



TRUCK PARKING & SALES STUDY SESSION #1

Purpose: To develop a new ordinance to address the shortage of available locations for Truck Sales and Services: Parking and Sales use types in San Joaquin County. Specifically, potential sites were looked at near interchanges along State Route 99, Interstate-5, Interstate-205 and Interstate-580.

Background: A Grand Jury Report (2017-2018) was prepared which identified issues with illegal truck parking (see Attachment A) in San Joaquin County. The report findings included Finding No. F8.1 which states that the County actively pursues code enforcement action against the illegal parking of commercial trucks in unincorporated areas but, due to the large amount of undeveloped land, it is difficult to enforce the code which has led to a high number of complaints. The recommendation of this Grand Jury was to expand the County's enforcement efforts to prohibit illegal commercial truck parking. In response, the Community Development Department prepared a response to this Grand Jury report (see Attachment B). While the County did hire one additional Code Enforcement office in the 2019-2020 budget to address enforcement of illegal truck parking there is still a great demand, for truck parking as well as truck sales in San Joaquin County that needs to be addressed. For the purpose of this study session, potential locations for both truck parking and truck sales will be discussed.

Enforcement History

Code Enforcement currently has 42 open enforcement cases for violations involving truck and/or trailer parking, storage or sales. Seventeen (17) of these cases are located on parcels zoned as agricultural. Many of these cases in the agricultural zone are not located near an interchange and may not be resolved with the proposed ordinance. However, the proposed ordinance will result in additional opportunities for permitted truck parking, sales, and ancillary services. By providing additional opportunities for legal truck parking and sales, the Community Development Department anticipates a reduction in truck-related enforcement cases.

Truck Parking and Sales Background

The Truck Sales and Services use type refers to the sale/rental and repair of trucks and the provision of services for trucks involved in local or long distance hauling. Excluded are uses classified under the Automotive Services use type and the Equipment Sales and Repair Use Type. The following are the subcategories highlighted in this study session:

- **Parking:** A commercial operation for the parking or storage of trucks. Typical uses include truck storage yards.
- **Sales:** The sale, rental, and incidental repair of trucks. Typical uses include truck dealers and truck rental leasing without drivers.

Permitted Zones:

- **Parking:** Truck parking and ancillary services may be conditionally permitted in the following zones with the appropriate land use permit listed below:
 - **C-FS (Commercial Freeway Services)** -Use Permit application
 - **I-W (Warehouse Industrial)** -Site Approval application
 - **I-L (Limited Industrial)** -Site Approval application

- **I-G (General Industrial)** -Improvement Plan (if public services are available) or Site Approval application (if all public services are available)
 - **I-T (Truck Terminal Industrial)** -Use Permit application
 - **A-PX (Airport)** -Special Purpose Plan
- **Sales:** Truck sales and ancillary services may be conditionally permitted in the following zones with the appropriate land use permit listed below:
 - **C-G (General Commercial)** -Site Approval application
 - **C-FS (Commercial Freeway Services)** -Use Permit application (subject to special use regulations)
 - **I-W (Warehouse Industrial)** -Site Approval application
 - **I-L (Limited Industrial)** -Site Approval application
 - **I-G (General Industrial)** -Improvement Plan (if public services are available) or Site Approval application (if all public services are available)

Agricultural-Industrial (A-I) Zone

Potential New Zone:

- Agricultural-Industrial (A-I) zone
 - To permit Truck Sales & Services: Parking and Sales use type subject to a ministerial permit
 - A-I zone would permit all existing agricultural uses and a limited number of dry industrial uses
 - Will likely be subject to specific development regulations in the Development Title
 - Setback requirements from adjacent parcels
 - Surfacing requirements

Criteria Used to Determine Potential Locations:

In order to begin the process of identifying parcels that would potentially be appropriate for the A-I zone designation, Community Development Department staff used the following criteria to narrow down potential locations to a total of 161 potential parcels.

Parcels with Existing Agricultural Zoning:

- **AG** (General Agriculture)
- **AL** (Limited Industrial)
- **AU** (Agriculture Urban Reserve)
 - **Note:** Of the 161 parcels identified, 96 of them currently have a residence on-site

Minimum/Maximum Acreage:

- **1-2 acres:** A total of 49 parcels
- **2-5 acres:** A total of 61 additional parcels
- **5-10 acres:** A total of 51 additional parcels
- **Total of 161 parcels between 1 acre and 10 acres in size**

Locational criteria:

- **500 feet:** Within 500 feet of the centerline of interchanges there are a total of 41 parcels

- **1,000 feet:** Within 1,000 feet of the centerline of the interchanges there are a total of 47 additional parcels
- **1,500 feet:** Within 1,500 feet of the centerline of the interchanges there are a total of 73 additional parcels
 - **Note 2:** See Attachment C for a map that demonstrates where the various potential sites are located
- **STAA Route:** A total of 161 parcels are located within 1,500 feet of the centerline of the interchanges. Of these, a total of 19 parcels are located on existing STAA routes (142 parcels are not)

Parcel Criteria for Exclusions (Discussion Items)

- **Williamson Act:** Parcels under a Williamson Act contract to be excluded
- **Delta Zones:**
 - **Primary Zone of the Delta:** Total of 4 of 161 potential parcels located in the
 - **Secondary Zone of the Delta:** Total of 12 of 161 potential parcels located in the Secondary Zone of the Delta
- **AU (Agricultural Urban Reserve) Zone:** Parcels to be excluded if the underlying General Plan is residential.
 - **Note:** Total of 21 of 161 potential parcels designated as residential on the General Plan
- **Important Farmland:** Exclude parcels where the majority of the parcel is designated as Prime Farmland, Farmland of Statewide & Local Importance, or Unique Farmland
 - **Note:** Total of 85 of 161 potential parcels designated as some category of prime farmland

Attachment A



SAN JOAQUIN
— COUNTY —
Greatness grows here.

Board of Supervisors

Bob Elliott, Chair, Fifth District
Katherine Miller, Vice-Chair, Second District
Miguel Villapudua, First District
Tom Patti, Third District
Chuck Winn, Fourth District
Mimi Duzenski, Clerk of the Board of Supervisors

September 11, 2018

Honorable Linda L. Lofthus, Presiding Judge
Superior Court of California, County of San Joaquin
180 East Weber Avenue, Suite 1306J
Stockton, CA 95202

Dear Judge Lofthus,

Responses to 2017-2018 Grand Jury Report

Pursuant to Sections 933 and 933.05 of the California Penal Code, following are responses to Section 8.0 of the 2017-2018 Grand Jury Report entitled “Code Enforcement Departments of San Joaquin County” (Case no 0117):

Finding F8.1

The county actively pursues the illegal parking of commercial trucks in unincorporated areas but, due to the large amount of undeveloped land, it is difficult to enforce the code. This has led to complaints.

Response to Finding F8.1

Agree. County Code Enforcement responds to a high volume of complaints, including illegal commercial vehicle parking. In general, we expect demand for Code Enforcement service to remain in excess of available staffing levels for the foreseeable future.

Recommendation R8.1

San Joaquin County continue to expand its enforcement efforts to prohibit illegal commercial truck parking.

Response to Recommendation R8.1

The recommendation will be implemented within the first quarter of fiscal year 2018-2019.

The San Joaquin County Community Development Department will take the following actions to help resolve the issue. Under the Department’s 2018-2019 budget, one new Code Enforcement Officer has been approved. The Department is currently working with the Human Resources Department to hire the new Officer. Once the officer has been hired, a portion of their time will be allocated to enforcement efforts to prohibit illegal commercial truck parking. This will supplement the time already spent by existing Code Enforcement Officers on this issue.

If you have any questions regarding these responses, contact the Community Development Director Kerry Sullivan at (209) 368-3140, or the County Administrator Monica Nino at (209) 468-3203.

Sincerely,

Robert V. Elliott 9/29/2018

Robert V. Elliott
Chair, Board of Supervisors

C: Board of Supervisors
Clerk of the Board
County Administrator
County Counsel
Director of Community Development

Attachment B

Community Development Department

Planning · Building · Code Enforcement · Fire Prevention · GIS

September 11, 2018



SAN JOAQUIN
— COUNTY —
Greatness grows here.

Board of Supervisors
Administration Building
44 N. San Joaquin St., Suite 627
Stockton, CA 95202

Dear Board Members:

APPROVAL OF THE SAN JOAQUIN COUNTY COMMUNITY DEVELOPMENT
DEPARTMENT RESPONSE TO SECTION 8.0 OF THE 2017-2018 CIVIL GRAND JURY
REPORT ENTITLED CODE ENFORCEMENT DEPARTMENTS OF
SAN JOAQUIN COUNTY (CASE NO. 0117).

RECOMMENDATION:

It is recommended that the Board of Supervisors:

1. Approve the response to Section 8.0 of the 2017-2018 Civil Grand Jury Report entitled "*Code Enforcement Departments of San Joaquin County*" (Case No. 0117); and
2. Authorize and direct the Chair to sign a letter with the response to the Presiding Judge of the Superior Court.

REASON FOR RECOMMENDATION:

In June 2018, the 2017-2018 San Joaquin County Civil Grand Jury issued the attached report entitled "*Code Enforcement Departments of San Joaquin County*" (Case No. 0117). The report evaluates the various code enforcement departments throughout the County and describes various methods of enforcement for each. Section 8.0 of the report focuses exclusively on San Joaquin County's Code Enforcement Department and provides the following finding and recommendation.

Finding F8.1

The county actively pursues the illegal parking of commercial trucks in unincorporated areas but, due to the large amount of undeveloped land, it is difficult to enforce the code. This has led to complaints.

Response to Finding F8.1

Agree. County Code Enforcement responds to a high volume of complaints, including illegal commercial vehicle parking. In general, we expect demand for Code Enforcement service to remain in excess of available staffing levels for the foreseeable future.

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FISCAL IMPACT:

There is no additional fiscal impact to implement the recommendation, since the new code enforcement officer has already been allocated in the 2018- 2019 Budget.

ACTION TO BE TAKEN FOLLOWING APPROVAL:

The chair will sign a letter with the Board's responses, including any amendments, to the presiding Judge of the Superior Court.

Sincerely,



KERRY SULLIVAN
DIRECTOR

KS:EM


Enc.: Board Order

c: County Administrator
County Counsel

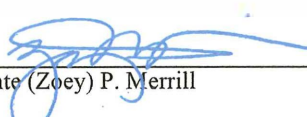
Clerk of the Board for Agenda, 9/11/2018

Reviewed by County Administrator's Office:

Reviewed by County Counsel's Office:


Adam Brucker

08/28/2018


Zayante (Zoey) P. Merrill

08/29/2018

Before the Board of Supervisors

County of San Joaquin, State of California

B-18-561

MOTION: Miller/Villapudua/4-0

**APPROVAL OF THE SAN JOAQUIN COUNTY COMMUNITY DEVELOPMENT
DEPARTMENT RESPONSE TO SECTION 8.0 OF THE 2017-2018 CIVIL GRAND JURY
REPORT ENTITLED CODE ENFORCEMENT DEPARTMENTS OF SAN JOAQUIN
COUNTY (CASE NO. 0117)**

THIS BOARD OF SUPERVISORS DOES HEREBY approve the response to Section 8.0 of the 2017-2018 Civil Grand Jury Report entitled "*Code Enforcement Departments of San Joaquin County*" (Case no 0117); and

FURTHER, authorize and direct the Chair to sign a letter with the response to the Presiding Judge of the San Joaquin County Superior Court.

I HEREBY CERTIFY that the above order was passed and adopted on 09/11/2018 by the following vote of the Board of Supervisors, to wit:

AYES: **Villapudua, Miller, Patti, Elliott**

NOES: **None**

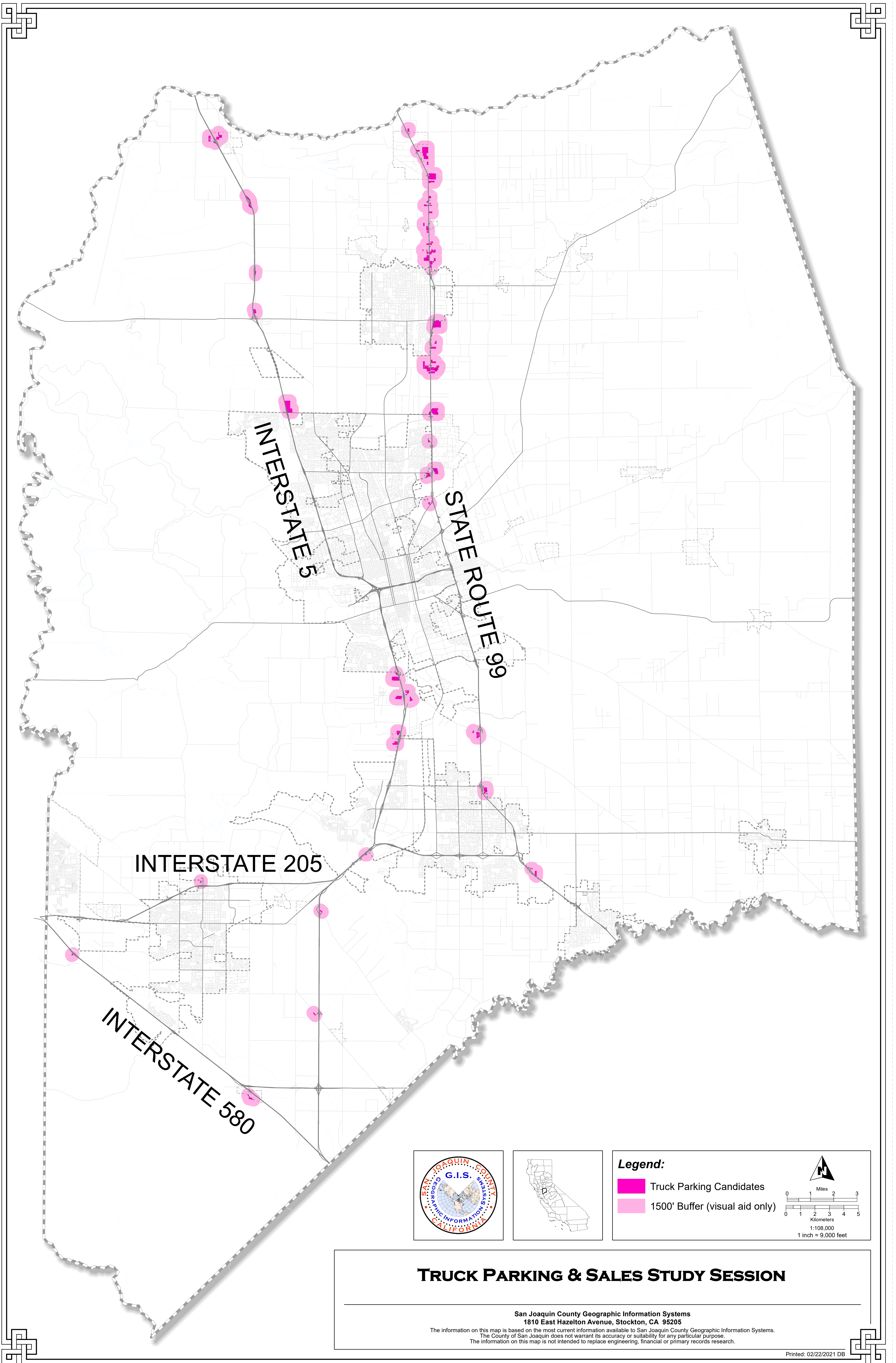
ABSENT: **Winn**

ABSTAIN: **None**



MIMI DUZENSKI
Clerk of the Board of Supervisors
County of San Joaquin
State of California

Mimi Duzenski

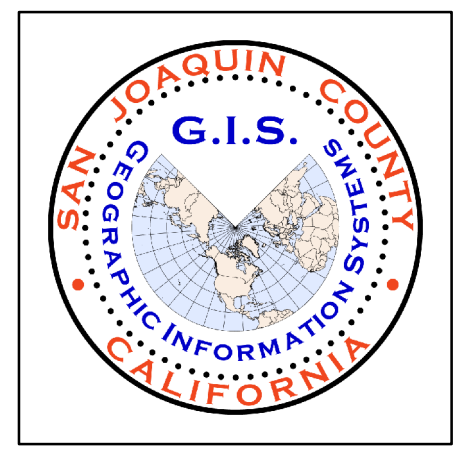


INTERSTATE 205



INTERSTATES 5


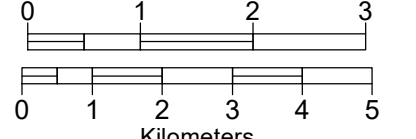
STATE ROUTE 99

INTERSTATE 580



Legend:

-  Truck Parking Candidates
-  1500' Buffer (visual aid only)



0 1 2 3 Miles
0 1 2 3 4 5 Kilometers
1:108,000
1 inch = 9,000 feet

TRUCK PARKING & SALES STUDY SESSION

San Joaquin County Geographic Information Systems
1810 East Hazelton Avenue, Stockton, CA 95205
The information on this map is based on the most current information available to San Joaquin County Geographic Information Systems.
The County of San Joaquin does not warrant its accuracy or suitability for any particular purpose.
The information on this map is not intended to replace engineering, financial or primary records research.