



TRUCK PARKING & SALES STUDY SESSION #2

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. (See attached map for potential locations-specific parcels will be identified with greater detail at a later date).

Truck Parking & Sales Study Session #1: On March 4, 2021, the Community Development Department conducted a Truck Sales & Services Study Session #1 with the Planning Commission. After receiving comments from the Planning Commission, staff prepared an updated compilation of information for consideration. Comments from the public are welcome and will be considered on existing and new information. The Truck Parking & Sales Study Session #2 is tentatively scheduled for June 3, 2021.

Please submit all comments by May 11, 2021, to:

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Zones that Currently Permit Truck Parking & Sales:

- **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 no public services are available)
 - **I-T (Truck Terminal)** 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 no public services are available)

New Agricultural-Industrial (A-I) Zone

The purpose of the A-I zone is to allow a limited number of “dry” (non-waste generating) industrial uses in addition to uses that are currently permitted in the AG (General Agricultural) zone. **Existing uses on these parcels will not be impacted by this zone reclassification because uses permitted in the AG zone will continue to be permitted in the A-I zone.** This new zone will allow additional locations for truck parking and/or truck sales within unincorporated San Joaquin County. There **may** be additional uses permitted in the A-I zone in the future.

Criteria Used to Determine Potential Locations:

In order to begin the process of identifying parcels that are being considered for the A-I zoning designation, Community Development Department staff used the following criteria to narrow down potential locations to a total of **51** potential parcels. Parcels considered met the following criteria:

Existing Agricultural Zoning:

- **AG** (General Agriculture)

Minimum/Maximum Acreage:

- **1-5 acres:** 41 parcels
- **5.01-10 acres:** 6 parcels
- **10.01-20 acres:** 4 parcels

Location:

- **Distance from interchanges:** 2640 feet (1/2 mile)
- **Number of Parcels Currently on an approved STAA Route:** 7

Results Near Interchanges:

- **I-205:** 0 parcels
- **I-580:** 1 parcels
- **I-5:** 15 parcel (none are located south of Lathrop/Manteca)
- **State Route 99:** 28 parcels (1 parcel south of Manteca, 5 parcels between Stockton and Manteca, 22 parcels north of Stockton)

Locational Criteria Discussion

- **Williamson Act or Farmland Security:** Any parcel under a Williamson Act contract or a Farmland Security contract is excluded
- **Delta Zones:** Any parcel located within the Primary and Secondary Zone of the Delta is excluded
- **Important Farmland:** Any parcel designated as Prime Farmland, Farmland of Statewide & Local Importance, or Unique Farmland is excluded
- **Residence:** Any parcels with an existing residence on-site is excluded
- **Other:** Government owned parcels, public utility owned parcels and cemeteries are excluded.

Types of Required Permits

Ministerial Permit (Improvement Plan):

If a parcel meets any of the following criteria then truck parking and/or sales may be permitted with a ministerial application:

- Parcels between 1 and 10 acres
- No residences abutting the property
- Frontage on a County maintained roadway

Discretionary Permit Required (Site Approval)

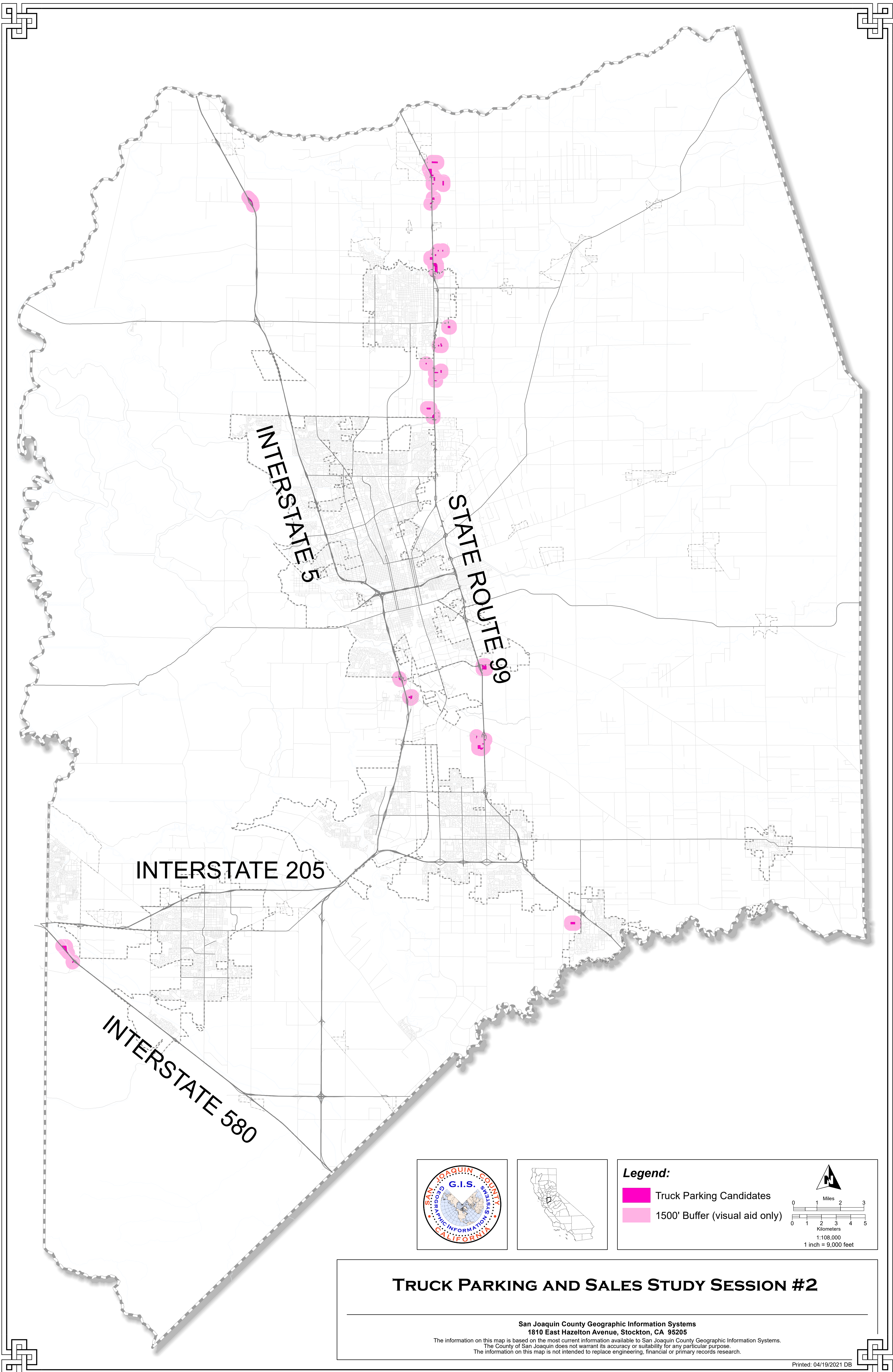
If a parcel meets the following criteria then truck parking and/or sale may be conditionally permitted subject to a discretionary application:

- Parcels are larger than 10.01 acres
- A residence currently abuts the property
- Frontage on a State or City maintained roadway

Development Requirements

The following development standards are currently under consideration:

- Parking/surfacing requirements
- Screening/fencing requirements
- Minimum setback requirements
- Landscaping requirements



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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.

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