

Job Title: Senior Planner

Location: Ripon, California

Employment Type: Full-Time



About Us: J.B. Anderson Land Use Planning is a respected private consulting firm located in Ripon, California, specializing in land use planning, entitlements, CEQA/NEPA compliance, and development strategy throughout California's Central Valley and beyond. We partner with public agencies, developers, property owners, and stakeholders to deliver innovative, practical solutions that advance high-quality projects while navigating complex regulatory environments. Our Ripon office serves as a hub for projects in San Joaquin, Stanislaus, Merced, and Mariposa Counties and surrounding areas, focusing on residential, commercial, industrial, and mixed-use developments. Currently, our Firm provides Contract Land Use Planning services to the cities of Mountain House, Lathrop, Oakdale, Waterford, Hughson, Livingston, Merced, in addition to the Counties of Mariposa and San Joaquin. Our office is located at 139 S. Stockton Avenue, Ripon, California 95366 and our website can be viewed at www.jbandersonplanning.com.

Position Overview: We are seeking an experienced Senior Planner to lead complex entitlement and planning projects for specific Public Agency clients, mentor staff, and drive client success. This role may include conducting office hours at client locations. This senior leadership role offers the opportunity to shape major developments in one of California's fastest-growing regions while enjoying the flexibility and impact of private-sector consulting.

Key Responsibilities:

- Lead and manage high-profile land use and entitlement projects from concept through approval, including rezoning, general plan amendments, specific plans, tentative maps, use permits, and variances.
- Prepare and oversee technical planning documents, including entitlement applications, CEQA initial studies/negative declarations/EIRs, staff reports, findings, and conditions of approval.
- Serve as primary client contact, providing strategic guidance on project feasibility, regulatory compliance, and risk mitigation in California's evolving planning landscape.
- Conduct complex research, analysis, and due diligence on land use policy, zoning, general plans, and environmental regulations.

- Facilitate public outreach, stakeholder coordination, and presentations to planning commissions, city councils, county boards, and community groups.
- Supervise and mentor associate/senior planners and support staff; review work products for quality and accuracy.
- Contribute to business development through proposal preparation, client relationship management, and identifying new opportunities in the Central Valley market.
- Stay current on state/local legislation (e.g., housing element requirements, SB 330, density bonus laws) and apply best practices to client projects.

Qualifications

- Master's degree in Urban Planning, Land Use Planning, Geography, Public Administration, or a closely related field (Bachelor's degree with exceptional experience may be considered).
- Minimum 8–10+ years of progressively responsible professional experience in land use planning, with at least 4–5 years in a supervisory or project lead role.
- Strong experience in private-sector consulting and/or entitlement processing for development projects (public agency experience a plus).
- In-depth knowledge of California land use laws, CEQA, general plans, zoning ordinances, and subdivision regulations.
- Proven track record of successfully obtaining entitlements for complex projects.
- Excellent written and verbal communication skills; experience preparing clear, persuasive reports and delivering effective public presentations.
- Proficiency with Microsoft Office (i.e. word, excel etc.), Bluebeam, Adobe, and other common software platforms utilized for Land Use and Planning.
- Valid California driver's license and ability to travel locally as needed.

What We Offer:

- Competitive salary range: \$134,000 – \$163,000 annually (DOE, commensurate with experience and qualifications).
- Anticipate billable hours of 135 hours per month (minimum).
- Comprehensive benefits package including health, dental, vision, 401(k) with 5% employer match with immediate vesting rights, paid time off, and professional development support.
- Paid time off between the Christmas and New Year's holidays.
- Collaborative team culture focused on work-life balance and professional growth.
- Opportunity to work on impactful, high-visibility projects in a dynamic region.

- Two (2) weeks of paid vacation and one (1) week of sick leave.

How to Apply:

Please submit your resume, cover letter, and a list of 2–3 professional references to Mr. Mark Niskanen, President (mark@jbandersonplanning.com) with the subject line: "Senior Planner – J.B. Anderson Land Use Planning". In your cover letter, briefly describe a challenging entitlement project you've led and the outcome. J.B. Anderson Land Use Planning is an equal opportunity employer. We value diversity and encourage applications from all qualified candidates. Applications will be reviewed on a rolling basis – apply today!