

## ABOUT US

J. B. Anderson Land Use Planning offers professional land use planning and development entitlement services throughout California. We provide decisive and creative assistance in navigating through many significant and essential land use development issues in a changing environment. The key to our success is our *service*. We take great pride in understanding the assignment and the budget constraints of our clients. We continue to protect the assets of each project through a strong liaison between Client and private or public entity resulting in a *smooth and uninterrupted transition from project feasibility, implementation through to project completion*.

Since 1984, John B. Anderson has provided Land Use Planning services in California through a host of private and public clients. Mr. Anderson has been employed by the Counties of Stanislaus, San Joaquin, Calaveras, Merced, Madera, Tuolumne, and Mariposa to provide current and advanced planning services. Mr. Anderson has been the consulting Planning Director for the Cities of Waterford, Livingston, Hughson and Riverbank and has provided public policy work for the Cities of Ceres, Escalon, Hughson, Lathrop, Livingston, Los Banos, Manteca, Merced, Mountain House Community, Oakdale, Ripon, Riverbank, Turlock and Waterford. Mr. Anderson's reputation is attributed to his *thoroughness, attention to detail and professional guidance*.

Our firm supports a highly educated staff with experience in Urban Planning, Design, Public Policy Development and Land Use Entitlements. J. B. Anderson Planning keeps apprised of current and ongoing constraints brought forth by local, county and state entities. We possess a strong ability to negotiate and steer through today's land development projects.

Graphically displayed below are some of our recent private and public clients:



*Continuity and knowledge earmark our work for a positive humanitarian approach to growth and development in California's Central Valley Region.*



# SITE PLANNING

## ❖ **Forward Planning**

We offer advance land planning and consulting efforts in association with:

- **Specific Plans**
- **Area and Master Plan**
- **Development Plans**

Technical application processes are streamlined by our current knowledge of county/city standards and regulations and our relationships with Public Agency staff. This knowledge ensures that each project achieves its *maximum development potential*.



***Downtown Specific Plan, Riverbank***

## ❖ **Subdivision Design & Layout**



***River Islands, Lathrop***

A good design is the foundation of any development. The ability to incorporate the client's project vision and meet the needs of the jurisdiction is crucial. By working with all interested parties, we are able to create a project design that works for the developer and community.

The steps in developing a good design can include:

- **Conceptual Bubble Plans**
- **Preliminary Layouts**
- **Final Design**



# PUBLIC SECTOR PLANNING

Staff with J. B. Anderson Planning continues to provide key advanced and current planning services for a number of Cities and Counties in the State of California including Waterford, Oakdale, Riverbank, Ceres, Lathrop, Los Banos, Ripon, Hughson, Escalon, Turlock, Merced, Riverbank, Livingston, Mountain House Community, Calaveras County and Mariposa County. We are committed to understanding the service needs of our clients and provide innovative ideas and insight to solving key project and policy related issues and concerns. We are capable of providing a high degree of competent planning knowledge to any task and are often sought by public agencies to share examples of regulations and conditions to apply to local concerns.

## ❖ *Contract Staff Planning*

Assist with contract Planning Services for various Public Agencies, and guide Agency Staff in the processing and management of current and advanced Planning Projects. We act as an extension of Public Agency Planning Staff providing management for the processing and implementation of various Development Applications including Tentative Maps, General Plan Amendments, Re-Zone Classifications, and Development Plans. Our Staff has recently provided Project Management services to Waterford, Oakdale, Riverbank, Ceres, Lathrop, Los Banos, Ripon, Hughson, Escalon, Turlock, Merced, Riverbank, Livingston, Mountain House Community, Calaveras County and Mariposa County.

## ❖ *Special District Formation*



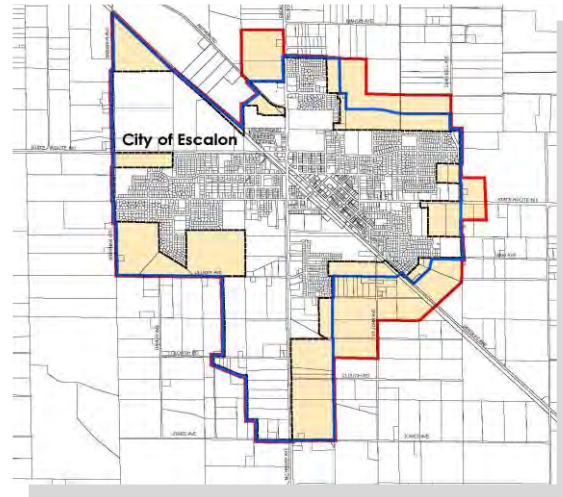
**River Parkway, Waterford**

J. B. Anderson has played an integral role in the development of various Landscape and Lighting Districts, Community Facilities Districts, Areas of Benefit and County Service Areas. Each jurisdiction has its own unique way of handling the funding of basic public maintenance obligations. We are an excellent source of knowledge when it comes to special district formation and the proper administration of budgets, annual Engineers reports, reports to the County Assessor's Office and compliance with SB 218.



### ❖ ***Municipal Services Review***

In order to represent a reasonable expansion of services to new areas, a report of services needs to be developed and approved by the Local Agency Formation Commission. We have had the pleasure of providing this service through public disclosure documentation with the Cities of Escalon, Lathrop, Ripon and Riverbank.



### ❖ ***Housing Elements***

J. B. Anderson Planning is a full-service planning firm who is aware and capable of preparing a whole host of public policy documents such as Housing Elements. Over the past 30 years, Mr. Anderson has been involved with the development, modification and interpretation of several Housing Elements. We are currently engaged in the update of the existing Housing Elements for the City of Waterford.

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### ❖ ***Planning and Technical Assistance for Grants***

Over the past 20 years, Mr. Anderson has applied for, managed and successfully closed over 30 grants, which allowed for such things as downtown beautification, economic development strategies, housing stock inventories, safe routes to school and the like. We are aware of the grant criteria and are capable of clearly articulating opportunities to any public agency.

### ❖ ***CEQA/NEPA Review and Compliance***

Environmental review and compliance services are available for projects in accordance with the California Environmental Quality Act (CEQA). Our Staff is experienced and knowledgeable of the CEQA Statutes and Guidelines, and has recently completed Initial Studies/Negative Declarations for the City of Los Banos, Riverbank, Stanislaus County and Monterey Park Tract CSD. Our Staff can assist Public and Private Agencies in the preparation and completion of CEQA documents in accordance with State Law.



# LAND USE CONSULTATION

## ◇ *Entitlement Processing*

Securing essential project entitlements requires the processing of various applications including Annexation, Rezone, General Plan Amendments, Specific Plans, Tentative and Final Subdivision Maps. This process can be time consuming and difficult to monitor; our firm can minimize delays and act as project manager handling all aspects of the project.

Recent Entitlement Processing projects include Ripon Gardens Apartments, Terra Ranch in Manteca, and Kiernan Business Park East Apartments in Modesto.

## ◇ *Forward Planning*

A thorough Due Diligence investigation provides the necessary information to make an educated decision on the feasibility of a project.

These Due Diligence reports may include:

- Due Diligence and Feasibility Studies
- Budgets Analysis Review
- Risk Assessment with Entitlements
- Permitting by Government Agencies
- Project Mitigation Issues
- Timing of Approval
- Risk Assessment

## ◇ *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 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.

### TERRA RANCH - TRACT 3493 - UNIT 1 MANTECA, CALIFORNIA

THIS SET OF PLANS HAS BEEN PREPARED FOR THE BACKSIDE STREET AND UTILITY IMPROVEMENTS, AND FOR ROUGH GRADING FOR THE STREETS AND LOTS IN THE REMAINDER OF THE TERRA RANCH SUBDIVISION. THE BACKSIDE IMPROVEMENTS INCLUDE THE FULL OR PARTIAL STREET ALIGNMENTS IDENTIFIED BY HATCHING ON THIS COVER SHEET, THE PERMANENT PARKING AREAS, THE TEMPORARY PERCOLATION BASIN, AND THE STORM DRAIN PUMP STATION AND FORCE MAIN INCLUDED IN THIS PLAN SET. THE REMAINING STREETS AND LOTS SHALL BE ROUGH GRADED IN ACCORDANCE WITH THE GRADING PLANS INCLUDED IN THIS PLAN SET. SEE SEPARATE PHASE 1 AND PHASE 2 PLANS FOR REMAINING SITE IMPROVEMENTS OUTSIDE OF BACKSIDE PLAN LIMITS.



**Terra Ranch, Manteca**



### ✧ ***Expert Witness Testimony***

Over the past 30 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 timeframes. Mr. Anderson has been qualified by court appearance to perform Expert Witness Testimony in Sacramento, San Joaquin and Stanislaus Counties.



## MEET OUR STAFF



**JOHN B. ANDERSON**  
*Owner/President*

Mr. Anderson holds two Bachelor's Degrees from Humboldt State University, Arcata, California. One in Natural Resource Planning and another in Geography with an emphasis in Cartography.

Mr. Anderson has been providing planning services throughout the valley and foothills since 1984. In 1993, he founded J. B. Anderson Land Use Planning. 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 the California Government Code, as well as nearly 40 years of experience in public and private sector planning. Moreover, Mr. Anderson has experience with the preparation of budgets, the investigation of planning regulations for applications and the on-going monitoring of legislative issues.



**MARK NISKANEN**  
*Vice President/Principal Planner*

Mr. Niskanen holds a Bachelor's Degree from San Diego State University in Public Administration, with an emphasis in City and Regional Planning. With twenty-two (22) 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.





**MIGUEL A. GALVEZ**  
*Senior Planner*

Mr. Galvez holds a Bachelor's Degree from California State Stanislaus in Political Science/Public Administration. With over twenty (20) years of professional planning experience in the Central Valley, Mr. Galvez is experienced and well versed in Community and Economic Development, Federal, State and Local Policies and Regulations related to land use development and environmental issues.

As a Senior Planner, Mr. Galvez is responsible for Project Management including managing and processing Current and Advanced Planning Applications with a primary focus on Contract Planning Services.



**DAVID NISKANEN**  
*Associate Planner*

Mr. David Niskanen holds a Bachelor's 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, 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.







**JAILAH SMITH**  
*Assistant Planner*

Ms. Jailah Smith holds a Bachelor's Degree in Urban Studies and Planning from California State University, Northridge, California. During her time in college, Ms. Smith provided Urban Design research assistance on several projects including an elementary school, water conservation, low-income communities, and climate sustainability on campus. In addition, Ms. Smith was the President of the Urban Planning Students of Northridge in the Urban and Planning department. Our Firm is honored to be her first place of employment utilizing her knowledge of Urban Studies and Planning. She has shown

dedication in continuing her education to stay current on processes and regulations of Land Use Planning and Environmental Studies.

As an Assistant Planner, Ms. Smith is responsible for many day-to-day planning related tasks. She is working with a variety of public agencies and provides support documentation and research analysis for the Firm and our Public Agency colleagues and clients.



# PARTIAL CLIENT LIST

## Private Sector Clients

<i>Anderson Homes</i>	<i>Grupe Company</i>	<i>Raymus Homes</i>
<i>Atherton Homes</i>	<i>Hearthstone Builders</i>	<i>Reynolds &amp; Brown</i>
<i>Arniaz Companies</i>	<i>Inland Developers</i>	<i>Richmond American Homes</i>
<i>Barton Ranch, Inc.</i>	<i>JKB Living</i>	<i>River Islands</i>
<i>Beard Land, Inc.</i>	<i>John Laing Homes</i>	<i>Riverside Builders</i>
<i>Beck Development</i>	<i>KB Homes</i>	<i>Ron Kopf</i>
<i>Benchmark Engineering</i>	<i>KDN Enterprise</i>	<i>Ross F. Carroll, Inc.</i>
<i>Bianchi Land Company</i>	<i>Lafferty Homes</i>	<i>Sage Community Group</i>
<i>Bill Lyons</i>	<i>Les Surpa</i>	<i>Saybrook Community Group</i>
<i>Black mountain Construction</i>	<i>LGI Homes</i>	<i>SCM Homes</i>
<i>Bottomley Family Trust</i>	<i>Meritage Homes</i>	<i>Signature Developers</i>
<i>Bright Development</i>	<i>Modesto &amp; Empire Tractor Co.</i>	<i>Sig Lakireddy</i>
<i>Brite Transportation</i>	<i>Morrison Homes</i>	<i>Sonora Community Hospital</i>
<i>Cal Sierra</i>	<i>O'Dell Engineering</i>	<i>Stonecreek Properties</i>
<i>Canyon Creek</i>	<i>Oakwood Lake, Inc.</i>	<i>Tri-Mark Communities</i>
<i>Central Valley Recycling</i>	<i>Oak Valley Community Bank</i>	<i>VA Rodden</i>
<i>Christy Properties</i>	<i>Pacific Pride Communities</i>	<i>Western Pacific Housing</i>
<i>Cranbrook Group, Inc.</i>	<i>Pacific Union Homes</i>	<i>Willow Equities</i>
<i>D.R. Horton</i>	<i>Pardee Homes</i>	<i>Woodside Homes</i>
<i>Doctors Hospital of Manteca</i>	<i>PMZ Real Estate</i>	
<i>Frontier Community Builders</i>	<i>Raymus Development And Sales</i>	

## Legal Firms/Special Districts

<i>Modesto Irrigation District</i>	<i>Cassell, Malm, Fagundes</i>	<i>Neumiller &amp; Beardslee</i>
<i>Turlock Irrigation District</i>	<i>Downey Brand</i>	<i>Petrulakis, Jensen &amp; Friedrich</i>
<i>Timken, Johnson &amp; Hwang</i>	<i>Herum, Crabtree, Bwon</i>	<i>Price, Postal &amp; Parma</i>
<i>Del Puerto Health Care District</i>	<i>Morse, Morse &amp; Morse</i>	<i>Thomas H. Terpstra</i>
<i>Livingston Medical Group</i>	<i>Mussman &amp; Mussman LLP</i>	<i>Monterey Park Tract CSD</i>
<i>Herum, Crabtree, Brown</i>	<i>Price, Postal &amp; Parma LLP</i>	
<i>Yosemite Community College District</i>	<i>Freeman, D'Aluto, Pierce, Gurev, Keeling &amp; Wolfe</i>	

## Public Sector Clients

<i>City of Angels Camp</i>	<i>City of Lathrop</i>	<i>County of Mariposa</i>
<i>City of Ceres</i>	<i>City of Livingston</i>	<i>County of Stanislaus</i>
<i>City of Oakdale</i>	<i>City of Patterson</i>	<i>County of San Joaquin</i>
<i>City of Los Banos</i>	<i>City of Ripon</i>	<i>Chatom U.S.D.</i>
<i>City of Merced</i>	<i>City of Riverbank</i>	
<i>City of Escalon</i>	<i>City of Waterford</i>	
<i>City of Hughson</i>	<i>County of Calaveras</i>	

