

Resolution Number \_\_\_\_\_

County of Mendocino  
Ukiah, California

NOVEMBER 13, 2025

AP\_2025-0024 AMAZON.COM SERVICES LLC

WHEREAS, the applicant, Adrian Martinez, filed an application for an Administrative Permit with the Mendocino County Department of Planning and Building Services for temporary occupancy of a mobile office for use during construction of a new warehouse on site., 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 US 101 off ramp and North State St (CR 104), located at 1795 N. STATE ST, Ukiah, CA (APN 170-190-29).

WHEREAS, in accordance with applicable provisions of law, the Zoning Administrator held a public hearing on November 13, 2025 at which time the Zoning Administrator heard and received all relevant testimony and evidence presented orally or in writing regarding the Project. All interested persons were given an opportunity to hear and be heard regarding the Project; and

WHEREAS, the Zoning Administrator has had an opportunity to review this Resolution and finds that it accurately sets forth the intentions of the Zoning Administrator regarding the Project.

NOW, THEREFORE, BE IT RESOLVED that the Zoning Administrator makes the following findings;

1. Pursuant to MCC Section 20.192.020(A), The proposed use is permitted within the applicable zone and complies with all other applicable provisions of this Division and all other titles of the Mendocino County Code, General Plan, and any applicable Specific Plan.

The project involves temporary occupancy of a trailer coach for use as an office during construction of a new Amazon warehouse located within the General Industrial (I:2) zoning district, where such uses are allowed with appropriate permitting. The project does not propose additional ground disturbance and remains consistent with the Industrial (I) General Plan land use designation. No conflicts with adopted plans, policies, or regulations have been identified.

2. Pursuant to MCC Section 20.192.020(B), the proposed use will not constitute a nuisance or be detrimental to the public health, safety, or general welfare of the persons residing or working in the neighborhood of the proposed use, or be detrimental or injurious to property or improvements in the neighborhood or to the general welfare of the county; provided, that if any proposed building or use is necessary for the public health, safety or welfare, the finding shall be to that effect;

The project involves the temporary use of a trailer coach as an office for construction support in relation to BP\_2025-0087 involving construction of a warehouse on site. As such, the project will not result in adverse impacts on surrounding properties or improvements.

3. Pursuant to MCC Section 20.192.020(C), the proposed use complies with any design or development standards applicable to the zone or the use in question, unless waived or modified pursuant to the provisions of this Division.

The project proposes the temporary use of a trailer coach on the site for use as construction support. This temporary use is permissible and in line with MCC Sec. 20.168.025, which permits such temporary use in support of construction of a major facility. There are no setback restrictions, or overall structural design that would trigger the need for a variance or modification. As such, the project conforms to all applicable standards.

4. Pursuant to MCC Section 20.192.020(D), that adequate utilities, access roads, drainage improvements and other necessary facilities have been or are being provided.

The proposed temporary use will not require any ground disturbance as the site has already been graded in preparation for the construction of a new warehouse. The project site on which the trailer coach will be located has already been developed or provided with adequate drainage improvements and access.

BE IT FURTHER RESOLVED that the Zoning Administrator hereby grants the requested ADMINISTRATIVE PERMIT, subject to the Conditions of Approval in Exhibit "A", attached hereto.

BE IT FURTHER RESOLVED that the Zoning Administrator designates the Secretary as the custodian of the document and other material which constitutes the record of proceedings upon which the decision herein is based. These documents may be found at the office of the County of Mendocino Planning and Building Services, 860 North Bush Street, Ukiah, CA 95482.

BE IT FURTHER RESOLVED that the Zoning Administrator action shall be final on the 11<sup>th</sup> day after the date of the Resolution unless an appeal is taken.

*I hereby certify that according to the Provisions of Government Code Section 25103 delivery of this document has been made.*

ATTEST: JOCELYN GONZALEZ-THEIS  
Acting, Commission Services Supervisor

By: \_\_\_\_\_

BY: JULIA KROG  
ZONING ADMINISTRATOR

\_\_\_\_\_

## EXHIBIT A

### CONDITIONS OF APPROVAL

#### AP\_2025-0024- AMAZON.COM SERVICES LLC

**APPROVED PROJECT DESCRIPTION:** Administrative Permit for temporary occupancy of a mobile office for use during construction of a new warehouse on site.

#### **CONDITIONS OF APPROVAL:**

##### **Conditions which must be met prior to use and/or occupancy:**

1. Within 30 days of approval, the owner shall provide a signed acknowledgement that they have reviewed and understood the Conditions of Approval (See Attached - Conditions of Approval Acknowledgment Form)

##### **Conditions which must be complied with for the duration of this permit:**

2. That the term of this Administrative Permit shall not exceed its associated building permit (BP\_2025-0087), which expires on October 20, 2026. The applicant has sole responsibility for acknowledging this limitation, and the County will not provide notice prior to the expiration date.
3. Upon issuance of a Certificate of Occupancy or final inspection approval for the new warehouse building (Building Permit No. BP\_2025-0087), the trailer coach authorized for temporary occupancy under this Administrative Permit shall either be removed from the property or placed into dead storage, meaning that it shall no longer be used for construction support and shall be disconnected from all utilities. Compliance with this condition shall occur within 30 days of final inspection approval of the building permit.
4. If temporary electrical service is provided to the trailer coach the installation shall comply with the 2022 California Electrical Code (CEC) and must be completed using an approved method as determined by the Mendocino County Building Division. Verification of compliance may be required prior to occupying the RV.
5. If cultural, archaeological, or human remains are inadvertently discovered during project activities, all work shall cease immediately within 100 feet of the discovery. The Sherwood Valley Band of Pomo Indians, as one of the Most Likely Descendants (MLDs) for the area, shall be notified promptly. A qualified archaeologist and the appropriate Tribal representatives shall be consulted to evaluate the significance of the find and recommend appropriate treatment measures in accordance with California Health and Safety Code Section 7050.5 and Public Resources Code Section 5097.98. Work may not resume in the affected area until authorized by the lead agency in coordination with the Tribal representatives.
6. The applicant shall obtain an encroachment permit from the Mendocino County Department of Transportation for any work conducted within the County right-of-way.
7. That this permit be subject to the securing of all necessary permits for the proposed development and eventual use from County, State and Federal agencies having jurisdiction. Any requirements imposed by an agency having jurisdiction shall be considered as a condition of this permit.

8. That the application along with supplemental exhibits and related material be considered elements of the entitlement and that compliance therewith be mandatory, unless a modification has been approved by the Zoning Administrator.
9. This permit shall be subject to revocation or modification by the Zoning Administrator upon the finding of any one (1) or more of the following grounds:
  - a. That such permit was obtained or extended by fraud.
  - b. That one or more of the conditions upon which such permit was granted have been violated.
  - c. That the use for which the permit was granted is so conducted as to be detrimental to public health, welfare or safety, or as to be a nuisance.
  - d. Any revocation shall proceed as specified in Title 20 of the Mendocino County Code