

Before the Board of Supervisors County of Placer, State of California

In the matter of:

An Ordinance Rezoning Assessor's Parcel Numbers:
036-190-070-000 and 036-190-071-000

Ordinance No.: 6368-B

The following Ordinance was duly passed by the Board of Supervisors of the County of Placer
at a regular meeting held on April 7, 2026, by the following vote:

AYES: GORE, DEMATTEI, JONES, GUSTAFSON, LONDON

NOES: NONE

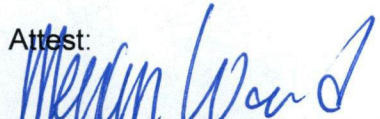
ABSENT: NONE

Signed and approved by me after its passage.



Chair, Board of Supervisors

Attest:


Clerk of said Board

WHEREAS, on February 12, 2026, the Placer County Planning Commission ("Planning Commission") held a noticed public hearing pursuant to Placer County Code Chapter 17, Article 17.60, Sections 17.60.140 and 17.60.090 to consider the Sheba Estates at Eden Roc Subdivision Project including the rezoning of portions of the following properties: 036-190-070-000 and 036-190-071-000, from RA-B-X 4.6 Ac. Min. (Residential Agricultural combining a minimum Building Site of 4.6 acres) to RA-B-X 4.6 Ac. Min. PD = 0.44 (Residential Agricultural, combining a minimum Building Site of 4.6 acres, combining a Planned Residential Development of 0.44 dwelling units per acre);

WHEREAS, pursuant to Placer County Code Chapter 17, Article 17.60, Section 17.60.090(C), the Planning Commission has made a recommendation to the Placer County Board of Supervisors ("Board") to consider the Sheba Estates at Eden Roc Subdivision Project and other land use approvals related to the Project including rezoning of the Project site related thereto;

WHEREAS, notice of a public hearing was given in compliance with Placer County Code Chapter 17, Article 17.60, Section 17.60.140, and on April 7, 2026, the Board held the duly noticed public

hearing pursuant to Placer County Code Chapter 17, Article 17.60, Section 17.60.090(D) to consider the recommendation of the Planning Commission and to receive public input regarding the proposed rezoning, among other issues pertaining to the Sheba Estates at Eden Roc Subdivision Project;

WHEREAS, the Board has reviewed the Sheba Estates at Eden Roc Subdivision Project and the proposed rezoning, considered the recommendations of the Planning Commission, and reviewed written and oral comments submitted by the public; and has adopted the Addendum to the previously approved Mitigated Negative Declaration for the Sheba Estates at Eden Roc Subdivision Project ("Addendum") through Resolution No. 26-_____;

WHEREAS, the Board finds that the proposed rezoning is in compliance with applicable requirements of State law and aligns with the goals of the Placer County General Plan, and Granite Bay Community Plan, and is in the best interests of the County because the rezone is consistent with the objectives, policies, general land uses and programs otherwise specified in the Placer County General Plan and Granite Bay Community Plan, including: General Plan Land Use Policies 1.A.2, 1.A.3, 1.B.3, 1.B.5, Open Space, Habitat and Wildlife Resources Policy 1.I.1, Visual and Scenic Resources Policy 1.K.1 and Community Plan General Community Goals 1, 10, 12, and related policy, Land Use Goals 1, 2, 5, 8, and related policies, Natural Resource Conservation Goal 3, and related policies, and specific policies for Planned Residential Developments and Preservation/Conservation of Natural Resources; and State Law and support and enhance the general health, safety, and welfare of the residents of Placer County;

WHEREAS, the Board finds the proposed rezoning is in conformity with public convenience, general welfare and good land use practice, and will not adversely affect the orderly development of property, or the preservation of property values;

WHEREAS, notice of all hearings required has been given and all hearings have been held as required by County ordinance and State law.

THE BOARD OF SUPERVISORS OF THE COUNTY OF PLACER ORDAINS AS FOLLOWS:

Section 1: Pursuant to Placer County Code Chapter 17, Article 17.60, Section 17.60.090, the following properties are rezoned as follows:

Portions of the properties identified by Assessor Parcel Numbers 036-190-070-000 and 036-190-071-000, comprising a total of 18.7 acres, are rezoned from their current zoning designation of RA-B-X 4.6 Ac. Min. (Residential Agricultural, combining a minimum Building Site of 4.6 acres) to RA-B-X 4.6 Ac. Min. PD = 0.44 (Residential Agricultural, combining a minimum Building Site of 4.6 acres, combining a Planned Residential Development of 0.44 units per acre)

The above listed rezoned properties shall be subject to the Development Standards listed within the Conditions of Approval for the Project. A map of the properties subject to this rezoning is attached as Exhibit 1.

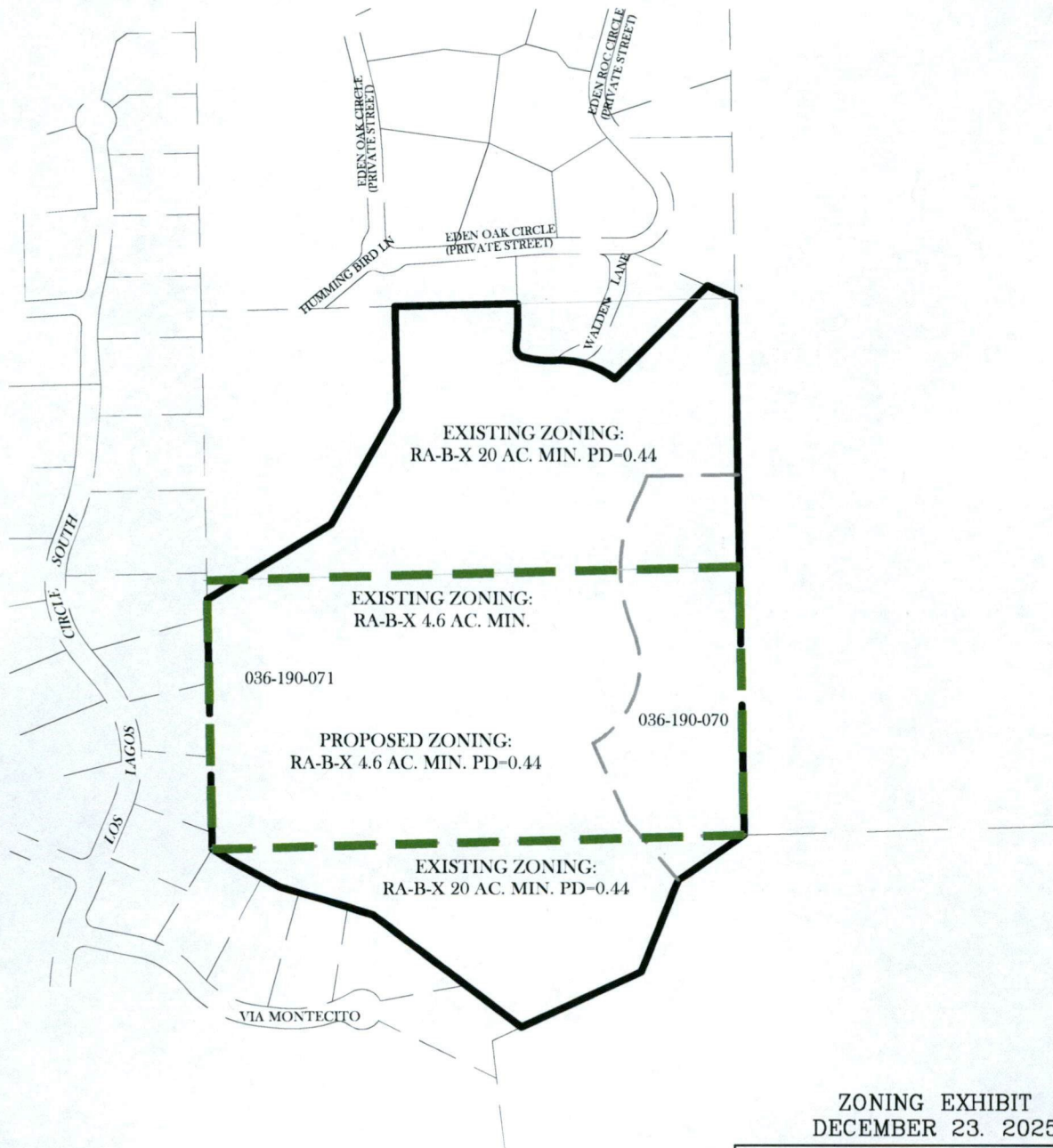
Section 2: This ordinance shall be in full force and effect upon 30 days after the date of its passage. The Clerk is directed to publish this ordinance, or a summary thereof, within 15 days in accordance with Government Code Section 25124.

Exhibits

Exhibit 1: Sheba Estates at Eden Roc Subdivision Project Existing Zoning and Proposed Zoning

Attachment C, Exhibit 1

ZONING EXHIBIT SHEBA ESTATES PLACER COUNTY, CA



ZONING EXHIBIT
DECEMBER 23, 2025



TSD ENGINEERING, INC.
expect more.

785 Orchard Drive, Suite #110
Folsom, CA 95630
Phone: (916) 608-0707
Fax: (916) 608-0701

Before the Board of Supervisors County of Placer, State of California

In the matter of: AN ORDINANCE ADOPTING THE
FY 2025-26 2nd QUARTER FISCAL UPDATE
UNCODIFIED ALLOCATION OF POSITIONS TO
DEPARTMENTS

Ordinance No.: 6364-B

Introduced: 03/24/2026

The following Ordinance was duly passed by the Board of Supervisors of the County of Placer
at a regular meeting held on April 7, 2026, by the following vote:

AYES: GORE, DEMATTEI, JONES, GUSTAFSON, LANDON

NOES: NONE

ABSENT: NONE

Signed and approved by me after its passage.

Chair, Board of Supervisors

Attest:

Clerk of said Board

THE BOARD OF SUPERVISORS OF THE COUNTY OF PLACER, STATE OF CALIFORNIA,
DOES HEREBY ORDAIN AS FOLLOWS:

Section 1. That this ordinance is adopted as an uncodified ordinance.

Section 2. That this ordinance shall be effective the first day of the pay period 30 days
following final passage.

Section 3. That the uncodified Allocation of Positions to Departments Ordinance is deleted in
its entirety and replaced with the attached Allocation of Positions to Departments Ordinance in
Exhibit 1 and Exhibit 2 as follows: