



LAND USE PLANNING AND ENVIRONMENTAL CONSULTING SERVICES

COMPANY PROFILE



Celebrating Over 30 Years of
Excellence in the Central Valley!



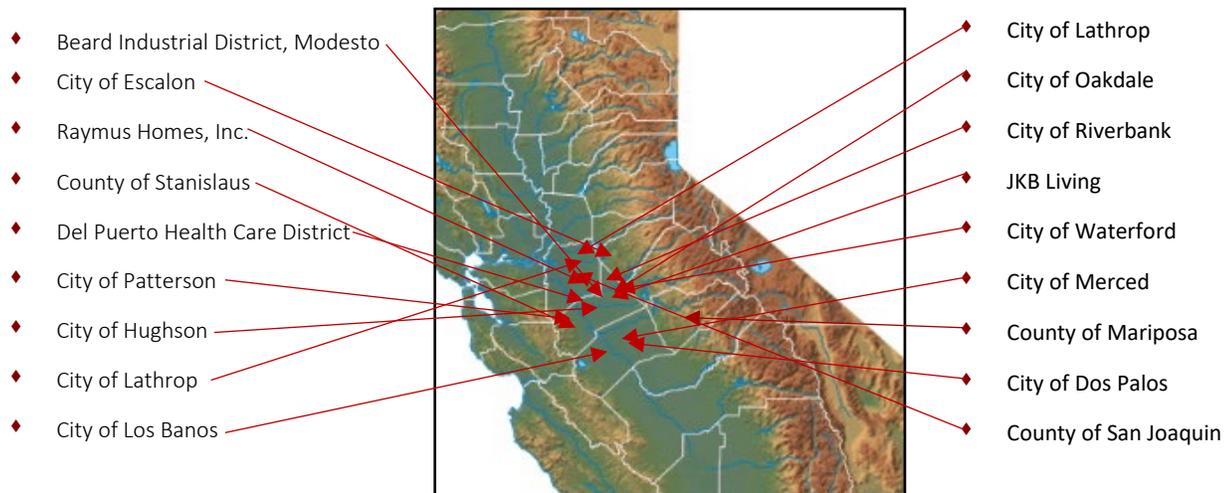
ABOUT US

J. B. Anderson Land Use Planning (JBAP) offers Professional Land Use Planning and Development Entitlement Services throughout the Central Valley and surrounding Northern California area. 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 considerable 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 1993, J.B. Anderson Land Use Planning (JBAP) has provided Land Use Planning services in California through a host of private and public clients. JBAP has been employed by the Counties of Stanislaus, San Joaquin, Calaveras, Merced, Madera, Tuolumne, and Mariposa to provide current and advanced planning services. J.B. Anderson Land Use Planning has been, or is currently, the consulting Planning Director for the Cities of Waterford, Livingston, Oakdale, and Mountain House. In addition, JBAP has provided public policy work and contract staffing for the Cities of Ceres, Escalon, Hughson, Lathrop, Los Banos, Manteca, Merced, Patterson, Ripon, Riverbank, Turlock and Dos Palos, and including the counties of Mariposa and San Joaquin. JBAP's reputation is attributed to our *thoroughness, diligence, and professional guidance*.

Our firm supports a highly educated staff with experience in Urban Planning, Design, Public Policy Development and Land Use Entitlements. Additionally, JBAP keeps appraising current and ongoing policies and regulations brought forth by local, county and state entities. Our staff 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

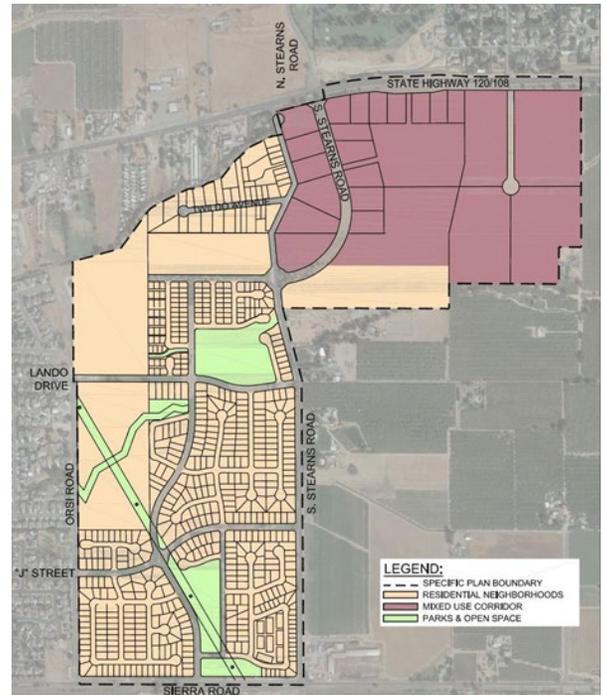
Sierra Pointe Specific Plan, Oakdale, Ca.

❖ *Forward Planning*

We offer advanced 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*.



PUBLIC SECTOR PLANNING

Staff with JBAP provides advanced and current planning services for a number of Cities and Counties in the Central Valley of California including Waterford, Oakdale, Riverbank, Lathrop, Los Banos, Hughson, Merced, Livingston, Mountain House, Manteca, and Dos Palos, as well as Mariposa and San Joaquin Counties. 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*

J.B. Anderson Land Use Planning offers assistance 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, Use Permits, and Development Plans. Currently, our Firm provides contract Planning Services to the following agencies:

- City of Hughson;
- City of Lathrop;
- City of Livingston;
- City of Mountain House;
- City of Oakdale;
- City of Riverbank;
- City of Waterford;
- City of Los Banos;
- Mariposa County; and
- San Joaquin County.

Within these respective agencies, J.B. Anderson Land Use Planning acts as an extension of City staff while managing and processing various Land Use Entitlement applications.

❖ *Special District Formation*

JBAP 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 managing 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*

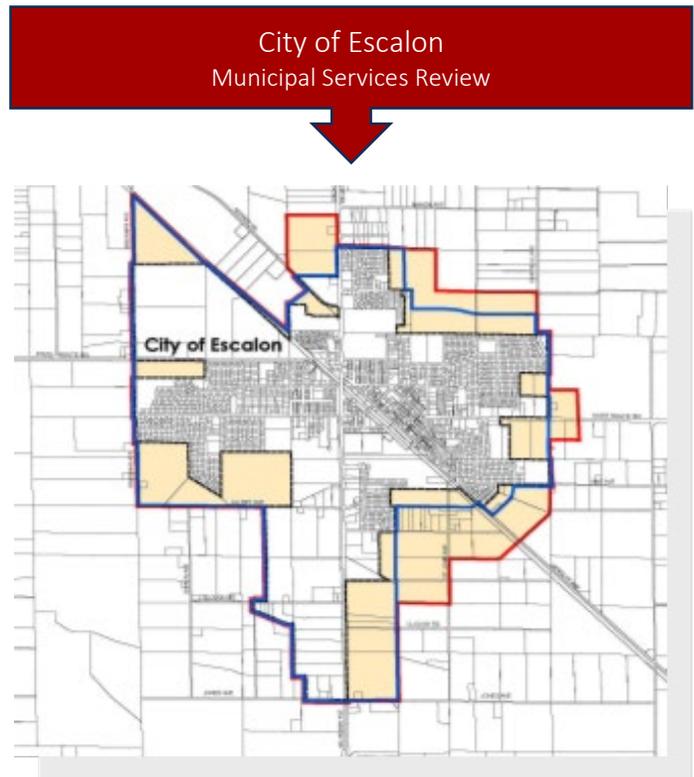
In order to represent a reasonable expansion of services to new areas, a report on services needs to be developed and approved by the Local Agency Formation Commission. We have had the pleasure of providing this service through public disclosure documentation with the Cities of Escalon, Lathrop, and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

❖ *Planning and Technical Assistance for Grants*

Over the past 40 years, J.B. Anderson Land Use Planning 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*

Act (CEQA). Our Staff is experienced and knowledgeable of the CEQA Statutes and Guidelines, and has Environmental review and compliance services are available for projects in accordance with the California Environmental Quality recently completed Initial Studies/Negative Declarations for the City of Los Banos, Manteca, Merced, Patterson, Riverbank, Hughson, Waterford, and Lathrop. In addition, our Firm has recently prepared Supplement Environmental Impact Report (SEIR) for projects in the cities of Merced and Oakdale, respectively. Our Staff can assist Public and Private Agencies in the preparation and completion of CEQA documents in accordance with State Law.



PRIVATE SECTOR PLANNING

❖ *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 Mosssdale Landing West in Lathrop, Waterford and Riverbank.



Mosssdale Landing West, Lathrop

❖ *Due Diligence*

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.



✧ *Expert Witness Testimony*

Over the past 30 years, J.B. Anderson Land Use Planning 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 within the Firm, Mr. John B. Anderson has been qualified by court appearance to perform Expert Witness Testimony in Sacramento, Kern, Fresno, San Joaquin and Stanislaus Counties.



MEET OUR STAFF



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

Partner/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 City 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.
2022 - Present	City of Hughson – Contract Planner
2015 - Present	City of Waterford – City Planner
2015 - Present	City of Oakdale – City Planner
2002 - 2004	American Planning Association – California Chapter, Central Section





DAVID NISKANEN

Partner/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 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





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 J.B. Anderson Land Use Planning, 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: CSU Chico
1993	Bachelor of Science – Construction Management: CSU Chico

Certificate:

2006 - 2021	American Institute of Certified Planners No. 020684
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MIGUEL 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 to 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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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 provided him with 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 works 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 in Economics - California State University, Stanislaus California Department of Real Estate – Colibri Real Estate
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Special Experience:

2025 – Present	Commissioner, City of Modesto – Planning Commission
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JAILAH SMITH

Associate Planner

Ms. Jailah Smith holds a Bachelor of Arts Degree in Urban Studies and Planning from California State University, Northridge. During her time in college, Ms. Smith provided Urban Design research assistance on several projects including 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. In 2025, Ms. Jailah Smith graduated with Master in Urban and Regional Planning from University of California, Irvine, where she completed her master's capstone on permanent supportive housing development.

J.B. Anderson Land Use and Planning 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 Associate Planner, Ms. Smith is responsible for many day-to-day planning related tasks. She works with a variety of public agencies and provides support documentation and research analysis for the Firm and our Public Agency colleagues and clients.

Employment:

2026 – Present	J.B. Anderson Land Use Planning – Associate Planner
2023 - 2026	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

Associate 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 Associate Planner, Ms. Hudson is responsible for many day-to-day planning related tasks. She works 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:

2026 – Present	J.B. Anderson Land Use Planning – Associate Planner
2024 - 2026	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



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 & 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 & 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 & Beardslee</i>
<i>Turlock Irrigation District</i>	<i>Downey Brand</i>	<i>Petrolakis, Jensen & Friedrich</i>
<i>Timken, Johnson & Hwang</i>	<i>Herum, Crabtree, Bwon</i>	<i>Price, Postal & Parma</i>
<i>Del Puerto Health Care District</i>	<i>Morse, Morse & Morse</i>	<i>Thomas H. Terpstra</i>
<i>Livingston Medical Group</i>	<i>Mussman & Mussman LLP</i>	<i>Monterey Park Tract CSD</i>
<i>Herum, Crabtree, Brown</i>	<i>Price, Postal & Parma LLP</i>	
<i>Yosemite Community College</i>	<i>Freeman, D'Aluto, Pierce, Gurev, Keeling & 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>Del Puerto Health Care District</i>
<i>City of Escalon</i>	<i>City of Waterford</i>	<i>City of Mountain House</i>
<i>City of Hughson</i>	<i>City of Manteca</i>	<i>City of Dos Palos</i>



City of Turlock

County of Calaveras

