

18-1497
18-1498

Joel Wiley
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October 3, 2018

El Dorado County Board of Supervisors
330 Fair Lane Court
Placerville, CA 95667

RE: DR-R18-0001/Saratoga Retail Phase 2, RV Parking

This letter follows my letter of August 10, 2018 to the Planning Commission regarding an issue about which I am concerned. Specifically, the project fails to realistically address the County requirements regarding RV parking. Please refer to my letter of August 10, 2018 below as to the details of why the space is unusable.

The staff report of August 23, 2018 includes:

Parking: Pursuant to section 130.35.030.1 of the El Dorado County Ordinance Code, the proposed development of the two buildings would require 35 parking spaces and one RV space. As currently designed, the proposed project would provide a total of 63 parking spaces, including two RV spaces and one truck loading stall.

Does that section imply or require that an RV space actually be usable? I would think that the spirit, if not the letter, of the law would demand that a supplied resource be usable.

Page 171 of Title 130 Zou.pdf lists:

Table 130.35.030.1 – Schedule of Off-Street Vehicle Parking Requirements

| | |
|---------------------------|---|
| <i>With drive-through</i> | <i>1 per 300 sf. of GFA; plus 1 RV space for every 20 parking spaces. Stacking lane shall be provided in compliance with the Design and Improvement Standards Manual (DISM)/Land Development Manual (LDM), or successor document.</i> |
|---------------------------|---|

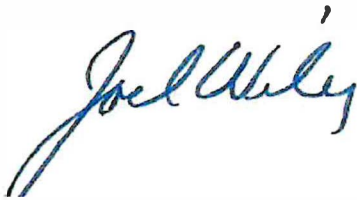
If the planning staff report is correct that the proposed project would include 63 parking spaces, and 130 ZOU table 130.35.030.1 requires 1 RV space for 20 (rather than staff assertion of 35) spaces, wouldn't four (4) RV spaces be required?

Why does there appear to be a discrepancy between the planning staff assertion of 35 parking spaces and 1 RV space and Table 130.35.030.1 assertion of 1 RV space for every 20 spaces?

I am concerned that the RV parking spaces proposed for this project are neither compliant with County zoning requirements nor workable for RVs that would try to park in this location.

Included is a copy of my August 10, 2018 letter for reference.

Sincerely,

A handwritten signature in blue ink that reads "Joel Wiley". The signature is written in a cursive style with a prominent loop at the end of the last name.

Joel Wiley

Joel Wiley
3797 Pardee Ct
El Dorado Hills CA 95762
(916) 933-4453

August 10, 2018

El Dorado County Planning Department
2850 Fairlane Court
Placerville, CA 95667

RE: DR-R18-0001/Saratoga Retail Phase 2 , RV Parking

This letter is limited to the Recreational Vehicle parking proposed for this project. I reviewed the Application Package that was publicly available on August 6, 2018 via the website for the El Dorado Hills Area Planning Advisory Committee (EDHAPAC). I specifically reviewed the 'Preliminary Site Plan Design Review' found on page 204 of that document.

I am the owner of a 31ft Class C motorhome which has an approximately 10ft overhang from the rear axle to the bumper, and a width of 100 inches. I reviewed the parking spots from that perspective. Neither of the two RV parking spots are usable by my RV. The RV spaces are 120" wide. If perfectly aligned, that would leave me 10 inches clearance to open the RV door. When turning, the overhang of my RV causes the rear to swing out and would strike the vehicle next to me with significant damage to both. The turning radius between the North end of the parking space is 24 feet and requires a 90 degree turn to enter/exit. This is less than the turning radius of my RV. I could not pull forward to exit. As I usually tow a vehicle which precluded my backing, the only way to exit would be to unhitch.

In short, the parking spaces in that plan are unusable for an RV such as mine.

The developer provided a project presentation at the EDHAPAC meeting on August 8, 2018. In that presentation, he provided documents that had been publicly released the evening before the meeting of which I had no knowledge. Those plans display a revision of the RV parking spaces. They can be seen in the Legistar facility under file 18-1215 on the Planning Commission August 23, 2018. Page 7 of the submission labeled D Staff Report Exhibits A-U. In the revised plans, the parking spaces have been

rotated approximately 20-30 degrees. This would reduce the turning radius needed to enter/exit. However, that modification is insufficient to may the parking spot usable.

I was unable to find design criteria which specified minimum parking stall widths for RV spaces. I did find that a standard automobile space width appears to be nine feet. Ten feet is not a practicable stall width for an RV space, even without requiring a turn.

The proposed RV parking spaces do not comply with the County requirements to provide them because they simply will not work in the real world.

If you have any questions regarding this matter, please call me at the number above.

A handwritten signature in blue ink that reads "Joel Wiley". The signature is written in a cursive style with a prominent loop at the end of the last name.

Joel Wiley