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What's New

In land use planning

*Let us do the
reading for
you!*

RFM Land Use Consulting, LLC

New Services are finally here!

I am introducing three new services to the lineup! Project Evaluation/Feasibility. Land Use Risk Assessment, and Permit Timeline Review.

Project evaluation/feasibility: Evaluate projects against the zoning, general plan, and (if necessary) Specific Plans of the jurisdiction. Will look at whether the project is a by-right, zoning permit, or conditional use permit project. Analyzing factors such as zoning regulations, environmental impacts and market demand to determine whether a particular piece of land is suitable for development. We cannot guarantee approvals by the jurisdiction, but we can advise if application for necessary permits can proceed.

Land Use Risk Assessment: Evaluates risks associated with land use, including: wildfire, flooding, landslides,

biological impacts and site contamination. Provides a risk evaluation, which includes the likelihood and impact of identified hazards on proposed land use. From this, a mitigation strategy is developed to reduce or manage risks in order to make land use as safe as possible.

Permit Timeline Review: Determines what permitting process is needed to accomplish the clients' needs, and develops a proposed timeline from time of application to approvals.

These new services are designed for individuals, businesses, developers, and real estate agents. If you are in these niche markets, or are just interested in potentially moving forward on a project, please give me a call and we can go through the process!

Join me on...

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Making Planning Work

In an ideal world, the goal of planning should be to shape the built environment for the benefit of society – to meet the need of all people and accommodate a growing economy while conserving the environment.

The planning system California knows today began to emerge in the 1950s when the state first began to struggle with the problem of large-scale postwar growth. Over the next twenty-five years or so – leading to the 1980s – the system matured according to what might be called the “suburban growth model.”

This model assumed that all growth was

basically the same. Population and economic growth would move along a parallel path. This means residents would usually be middle-class looking for typical suburban lives. This in turn would mean a predictable outward growth of metropolitan areas. The job of planning was to arrange this outward march in an orderly way and try to minimize its inevitable impact on the environment.

That all said, we must recognize that we no longer live in the State that existed back in the 1960s, '70s or '80s. Most population growth is not middle-class

Making Planning Work (cont.)



suburban growth. There is no predictable relationship between population growth and economic expansion.

Despite the major focus on restricting residential development in many communities, the fact is that the typical municipality cannot alter basic population trends.

The population keeps growing, while available land has not. We must understand that we live in a world where we must make choices. We can no longer have

boundless economic growth, endless quarter-acre lots, free-flowing freeways, expanses of farmland and pristine natural settings all at once. We have to somehow accommodate all of these at once and must use the planning process to do it.

[Based on William Fulton’s “Guide to California Planning”]

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

What lies at the bottom of the ocean and twitches? A nervous wreck.

What do you call a belt made of watches? A waist of time.

===

Yes, Planners do have a sense of humor!!



What is your territory?

I get this question a lot.

While based in Madera County (for those who don't know: north of Fresno County, south of Merced County, just outside the south entrance of Yosemite National Park), I am not constrained to just Madera County. I would go out of business inside the first year if that were the case.

I've done remote consultation for an individual in the Santa Monica region, had inquiries from San Mateo County, Sacramento County and Santa Clara County.

I have also submitted proposals as far north as Shasta County, so I do cover a large territory.

There are some services that are best suited close by (short travel distances): contract staff planner as an example. This would keep costs down to the contracting agency of course.

A lot of my services can be done remotely, or a hybrid on-site and remotely depending on need and complexity. So if you have concerns regarding where the project is versus where I am based out of, give me a call and we can work something out!



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) 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, 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
- Articles from you!
- And...?

Sign up for our Newsletter!



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