



Referral Early Consultation

Date: September 10, 2025

To: Distribution List (See Attachment A)

From: Kristen Anaya, Senior Planner
Planning and Community Development

Subject: ORDINANCE AMENDMENT APPLICATION NO. PLN2025-0069 – TRUCK
PARKING

Respond By: September 30, 2025

******PLEASE REVIEW REFERRAL PROCESS POLICY******

The Stanislaus County Department of Planning and Community Development is soliciting comments from responsible agencies under the Early Consultation process to determine: a) whether or not the project is subject to CEQA and b) if specific conditions should be placed upon project approval.

Therefore, please contact this office by the response date if you have any comments pertaining to the proposal. Comments made identifying potential impacts should be as specific as possible and should be based on supporting data (e.g., traffic counts, expected pollutant levels, etc.). Your comments should emphasize potential impacts in areas which your agency has expertise and/or jurisdictional responsibilities.

These comments will assist our Department in preparing the conditions for a Staff Approval. Therefore, please list any conditions that you wish to have included as well as any other comments you may have. Please return all comments and/or conditions as soon as possible or no later than the response date referenced above.

Thank you for your cooperation. Please call (209) 525-6330 if you have any questions.

Applicant: Stanislaus County Department of Planning and Community Development

Project Location: Unincorporated Stanislaus County

APN: Unincorporated Stanislaus County

Williamson Act Contract: N/A

General Plan: N/A

Current Zoning: General Agriculture (A-2) Districts

Project Description: This is a request to amend Chapters 21.20 General Agriculture District (A-2) and 21.94 Home Occupations of the Stanislaus County Zoning Ordinance, and to adopt a new ordinance Chapter 21.89 Truck Parking to update existing allowances for truck parking in the unincorporated General Agriculture (A-2) zoned areas of Stanislaus County.

In August of 2024, the Stanislaus County Board of Supervisors requested that staff take steps to evaluate existing allowances for truck parking in the unincorporated agricultural areas of the County, in light of an influx of complaints resulting in code enforcement cases for unpermitted truck parking facilities. The General Plan Update Committee, at their December 5, 2024 meeting, directed Planning staff to form an ad hoc committee to study and develop recommendations to address issues surrounding truck parking facilities in the A-2 zoning district. Throughout the January

through July period, staff, directed by the ad hoc committee, have conducted research, collected data, and performed outreach to agencies and stakeholders to identify areas of concern. These areas include, but are not limited to, existing ordinances having a lack of clear threshold to prevent concentrations of truck parking facilities developing in any given area; having a lack of development criteria to satisfactorily minimize conflicts between proposed facilities and surrounding property and agriculture; and a need to incorporate stronger locational and operational limitations to reduce potential regulatory and zoning noncompliance.

Following this process, staff, in coordination with input from the ad hoc committee, developed recommendations which were presented to the General Plan Update Committee for consideration at their August 7, 2025 meeting. These recommendations included amendments to the Zoning Ordinance and General Plan Land Use Element Highway Commercial Planned Development (HCPD) land use designation to incorporate new restrictions and criteria for the following existing permitting pathways:

1. Parking for up to three trucks by owner-operator residents which may be permitted on A-2 zoned land as home occupations with a business license;
2. Small scale truck parking facilities for up to 12 trucks and 24 trailers which may be permitted on A-2 zoned land with a use permit approved by the Planning Commission; and
3. Large scale truck parking facilities for 13 or more trucks and/or 25 or more trailers which require Board of Supervisors approval of general plan amendments and/or rezones to permit.

The General Plan Update Committee supported the amendments and directed that staff bring the amendments before the Planning Commission for a recommendation to the Board of Supervisors; however, they requested that a concentration threshold be developed and incorporated into the draft text amendments to the HCPD designation which is presented to the Planning Commission, tentatively scheduled for October 18, 2025.

This request is for proposed amendments to the following Stanislaus County Zoning Ordinance Chapters regulating truck parking on A-2 zoned property:

21.20 General Agriculture District (A-2) – Replaces Section 21.20.030(G) including findings required for approval, definition of tractor-trailer combination, and criteria for developing truck parking facilities in the A-2 District with a use permit, with a reference that truck parking may be allowed subject to criteria and limitations, which have been relocated and updated, in new Zoning Ordinance Chapter 21.89 Truck Parking.

21.94 Home Occupations – Removes allowance for one commercial vehicle used in conjunction with contractors and sub-contractors offices; reduces allowance for residents to park trucks from three tractors and three trailers to one tractor and one trailer; and replaced Section 21.94.020(J) including criteria to park trucks under a home occupation in the A-2 District with a business license, with a reference that parking of one tractor and one trailer may be allowed subject to updated criteria which is proposed to be relocated to and identified in Chapter 21.89 Truck Parking.

This request also includes adoption of a new ordinance chapter:

21.89 Truck Parking – Consolidate requirements for truck parking allowed in the A-2 zone under a home occupation or use permit into a new chapter, and update, clarify, and add new criteria for the parking of trucks in the A-2 zone. Specifically, the following changes are proposed:

- **Use Permits** – The following amendments to the use permit criteria are proposed:
 - Defines two truck parking facilities in any one-mile radius as the threshold on the number of truck parking facilities that may develop before constituting a concentration;

- Clarifies driveways are included in the assessment of the parking area;
 - Updates and establishes new criteria for developing a parking area, including requirements for marked parking stalls, six-foot-tall uniform solid fencing around the parking area, setbacks from residences on adjoining parcels and from the right-of-way, and screening requirements;
 - Updates and establishes new criteria for parcels and operators to qualify for a use permit, including an upper parcel size limit for qualifying parcels of ten-acres, prohibition on Williamson Act-contract parcels, requirements that the property owner must have lived on the parcel for the last six months prior to application, that all trucks and trailers are registered in the State of California, and specifies that a parcel may have outstanding fines related to code enforcement activity at the time of application or project consideration;
 - Adds new restrictions limiting the scope of permitted activities on-site by prohibiting on-site maintenance, truck washes, and stockpiling of tires or parts;
 - Establishes a five-year life for approved use permits, with extensions permitted via staff approvals; and
 - Creates a new process for annual inspections of permitted sites to verify compliance.
- **Home Occupations** – Reduces the number of tractors and trailers from three to one and adds new restrictions limiting the scope of permitted activities on-site, prohibiting any on-site maintenance or storage and removing the 1.5-acre parking area allowance.

This project is being deemed Exempt from the California Environmental Quality Act (CEQA) under CEQA Guidelines Section 15183, Consistency with a General Plan for which an EIR was adopted, and CEQA Guidelines Section 15061, the Common-Sense Exemption.

Under a separate application, General Plan Amendment No. PLN2025-0070 – *Highway Commercial Planned Development Update*, the Planning Commission and Board of Supervisors will consider amendments to the Highway Commercial Planned Development (HCPD) land use designation in the General Plan Land Use Element, to update policies applicable to large scale truck parking facilities which propose to exceed allowances in the current A-2 district and home occupation ordinances, or the proposed Truck Parking ordinance if adopted.

Full document with attachments available for viewing at:
<http://www.stancounty.com/planning/pl/act-projects.shtm>



ORDINANCE AMENDMENT APPLICATION NO. PLN2025-0069 – TRUCK PARKING
Attachment A

Distribution List

X	CA DEPT OF CONSERVATION Land Resources / Mine Reclamation	X	STAN CO ALUC
X	CA DEPT OF FISH & WILDLIFE		STAN CO ANIMAL SERVICES
X	CA DEPT OF FORESTRY (CAL FIRE)	X	STAN CO BUILDING PERMITS DIVISION
X	CA DEPT OF TRANSPORTATION DIST 10	X	STAN CO CEO
X	CA OPR STATE CLEARINGHOUSE		STAN CO CSA
X	CA RWQCB CENTRAL VALLEY REGION	X	STAN CO DER
X	CA STATE LANDS COMMISSION		STAN CO ERC
X	CEMETERY DISTRICT: ALL	X	STAN CO FARM BUREAU
X	CENTRAL VALLEY FLOOD PROTECTION	X	STAN CO HAZARDOUS MATERIALS
X	CITY OF: ALL WITHIN STANISLAUS CTY.	X	STAN CO PARKS & RECREATION
X	COMMUNITY SERVICES DIST: KEYES	X	STAN CO PUBLIC WORKS
X	COOPERATIVE EXTENSION	X	STAN CO PUBLIC WORKS - SURVEY
X	COUNTY OF: ALL SURROUNDING		STAN CO RISK MANAGEMENT
X	DER GROUNDWATER RESOURCES DIVISION	X	STAN CO SHERIFF
X	DISPOSAL DIST: ALL	X	STAN CO SUPERVISOR DIST: ALL
X	FIRE PROTECTION DIST: ALL	X	STAN COUNTY COUNSEL
X	GSA: ALL WITHIN STANISLAUS COUNTY	X	StanCOG
X	HOSPITAL DIST: ALL	X	STANISLAUS FIRE PREVENTION BUREAU
X	IRRIGATION DIST: ALL	X	STANISLAUS LAFCO
X	MOSQUITO DIST: ALL	X	STATE OF CA SWRCB DIVISION OF DRINKING WATER DIST. 10
X	STANISLAUS COUNTY EMERGENCY MEDICAL SERVICES		SURROUNDING LAND OWNERS
X	MUNICIPAL ADVISORY COUNCIL: ALL	X	INTERESTED PARTIES
X	PACIFIC GAS & ELECTRIC	X	TELEPHONE COMPANY: ALL
X	POSTMASTER:ALL		TRIBAL CONTACTS (CA Government Code §65352.3)
X	RAILROAD: ALL	X	US ARMY CORPS OF ENGINEERS
X	SAN JOAQUIN VALLEY APCD	X	US FISH & WILDLIFE
X	SCHOOL DIST 1: ALL		US MILITARY (SB 1462) (7 agencies)
	SCHOOL DIST 2:	X	USDA NRCS
	WORKFORCE DEVELOPMENT	X	WATER DIST: ALL
X	STAN CO AG COMMISSIONER		
X	TUOLUMNE RIVER TRUST		

STANISLAUS COUNTY CEQA REFERRAL RESPONSE FORM

TO: Stanislaus County Planning & Community Development
1010 10th Street, Suite 3400
Modesto, CA 95354

FROM: _____

**SUBJECT: ORDINANCE AMENDMENT APPLICATION NO. PLN2025-0069 – TRUCK
PARKING**

Based on this agency's particular field(s) of expertise, it is our position the above described project:

- _____ Will not have a significant effect on the environment.
- _____ May have a significant effect on the environment.
- _____ No Comments.

Listed below are specific impacts which support our determination (e.g., traffic general, carrying capacity, soil types, air quality, etc.) – (attach additional sheet if necessary)

- 1.
- 2.
- 3.
- 4.

Listed below are possible mitigation measures for the above-listed impacts: *PLEASE BE SURE TO INCLUDE WHEN THE MITIGATION OR CONDITION NEEDS TO BE IMPLEMENTED (PRIOR TO RECORDING A MAP, PRIOR TO ISSUANCE OF A BUILDING PERMIT, ETC.):*

- 1.
- 2.
- 3.
- 4.

In addition, our agency has the following comments (attach additional sheets if necessary).

Response prepared by:

Name	Title	Date
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**Added text is shown in bold and underline and deleted text is shown in strikeout.*

CHAPTER 21.20

GENERAL AGRICULTURE DISTRICT (A-2)

SECTIONS:

21.20.010	PURPOSE
21.20.020	PERMITTED USES
21.20.030	USES REQUIRING USE PERMIT
21.20.040	USES REQUIRING BOARD OF SUPERVISORS APPROVAL
21.20.045	USES ON LANDS SUBJECT TO WILLIAMSON ACT
	CONTRACTS
21.20.050	DIVISION OF LAND
21.20.060	SITE AREA
21.20.070	YARDS
21.20.080	HEIGHT LIMITS

21.20.010 PURPOSE

It is the intent of these district regulations to support and enhance agriculture as the predominant land use in the unincorporated areas of the county. These district regulations are also intended to protect open-space lands pursuant to Government Code Section 65910. The procedures contained in this chapter are specifically established to ensure that all land uses are compatible with agriculture and open space, including natural resources management, outdoor recreation and enjoyment of scenic beauty. (Ord. CS 106 Section 2 (part), 1984).

21.20.020 PERMITTED USES

Uses permitted in the A-2 districts:

- A. All agricultural uses not requiring a staff approval or a use permit pursuant to Sections 21.20.030 and 21.20.040; provided, however, that within areas designated on the land use element of the general plan as urban transition the maintenance of animals shall be limited to the provision of Chapter 21.24 (R-A rural residential zoning regulations) unless approval of additional animals is first obtained from the director of planning and community development;
- B. Single-family dwelling(s) and accessory dwellings on parcels meeting the following criteria (Ord. CS 1290, 2021):
 - 1. Parcels less than 20 acres in size and zoned A-2-3, -5, -10, or -20 - One-single family dwelling is permitted on all parcels that meet or exceed the minimum building site area requirements of this chapter.
 - a. Accessory dwellings as regulated by Chapter 21.74. (Ord. CS 1290, 2021).

21.20.020 Permitted uses

2. Parcels less than 20 acres in size and zoned A-2-40, or -160 - One-single family dwelling is permitted with approval of a Staff Approval Permit in accordance with Section 21.100.050(C) of the Zoning Ordinance.
 - a. Accessory dwellings as regulated by Chapter 21.74. (Ord. CS 1290, 2021).
3. Parcels of 20 acres or more in size - Two-single family dwellings may be constructed on a parcel, regardless of the minimum parcel size zoning requirement. The second dwelling shall be placed to take maximum advantage of existing facilities including utilities and driveways. New driveways may be authorized by the County Public Works Department when it can be shown public safety will not be degraded, now or in the future, based on both existing traffic conditions and future traffic projected in the County General Plan.
 - a. Any parcel created with a 'no build' restriction shall meet the criteria specified in Section 21.20.050 prior to the construction of any dwelling. Any parcel enrolled in the Williamson Act, and not subject to a 'no build' restriction, shall be in agricultural use prior to the construction of any dwelling. (Ord. CS 1020, Sec. 4, 2007; Ord. CS 741, 2000).
 - b. Accessory dwellings, as regulated by Chapter 21.74, may be permitted in lieu of the permitted second single-family dwelling. (Ord. CS 1290, 2021).
- C. A mobile home in lieu of any permitted single-family dwelling as regulated by Chapter 21.72.-(Ord. CS 1290, 2021).
- D. Buildings, appurtenances, and uses such as custom contract harvesting or land preparation where the buildings, appurtenances, or uses are incidental and accessory to the use of the subject property for farming purposes.
- E. Home occupations as regulated by Chapter 21.94.
- F. Racing homer pigeons as regulated in Chapter 21.92.
- G. Garage sales.
- H. Temporary agricultural service airports.
- I. Detached accessory buildings, the uses of which are incidental to, and reasonably related to, a main building on the same lot or to the primary use of the property as determined by the director of planning and community development.
- J. One identification or informational sign not more than twelve square feet in area nor more than six feet in height may be permitted in the front yard or side yard adjacent to each street frontage of a property which contains a lawful agricultural use, or commercial, or industrial nonconforming use in lieu of any other freestanding sign which may be permitted, provided that:

21.20.020 Permitted uses

1. It does not bear any advertising message,
 2. It is nonflashing, nonmoving and nonanimated,
 3. It is located wholly on private property on the premises to which it pertains,
 4. A plot plan and elevation of the sign is approved by the planning and community development director prior to request for building and electrical permits and installation;
- K. Lagoons or ponds for the storage of animal wastes, except when a use permit is required under Section 21.20.030 F. Such lagoons or ponds shall be located a minimum of fifty feet from any property line and three hundred feet from any dwelling on an adjacent property. Other standards may be imposed by other county or state agencies.
- L. Christmas tree sales lots and Halloween pumpkin sales lots provided they meet the required setbacks and provide at least ten accessible and useable off-street parking spaces in addition to one space per employee on a maximum shift. Such lots shall be limited to two double-faced signs not to exceed twelve square feet on each face. No off-site signs shall be permitted. Such Halloween pumpkin sales lots may not be established prior to October 1 of any year and shall be removed and the property returned to its previous condition prior to November 15; Christmas tree sales lots may not be established prior to November 15 of any year and shall be removed and the property returned to its previous condition prior to January 1.
- M. Fireworks stands provided they meet all required setbacks and provide at least five accessible and usable off-street parking spaces in addition to one space per employee on a maximum shift. Such stands shall meet all the requirements of the department of fire safety and shall be erected and removed within the time period prescribed by that department.
- N. Produce stands as defined and regulated in Chapter 21.90.
- O. Small family day care homes for eight or fewer persons.
- P. Large family day care homes for seven through fourteen persons when the following criteria are met:
1. One off-street parking space shall be provided for each employee plus two spaces;
 2. The two additional parking spaces shall be located so that vehicles will head-in and head-out and not use the public road for maneuvering, loading, or unloading;
 3. There shall be no other day care facilities for more than eight persons within three hundred feet of the exterior boundary of the property.

(Ord. CS 861, Section 2, 2003; Ord. CS 591 Section 1, 1995; Ord. CS 350 Sections 1 (part), 2, 1989; Ord. CS 349 Section 1, 1989; Ord. CS 142 Section 1, 1985; Ord. CS 141 Section 1, 1985; Ord. CS 106 Section 2 (part), 1984).

21.20.020 Permitted uses

Q. Cultivation of hemp as defined and regulated in Chapter 6.85. (Ord. CS 1293, 2021).

21.20.030 USES REQUIRING USE PERMIT

Uses permitted in the A-2 districts subject to first securing a use permit in each case:

- A. TIER ONE. The uses listed below are closely related to agriculture and are necessary for a healthy agricultural economy. Tier One uses may be allowed when the planning commission finds that, in addition to the findings required under Section 21.96.050, the use as proposed will not be substantially detrimental to or in conflict with agricultural use of other property in the vicinity.
1. Stationary installations such as alfalfa and feed dehydrators; commercial viners; fuel alcohol stills designed to serve a localized area; nut hulling, shelling, and drying; agricultural experiment stations; warehouses for storage of grain and other farm produce; weighing, loading and grading stations; wholesale nurseries and landscape contractors when conducted in conjunction with a wholesale nursery; agricultural backhoe services; sale of firewood; and similar agricultural facilities;
 2. Farm labor camps and agricultural service airports;
 3. Permanent housing for persons employed on a full-time basis in connection with the agricultural use of the property or other property owned or leased by the same owner. The parcel(s) shall be large enough in terms of acreage, crops, production, number of animals, to clearly support and justify the establishment of an additional dwelling(s) for a full-time employee. Applicants will be required to substantiate that the employee is, in fact, a full-time employee. Permits granted for employee housing shall require that new residences be placed in close proximity to existing dwelling to minimize the disruption of agricultural land and to take maximum advantage of existing facilities, including utilities and driveways;
 4. Produce markets as defined and regulated in Chapter 21.90. (Ord. CS 591 Section 2, 1995)
- B. TIER TWO. The uses listed below are agriculture-related commercial and industrial uses that may be allowed when the planning commission or board of supervisors finds that, in addition to the findings required under Section 21.96.050:
1. The establishment as proposed will not be substantially detrimental to or in conflict with agricultural use of other property in the vicinity; and
 2. The establishment as proposed will not create a concentration of commercial and industrial uses in the vicinity; and
 3. It is necessary and desirable for such establishment to be located within the agricultural area as opposed to areas zoned for commercial or industrial usage.

21.20.030 Uses requiring use permit

- a. Agricultural service establishments primarily engaging in the provision of agricultural services to farmers, including contract harvesting when not allowed under Section 21.20.020D. Such establishments shall be designed to serve the immediately surrounding area as opposed to having a widespread service area.
- b. Agricultural processing plants and facilities, such as wineries, dehydrators, canneries, and similar agriculture-related industrial uses, provided:
 - i. The plant or facility is operated in conjunction with, or as a part of, a bona fide agricultural production operation;
 - ii. At least fifty percent of the produce to be processed is grown on the premises or on property located in Stanislaus County in the same ownership or lease; and
 - iii. The number of full-time, year-round employees involved in the processing shall not exceed ten, and the number of part-time, seasonal employees shall not exceed twenty.
- c. In conjunction with an agricultural processing plant or facility, incidental retail sales, tasting rooms and/or facilities for on-site consumption of agricultural produce processed on the premises, provided:
 - i. The primary purpose is to promote sales of the agricultural product(s) produced and processed on the premises;
 - ii. The use is subordinate to the production of such product and the use of such agricultural processing facility; and
 - iii. The number of full-time, year-round employees involved in the operation shall not exceed ten, and the number of part-time, seasonal employees shall not exceed twenty.
 - iv. However, the total number of full-time, year-round employees allowed under Subsections b(iii) and c(iii) shall not exceed ten, and the total number of part-time, seasonal employees shall not exceed twenty.
- d. Soil reclamation, or the process of cleaning or decontaminating soil that has been contaminated by gasoline or other toxic materials.

21.20.030 Uses requiring use permit

- e. Commercial or municipal composting, processing and/or spreading of whey, treated sludge or biosolids (including Class A and Class B), or other organic matter when the matter to be composted, processed and/or spread is not generated on site and the composting, processing and/or spreading is not part of a routine farming practice. Composting operations with less than 1,000 cubic yards or 300 tons of active composting material on site at any given time shall be considered an agricultural use and shall be exempt from this provision. (This provision is intended to apply to operations whose primary function is the composting, processing and/or spreading of organic matter; it is not intended to apply to composting and/or the use of fertilizers and other soil amendments or feed additives in conjunction with agricultural production.)

C. TIER THREE. The uses listed below are not directly related to agriculture but may be necessary to serve the A-2 District or may be difficult to locate in an urban area. Some of these uses can be people-intensive and, as a result, have the potential to adversely impact agriculture; these people-intensive uses are generally required to be located within LAFCO-approved spheres of influence of cities or community services districts and sanitary districts serving unincorporated communities. Tier Three uses may be allowed when the planning commission finds that, in addition to the findings required under Section 21.96.050:

1. The use as proposed will not be substantially detrimental to or in conflict with agricultural use of other property in the vicinity, and
2. The parcel on which such use is requested is not located in one of the County's "most productive agricultural areas," as that term is used in the Agricultural Element of the General Plan; or the character of the use that is requested is such that the land may reasonably be returned to agricultural use in the future.

In determining "most productive agricultural areas," factors to be considered include but are not limited to soil types and potential for agricultural production; the availability of irrigation water; ownership and parcelization patterns; uniqueness and flexibility of use; the existence of Williamson Act contracts; existing uses and their contributions to the agricultural sector of the economy. "Most productive agricultural areas" does not include any land within LAFCO-approved spheres of influence of cities or community services districts and sanitary districts serving unincorporated communities.

- a. Public stables, including boarding and training, and kennels,
- b. Bridle paths, riding academies, roping arenas and similar facilities for the training, exercising or exhibiting of horses, dogs or other animals,
- c. Recreational camps without housing for permanent residents and dude or guest ranches,
- d. Cemeteries,
- e. Schools offering general academic instruction equivalent to the standards prescribed by the State Board of Education,
- f. Churches,

21.20.030 Uses requiring use permit

- g. The raising or keeping for commercial or noncommercial purposes of fur-bearing animals, zoo-type animals, exotic birds, fish or wildlife regulated by the California Department of Fish and Game or dangerous animals as described in Chapter 7.28 of this code,
- h. Off-road vehicle parks, motorcycles, bicycle, go-cart and automobile race tracks; rifle ranges; trap and skeet ranges,
- i. Public buildings, parks or other facilities operated by political subdivisions,
- j. Facilities for public utilities and communication towers,
- k. Sanitary landfills,
- l. Circuses, carnivals, outdoor festivals, rallies, revivals, concerts, open-air churches, and similar uses provided that they do not last for more than seven days,
- m. Day care centers when accessory to a school offering general academic instruction equivalent to the standards prescribed by the State Board of Education,
- n. Gun clubs and hunting clubs.
- o. Golf courses (excluding miniature golf), golf driving ranges and practice putting greens, athletic fields and facilities (when operated by a non-profit organization or club), and related facilities (including, but not limited to, clubhouses, pro-shop, and food and drink facilities).
- p. Commercial excavation of earth, minerals, building materials or removal of oil or gas, together with the necessary apparatus and appurtenances incidental thereto.
- q. Corn mazes, hay mazes, and similar seasonal activities when determined by the Planning Director to be similar in nature and when they do not qualify for the exception in Section 21.100.050(E). (Ord. CS 890, Section 1, 2004)
- r. Weddings, and similar events, provided they are not located on Williamson Act Contracted land. (CS 1181 Section 3, 2016).

D. Notwithstanding any other provision of this title relating to the use of property zoned A-2, a factory for processing rabbits shall be allowed after issuance of a use permit subject to the following limitations:

- 1. The property proposed for use shall contain a minimum of ten acres;
- 2. There shall be no more than five employees involved in the processing operation;
- 3. The proposed facility shall satisfy all of the applicable regulations enacted by the California State Department of Food and Agriculture relating to processing of rabbits;
- 4. There shall not be retail sales at the property;
- 5. The processor shall submit a plan for disposing of the animal waste;

21.20.030 Uses requiring use permit

6. Such other limitations or conditions as may be imposed by the planning commission or board of supervisors. (Ord. CS 501 Section 1, 1992; Ord. CS 424 Section 1, 1991; Ord. CS 305 Section 1, 1988; Ord CS 294 Section 1, 1988; Ord. CS 260 Section 1, 1987; Ord. CS 141 Section 3 (part), 1985; Ord. CS 106 Section 2 (part), 1984).
- E. Repealed December 18, 2007 (Ord. CS 1020 Sec. 6, 2007).
- F. New confined animal facility and expansions of existing confined animal facility requiring a new or modified permit, waiver, order, or waste discharge requirements from the Regional Water Quality Control Board, where the issuance of such permit, waiver, order or waste discharge requirements requires compliance with the California Environmental Quality Act. Lagoons or ponds for the storage of animal wastes shall be located a minimum of fifty feet from any property line and three hundred feet from any dwelling on an adjacent property. (CS Ord. 861, Sec. 3, effective December 25, 2003)
- G. Parking of **12** tractor-trailer combinations **as defined and regulated by Chapter 21.89** may be allowed when the Planning Commission finds that, in addition to the findings required under Section 21.96.050:
1. ~~The establishment as proposed will not be substantially detrimental to or in conflict with agricultural use of other property in the vicinity;~~
 2. ~~The establishment as proposed will not create a concentration of commercial and industrial uses in the vicinity; and~~
 3. ~~All the following criteria are met:~~
 - a) ~~For the purpose of this ordinance, a tractor trailer combination shall include a tractor trailer, truck/trailer-trailer, or truck/tanker trailer combination with a minimum of five (5) axles and capable of hauling a combined gross vehicle weight (GVW) of 80,000 pounds. The following illustrates the type of permitted combinations:~~

The image contains four line drawings of truck configurations. Top-left: A single tractor-trailer unit with two axles, labeled 'Tractor-Trailer'. Top-right: A tractor unit pulling two single-trailer units in a tandem configuration, with four axles total, labeled 'Tractor-Trailers'. Bottom-left: A truck unit pulling a single trailer unit, with three axles total, labeled 'Truck/Trailer-Trailer'. Bottom-right: A truck unit pulling a tanker trailer unit, with three axles total, labeled 'Truck/Tanker-Trailer'.
- b) ~~At least one of the combinations shall be registered to the property owner and the property owner shall live on the parcel.~~

21.20.030 — Uses requiring use permit

- c) — The total number of tractors, truck/trailers and truck/tankers shall not exceed twelve (12) and the total number of trailers shall not exceed two (2) per tractor, truck/trailer, or truck/tanker. For the purpose of this ordinance, a set of double trailers shall be equivalent to one trailer.
- d) — 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.
- e) — No off-loading of trailers shall occur on-site.
- f) — All tractors, truck/trailers, truck/tankers and trailers parking on-site shall be in full operable condition for at least six consecutive months of every year.
- g) — One on-site office, accessory to the 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.
- h) — 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.
- i) — 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.
- j) — On-site maintenance shall be limited to oil and tire changes, light and windshield wiper replacements, and checking fluids.
- k) — No signs advertising parking shall be placed on the property.
- l) — On-site storage and use of related equipment may be considered by the Planning Commission as part of the application consideration.

This subsection is intended to allow for the parking of tractor-trailer, truck/trailer-trailer, and truck/tanker-trailer combinations 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. (Ord. CS 1117 Section 1, 2012)

- H. Commercial cannabis cultivation or nursery activities and distribution activities (limited to permitted commercial cannabis product grown on-site) subject to Section 21.08.020(D) of this Title, may be allowed when conducted within a greenhouse or accessory agricultural storage building as permitted by Title 6 of the County Code. (Ord. CS 1205, Sec. 3, 2018).

21.20.040 USES REQUIRING BOARD OF SUPERVISORS APPROVAL

Public and private airports are permitted subject to board of supervisor's approval when the following procedure is followed:

- A. Application shall be made in writing on a form prescribed by the planning commission and shall be accompanied by a filing fee in such amount as may be fixed from time to time by order of the board of supervisors as well as a plot plan and other pertinent data as may be deemed necessary by the planning director.
- B. In order to obtain an airport permit, the applicant must introduce evidence in support of this application sufficient to enable the planning commission and the board of supervisors to find that the establishment of the airport is consistent with the general plan, consistent with any adopted county policies and will not, under the circumstances of the particular case, be detrimental to the health, safety, and general welfare of persons residing or working in the neighborhood of the use and that it will not be detrimental or injurious to property and improvements in the neighborhood or to the general welfare of the county.
- C. The application shall be referred to the Airport Land Use Commission for review prior to approval by the planning commission and board of supervisors.
- D. A public hearing shall be held by the planning commission. Notice of hearing shall be given as required by Section 21.96.040. The planning commission shall make a report of its findings and recommendation to the board of supervisors.
- E. Upon receipt of the report from the planning commission a public hearing shall be held by the board of supervisors. Notice of the hearing shall be given as required by Section 21.96.040. At the conclusion of any hearing held by the board of supervisors, the board

may approve the airport permit if the findings listed in Section 21.20.040B can be established. (Ord. CS 106 Section 2 (part), 1984).

21.20.045 USES ON LANDS SUBJECT TO WILLIAMSON ACT CONTRACTS

- A. As required by Government Code Section 51238.1, the Planning Commission and/or Board of Supervisors shall find that uses requiring use permits that are approved on lands under California Land Conservation Contracts (Williamson Act Contracts) shall be consistent with all of the following principles of compatibility:
 - 1. The use will not significantly compromise the long-term productive agricultural capability of the subject contracted parcel or parcels or on other contracted lands in the A-2 zoning district.
 - 2. The use will not significantly displace or impair current or reasonably foreseeable agricultural operations on the subject contracted parcel or parcels or on other contracted lands in the A-2 zoning district. Uses that significantly displace agricultural operations on the subject contracted parcel or parcels may be deemed compatible if they relate directly to the production of commercial agricultural products on the subject contracted parcel or parcels or neighboring lands, including activities such as harvesting, processing, or shipping.

21.20.045 Uses on lands subject to Williamson Act contracts

3. The use will not result in the significant removal of adjacent contracted land from agricultural or open-space use.
- B. Unless the Planning Commission and/or the Board of Supervisors makes a finding to the contrary, the following uses are hereby determined to be consistent with the principles of compatibility and may be approved on contracted land:
1. The erection, construction, alteration, or maintenance of gas, electric, water, communication facilities,
 2. Farm labor camps and farm employee housing, and
 3. All Tier One uses requiring use permits listed in Section 21.20.030 A.
- C. The following uses are hereby determined to be inconsistent with the principles of compatibility and shall not be approved on contracted land:
1. Churches,
 2. Schools, and
 3. Day care centers when accessory to a school offering general academic instruction equivalent to the standards prescribed by the State Board of Education.
- D. Mineral extraction on contracted land may be approved consistent with Government Code Section 51238.2.
- E. Uses on nonprime contracted land may be approved consistent with subdivision (c) of Government Code Section 51238.1.
- F. All other uses requiring use permits on contracted lands, except those specified in Subsections B, C, D and E of this Section, shall be evaluated on a case-by-case basis by the Planning Commission and/or Board of Supervisors to determine whether they are consistent with the principles of compatibility set forth in Government Code Section 51238.1.

21.20.050 DIVISION OF LAND

All divisions of land on property zoned A-2 (General Agriculture) shall conform to the minimum parcel designation exhibited on the county's sectional district maps. The subdivision of agricultural land consisting of unirrigated farmland, unirrigated grazing land, or land enrolled under the Williamson Act, into parcels of less than 160-acres in size shall be allowed provided a "no build" restriction on the construction of any residential development on newly created parcel(s) is observed until one or both of the following criteria is met:

21.20.050 Division of land

- A. 90% or more of the parcel shall be in production agriculture use with its own on-site irrigation infrastructure and water rights to independently irrigate. For land which is not irrigated by surface water, on-site irrigation infrastructure may include a self-contained drip or sprinkler irrigation system. Shared off-site infrastructure for drip or sprinkler irrigation systems, such as well pumps and filters, may be allowed provided recorded long-term maintenance agreements and irrevocable access easements to the infrastructure are in place.
- B. Use of the parcel includes a confined animal facility (such as a commercial dairy, cattle feedlot, or poultry operation) or a commercial aquaculture operation. (Ord. CS 1020 Sec. 7, 2007; Ord. CS 344 Section 4, 1989; Ord. CS 106 Section 2 (part), 1984).

21.20.060 SITE AREA

The minimum allowable area for creation of a parcel shall be either three, five, ten, twenty, forty, or one hundred sixty acres as designated on the sectional district map following the zone symbol. Minimum parcel size may be determined by including internal area occupied by irrigation canals, laterals and other facilities and area up to the centerline of public roads, railroads, transmission lines, aqueducts or irrigation laterals which are located at a parcel's boundary. The following shall be exempt as to the minimum parcel size requirements provided the parcels are consistent with the subdivision ordinance and all other applicable county regulations:

- A. Parcels created or used for public utility or communication purposes.
- B. Repealed December 18, 2007 (CS 1020 Sec. 8, 2007; prior code CS 741, effective November 24, 2000)
- C. Repealed December 18, 2007 (CS 1020 Sec. 9, 2007).
- D. Parcels created and used pursuant to Sections 21.20.030 and 21.20.040, or where there exists a nonresidential legal nonconforming use, approved by the planning commission based upon findings that such parcel exhibits size, location and orientation characteristics which are supportive of the use without detriment to other agricultural usage in the vicinity.
- E. Parcels created by a lot line adjustment between two or more adjacent parcels, where the land taken from one parcel is added to an adjacent parcel, and where a greater number of parcels than originally existed is not thereby created, where the integrity and purpose of Section 21.20.010 is maintained, where one of the parcels is already below the minimum lot area of the zone in which it is located, where a greater number of nonconforming parcels, in terms of parcel size and permitted dwelling(s), is not thereby created and the following criteria can be met:

21.20.060 Site area

1. Parcels greater than 10-acres in size shall not be adjusted to a size smaller than 10-acres, unless the adjustment is needed to address a building site area or correct for a physical improvement which is found to encroach upon a property line. In no case shall a parcel enrolled in the Williamson Act be reduced to a size smaller than 10-acres; and
2. Parcels less than 10-acres in size may be adjusted to a larger size, 10 acres or greater in size if enrolled in the Williamson Act, or reduced, if not enrolled in the Williamson Act, as needed to address a building site area or correct for a physical improvement which is found to encroach upon a property line. (Ord. CS 1020 Section 10, 2007; Ord. CS 501 Section 2, 1992; Ord. CS 344 Section 5, 1989; Ord. CS 333 Section 1, 1989; Ord. CS 142 Section 2, 1985; Ord. CS 106 Section 2 (part), 1984).

21.20.070 YARDS

Yards required in A-2 districts:

A. Front yards:

1. Not less than seventy feet from the existing centerline of the street, nor less than fifteen feet from the planned street line on a major street or expressway, whichever is the greater. The vehicle opening of any building shall be no closer than twenty feet to the property line toward which the opening faces.
2. Not less than forty-five feet from the existing centerline of the street on a collector street sixty feet wide, nor less than fifteen feet from the planned street line where a specific plan has been adopted. The vehicle opening of any building shall be no closer than twenty feet to the property line toward which the opening faces.
3. Not less than forty feet from the existing centerline of the street on a minor street (fifty feet wide), nor less than fifteen feet from the planned street line where a specific plan has been adopted. The vehicle opening of any building shall be no closer than twenty feet to the property line toward which the opening faces.

B. Side yards, interior lot line and rear yards: Five feet.

C Side yards, corner lot: The main building and accessory building or garages not having direct access to the street may be five feet closer to the planned street line than at the front yard. (Ord. CS 106 Section 2 (part), 1984).

21.20.080 HEIGHT LIMITS

No fence, hedge or screen planting, in excess of three feet in height, shall be constructed or permitted to grow within any required front yard or side yard of a corner lot unless the director determines that visibility will not be obstructed. (Ord. CS 106 Section 2 (part), 1984).

**Added text is shown in bold and underline and deleted text is shown in strikeout.*

CHAPTER 21.94

HOME OCCUPATIONS

SECTIONS:

21.94.010	APPLICATION
21.94.020	CRITERIA
21.94.030	PROHIBITED USES
21.94.050	DEFINITIONS

21.94.010 APPLICATION

Applications for home occupations are administered by the department of planning and community development. (Ord. CS 9 (part), 1983).

21.94.020 CRITERIA

It is the intent of the following criteria to reduce the impact of the home occupation to the degree that its effects on the neighborhood are undetectable from normal and usual residential activity.

- A. Only occupants of the dwelling shall be engaged in the home occupation on the subject property. In the event of a partnership or corporation, at least one of the members must be a resident of the subject property.
- B. Off-site employees or partners are permitted so long as they do not work or report for work at subject property.
- C. The use of the dwelling for the home occupation shall be clearly incidental and subordinate to its use for residential purposes. The home occupation may be conducted in the principal dwelling or accessory structures on the subject property provided that the area does not exceed twenty percent of the habitable floor area of the principal dwelling.
- D. There shall be no mechanical equipment or operation used which creates or makes noise, dust, odor, vibration or other effects detectable at the property line. Noise level at the property line shall not exceed sixty-five dBA.
- E. There shall be no display of products produced by the home occupation visible in any manner from the outside of the dwelling unit.
- F. The use shall not generate pedestrian or vehicular traffic beyond that which is normal in a residential district nor in any case require the parking of more than two additional vehicles at any one time.
- G. There shall be no storage of materials or supplies out-of-doors.
- H. There shall be no change in the outside appearance of the building premises, or any visible evidence of the conduct of such home occupations other than one sign not to

exceed two square feet. Visible evidence shall include, but not be limited to, any vehicles associated with the home occupation, except as allowed by Section 21.94.020(J)(2) and (4). (Ord. CS 1117, Sec 2, 2012)

21.94.020 Criteria

- I. There shall be no advertising, including phone book advertising, newspaper ads, etc., of the home occupation which depicts the address of location. (Ord. CS 350, Sec. 4, 1989; Ord CS 9 (part), 1983).
- J. The following specific home occupation uses shall be permitted subject to further limitations as follows:
 1. Beauty/barber shops limited to one operator only.
 2. Contractors and subcontractors offices are permitted as home occupations. However, the storage of materials, equipment or **parking of a more than one commercial** vehicle not normally associated with residential uses shall be prohibited.
 3. Furniture repair, restoration and reupholstery shall be limited to one occupant of the dwelling subject to approval of building inspection and fire marshall as applicable. There shall be no pick up or delivery at this location by the public.
 4. Trucking operations with on-site parking of **up to no more than one three** tractor-trailer combinations, as **defined and regulated by Chapter 21.89, defined in this chapter, provided:**
 - a.** ~~The home occupation is located within the A-2 (general agriculture) zoning district, the parcel on which the parking will occur is at least one acre or more in size, the total area of the acres used for the parking operation does not exceed 1.5 acres, and the area to be used for parking shall not exceed fifty percent of the entire parcel.~~
 - b.** ~~All of the tractor-trailer combinations parked on the parcel shall be registered to an occupant of a dwelling located on the parcel. On parcels with more than one trucking operation operating as a home occupation, the total number of tractor-trailer combinations parking on-site shall not exceed three.~~
 - c.** ~~Any trailers parked on-site shall be operational and accessory to the use of any tractor, truck/trailer, or truck/tanker permitted to be parked on-site.~~
 - d.** ~~On-site maintenance shall be limited to oil and tire changes, light and windshield wiper replacements, and checking fluids.~~
 - e.** ~~No off-loading of any trailer, and no parking of any trailer housing hazardous materials, shall occur on-site.~~

21.94.030 PROHIBITED USES

The following uses are expressly prohibited as home occupations:

- A. Repair or reconditioning of motorized vehicles or equipment, on site;
- B. Manufacturing, including cabinet shops and similar uses;

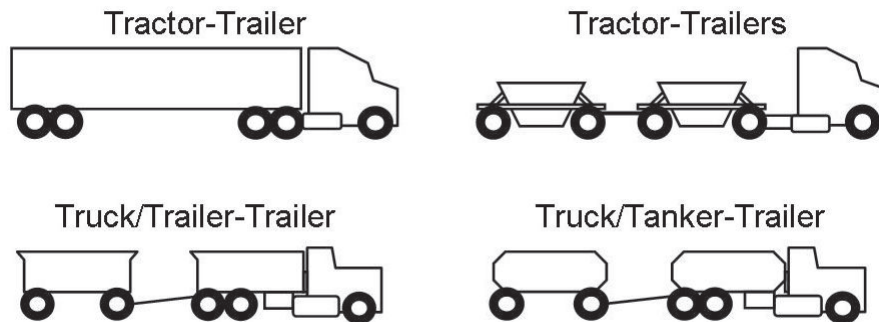
21.94.030 Prohibited Uses

- C. Repair or reconditioning of major household appliances, including refrigerators, freezers, clothes washers and dryers, dishwashers, stoves, heating and air conditioning equipment, and lawn mowers;
- D. Repair or reconditioning of boats or recreational vehicles;
- E. Medical, dental and chiropractic clinics and offices. (Ord. CS 9 (part), 1983).

21.94.050 ~~DEFINITIONS~~

~~The definition set forth in this section shall apply to this chapter.~~

~~**A. "Tractor-Trailer Combinations"** means a tractor-trailer, truck/trailer, or truck/tanker-trailer combination with a minimum of five (5) axles and capable of hauling a combined~~



~~gross vehicle weight (GVW) of 80,000 pounds. The following illustrates the type of permitted vehicles: (Ord. CS 1117, Sec 4, 2012)~~

CHAPTER 21.89

TRUCK PARKING FACILITIES

SECTIONS:

21.89.010	PURPOSE AND INTENT
21.89.020	APPLICABILITY
21.89.030	DEFINITIONS
21.89.040	USE PERMIT
21.89.050	HOME OCCUPATION
21.89.060	ANNUAL INSPECTIONS
21.89.070	EXPIRATION

21.89.010 PURPOSE AND INTENT

The purpose of this chapter is to provide land use regulations for the parking of tractor-trailer combinations which are not incidental and accessory to the agricultural use of the property and do not qualify to operate as an agricultural service establishment.

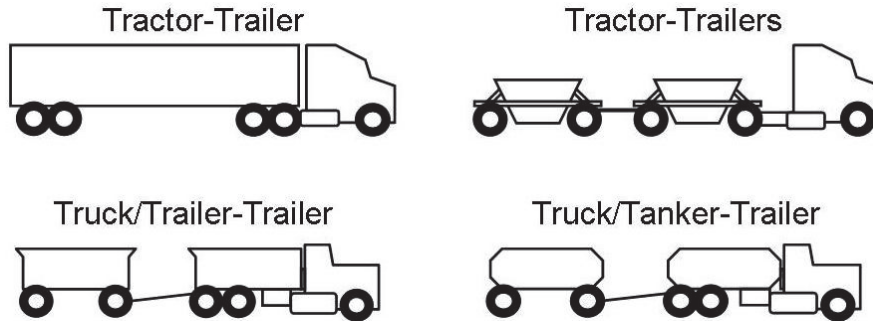
These regulations are intended to allow for the limited parking of tractor-trailer combinations while minimizing impacts on agricultural land and avoiding the creation of a concentration of commercial and industrial uses in the vicinity. The allowance for non-agriculturally related truck parking in the A-2 (General Agriculture) zoning district recognizes a shortage in truck parking options that impact roadway driver safety and community character, when trucks must park on the side of the road. Limitations on the life of a use permit issued under this Chapter for truck parking recognizes the use is transitional in nature and ongoing parking outside of commercial and industrial zoning districts is intended to be short term with limited improvements that will not impact the ongoing agricultural use of the property on which the use is located or the surrounding properties.

21.89.020 APPLICABILITY

The regulations set forth in this chapter shall apply in the A-2 (General Agriculture) zoning district.

21.89.030 DEFINITIONS

- A. "Truck parking" means the parking of any tractor-trailer combination.
- B. "Truck parking facility" means a property used for the parking of more than one tractor-trailer combination.
- C. "Tractor-trailer combination" means a tractor-trailer, truck/trailer-trailer, or truck/tanker trailer combination with a minimum of five (5) axles and capable of hauling a combined gross vehicle weight (GVW) of 80,000 pounds. The following illustrates the type of permitted combinations:



21.89.040 USE PERMIT

Parking of tractor-trailer combinations may be permitted subject to first securing a use permit, provided that the following standards and requirements are met:

- A. The parcel on which truck parking will occur is at least one acre in size and less than ten acres in size and is not enrolled in a Williamson Act Contract.
- B. The total number of tractors, truck/trailers and truck/tankers shall not exceed twelve (12) and the total number of trailers shall not exceed two (2) per tractor, truck/trailer, or truck/tanker. For the purpose of this chapter, a set of double trailers shall be equivalent to one trailer.
- C. Concentration. The use shall not create a concentration of truck parking facilities. For the purposes of this section, a concentration shall be deemed to occur when the number of truck parking sites within the designated area exceeds the limits set forth in the following criteria:
 - a. In determining concentration, all truck parking facilities located in an A-2, or a P-D zoning district where truck parking is the principal use, shall be considered, with the exception of the following:
 - i. Truck parking which is incidental or accessory to an agricultural operation or permitted by use permit as a Tier One or Tier Two use in the A-2 zoning district;
 - ii. Truck parking which is permitted as a home occupation with a valid business license issued by the treasurer-tax collector;
 - iii. Truck parking which has been established in violation of this title;
 - iv. Truck parking which is located within the boundaries of an adopted community plan.
 - b. For truck parking facilities which are located, based on the location of the facility's driveway apron, less than a one-mile distance from the edge of a right of way of a designated interstate or state route, there shall be no more than two truck parking facilities, based on any portion of the area of the parcel used for the truck parking, within any one-mile radius.

- c. For truck parking facilities which are located, based on the location of the facility's driveway apron, a distance of more than one-mile from the edge of a designated interstate or state route, there shall be no more than one truck parking facility within any one-mile radius, based on any portion of the area of the parcel used for the truck parking; however, where an existing facility is located within a distance less than one-mile from a designated interstate or state route, there may be up to two truck parking facilities.
 - d. Exception: A higher concentration of truck parking facilities may be allowed if the planning commission or board of supervisors determine that the facilities are sufficiently separated by a physical feature (river, canal, railroad, roadway, etc.) which precludes tractor-trailer combinations accessing the facilities from consistently traveling the same roadways.
 - e. Designated interstates and state routes shall be considered the following:
 - i. Interstate 5;
 - ii. State Route 33;
 - iii. State Route 99;
 - iv. State Route 108;
 - v. State Route 120
 - vi. State Route 132;
 - vii. State Route 165;
 - viii. State Route 219.
- D. At least one of the tractor-trailer combinations shall be registered to the property owner and the property owner shall live on the parcel.
- a. All tractors-trailer combinations parked on-site shall be registered with the State of California Department of Motor Vehicles.
 - b. The property owner shall have lived on the property for no less than six months at the time of application for a use permit is submitted and shall continue to live on the property while the use is in operation.
- E. Access to the truck parking facility shall be available without violation of any state, county, or city roadway truck access or weight restrictions:
- a. Any driveway providing access to a truck parking facility shall be approved by the Department of Public Works.
 - b. Surface Transportation Assistance Act (STAA) requirements. Truck parking facilities proposing to accommodate vehicles that exceed California legal limits

for height, length, width, weight, or overhang shall obtain prior approval from the applicable state, county, or city jurisdictions for the proposed access route to the National Network. This approval shall be secured before the Planning Commission considers the use permit. Any roadway improvements necessary to bring the route into compliance with STAA standards shall be completed before truck parking operations begin.

- F. The truck parking facility shall meet the following criteria:
- a. The total area of the parcel used for parking of any vehicles associated with the truck parking facility shall not exceed 1.5 acres in size nor fifty percent of the entire parcel. The allowable area for parking shall be inclusive of any driveway or turning areas utilized to access the parking area.
 - b. All parking stalls shall be clearly demarcated by approved markers. No vehicles associated with the use of the truck parking facility shall be parked in any location outside of the marked stalls.
 - c. The area in which parking will occur shall be located at least 20 feet from any planned street line and shall be located at least 50 feet from any dwelling on an adjoining parcel. A minimum 15-foot-deep landscaped buffer incorporating vegetative screening shall be installed inward from the property line which adjoins a street and shall be designed to screen the parking area from public view.
 - d. Parking areas and driveways shall be adequately graveled to reduce dust emissions. The use of pavement, asphalt, or similar hardscape may be used in lieu of gravel in areas which have not been in production agriculture in the last 20 years. Aerial imagery shall be used to verify that an area has not been in production agriculture.
 - e. A minimum six-foot-tall solid fence of uniform construction shall be installed around the approved parking area. The material and design of the fencing shall be approved by the planning commission and minor modifications to the approved fencing may be made by the planning director.
- G. One on-site office, accessory to the truck parking facility, 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. The office, and any areas which are used to facilitate access between the parking areas and office, shall be evaluated in the total area allowed for the parking facility.
- H. On-site restrooms accessible to drivers and employees shall be maintained on-site. Portable restrooms may be allowed unless fixed permanent restrooms are required by the California Plumbing Code. The restroom, and any areas which are used to facilitate access between the parking areas and restroom, shall be evaluated in the total area allowed for the parking facility.
- I. The following conditions shall be maintained continuously for the duration of the use:
- a. All tractor-trailer combinations and trailers parked on-site shall be fully operable.
 - b. No storage associated with the on-site truck parking, including the stockpiling of tires or truck parts, indoor or outdoor, shall occur onsite.

- c. No washing of tractor-trailer combinations or trailers, loading or unloading of trailers, or parking of a trailer containing hazardous materials shall occur on-site.
 - d. Maintenance or repair work, including oil and tire changes, light and windshield wiper replacements, and checking fluids, is not permitted on-site.
 - e. Refrigerated trailers shall remain unpowered while stored or parked on-site.
- J. There shall be no off-site advertising, of any type, which depicts the address of the truck parking facility. One identification or informational sign not more than twelve square feet in area nor more than four feet in height may be permitted in the yard where the driveway used to access the facility is located. Placement and size of the sign shall be approved by planning commission and minor modifications to the approved sign may be made by the planning director.
- K. All applicable impact fees shall be paid before any encroachment, grading, or building permits for the truck parking facility are issued or, if no permits are needed, before truck parking operations begin. If routes used to access a truck parking facility include city-maintained roadways, a fair-share contribution agreed upon by the Stanislaus County public works department and applicable city department shall be paid.
- L. The truck parking facility shall not have outstanding fines or fees related to unpermitted land use or development at the time of use permit application submittal or consideration by the planning commission.
- M. If a parcel with an approved truck parking facility is sold, the use permit shall automatically expire and the new owner shall apply for and obtain a new use permit in accordance with this Chapter.

21.89.050 HOME OCCUPATION

Parking of one tractor-trailer combination may be allowed as a home occupation subject to the following standards and requirements:

- A. All applicable criteria of Chapter 21.94 of this title shall be met.
- B. The parcel on which the truck parking will occur shall be at least one (1) acre or more in size.
- C. The total number of tractor-trailer combinations shall not exceed one (1) and the total number of trailers shall not exceed two (2). For the purpose of this chapter, a set of double trailers shall be equivalent to one trailer.
- D. The tractor-trailer combination parked on-site shall be registered with the State of California Department of Motor Vehicles to an occupant of a dwelling located on the parcel. Only one trucking business may be licensed to operate on a parcel at any given time.
- E. The following conditions shall be maintained continuously for the duration of the use:

- a. The tractor-trailer combination parked on-site shall be in fully operable and any trailers shall be accessory to the use of the tractor, truck/trailer, or truck/tanker permitted to be parked on-site.
 - b. No storage associated with the onsite truck parking, including the stockpiling of tires or truck parts, indoor or outdoor, shall occur onsite.
 - c. No washing of tractor-trailer combinations or trailers, loading or unloading of trailers, or parking of a trailer containing hazardous materials shall occur on-site.
 - d. Maintenance or repair work, including oil and tire changes, light and windshield wiper replacements, and checking fluids, is not permitted on-site.
 - e. Refrigerated trailers shall not be powered while stored or parked on-site.
- F. Access to the truck parking facility shall be available without violation of any state, county, or city roadway truck access or weight restrictions:
- a. Any driveway providing access to a truck parking facility shall be approved by the Department of Public Works.
 - b. Surface Transportation Assistance Act (STAA) requirements. Truck parking facilities proposing to accommodate vehicles that exceed California legal limits for height, length, width, weight, or overhang shall obtain prior approval from the applicable state, county, or city jurisdictions for the proposed access route to the National Network. This approval shall be secured before the Planning Commission considers the use permit. Any roadway improvements necessary to bring the route into compliance with STAA standards shall be completed before truck parking operations begin.

21.89.060 ANNUAL INSPECTION

Any truck parking facility operating under a use permit issued in accordance with this chapter, shall be subject to an annual inspection by the County to verify that the facility is in compliance with all conditions of approval. The property owner shall be solely responsible for all costs associated with the annual inspection and shall annually deposit the estimated cost of the annual inspection, as determined by the County, within 60-days of being provided written notice of the estimated cost. Payment of any costs exceeding the estimate shall be paid to the County within 30-days of a written invoice for payment being provided.

- a. Following the annual inspection, the County may take any step provided for under the law to address any nuisance conditions or violations of Stanislaus County Code determined to exist and that are not abated by the property owner within 45-days of written notice being provided by the County.

21.89.070 EXPIRATION

Any use permit issued under this chapter shall automatically expire five (5) years from the date of approval, regardless of whether the use has been initiated. Issuance of any permit required as a condition of approval or operation of the approved use shall not extend or vest rights beyond the five-year term. Upon expiration, continuation of the use shall be subject to

the following:

- a. Staff approval. Any truck parking facility that operates during the five years following approval of the use permit without any documented violations of the applicable conditions of approval may be permitted for continued operation for an additional five (5) years by approval of a staff approval permit. Additional conditions of approval, as determined necessary by the planning director, may be applied to the staff approval permit, including but not limited to the collection of any adopted fees not previously collected. Additional staff approval permits may be issued for subsequent five (5) year terms.