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## Ventura County & Coast

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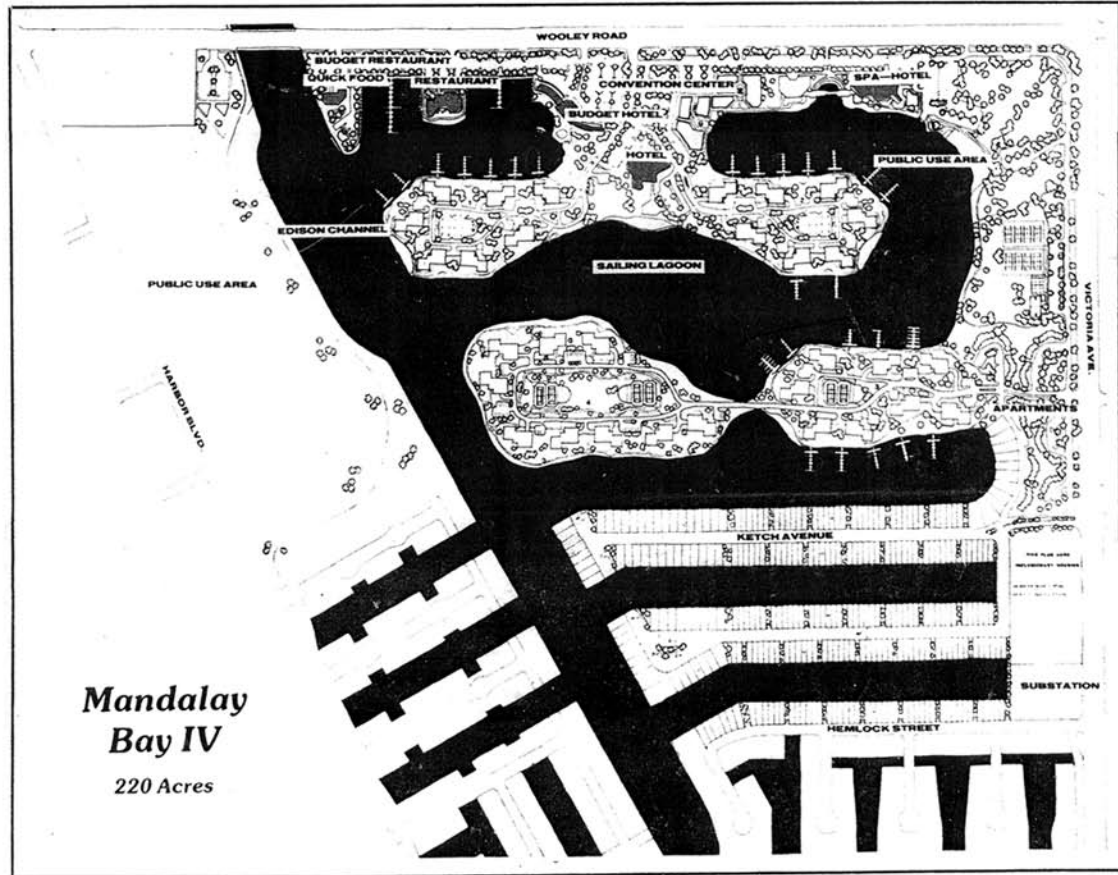
### Voss Challenges County Developers

Dan Voss, from his modest office on Patterson near Wooley, has already made 1979-1980 a banner year from residential construction in Ventura county, to say nothing of his building and first few months of operation of the magnificent Port Royal Restaurant on the west bank of the west channel in Channel Islands Harbor.

But the big casino Dan Voss reveals when he exposes his hand is the continuation of Mandalay Bay waterfront homes. This is a 220 acre project extending from Hemlock to Wooley Road (west to east) and from Harbor Blvd. to Victoria (south to north).

Its present working title, which may become a permanent name of this project, is Mandalay Bay IV. A tentative master plan has been submitted and there may be some changes to please the local county, City and coastal agencies.

Although it starts at Hemlock where the current three increments of Mandalay Bay Waterfront Homes and Leeward Estates Waterfront Homes cease, it will actually be three times as large as the total residential homes of these projects, and will become possibly the largest marina development not only in Southern California, but in the entire state. But we do know that, not too long ago, it was only Voss' dream, but, since he's the type of guy who dreams big



**Mandalay Bay IV**  
220 Acres

but in the practical terms, he decided to tour the world and see other marinas throughout Europe, Africa and Asia. He then put several architects to work on the overall plan and got his cost estimators busy in figuring how much it would take in dollars to make it all happen. As of today, the figure comes to \$200,000,000. But, time has a way of bumping up cost as it moves along. However, his track record is so good that one of the biggest savings and loan associations in California is backing him to hilt.

Sixty per cent of the total project, 152 acres, will be for public use and will include restaurants, hotels, a convention

center, a transient boat service marina, and some seven acres for buffering and possible parks.

Ground breaking in early 1982 is planned. And, while all this goes on, 61 new Voss-constructed residential units are being added to the already existing Smuggler's Cove development. In addition, there will be a brand new Voss development on the northwest corner of Doris and Ventura Road cater-cornered to the Fremont Square Shopping Center. 290 such homes will consist of 3-4 bedrooms, 2-3 baths, and 2-3 car garages. All construction is under his son, Dan Voss Jr.