



REGULAR MEETING

JEFF GORELL
Supervisor, 2nd District

ISRAEL RODRIGUEZ
Field Representative
Supervisor Jeff Gorell

MEMBERS OF THE COUNCIL

- ROSEMARY ALLISON,
CHAIR
- AMY ELLIOTT, VICE
CHAIR
- MARK BURLEY
- KEVIN CANNON
- MICHAEL ADAMS

AGENDA SEPTEMBER 19, 2024 6:00 PM

Municipal Advisory Council
Santa Rosa Valley, California

Santa Rosa Technology Magnet School
13282 Santa Rosa Road
Santa Rosa Valley, CA 93012

WEB ACCESS

At: ventura.org/santarosavalleymac
MAC Calendar, Agenda, and Minutes

Welcome to the meeting of the Santa Rosa Valley Municipal Advisory Council (MAC) an advisory council for the unincorporated area of Santa Rosa Valley to Ventura County Supervisor Jeff Gorell.

LEGAL NOTICES

Persons who require accommodation for any audio, visual, language, or other disability to review an agenda or to participate in a meeting of the Santa Rosa Valley Municipal Advisory Council per the American Disabilities Act (ADA), may obtain assistance by requesting such accommodation by calling (805) 214-2510 or e-mailing israel.rodriquez@ventura.org. Any such request for accommodation should be made at least 48 hours prior to the scheduled meeting for which assistance is requested.

All agenda reports and supporting data, including those filed in accordance with Government Code Section 54957.5 (b) (1) and (2) are available from Ventura County Supervisor Jeff Gorell's office at 2100 E Thousand Oaks Blvd, Suite E, Thousand Oaks, CA 91362. The same materials will be available and attached with each associated agenda item, when received, at the following website: ventura.org/santarosavalley/mac

Documents including staff materials, comment emails and letters, photos, etc., distributed to the Santa Rosa Valley Municipal Advisory Council regarding any agenda item during an open session or after the meeting concluded, are posted online and made available for public inspection at ventura.org/santarosavalley/mac

PUBLIC COMMENT

Public comment is the opportunity for members of the public to participate in meetings by addressing the Santa Rosa Valley Municipal Advisory Council in connection with one or more agenda or non-agenda items. Public comments by a member of the public at a single meeting are limited to a cumulative total of five minutes at such meeting unless the time allotment is increased or decreased by the Chair depending on the number of speakers. The public comment period during the opening part of the meeting to address non-agenda items is limited to 30 minutes total for all speakers; this 30-minute limit does not apply to items on the agenda.

To maintain a public meeting environment conducive and welcoming to receiving public comments from all members of the public, the audience is discouraged from engaging in displays of support or opposition to staff reports or public comments, including clapping, yelling, booing, hissing or cheering, that may create a disruptive environment for members of the public wishing to participate. Any person who disrupts or impedes the orderly conduct of a meeting will be instructed to cease the disruptive conduct. Failure to do so may result in that person being removed from the meeting.

Members of the public who would like to augment their comments with visual or audio presentations must submit their materials to the israel.rodriquez@ventura.org for review at least 48 hours before the meeting. The review will be conducted to determine only whether the materials are on matters within the jurisdiction of the Municipal Advisory Council, would be disruptive of the meeting, or would foster illegality, such as identity

theft. If it is determined that materials are about matters not within the Municipal Advisory Council's jurisdiction, or would be disruptive of the meeting, or would foster illegality, use of County-provided equipment will not be allowed.

Email or Mail Public Comment in Advance of the Meeting

If you wish to make a comment on a specific agenda item by email or mail, please submit your comment by 12:00 p.m. on the day prior to the meeting. Indicate in the Subject Line the Agenda item number (e.g., Item No. 9) on which you are commenting. Your email or written comment will be distributed to the Municipal Advisory Council and placed into the item's record for the minutes of the meeting. Public Comments submitted in writing are public records and subject to disclosure. An unredacted version is made available when records are requested by a Public Records Act request. Please do not submit personal contact information if you do not want it to be made public. Please submit your comment to israel.rodriquez@ventura.org or mail to:

Santa Rosa Valley Municipal Advisory Council
Ventura County Supervisor Jeff Gorell
2100 E Thousand Oaks Blvd Suite E
Thousand Oaks, CA 91362

In-Person Public Comment

If you would like to provide a verbal comment **in person** during the meeting, upon arrival at the meeting location, check in with staff and complete a comment card. When your name is called for public comment, please proceed to the podium. If you do not wish to pre-register but would like to provide in-person comments at the meeting, you must check in with the staff prior to the agenda item being called.

OPENING

1. Call to Order.
2. Roll Call.
3. Pledge of Allegiance to the Flag of the United States of America.
4. Approval of the Minutes of the meeting of the Santa Rosa Valley Municipal Advisory Council held on Thursday, July 18, 2024.
5. Agenda Review.
6. Consent Agenda Items 10 through 12.

7. Public Comments – Citizen presentations regarding Santa Rosa Valley Municipal Advisory Council related matters NOT appearing on this agenda. (See Guidelines above).
8. Office of Ventura County Supervisor Jeff Gorell’s Comments – Brief announcements and report on County activities.
9. Council Comments – Comments by Council members on matters they deem appropriate. A Council member may ask a question for clarification, make a brief announcement, or make a brief report on his or her own activities. A Council member may also provide a reference to staff or other resources for information, or request staff to report back to the body at a subsequent meeting concerning any matter. The Council may also direct staff to place a matter of business on a future agenda.

CONSENT AGENDA

Consent Agenda items are routine and non-controversial. Items are reviewed and approved together by the Council as recommended and without discussion unless an item is pulled for separate action by the Board on the Regular Agenda. Consent items are heard at the Council’s discretion and may be heard at any time during the meeting.

10. **California Highway Patrol**

- The CHP Moorpark Area continues to send Special Enforcement Units (SEU) to conduct targeted patrols throughout the Santa Rosa Valley. Citations are being issued for unsafe turns, unsafe passing, posted signage violations, unsafe speed, and various parking violations. Targeted patrols help saturate an area where multiple violations are known to be happening at once so multiple violations can be addressed in the area simultaneously.
- CHP Moorpark is hosting a Start Smart class on **Thursday, September 26th from 6:00pm-8:00pm** at the Moorpark CHP Office at 610 Spring Rd. in Moorpark. This is a FREE class offered to current and prospective teenage drivers and their parents/guardians to discuss important issues such as tips on how to avoid crashes, safe driving habits, dynamics of a crash, consequences of a poor choice behind the wheel, parental roles and responsibilities, and legal and civil liabilities. Call the Moorpark CHP office to reserve your spot at (805) 553-0800.
- CHP Moorpark will be at several upcoming community events:

- Be “Prepared Safety Fair” on **Saturday, September 14 from 10:00am-1:00pm** at the Thousand Oaks Civic Arts Plaza.
 - Underwood Farms Fall Festival/ Public Safety Weekend, **Saturday, September 28th and Sunday, September 29th from 10:00am - 4:00pm.**
 - Make’m Smile, celebrating kids with special needs on **Saturday, September 28th from 11:00am-3:00pm** at America’s Teaching Zoo at Moorpark College.
- The California Highway Patrol is hiring 1,000 officers to help make California’s roadways safer. If you or someone you know would like to join the CHP, visit www.betheCHP1000.com for more information and to speak with a local recruiter. Also, the CHP is hiring more than JUST officers. We are currently looking to fill 165 dispatcher vacancies across the state and are also looking for Commercial Vehicle Inspection Specialists to inspect the growing number of commercial vehicles on California highways. The CHP will provide you with the training for all three of these positions. More details and applications can be found at www.chp.ca.gov . **FILE AND RECEIVE**

11. Ventura County Fire Department

- The VCFD has been contacted regarding the status of a radio communication tower that was planned for Fire Station 36 located in Oak Park. After careful consideration, we have decided not to pursue this project at the moment. Currently, we are focused on rebuilding our communications microwave system and enhancing our VHF radio capabilities. This work is integral as we evaluate all available options for our radio infrastructure's future. The tower project was intended to improve our existing system but given the ongoing design and study of the new system requirements, we are pausing the tower and other similar projects at selected locations. Additionally, we are in the process of evaluating our staffing needs, including the potential hiring of a new department IT/Radio positions following the recent departure of our previous manager as well as a Telecom Analyst. These potential new hires will play a crucial role in aligning our current and future needs to ensure we develop adequate infrastructure. Thank you for your understanding and continued support in our public safety systems.
- October 6-12 will be Fire Prevention Week. This year’s theme is Smoke Alarms, Make Them Work for You. VCFD will be challenging residents to share the safety message by posting short videos of creative ways to test your smoke alarm to social media. Participants in the smoke alarm challenge could win a VIP experience with an engine company or a fire extinguisher. Start developing your ideas now. We want to see how you complete the Smoke Alarm Challenge.
- Fire conditions are high across California. VCFD firefighters have been deployed as mutual aid to many other communities this summer to help stop large

wildfires, just as other agencies responded to help us on several occasions earlier this summer. That fire activity is a reminder to continue vegetation management on your property and maintain safety practices. A spark from a dragging chain on a trailer, a tossed cigarette or a hot muffler against a dry weed might be all it takes for the next fire to start. **FILE AND RECEIVE**

12. **Ventura County Sheriff**
Report will be provided at the MAC Meeting

REGULAR AGENDA

Regular Agenda items are heard at the Council's discretion and may be heard at any time during the meeting.

13. **Update on Santa Rosa Valley Fall Harvest**

Vice Chair, Amy Elliott will provide an update on the upcoming SRV Fall Festival that will take place on October 26, 2024, in partnership with Ventura County District 2 Office and Stepping Stones Riding Program.

14. **Update on the New MAC Structure for 2025**

Supervisor Gorell's Chief of Staff, Ashley Bautista and **Field Representative, Israel Rodriguez** will present the new MAC Structure for 2025. Discussion will include the introduction of new subcommittees and Ad-Hoc committees along with the new meeting structure for the 2025 calendar year.
FILE AND RECEIVE

15. **Update on the Verizon Generator at Vista Arroyo and Santa Rosa Road.**

MAC Council Member, Mark Burley will provide an update on the recently constructed Verizon generator located on Vista Arroyo Dr. and Santa Rosa Valley Road. Local executives from Verizon will be attending via a zoom link to answer questions and provide a history of the emergency generator bunker.

16. **Update on the New Santa Rosa Valley Estates Development**

- **Bill McReynolds, Vice President of Land Acquisition for Toll Brothers** will provide an update and presentation on the new Santa Rosa Valley Estates development which is scheduled to break ground in the December or January timeframe. **FILE AND RECEIVE**

CLOSING

17. Adjournment of the Santa Rosa Valley Municipal Advisory Council meeting to the next meeting, November 21, 2024, Santa Rosa Technology Magnet School
13282 Santa Rosa Road, Santa Rosa Valley, CA 93012.



REGULAR MEETING

JEFF GORELL
Supervisor, 2nd District

ISRAEL RODRIGUEZ
Field Representative
Supervisor Jeff Gorell

MEMBERS OF THE COUNCIL

- ROSEMARY ALLISON,
CHAIR
- AMY ELLIOTT, VICE
CHAIR
- MARK BURLEY
- KEVIN CANNON
- MICHAEL ADAMS

MINUTES July 18, 2024 6:00 PM

Municipal Advisory Council
Santa Rosa Valley, California

Due to Temporary Construction at Santa Rosa Magnet Technology School
This Month Meeting Will Be Held At:

11521 Sumac Lane
Santa Rosa Road
Santa Rosa Valley, CA 93012

WEB ACCESS

At: ventura.org/santarosavalley/mac
MAC Calendar, Agenda, and Minutes

OPENING

1. Call to Order.
2. Roll Call. **Chair, Rosemary Allison** called the meeting to order at 6:04 PM.
3. Pledge of Allegiance to the Flag of the United States of America.
4. Approval of the Minutes of the meeting of the Santa Rosa Valley Municipal Advisory Council held on Thursday, May 16, 2024.
 - Motion to approve the minutes made by **Mark Burley** and seconded by **Kevin Cannon**. Motion passed.
5. Agenda Review.
6. Consent Agenda Items 10 through 12.
 - Motion to approve the Consent Items made by **Mark Burley** and seconded by **Vice Chair, Amy Elliot**. Motion passed.
7. Public Comments:
 - **Bob Winston**: 25 Acres – Sold Does anyone know anything about what has happened with this property. Amy Elliot said she can help find out.
8. Office of Ventura County Supervisor Jeff Gorell's Comments – Brief announcements and report on County activities.
9. Council Comments –
 - **Chair, Rosemary Allison**: Fire insurance remains a top concern. Houses with large square footage and have over a million dollars in replacement cost are having difficulty in getting their insurance renewed. Self-insurance might be the key. This is why the work that Kevin Cannon is doing is so important. Farmers is going to acquire a water flow meter. We have a golf tournament coming up in September to benefit For the Troops. If you want to play or donate contact Rosemary Allison.
 - **Vice Chair, Amy Elliott**: Fireworks continue to pose a fire threat especially when owners have overgrown yards.
 - **Mark Burley**: Mentioned that Public Works is putting in a sidewalk from Andalusia to the school and requesting a copy of the plan on the sidewalk.
 - **Michael Adams**: Thanks to Kevin Cannon for his efforts with Firewise. Fair Plan while available is not complete coverage. Would like to get Southern California Edison back to talk about their conductive cover plan to mitigate fires and not have to shut down their lines during windy weather.

- **Kevin Cannon:** Firewise update. Encourage people to harden their site. I am in the process of trying to complete the website so people can sign-up online and record what work, and hours residents have put in to harden their home. The State commissioner is working with insurance companies to recognize homeowners who are making this effort. Also starting to sign up present captains to help with their neighborhoods. People who back up to Bridlewood trail want a project to help clear the trail and cut down over growth.

CONSENT AGENDA

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10. California Highway Patrol

CHP Moorpark and the Moorpark Police Department (Ventura County Sheriff) will be hosting a National Night Out event at our station on August 5th from 5-7 p.m. This event will give the public a chance to see our station and check out our patrol and special enforcement vehicles. We will also be holding a "bike rodeo" for new, young bicycle riders which will include a skills course and a helmet fitting station. We look forward to seeing you and your families at this fun event.

The California Highway Patrol will be conducting a Maximum Enforcement Period (MEP) over the Independence Day weekend. The MEP will run from Wednesday, July 3rd through Sunday, July 7th. A focus for this MEP will be speed violations. During the Memorial Day Maximum Enforcement Period, the CHP made over 1,100 arrests for DUI, issued over 19,000 citations for speed violations, over 800 of those were for speeding over 100 MPH, and issued over 1,800 citations for seatbelt violations. This resulted in an almost 20% decrease in fatal crashes statewide over the last Memorial Day MEP. Additionally, there were no fatal crashes within CHP Moorpark's area of service, and overall, there were only four crashes total reported within our area during the MEP.

The California Highway Patrol is hiring 1,000 officers to help make California's roadways safer. If you or someone you know would like to join the CHP, visit www.betheCHP1000.com for more information and to speak with a local recruiter. Also, the CHP is hiring more than just officers. We are currently looking to fill 165 dispatcher vacancies across the state and are also looking for Commercial Vehicle Inspection Specialists to inspect the growing number of commercial vehicles on California highways. The statewide examination for CVIS

recently opened with a final filing date of 8/1/2024. The CHP will provide you with the training for all three of these positions. More details and applications can be found at www.chp.ca.gov .

Follow CHP Moorpark on social media for traffic updates, sig alerts, evacuation notices, roadway closures, and general information on what the CHP is doing in your area.

11. Ventura County Fire Department

Ventura County experienced several brush fires during the first week of July. At least two were started by illegal fireworks. Meanwhile, all the permitted 4th of July fireworks shows were delivered without incident.

Conditions are dry throughout the county and recent high temperatures have only increased the drying of grasses and light brush. Be careful to avoid starting a fire. All it takes is a spark from a loose tow chain, a hot muffler against tall grasses or a tossed cigarette.

Junior Fire Academy is underway at VCFD's Regional Training Center in Camarillo. Throughout the month, about 90 teenage participants will spend a week learning basic firefighter skills, including how to use a firehose, crawling through confined spaces, rappelling, and using hand tools.

12. Ventura County Sheriff

Verbal report was provided at the MAC meeting.

REGULAR AGENDA

Regular Agenda items are heard at the Council's discretion and may be heard at any time during the meeting.

13. Update on the Stepping Stones Ribbon Cutting Event

MAC Chair, Rosemary Allison Provided an update on the Stepping Stones Riding Program's ribbon cutting event that took place on June 1st, 2024, at the new facility for Stepping Stones at Santa Rosa Valley Park. The event was well attended by the public and was a good start for the partnership between County Parks and the Stepping Stones Riding Program. Spoke about Ruth who worked so hard to see that park come to fruition. Great partnership.

14. Update on the Verizon Generator at Vista Arroyo and Santa Rosa Road.

MAC Council Member, Mark Burley Provided an update on the recently constructed Verizon generator located on Vista Arroyo Dr. and Santa Rosa Valley Road. They did not contact the owner, Bridlewood HOA, or the MAC. When they met with the County they could not say where the right of way was. In order to service the bunker, they have to drive on the Bridlewood right of way, which is private property, and they do not have the right to do so. Mr. Burley is requesting that on the next MAC that a PWA representative and Verizon be at the next Mac **RECOMMENDATION TO RECEIVE AND FILE**

- A motion was made by **Mark Burley** to request this item be placed on the agenda for the next MAC meeting and that PWA and Verizon send a representative **Michael Adams**. Motion passes.

Public Comment & Discussion on this Item Included: Many residents spoke about not receiving notice from Verizon and not having the opportunity to provide input or comments. Others commented on the permit process which required Verizon to seek public comment, but that requirement was ignored and wanted to know why Verizon excluded this input as part of the permit package. As a result, how did the County approve this permit? There appears to be a number of permit violations. The fact that they have built the bunker does not change anything. This needs to be looked at long and hard. They cannot encroach on private property or the equestrian trail.

Vicky Smith, President of the Bridlewood HOA spoke about the number of people who have worked on the opening the Bridlewood Equestrian Trail and surprised that the Verizon would place the bunker next to the equestrian trail. She warned that if a 1,200-pound horse gets spooked by the generator they can end up on Santa Rosa Road placing both the horse and the rider in harm's way. I am asking that this permit be revoked. There was supposed to be a set-back. Two to three inches from our trail. County Counsel should also be involved with this from a liability standpoint.

Mark Burley stated when they were constructing this bunker their equipment was on private property and you cannot even get into the bunker without trespassing.

William Winston asked if Southern California bears some fault since this the generator is being built because Edison keeps going down.

15. Update on the Halloween Hoedown – SRV Fall Festival

MAC Council Member, Amy Elliott Provided an update on the ***Santa Rosa Valley Halloween Hoedown***. The Santa Rosa Valley MAC and Stepping Stones Riding Program are Co-Sponsoring the hoedown that will take place on Saturday, October 26, 2024. We would really like to have a community event that includes a pie eating, pumpkin carving, social event for SRV. Underwood arms will donate pumpkins for kids to carve. Going to have a Spooky Trail for the kids and teens. We would like to have a scary portion for the older kids. Costume parade/contest, sack races, horse shoe and tug of a war events will part of the fun and games portion of the festival. **Chair, Rosemary Allison**, stated that the women will make pies and **Mark Burley** will sell the pies. **Israel Rodriguez** will look into getting food trucks for the event. **Jeri Cooper** will work on getting vendors which will include local artists, businesses, craft vendors.

CLOSING

16. Adjournment of the Santa Rosa Valley Municipal Advisory Council meeting to the next meeting, September 19, 2024, Location to be determined due to construction at Santa Rosa Technology Magnet School.
- **Chair, Rosemary Allison** adjourned the meeting at 7:34 PM



Website: **VCFD.org**
Twitter: **@VCFD**
Facebook: **@VenturaCountyFire**
Instagram: **@VenturaCountyFire**

Contact: Scott Thomsen
Director of Communications and Public Affairs
Phone: **(805) 914-8502**
Email: **scott.thomsen@ventura.org**

September 5, 2024

Attn: Supervisor Jeff Gorell and Municipal Advisory Committees

- The VCFD has been contacted regarding the status of a radio communication tower that was planned for Fire Station 36 located in Oak Park. After careful consideration, we have decided not to pursue this project at the moment. Currently, we are focused on rebuilding our communications microwave system and enhancing our VHF radio capabilities. This work is integral as we evaluate all available options for our radio infrastructure's future. The tower project was intended to improve our existing system but given the ongoing design and study of the new system requirements, we are pausing the tower and other similar projects at selected locations. Additionally, we are in the process of evaluating our staffing needs, including the potential hiring of a new department IT/Radio positions following the recent departure of our previous manager as well as a Telecom Analyst. These potential new hires will play a crucial role in aligning our current and future needs to ensure we develop adequate infrastructure. Thank you for your understanding and continued support in our public safety systems.
- October 6-12 will be Fire Prevention Week. This year's theme is Smoke Alarms, Make Them Work for You. VCFD will be challenging residents to share the safety message by posting short videos of creative ways to test your smoke alarm to social media. Participants in the smoke alarm challenge could win a VIP experience with an engine company or a fire extinguisher. Start developing your ideas now. We want to see how you complete the Smoke Alarm Challenge.
- Fire conditions are high across California. VCFD firefighters have been deployed as mutual aid to many other communities this summer to help stop large wildfires, just as other agencies responded to help us on several occasions earlier this summer. That fire activity is a reminder to continue vegetation management on your property and maintain safety practices. A spark from a dragging chain on a trailer, a tossed cigarette or a hot muffler against a dry weed might be all it takes for the next fire to start.

Sincerely,

Scott Thomsen
Director of Communications and Public Affairs
Ventura County Fire Department



CALIFORNIA HIGHWAY PATROL

601 N 7th St, Sacramento, CA 95811 | 800-735-2929 (TT/TDD) | 800-735-2922 (Voice)

GAVIN NEWSOM, GOVERNOR

CALIFORNIA STATE TRANSPORTATION AGENCY

To: The Santa Rosa Valley MAC c/o Supervisor Gorell's office

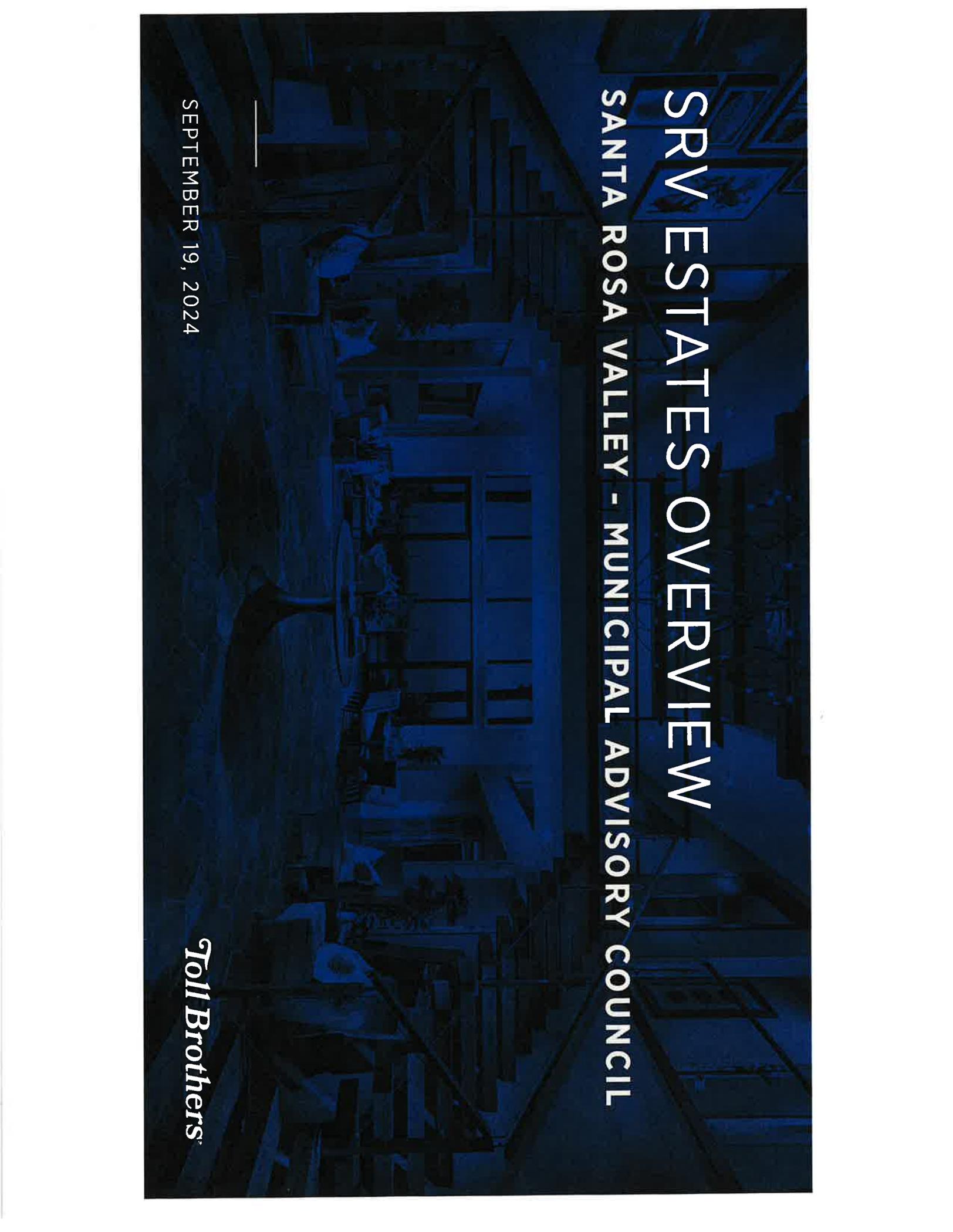
CHP MOORPARK'S SANTA ROSA VALLEY MAC TALKING POINTS: (9.19.24)

- The CHP Moorpark Area continues to send Special Enforcement Units (SEU) to conduct targeted patrol throughout the Santa Rosa Valley. Citations are being issued for unsafe turns, unsafe passing, posted signage violations, unsafe speed, and various parking violations. Targeted patrols help saturate an area where multiple violations are known to be happening at once so multiple violations can be addressed in the area simultaneously.
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- Follow CHP Moorpark on social media for traffic updates, sig alerts, evacuation notices, roadway closures, and general information on what the CHP is doing in your area.

Twitter: **@CHPMoorpark**
Facebook: **@CHP-Moorpark**
Instagram: **@CHPMoorpark**

Contact: **Officer Ryan Ayers**
Public Information Officer
Phone: **(805) 553-0800**
Email: **rayers@chp.ca.gov**





SRV ESTATES OVERVIEW

SANTA ROSA VALLEY - MUNICIPAL ADVISORY COUNCIL

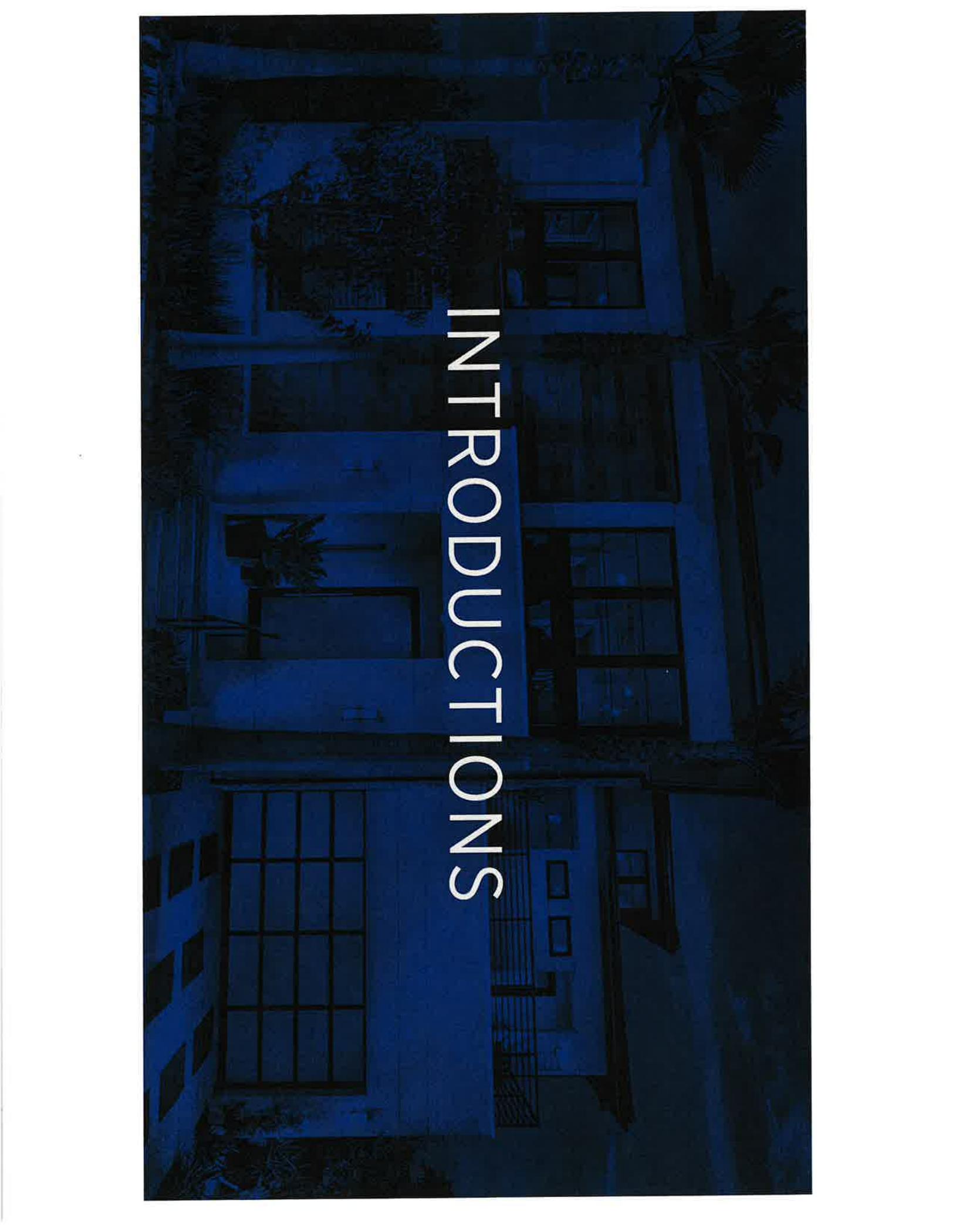
SEPTEMBER 19, 2024

Toll Brothers

TONIGHT'S AGENDA

- Introductions
- Toll Brothers Overview
- SRV Estates History
 - Working on a Community Name
- Land Development
 - Horizontal Construction
- Homebuilding
 - Vertical Construction
 - Overview of Homes
- Questions & Comments

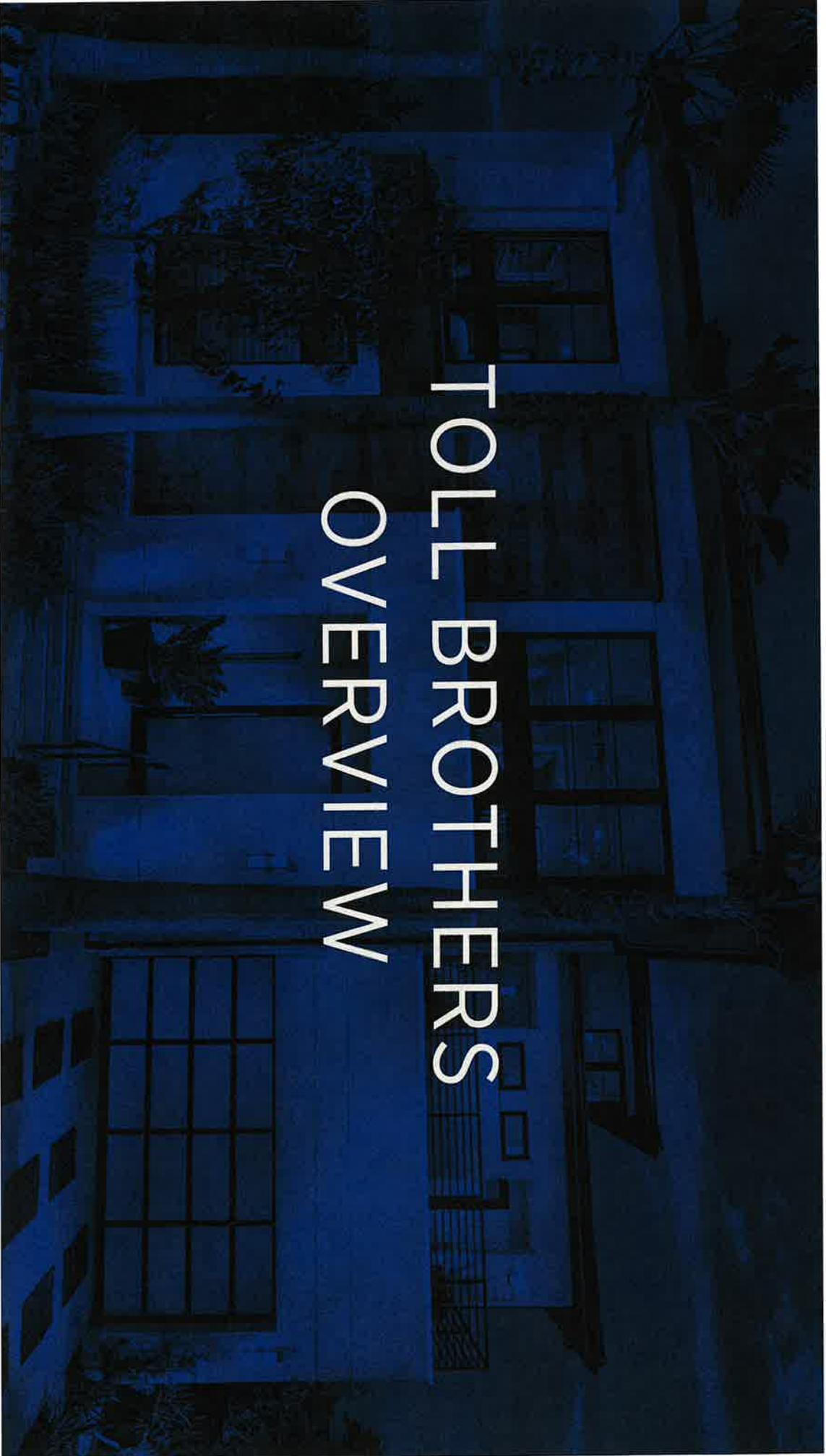
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INTRODUCTIONS

TOLL BROTHERS' TEAM

- Bill McReynolds, Vice President of Land Acquisition
- John Fong, Land Development Director
- Steve Mikhalevich, Vice President of Community Planning



TOLL BROTHERS OVERVIEW

TOLL BROTHERS

- America's Luxury Home Builder®
- Founder in 1967 by Bob & Bruce Toll
- Publicly Traded Company - NYSE: TOL
- Fortune 500 Company
 - 10x Fortune World's Most Admired Companies List
 - 2x National Builder of the Year by Builder Magazine
- Operating in 24 states in 60+ markets
 - 10th Largest Homebuilder in the USA in 2023 by Builder Magazine
- Toll Brothers Advantage

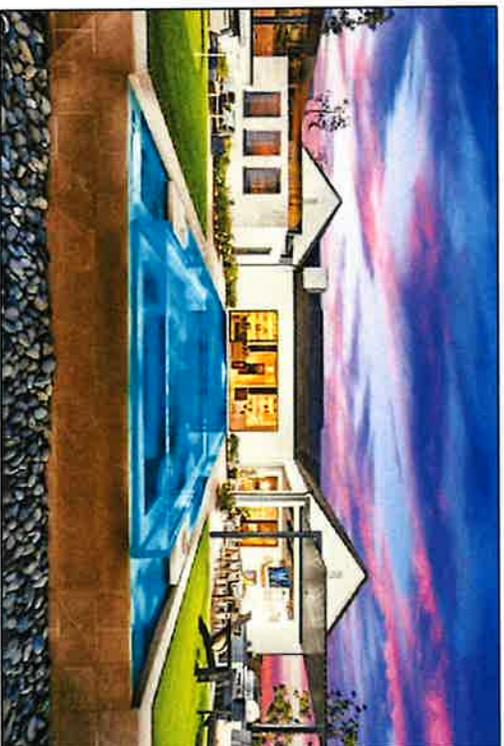
Everything that sets Toll Brothers apart—the places we choose to build, our impressive architecture, personalization options to suit your style, and the seasoned experts on your team—sets you on the path to a new home you will love.

Toll Brothers

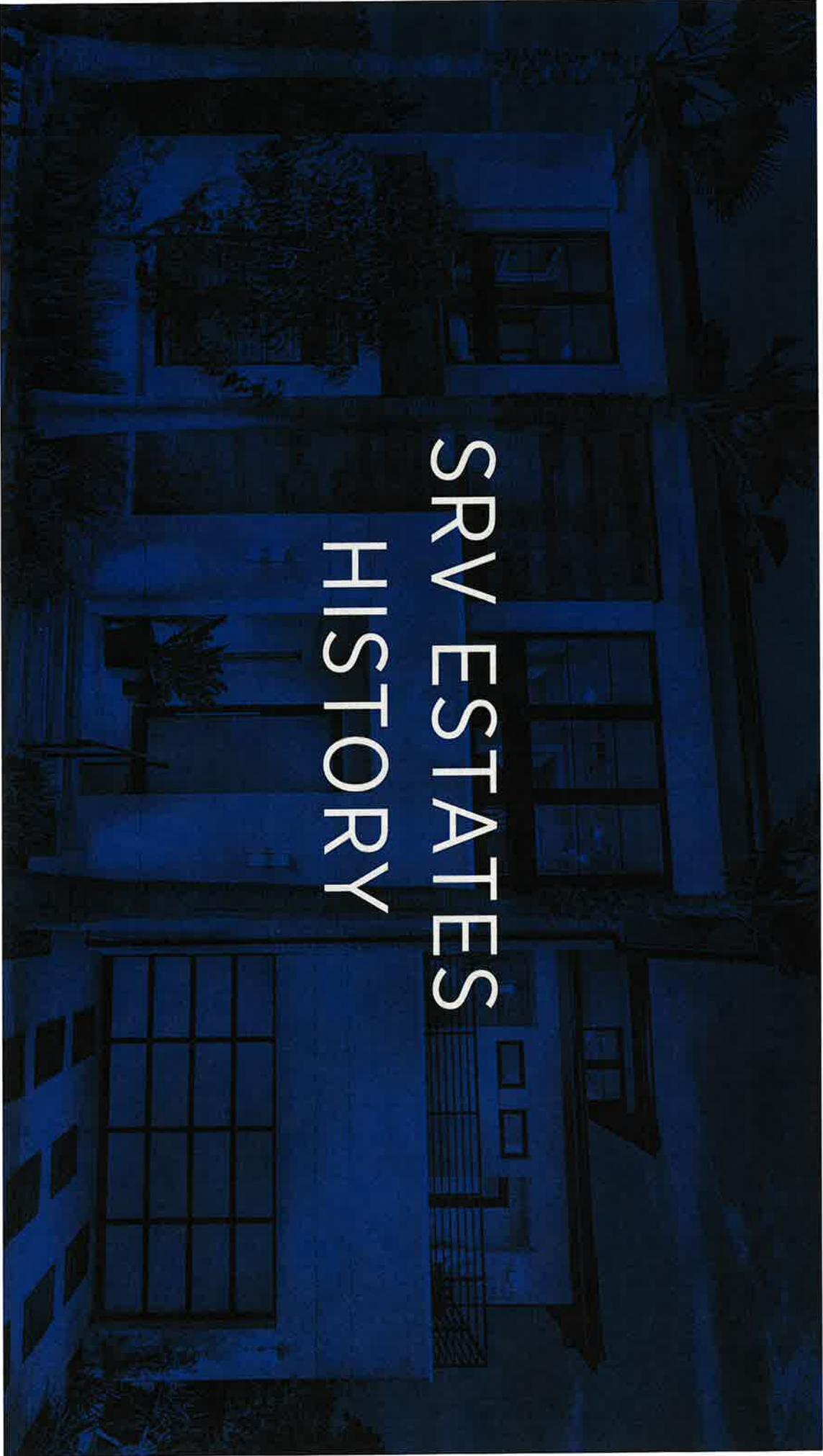
TOLL BROTHERS - LOS ANGELES/VENTURA DIVISION

Local Communities:

- Porter Ranch - Verona Estates & Bella Vista at Porter Ranch - Ridge Collection
- Chatsworth - Hidden Oaks (All-Electric)
- Santa Clarita - Tesoro Highlands - Alta Monte & Bella Terra
- Valencia - Mission Village - Volara & Skylar

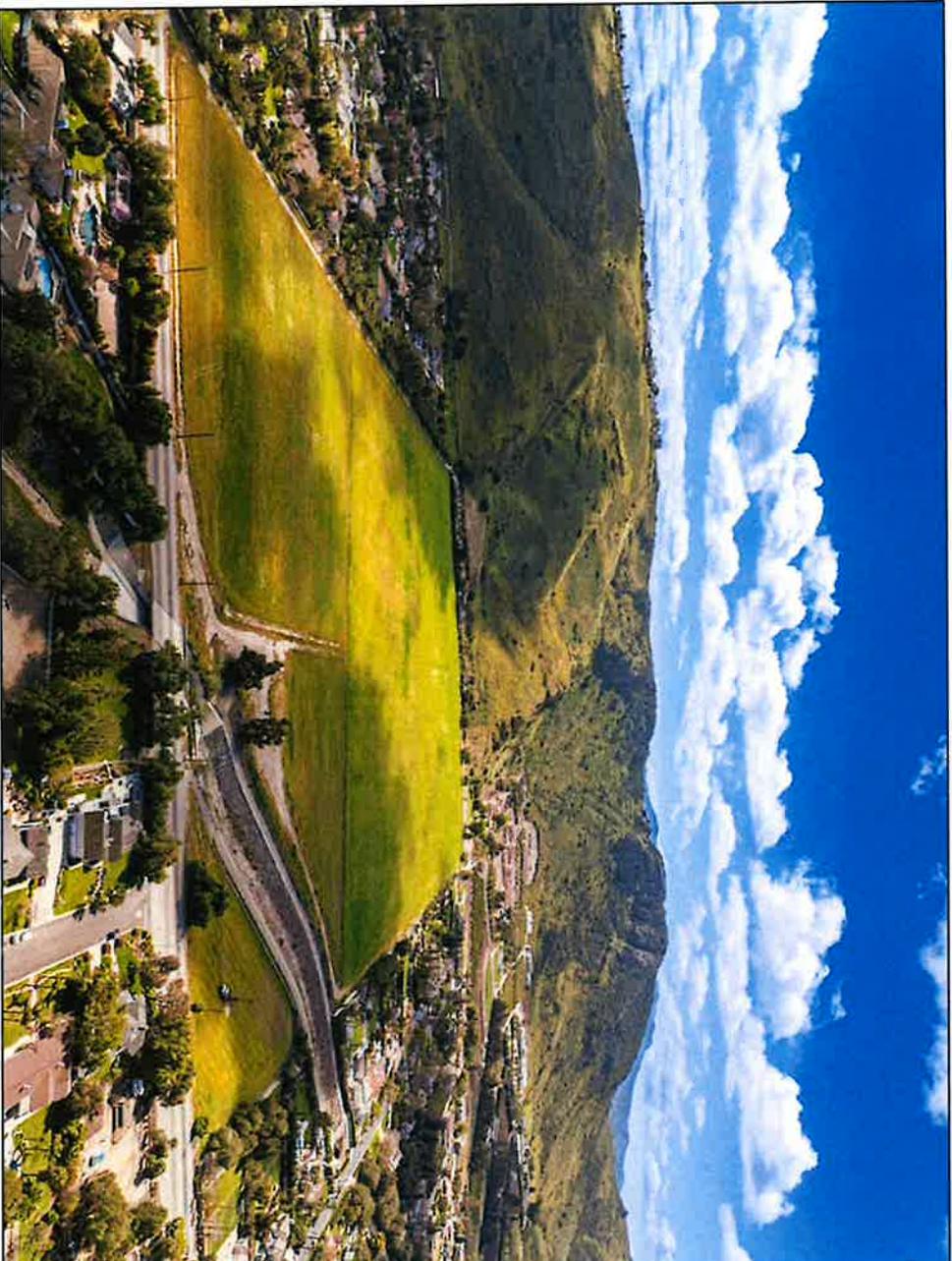


Toll Brothers



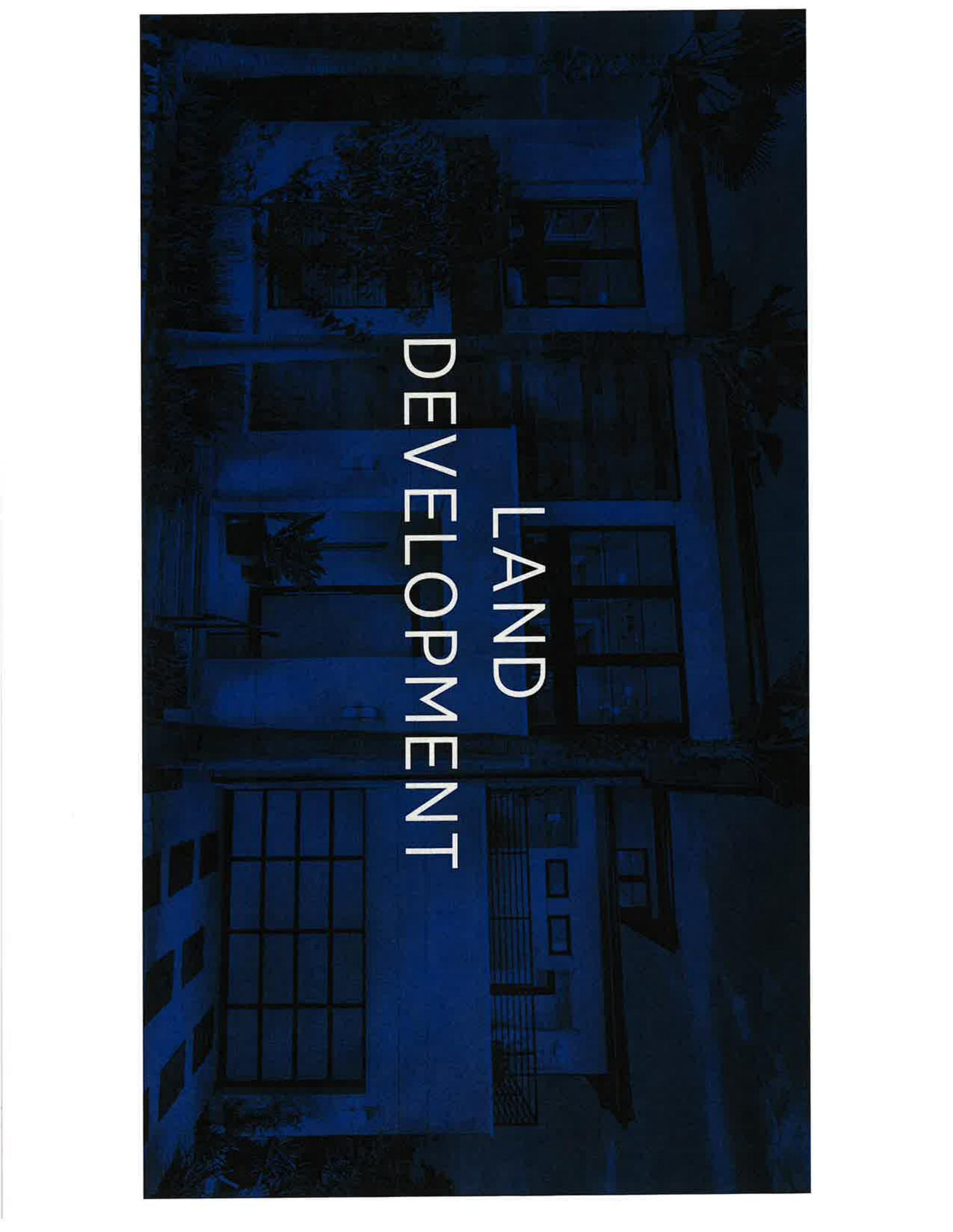
SRV ESTATES HISTORY

SRV ESTATES - TRACT 5347



SRV ESTATES - HISTORY

- 18 estates lots were developed by John and Carolyn Nicholson
- VC Board of Supervisor approved processing Open Space to Rural – February 14, 1995
- Community was approved by the VC Board of Supervisors – November 4, 2003
- Improvement Plans were approved by VC Public Works – November 12, 2012
- Final Map was approved by the VC Board of Supervisors – December 11, 2012
- Lots were recorded by the VC County Clerk and Recorder – January 16, 2013



LAND DEVELOPMENT

TRACT 5347 (SRV ESTATES)

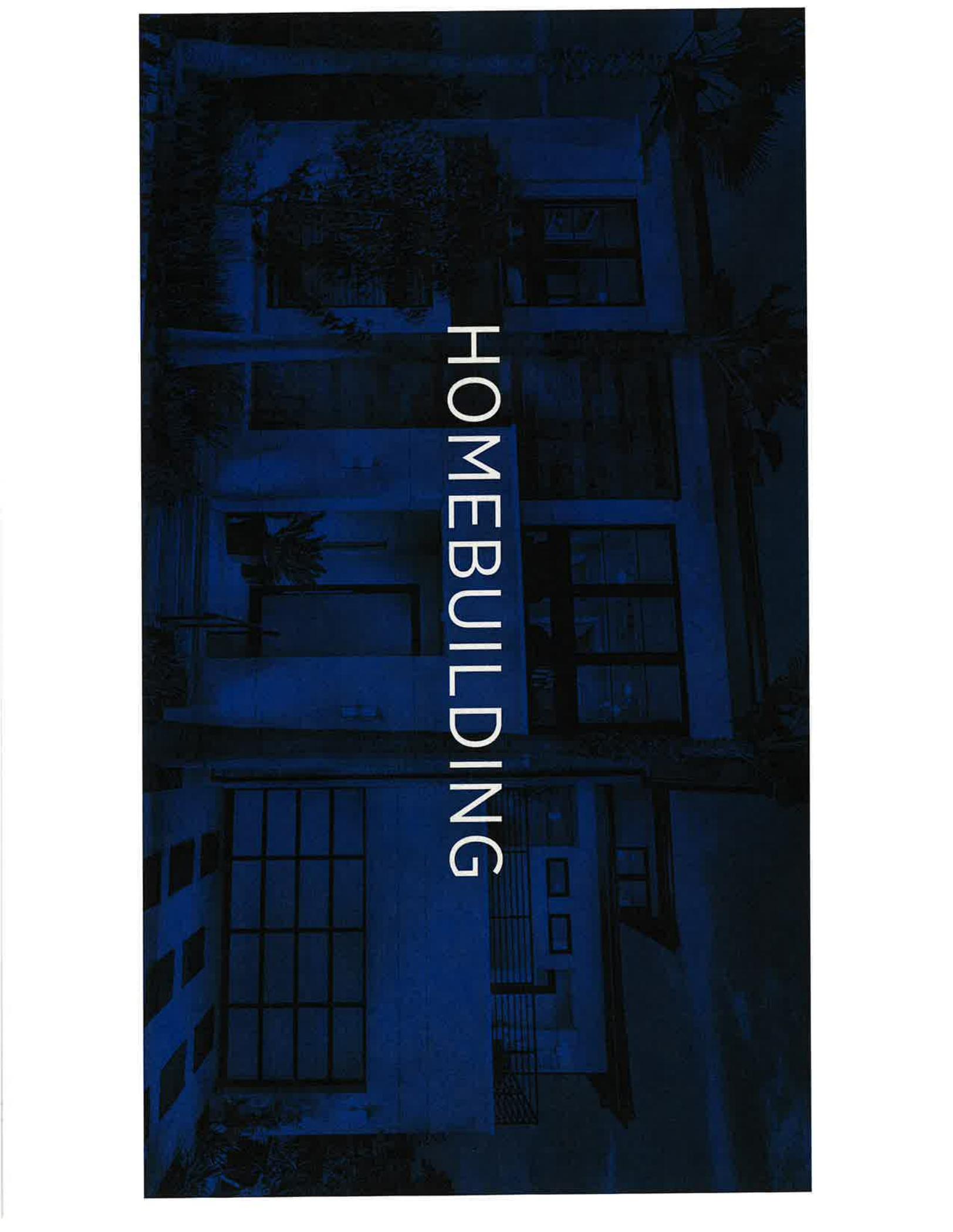


11 Lots are 2-acre minimum up to a maximum of 4.5-acre

Toll Brothers

LAND DEVELOPMENT SCHEDULE

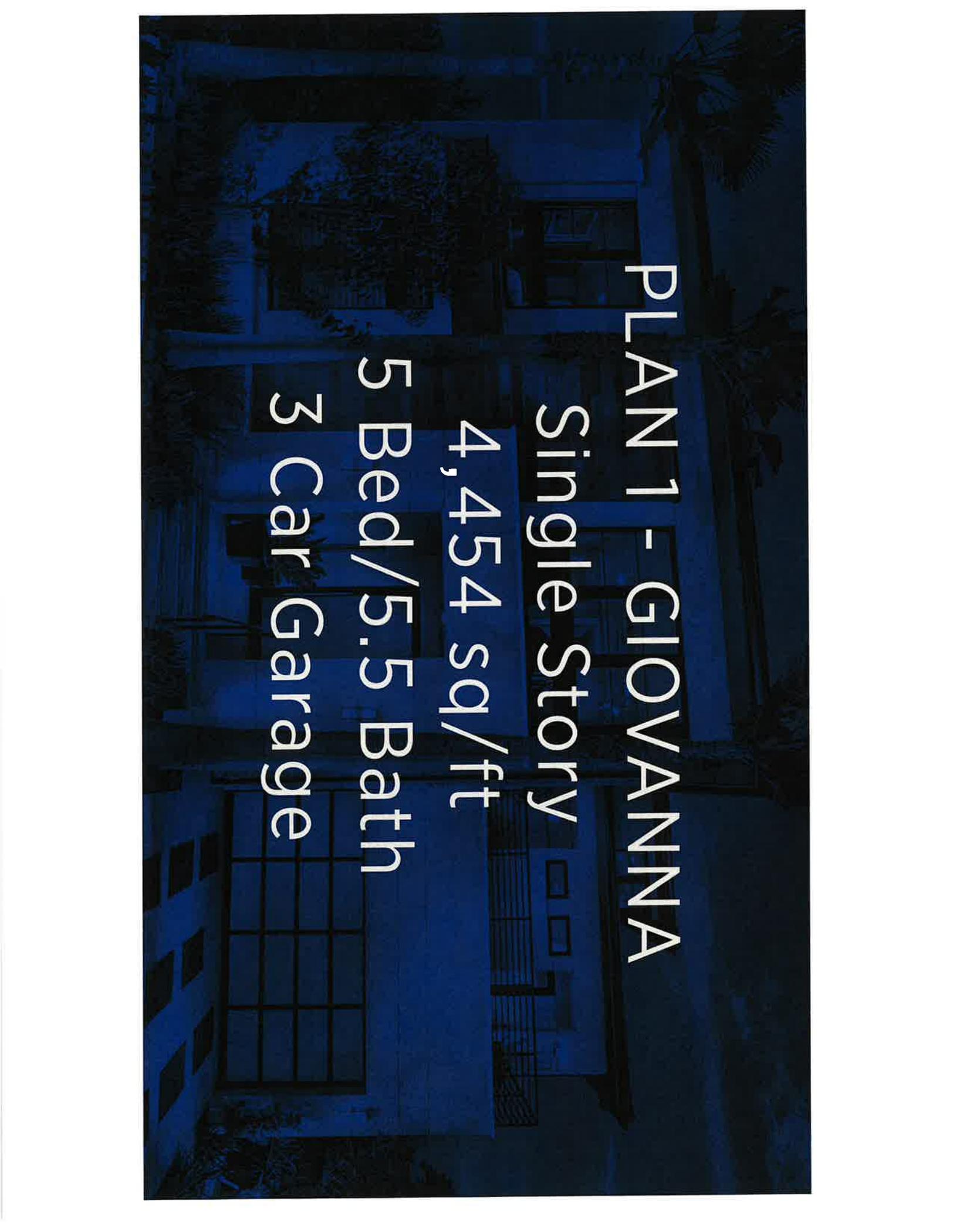
- Estimated Start of Pre-Construction Activities – December 2024
- Major Construction will start after the New Year (weather dependent)
 - Traffic
 - Noise Mitigation
 - Drainage



HOMEBUILDING

CONSTRUCTION

- Homes expected to start in the high \$2 millions
 - Toll Brothers offers an extensive options program
- Additional option for an Accessory Dwelling Units (ADU) on each lot
 - 533 sq/ft
 - 750 sq/ft
- Construction Schedule



PLAN 1 - GIOVANNA

Single Story

4,454 sq/ft

5 Bed/5.5 Bath

3 Car Garage

OVERVIEW OF HOMES - PLAN 1 GIOVANNA



Coastal Contemporary

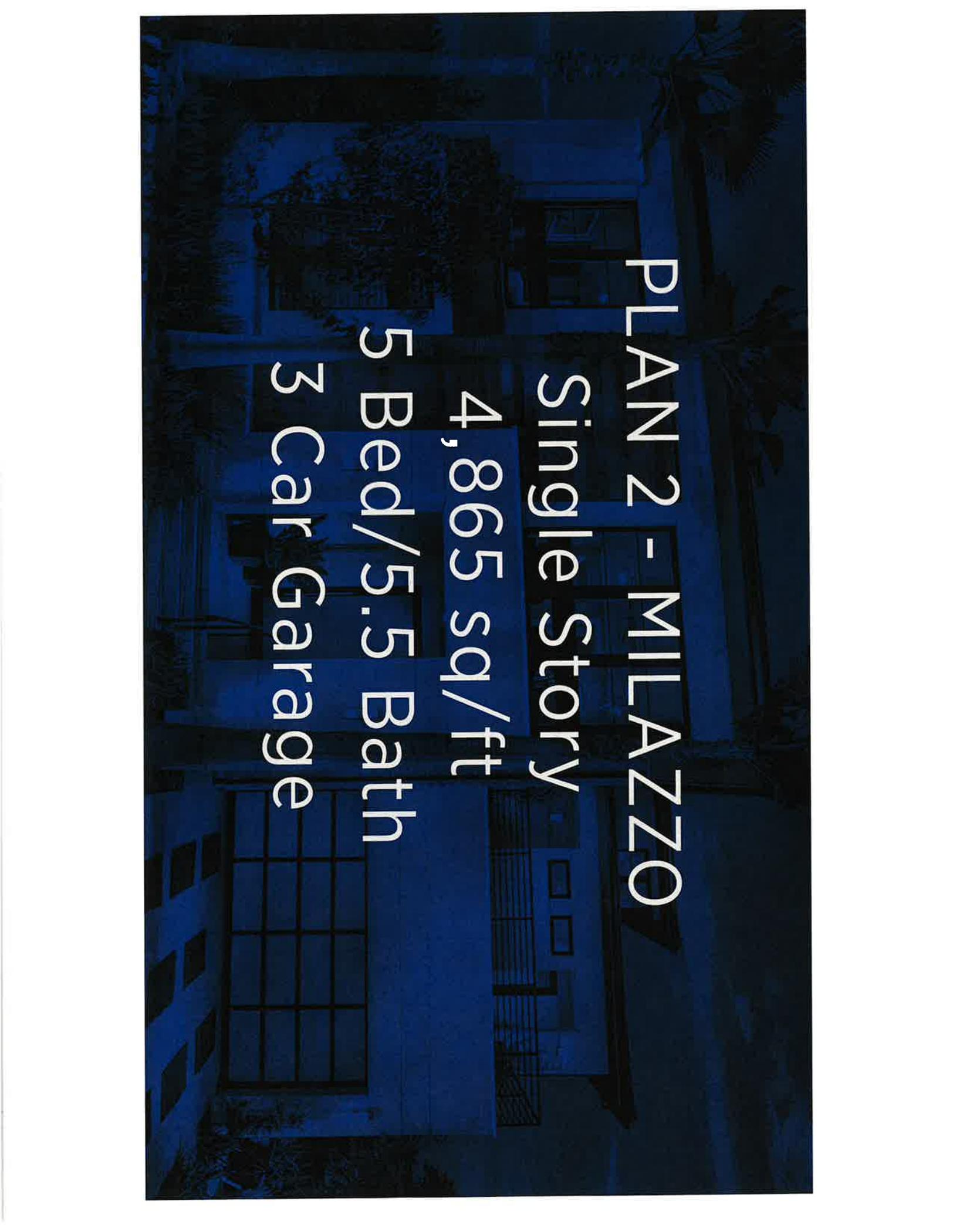
Toll Brothers

OVERVIEW OF HOMES - PLAN 1 GIOVANNA



Modern Farmhouse

Toll Brothers



PLAN 2 - MILAZZO

Single Story

4,865 sq/ft

5 Bed/5.5 Bath

3 Car Garage

OVERVIEW OF HOMES - PLAN 2 MILAZZO



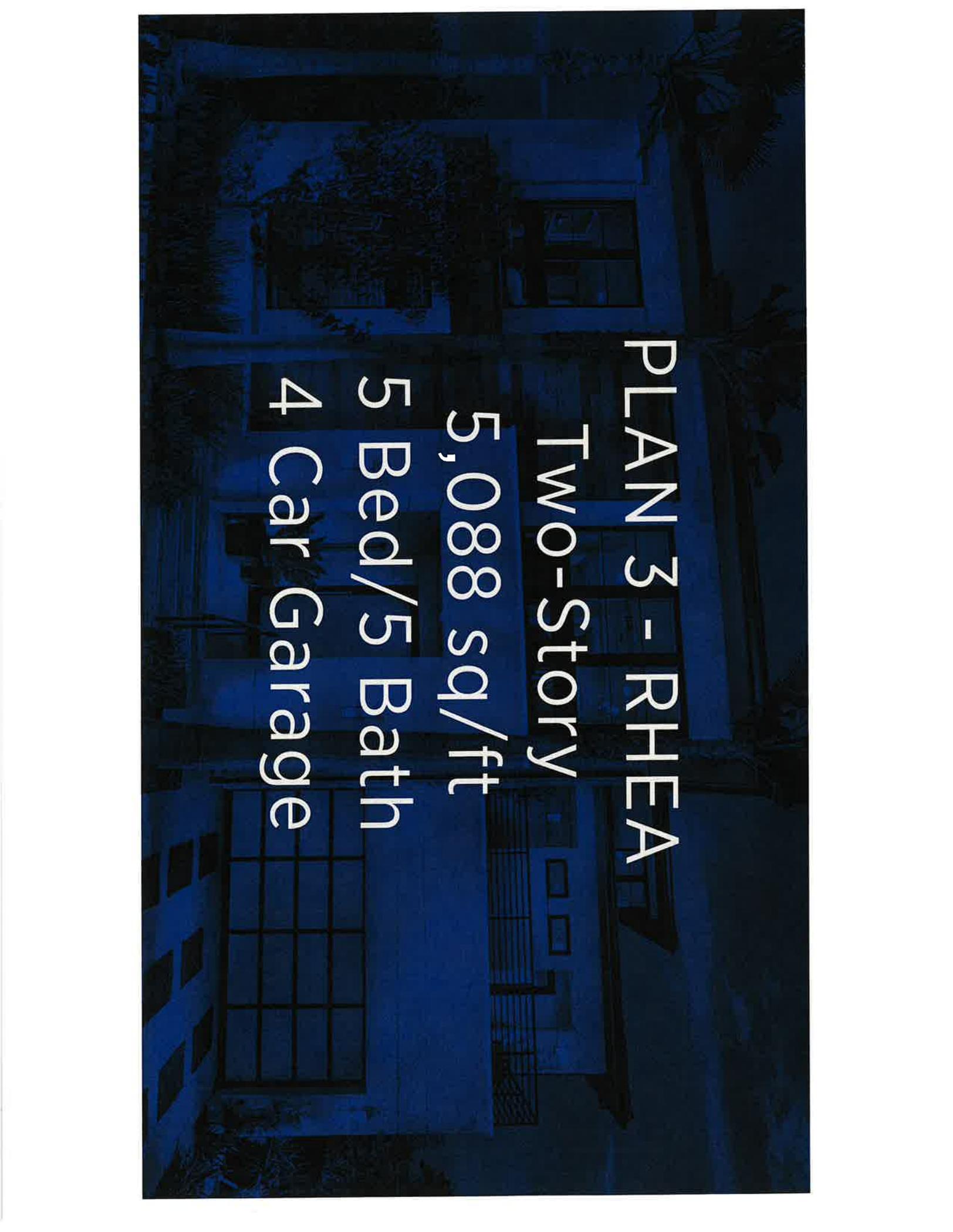
Coastal Contemporary

Toll Brothers

OVERVIEW OF HOMES - PLAN 2 MILAZZO



Modern Farmhouse



PLAN 3 - RHEA
Two-Story
5,088 sq/ft
5 Bed/5 Bath
4 Car Garage

OVERVIEW OF HOMES - PLAN 3 RHEA



Coastal Contemporary

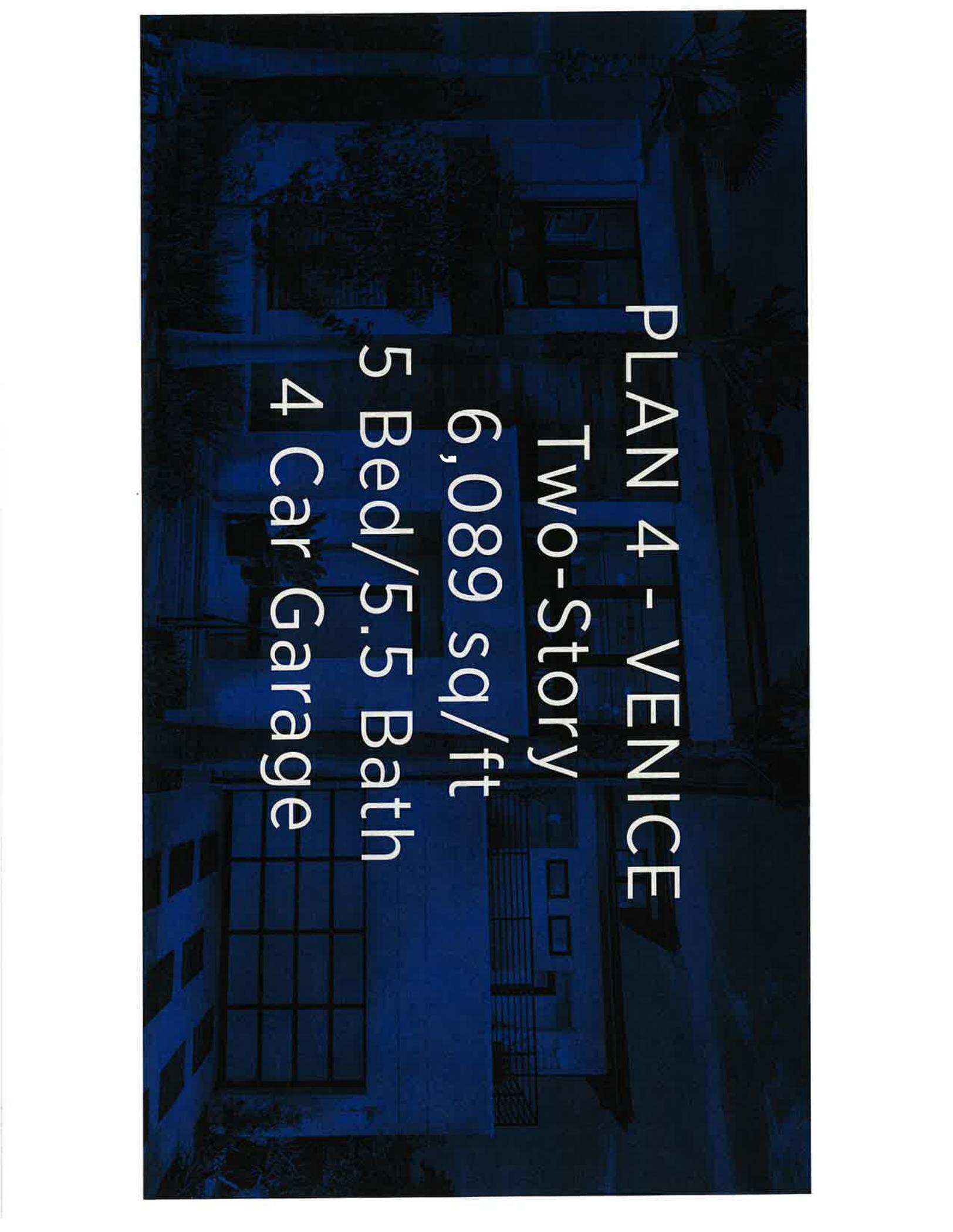
Toll Brothers

OVERVIEW OF HOMES - PLAN 3 RHEA



Modern Farmhouse

Toll Brothers



PLAN 4 - VENICE
Two-Story
6,089 sq/ft
5 Bed/5.5 Bath
4 Car Garage

OVERVIEW OF HOMES - PLAN 4 VENICE



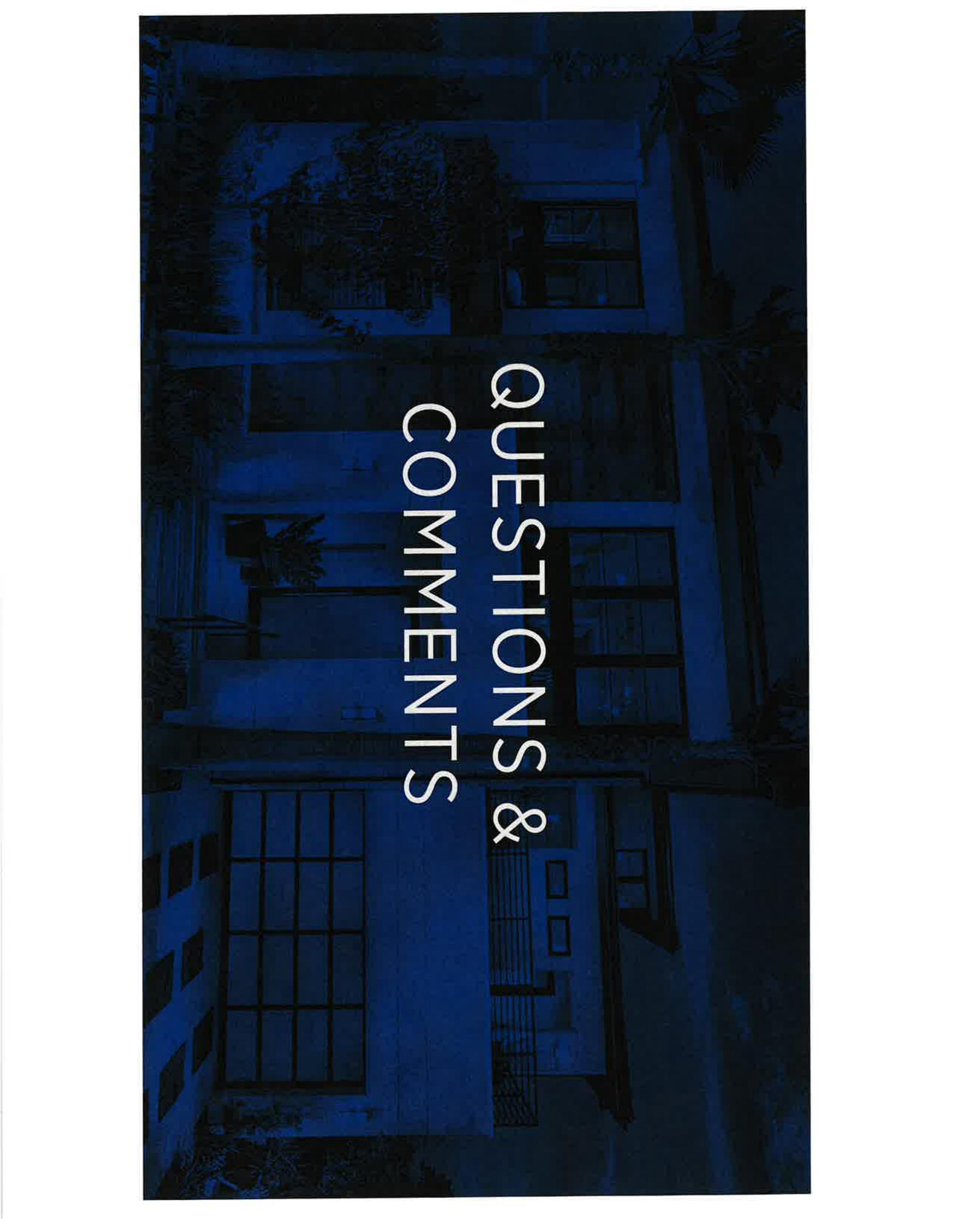
Coastal Contemporary

Toll Brothers

OVERVIEW OF HOMES - PLAN 4 VENICE



Modern Farmhouse



QUESTIONS & COMMENTS

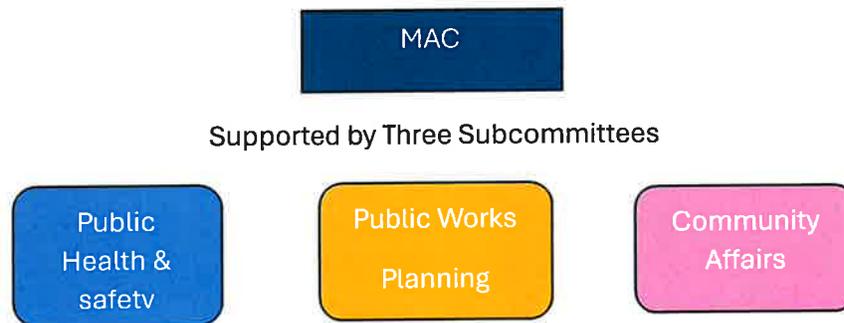
MAC Meeting Schedule for 2025

As your Supervisor and representative for the unincorporated areas of my district, my goal is to ensure that each community remains safe, vibrant, and enjoys the high quality of life that Ventura County is known for. Since taking office, I have recognized the Municipal Advisory Councils (MACs) as a crucial element in fulfilling this mission.

In late 2023 and into 2024, we began developing 3–5-year plans to identify and prioritize the needs and interests of each MAC and its community. This process started with creating a vision statement for each community and has progressed to setting measurable goals in key areas such as Public Health, Safety, Public Works, Planning, and Welfare. To better support this planning process, we need to reconsider the current structure and format of our MAC meetings.

In 2025, I envision a new structure that combines regular MAC meetings with specialized subcommittees focused on Public Safety, Health, Public Works, and Community Affairs. My goal is to create more opportunities for community members to contribute their skills, passion, and expertise directly to initiatives that benefit their neighborhoods.

Proposed MAC Structure Going Forward



Public Health & Safety Committee:

Responsible for developing goals in relations to public safety and health for their community and implementing the necessary objectives to achieve those goals. This committee may decide to improve safety by implementing two ad-hoc committees, one for Firewise to mitigate the risk of fire and the another being neighborhood watch program to combat crime.

Public Works & Planning Committee:

This subcommittee is responsible for identifying and developing goals and objectives to help support the infrastructure of their community. This committee may decide to implement sewer replacement plan for aging clay sewer lines or implement an ad-hoc committee to improve drainage so that houses do not flood during a heavy rain.

Community Affairs Committee:

This subcommittee will identify and develop strategies that help ensure an excellent quality of life in their community. This committee may establish programs for seniors to help them navigate services with County Human Services. They may form an ad-hoc committee to plan a car show where the proceeds go to a local non-profit organization or help with beatification project

Future MAC Structure

To implement the new planning process, we anticipate a need for more meetings and increased reporting on each committee's activities and results. MAC members will choose which subcommittee they wish to serve on or lead. Increased public involvement will be essential to planning and executing each goal and objective. However, with the addition of more subcommittees and ad-hoc committees, there is a risk of overburdening members, which could undermine our goal of enhancing the community.

As a result, MAC meetings will be held quarterly, while subcommittee and ad-hoc committee meetings will occur monthly. Each Core Committee will be chaired by a MAC member and include at least one other MAC member as Co-Chair. Additionally, each Core Committee may include three new members from the public and others who may wish to serve.

Future MAC meeting agendas will focus on three main categories:

- **New Business:** Issues and proposals from the community to the MAC board.
- **Status Reports:** Updates provided by Subcommittee Chairs on Public Health, Safety, Public Works/Planning, and Matters of Welfare.
- **Subject Matter Speakers:** Presentations from experts who provide information or guidance on specific subjects, issues, or needs.

Summary

Under this new structure, MAC and its members will function more as a strategic board, overseeing broader strategies with subcommittees responsible for executing specific tactical goals and objectives that support the overall mission and vision for each community.

Each community is a vital part of the County we cherish. Every resident deserves to live safely and enjoy a vibrant community. As your County Supervisor, it is my responsibility to ensure we have the best structure to achieve this mission.

Thank you for your ongoing commitment and support. I look forward to working together to enhance our communities and achieve our shared goals.

2025 Sample MAC Meeting Schedule

January Meeting Schedule:

- MAC Meeting
- 1st Legislative Meeting
- Public Health & Safety Committee Meeting
- 2nd Legislative Meeting

February Meeting Schedule:

- 1st Legislative Meeting
- Public Works & Planning Committee
- 2nd Legislative Meeting
- Ad Hoc Committee Meeting on Firewise

March Meeting Schedule:

- 1st Legislative Meeting
- Community Affairs Committee
- 2nd Legislative Committee
- Ad Hoc Committee Neighborhood Watch

April Meeting Schedule:

- 2nd Quarterly MAC Meeting
- 1st Legislative Meeting
- Public Health & Safety Meeting
- 2nd Legislative Meeting

May Meeting Schedule:

- 1st Legislative Meeting
- Public Works & Planning Committee
- 2nd Legislative Meeting
- Ad Hoc Committee Meeting on Firewise

June Meeting Schedule:

- 1st Legislative Meeting
- Community Affairs Committee
- 2nd Legislative Committee
- Ad Hoc Committee Neighborhood Watch

July Meeting Schedule:

- 3rd Quarterly MAC Meeting
- 1st Legislative Meeting
- Public Health & Safety Meeting
- 2nd Legislative Meeting

August Meeting Schedule:

- Public Works & Planning Committee
- Ad Hoc Committee Meeting on Firewise

September Meeting Schedule:

- 1st Legislative Meeting
- Community Affairs Committee
- 2nd Legislative Committee
- Ad Hoc Committee Neighborhood Watch

October Meeting Schedule:

- 2nd Quarterly MAC Meeting
- 1st Legislative Meeting
- Public Health & Safety Meeting
- 2nd Legislative Meeting

November Meeting Schedule:

- Public Works & Planning Committee
- Ad Hoc Committee Meeting on Firewise

December Meeting Schedule:

- 1st Legislative Meeting
- Community Affairs Committee
- 2nd Legislative Committee
- Ad Hoc Committee Neighborhood Watch

4- Quarterly MAC Meetings
 20- Legislative Committee Meetings
 12- Subcommittee Meetings
 8 - Ad Hoc Committees
 Total Annual Meetings = 44