



# City of Mission Viejo

## Memorandum

Date: November 13, 2009

To: City Council

From: Elaine Lister, Planning Manager through  
Charles Wilson, Director of Community Development

Subject: **Status Update on 26992 La Paja Lane**

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Attached please and updated construction timeline and this week's progress report submitted by Greg Bonano for the subject property. Site improvements have advanced. December 15 remains as the expected project completion date for exterior improvements, and December 21 remains as the expected finish date for interior improvements related to a City permit.

As noted in this week's progress report, rough plumbing reconstruction and inspections are progressing with all drains and vents completed throughout the house; construction of the base of shaft for the new basement egress has commenced; concrete placement of garage floors are being completed today; wall pilasters at the perimeter of the property have been lowered to comply with city code requirements; the two existing water fountains/features at the side of the pool have been added to the timeline and will be completely removed by next Friday; and the pool equipment is poured and ready for the equipment to be set.

### Attachment

cc: City Manager  
Planning and Transportation Commission  
City Attorney  
Assistant City Attorney  
City Engineer  
Building Official

Mr. & Mrs. Jasper  
26981 La Paja Lane  
Mission Viejo, CA 92691

Mr. & Mrs. Saracino  
26391 Payaso Lane  
Mission Viejo, CA 92691

Mr. Cordova  
P.O. Box 4461  
Mission Viejo, CA 92690

Mr. Lee / Mr. Bonano  
26992 La Paja Lane  
Mission Viejo, CA 92691

Mr. Philip Kohn  
Rutan & Tucker, LLP  
611 Anton Boulevard, 14<sup>th</sup> Floor  
Costa Mesa, CA 92626

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26992 La Paja, Mission Viejo  
Construction Schedule

Description	Status	Time Frame	% complete	Expected Finish Date
MEPS: Mechanical, Electrical, Plumbing, Structural				
Complete Electrical Inspections	awaiting city inspection		100%	10.19.09
Approval of Mechanical Engineering Plan			100%	
Implementation of recommendations of plan		2 weeks	80%	10.21.09
Plumbing Rough Inspection	inspections ongoing	6 weeks	65%	12.01.09 <i>was 40%</i>
New Sewer Line Approval and Inspection	in-city issues to resolve		100%	
Elevator: Plans approval, inspection, finish	Additional engineering in process	3 weeks	60%	10.30.09
Insulation				
Install appropriate insulation at approved areas (as each area signed off, insulation is installed)	o.k. d in garage only		10%	
Drywall				
Install Drywall in each area as insulation inspection is approved. Tape, Mud and Texture follows.	dependent on above activity		20%	12.07.09
Finish Carpentry	dependent on above activity	3 weeks		12.21.09
Installation of Base, Case and Crown Moulding		2 weeks		
Painting	dependent on above activity			
Painting and finishes on all areas		3 weeks		
Finish Accessories				
Installation of door hardware, cabinet knobs, etc.	dependent on above activity	1 week		
Grading				
Finish French Drains	In progress	1 week	100%	
Finish and inspect sewer tie-in at street	inter-city issue pending		100%	
Design and install new sump pump req. by city		2 weeks		10.21.09
Import fill and recompact total site	In progress	2 weeks	100%	10.23.09
Install area drains		1 week	100%	10.21.09
Install electrical conduits and new gas line		2 weeks	100%	10.23.09
Basement Egress				
Get approval of revised plan from Kevin DuMont	done		100%	
Complete excavation	In progress		100%	10.25.09
Complete sewer and electrical tie-ins	In progress		100%	
Complete switch gear room	In progress	2 weeks	100%	10.25.09
Construct egress	Moved and reduced in scope	4 weeks	20%	11.05.09 <i>was 0%</i>
Re-construct garage floor	dep. On steel beam install below	2 weeks remain	95%	11.18.09 <i>was 11-1-09</i>
Hardscape				

*Red ink is staff review of timeline compared to October 30, 2009 Timeline.*

26992 La Paja, Mission Viejo  
Construction Schedule

Prepare rear patio for concrete placement	dependent on above activity	1 week	(95%)	<i>UPDATED</i>
Apply slate to rear patio	dependent on above activity	1 week		11.25.09 <i>NEW</i>
Prepare front Driveway/Walk	dependent on above activity	1 week	95%	
Pour front Driveway/Walk	dependent on above activity	1 week		12.01.09
Removal of water feature structures		2 weeks		11.19.09 <i>NEW</i>
Pool				
Engineering for pool wall repairs	In progress		100%	10.09.09
Complete pool corrections	begin after above approval		100%	10.21.09
Install Pool Equipment	dependent on above activity			(11.31.09) <i>WAS 11-7-09</i>
Install Security and Fences	dependent on above activity			(12.12.09) <i>WAS 11-7-09</i>
Apply pool finish and fill	dependent on above activity			12.12.09 <i>UPDATED</i>
Landscape				
Irrigation Installation		1 week		12.01.09
Plant Installation		1 week		12.07.09
Exterior street fountain (to be completely disabled)	converted to planters		100%	
Project Completion				
Final inspections		1 week		12.15.09

## **26992 La Paja**

**Weekly Progress Report:** 11.13.09

- Rough plumbing reconstruction ongoing, all drains and vents completed, inspected and signed off throughout house. New water service lines are now being installed and should be completed by next Wednesday. Gas line inside house will be the only thing left.
- New egress is still under final review but construction has been started for base of shaft.
- New egress to contain ventilation unit for basement, the only thing holding up mechanical rough final.
- Concrete placement of garage floors are being completed today.
- The pilasters at the perimeter of the property have been cut down to the appropriate heights, as per city requirements.
- The water features at the side of pool will be completely removed by next Friday.
- The pool equipment area is poured and ready for equipment to be set.

End of report, next report: 11.20.09