



Land Use Planning and Environmental Consulting Services

Statement of Qualifications



*Celebrating over 27 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 proficiency 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 and 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

Public Sector 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

Public Agency

- 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

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 include Architectural, Biological, Cultural, Landscape, Noise and Civil Engineering services.

Section 2 Land Use and Environmental Planning Services

Established in 1993, J.B. Anderson Land Use Planning provides Land Use and Environmental Consulting services for a variety of jurisdictions in the Central Valley and Sierra Nevada Foothills. Our 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 Ordinances, 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 the region. 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 deliver 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 Rule 9510, Indirect Source Review-Air Impact Assessments. Our Staff has prepared and processed numerous Permits for a range of Agricultural, Industrial and Residential sites 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 thirty-five (35) years, Mr. John B. 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, our Firm managed the entitlements associated with a 380-acre Master Plan and 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 Roth Road. Our Staff currently works three (3) days per week on-site to assist with current Lathrop planning matters and customer service.

In the City of Oakdale, we have been asked to manage two (2) large entitlement projects: the East F Street Corridor Specific Plan including the preparation of an addendum to a certified Environmental Impact Report (EIR); and, the Sierra Pointe Specific Plan Annexation and Development Agreement. Both of these projects will require significant infrastructure investment and will guide commercial and residential growth for many years to come. 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 on-site Staffing Services Staff two (2) days per week to assist with current planning matters and customer service.

In the City of Waterford, we continue to provide land use planning expertise to the community since our initial contract of 1993. Recently, we have been asked to manage a special grant application with the State Water Resources Control Board to allow for the consolidation of the public water supply systems of Hickman, River Pointe, as well as Waterford. This project will serve as one of the most significant public works projects in Waterford in decades.

Private Sector 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 anticipated to be considered by the Ceres Planning Commission in Winter 2019/2020.

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

The Law Office of Thomas Hogan

JBAP Staff researched and verified the City and City Zoning and General Plan designations future land use considerations and any land use restrictions for a forty-nine (49) unit Apartment Complex located in Modesto, CA. JBAP investigated all current entitlements on the property and other potential competing projects which had gained approvals by the City/County or State of California. On behalf of Scenic Village Apartments, LLC, JBAP processed a zone change on the subject property from R-1 to Planned Development (P-D) Zone multi-family residential development on 2.25 acres. 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. Rezone adopted by the Modesto Planning Commission in August 2019 and approved by the Modesto City Council on September 30, 2019.

Contact: Mr. Thomas P. Hogan, Esq.
Law Office of Thomas Hogan
1207 13th 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.

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 (KCSD) 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 KCSD 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 KCSD 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

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

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.

JBAP has been asked by the Developers of the Griffin Park Master Plan area to develop an infrastructure cost sharing and implementation strategy. The main goal of this work is to devise a method to fairly divide up the backbone infrastructure obligations amongst the ownership group so that each owner pays an equal share in the agreed infrastructure items. The work of JBAP includes developing and presenting options to be considered by the ownership group to accomplish the stated goal above. JBAP will abide to the ownership group’s developed lot allocation program to fairly divide the project into respective ownership areas for the purpose of future bulk lot sales or home construction depending on the goals of the individual owners. This project remains ongoing.

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

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

The Grupe Company

On behalf of the Grupe Company we continue to provide due diligence expertise in the investigation of new multi-family development projects in the communities of Santa Rosa, Napa and Davis. Our experience in the development industry and entitlement process in the State of California allows JBAP to play a critical role in the proper evaluation of key development projects. We identify development risks, prepare BP Fee and Special Assessment budgets as well as evaluate risks with mitigation measures and conditions of approval. We work side by side with experts of all fields to assess permit timing, costs and potential shortfalls.

Contact: Jeremy White, CEO
The Grupe Company
3255 West March Lane, Suite 400
Stockton, CA 95219
(209) 473-6068

Stonecreek Development

On behalf of Stonecreek Properties, we have been asked to manage entitlements associated with the annexation of a 358-acre Area Plan. The Stonecreek North Area Plan would include a new Sutter Health Medical facility, associated medical services and medical offices, expansion of the Merced Junior College as well as an age restricted housing development.

Contact: Gina Waldron, Vice President
Anderson Homes
2440 Bert Drive, Bldg 200, Suite 201
Hollister, CA 95023
(831) 630-1853

Public Sector Experience

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)

From 2016 to 2019, J.B. Anderson Land Use Planning was retained by the City of Riverbank to provide contract Land Use and Environmental Planning services. JBAP Staff acted as an extension of City of Riverbank Staff and provided oversight and daily tasks related to current and advanced planning projects. JBAP services continues to be utilized for key projects like the Riverbank Industrial Complex, Housing, Downtown Specific Plan, The Bridges Specific Plan, etc.

Contact: Ms. Donna Kenney
Planning and Building Manager
City of Riverbank
6707 3rd Street
Riverbank, California 95367
(209) 863-7124
dkenney@riverbank.org

City of Manteca (San Joaquin County)

J.B. Anderson Land Use Planning (JBAP) was contracted by the City of Manteca Community Development Department for the preparation of CEQA compliance documents for a project known as the CenterPoint Container Yard #2. The City of Manteca General Plan land use designation for the 16.12-acre site is Light Industrial, and the site is located within the Northwest Airport Way Master Plan, also land use designated as Light Industrial. The project site consists of 16.12-acres zoned for Light Industrial land uses. The Project's land use entitlements include a Commercial Site Plan Review to allow for the development of a 494-stall truck container lot to support other industrial uses within and outside of the Northwest Airport Master Plan Area. The Project is consistent with the City of Manteca's General Plan and Zoning. The CEQA approach consisted of the preparation of an Initial Study and Negative Declaration in accordance with Section 15063 and Article 6 of the CEQA Guidelines.

Contact: Mr. Jeffery Hightower
Interim Community Development Director
City of Manteca
1001 W. Center Street
Manteca, CA 95337
(209) 456-8505
jhightower@ci.manteca.ca.us

City of Los Banos (Merced County)

On behalf of the City of Los Banos, JBAP has been engaged to prepare an Initial Study/Mitigated Negative Declaration 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
520 J Street
Los Banos, California 93635
(209) 827-2433
Stacy.souza@losbanos.org

City of Ripon (San Joaquin County)

On behalf of the City of Ripon, JBAP has been engaged to California Environmental Quality Act (CEQA) compliance documentation for a Project known as Pereira Subdivision Annexation. The development of the site will include forty-five (45) detached single-family residences on 5,501 – 14,007 square foot lots on 13.3 +/- acres designated for High Low Density Residential. The Project's land use entitlements include an Annexation / Pre-Zone, Tentative Subdivision Map, and Development Agreement.

Contact: Mr. Ken Zuidervaart
 Director of Planning & Economic Development
 City of Ripon
 259 N. Wilma Avenue
 Ripon, California 95366
 (209) 599-0222
 kzuidervaart@cityofripon.org

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 35-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 eighteen (18) 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

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 – 5th 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 Elements 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 February 2019 City of Riverbank - Staff Planner on-call
2019 to Present City of Waterford – Staff Planner on-call
2020 to Present City of Oakdale – Staff Planner on-call