



# Land Use Planning and Environmental Consulting Services

## Statement of Qualifications



*Celebrating 25 Years  
of  
Excellence in the Central Valley!*

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## Section 1 Introduction

J.B. Anderson Land Use Planning is a full service Land Use and Environmental Planning Firm located in Ripon, California. Established in 1993, J.B. Anderson Land Use Planning has provided Land Use and Environmental Planning services in California for a host of Private Clients, Public Agencies and Municipalities.

J.B. Anderson Land Use Planning's office is located at the following address: 139 S. Stockton Avenue, Ripon, California, 95366. All professional Land Use and Environmental Planning Services are provided from this office.

J.B. Anderson Land Use Planning has provided Land Use and Environmental Planning Services in various jurisdictions within the Central Valley and Sierra Nevada Foothills, including, Stanislaus, San Joaquin, Calaveras, Merced, Madera, Tuolumne, and Mariposa Counties. As a value added component, our Firm offers clients a wide range of Land Use and Environmental Planning Services. We provide short and long-range Land Use Planning and Environmental services on Projects ranging from Residential Subdivisions, Commercial Centers and Projects, and Industrial Projects.

Our firm supports a highly educated and experienced staff with experience in Land Use Planning, Land Management, and environmental review and compliance in accordance with the California Environmental Quality Act (CEQA) and National Environmental Policy Act (NEPA). Continuity and knowledge earmarks our work for a positive humanitarian approach to growth and development in each jurisdiction we have the opportunity to provide our expertise in.

### Services and Areas of Expertise

#### *Private Sector Planning*

- 
- Entitlement Processing & Strategy
  - Forward Planning
  - Improvement and Reimbursement Agreements
  - Development Plans
  - Subdivision Design and Layout
  - Expert Witness Testimony
  - Master Plans
  - Specific Plans
  - Due Diligence and Feasibility Projects
  - Mapping
  - Public Outreach

#### *Environmental Planning*

- CEQA/NEPA Compliance Documents
- Mitigation Monitoring
- Environmental Impact Research Study
- Technical Peer Review Assistance
- Air Quality Modeling and Permitting
- Green House Gas Emissions Evaluation

Project Team outsource capabilities can include Architectural and Civil Engineering services.

## *Public Policy including Current and Advanced Planning*

- Housing Elements
- AB 170 – Air Quality Elements
- AB 32 Compliance
- SB 375 Compliance
- SB 5 200-Year Flood Protection
- Zoning Ordinance Amendments & Updates
- Specific Plans
- Community Plans
- Area Plans
- Annexations
- Municipal Services Reviews
- Conditional Use Permits
- Variance Applications
- Tentative Maps
- General Plan Amendments

## *Contract Staff Services*

- Project Management and In-House Staffing for Current and Advanced Planning Projects
- Project Referrals, Staff Reports, Resolutions and Ordinances
- PowerPoint Presentations
- Public Outreach Programs and Public Workshops
- Planning Commission/City Council Presentations



## Section 2 Land Use and Environmental Planning Services

Established in 1993, J.B. Anderson Land Use Planning has provided land use and environmental consulting services for a variety of jurisdictions in the Central Valley and Sierra Nevada Foothills. Our Planning firm specializes in providing On-Call Planning Services for Public Agencies to manage current and advanced planning projects from Use Permit Applications and Parcel Maps to Annexations. Our Staff is well versed and experienced in preparing and processing Housing Element Updates, Use Permits, Zoning Ordinance and General Plan Amendments and Updates, CEQA and NEPA compliance documents as well as Specific Plan management and Technical Peer Review. Working in various jurisdictions allows our Staff to stay apprised of local land use issues affecting each jurisdiction. Acting as an extension of Planning Department Staff, our firm focuses on a thorough knowledge of California Land Use Planning law and local land use policies to delivery exceptional customer service. Our Firm also provides Private Sector Planning which includes Entitlement Processing, Forward Planning, Improvement and Reimbursement Agreements, Air Quality Permitting, and Expert Witness Testimony.

### Private Sector Planning

#### *Entitlement Processing:*

Entitlement Processing involves securing essential project entitlements by processing various applications including Annexation, Rezone, General Plan Amendments, Specific Plans, Tentative and Final Subdivision Maps.

#### *Forward Planning:*

Forward Planning involves the processing of a Due Diligence investigation to provide the necessary information to make an educated decision on the feasibility of a project. Due Diligence reports may include a Budget Analysis Review, Risk Assessment with Entitlements, Permitting by Government Agencies, and Project Mitigation Issues. This process can be time-consuming and difficult to monitor; our firm can minimize delays and act as the Project Manager handling all aspects of the project.

#### *Improvement and Reimbursement Agreements:*

Many times our clients are aware of the reimbursements owed for master improvements installed, but local jurisdictions make the process of identification and tracking extremely difficult. Because we are involved with Due Diligence and Entitlement Processing, we can easily identify the Improvement and Reimbursement Agreements process to ensure complete reimbursement for our clients. J. B. Anderson Land Use Planning takes pride in looking at every detail to minimize our client's efforts in this process. Over the years, we have managed and secured millions of reimbursable dollars for our clients and look forward to putting our experience to work for you.

## *Air Quality Permitting:*

J. B. Anderson Land Use Planning offers a full range of Air Quality Permitting for projects located within the San Joaquin Valley Air Pollution Control District (SJVAPCD), including Authority to Construct (ATC) Permits, and Permit to Operate (PTO). Our Staff has prepared and processed numerous ATC and PTO Permits for a range of Agricultural and Industrial Projects located within the Central Valley, and is well-versed in the SJVAPCD Rules and Regulations regarding industrial equipment and facilities. Our Staff has developed a great working relationship with SJVAPCD Staff which allows us to streamline the ATC and PTO Permit process for our clients.

## *Expert Witness Testimony:*

Over the past twenty-five (25) years, Mr. Anderson has provided expert witness services to a whole host of private and public clients. The cases have involved right-of-way issues for electrical transmission lines, roadways and development matters. Information supplied by Mr. Anderson has provided invaluable knowledge to the legal and appraisal team concerning land use restrictions and probable development risks and time-frames. Mr. Anderson has performed Expert Witness Testimony and has qualified in the Counties of Sacramento, San Joaquin and Stanislaus.

## Public Sector Planning

Our Firm currently provides On-Call Planning services for the cities of Waterford, Oakdale, Riverbank and Lathrop, located in the Counties of Stanislaus and San Joaquin. Our staff provides on-site planning staff to manage day to day planning applications as well as to handle special development projects.

In the City of Riverbank, we have been asked to manage the entitlement effort associated with a 380-acre annexation known as Crossroads West Specific Plan. This project involves the westerly expansion of the City of Riverbank to include a twenty-two (22) acre regional sports complex, thirty (30) acres for future schools, 2,852 dwelling units, 550,000 square feet of mixed use commercial development as well as forty-two (42) acres of parks and open space.

In the City of Lathrop, our Firm was tasked to manage an Industrial Specific Plan encompassing nearly four (4) million square feet of new industrial building space as well as the annexation of a new Flying J Travel Plaza off of Roth Road. Our Staff currently works three (3) days per week to assist with current Lathrop planning matters and customer service.

In the City of Oakdale, we have been asked to manage the entitlement effort associated with the East F Street Corridor Specific Plan including the preparation of an addendum to a certified Environmental Impact Report (EIR). In addition, our Firm successfully prepared and obtained certification for the City's 2015-2023 Housing Element and is currently underway in an update to the City's Sign Ordinance. In each

of these cases, our clients have asked us to provide these Planning services on very complex projects in addition to our role of providing daily planning services with counter permits and land use activities. Our Firm currently provides the City of Oakdale with Staffing Services Staff two (2) days per week to assist with current planning matters and customer service.

Our Staff is well experienced in preparing NEPA documents such as Environmental Assessments, Environmental Impact Statements, etc. and CEQA documents such as Initial Studies, Negative Declarations, and Environmental Impact Reports throughout the Central Valley and Sierra Nevada Foothills. This allows our professional staff to be up to date and aware of environmental issues affecting each geographical area.



## Experience

### Ceres Gateway, LLC

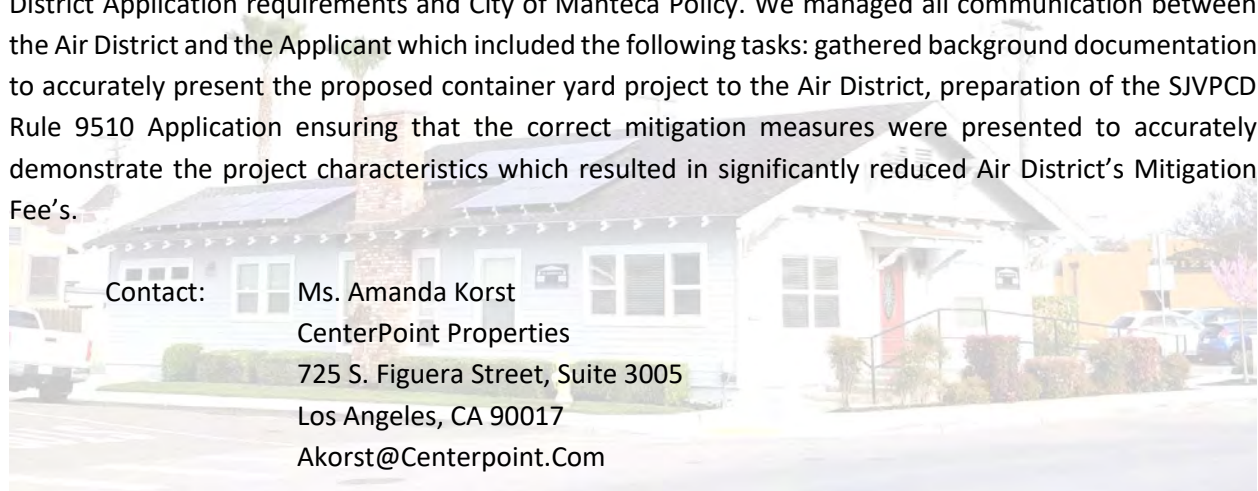
On behalf of Ceres Gateway, LLC, JBAP has been retained to prepare and process land use entitlement applications with the City of Ceres for the future development of a thirteen (13) acre regional commercial shopping center, including anchor tenants, hotel pads, and restaurant pads. JBAP staff will lead an interdisciplinary team to process the land use entitlements, and also prepare the Project's CEQA compliance documents. The Project's land use applications are currently being prepared with an anticipated submittal date of December 2018.

Contact: Mr. Daniel Ogden  
Ogden Law Firm  
1535 J Street, Suite A  
Modesto, CA 95354  
Daniel@ogdenlawmodesto.com

### CenterPoint Properties

On behalf of CenterPoint Properties, JBAP prepared an SJVPCD Rule 9510 application pursuant to Air District Application requirements and City of Manteca Policy. We managed all communication between the Air District and the Applicant which included the following tasks: gathered background documentation to accurately present the proposed container yard project to the Air District, preparation of the SJVPCD Rule 9510 Application ensuring that the correct mitigation measures were presented to accurately demonstrate the project characteristics which resulted in significantly reduced Air District's Mitigation Fee's.

Contact: Ms. Amanda Korst  
CenterPoint Properties  
725 S. Figuera Street, Suite 3005  
Los Angeles, CA 90017  
Akorst@Centerpoint.Com





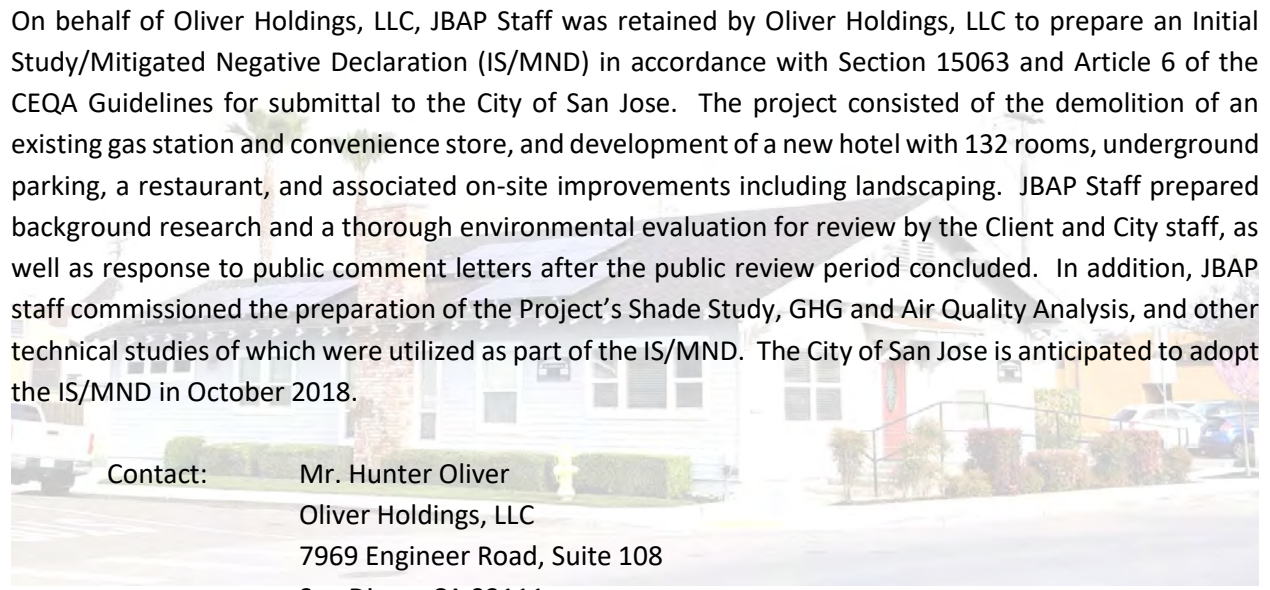
### The Law Office of Thomas Hogan

JBAP Staff researched and verified the City and County Zoning and General Plan designations future land use considerations of the former Modesto Bee property and any land use restrictions. JBAP investigated all current entitlements on the property including possible shared parking arrangements and other potential competing projects which had gained approvals by the City/County or State of California. JBAP defined special assessments including infrastructure limitations such as public water, sewer or storm drainage that may have adversely affected the reuse of the subject property. This information allowed JBAP to develop an informed strategy on the future development potential of the subject property.

Contact: Mr. Thomas P. Hogan, Esq.  
Law Office of Thomas Hogan  
1207 13<sup>th</sup> Street, Suite One  
Modesto, CA 95354  
(209) 492-9335

### Oliver Holdings, LLC

On behalf of Oliver Holdings, LLC, JBAP Staff was retained by Oliver Holdings, LLC to prepare an Initial Study/Mitigated Negative Declaration (IS/MND) in accordance with Section 15063 and Article 6 of the CEQA Guidelines for submittal to the City of San Jose. The project consisted of the demolition of an existing gas station and convenience store, and development of a new hotel with 132 rooms, underground parking, a restaurant, and associated on-site improvements including landscaping. JBAP Staff prepared background research and a thorough environmental evaluation for review by the Client and City staff, as well as response to public comment letters after the public review period concluded. In addition, JBAP staff commissioned the preparation of the Project's Shade Study, GHG and Air Quality Analysis, and other technical studies of which were utilized as part of the IS/MND. The City of San Jose is anticipated to adopt the IS/MND in October 2018.



Contact: Mr. Hunter Oliver  
Oliver Holdings, LLC  
7969 Engineer Road, Suite 108  
San Diego, CA 92111  
hunter@oliverholdings.com

### The Linde Group

On behalf of The Linde Group, JBAP Staff prepared a land use application package to Stanislaus County, the Keyes Community Service District (KCS D) and the Stanislaus Local Agency Formation Commission (LAFCo) for the purposes of water service and a project consisting of the development of five (5) liquid CO2 storage tanks, parking area for tanker trailers and car parking, and a 2,500 square foot building. JBAP also prepared an entitlement package for the project, met with KCS D and Stanislaus LAFCo Staff to determine the process and capacity for water service for the proposed project, and obtained copies of the necessary applications for KCS D and Stanislaus LAFCo to prepare the “Will-Serve” and “Annexation Approval.” JBAP staff also represented The Linde Group at the Stanislaus LAFCo hearings and presented Project details, as needed.

Contact: Mr. Audie Chong  
The Linde Group  
200 Somerset Corporate Blvd, Suite 7000  
Bridgewater, NJ 08807  
(908) 771-4929  
Audie.chong@linde.com

### Griffin Park Owners Association

On behalf of the Griffin Park Owners Association, JBAP successfully prepared and processed an SJVPCD Rule 9510 application pursuant to Air District Application requirements and City of Manteca Policy. Griffin Park Owners Association project consisted of the construction of 1,221 single-family residential lots on a 301.35-acre site, including landscaping, and park/storm drainage basins. JBAP gathered background documentation to accurately present the Griffin Park project to the Air District and worked with the Air District to ensure all aspects of the project are presented. JBA Planning managed all communication between the Air District and the Applicant. JBAP also worked with the ownership group to develop an agreement for the Indirect Source Review fees.

Contact: Ms. Toni Raymus  
Raymus Homes  
1433 Moffat Blvd. #13  
Manteca, CA 95336  
(209) 824-3080

*JKB Living, Inc.*

On behalf of JKB Living, Inc., JBAP proposed a General Plan change to the City of Ripon 10-acre property from Commercial to a mix of high and medium density residential density development with some land area remaining as Commercial. JBAP provided planning expertise associated with developing an entitlement strategy, preparation of City Applications and the Processing of Entitlements to support the expansion of the Ripon Garden Apartments and Medium Density Housing. JBAP represented the Client and presented the project at Planning Commission and City Council Hearings, as well as prepared and conducted Neighbor meetings to discuss the project’s design and options. As a result of JBAP’s service, the City of Ripon approved the project and construction is about 80% complete.

Contact: Mr. James Brenda  
JKB Living  
P.O Box 2998  
Turlock, CA 95381  
(209) 606-7080

*Palm JR, LLC*

On behalf of Palm JR., LLC, JBAP Staff developed an entitlement strategy, which included the preparation of City applications and the processing of Entitlements to support Medium Density Housing for the proposed multi-family property. JBAP Staff met with the Client and the Client’s team to discuss the project and define various concepts and processing techniques that addressed the desired Residential Density and Site Layout, scope of on- and off-site improvements, parking, amenities, and definition of open space areas, architectural elevations and floor plans of the proposed units. JBAP met with the City of Manteca to discuss the project, prepared the application package including an Initial Review and CEQA Review and Analysis, as well as prepared for and represented the Client at a City Planning Commission Public Hearing.



Contact: Mr. Resham Singh  
Palm JR, LLC  
113 Palm Avenue  
Modesto, CA 95350  
(209) 456-8500

### *Presidential Estates CEQA Compliance Processing*

On behalf of the City of Los Banos, JBAP has been engaged to prepare Initial Study for CEQA Compliance processing to include the consideration of a General Plan Amendment, Area Plan, Pre-zone, Annexation, and Vesting Tentative Map for a project known as Presidential Estates, located in the City of Los Banos. The Initial Study will include a Traffic Study, Noise Study and the Indirect Source Review documents in compliance with the San Joaquin Valley Air Pollution Control District. The Proposed Project is anticipated to be considered by the City's Planning Commission in June of 2019.

Contact: Ms. Stacy Souza Elms  
Community & Economic Development Director  
City of Los Banos  
(209) 827-2433  
Stacy.souza@losbanos.org

### *Lower Stanislaus River Trail Project Management/CEQA Finalization*

On behalf of the City of Ripon, JBAP has been engaged to act as the Project Management Team for the project known as the Lower Stanislaus River Trail, located in the City of Ripon. Specifically, JBAP will provide the services of Pre-Construction Management, California Environmental Quality Act (CEQA) support, and coordination with the San Joaquin Council of Governments (SJCOG) regarding the county wide San Joaquin Habitat Conservation and Open Space Plan (SJMSCP). JBAP Project Management will also include finalizing the Project CEQA compliance document (prepared by the City). The Proposed Project is anticipated to be considered by the City's Planning Commission in the Summer of 2019.



Contact: Mr. James Pease  
Engineering Department  
City of Ripon  
(209) 599-2108  
jpease@cityofripon.org

*City of Oakdale Contract Planning Services (Stanislaus County)*

J.B. Anderson Land Use Planning has been retained by the City of Oakdale to provide contract Land Use and Environmental Planning services. JBAP Staff is acting as an extension of City of Oakdale staff, and provides oversight and daily tasks related to current and advanced planning projects. This includes the processing Land Use Applications (i.e. Use Permits, Tentative Maps), preparation of CEQA compliance documents, and preparing policy documents such as the Housing Element Update.

Contact: Mr. Bryan Whitemyer  
City Manager  
City of Oakdale  
280 N. Third Avenue  
Oakdale, California 95361  
(209) 845-3571  
bwhitemyer@ci.oakdale.ca.us

*City of Lathrop Contract Planning Services (San Joaquin County)*

J.B. Anderson Land Use Planning has been retained by the City of Lathrop to provide contract Land Use and Environmental Planning services. JBAP Staff is acting as an extension of City of Lathrop staff, and provides oversight and daily tasks related to current and advanced planning projects. This includes the processing Land Use Applications (i.e. Use Permits, Tentative Maps), preparation of CEQA compliance documents, and preparing policy documents such as the Housing Element Update.



Contact: Mr. Stephen Salvatore  
City Manager  
City of Lathrop  
390 Towne Centre Drive  
Lathrop, CA 95330  
(209) 941-7220  
citymanager@ci.lathrop.ca.us

*City of Waterford Contract Planning Services (Stanislaus County)*

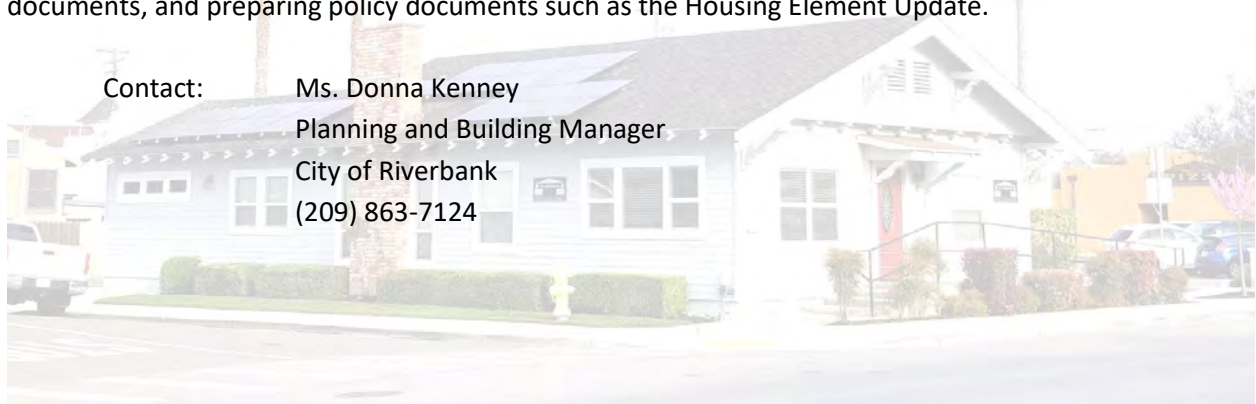
Since 2014, J.B. Anderson Land Use Planning has been retained by the City of Waterford to provide contract Land Use and Environmental Planning services. JBAP Staff is acting as an extension of City of Waterford staff, and provides oversight and daily tasks related to current and advanced planning projects. This includes the processing Land Use Applications (i.e. Use Permits, Tentative Maps), preparation of CEQA compliance documents, and preparing policy documents such as the Housing Elements Update.

Contact: Mr. Mike Pitcock  
City Manager  
City of Waterford  
101 E Street  
Waterford, California 95386  
(209) 874-2328 ext. 103  
mpitcock@cityofwaterford.org

*City of Riverbank Contract Planning Services (Stanislaus County)*

J.B. Anderson Land Use Planning has been retained by the City of Riverbank to provide contract Land Use and Environmental Planning services. JBAP Staff is acting as an extension of City of Riverbank staff and provides oversight and daily tasks related to current and advanced planning projects. This includes the processing Land Use Applications (i.e. Use Permits, Tentative Maps), preparation of CEQA compliance documents, and preparing policy documents such as the Housing Element Update.

Contact: Ms. Donna Kenney  
Planning and Building Manager  
City of Riverbank  
(209) 863-7124



## Section 3 Key Personnel

### John B. Anderson – President



Mr. Anderson holds a Bachelor of Science degree in National Resource Planning and a B.A. in Geography with an emphasis in Cartography from Humboldt State University – Arcata, California. Mr. Anderson has extensive knowledge and understanding of the California Environmental Quality Act (CEQA), California Zoning and Development Laws, Surface Mining and Reclamation Act (SMARA), California Subdivision Map Act, Williamson Act, and California Government Code as well as over 33-years of experience in public and private sector planning. Mr. Anderson’s experience is with preparation of Budgets, Investigation of planning regulations for Applications of planning regulations for current planning projects and on-going monitoring of legislative issues.

#### **Employment History:**

1993 to Present	J.B. Anderson Land Use Planning - President
1990 - 1993	Anderson Homes - Forward Planner
1988 - 1990	Stanislaus County - Associate Planner
1984 - 1988	Tuolumne County - Planner III

#### **Special Experience:**

2012 - 2015	City of Riverbank – Community Development Director
1997 - 1999	City of Livingston - Planning Director
1993 - 1997	City of Waterford - Planning Director
1990 - 1997	City of Ceres - Planning Commissioner (Chair for 2-terms)

## Mark Niskanen – Vice President



Mr. Niskanen holds a Bachelor Degree from San Diego State University in Public Administration, with an emphasis in City and Regional Planning. With almost sixteen (16) years of professional planning experience in the Central Valley, Mr. Niskanen is experienced and well versed in Federal, State, and Local Policies and Regulations related to land use development and environmental issues.

As Vice President, Mr. Niskanen is responsible for Project Management, and has worked on a variety of public agency land use and environmental planning projects. Currently, Mr. Niskanen serves as the Planning Manager for the City of Waterford and Contract Planner for City of Oakdale.

In this role, Mr. Niskanen is responsible for managing and processing Current and Advanced Planning Applications and Projects, including Cannabis related Use permits, Specific Plan Amendments, and Annexations. Mr. Niskanen has also successfully prepared General Plan Housing Elements for the County of Mariposa, and Cities of Livingston, Riverbank, and Oakdale, all of which were adopted and certified by the California Department of Housing and Community Development. Mr. Niskanen has also prepared a variety of CEQA and NEPA documents, including Environmental Impact Reports, Negative Declarations, and NEPA compliance documents associated with Community Development Block Grant Projects.

### Employment History:

2002 to Present J.B. Anderson Land Use Planning - Vice President  
2001 - 2002 URS Corporation - Environmental Planner

### Special Experience:

2015 - Present City of Waterford - Planning Manager  
2015 - Present City of Oakdale - Contract City Planner  
2002 - 2004 American Planning Association – California Chapter, Central Section Sub-Committee



## David Niskanen – Associate Planner



Mr. David Niskanen holds a Bachelor Degree from San Francisco State University in Urban Studies and Planning. While at San Francisco State University, David worked on a variety of projects, including a Secondary Housing Survey and Report of the City of San Francisco for the San Francisco Planning Department. David completed his internship with the City of Livingston and J. B. Anderson Land Use Planning and joined JBAP as an Assistant Planner at the end of 2013. In 2018, David was promoted to an Associate Planner at JBAP and is excited to continue his career as a planning professional.

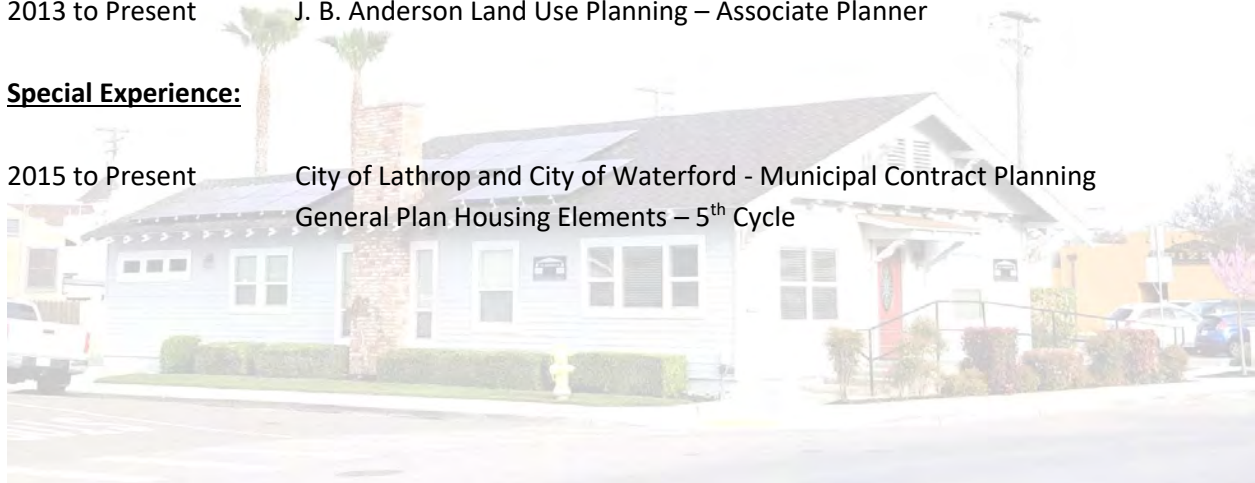
As an Associate Planner at JBAP, Mr. Niskanen is responsible for project management for land use and environmental planning projects for public and private sector clients, including zoning documents, CEQA projects, and land use entitlement processing. His other skills include air quality modeling using the California Emissions Estimator Model (CalEEMod), project organization and management. He also has experience working as a staff planner for the Cities of Lathrop and Waterford.

### **Employment History:**

2013 to Present      J. B. Anderson Land Use Planning – Associate Planner

### **Special Experience:**

2015 to Present      City of Lathrop and City of Waterford - Municipal Contract Planning  
General Plan Housing Elements – 5<sup>th</sup> Cycle



## Roman Acosta – Assistant Planner



Mr. Roman Acosta holds a Master’s Degree in Public Administration (MPA) with an emphasis in public policy and political theory from Northern Arizona University. In addition to his MPA degree, he holds two (2) Bachelor’s degrees from Syracuse University in Political Science and Philosophy. Through various internships, including one with a federal congressional representative, Mr. Acosta is experienced in local public policy, and various governmental regulations. On top of his seven (7) years in advanced education, he has completed various classes through the University of California – Davis Extension Land Use and Natural Resources Department

including: Developing and Writing CEQA Documents; Redesigning the Zoning Ordinance; Writing for Engineer’s, Planners, and Policy Makers; Subdivision Map Act; and Vested Rights, Vesting Maps, and Development Agreements.

As an Assistant Planner, Mr. Acosta is responsible for many day-to-day planning related tasks. He has worked with a variety of public agencies, and has assisted in the preparation of policy documents including Housing Element for the County of Mariposa, City of Waterford, and the City of Los Banos. He provides support documentation and research analysis for his J.B. Anderson and Public Agency colleagues.

### **Employment History:**

2016 to Present J. B. Anderson Land Use Planning - Assistant Planner

### **Special Experience:**

2016 to March 2019 City of Riverbank - Staff Planner on-call

