

GARDENS OF PARADISE

Retreat and Events Center

Agua Dulce

Project Description

The site consists of 5 parcels of land totaling 61.75 acres located at 32222 Agua Dulce Canyon Road (80'ROW) approximately 1/4 east of Highway 14 in the community of Agua Dulce. The site had a zoning designation of R-R-1 (Resort Recreation) and was developed originally as a summer camp with bungalows for overnight accommodations, RV hookups, lakes, shallow concrete ponds, swimming pools, equestrian facilities, caretaker's residence, guest house, wedding ceremony reception and a restaurant/bar.

The site is largely undisturbed and sits in a long valley not visible to the neighbors or from Agua Dulce Canyon Road. Nor is it visible from Vasquez Rocks County Park which abuts its eastern border. There is an ephemeral water course in the center of the property. It terminates at an existing earthen berm which creates a small lake above the existing campground facilities. It has been many years since there was any water in the drainage course. The property is accessed by two driveways, more than 1000 feet apart along Agua Dulce Canyon Road. The property owners have worked with the Public Works Department to determine the flood zone for the watercourse and all proposed improvements will be kept out of the flood zone.

Previous Use and Existing Development.

Prior entitlements on the property consist of Special Permit 1823-5, CUP 804-5 and Variance 385-5. These permits authorized the operation of a summer camp consisting of 55 RV hookups, construction of 2, two-story houses, placement of a caretaker's mobile home, restaurant, storage facilities, store, 3 swimming pools, 2 concrete ponds, a lake, barns and stables. There is a large concrete pad gazebo and benches for ceremonies and receptions. These facilities are located at the southern end of the property.

Recent Development

At the northern end of the property the current owners added a management office, gatehouse, new lighted 20" access driveway, decorative waterfalls and ponds, walkways, decorative lighting and turf areas. They have rebuilt 2 restroom facilities and erected a 10,000 square foot, round, aluminum and fabric pavilion for dining and dancing. The dance pavilion can accommodate 500 for dining and dancing. There is

also a large concrete pad and gazebo for outdoor weddings, receptions and ceremonies. Approval has been granted for a 300+ surface parking lot. There is a completely outdoor concrete area surrounded by waterfalls and a concrete island with light and beautiful palm trees used for outdoor dining and dancing as well.

Proposed Development and Activities

Applicants are requesting a CUP for the operation of an event center and corporate retreat. In addition to existing facilities many of which would be reconstructed and relocated the applicants envision a corporate retreat center with a soccer field, basketball courts, swimming pools, fishing ponds, equestrian stables and tennis courts. Restrooms, dining areas, food preparation storage and staff facilities would also be included. The existing caretakers residence, storage and ponds will all be restored to serve the retreat center. Banquet facilities and preparation areas would be added to the property. Guard houses and gates would be located at both access driveways.

Corporate retreats and events would take place at the northern end of the property in a specially designed events center, utilizing the dance pavilion (canopy), turf areas, new access drive, rebuilt restroom facilities and a parking lot for 350 vehicles. Events would consist of banquets, weddings, corporate retreats, religious events, charitable events, concerts and picnics. Events could be scheduled 7 days a week, between the hours of 8:00 AM and 1:30 AM. Music and dancing would be included as well. Parking would be provided for 350 vehicles on site. A restroom facility is being added along with a food preparation facility adjacent to the dance pavilion.

The 55 existing RV hookups will be upgraded to current code.

The existing hillsides would remain in their natural state. The water course will be restored and emptied of all debris. There are no oak trees impacted by the proposed development.

Large events would be serviced by parking valets and/or shuttles to move guests to the appropriate location on the site.

Water service would be provided by on-site wells and private facilities.