



COUNTY OF MENDOCINO
DEPARTMENT OF PLANNING AND BUILDING SERVICES

860 NORTH BUSH STREET • UKIAH • CALIFORNIA • 95482
752 SOUTH FRANKLIN STREET • FT. BRAGG • CALIFORNIA • 95437

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pbs@mendocinocounty.gov
www.mendocinocounty.org/pbs

October 21, 2025

Department of Transportation
Environmental Health - Ukiah
Building Inspection - Ukiah
Air Quality Management

Cloverdale Rancheria
Potter Valley Tribe
Redwood Valley Rancheria

Pinoleville Pomo Nation
Sherwood Valley Band of Pomo Indians
Ukiah City Planning

CASE#: AP_2025-0024

DATE FILED: 10/2/2025

OWNER: Amazon.com Services LLC

APPLICANT: Adrian Martinez

AGENT: CDP Development INC

REQUEST: Administrative Permit for temporary occupancy of a mobile office for use during construction of a new warehouse on site.

LOCATION: 1.45± miles north of Ukiah city center, lying on the east side of North State St (CR 104), just north of the junction of State Highway 101 (SR 101) off ramp and North State St (CR 104), located at 1795 N. State St, Ukiah (APN 170-190-29)

SUPERVISORIAL DISTRICT: 1

STAFF PLANNER: Dirk Larson

RESPONSE DUE DATE: November 04

PROJECT INFORMATION CAN BE FOUND AT:

www.mendocinocounty.org

Select "Government" from the drop-down; then locate Planning and Building Services/Public Agency Referrals.

Mendocino County Planning & Building Services is soliciting your input, which will be used in staff analysis and forwarded to the appropriate public hearing. You are invited to comment on any aspect of the proposed project(s). Please convey any requirements or conditions your agency requires for project compliance to the project coordinator at the above address, or submit your comments by email to pbs@mendocinocounty.org. Please note the case number and name of the project coordinator with all correspondence to this department.

We have reviewed the above application and recommend the following (please check one):

- ☐ No comment at this time.
- ☐ Recommend conditional approval (attached).
- ☐ Applicant to submit additional information (attach items needed, or contact the applicant directly, copying Planning and Building Services in any correspondence you may have with the applicant)
- ☐ Recommend denial (Attach reasons for recommending denial).
- ☐ Recommend preparation of an Environmental Impact Report (attach reasons why an EIR should be required).
- ☐ Other comments (attach as necessary).

REVIEWED BY:

Signature _____ Department _____ Date _____

CASE: AP_2025-0024

OWNER:	Amazon.com Services LLC
APPLICANT:	ADRIAN MARTINEZ
AGENT:	CDP DEVELOPMENT INC
REQUEST:	Administrative Permit for temporary occupancy of a trailer coach/mobile office for use during construction of a new warehouse on site.
LOCATION:	1.45± miles north of Ukiah city center, lying on the east side of North State St (CR 104)., just north of the junction of State Highway 101 (SR 101) off ramp and North State St (CR 104), located at 1795 N. State St, Ukiah (APN 170-190-29)
APN/S:	170-190-29
PARCEL SIZE:	2.21± acres
GENERAL PLAN:	I (Industrial)
ZONING:	I2:6K (General Industrial)
EXISTING USES:	Vacant Industrial
DISTRICT:	1 st (Mulheran)
RELATED CASES:	BP_2025-0087

REFERRAL AGENCIES

LOCAL

- ☒ Air Quality Management District
- ☒ Building Division (Ukiah)
- ☒ Department of Transportation (DOT)
- ☒ Environmental Health (EH)
- ☒ City of Ukiah

Tribes

- ☒ Redwood Valley Rancheria
- ☒ Cloverdale Rancheria
- ☒ Potter Valley Tribe
- ☒ Sherwood Valley Band of Pomo
- ☒ Pinoleville Pomo Nation

ADDITIONAL INFORMATION:

Construction is currently underway on site and the request here is to temporarily set up office trailer to occupy during the term of the project. Will not be hooked up to any utilities on site.

STAFF PLANNER: DIRK LARSON

DATE: 10/20/2025

ENVIRONMENTAL DATA

1. MAC:

GIS

NO

2. FIRE HAZARD SEVERITY ZONE:

CALFIRE FRAP maps/GIS

NO

3. FIRE RESPONSIBILITY AREA:

CALFIRE FRAP maps/GIS

LOCAL

4. FARMLAND CLASSIFICATION:

GIS

Urban/Built up land

5. FLOOD ZONE CLASSIFICATION:

FEMA Flood Insurance Rate Maps (FIRM)

NO

6. COASTAL GROUNDWATER RESOURCE AREA:

Coastal Groundwater Study/GIS

NO

7. SOIL CLASSIFICATION:

Mendocino County Soils Study Eastern/Western Part

Prime

8. PYGMY VEGETATION OR PYGMY CAPABLE SOIL:

LCP maps, Pygmy Soils Maps; GIS

NO

9. WILLIAMSON ACT CONTRACT:

GIS/Mendocino County Assessor's Office

NO

10. TIMBER PRODUCTION ZONE:

GIS

NO

11. WETLANDS CLASSIFICATION:

GIS

NA

12. EARTHQUAKE FAULT ZONE: NO

Earthquake Fault Zone Maps; GIS

13. AIRPORT LAND USE PLANNING AREA:

Airport Land Use Plan; GIS

NO

14. SUPERFUND/BROWNFIELD/HAZMAT SITE:

GIS; General Plan 3-11

NO

15. NATURAL DIVERSITY DATABASE:

CA Dept. of Fish & Wildlife Rarefind Database/GIS

NO

16. STATE FOREST/PARK/RECREATION AREA ADJACENT:

GIS; General Plan 3-10

NO

17. LANDSLIDE HAZARD:

Hazards and Landslides Map; GIS; Policy RM-61; General Plan 4-44

NO

18. WATER EFFICIENT LANDSCAPE REQUIRED:

Policy RM-7; General Plan 4-34

NO

19. WILD AND SCENIC RIVER:

www.rivers.gov (Eel Only); GIS

NA

20. SPECIFIC PLAN/SPECIAL PLAN AREA:

Various Adopted Specific Plan Areas; GIS

NA

21. STATE CLEARINGHOUSE REQUIRED:

Policy

NA

22. OAK WOODLAND AREA:

USDA

NA

23. HARBOR DISTRICT: NA

Sec. 20.512NAP

FOR PROJECTS WITHIN THE COASTAL ZONE ONLY

24. LCP LAND USE CLASSIFICATION:

LCP Land Use maps/GIS

25. LCP LAND CAPABILITIES & NATURAL HAZARDS:

LCP Land Capabilities maps/GIS; 20.500

26. LCP HABITATS & RESOURCES:

LCP Habitat maps/GIS; 20.496

27. COASTAL COMMISSION APPEALABLE AREA:

Post LCP Certification Permit and Appeal Jurisdiction maps/GIS; 20.544

28. CDP EXCLUSION ZONE:

CDP Exclusion Zone maps/GIS

NO

29. HIGHLY SCENIC AREA:

Highly Scenic & Tree Removal Area Maps/GIS; Secs. 20.504.015, 20.504.020

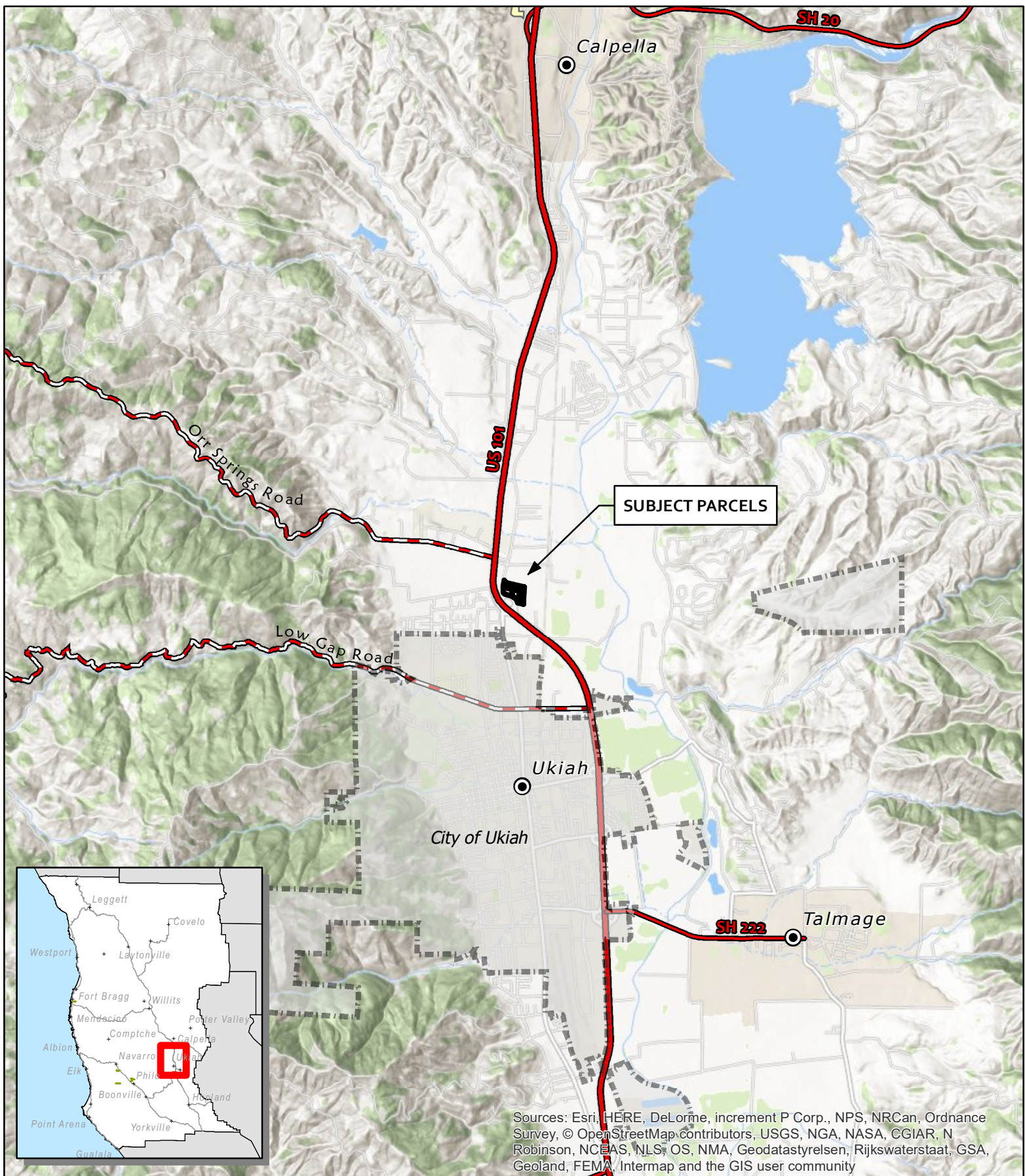
NO

30. BIOLOGICAL RESOURCES & NATURAL AREAS:

Biological Resources & Natural Area Map; GIS; General Plan 4-9

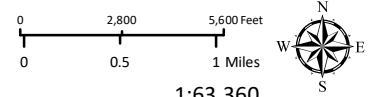
31. BLUFFTOP GEOLOGY:

GIS; 20.500.020



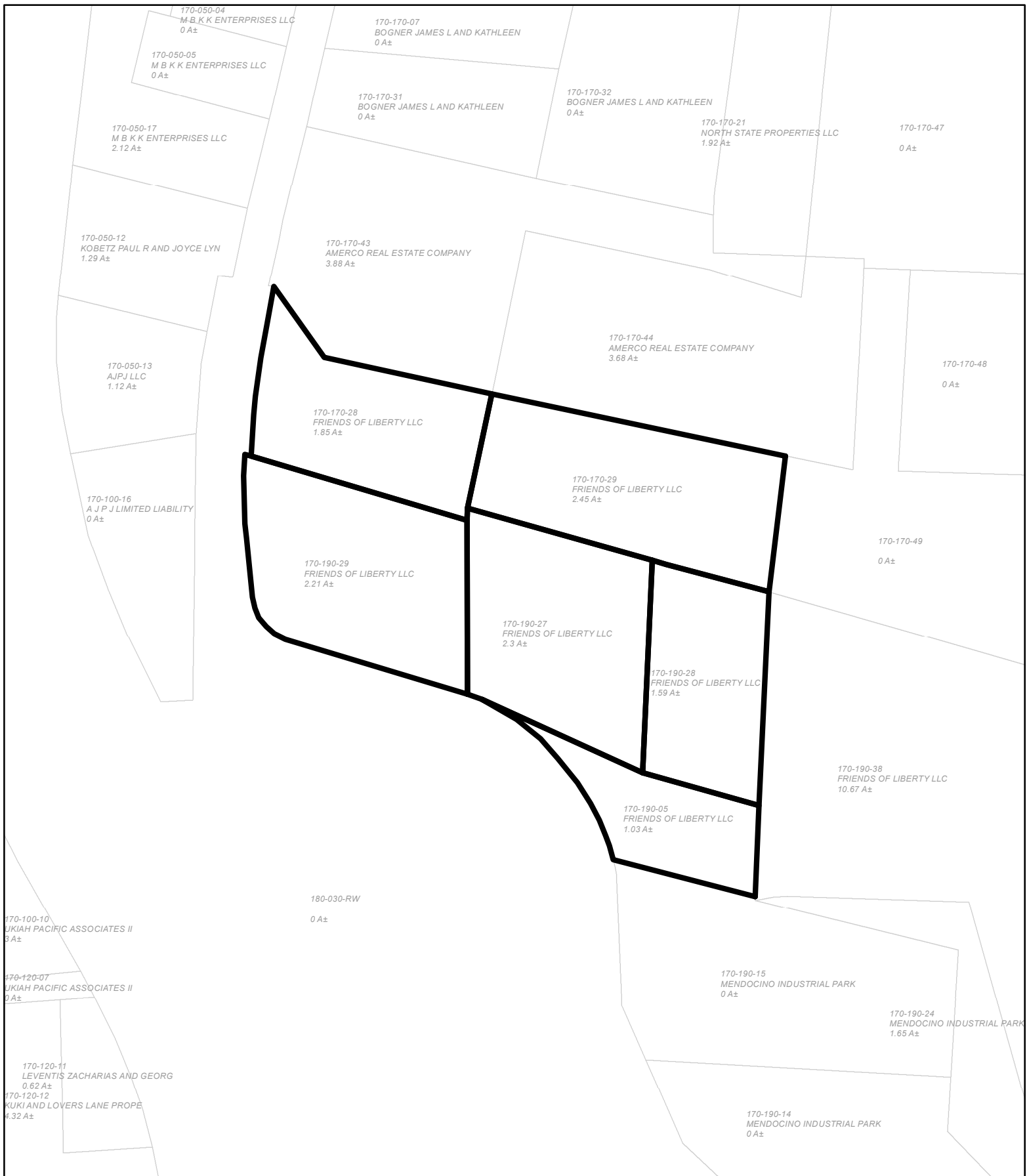
CASE: AP 2025-0024
OWNER: Amazon.com Services LLC
APN: Various
APLCT: Adrian Martinez
AGENT: CDP Development, Inc.
ADDRESS: 1775 & 1801 N State St.

Major Towns & Places
 Major Roads
 City Limits
 Highways



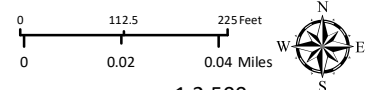
LOCATION

**THIS MAP AND DATA ARE PROVIDED WITHOUT WARRANTY OF ANY KIND.
 DO NOT USE THIS MAP TO DETERMINE LEGAL PROPERTY BOUNDARIES**



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Assessors Parcels



1:2,500

ADJACENT PARCELS

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City Limits
 Highways (2017)
 Public Roads
 Private Roads
 Driveways/Unnamed Roads
 Railroads

0 180 360 Feet
 0 0.03 0.06 Miles
 1:4,000
 N
 W
 E
 S

AERIAL IMAGERY

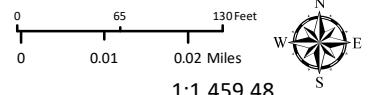
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Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community

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— Highways (2017)
— Public Roads

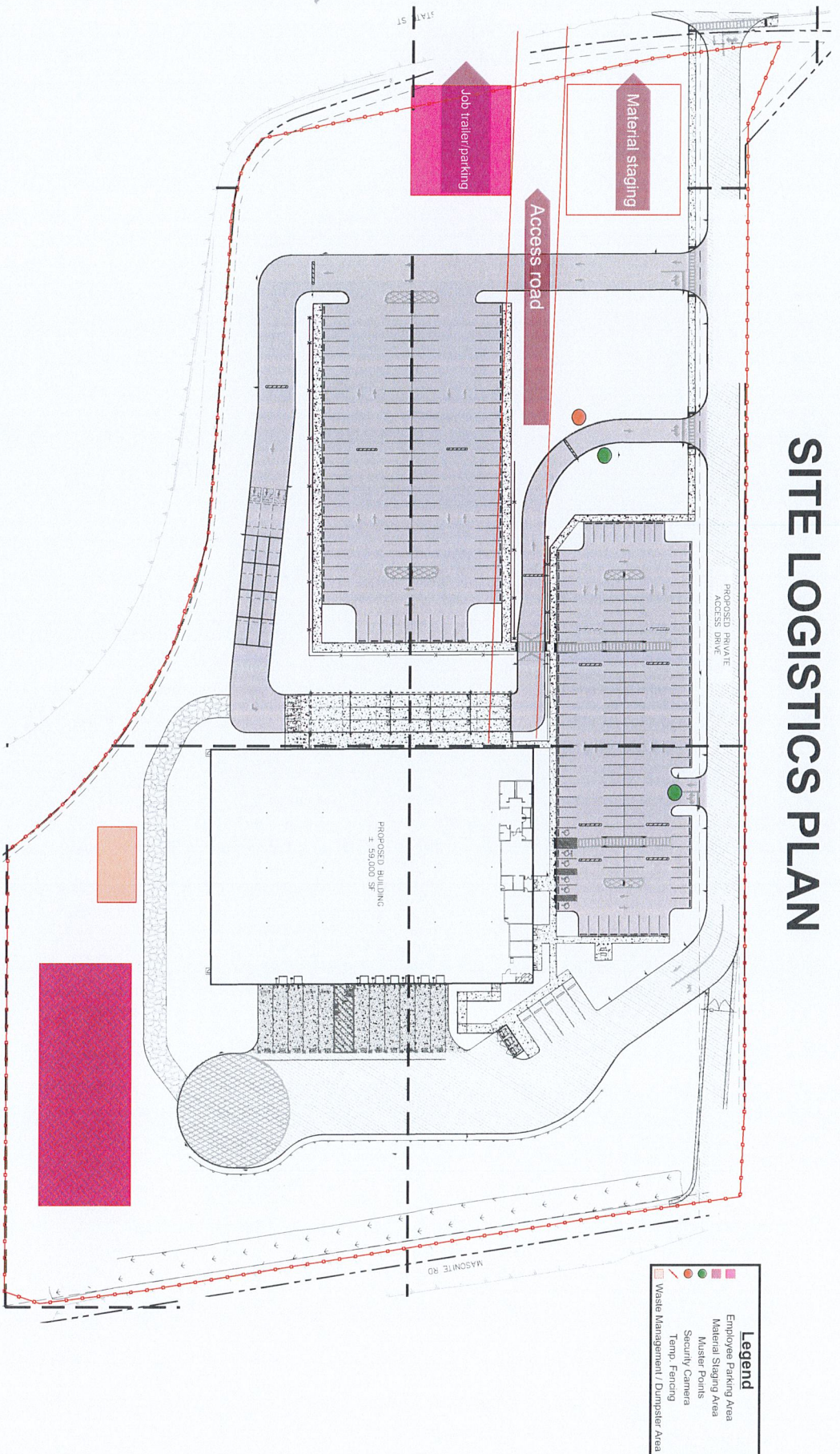


1:1,459.48

AERIAL IMAGERY

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SITE LOGISTICS PLAN



Legend	
	Employee Parking Area
	Material Staging Area
	Master Points
	Security Camera
	Temp. Fencing
	Waste Management / Dumpster Area





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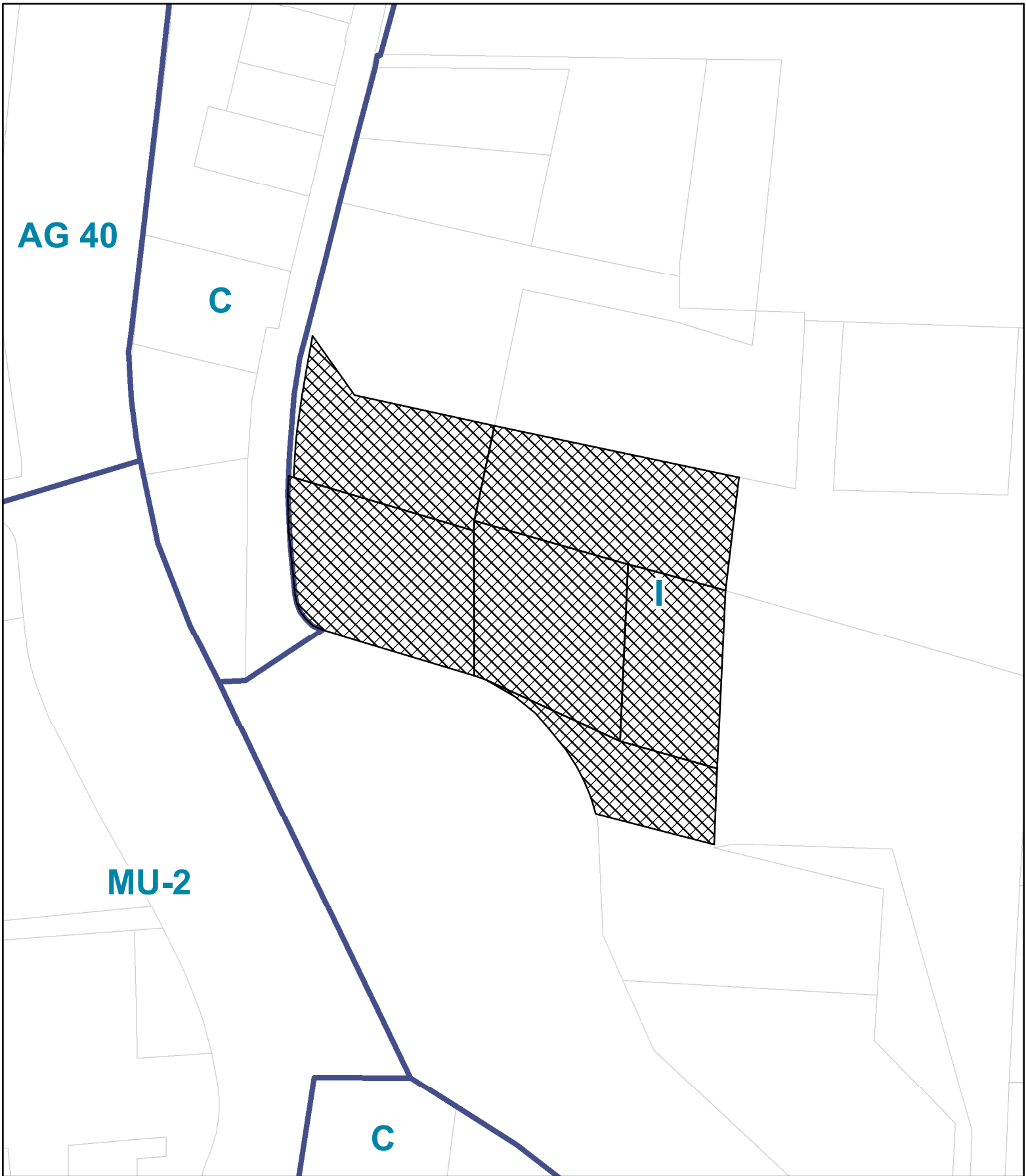
 Zoning Districts
 Assessors Parcels

0 135 270 Feet
0 0.0225 0.045 Miles
1:3,000



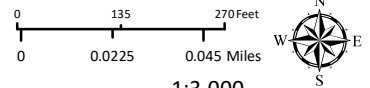
ZONING

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 Assessor's Parcels



1:3,000
GENERAL PLAN

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