

Truck Parking in the Unincorporated Agricultural Areas

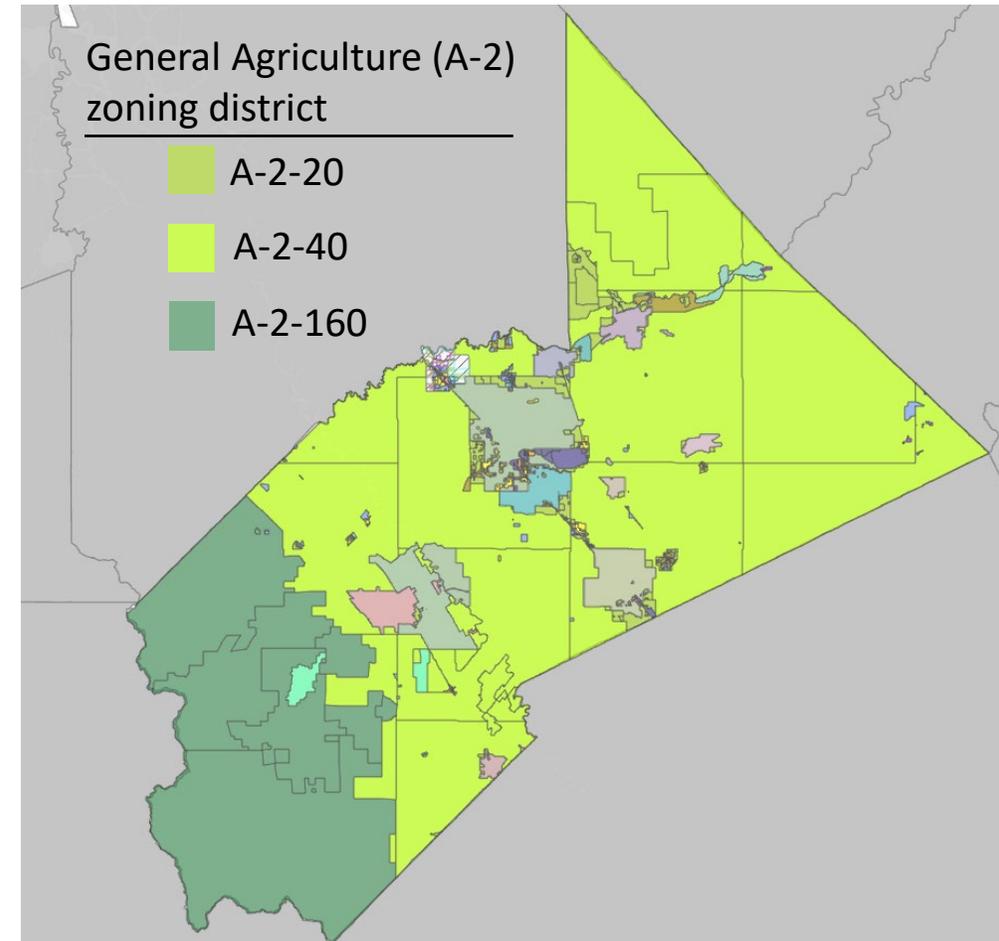
*Proposed Zoning Ordinance Amendments
& Text Amendments to the General Plan*

General Plan Update Committee
August 7, 2025



Overview

- General Agriculture (A-2) zoning district
- Parking facilities for tractor-trailer combinations (5-axle vehicles)
- Does not include tractor-trailers accessory to/utilized by permitted on-site business (e.g. hopper trailers used by huller operating on parcel where they are parked = accessory)



Truck Parking in the A-2 Zone

- ***April 17, 2012*** – Board of Supervisors approves Zoning Ordinance amendment to allow truck parking in the A-2 zoning district, **creating the two current permitting pathways:**
 - 1. Home Occupation Business License**
 - Staff-level “Over-the-Counter” business license
 - 2. Conditional Use Permit**
 - Requires environmental review and Planning Commission approval
- **General Plan Amendment and Rezone** option for facilities that exceed or do not meet the required UP/HOC criteria
 - Requires environmental review & Board of Supervisors approval
 - Difficult to approve

Draft Amendments

- **January 2025** - Ad Hoc Committee Formed
- **February to July 2025** - Outreach to agency and stakeholder groups to identify issues and concerns related to truck parking
- **June 2025** - First draft presented to the General Plan Update Committee
- **July 23, 2025** – Second draft presented at public Informational Meeting

July 23 Informational Meeting

- Attended by 46 members of the public representing concerns residents, farmers, truckers and trucking businesses
- General Feedback:
 - Concerns about idling, road condition impacts & truck routes, reduction in home occupation allowances
 - Clarification about types of trailers allowed under zoning, distance allowed between truck parking facilities, property tax changes
 - Questions about whether sites will be required to farm, enforcement, whether cities will be subject to proposed changes, and whether ag-related trucking businesses will be hurt
 - Comments about the statewide and local need for truck parking locations, and a need to preserve prime farmland by not allowing paving and development with commercial uses

Ad Hoc Committee Recommendations

Overview

- Consolidate truck parking requirements into a new Ordinance
 - Chapter 21.89 – Truck Parking
- Allowance for truck parking in the A-2 zone maintained
 - Reduced, clarified, and additional criteria/restrictions added to address concerns and issues
- If approved:
 - Codes applicable to NEW facilities
 - Facilities already approved under Use Permits or operating as legal non-conforming uses (LNC) not subject to new requirements

Ad Hoc Committee Recommendations

Home Occupations

- Proposed Home Occupation Business License changes:
- Revert back to allowances pre-2012 Ordinance Amendment

Red text denotes changes

	Existing Codes	Proposed Draft
Minimum parcel size	1 acre	1 acre
# of tractor-trailers	3 tractors, 3 trailers	1 tractor, 1 trailer
Owner/Operator Requirements	All 3 tractor-trailers must be registered to an on-site resident	Tractor-trailer must be registered to an on-site resident
Parking area	1.5 acre area dedicated to truck parking	No developed parking area permitted
Maintenance	On-site oil, tire, and wiper changes	None permitted, including truck washing
Loading & Storage of Hazmat	No loading/unloading or storage of hazmat	No loading/unloading or storage of hazmat; no stockpiling of parts or tires

Ad Hoc Committee Recommendations

Use Permits

- Proposed Use Permit changes:

Red text denotes changes

	Existing Codes	Proposed Draft
Minimum parcel size	1 acre	1 acre but less than 10 gross acres
Williamson Act Contract	Use prohibited if hauling non-raw produce	Use prohibited
# of tractor-trailers	12 tractors, 24 trailers	12 tractors, 24 trailers
Owner/Operator Requirements	One tractor-trailer must be registered to property owner who lives on-site	One tractor-trailer must be registered to property owner who has lived <u>on-site for 6 months</u>; All trucks registered in CA
Parking area	1.5 acre area dedicated to truck parking	1.5 acre area dedicated to truck parking, including driveways; See next slide
Maintenance	On-site oil, tire, and wiper changes	None permitted, including truck washing
Loading & Storage	No loading/unloading or storage of hazmat	No loading/unloading or storage of hazmat; no stockpiling of tires or truck parts

Ad Hoc Committee Recommendations

Use Permits - Parking Area Requirements

- **Changes** to requirements for parking area:
 - **New** setbacks:
 - 20-foot minimum setback from road frontages
 - 50-foot minimum setback to dwellings on adjacent parcel
 - **New** frontage landscaping requirement:
 - 15-foot minimum strip of screen landscaping adjacent to road frontages
 - Parking area delineation **now specified**:
 - Minimum 6-foot-tall solid uniform fencing around parking area
 - Parking stalls must be demarcated and all parking to occur within marked stalls
 - Minimum surfacing of gravel **still permitted**
 - Hardscape allowed in areas not in agricultural production since 2016

Ad Hoc Committee Recommendations

Use Permits - Operational & Application Criteria

- **New** operating requirements:
 - Must maintain on-site restrooms for drivers/employees
 - May be portable restrooms
- **New** application requirements:
 - Submittal of truck route with use permit application
 - Payment of fair-share contribution to impacted roadways (city/county)
 - Assist with determining whether intersection modifications must be made to meet STAA requirements
 - Prohibit application submittal or Planning Commission consideration of the use permit if a parcel has unpaid code enforcement fines

Ad Hoc Committee Recommendations

Use Permits - Concentration

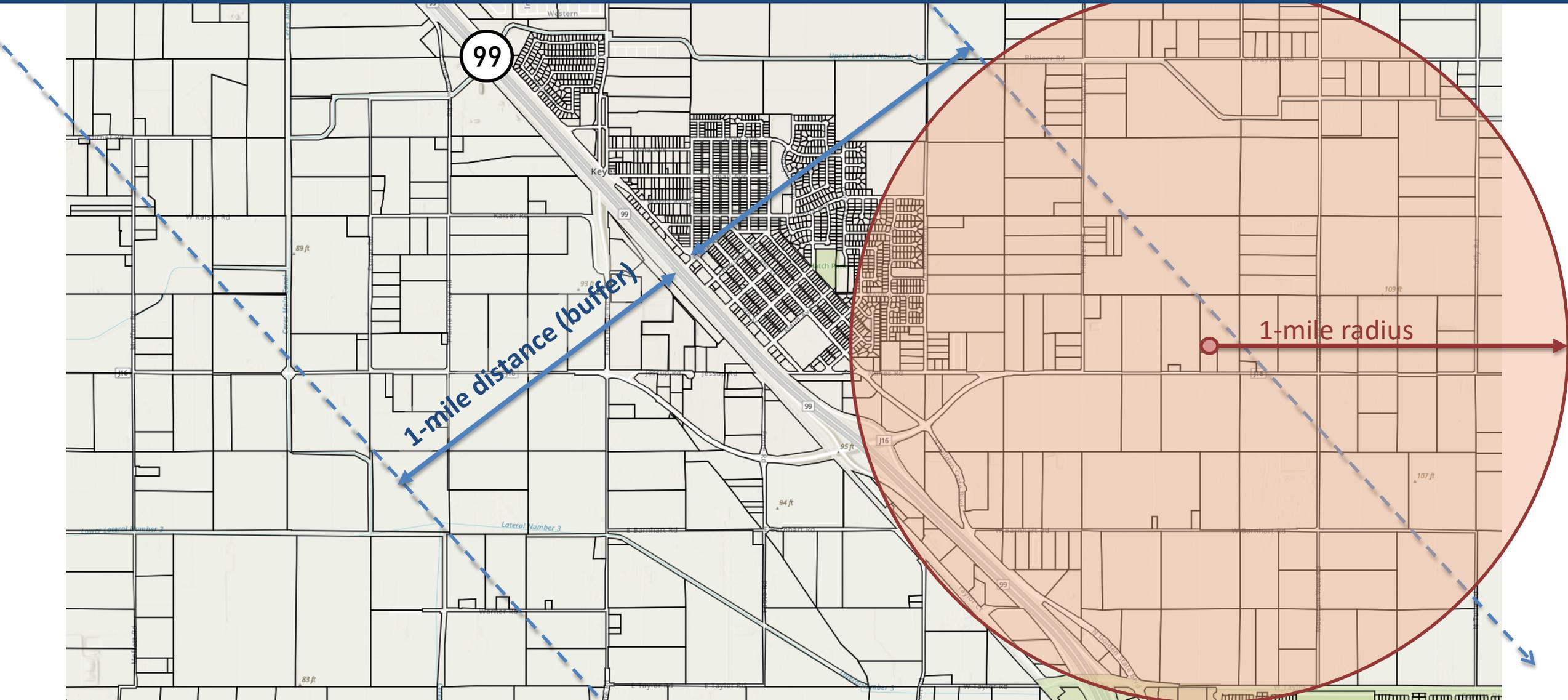
- Existing requirement: Use permits for truck parking cannot be approved unless it is found the use will not create a concentration of commercial uses in area
- **Amendments will Clarify and Define** Concentration
 - Farther from the state highways, decrease number of truck parking facilities
 - **Evaluation:** Will consider commercial truck parking facilities on A-2 zoned land if permitted as legal non-conforming (LNC) uses or with a Use Permit; but excepts ag-related trucks incidental to Tier One and Tier Two uses and Code Enforcement sites.

Ad Hoc Committee Recommendations

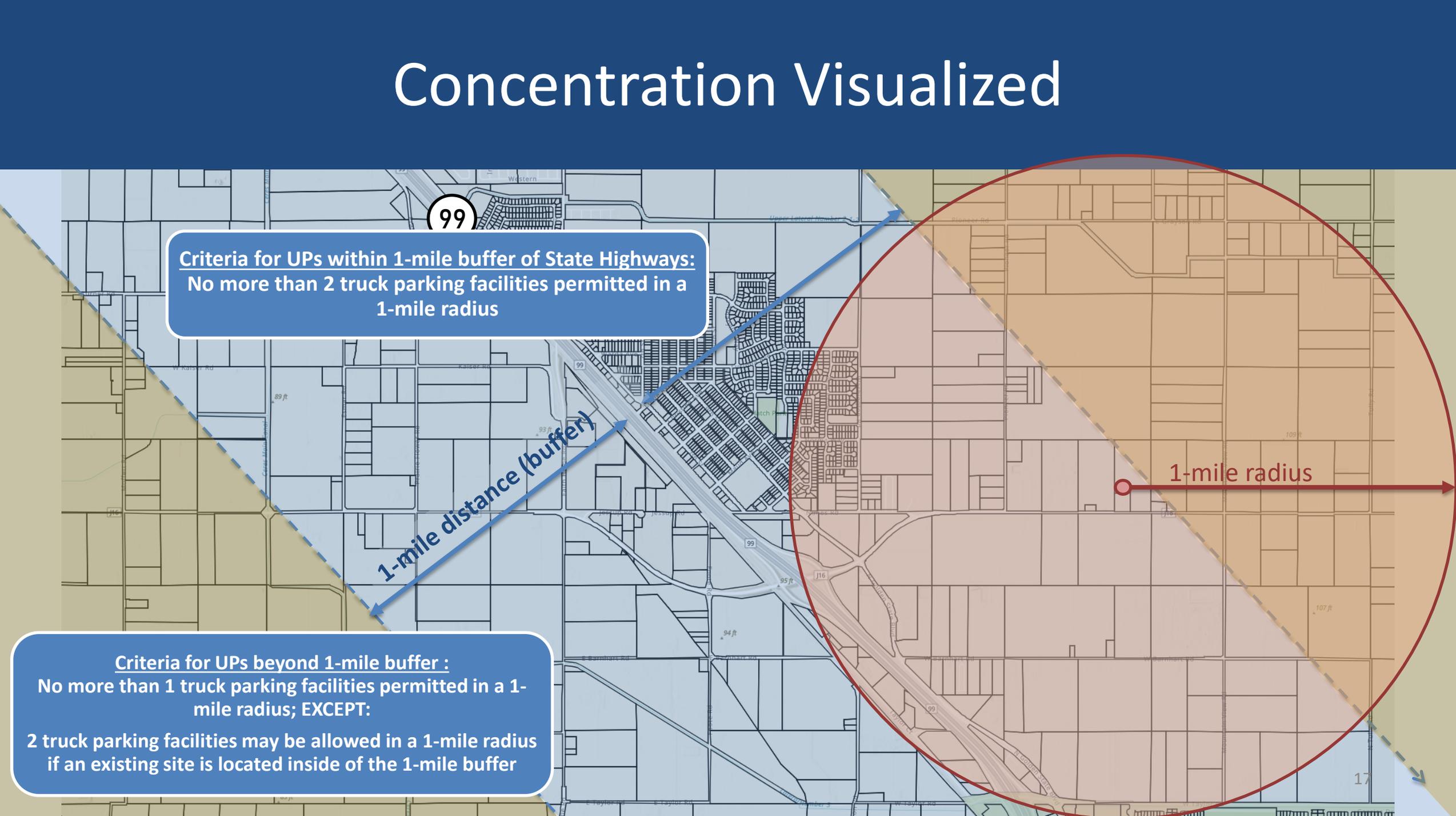
Use Permits – Concentration Cont.

- **(cont.) Amendments will Clarify and Define** Concentration
 1. **Truck parking UP requests within a 1-mile distance of state highways:**
 - Cannot create more than 2 truck parking facilities in any 1-mile radius
 2. **Truck parking UP requests beyond a 1-mile distance of state highways:**
 - Cannot create more than 1 truck parking facility in any 1-mile; **EXCEPT**
 - 2 facilities may be permitted if the existing facility is located within the 1-mile buffer of a state highway
- **Exception:**
 - The Planning Commission can determine that a concentration is not met if there is a physical buffer preventing trucks from traveling the same roadways

Concentration Visualized



Concentration Visualized



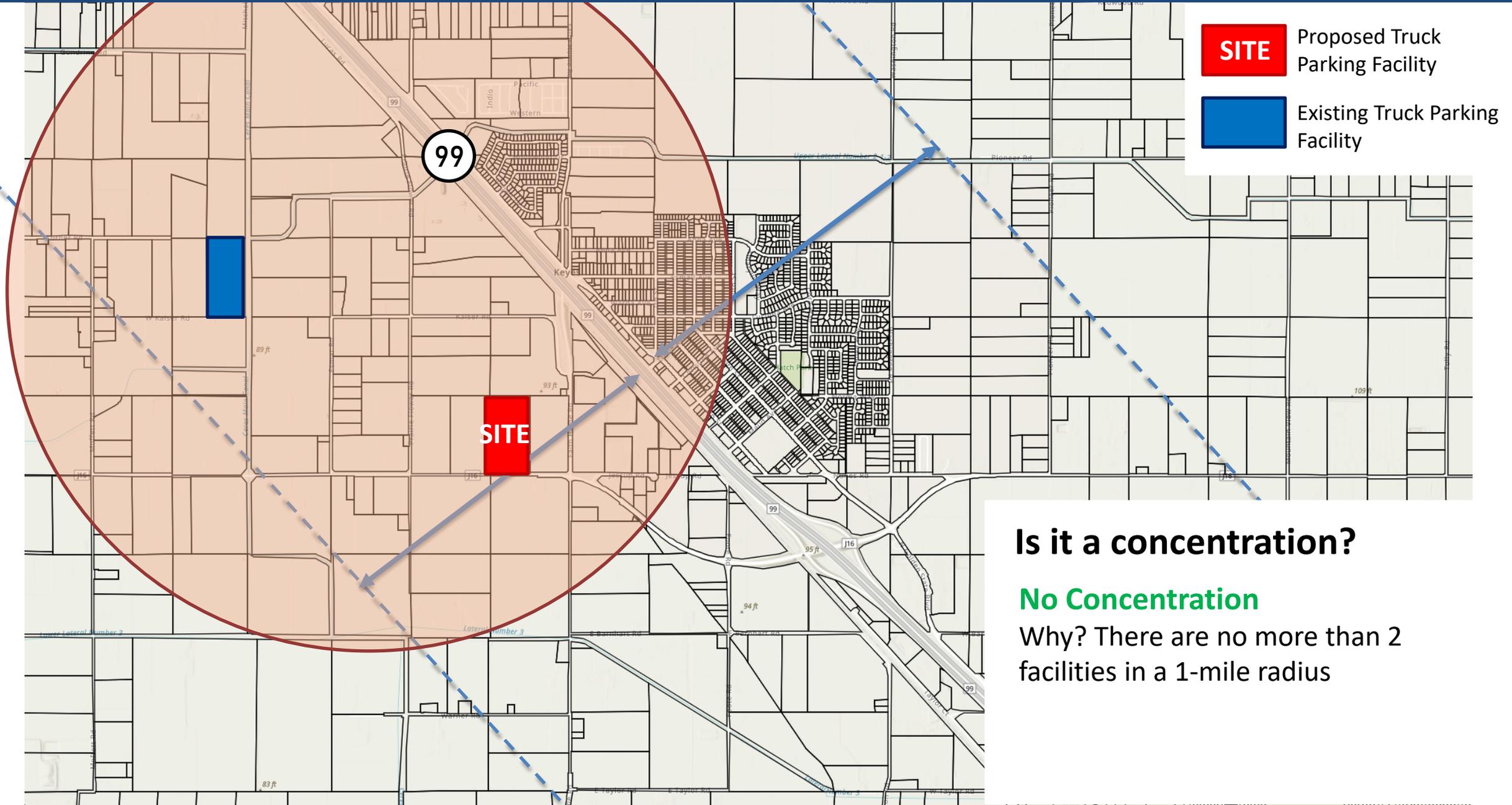
Criteria for UPs within 1-mile buffer of State Highways:
No more than 2 truck parking facilities permitted in a 1-mile radius

1-mile radius

Criteria for UPs beyond 1-mile buffer :
No more than 1 truck parking facilities permitted in a 1-mile radius; EXCEPT:
2 truck parking facilities may be allowed in a 1-mile radius if an existing site is located inside of the 1-mile buffer

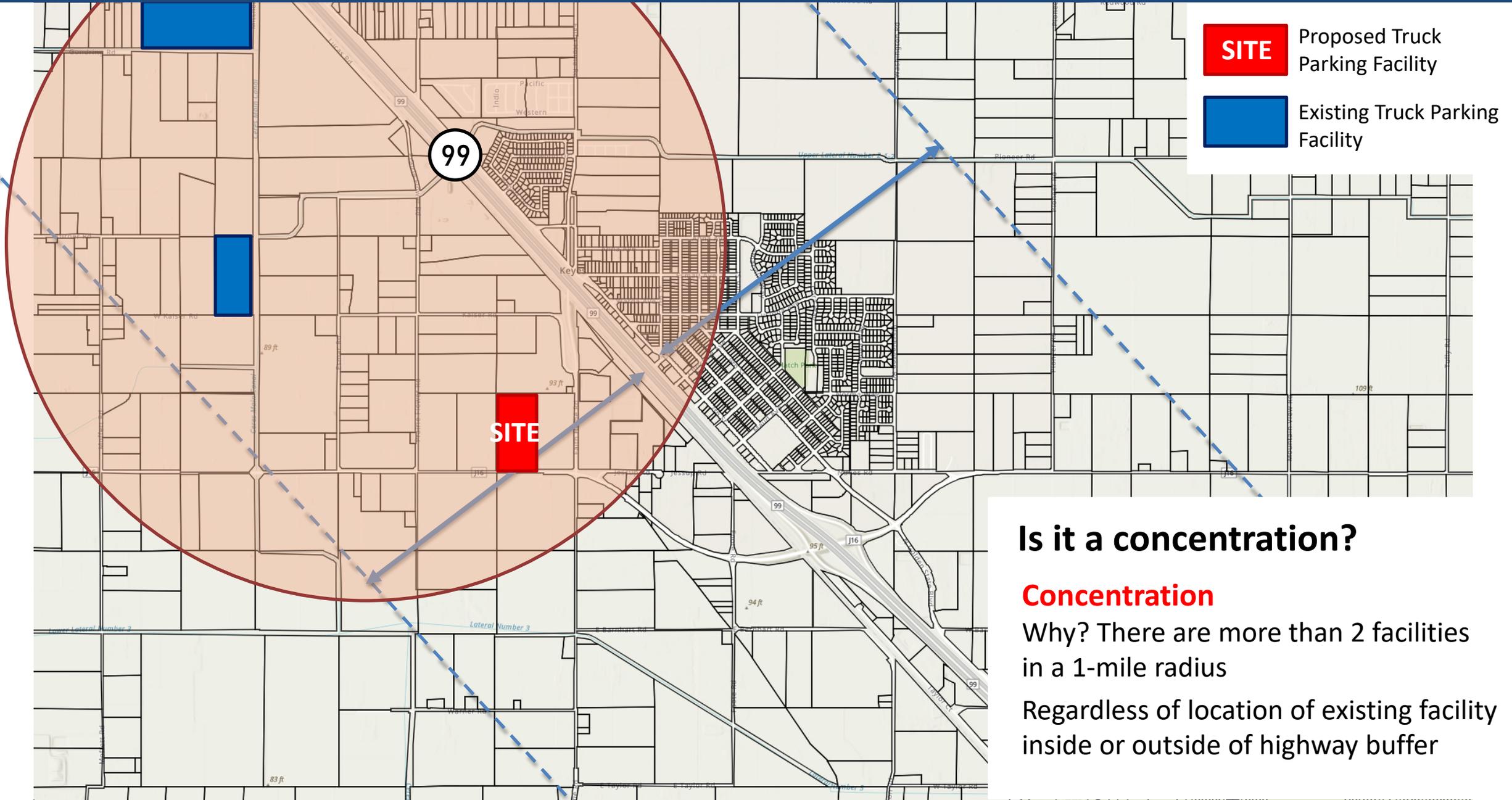
Truck parking UP requests within a 1-mile distance of an authorized state highway:

- No more than 2 truck parking facilities on A-2 zoned land in any 1-mile radius



Truck parking UP requests within a 1-mile distance of an authorized state highway:

- No more than 2 truck parking facilities on A-2 zoned land in any 1-mile radius



Is it a concentration?

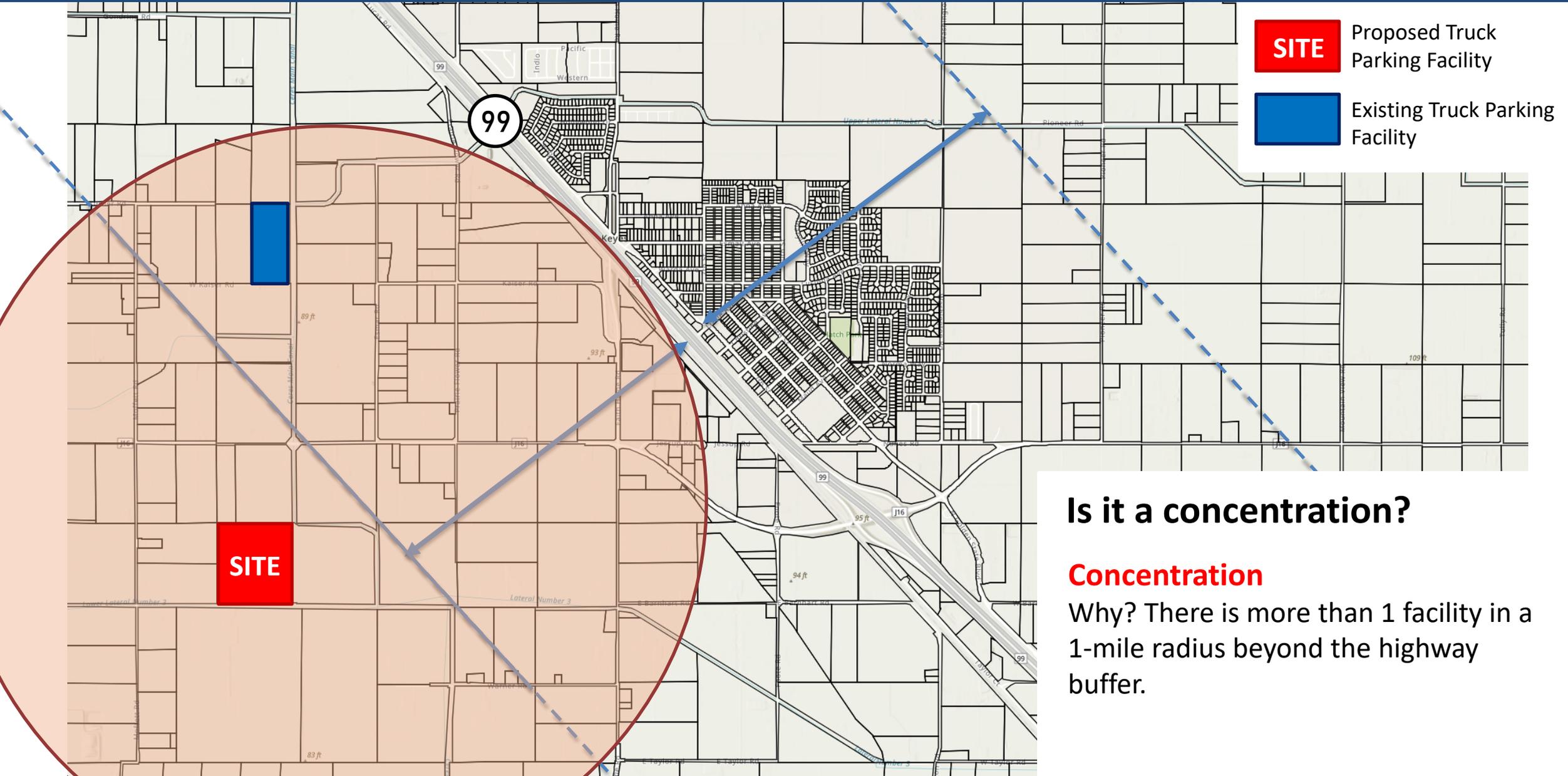
Concentration

Why? There are more than 2 facilities in a 1-mile radius

Regardless of location of existing facility inside or outside of highway buffer

Truck parking UP requests beyond a 1-mile distance of an authorized state highway:

- Cannot create more than 1 truck parking facility in a 1-mile radius; except:
- If an existing site is located inside the 1-mile state highway buffer, then 2 truck parking facilities are permitted



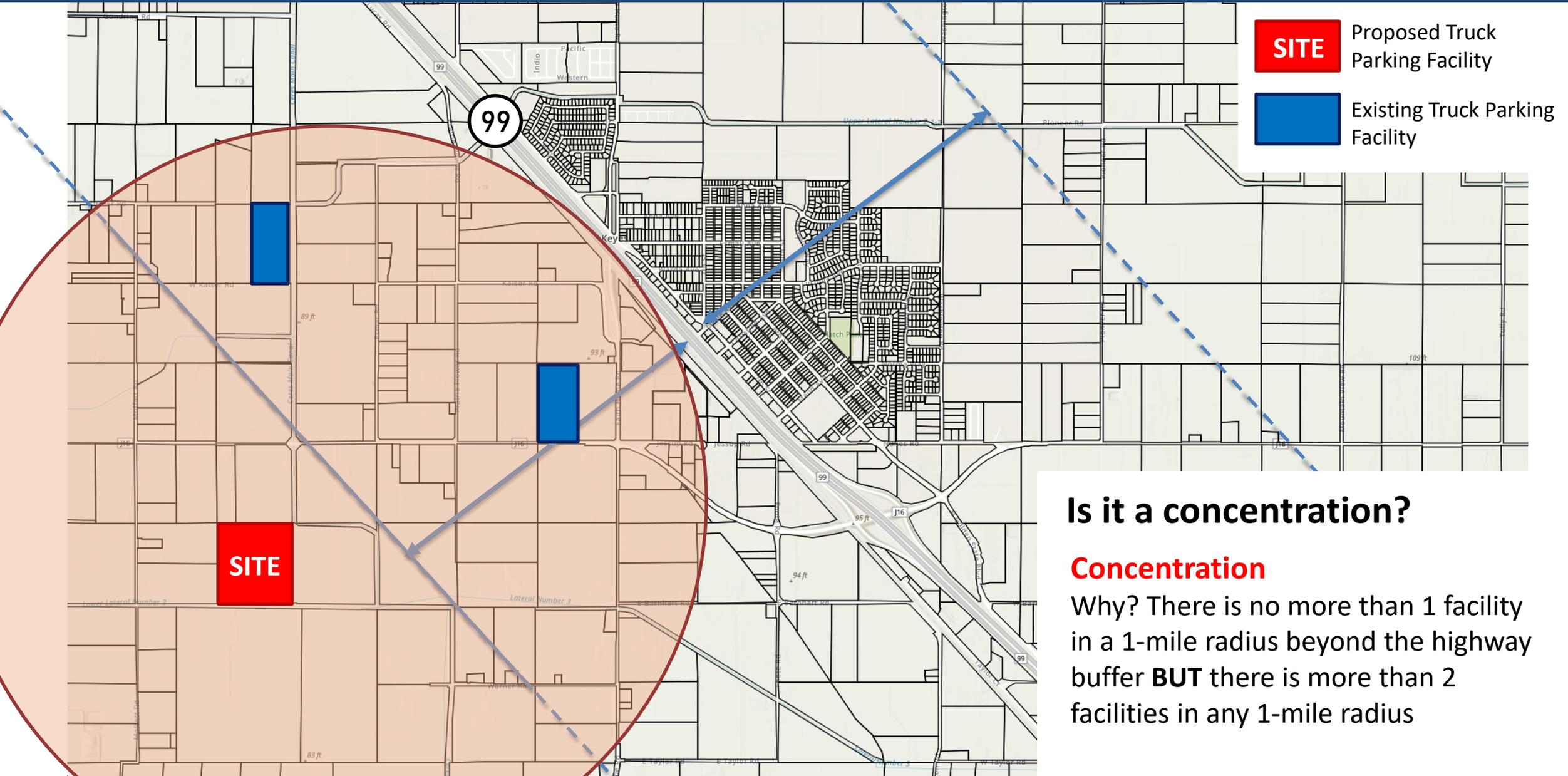
Is it a concentration?

Concentration

Why? There is more than 1 facility in a 1-mile radius beyond the highway buffer.

Truck parking UP requests beyond a 1-mile distance of an authorized state highway:

- Cannot create more than 1 truck parking facility in a 1-mile radius; except:
- If an existing site is located inside the 1-mile state highway buffer, then 2 truck parking facilities are permitted

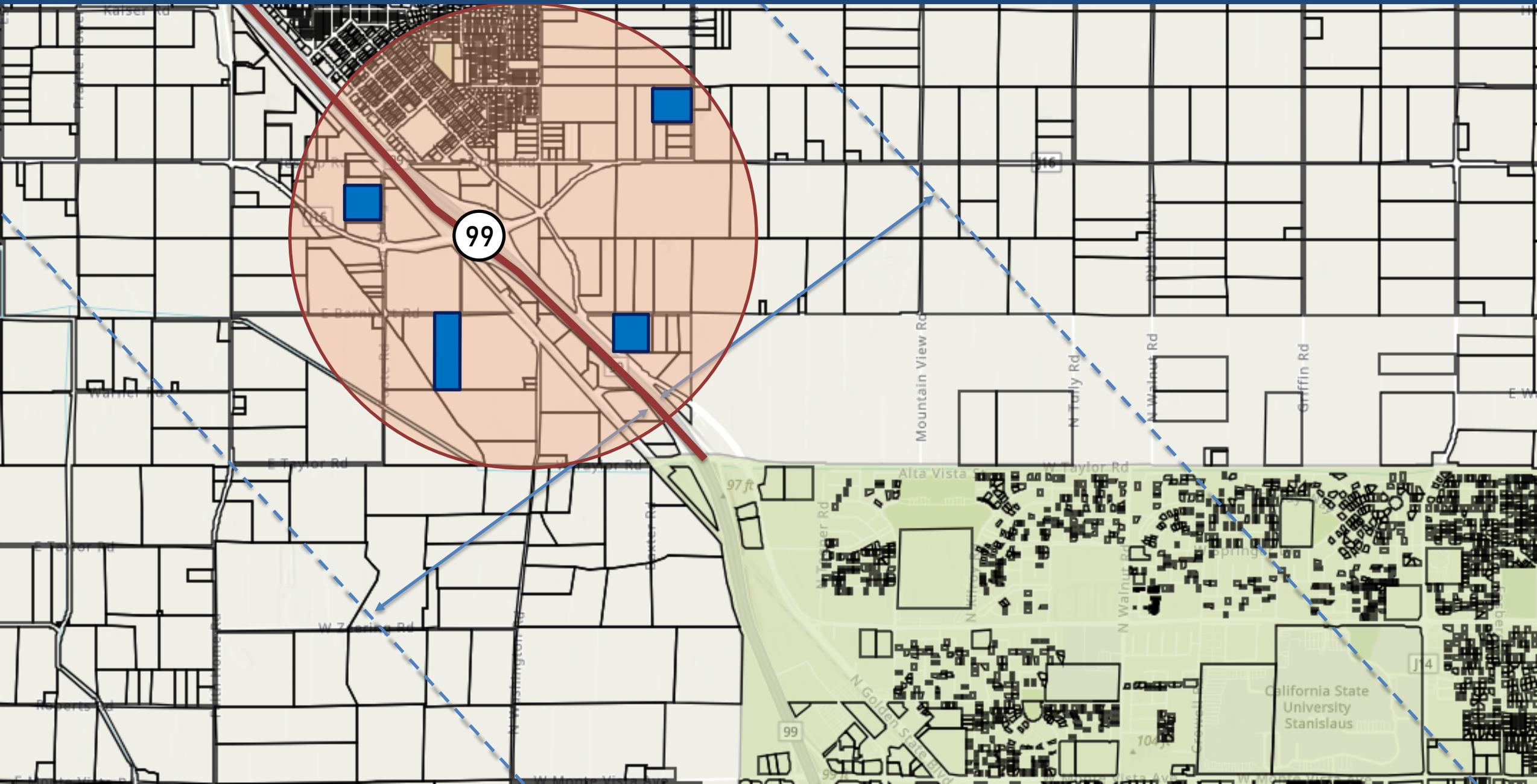


Is it a concentration?

Concentration

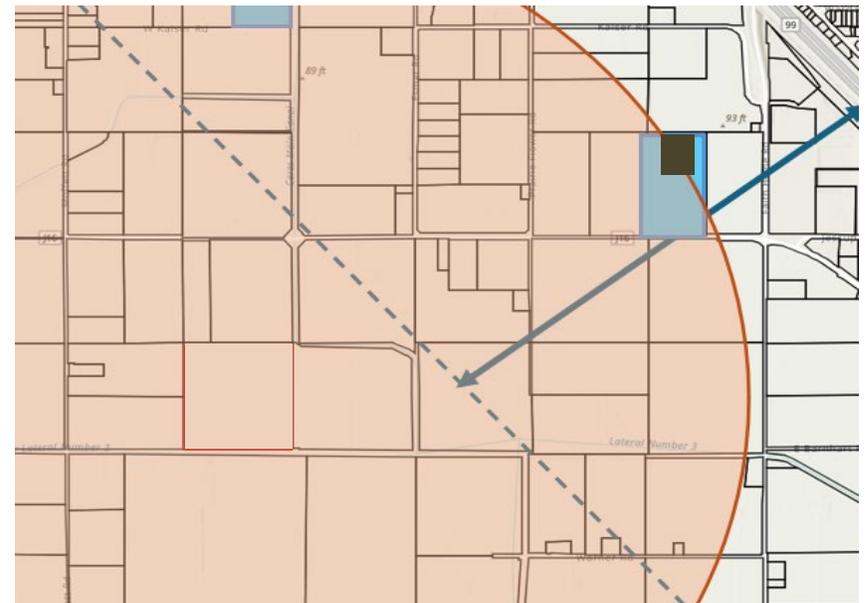
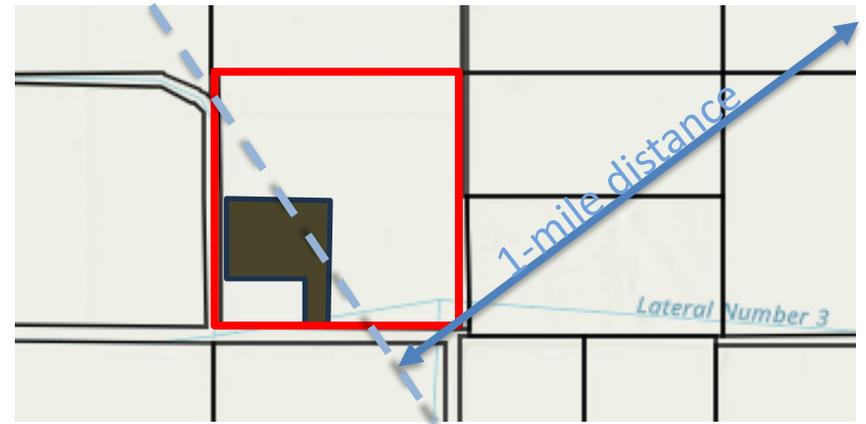
Why? There is no more than 1 facility in a 1-mile radius beyond the highway buffer **BUT** there is more than 2 facilities in any 1-mile radius

Exception: The Planning Commission can determine that a concentration is not met if there is a physical buffer preventing trucks from traveling the same roadways

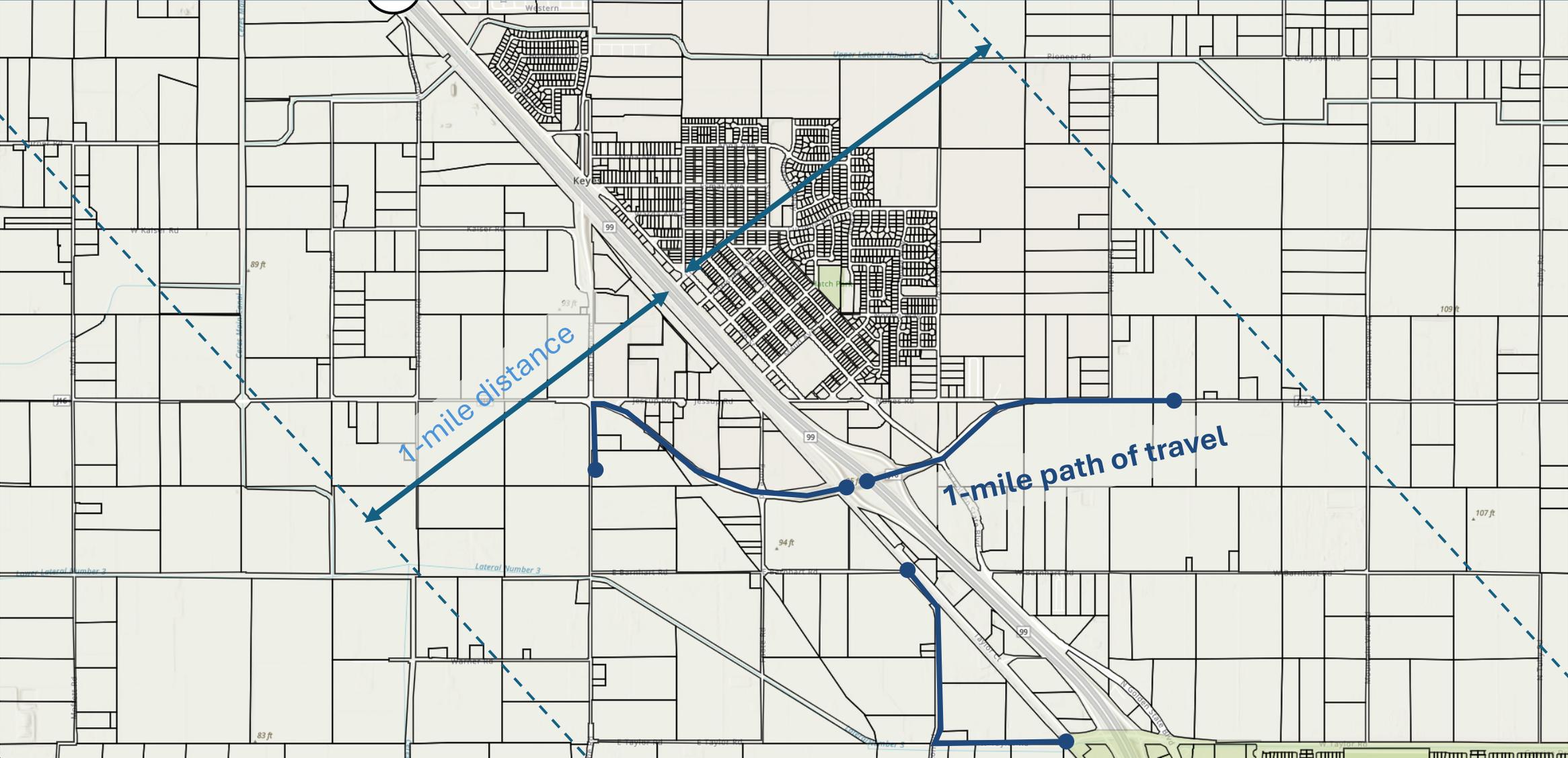


Other Concentration Considerations

- A truck parking facility is considered within or outside 1-mile distance from state highway based on driveway location
- A truck parking facility is included in concentration assessment if any portion of the parking area or driveway is within 1-mile radius



1 Mile Travel Distance vs “As The Crow Flies”



Ad Hoc Committee Recommendations

Use Permits

- **New** Requirements for Inspection and Expiration:
 - Use Permit invalidated upon change of property ownership
 - Annual Inspections
 - All facilities approved under proposed ordinance would be subject to annual inspections by code enforcement, with 30-days to correct
 - Automatic Use Permit expiration
 - 5-year life of use permit, extension allowed with a Staff Approval Permit only if no documented violations of conditions of permit occurs

Ad Hoc Committee Recommendations

General Plan Amendments & Rezones

- **Larger-scale facilities** - Exceeding A-2 Use Permit allowances could be considered under a General Plan Amendment (GPA) and Rezone (REZ) application
- **Update** intent of Highway Commercial Planned Development General Plan land use designation
 - Larger scale truck parking operations allowed under this designation when limited to ½ mile within state highways and interstate
 - Meet applicable access requirements
 - Must not be substantially detrimental to surrounding agriculture
 - Incorporate high quality landscaping and screening treatments

General Plan Update Committee

- Questions or comments about the proposed amendments?
- Recommendation to the Planning Commission

Next Steps

- **August 2025:**
 - Early Consultation Referral
- **September 2025**
 - Planning Commission
 - Agricultural Advisory Board
- **November 2025**
 - Board of Supervisors – Zoning Ordinance Amendments
- **December 2025**
 - Board of Supervisors – General Plan Text Amendment

For additional questions or comments, contact:

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