

Agriculture Advisory Board Meeting
Truck Parking in the Agricultural Zone Update
March 1, 2010

Ad Hoc Committee Goals:

- 1) Examine the possibility of allowing truck operators to park commercial vehicles on property in the A-2 zoning district, in particular, smaller sized parcels (1-3 acres in size).
- 2) Provide tractor-trailer parking facilities, thus removing trucks from public roads and County rights-of-way.

Highlights of Draft Ordinance Proposed to Planning Commission on February 18, 2009:

(complete draft ordinance attached)

- Requires a Use Permit.
- Allows up to 12 tractors and up to 2 trailers per tractor.
- All tractor-trailers parked on-site must be fully operable for 6 consecutive months of each year.
- No off-load of trailers on-site and limited on-site maintenance.
- Parcel must be at least 1 acre in size, the total facility area shall not exceed 1.5 acres in size and the total facility shall not exceed 50% of the entire parcel.
- Property owner must own at least one tractor-trailer combination and live on property.
- Intent of ordinance is to allow for the parking of tractor-trailers used to transport goods and materials and requiring a California Commercial A license for operation on a public roadway. The amendment is not intended to allow the parking of commercial vehicles used for the transportation of people or pick-up trucks, tow trucks, delivery trucks, box trucks, fleet vehicles or other similar vehicles. Trucks used solely for permitted agricultural operations on site are exempt from the ordinance.

General Plan Update Committee Issues/Concerns:

- Land Use Precedence – No difference between non-ag trucking and other non-ag commercial business wanting to locate in the A-2.
 - Weddings & Special Events in the A-2.
- Truck/Trailer Ownership – What percentage of the truck/trailers must be owned by the property owner?
 - 50% or greater – make enterprise the hauling of products and not truck parking.
 - Balance goal of getting independent operator trucks off the road.
- Concentration of Facilities – No limit on the number of permits.
- Enforcement – ownership, maintenance, and operability.
- Impacts on roads and noise.
- Types of Vehicles – intent is to focus on big-rigs, semi-trucks, and not open A-2 up to all types of commercial vehicles.
- Benefits – Removal of trucks off the roadside and providing a safe parking location.

Planning Commission Issues/Concerns:

- Number of trailers allowed – allows one truck to have two single trailers, but only one set of doubles.
- Concentration of Facilities – no findings or provisions to prevent.
- Terminology – excludes truck-trailers (transfers)
- Enforcement
- Screening/Quality of Life for Neighbors
- Parcel Size and Potential for Impact – smaller parcels may have a greater potential for impact.
- Permit/Improvement Costs associated with Use Permit.
- Benefits small trucking operations.
- Removes trucks off the roadside.
- Facilities already existing – impacts already known and increase in the number of facilities is not anticipated.
- Agricultural Buffers may be difficult to meet.
- Truck/Trailer Ownership
 - Farm Bureau – 50% ownership/majority ownership of truck/trailers.
- Planning Commission has recommended the Board of Supervisors approve the ordinance “As-Is”.

Next Step:

- Staff to work with trucking industry to fine-tune the terminology and address confusion regarding the types of trucks permitted under the proposed ordinance.
- Planning Commission recommendation to be presented to Board of Supervisors with options for addressing concerns raised at the Planning Commission Hearing.

Truck Parking in the Agricultural Zone
Proposed Zoning Ordinance Amendment No. 2009-01

21.20.030 Uses requiring use permit

Add the following section:

- G. Parking of tractor-trailers, and related equipment used in conjunction with the operation of a tractor-trailer, provided the following criteria are met:
1. At least one of the tractor-trailer combinations is registered to the property owner and the property owner lives on the parcel;
 2. The total number of tractors shall not exceed twelve and the total number of trailers shall not exceed two per tractor;
 3. The parcel on which parking will occur is one acre or more in size, the total area of the parcel used for the parking operation does not exceed 1.5 acres in size, and the area used for parking, including employee parking, shall not exceed fifty percent of the entire parcel;
 4. No off-loading of trailers shall occur on-site;
 5. All tractor-trailers parking on-site shall be in full operable condition for at least six consecutive months of every year;
 6. One on-site office, accessory to the tractor-trailer parking operation, not to exceed 1,200 square feet in size, may be maintained within an on-site dwelling or within an accessory structure provided all applicable building permits are obtained and public facility fees paid, if applicable;
 7. Access to the site shall be available without violation of any state, county or city roadway weight restrictions, and a driveway approach acceptable to the Department of Public Works is provided;
 8. Parking areas, including employee parking, and driveways shall be adequately graveled to reduce dust emissions and all parking areas shall be located outside any required front yard or corner lot side yard and delineated through fencing or vegetative landscaping to distinguish the authorized parking area;
 9. On-site maintenance of tractors and trailers shall be limited to oil and tire changes, light and windshield wiper replacements and checking fluids;
 10. No signs advertising parking of tractor-trailers and related equipment shall be placed on the property; and
 11. This subsection is intended to allow for the parking of tractor-trailers used to transport goods and materials and requiring a California commercial A license for operation on a public roadway. This subsection is not intended to allow the parking of commercial vehicles used for the transportation of people or pick-up trucks, tow trucks, delivery trucks, box trucks, fleet vehicles or other similar vehicles. Trucks used solely for permitted agricultural operations on site are exempt from this provision.