



# PLANNING AND BUILDING DEPARTMENT

## PLANNING DIVISION

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## NOTICE OF DECISION

The County of El Dorado Planning and Building Department is considering taking action on the following project request:

**Request for approval of a Staff Level Design Review Permit, DR24-0006, Volpe RV-Boat Storage Lot**, submitted by Bruce Volpe.

In accordance with the County of El Dorado Zoning Ordinance Title 130, Article 5, Section 130.52.030 (Design Review Permit), the applicant is seeking approval by the Planning and Building Department Director for a Design Review Permit, DR24-0006, to allow for the construction and operation of an outdoor recreational vehicle (RV) storage facility, consisting of 22 small, 210 medium, 23 large, 115 extra-large, and 5 jumbo open-air RV and boat storage spaces, with associated onsite improvements. No structural improvements are proposed.

The 7.4-acre property is located on the northwest corner of the intersection of Dividend Drive and Business Dr., approximately 1.5 miles southwest of the US Highway 50/South Shingle/Ponderosa Road exit in Shingle Springs, El Dorado County, CA. Supervisorial District 4, and is identified by Assessor's Parcel Number (APN) 109-480-010, has a Zoning Designation of Industrial Light within Design Review Community Combining Zone (IL-DC)), and a General Plan land use designation of Industrial (I).

California Environmental Quality Act (CEQA) Determination: This project has been found to be Statutorily Exempt pursuant to Section 15183, Projects Consistent with a Community Plan, General Plan, or Zoning of the California Environmental Quality Act (CEQA) Guidelines which was approved by the Planning Director on February 23, 2026.

The Staff Report, project materials, and proposed Director Determination for Design Review Permit, DR24-0006, may be viewed at the County of El Dorado Planning and Building Department, 2850 Fairlane Court, Placerville, CA 95667, during normal business hours or online at: <http://edc-trk.aspgov.com/etrakit/Search/project.aspx>

The project request is being processed in accordance with the authorizations of the El Dorado County Zoning Code Section 130.52.030 (Design Review Permit), and review of the above referenced project has been completed and tentatively approved by

Planning Services, subject to the standards found in Title 130, Article 5, Section 130.50.040 (General Review Procedure), as a Staff Level Review with Public Notice. The decision to approve this project may be appealed to the Planning Commission by filing an appeal application and applicable fees to the County of El Dorado Planning and Building Department within the 10-working-day appeal period, starting on date of approval February 23, 2026, ending at 5pm on March 6, 2026. Any questions regarding the project may be directed to County Planner, Craig Osborn, at (530) 621-5697 [Craig.Osborn@edcgov.us](mailto:Craig.Osborn@edcgov.us).

COUNTY OF EL DORADO  
KAREN L. GARNER, Director  
Planning and Building Department  
February 11, 2026