

# EXHIBIT 5

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

**In the matter of: A RESOLUTION AMENDING  
THE MARTIS VALLEY COMMUNITY PLAN  
LAND USE DIAGRAM**

**Resolution No. 2016-\_\_\_\_\_**

**The following resolution was duly passed by the Board of Supervisors of the County of Placer at a regular meeting held \_\_\_\_\_, 2016, by the following vote:**

**Ayes:**

**Noes:**

**Absent:**

**Signed by me after its passage.**

\_\_\_\_\_  
**Robert Weygandt, Chair  
Board of Supervisors**

**Attest:**

\_\_\_\_\_  
**Clerk of said Board**

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**WHEREAS**, on June 9, 2016, and July 7, 2016, the Placer County Planning Commission (“Planning Commission”) held noticed public hearings pursuant to Placer County Code Chapter 17, Article 17.58, Section 17.58.200(E)(1) and Article 17.60, Section 17.60.090(C) to consider the Martis Valley West Parcel Specific Plan (“Specific Plan”), including certain proposed amendments to the Martis Valley Community Plan (“MVCP”) and the Planning Commission has made recommendations to the Board of Supervisors (“Board”) related thereto, and

**WHEREAS**, on September 13, 2016, the Board held a noticed public hearing pursuant to Placer County Code Chapter 17, Article 17.58, Section 17.58.200(E)(2) and Article 17.60, Section 17.60.090(D) to consider the recommendations of the Planning Commission and to receive public input regarding the proposed amendments to the MVCP, and the Board then closed the public hearing to further public testimony, and

**WHEREAS**, having considered the recommendations of the Planning Commission related to amending the MVCP Land Use diagram to incorporate the Martis Valley West Parcel Specific Plan land

use designation, having received and considered the written and oral comments submitted by the public thereon, the Board has elected to reject the Planning Commission's recommendation for denial of the amendment to the MVCP Land Use Diagram having concluded that the approval of the Specific Plan and associated amendment to the MVCP Land Use Diagram would enable the conservation of over 6,300 acres of open space in perpetuity and reduce the number of overall residential units previously allocated to the site from 1360 to 760, and

**WHEREAS**, on September 13, 2016, the Board took tentative action to approve the proposed amendments to the MVCP Land Use Diagram and directed staff to prepare findings in furtherance of the Board's tentative action as herein set forth and continued the matter to a date and time certain, and

**WHEREAS**, on \_\_\_\_\_, 2016, the Board considered said findings and this resolution and moved to take final action consistent with its tentative action by adoption of Resolution No. 2016-\_\_\_\_ certifying the Final Environmental Impact Report for the Martis Valley West Parcel Specific Plan, and Resolution No. \_\_\_\_\_ to approve the Martis Valley West Parcel Specific Plan document, and

**WHEREAS**, the Board finds the proposed amendments to the MVCP Land Use Diagram will serve to protect and enhance the health, safety and general welfare of the residents of the MVCP area and the County as a whole, and

**WHEREAS**, the Board finds pursuant to Section 17.60.090(D) of Chapter 17, Article 17.60 of the Placer County Code:

- a. The proposed amendments to the MVCP Land Use Diagram are consistent with the applicable objectives, policies, general land uses and programs specified in the Placer County General Plan. General Plan Goal 1.A. promotes the "wise, efficient and environmentally-sensitive use of Placer County lands to meet the present and future needs of Placer County residents and businesses." By requiring a specific plan and designating the property as such on the MVCP Land Use Diagram, the Board will ensure that the area is developed pursuant to said Specific Plan and its Design Guidelines and Development Standards and in an environmentally-sensitive manner to the surrounding area in Martis Valley.
- b. The proposed amendments to the MVCP Land Use Diagram are consistent with the applicable objectives, policies, general land uses and programs specified in the MVCP. The MVCP anticipated development of a portion of the "East Parcel" of the Specific Plan and provided a designation of "low density residential area including a small commercial site....Following expiration of the TPZ, this area is available for the development of a large residential project. New development in this area shall be permitted with the following design/development standards and is developed consistent with an approved comprehensive master plan." (MVCP, p.52.) The TPZ zoning on the "East Parcel" has since rolled out (expired). While the Specific Plan proposes to shift this anticipated development capacity to the "West Parcel", the Specific Plan also proposes to retire 600 residential units and master plan the remaining residential units and commercial site through the Specific Plan and Specific Plan Development Standards and Design Guidelines. Thus the proposed land use designation on the MVCP Land Use Diagram is consistent with the intent of this MVCP policy by proposing to limit development in this area of Martis Valley to

low density residential and a small commercial site with the remainder of the property designated for open space. The proposed designation on the MVCP Land Use Diagram of this property with the Martis Valley West Parcel Specific Plan land use designation will also ensure that all future development of the subject area is consistent with the adopted Specific Plan and complies with the adopted Development Standards and Design Guidelines.

- c. As set forth in Resolution No. 2016-\_\_\_\_ certifying the Final Environmental Impact Report, while some impacts are insignificant or can be mitigated to a level of less than significant, the Specific Plan and associated project requests will have significant environmental impacts on the environment in some instances, but the Board has adopted a statement of overriding considerations in accordance with Section 18.20.070(A)(2) of the Placer County Code and the California Environmental Quality Act.
- d. The proposed amendments to the MVCP Land Use Diagram are consistent with the Truckee-Tahoe Airport Land Use Plan.

**WHEREAS**, the Board further finds the proposed amendments to the MVCP Land Use Diagram are in compliance with applicable requirements of State law, and

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

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE COUNTY OF PLACER** that:

1. The Martis Valley Community Plan Land Use Diagram is hereby amended to incorporate the Martis Valley West Parcel Specific Plan land use designation as set forth in Exhibit "A", attached hereto and incorporated by reference.

**BE IT FURTHER RESOLVED**, the Martis Valley Community Plan Land Use Diagram amendment shall take effect and be in full force and effect upon the effective date of the Martis Valley West Parcel Specific Plan Development Agreement.

NEVADA COUNTY  
PLACER COUNTY

Proposed  
Martis Valley West Parcel  
Specific Plan Area

Lake Tahoe

### LEGEND

-  Martis Valley Community Plan Boundary
-  Proposed Martis Valley West Parcel Specific Plan Area

