



Land Use Services Department
Planning Division

BOARD OF SUPERVISORS HEARING

Land Use Services Department

Applicant: Dave DuFour

Agenda Item #

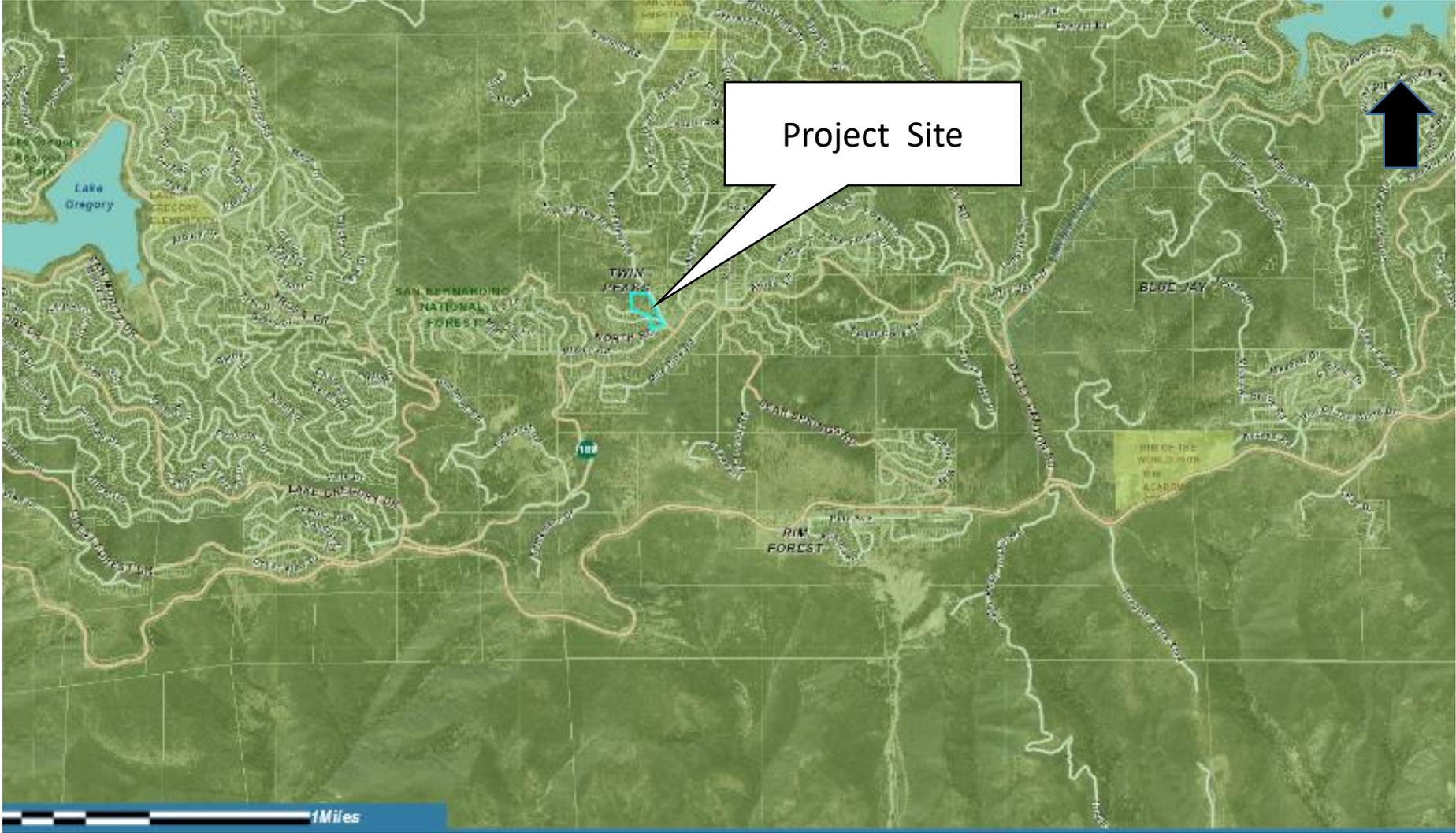
Heidi Duron

Planning Director

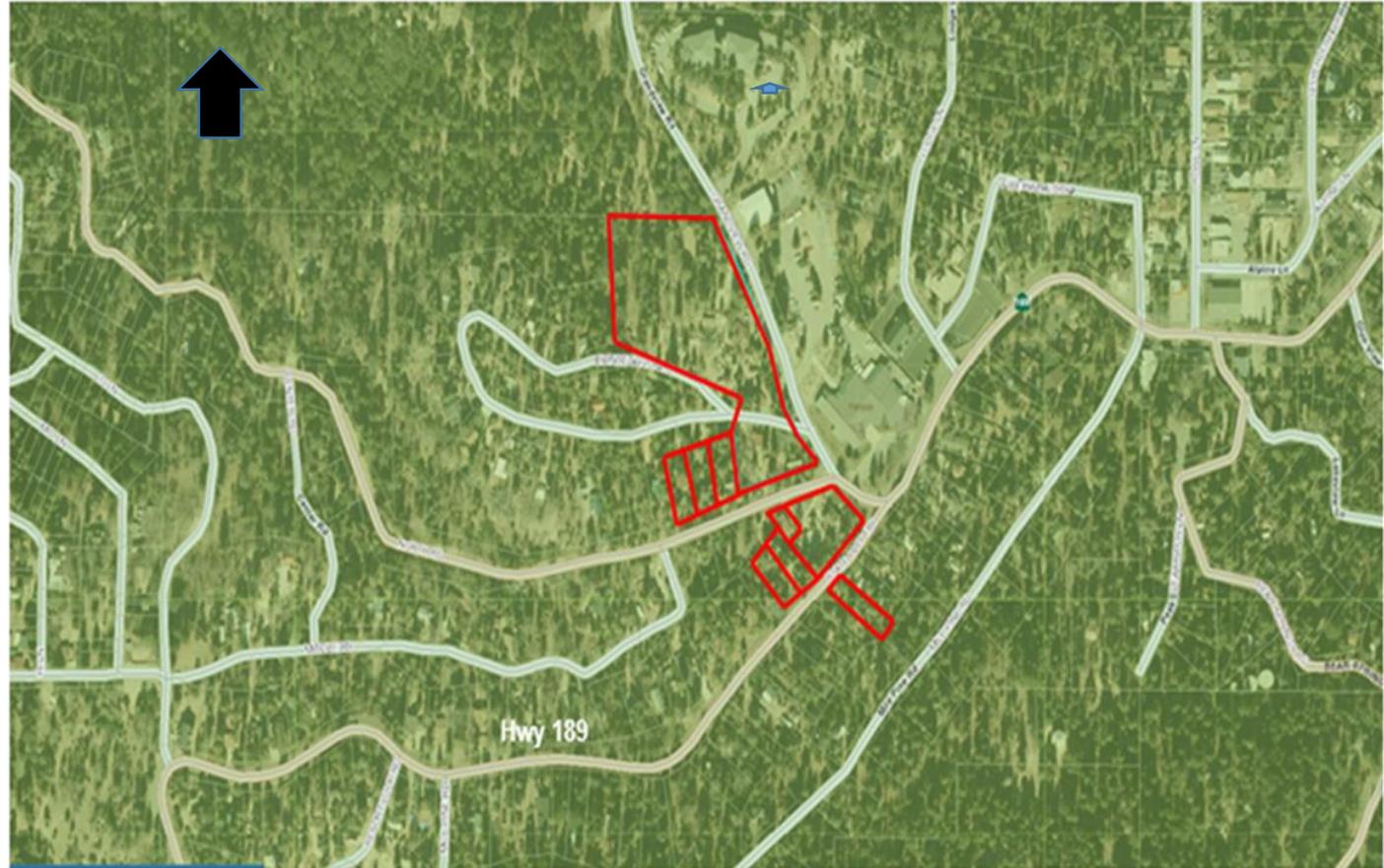
September 14, 2021



Vicinity Map



- Rental cabins and campground existed on the site going back to 1919 as the Switzer Resort.
- New owners changed named to Arrowhead Road Resort in 1948.
- After a land exchange with the US Forest Service in 1969, additional cabins were built.
- DuFours acquired the property in 1993, changing the name to Arrowhead Pine Rose Cabins.
- The Project area includes a total of nine parcels.

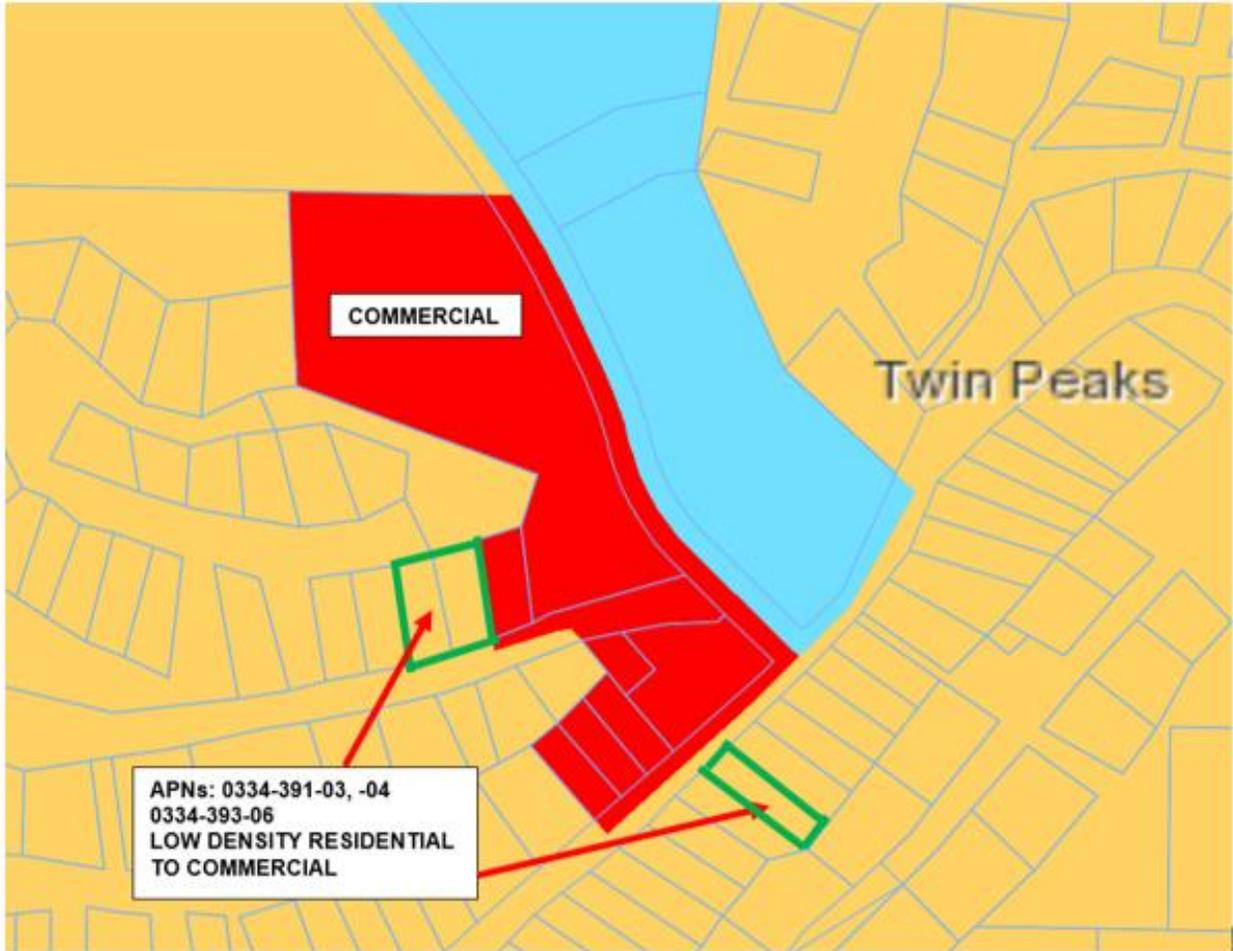


Aerial View Project Site



- A) Policy Plan Amendment to change the Land Use Category from Low Density Residential (LDR) to Commercial (C) on three of nine parcels,
- B) Zoning Amendment from Single Residential, Minimum Lot Size 14,000 Square Feet (RS-14M) and Multiple Residential (RM) to Neighborhood Commercial (CN) on nine parcels and,
- C) Conditional Use Permit (CUP) to permit the operation of an existing 5-acre cabin/lodging resort consisting of 19 cabin units, 2 areas for wedding events, receptions and similar functions for up to 292 persons.

Current and Proposed Land Use Category Map



Pine Rose Proposed Zoning Designations



Site Photos – Pine Rose Main Office and Lodge



Main Office



Cabin Lodge

Hidden Creek Wedding Area



Cedar Creek Wedding Area



- Nine (9) cabins reserved exclusively for event and/or wedding programming.
- The remaining ten (10) cabins are open for lodging/resort purposes.
- Cabins can be rented for up to five days.
- All cabins have fully-equipped kitchens, B-B-Qs and private outdoor space.
- Hidden Creek Venue accommodates up to 175 persons.
- Cedar Creek Venue accommodates up to 60 person.
- Total maximum occupancy with 19 cabins occupied and both Hidden and Cedar Creek venues booked would be 292 persons

Hidden Creek

- Event Schedule: (Summer Months)
- Days: Fridays, Saturdays and Sunday
- Operating Times: Closing time 10:00 pm on Fridays and Saturdays;
- 9:30 pm, Sunday through Thursday
- Start time: ~ 4:30 pm

Cedar Creek

- Summer Schedule
- Closing times 9:30 pm on Fridays and Saturdays
- 9:00 pm Sunday through Thursday
- Start time: ~4:30 pm

- An Initial Study (IS) has been completed for the proposed project in compliance with the California Environmental Quality Act (CEQA), NOA/NOI sent to surrounding property owners within 300 feet.
- Technical studies were prepared, including a Noise Engineer's Analysis, to address potential environmental impacts and concerns raised by neighbors.
- Public comment during a 30-day review period, May 21, 2017, to June 20, 2017, and again from August 28, 2020, to September 28, 2020.
- The MND concluded that all significant impacts on the environment are less or can be mitigated to a level of less than significant, including Noise and Traffic.

- In-house monitoring of the sound levels at the resort property lines.
- Pine Rose will employ DJs and install a new audio system to comply with acoustic study recommendations. No live bands will be permitted.
- Music speakers will be directed toward the dance floor/guests and away from surrounding residential neighborhoods.
- Sound levels will be monitored and an audio compressor/limiter will be installed to control momentary audio peaks.
- Sound absorbent barriers will be installed in accordance with the Sound Engineer's recommendations to mitigate noise impacts from wedding venues.
- Applicant is required to install signs, lighting, and other features to direct visitors and guests to Pine Rose facilities and prevent encroachments on private properties in the vicinity. Monitors and/or security will also be employed to assist with guest direction.

- The Planning Commission conducted a public hearing on June 3, 2021.
 - 16 comments in favor.
 - 3 comments in opposition.
- The Planning Commission recommended Board of Supervisors approval of the Project by a unanimous vote (5-0).

Conduct a public hearing to consider the Pine Rose Cabins Policy Plan Amendment, Zoning Amendment and Conditional Use Permit on five acres in Twin Peaks and:

1. Adopt the Mitigated Negative Declaration.
2. Adopt the resolution amending the County Policy Plan from Low Density Residential to Commercial on 0.56 acre of the five-acre project site, as the Third Cycle 2021 Land Use Element Amendment.
3. Consider proposed ordinance amending the zoning from Single Residential, Minimum Lot Size 14,000 square feet and Multiple Residential to Neighborhood Commercial on five acres.
4. Make alternations, if necessary, to proposed ordinance.
5. Approve introduction of proposed ordinance.
6. Adopt the ordinance.
7. Adopt the recommended Findings for approval of the Policy Plan Amendment, Zoning Amendment and Conditional Use Permit.
8. Approve the Conditional Use Permit for a five-acre cabin/lodging resort, two event areas for weddings, and similar functions for up to 292 persons, subject to the recommended Conditions of Approval.
9. Direct the Clerk of the Board to file the Notice of Determination.