



Land Use Planning and Environmental Consulting Services

Public Sector Statement of Qualifications



*Celebrating Over 30 Years of
Excellence in the Central Valley!*

Table of Contents

Section 1	Introduction.....	1
Section 2	Land Use And Environmental Planning Services.....	3
Section 3	Key Personnel.....	9
Section 4	Billing Rates.....	15



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:

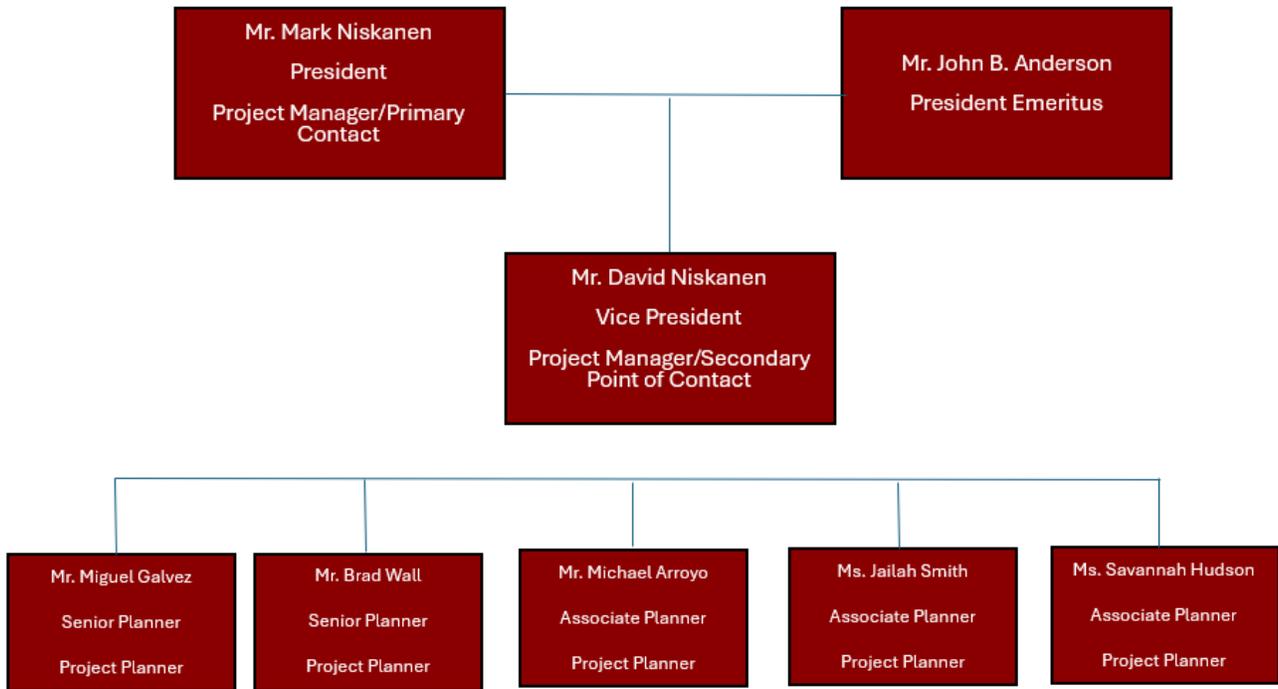
139 S. Stockton Avenue
Ripon, California, 95366.

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 short and long-range Land Use Planning and Environmental services on Projects ranging from Public Works Improvements, Conditional Use Permits, to multi-acre Master or Community Plans. Currently, JBAP is providing General Planning Services and staffing to the Cities of Waterford, Oakdale, Lathrop, Hughson, Riverbank, and the County of San Joaquin.

Our Firm supports a highly educated and experienced Staff with proficiency in Land Use Planning, Project Management, and environmental review / compliance in accordance with the California Environmental Quality Act (CEQA) and National Environmental Policy Act (NEPA). Continuity and knowledge are hallmarks of our work toward a positive humanitarian approach to growth and development in each jurisdiction we have the opportunity to provide our expertise in.

For the purposes of this SOQ, the following provides an Organizational Chart identifying all Team Members, their titles, and responsibilities.



Services and Areas of Expertise

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 and City Council Presentations

Environmental Planning

- CEQA/NEPA Compliance Documents
- Mitigation Monitoring
- Environmental Impact Research Studies
- 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 and Area Plans. Our Staff are 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.

Public Sector Planning

Our Firm currently provides On-Call and On-Site Planning services for the cities of Waterford, Oakdale, Riverbank, Lathrop, Hughson, Livingston, and Mountain House. Our Staff provides on-site planning Staff to manage day to day planning applications as well as to oversee 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, JBAP was retained to manage the entitlements associated with the Mossdale Landing West Specific Plan, a new 829 single-family residential lot Subdivision and Specific Plan and associated 6.2-acre Neighborhood Park, Linear Park, and open space areas. The Mossdale Landing West Project included a General Plan Amendment, Rezone, Specific Plan, Vesting Tentative Subdivision Map, and Williamson Act Cancellation. JBAP's roles and responsibilities included processing and managing the entitlement applications submitted to the City as well as managing preparation of the Environmental Impact Report (EIR) prepared by De Novo Planning Group. Our Staff currently works two (2) days per week on-site to assist with Lathrop's current planning matters and customer service.

In the City of Oakdale, JBAP managed major amendments to the Sierra Pointe Specific Plan and annexation of the Specific Plan area to the City of Oakdale. The Project included a General Plan Amendment, Specific Plan Amendment, Annexation, and Rezoning for approximately 297-acres of land located within the southeastern portion of the City. JBAP's roles and responsibilities included processing and managing the entitlement applications submitted to the City as well as preparation of the Addendum to the Sierra Pointe Specific Plan EIR (State Clearinghouse No. 2011082051). JBAP staff managed the Project on behalf of the City, including the Annexation application preparation and filing with the Stanislaus Local Agency Formation Commission (LAFCo). Mr. Mark Niskanen was the primary project planner assigned to managing this project. The Project was approved by City Council on March 2, 2025, and the annexation was approved by LAFCo in July 2025. The Sierra Pointe Specific Plan can be downloaded from the following link: <https://drive.google.com/file/d/1JzjPcvHOUhyICgsKIPYeFiuEljPBSAuT/view>. Also, JBAP staff are currently managing the City's 2023-2031 Housing Element Update. In each of these cases, our clients have asked us to provide these planning services on very complex projects in addition to our role in providing daily planning services with counter permits and land use activities. We currently provide the City of Oakdale with on-site staffing services one (1) day per week to assist with current planning matters and customer service.

In the City of Waterford, JBAP managed the entitlements associated with the Fahmy Annexation. The Fahmy Annexation consisted of the annexation and rezoning of approximately 43.27-acres, of which 19.2-acres was subdivided to create ninety-eight (98) new single-family residential lots. JBAP's role and responsibilities included processing and managing the entitlement applications to the City as well as preparation of the Initial Study / Mitigated Negative Declaration (IS/MND) (State Clearinghouse No. 2024090068). JBAP staff managed the Project on behalf to he City, including the annexation application and filing with the Stanislaus LAFCo. Mr. Mark Niskanen was the primary project planner assigned to managing this project. The Project was approved by City Council on November 20, 2025 and the annexation application is currently being prepared for filing with Stanislaus LAFCo. The following is a link to the City Council Staff Report and Attachments: <https://cityofwaterford.org/government/city-council/meeting-agendas/>.

Public Sector Experience

City of Oakdale - Contract Planning Services (Stanislaus County)

Since 2014, the City of Oakdale has retained J.B. Anderson Land Use Planning 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 processing Land Use Applications (i.e., Use Permits, Tentative Maps), preparation of CEQA compliance documents, and managing and preparing policy documents such as the 2023-2031 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

City of Lathrop - Contract Planning Services (San Joaquin County)

The City of Lathrop has retained J.B. Anderson Land Use Planning 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 processing 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

City of Hughson - Contract Planning Services (Stanislaus County)

The City of Hughson has retained J.B. Anderson Land Use Planning 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 processing Land Use Applications (i.e., Use Permits, Tentative Maps) and preparation of CEQA compliance documents.

Contact: Ms. Dominique Romo
City Manager
City of Hughson
P.O. Box 9
Hughson, California 95326
(209) 883-4054
dromo@hughson.org

City of Mountain House - Contract Planning Services

The City of Mountain House has retained J.B. Anderson Land Use Planning to provide contract Land Use and Environmental Planning services to the city. JBAP staff is acting as an extension of City staff and provides oversight and daily tasks related to current and advance 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 Waterford - Contract Planning Services (Stanislaus County)

Since 2014, the City of Waterford has retained J.B. Anderson Land Use Planning to provide contract Land Use and Environmental Planning services. JBAP Staff are 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
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)

The City of Riverbank has retained J.B. Anderson Land Use Planning 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 related efforts, the Downtown Specific Plan, Bridges Specific Plan, and more.

Contact: Mr. Josh Mann
Planning and Building Manager
City of Riverbank
6707 3rd Street
Riverbank, California 95367
(209) 863-7124
jmann@riverbank.org

City of Los Banos – Project Management (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 Indirect Source Review documents in compliance with the San Joaquin Valley Air Pollution Control District regulations.

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	City of Mountain House – Contract 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.
2014 - Present	City of Waterford – City Planner
2014 - Present	City of Oakdale – City Planner/Planning Manager
2022 - Present	City of Hughson – Contract Planner

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 an 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 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
2024 - Present	County of Mariposa – Contract Planner

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
----------------	---------------------------------------

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 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:

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

Special Experience:

2025 – Present	Commissioner, City of Modesto – Planning Commission
----------------	---

Jailah Smith – Associate 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 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 Monitorin

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

Section 4 Billing Rates



FEE RATE SCHEDULE (Public Clients)

March 2026

STAFF MEMBER	TITLE	HOURLY RATE
Mark Niskanen	President	\$250.00/Hour
John B. Anderson	President Emeritus	\$255.00/Hour
David Niskanen	Vice President	\$191.00/Hour
Miguel Galvez	Senior Planner	\$191.00/Hour
Brad Wall	Senior Planner	\$191.00/Hour
Michael Arroyo	Associate Planner	\$149.00/Hour
Jailah Smith	Associate Planner	\$149.00/Hour
Savannah Hudson	Associate Planner	\$149.00/Hour
Jennifer Ward	Administrative Assistant	\$72.00/Hour

Note Terms of Payment: Client shall pay Consultant in full for all charges and expenses set forth on 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 1st of each year.