



February 26, 2026  
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# What's New

## In land use planning

*Let us do the  
reading for  
you!*

*RFM Land Use Consulting*

## Two Years in Business!

Well, it really has been two years in business as of February 21, 2026! Two years on my own, not being retired, providing a service to the community.

It has been a good ride thus far, and I look forward to a promising future!

Being in business for myself had always been in the back of my mind, and I had been planning for it on and off for a long time. Doing so made the transition into Solo Entrepreneurship that much easier.

Here's to looking forward to many more years!

### Join me on...

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### Risk Assessment

Risk assessment: assessing the potential risks on a piece of land as it relates to the potential project. Risks include: flooding, landslides, wildfires, potential contamination of water and land, and the like.

When a developer (or anyone for that matters) starts a project of any size, it would be in their best interest to know what types of risks there are before hand. That way, they can determine if the project is a "go, no go for launch" (thank you NASA); or if they need to incorporate additional mitigations or fixes in to their project (which, of course,

would mean more capital outlay to get things started).

Have you wondered why subdivisions of large sizes take so long to get to "shovel ready"? Yes, going through the subdivision map process at the local level does take time, but it's in the developers best interest to do their site due diligence up front. Risk assessment is just one of the site evaluations they would do, along with economic feasibility and housing demand studies to see if the project would pencil out in the end.

The time it takes to conduct a risk assessment depends on the complexity

### Risk Assessment (cont.)



of the project, location, use and surrounding uses. In most cases, minimum time could be six months, with more in depth work taking up to a year.

Assessments include: property record searches, site visits, soil and water sampling, traffic studies, air sampling studies, geotechnical studies, hazardous materials testing (had there been chemicals used on or near the site, etc.), just to name a few of the necessary evaluations.

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



What do you call a man with a shovel?

baaaadd mooood!

Doug

===

What do you call a man without a shovel?

Yes, Planners do have a sense of humor!!

Douglas

What do you get when you have an angry sheep and angry cow? Two animals in a

### New Services coming soon!

I am in the final stages of bringing in some new services! I know I've been saying this for a few months, but putting new services together is like bringing in a new menu item at a restaurant - one wants to make sure it is a hit and something people would want.

These new services include Risk Assessment, Advisory Services, Research Services and a "Plan your Project" (better name maybe?) Services. In addition I will be introducing Retainer services at different levels that will hopefully appeal to the gambit of markets I target in my services.

Existing services will not be affected, and will continue to be provided going forward.

If there are additional services you would like me to consider providing, please let me know!



### What is of interest to you, the reader...

I hope you have been enjoying reading these newsletters as much as I have in writing them. I've been trying to find information that may be of some interest to everyone.

Now that I've been doing this awhile, let me turn the tables on to you, my readers! Please let me know what may be of interest to you...things you may want to know, or hear about.

Additionally, if you have any announcements you may wish to pass along, or have a short piece to share, please pass it along and I'll be happy to include it in the newsletter.

As you know, I publish this once a month, so plan accordingly! If there is a special announcement though, I can easily slip it in the email blasts as a

separate and stand-alone item!

If you would like to see it explained on YouTube, now that I have a channel started, please let me know too!

Also note that I have a blog on my website ([www.rfmlanduseconsulting.com](http://www.rfmlanduseconsulting.com)) that I will occasionally post on. Check it out!





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***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 include them in future publications.

If you know anyone wanting to subscribe to this newsletter, go to [www.rfmlanduseconsulting.com](http://www.rfmlanduseconsulting.com), or click on the QR code below, it's free!

Thank you for reading!

### Topics in future editions of the newsletter...

- The Law and Planning
- Planning theories
- Trends in planning
- Project highlights (both mine, and those in the Community)
- Cycles in the Planning Field
- Brown Act (public participation)
- Services and products
- Articles from you!
- And...?

Sign up for our Newsletter!



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