Barbara Polo Villas Masterplan

Ms. Paciano coordinated and processed permits for demolition, grading, and building permits for the Santa Barbara Polo Villas Masterplan new construction; including 3 Condominium Buildings, and 26 Single Family Dwellings.

##### Casa Dorinda

Ms. Paciano completed processing numerous permits with multiple agencies for extensive new remodels and development. Construction includes over twenty new independent living cottages, apartments, a new stone bridge, and the Personal and Memory Care Unit.

##### ReSource Center at Tajiguas

Ms. Paciano assisted the County of Santa Barbara's project developer, MSB Investors, LLC, through the entitlement process for the new state-of-the-art waste management facility, including coordination of numerous agency permits associated with the Anerobic Digester and the Materials Recovery Facilities. The project will increase our community's recycling rate, generate resources such as energy and compost, and dramatically lower local greenhouse gas emissions.

##### Montecito Country Club

Ms. Paciano was responsible for processing and obtaining numerous permits associated with the renovation of the Montecito Country Club. The project scope included an extensive remodel of the historic clubhouse, a completely redesigned Jack Nicklaus Signature golf course and several new facilities including a cart barn, maintenance facility, pool area including, pool house, lap pools, spa and splash zone, and Golf Simulator Building.

#### WORK EXPERIENCE:

Prior to joining **SEPPS**, Ms. Paciano was previously employed as an Executive Secretary with Penfield & Smith engineering firm for (7) years.

#### EDUCATION:

Computer Science  
Santa Barbara City College

#### AFFILIATIONS:

Women in Development, Council Member  
(2010-2012)

Bishop Diego High School, Parent Advisory  
Board (2005-2007)

Santa Barbara Bowl Foundation, Events  
Committee (2001-2003)

Homes for People Board of Directors (1995-  
1997)

Pinecone Homeowners Association, Vice  
President (2018-present)

Notre Dame School PTG Board (1993-1995)

#### INTERESTS:

When not working, Ms. Paciano enjoys working out, road biking, hiking, camping, and going to the beach. Spending time with her granddaughter is a high priority, as well as enjoying time with her extended family.



## **SHELBY MESSNER JANKE, AICP**

### **Associate Planner**

Ms. Janke joined **SEPPS** in August of 2021 with six years of experience as a land use consultant in the private sector. She has been successful with permitting multi-family housing projects, preparing in-depth due diligence zoning research, managing project application packages for planning and building permits, and processing Accessory Dwelling Units (ADUs). Ms. Janke is guiding a variety of projects through the permit and entitlement process with frequent interface with local public agencies, including the City of Santa Barbara, County of Santa Barbara, and City of Goleta.

#### **EDUCATION:**

Bachelor of Science, City & Regional Planning  
California Polytechnic State University,  
San Luis Obispo

#### **AFFILIATIONS:**

American Planning Association

Garden Court Inc. Board Member

#### **CERTIFICATIONS:**

American Institute of Certified Planners (AICP)

#### **INTERESTS:**

Ms. Janke is a born and raised Santa Barbara native. When not working, she spends her time with family and friends, keeping up with her son, working out, and enjoying everything that Santa Barbara has to offer.

#### **RECENT ASSIGNMENTS AND PROJECT ROLE:**

##### Private Estate Projects

Ms. Janke continues to represent several private estate projects within the City and County of Santa Barbara to secure permits for new residences, property improvements, and perform due diligence research and reporting to assist clients through sales or to inform them on their property's development potential.

##### Goleta Valley Cottage Hospital

Ms. Janke has assisted Goleta Valley Cottage Hospital in obtaining permits for their new Aquatic Rehabilitation Center and offsite parking lot in Goleta. She worked with City staff to obtain Zoning Clearance and comply with required project conditions. Ms. Janke continues to assist Cottage on their development projects.

##### Cate School

Ms. Janke has assisted Cate School on multiple development projects such as obtaining permits for a new Track and Field project and a new ceramic studio building. She continues to work with Cate School for various campuswide projects as they make ongoing improvements to their school under their approved masterplan to serve their students and faculty.

#### **WORK EXPERIENCE:**

Prior to joining **SEPPS**, Ms. Janke spent six years working locally at ON Design Architects as a Project Planner. In this role, she focused on a broad range of projects including securing entitlements on single-family homes, multi-family housing projects, hotels, and Accessory Dwelling Units. Additionally, she worked with Habitat For Humanity of Southern Santa Barbara County, overseeing and aiding in the construction of affordable housing in the community.





## NICOLE R. BIERGIEL

### Associate Planner

Ms. Biergiel joined **SEPPS** in June of 2022 where she applies her experience in both the private and public sectors to her work on a variety of planning and permitting projects.

#### RECENT ASSIGNMENTS AND PROJECT ROLE:

Ms. Biergiel prepares permit application packages, conducts parcel research, and provides planning and permitting support to residential, commercial, and institutional projects throughout Santa Barbara County.

#### Santa Barbara Museum of Natural History

Ms. Biergiel provides research and permitting services to the Museum of Natural History as they seek to enhance and maintain their historic campus. Recent efforts have included permitting facilitates improvements and parking lot lighting, and coordination between the Museum and the City of Santa Barbara to improve accessibility to all parts of the campus.

#### Santa Barbara Polo Villas Map Recordation

Santa Barbara Polo Villas housing project provides 40 residential units including six affordable units in the Carpinteria-Summerland area. Ms. Biergiel managed agency clearances of the final map recordation for this project and continues to track permit condition compliance and provide post-entitlement support.

#### Sandpiper Golf Course

Ms. Biergiel is supporting efforts for the renovation of the Sandpiper Golf Course, clubhouse, and Barnsdall Gas Station through a Development Plan and CUP in the City of Goleta. The project provides multiple community benefits including new bike and pedestrian paths, restoration of a historic building, and improving views along Hollister by undergrounding overhead utilities. The project is currently under environmental review through an EIR.

#### Santa Barbara County Foodbank

Ms. Biergiel provides parcel research and permitting services to the Foodbank of Santa Barbara County as they continue to expand their educational and food security mission in the community. Recent projects include permitting renovations to a commercial loading dock and researching requirements to permit food composting equipment.

#### Hollister Ave Subdivision

Ms. Biergiel managed the successful clearance and recordation of a commercial property subdivision in the heart of a Goleta commercial corridor, including coordination with Public Works on improvements in the right-of-way and ensuring compliance with conditions of approval.

#### WORK EXPERIENCE:

Prior to joining SEPPS, Ms. Biergiel worked for the City of Santa Barbara's Community Development Department Planning Division as a Zoning Enforcement Officer for two years before moving to the private sector to provide permitting and drafting services to individual and business clients. Prior to her work in Planning, Nicole managed programs and operations at local institutions including Santa Barbara City College, Museum of Contemporary Art Santa Barbara, and the AIASB Architectural Archives.

#### EDUCATION:

Bachelor of Arts, English Literature  
California Lutheran University

Master of Arts, English Literature  
Boston College

Certificate in Architectural Drafting  
Santa Barbara City College

#### AFFILIATIONS:

Trinity Gardens Organic Community Garden  
Committee (2012-present, Chair: 2017-2023)

Santa Barbara Women's Fund (2014-present)

American Planning Association (2019-present)

Santa Barbara Courthouse Legacy  
Foundation (2021-present)

#### INTERESTS:

Ms. Biergiel is an avid reader and loves to cook vegetarian meals with her family and friends. She is passionate about the environment and access to healthy and secure food for all. On weekends she enjoys beach walks with her husband and dog, June, sunset cruises on their Grand Banks 32 trawler, "Coconut", and working on home-improvement projects.



## ALEC PEREZ

### Assistant Planner / Public Agency Coordinator

Mr. Perez joined **SEPPS** in July of 2020.

Mr. Perez provides project administrative support to senior planners, assists with project start up research, and manages application packages for both planning and building permits. In addition, Mr. Perez manages the **SEPPS** archive system to ensure that previous job files are well organized and readily available should former clients desire to reference them. He is responsible for successfully interfacing with public agencies, licensed professionals, utility companies, and service districts to obtain permit clearances for clients.

#### EDUCATION:

Bachelor of Arts, Environmental Studies,  
Urban Planning Emphasis  
University of California, Santa Barbara

Associates Degree, Liberal Arts,  
Emphasis in Social & Behavioral Sciences,  
President's Honor Roll  
Santa Barbara City College

#### AFFILIATIONS:

American Planning Association

Association of Environmental Professionals

#### INTERESTS:

Mr. Perez's interests include enjoying the company of good friends and family, exercising, traveling, and being outdoors. Mr. Perez is an avid free dive spearfisherman who loves spending time in or near the ocean. He is passionate about conservation and traveling.

#### RECENT ASSIGNMENTS AND PROJECT ROLE:

##### ReSource Center at Tajiguas

Assisted in processing project permits with public agencies to facilitate timely permit approval and issuance for this state of the art waste management and renewable energy facility.

##### Accessory Dwelling Units (ADUs)

Managed the land use and building permit approvals for ADU projects in the County of Santa Barbara.

##### Goleta Energy Storage

Managed the processing of Building and associated Encroachment Permits for the construction of a state-of-the-art Battery Energy Storage System (BESS) in the City of Goleta. Coordinated with City staff and a large project team to obtain project permits. This Community Benefit Project will increase energy grid resilience in the West Goleta area and allow for the decommissioning of the Ellwood Peaker Plant once operational.

##### Storke Medical Center

Assisted with coordinating a submittal to the City of Goleta's Planning Department for the Storke Medical Center, which is an infill project consisting of two proposed medical office buildings in West Goleta. Prepared and submitted applications for removal of the parcel from Camino Real Specific Plan and a for creation of a new Development Plan to accommodate this community benefit project.

#### WORK EXPERIENCE:

Prior to Joining **SEPPS**, Mr. Perez was a student at UCSB. While in school, Mr. Perez worked as a swim instructor for over three years, teaching toddlers and small children water safety and swimming techniques. During his senior year of college, Mr. Perez also worked as an environmental analyst for Wood Environment & Infrastructure Solutions, Inc. before coming to **SEPPS** in 2020.



## KAITLYN EARNEST

### Associate Planner

Ms. Earnest joined **SEPPS** in April of 2023 with two years of planning experience in both private and public sectors. She assists the **SEPPS** team on a wide variety of planning and permitting projects.

#### RECENT ASSIGNMENTS AND PROJECT ROLE:

##### Santa Barbara Humane

Santa Barbara Humane is a non-profit animal welfare agency located in the City of Goleta. **SEPPS** managed the process for discretionary entitlements including approval of a Development Plan, Conditional Use Permit, Design Review and a Voluntary Lot Merger. Ms. Earnest is assisting Santa Barbara Humane with a complex condition compliance process and coordination of issuance of ministerial permits necessary for construction.

##### La Cumbre Country Club

**SEPPS** works closely with the La Cumbre Country Club project team to process ministerial permits for various site improvements and looks forward to processing entitlements for renovations to the historic clubhouse. Ms. Earnest's key responsibilities have involved preparing planning applications, facilitating South Board of Architectural Review and Hope Ranch Architectural Board of Review approvals, and coordinating with County staff to obtain entitlements.

##### Castilian Technical Center

**SEPPS** is assisting the property owner in processing a Tentative Parcel Map to divide the lot into three parcels. Ms. Earnest has worked with the project civil engineer and surveyor to prepare detailed project descriptions for Development Plans for each lot and is coordinating service clearances from Goleta Water and Sanitary District as well as other utility providers.

##### Coastal Development Permits

Ms. Earnest has assisted with completing numerous Coastal Development Permits, including those within the California Coastal Commission Appeals Jurisdiction, for residential properties throughout the County of Santa Barbara. She collaborates with the project team to prepare complete planning application packages, navigate the design review process, and coordinate with the local jurisdictions to obtain entitlements and post-entitlement permits.

#### WORK EXPERIENCE:

Prior to starting at **SEPPS**, Ms. Earnest worked at Jensen Design & Survey as a Planner I. During her time at UCSB, she gained experience in the public sector with internships at the County of Santa Barbara Planning & Development Department and the Santa Barbara County Air Pollution Control District.

#### EDUCATION:

Bachelor of Arts, Environmental Studies  
Spatial Studies Minor  
University of California Santa Barbara

#### AFFILIATIONS:

American Planning Association (2020-present)

#### INTERESTS:

Ms. Earnest enjoys spending her time outside including camping, running, and going to the beach. She is passionate about living a sustainable and environmentally friendly lifestyle.



## **SARAH MARSHALL**

### **Associate Planner**

Ms. Marshall joined **SEPPS** in July of 2024 with four years of planning experience in the public sector.

#### **RECENT ASSIGNMENTS AND PROJECT ROLE:**

Ms. Marshall is assisting a wide variety of project types through the permit review and issuance process including the Caird multifamily residential project, residential estate homes, large institutions, and golf club renovation at La Cumbre Country Club.

#### **WORK EXPERIENCE:**

Prior to starting at **SEPPS**, Ms. Marshall worked at the County of Santa Barbara's Planning & Development Department in both Development Review and Long-Range Planning. She also worked for the City of Ojai's Community Development Department. During her time at UCSC, she interned at the U.S. Environmental Protection Agency in Washington D.C., and at the California Environmental Protection Agency in Sacramento where she addressed environmental justice issues at the Federal and State level.

#### **EDUCATION:**

Bachelor of Arts, Environmental Studies  
Politics Minor  
University of California Santa Cruz

#### **AFFILIATIONS:**

American Planning Association

#### **INTERESTS:**

Ms. Marshall spends her time practicing and teaching yoga, sailing, hiking, and rock climbing. She is passionate about advocating for environmental justice issues and living a sustainable lifestyle.



## **APRIL SMITH**

### **Chief Financial Officer**

Ms. Smith joined **SEPPS** in July of 2004 and is responsible for managing all aspects of the company's accounting and human resources departments. Ms. Smith analyzes and issues financial statements, prepares budgets, and manages accounts receivable, accounts payable, payroll and billing, as well as implementing, monitoring, and enforcing policies, procedures, and employee benefit administration.

#### **EDUCATION:**

Associate of Science, Computer Information Systems  
Santa Barbara City College, with Honors

Computerized Accounting Diploma  
Santa Barbara Business College

#### **AWARDS:**

Outstanding Student of the Year, Computer Information Systems  
Santa Barbara City College, 2006

#### **INTERESTS:**

When not working, Ms. Smith enjoys spending time with her two children, hiking, and watching football.

#### **WORK EXPERIENCE:**

Ms. Smith has over twenty-five years of accounting, management, and human resources experience. Prior to joining **SEPPS**, she was the Controller for Cappello & Noël LLP. Her duties included managing time, billing, and client cost accounting functions, month-end balancing, accounts receivable, payroll, supervising office support staff, and administering employee benefits.