Mission Viejo Bows With Model Homes

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The nation's newest city, Mission Viejo, bowed to the public this month with the opening of ten model homes.

Golf Course
Under Way

Construction of The Mission Viejo 18-hole golf course, designed by Robert Trent Jones, is well underway, with opening for play scheduled in Summer of 1966.

When completed the course will be capable of holding championship tournaments, including such majors as the U.S. Open and the PGA. The course is a par 72, 7180 yard facility for tournament play, 6485 yards for men and 5830 yards for women.

"The rolling contour and topography of the site, located immediately east of the Santa Ana Freeway, provided a design challenge that afforded the possibility of creating a truly exciting course," said Jones, who has designed nationally famous courses such as Broadmoor.

Located on the historic 53,000 acre O'Neill Ranch, second largest land holding in Orange County, Mission Viejo is a city which is completely master planned with homes under construction by two of the West Coast's outstanding residential builders, The Harlan Lee-Byron Lasky Company of Sherman Oaks and Deane Brothers of Huntington Beach.

Deane Brothers are building Deane Homes of Mission Viejo, which consist of 729 homes north of La Paz Road. The development includes two schools and parks with initial construction surrounding one school and park.

The Harlan Lee-Byron Lasky Company is building Master Homes, a 500 home development south of La Paz Road. Initial construction borders the Mission Viejo High School.

"We are gratified to have these two building firms who have demonstrated outstanding ability to produce quality homes," stated Donald L. Bren, President of the Mission Viejo Company.

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Three School Sites Purchased

Three school sites in Mission Viejo have been purchased by the San Joaquin Elementary School District. The sites are for two elementary schools and one intermediate school.

The two elementary schools, kindergarten through sixth grade, will be located on approximately 10 acres. Each will be approximately 10 acres. Each will

Mission Viejo High School to Open in 1966

The Mission Viejo High School, now under construction, will open its doors September, 1966, states Philip Reilly, executive vice president of Mission Viejo Company, developers.

The 2,000 student school, when completed, will consist of seven major buildings on a 50-acre campus. It will be located east of the Santa Ana Freeway and south of La Paz Road.

Dominant structure in the complex will be the round administration building, which will house a student library, lecture room seating up to 1,500, food service and classrooms in addition to administrative offices. Movable walls will be incorporated to maximize flexibility of room use.

Reilly said three main buildings will include classes in fine arts, science, mathematics, languages and social studies. An agriculture building will be located at the lower end of the campus.

Outdoor educational-recreational facilities include a music building with an outdoor amphitheatre, two swimming pools, tennis courts and a football stadium.

The $4 million Mission Viejo High School is in the Tustin Union High School District.

Thriftymart, Church to Open in Plaza

Thriftymart, major Southern California food market chain, will open a facility in the 14-acre Shopping Plaza, a step marking the immediate growth of Mission Viejo as a community designed to meet the total needs of its residents.

"The store will be a mini supermarket," Laverty said. It represents our first venture into the convenience food field. We are installing this concept food market in Mission Viejo because we feel this new community offers an excellent and unusual opportunity.

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Saddle Club Under Construction at Mission Viejo

The Mission Viejo Saddle Club, a facility designed to preserve the heritage of the days of the Rancheros, is under construction, reports Donald L. Bren, president of Mission Viejo Company, developers of this 11,000 acre new city 12 miles southeast of Santa Ana.

The Saddle Club is located just north of the main entry to the community and will be the second major recreational facility to be built here. Construction is underway on the 18-hole Mission Viejo Golf Course.

The Saddle Club displays the flavor of early California architecture. Steps made of railroad ties will lead from the entryway into the main lounge area.

The clubhouse will encompass 2,080 square feet and will have the traditional verandahs, some with pecky finished Eucalyptus hitching posts. All activity in the show ring will be visible from the clubhouse.

A huge fireplace of Mission Viejo Adobe Block will be located at the rear of the lounge area. Designed by the architectural firm of Naegle and Ma, the Saddle Club will include a clubhouse with swimming pool, two 12-stall stables, tack room, tack shop, and picnic areas with outdoor barbecues.

The large clubhouse will have beams of heavy timber, giving an authentic western flavor to the atmosphere, and shake roof construction. Corral and pasture area surround the buildings.

The club will be built in two increments, with the first consisting of the clubhouse, two 12-stall stables, tack room and show ring with construction completed by the first of the year.

The second increment will include another two 12-stall stables and grooming building. The club will be built in two increments, with the first consisting of the clubhouse, two 12-stall stables, tack room and show ring with construction completed by the first of the year.

Visitors to Mission Viejo are in for a surprise when they enter this 83 square mile city now under construction.

Filled with the romance and history of old Spanish California, visitors will discover the era of the Spanish Don reflected in the architecture and design of the development.

An example of this is the Mission Bell Luminaria, a street light patterned after the famous El Camino Real Bell.

Two years in development, the Mission Bell Luminaria was conceived and initiated by the Mission Viejo Company. The General Electric Company prepared final design and manufacturing plans.

Starting with a photo of a bell, taken at nearby San Juan Capistrano Mission, Dahl and Scott scaled the Mission Bell Luminaria in exact proportion, and even duplicated the bell’s color. It is made of cast aluminum.

The Luminaria, according to James Toepfer, vice president in charge of planning and engineering for the Mission Viejo Company, “is being used here for the first time in the United States. It’s design and manufacture was commissioned for our exclusive use”.

Initial installation of the Luminaria includes standards on La Paz Road, main entry to the 11,000 acre community, and in the first residential areas. Each light has 250 watts of power.

Complementing the architecture is Mission Viejo’s landscaping, one of the largest landscaping projects ever undertaken in Orange County.

Initial phase of the project, which includes the 20 acre entryway along La Paz Road was completed in October.

Capturing the theme of early California and the era of the Spanish Dons, olive trees, set in wells of adobe block, have been planted in the median strip of La Paz Road in a setting of Kentucky blue grass.

A wide variety of trees are being planted, including sycamores, California pepper, eucalyptus and pine. Colorful ground cover, consisting of California poppies, Alyssum, clover and nasturtiums have been liberally seeded through the green belts and slopes.

“What we are trying to do,” declared Donald L. Bren, president of Mission Viejo Company, developers, “is to relate the early California ranch atmosphere to the present through our landscaping and architecture. For example, bordering La Paz Road are white coral fences enclosing pasturage which will serve the Mission Saddle Club. The main intersection leading to the model home area has four circular walls of adobe block at each corner planted with five olive trees surrounded by native shrubs and flowers.”

Directing the project is the firm of Linesh and Reynolds, Costa Mesa, landscape architects.

Early California Theme Highlights Entranceway

MISSION VIEJO SADDLE CLUB — When completed, the Saddle Club will include a clubhouse with swimming pool, stables, show ring, cooling paddock, wash stalls, tack room, tack shop, and picnic areas with outdoor barbecues.

Mission Viejo Bows (Continued from Page 1)

Bren, president of Mission Viejo Company, developers, “Both have received national recognition for design and construction.”

Mission Viejo is located 12 miles southeast of Santa Ana and is the first community development to be located on the O’Neill Ranch. (Details of Deane Homes and Monterey Homes on Page 3).

MISSION VIEJO REPORTER

The Mission Viejo Reporter is published by the Mission Viejo Company, developers, 4500 Campus Drive, Newport Beach. Phone (714) 540-0442.

CALIFORNIA REFLECTION — Combining the era of the Spanish Don with modern day California is the Mission Viejo entryway, catching the craftsmanship of the old world. The street light is patterned after the famous El Camino Real Bell.
80,000 Population Predicted at Mission Viejo

Outdoors to be enjoyed by the residents of Mission Viejo include riding stables and commercial country club, recreation centers, parks, riding stables and commercial facilities. The development plan for Mission Viejo was begun in October, 1963 with more than 18 months required to complete the general planning phase. At the same time, an "environmental setting" was devised to give residents a strong sense of belonging to a total community.

According to Donald Bern, president of Mission Viejo Company, developers, it was decided that in order to develop the city according to precise planning, it was sectioned into smaller areas. The first area to be developed consists of 11,000 acres in the westerly portion of the property. Building the first two increments here are the residential building firms of Deane Brothers, Huntington Beach, who will construct 729 homes, and the Harlan Lee - Byron Lasky Company, who will build 500 homes.

Mission Viejo Plaza

"Finding our own way," the Thurfiam, he added, will employ 10 people initially. It will be open in September, 1966.

Also scheduled for the 14-acre Plaza, located immediately north of the Plaza's entrance, is a Lutheran Church nursery school (non-sectarian). The church, on a four-acre site at the north end of the Plaza, will be completed by September, 1966. The Shopping Plaza also will contain a service station, post office, coffee shop and barber shop. Beyond the Plaza at the Mission Viejo Saddle Club, under construction, will be the Mission Viejo Country Club.

"Garden Kitchen" Featured in Deane Brothers' Homes

A new way of life is being offered at Mission Viejo in the creation of Deane Homes. Based on their brilliant success of the past year with the introduction of their "Garden Kitchen," Deane Brothers has built five model homes incorporating this new concept. These include the award winning split-level Chanticleer and 16 models with 21 exteriors. The "Garden Kitchen" li-


OUTDOOR LIVING — Featuring Deane Brothers' exclusive "Garden Kitchen" are floor plans available at Deane Homes in Mission Viejo. These are the split-level Chanticleer, the Emerald, Tiffany and Jubilee. The "Garden Kitchen" literally places the homemaker in the center of an outdoor patio.

Deane Brothers have been building homes for more than 30 years. During this period the firm has learned there is more to building a home than the construction material used. This includes an intensified market research program to learn the needs and desires of the prospective home buyer, determining these preferences and then applying this information to an area, location, style concept and a price.

Deane Homes, chief designer Norman Bloom carefully integrated the modern look of the "Garden Kitchen" into residences which recall the carefree days of the early California ranchos. With landscape architect Cortland Paul, Bloom has created a sensuously intimate atmosphere.

The "Garden Kitchen" literally places the homemaker in the center of an outdoor patio. Containing anodized gold sliding windows over counter areas, the kitchen, when the windows are open, becomes an integral part of the patio beyond. Interiors were designed by Nanja Williams.

Deane Brothers has five models with 21 exteriors. The homes encompass three, four

(Continued on Page 4)
An estimated $92,000 is being spent on the 20 acre Mission Viejo entryway. PLANNING AHEAD — Mission Viejo Company officials Philip J. Reilly and James G. Toepfer (from left) discuss landscaping plans with landscape consultant Ernie Reynolds. An estimated $92,000 is being spent on the 20 acre Mission Viejo entryway.

LINESCH AND REYNOLDS TO LANDSCAPE MISSION VIEJO

The firm of Linesch & Reynolds, of Costa Mesa, have been named landscape architectural consultants for Mission Viejo by the Mission Viejo Company, developers. In addition to handling all streets, and the golf course and park areas within the 11,000 acre community, Linesch & Reynolds will direct a planned 10,000 tree reforestation program within Mission Viejo in conjunction with the State of California and will direct the activities of the Mission Viejo Nursery.

Initial studies indicate that $92,000 will be spent for plants, trees and landscape re-landscaping on the 20 acre Mission Viejo entrance. Installation of landscaping on the Mission Viejo entry is now underway. (See story page 2.)

GOLF COURSE UNDER WAY

(Continued from Page 1)

Principal of the landscape firm, Ernest Reynolds and Joseph Linesch, will direct their firm’s activities for Mission Viejo. Their associate, Bill Evans, will direct the nursery program.

There will be five lakes on the Mission Viejo course. Employed under the Augusta National pattern of lake development, they not only have been strategically placed but will be of particular importance in the closing holes of tournament play," Jones stated.

The course will provide hard fair and easy bogies. This will be true because of the long tee whereby the pro will play from the back and the average player from the middle," he said.

Jones stated the greens will be large and undulating and will have an opening which will provide a way for the “less bold” players to avoid traps, lakes and other natural hazards.

In addition to the five lakes, one of which will be five acres, there will be a stream running through the varying terrain and rolling hills.

Three Sites

(Continued from Page 1)

consist of 18 classrooms, two kindergarten classrooms, an administrative unit and a multipurpose room. Each will accommodate 700 students.

The intermediate school, grades six, seven and eight, will be located on approximately 20 acres and will accommodate 850 students. At present, the San Joaquin Elementary School District includes three schools with a fourth scheduled to open in September, 1966. High schools in Mission Viejo during the current school year will attend the Gates Elementary School.

High school students will attend the 2,000 student Mission Viejo High School which will open in the fall of 1966. Operated by the Tustin Union High School District, the school is located on 50 acres near La Paz Road and the San Diego Freeway.

Gas Supply Assured With New 30 Inch Line

Mission Viejo was assured of a permanent gas supply as Southern Counties Gas Company completed installation of a 30 inch line across the Mission Viejo property. The line, which upon completion will stretch 25 miles from Santa Ana to Dana Point, located below San Juan Capistrano, is scheduled for completion on or before Dec. 24.

Gas Company officials said the line is a major reinforcement line and is being installed to meet the growing needs of industry and private homeowners. Cost of the line is approximately $4 million.

Mission Viejo officials also noted that construction of the first phase of a water distribution system and sewerage system are scheduled for completion by early spring.

Two Park Sites

Set for June

Grading of two 4½ acre park sites in Mission Viejo is slatted for completion in June, 1966.

The parks, which will be adjacent to two elementary schools, will be completely landscaped and be maintained by the County Service Area.

The parks will be located in the first two units at Mission Viejo by Deane Homes and Monterey, being developed by Deane Brothers of Huntington Beach and The Harlan Lee-Byron Lasky Company of Sherman Oaks.

"Garden Kitchen"

(Continued from Page 3)

and five bedrooms, up to three baths, sunken living rooms with masonry fireplaces, separate family rooms and up to four sets of sliding glass doors. They include one and two story homes and one split-level model.

All include wall-to-wall carpeting, all electric built-in kitchens with automatic wall oven, automatic range, automatic dishwasher and disposer, underground utilities and a full grown olive tree in the front yard. Lot sizes average 9,000 square feet with the square footage of the homes ranging from minimum of 1,500 square feet to 2,316 square feet. Homes are priced from $22,950.

GAS LINE INSPECTION

— Always willing to lend a hand, Mission Viejo planner James Toepfer hands shovel to project engineer Frank Fehse during inspection tour of new gas line laid across Mission Viejo property. Looking on are two Southern Counties Gas Company officials.

HOME BUYERS LOOK — Southern California home buyers flocked out to Mission Viejo recently during the opening of model homes. Salesmen in the Harlan Lee-Byron Lasky Company sales office explain the many features to be found at Mission Viejo. The firm is building Monterey Master Homes, consisting of 500 units.

LOCATION — Mission Viejo is located 12 miles southeast of the city of Santa Ana and may be reached by driving south on the Santa Ana-San Diego freeways to the La Paz cutoff, turn west on La Paz to Mission Viejo.

LOCATION — Mission Viejo is located 12 miles southeast of the city of Santa Ana and may be reached by driving south on the Santa Ana-San Diego freeways to the La Paz cutoff, turn west on La Paz to Mission Viejo. Part of two water Improvement Districts formed in April, 1964 by the Monfort-Nieguel Water District, work on the sewerage facilities should be completed by January and the water system by April.

The first phase of construction for the water distribution system will provide for supply mains, take-out valves, metering stations, pumping stations and two million gallon storage vessels. These facilities will be capable of supplying the areas to be developed within the next five years by the Mission Viejo Company.

The first phase of the sewerage facilities will be limited to trunk sewers and a disposal system.

Approximately 4,000 acres of Mission Viejo property are within the two Improvement Districts.

Golf Course Under Way

(Continued from Page 1)

more, Peachtree and Ponte Vedra.

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