

# **LOCAL DISTRICTS & SERVICE PROVIDERS** **THE PERMIT PLACE**

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# PROCESS OVERVIEW

## LOCAL DISTRICTS AND SERVICE PROVIDERS

Many land use development projects ultimately require service or clearances from one or more local districts or service providers. The Mendocino County Planning & Building Services Department can usually provide the name of the district or service provider in the project area. In most cases the applicant will need to comply with standards and rules adopted by the service provider, as well as local building codes. The service provider may also recommend or require project conditions if the project affects the ability to provide service to the site or surrounding area, either now or in the future.

Service Provision	General Project or Permit Type	Typical District or Service Provider Requirements
<b>Schools: School district</b>	<ul style="list-style-type: none"> <li>• Residential/commercial building permit</li> <li>• Residential/commercial development projects</li> </ul>	<ul style="list-style-type: none"> <li>• Impact fees</li> <li>• Recommend project conditions, (i.e., impact fees)</li> </ul>
<b>Water: Water district, community services district, city or private community water supply</b>	<ul style="list-style-type: none"> <li>• Building permit issuance</li> <li>• Residential/commercial development projects</li> </ul>	<ul style="list-style-type: none"> <li>• Hook up requirements</li> <li>• Recommend project conditions for water service and conveyance system</li> </ul>
<b>Sewer: Sewer district, community services district, city or private community system</b>	<ul style="list-style-type: none"> <li>• Building permit issuance</li> <li>• Residential, commercial and industrial projects</li> </ul>	<ul style="list-style-type: none"> <li>• Hook up requirements</li> <li>• Recommend project conditions for sewage disposal and collection system</li> </ul>
<b>Fire safety: Local fire districts or California Department of Forestry (CalFire)</b>	<ul style="list-style-type: none"> <li>• All development and construction</li> <li>• All development and construction in areas subject to CalFire Fire Safe regulations</li> </ul>	<ul style="list-style-type: none"> <li>• Compliance with uniform fire codes</li> <li>• Compliance with uniform fire codes; compliance with CalFire regulations: access widths, lengths &amp; grades; bridges, driveways, emergency water supply, signing/addressing, vegetation clearances &amp; defensible space, spark arresters, fire resistant roofing</li> </ul>
<b>Gas, Electric &amp; Telephone Companies</b>	<ul style="list-style-type: none"> <li>• All development and construction requiring new or modified service</li> </ul>	<ul style="list-style-type: none"> <li>• Hook up requirements</li> </ul>

## CONSUMER TIPS

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### LOCAL DISTRICTS AND SERVICE PROVIDERS

Applicants may improve project planning and the permit experience by considering the following tips:

- **Fire Rules.** Development in the rural, mountainous, forested, brush or grass land areas of the County may be subject to stringent and sometimes costly requirements of local fire districts and/or the California Department of Forestry (see Overview of State & Federal Permitting). These requirements may address not only fire codes, but issues such as access road widths, lengths, grades and locations, water supply, and vegetation clearances. Applicants are advised to consult with these agencies early in their planning process.
- **Heads Up.** If services are not already in place, or they require a substantial change, applicants are advised to contact the service providers for their requirements early in project planning.
- **Its Not Over Until...** Even after building permits or other land use permits have been approved, applicants may be responsible for obtaining approvals or clearances from service providers, complying with conditions of approval involving service providers, and/or maintaining compliance with the terms of approved permits or clearance.
- **Double Check.** Many requests for service, such as new or modified utility connections, also require permits from the County Building or Environmental Health Departments, as well as other agencies.
- **Out of Bounds.** When a project site lies outside the boundaries of a local service district (such as a water district or community services district), the applicant may need to investigate annexation to the district by contacting the Mendocino County Local Agency Formation Commission (LAFCo).
- **Out Of Sight, But Not Out Of Mind.** Applicants should check with utility companies for the location of underground facilities before trenching or excavating.