



# Land Use Planning and Environmental Consulting Services

## Statement of Qualifications



*Celebrating Over 30 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 (JBAP) 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 current and long-range Land Use Planning and Environmental services on Projects ranging from Permit Processing, Residential Subdivisions, Commercial Centers, and Industrial Projects.

Our Firm supports a highly educated and experienced Staff with proficiency in Land Use Planning, Project 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 Public Agency 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

#### *Due Diligence:*

Forward Planning involves Due Diligence investigations to provide the necessary information to make educated decisions regarding project feasibility. Due Diligence reports may include 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.

#### *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.

#### *Improvement and Reimbursement Agreements:*

Many times, our clients are aware of the reimbursements owed for master improvements installed, but the local jurisdiction's process for identification and tracking is 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 clients' efforts in this process. Over the years, we have managed and secured millions of reimbursable dollars for our clients and we 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 forty (40) 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 timeframes. Mr. Anderson has provided Expert Witness Testimony and has qualified in the Counties of Sacramento, San Joaquin, and Stanislaus.

### Public Sector Planning

Our Firm currently provides On-Call and On-Site Planning services for the cities of Waterford, Oakdale, Riverbank, Lathrop, Livingston, Merced, Los Banos, Dos Palos, Hughson, Mountain House, and the Counties of Mariposa and San Joaquin. We provide 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 million (4,000,000) 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 one (1) day per week on-site to assist with current 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, JBAP successfully prepared and obtained certification for the City's 2015-2023 Housing Element and is currently underway with 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. 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 have continued to provide land use planning expertise to the community since our initial contract in 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 led an interdisciplinary team to process the land use entitlements and prepare the Project's CEQA compliance documents. The Project is currently under construction.

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 Low-Density Residential (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. The rezone was 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 13<sup>th</sup> Street, Suite One  
Modesto, CA 95354  
(209) 492-9335

### **Oliver Holdings, LLC**

JBAP Staff was retained by Oliver Holdings, LLC., to prepare an Initial Study/Mitigated Negative Declaration (IS/MND) in accordance with 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 that were utilized as part of the CEQA documentation.

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 (KCSO), 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 KCSO 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 KCSO 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.

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 Amendment to a change to the City of Ripon for a ten (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 to provide Medium Density Housing. JBAP represented JKB 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 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 a SJVPCD Rule 9510 application pursuant to Air District Application requirements and City of Manteca Policy. The 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. JBAP Planning managed all communication between the Air District and the Applicant, and we 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 the backbone infrastructure obligations amongst the ownership group so that each owner pays an equal share toward the agreed infrastructure items. JBAP’s work includes developing and presenting options to be considered by the ownership group to accomplish the stated goal. 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

### **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 development fees and Special Assessment budgets as well as evaluate risks associated with mitigation measures and conditions of approval. We work side by side with subject matter experts in 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 acts 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 of 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. Jerry Ramar  
City Manager  
City of Oakdale  
280 N. Third Avenue  
Oakdale, California 95361  
(209) 845-3571  
[jramar@oakdaleca.gov](mailto:jramar@oakdaleca.gov)

### **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 of Land Use Applications (i.e., Use Permits, Tentative Maps), and preparation of CEQA compliance documents.

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

**City of Hughson - Contract Planning Services (Stanislaus County)**

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

Contact: Ms. Carla Jauregui  
Community Development Director  
City of Hughson  
P.O. Box 9  
Hughson, California 95326  
(209) 883-4054  
cjauregui@hughson.org

**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 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, P.E.  
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 acts as an extension of City of Riverbank staff and provides oversight and daily tasks related to current and advanced planning projects. JBAP services are also utilized for key projects like the Riverbank Industrial Complex, Housing, Downtown Specific Plan, and The Bridges Specific Plan.

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

**City of Mountain House - Contract Planning Services**

J.B. Anderson Land Use Planning has been retained by the County of San Joaquin to provide contract Land Use and Environmental Planning services to the Mountain House Community. JBAP staff is acting as an extension of SJC staff and provides oversight and daily tasks related to current and advanced planning projects including the processing of Land Use Applications (i.e., Use Permits, Tentative Maps), preparation of CEQA compliance documents, and preparing policy documents.

Contact: Mrs. Jodi Almassy  
Deputy City Manager  
City of Mountain House  
251 E. Main Street  
Mountain House, California 95391  
(209) 831-2300  
jalmassy@sjgov.org

### **City of Ripon – CEQA (San Joaquin County)**

J.B. Anderson Land Use Planning was hired by the City of Ripon for the preparation of CEQA compliance documents and Annexation Plan for a project known as the Pereira Estates Subdivision consisting of an Annexation, Pre-Zone, Tentative Subdivision Map, and Development Agreement to allow for the development of forty-five (45) single-family residential lots, ranging in size from 5,501 - 14,007 square feet. As a part of the Applicant's request, the property would be pre-zoned to R-1, R1-C, and R1-L which is consistent with the City of Ripon General Plan land use designation of High Low Density Residential (HLDR). JBAP prepared the Initial Study/Negative Declaration, the Mitigation Monitoring and Reporting Program, and attended Public Hearings with the City's Planning Commission and City Council. JBAP also prepared the Plan for Services for Pereira Estates which was submitted with the City's Annexation Application to the San Joaquin Local Agency Formation Commission (SJ LAFCO). Also, JBAP staff attended the SJ LAFCO Public Hearing for the Project.

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

### **City of Los Banos - CEQA (Merced County)**

On behalf of the City of Los Banos, J.B. Anderson Land Use Planning has been retained to prepare an Initial Study/Negative Declaration in accordance with CEQA Statutes and Guidelines to evaluate a proposed 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 included a Traffic Study, Noise Study, and the Indirect Source Review documents in compliance with the San Joaquin Valley Air Pollution Control District.

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

## Section 3 Key Personnel

### John B. Anderson – President Emeritus



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 40 years of experience in public and private sector planning.

Mr. Anderson’s experience includes 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:

2026 - Present	J.B. Anderson Land Use Planning – President Emeritus
1993 - 2025	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:

1990 - 1997	City of Ceres – Planning Commissioner (Chair for two terms)
1993 - 1997	City of Waterford – Planning Director
1997 - 1999	City of Livingston – Planning Director
2012 - 2015	City of Riverbank – Planning Director
2021 - Present	City of Livingston – Contract Planner
2021 - Present	San Joaquin County – Mountain House Planner

## Mark Niskanen – President



Mr. Niskanen holds a Bachelor of Arts Degree from San Diego State University in Public Administration, with an emphasis in City and Regional Planning. With twenty-four (24) 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 President, Mr. Niskanen is responsible for Project Management, and has worked on a variety of 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:

2026 - Present	J.B. Anderson Land Use Planning - President
2002 - 2025	J.B. Anderson Land Use Planning – Vice President
2001 - 2002	URS Corporation – Environmental Planner

### Special Experience:

2022 – Present	Board Member, City of Modesto – Board of Zoning Adjustment.
2015 - Present	City of Waterford – City Planner
2015 - Present	City of Oakdale – City Planner
2022 - Present	City of Hughson – Contract Planner
2002 - 2004	American Planning Association – California Chapter, Central Section

## David Niskanen – Vice President



Mr. David Niskanen holds a Bachelor of Arts Degree from San Francisco State University in Urban Studies and Planning. While at San Francisco State University, David completed 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 Associate Planner, then to Senior Planner in 2022, and to Vice President in 2025. David has more than ten (10) years of professional land use planning and is excited to continue his career as a planning professional.

As a Vice President 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:

2026 - Present	J.B. Anderson Land Use Planning – Vice President
2013 - 2025	J. B. Anderson Land Use Planning – Senior Planner

### Special Experience:

2015 - Present	City of Lathrop – Municipal Contract Planning
2015 - Present	City of Waterford – Municipal Contract Planning

## Miguel A. Galvez – Senior Planner



Mr. Galvez holds a Bachelor of Arts Degree from California State University Stanislaus in Political Science/Public Administration. With thirty-three (33) 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.

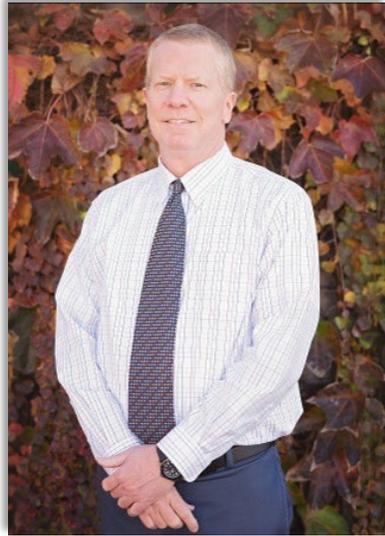
### Employment History:

2021 - Present	J.B. Anderson Land Use Planning – Senior Planner
2016 - 2021	County of Stanislaus – Deputy Director
2013 – 2016	County of Stanislaus – Planning Division Manager
2006 – 2010	Modesto City Schools – Facilities Department Director and Planning Director
1990 – 2006	City of Modesto – Assistant, Associate, and Senior Planner

### Special Experience:

2021 – Present	City of Livingston – Contract Planner
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## Brad Wall – Senior Planner



Mr. Brad Wall holds a Master of Arts Degree in Planning from California State University, Chico, and a Bachelor of Science Degree in Construction Management, also from CSU, Chico.

Mr. Wall has thirty (30) years of professional planning experience, starting in the Public Sector in 1995, and moving to the private sector from 2004 through 2007. Brad returned to the City of Modesto as Principal Planner in 2007, focusing on long-range and policy planning, before working as Planning Manager overseeing current planning operations at the City of Stockton (2022-2023). Mr. Wall is experienced and well versed in Community and Economic Development, local agency processes, and Federal, State and Local Policies and Regulations related to planning and development, and environmental documentation.

As a Senior Planner at JBAP, Mr. Wall is responsible for project management for a full range of planning tasks, including Specific Plans, Master Plans, Environmental documents, and special projects. Brad also manages complex planning studies and development applications, as well as reviewing and processing complex comprehensive plan amendments, rezonings, annexations, and site plans.

### Employment History:

2023 - Present	J.B. Anderson Land Use Planning, Senior Planner
2022 - 2023	City of Stockton, Planning Manager
2007 - 2022	City of Modesto, Principal Planner
2005 - 2007	O'Dell Engineering, Planning Manager
2004 - 2005	Bright Development, Entitlement Manager
2001 - 2004	City of Modesto, Associate Planner
1999 - 2001	County of San Joaquin, Transportation Planner

### Education:

1996	Master of Arts – City Planning: California State University, Chico
1993	Bachelor of Science – Construction Management: California State University, Chico

### Certificate:

2006 - 2021 American Institute of Certified Planners No. 020684

## Michael Arroyo – Associate Planner



Mr. Michael Arroyo holds a Bachelor of Arts degree in Economics from California State University Stanislaus and a Real Estate License from California Dept. Real Estate / DRE#02197549.

Mr. Arroyo's experience as a planning professional, including as an Assistant Planner for the City of Modesto, demonstrates his commitment to meeting clients' goals and needs while delivering consistent, exceptional results and providing guidance and direction for development projects of varying degrees of complexity. His background as a Residential Appraiser has also given him a solid foundation in research, analysis, and project management.

As an Associate Planner, Mr. Arroyo is responsible for many day-to-day planning-related tasks. He 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.

### Employment:

2024 - Present	J.B. Anderson Land Use Planning – Associate Planner
2023 - 2024	J.B. Anderson Land Use Planning – Assistant Planner
2022 - 2023	City of Modesto – Assistant Planner

### Education:

2014 - 2017	Bachelor of Arts/Economics - California State University of Stanislaus
	California Department of Real Estate – Colibri Real Estate

### Special Experience:

2025 – Present	Commissioner, City of Modesto – Planning Commission
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## Jailah Smith – Assistant Planner



Ms. Jailah Smith holds a Bachelor’s Degree in Urban Studies and Planning from California State University, Northridge and a Master’s Degree in Urban and Regional Planning from the University of California, Irvine, where she completed her master’s capstone on permanent supportive housing development. 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 the 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.

### Employment:

2023 - Present                      J. B. Anderson Land Use Planning – Assistant Planner

### Education:

2022                                      Bachelor of Arts - Urban Planning: California State University, Northridge

2025                                      Master of Urban and Regional Planning: University of California, Irvine

### UC Davis Extended Education:

January 2023                          Planning in California: An Overview

February 2023                        Overview of California Environmental Regulations

CEQA: A Step-by-Step Approach

Spring 2023                            Urban Planning Process: Planning Studio

Subdivision Map Act

Mitigation Measure Development and Monitoring

## Savannah Hudson - Assistant Planner



Ms. Savannah Hudson holds two Bachelor's Degrees in Urban Studies and Political Science (with a focus in American Politics) from the University of California, Berkeley.

As a native of Manteca, Ms. Hudson is passionate about contributing to the rapid growth of the Central Valley region. Previously an Assistant Planner for the City of Stockton, Ms. Hudson has extensive experience managing a wide range of development projects, conducting detailed research, and providing excellent customer service.

As an Assistant Planner, Ms. Hudson 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.

### Employment History:

2024 - Present	J.B. Anderson Land Use Planning - Assistant Planner
2023 - 2024	City of Stockton - Assistant Planner

### Education:

2023	Bachelor of Arts - Urban Studies: University of California, Berkeley
2023	Bachelor of Arts - Political Science: University of California, Berkeley

### UC Davis Extended Education:

March 2024	Essentials of Land Use Planning
April 2024	CEQA: A Step-By-Step Approach
September 2024	Subdivision Map Act



**FEE RATE SCHEDULE for Private Clients**

**January 2026 (New Contract)**

<b>STAFF MEMBER</b>	<b>TITLE</b>	<b>HOURLY RATE</b>
Mark Niskanen	President	\$261.00/Hour
John B. Anderson	President Emeritus	\$288.00/Hour
David Niskanen	Vice President	\$212.00/Hour
Miguel Galvez	Senior Planner	\$212.00/Hour
Brad Wall	Senior Planner	\$212.00/Hour
Michael Arroyo	Associate Planner	\$160.00/Hour
Jailah Smith	Assistant Planner	\$139.00/Hour
Savannah Hudson	Assistant Planner	\$139.00/Hour
Jennifer Ward	Administrative Assistant	\$79.00/Hour

Note Terms of Payment: Client shall pay Consultant in full for all charges and expenses set forth in each invoice within ten (10) days of the date of the invoice. If the Client fails to pay all amounts owed within this ten (10) day period, the Client shall pay a late charge on the unpaid balance at the rate of twenty percent (20%) per annum. Rates are subject to change upon thirty (30) day notice. The rates above will be modified to accommodate the annual CPI adjustments and are effective January 1<sup>st</sup> of each year.