



*Let us do the
reading for
you!*

May 29, 2025
Volume 2, Issue 5

What's New

In land use planning

RFM Land Use Consulting

New Services, Who do I serve?

In previous issues, I have touched on what services I do provide. For those who may have missed those issues, please go to www.rfmlanduseconsulting.com for a recap.

I am currently doing a market review of what other services are out there that might fit in to what I can provide for current and future clients.

Who can utilize my services you ask? Just about anyone I say! Individuals who want to buy a piece of property and wonder what's the highest and best use of the property? Realtors wanting to help their clients find that right piece of property. Developers needing help to move a project along; Business owners who need or want to expand the use(s) of

their property; Community groups who need a "translator" to help understand Governmental Speak in to common everyday "oh, that's what that means!" The list goes on.

Feel free to give me a call to discuss what you need.

Join me on...

LinkedIn: <https://www.linkedin.com/in/robert-mansfield-murp-aicp-0aba9234>

Facebook: www.facebook.com/335150329677118

Web: www.rfmlanduseconsulting.com

Email: rfm467@gmail.com

Yelp: www.yelp.com/biz/rfm-land-use-consulting-madera

Instagram: www.instagram.com/rfmlanduse





Focus on a Service – Site Due Diligence

You want to do a project on a parcel (property), but you don't know if you can, yet. You don't know where to start, or what questions to ask before you drop thousands of dollars down in application fees, architectural drawings, studies and even buying the property in the first place. You don't want to go through all that just to hear "uhm, you can't do that here, sorry..."

That's where I come in, not to blow my own horn of course! It's called (amongst other things) "site due diligence" (or finding out what one can do on the property, and how to go about doing it).

Let's say you inherited a plot of land from your father's second cousin twice removed third college roommate sophomore year son (lucky Spaceball!!!), now what?

What I do is start at the basic level and work my way up, which may branch out depending what I find. What does that mean? I start looking at the zoning designation (Residential? Commercial? Agricultural? Etc.) and the general plan designation (Residential? Commercial? Agricultural? Etc.). Then I look at the parcel (property) size, and then what's surrounding the property (both

Focus on a Service (cont.)



zoning/general plan as well as usages).

From there I look in to what infrastructure is there (wells, septic systems, connections to water and sewer, etc.). Then look at building department issues (permits up to date for building, red flags, etc.).

Then, going on the assumption you tell me what your ultimate goal for the property is, I look to see what needs to be done to achieve that goal. Do you need a zoning permit? Is a Conditional

Use Permit needed? Is it a "by right" (no entitlements needed) use? While doing that, I look to see if necessary permits have already been done and if so are they still valid and can be used for what you want to do.

After completing all that, and more if needed, I will present a report to you that will outline my findings and then a course of action.

To Laugh, or Not to Laugh, that is the Joke...

Why is the sky blue? Because if it were green, we wouldn't know when to stop mowing!

When does a joke become a Dad joke? When it becomes apparent!

NASA is launching a probe to apologize to aliens...they're calling it the Apollo G.

What did Baby Corn say to Mamma Corn? Where's Pop Corn?

===

Yes, Planners do have a sense of humor!!



Homelessness

You see them in the parks, along freeways, walking the streets, at stop lights with signs reading "need help", just about everywhere. Who are "they"? They are the homeless.

Why are they homeless? The answers are about as numerous as there are people who are out there. Loss of a job, substance abuse, mental health issues, and the list goes on.

Homelessness has been in the news a lot lately, especially in California. From the Governor on down to local officials, all trying to address the issue, sometimes to what appears to be no avail. Clean up an encampment here, just to have a new encampment pop up over there.

There are services out there for the homeless – whether it be counseling services, short term housing, non-profit organizations providing hot meals and showers, and the list goes on. But yet, the homeless continues to be a visible

component of every city.

Why then, one may ask, if these services are available, do the homeless not take advantage of these services? Pride. Fear. Stigmatism. Giving up on trying. The list goes on and on.

Homeless is not just a planner issue, or a behavioral health issue, or a medical issue, or a faith issue, or a societal issue...it's an everything and everyone issue. It should not be a talking issue during political campaigns and then forgotten once elected. It is an issue that needs to be at the forefront of everyone's "need to do daily" list so that the issue can be brought to an end.

I know this sounds like a "Star Trek" futuristic utopian idealistic way of thinking where things like poverty, war and disease are no longer an issue. But I do believe if we act now, ending homelessness can be done. In future issues we'll be diving in to that issue.



Speaker Events

There are organizations out there that have regular group meetings (luncheons, dinners, etc.), where a keynote speaker takes a chunk of time speaking on a given topic.

To those organizations looking for a speaker to come and talk on an issue, I am more than happy to come and do so! Obviously it'll be on something related to the planning world, but it's what I do!

Drop me a line and let's discuss!





P.O. Box 1184
Madera, CA 93639
USA

Phone:
559-505-5033

E-Mail:
Rfm467@gmail.com

www.rfmlanduseconsulting.com

***Where The
Customer Comes
First***

Publications

I hope you have enjoyed this publication of RFM Land Use Consulting's newsletter! While short in nature, I hope you have found the information useful.

It is my hope to periodically publish a newsletter to keep my clients up to date with articles relating to the planning field, as well as highlight projects I feel are of note for the community.

If there are subjects of interest in the

planning field you would like to see here, please feel free to contact me with those ideas, and I will endeavor to include them in future publications.

Go to www.rfmlanduseconsulting.com to subscribe to this newsletter, it's free!

Thank you for reading!

In future editions of the newsletter...

- Legal issues
- Planning theories
- Trends in planning
- Highlight of a service(s)
- Project highlights

Sign up for our Newsletter!



If you know anyone interested in signing up for this newsletter, or if you've viewed this from the website and want to be included in the regular publication of it and for future communications from RFM Land Use Consulting, use a smart phone QR Reader on the above QR Code!