

Record of View documents revised. See documents excluded from VPP 18-2498 as referenced in letter dated Dec. 31, 2018.

December 10, 2018

Pat Ruedin/Mike Kletchko 31401 Holly Dr. Laguna Beach, CA 92651

Dear Mr. Ruedin and Mr. Kletchko,

Attached are the documents for the View Preservation/Record of Views claim filed with the City. The documents have been included in your property file at City Hall and are posted on the city's website. Should any of the noticed affected property owners like to view the documented Record of Views they may be found on the city's website at www.lagunabeachcity.net on the View Preservation and Restoration web page.

As we discussed, the Record of Views does not establish maximum height limits on vegetation in the visual scene but rather serves as a benchmark for determining significant view impairment in the future. A determination by staff of significant view impairment pursuant to Laguna Beach Municipal Code Section 12.16.030, must be confirmed prior to the city interceding with enforcement of the Record of Views.

Please contact me should you have any questions related to the attached documents.

Regards,

Tony Farr, Associate Planner

View Preservation and Restoration

Department of Community Development

Tel. 949.497.0322

tfarr@lagunabeachcity.net



TEL (949) 497-3311



Date Filed:	11/19/2018
Application No.	VPP 18 - 2498

### RECEIVED

### RECORD OF VIEWS (PER LBMC 12.16.040 "VIEW PRESERVATION")

NOV 1 9 2018

Establishment of a Protected or Preserved View. A property owner may establish photocold by the property owner's selected viewing locations (defined in Section 12.15.020) by the property of views with the City. Once a record of views is established by the City pursuant to LBMC 12.16.040(b), the protected or preserved views shall not become subject to significant view impairment. Established record of views may not be changed unilaterally by the property owner; provided, however, that upon application by the property owner to do so, the City may change an established record of views in the event there is a subsequent remodel or physical change to the selected viewing locations or areas. The record of views does not establish maximum height limits on vegetation in the visual scene; rather it shall serve as a benchmark for determining significant view impairment in the future. Pursuant to Section 12.16.010(b), it is a purpose of this chapter to establish a right for property owners to determine and to preserve those selected viewing locations or areas from significant or egregious view impairment by the growth of trees or other vegetation. Refer to Laguna Beach Municipal Code Chapter 12.16 for a full description and definitions of the View Preservation process.

FEE: \$690

**Noticing Requirements**: Applicants must provide a certified mailing list of affected property owners within 500 feet of the subject property. The noticing list must include a map of the affected and noticed parcels and stamped, addressed envelopes for each parcel. A separate set of mailing labels, not affixed to envelopes, must also be submitted with the application. The list must be compiled by a professional listing service, in the format described, and submitted directly to the City.

FEE: Determined by (and paid directly to) noticing list agency.

### APPLICANT (PROPERTY OWNER) INFORMATION

Name: Pat Ruedin / Mike Kletchko	
Address: 31401 Holly Dr Laguna Beach CA 92651	
Telephone No. (Home Cell) 314 695 9007 (Work) 214 552-4640	
Email Address: pruedin@yahoo.com	

I hereby certify that all of the above information contained in this application is, to the best of my knowledge and belief, true and correctly represented. I/We am/are the record owner(s) of the property described in this view claim, and hereby consent to its filing with the City of Laguna Beach.

I acknowledge that City staff must confirm that a significant view impairment of an established Record of Views exists prior to the City informing the affected vegetation owner of any potential view restoration order. Determination of significant view impairment is based on the criteria set forth in L.B.M.C. 12.16.030.

Property Owner's Signature

Nov 19 2018

REV. 12/29/2017

Comments of the second

### VIEW PRESERVATION SITE VISIT CHECKLIST

City of Laguna Beach View Claim No: VPP 18-2498

Visit Date:

November 30, 2018

Applicant:

Pat Ruedin / Mike Kletchko

View Address:

31401 Holly Drive

Visit Conducted by: Tony Farr, Associate Planner

### **VIEW LOCATION / VISUAL SCENE**

Property owner selected viewing locations in principal residential structure where view is significantly unimpaired.

Main level:

Kitchen, living room, dining room and

Upper level:

Master bedroom

Lower level:

Guest bedroom and office

### Visual scene for each location noted above.

The visual scene is generally consistent from all selected viewing locations noted above. The visual scene consists primarily of Catalina and San Clemente Islands, Treasure Island Park, Palos Verdes peninsula, whitewater, and ocean horizon.

### RECORD OF VIEWS DOCUMENTED AND AFFECTED PARCELS NOTICED

Written notice sent to affected property owners within 500 feet and Record of Views documents scanned and attached to property file.

Date: 18/10/2019 By: \_\_\_\_\_\_

End of Checklist



### **RECORD OF VIEW**

VPP 2018-2498



31401 Holly Dr.

The photograph above was taken from the kitchen on the main level of the primary residential structure.

Visual scene description: Catalina Island, whitewater and ocean horizon.

Date of photograph: 11/30/2018 Photographed by:

Submitted to property file: 12/10/2018

Document 3 of 26

### **RECORD OF VIEW**

VPP 2018-2498



31401 Holly Dr.

The photograph above was taken from the living room on the main level of the primary residential structure.

Visual scene description: Catalina Island and ocean horizon.

Date of photograph: 11/30/2018 Photographed by: \_\_\_\_\_\_\_

Submitted to property file: 13/10/30/8

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### **RECORD OF VIEW**

VPP 2018-2498



31401 Holly Dr.

The photograph above was taken from the living room on the main level of the primary residential structure.

Visual scene description: Catalina Island and ocean horizon.

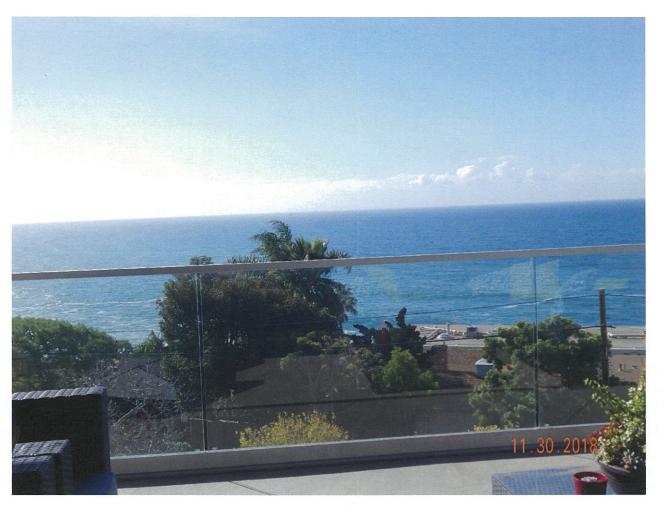
Date of photograph: 11/30/2018 Photographed by: \_\_\_\_\_\_\_

Submitted to property file: 13/10

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### **RECORD OF VIEW**

VPP 2018-2498



31401 Holly Dr.

The photograph above was taken from the living room on the main level of the primary residential structure.

Visual scene description: Catalina Island and ocean horizon.

Date of photograph: 11/30/2018 Photographed by:

Submitted to property file: 12/10/2018

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### **RECORD OF VIEW**

VPP 2018-2498



31401 Holly Dr.

The photograph above was taken from the living room on the main level of the primary residential structure.

Visual scene description: San Clemente Island and ocean horizon.

Date of photograph: 11/30/2018 Photographed by:

\_ Submitted to property file: 12/16

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VPP 2018-2498



31401 Holly Dr.

The photograph above was taken from the living room on the main level of the primary residential structure.

Visual scene description: San Clemente and Catalina Islands and ocean horizon.

Date of photograph: 11/30/2018 Photographed by: Mar Submitted to property file: 12/10/2018

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### **RECORD OF VIEW**

VPP 2018-2498



31401 Holly Dr.

The photograph above was taken from the dining room on the main level of the primary residential structure.

Visual scene description: San Clemente Island and ocean horizon.

Date of photograph: 11/30/2018 Photographed by:

Submitted to property file: 12/10/

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### **RECORD OF VIEW**

VPP 2018-2498



31401 Holly Dr.

The photograph above was taken from the dining room on the main level of the primary residential structure.

Visual scene description: Catalina Island and ocean horizon.

Date of photograph: 11/30/2018 Photographed by:

\_ Submitted to property file: 12/10

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# CALIFORNIA CONTRACTOR OF CALIFORNIA

### **RECORD OF VIEW**

VPP 2018-2498



31401 Holly Dr.

The photograph above was taken from the dining room on the main level of the primary residential structure.

Visual scene description: San Clemente Island and ocean horizon.

Date of photograph: 11/30/2018 Photographed by:

\_ Submitted to property file: 10/10

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VPP 2018-2498



31401 Holly Dr.

The photograph above was taken from the dining room on the main level of the primary residential structure.

Visual scene description: San Clemente and Catalina Islands, whitewater and ocean horizon.

Date of photograph: 11/30/2018 Photographed by: Submitted to property file: 13/10/00/8

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VPP 2018-2498



31401 Holly Dr.

The photograph above was taken from the master bedroom on the upper level of the primary residential structure.

Visual scene description: San Clemente Island and ocean horizon.

Date of photograph: 11/30/2018 Photographed by: \_\_\_\_\_\_\_\_

Submitted to property file: 13/10/0018

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VPP 2018-2498



31401 Holly Dr.

The photograph above was taken from the master bedroom on the upper level of the primary residential structure.

Visual scene description: San Clemente Island, whitewater and ocean horizon.

Date of photograph: 11/30/2018 Photographed by: \_\_\_\_\_\_\_ Submitted to property file: \_/\_\_\_\_\_\_

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RECORD OF VIEW VPP 2018-2498



31401 Holly Dr.

The photograph above was taken from the master bedroom on the upper level of the primary residential structure. Visual scene description: San Clemente and Catalina Islands, whitewater and ocean horizon.

Date of photograph: 11/30/2018 Photographed by: \_\_\_\_\_\_\_ Submitted to property file: \_/3/10/3018

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### CALIFORNIA CONTRACTOR OF THE CALIFORNIA CONTR

### **RECORD OF VIEW**

VPP 2018-2498



31401 Holly Dr.

The photograph above was taken from the master bedroom on the upper level of the primary residential structure.

Visual scene description: Catalina Island, whitewater and ocean horizon.

Date of photograph: 11/30/2018 Photographed by:

Submitted to property file: 12/10/00/

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### **RECORD OF VIEW**

VPP 2018-2498



31401 Holly Dr.

The photograph above was taken from the master bedroom on the upper level of the primary residential structure.

Visual scene description: Catalina Island, whitewater and ocean horizon.

Date of photograph: 11/30/2018 Photographed by:

\_ Submitted to property file: 10/10/2018

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### GILLAGUAY SEACH

RECORD OF VIEW VPP 2018-2498



31401 Holly Dr.

The photograph above was taken from the master bedroom on the upper level of the primary residential structure.

Visual scene description: Catalina Island, whitewater and ocean horizon.

Date of photograph: 11/30/2018 Photographed by: \_\_\_\_\_\_Su

Submitted to property file: 10/10

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VPP 2018-2498



31401 Holly Dr.

The photograph above was taken from the master bedroom on the upper level of the primary residential structure.

Visual scene description: Catalina Island, whitewater and ocean horizon.

Date of photograph: 11/30/2018 Photographed by: Submitted to property file: 12/10/2018

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VPP 2018-2498



31401 Holly Dr.

The photograph above was taken from the master bedroom on the upper level of the primary residential structure.

Visual scene description: Catalina Island, whitewater and ocean horizon.

Date of photograph: 11/30/2018 Photographed by: Submitted to property file: 15/10/2018

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VPP 2018-2498



31401 Holly Dr.

The photograph above was taken from the master bedroom on the upper level of the primary residential structure.

Visual scene description: San Clemente Island, whitewater and ocean horizon.

Date of photograph: 11/30/2018 Photographed by: Submitted to property file: 12/10

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**RECORD OF VIEW** VPP 2018-2498



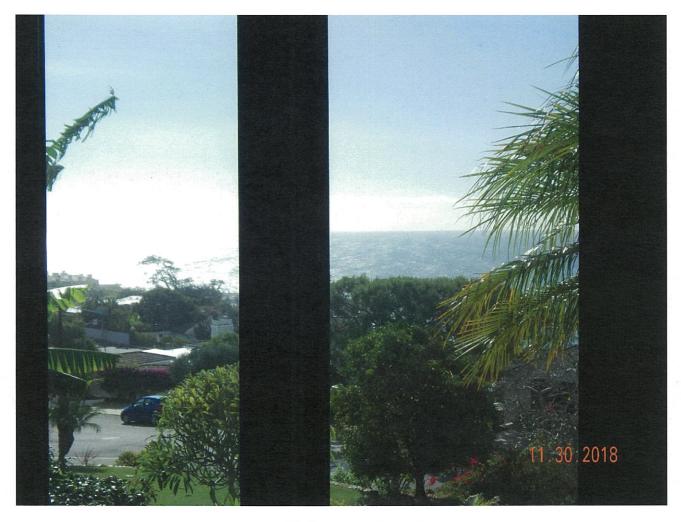
31401 Holly Dr.

The photograph above was taken from the guest bedroom on the lower level of the primary residential structure.

Visual scene description: ocean horizon.

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VPP 2018-2498



31401 Holly Dr.

The photograph above was taken from the guest bedroom on the lower level of the primary residential structure.

Visual scene description: ocean horizon.

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RECORD OF VIEW VPP 2018-2498



31401 Holly Dr.

The photograph above was taken from the office on the lower level of the primary residential structure.

Visual scene description: San Clemente Island and ocean horizon.

Date of photograph: 11/30/2018 Photographed by: \_\_\_\_\_\_\_

Submitted to property file: 18/10/2018

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RECORD OF VIEW VPP 2018-2498



31401 Holly Dr.

The photograph above was taken from the office on the lower level of the primary residential structure.

Visual scene description: Catalina Island and ocean horizon.

Date of photograph: 11/30/2018 Photographed by: Mass

Submitted to property file: 12/10/2018

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December 10, 2018

SUBJECT:

**NOTICE - RECORD OF VIEW** 

VIEW PRESERVATION CLAIM 18-2498 31401 HOLLY DRIVE, LAGUNA BEACH, CA

Dear Property Owner:

A View Preservation claim has been filed with the City of Laguna Beach by the property owner(s) at **31401 Holly Drive**. Pursuant to Laguna Beach Municipal Code Section 12.16.040, a property owner may establish a protected or preserved view by filing a View Preservation claim with the city. Once a Record of Views is established with the City the protected or preserved views shall not become subject to significant view impairment.

As an affected property owner within 500 feet of the subject property you are being notified of the established Record of Views as required by the Municipal Code. There is no action required from you at this time. Your continued actions to maintain the height of the vegetation on your property at an unobstructing height are appreciated.

The applicant's property file has been documented with the Record of Views. The Record of Views for the subject address can also be found on the city's website at <a href="https://www.lagunabeachcity.net">www.lagunabeachcity.net</a>. Click on Government, then Community Development, then View Preservation and Restoration. Select the address under "Record of Views".

A map of the affected parcels within 500 feet of the subject property is on the back of this notice. If you have any questions regarding the View Preservation/Record of Views process, please contact me directly at (949) 497-0322 or at the email address listed below.

Regards,

Tony Farr, Associate Planner

View Preservation and Restoration

tfarr@lagunabeachcity.net



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### SUSAN W. CASE, INC.

orders@susancaseinc.com

FILE #186673
31401 HOLLY DR
LAGUNA BEACH CA
500' OWNER-VIEW PRESERVATION
DECEMBER 5 2018
056 061 25

917 Glenneyre Street, Suite 7 • Laguna Beach, CA 926 PHONE (949) 494-6105

DEC 10 1018

PLANNING DIVISION

CITY OF LAGUNA BEACH

056 030 04 James Danziger 4 Zola Ct Irvine CA 92617

056 031 05 Steven Lomonaco 31365 Monterey St Laguna Beach CA 92651

056 031 08 Ali Erfani 1 Bernay Laguna Niguel CA 92677

056 031 11 Richard Delvecchio 31411 Monterey St Laguna Beach CA 92651

056 031 16 R C & P L Rishling 3235 S Rainbow Blvd #101 Las Vegas NV 89146

056 031 19 John Miller 31431 Monterey St Laguna Beach CA 92651

056 032 09 Ahura LLC Po Box 280148 San Francisco CA 94128

056 032 16 Yvonne Boseker 1552 Clearview Ln Santa Ana CA 92705 056 030 05 Virginia Ann Miles 31366 Monterey St Laguna Beach CA 92651

056 031 06 Thomas Cramer 40970 Anza Rd Temecula CA 92592

056 031 09 Bart Nugen 10722 Arrow Rte #116 Rancho Cucamonga CA 91730

056 031 12 Gilmar Fatima 255 Laidley St San Francisco CA 94131

056 031 17 Joshua Strathman 31461 Monterey St Laguna Beach CA 92651

056 031 20 Christina Moore 31441 Monterey St Laguna Beach CA 92651

056 032 10 John Meehan 362 Pinecrest Dr Laguna Beach CA 92651

056 032 26 Joe Anthony Reyna 21031 Ventura Blvd #1000 Woodland Hills CA 91364 056 031 04 Keith Wisbaum 31361 Monterey St Laguna Beach CA 92651

056 031 07 Erin Maria E M Fee 31381 Monterey St Laguna Beach CA 92651

056 031 10 N Assaad 31407 Monterey St Laguna Beach CA 92651

056 031 13 Brian Joseph Smith 31425 Monterey St Laguna Beach CA 92651

056 031 18 Arash Mahdavi 1385 La Mirada St Laguna Beach CA 92651

056 032 08 Ronald Marshall 31365 Coast Hwy Laguna Beach CA 92651

056 032 15
Asan Properties LLC
19 Lagunita Dr
Laguna Beach CA 92651

056 032 27 William Shopoff 2 Park Plz #700 Irvine CA 92614 056 061 10 Stephen Bush 31345 Holly Dr Laguna Beach CA 92651

056 061 13 Robert & Jill Lockhart 31538 West St Laguna Beach CA 92651

056 061 18 John Marino 31441 Holly Dr Laguna Beach CA 92651

056 061 35 Vision Sales LLC 3300 S Dixie Hwy #274 West Palm Beach FL 33405

056 062 07 Joseph Anthony Scifo 31461 West St Laguna Beach CA 92651

056 062 12 Richard E R Russell 31431 Ocean View St Laguna Beach CA 92651

056 062 17 Lawrence J L J Leker 2101 S Gramercy Pl Los Angeles CA 90018

658 092 01 Ruth Ruth Segal 11100 Santa Monica Blvd #400 Los Angeles CA 90025

931 682 23 Joan Macagno Winchell 8978 Spanish Ridge Ave Las Vegas NV 89148

931 682 26 Paul McCulley Po Box 569 Newport Beach CA 92661 056 061 11 Richard Harrison 31351 Holly Dr Laguna Beach CA 92651

056 061 16 William Gordon McBean 1278 Glenneyre St #282 Laguna Beach CA 92651

056 061 23 David Olson 31411 Holly Dr Laguna Beach CA 92651

056 062 05 Matthew Hunter 31486 West St Laguna Beach CA 92651

056 062 08 Freshstart Home Solutions LLC 31471 West St Laguna Beach CA 92651

056 062 13 Lindsay Tognetti 31441 Ocean View St Laguna Beach CA 92651

056 063 06 William Anderson 1740 Monrovia Ave Costa Mesa CA 92627

931 682 21 Camiar Ohadi 31423 Coast Hwy #11 Laguna Beach CA 92651

931 682 24 Joan Macagno Winchell 8978 Spanish Ridge Ave #101 Las Vegas NV 89148

931 682 27 Susan Kurz 31423 Coast Hwy #17 Laguna Beach CA 92651 056 061 12 Michael R M R Brown 31361 Holly Dr Laguna Beach CA 92651

056 061 17 Michael Austin 31425 Holly Dr Laguna Beach CA 92651

056 061 25 Michael Kletchko 31401 Holly Dr Laguna Beach CA 92651

056 062 06 Mark Pacella 31455 West St Laguna Beach CA 92651

056 062 11 Patrick Elie Michenaud 31442 Ocean View St Laguna Beach CA 92651

056 062 14 Carmen Bevia Po Box 4530 Laguna Beach CA 92652

658 091 01 Lynda Ward 1023 Bonnie Doone Ter Corona Del Mar CA 92625

931 682 22 Sandra Stenius Po Box 1674 Burbank CA 91507

931 682 25 Darlene Varzak 31423 Coast Hwy #15 Laguna Beach CA 92651

931 682 28 Elizabeth S B Burton 1436 Hillcrest Ave Pasadena CA 91106



931 682 31 931 682 30 931 682 29 Gabriel & L Silva Ramin Monfared Peter Blair Jr. Po Box 9258 12021 Redhill Ave 31423 Coast Hwy #19 Laguna Beach CA 92652 Laguna Beach CA 92651 Santa Ana CA 92705 931 682 34 931 682 33 931 682 32 Richard The Glasberg Grabein LLC Judith Jls Segal 440 S Arden Blvd 31331 Coast Hwy 3307 Piragua St Los Angeles CA 90020 Laguna Beach CA 92651 Carlsbad CA 92009 931 682 37 931 682 36 931 682 35 Scott Fraser Royale Hrj Bennett 31423 Coast Hwy #28 2200 Newport Blvd 1340 Lomav PI Laguna Beach CA 92651 Newport Beach CA 92663 Pasadena CA 91103 931 682 40 931 682 39 931 682 38 Edwin Simovich Sandra The Weiss Mary Butts 11266 Landing Rd 31423 Coast Hwy #32 31423 Coast Hwy #29 Laguna Beach CA 92651 Eden Prairie MN 55347 Laguna Beach CA 92651 931 682 43 931 682 41 931 682 42 Thomas W T Kawaguchi James Erickson Michael Rose 3818 Thornton Ave 5170 W 2nd St 6 Hexham Irvine CA 92603 Los Angeles CA 90004 Des Moines IA 50321 931 682 46 931 682 45 931 682 44 Judy E A Stern David D L & C Walker Liviu Gold 4188 High Valley Rd 1245 NW 175th St 31423 Coast Hwy #65 Shoreline WA 98177 Encino CA 91436 Laguna Beach CA 92651 931 682 49 931 682 48 931 682 47 J Robert Daila Paxton Charles Gordon Rattray Sam Borno 29500 Heathercliff Rd 183 W Riverridge Ave 559 S 400 W Malibu CA 90265 Salt Lake City UT 84101 Fresno CA 93711 931 682 52 931 682 50 931 682 51 Walter Nikowitz Martin Edward Haak Mohini Shah 11232 E Ho Ho Kam Ln 31423 Coast Hwy #45 5675 Ridgeview Dr Laguna Beach CA 92651 Cave Creek AZ 85331 La Verne CA 91750 931 682 54 931 682 55 931 682 53

Bruce Bailey

931 682 57

John Shippel

13160 Addison St

498 N Bowling Green Way

Sherman Oaks CA 91423

Los Angeles CA 90049

Imran Macci

931 682 56

Paul Wallin

31423 Coast Hwy #46

31423 Coast Hwy #49

Laguna Beach CA 92651

Laguna Beach CA 92651

The second secon

Eldon Dryden Pence III

Newport Beach CA 92660

5000 Birch St #8000

7702 N Moonlight Ln

Paradise Valley AZ 85253

931 682 58

Brent Sloten

931 682 59 Guy Danner 31423 Coast Hwy #53 Laguna Beach CA 92651

931 682 62 David Fbo Garthe 100 Rich Acres Rd Orinda CA 94563

931 682 65 Roland Sansone 2580 Saint Rose Pkwy #125 Henderson NV 89074

931 682 68 Raymond Bukaty Jr. 1 Corona Irvine CA 92603

931 682 71 Alder View LLC 32565b Golden Lantern St #224 Dana Point CA 92629

931 682 74 David Lawrence Marks 31423 Coast Hwy #69 Laguna Beach CA 92651

931 682 77 Kevin John Love 31423 Coast Hwy #73 Laguna Beach CA 92651

931 682 80 Ronald Smith 31423 Coast Hwy #76 Laguna Beach CA 92651

931 682 83 Gary Rediger 11054 Ventura Blvd #111 Studio City CA 91604

931 682 86 Donald Lorenzi Po Box 20311 Riverside CA 92516 931 682 60 Ralph Flewelling 200 S Orange Grove Blvd #307 Pasadena CA 91105

931 682 63
Darly Faris
Po Box 1708
Palm Desert CA 92261

931 682 66 Brent William Stickler 3790 De Forest Cir Jurupa Valley CA 91752

931 682 69 Shoo Ma 5150 E Crescent Dr Anaheim CA 92807

931 682 72 Kent Grover 3 Windcroft Dr Coto De Caza CA 92679

931 682 75 American Eagle Capital LLC 31423 Coast Hwy #71 Laguna Beach CA 92651

931 682 78 J & D Parks 3611 Cahuenga Boulevard W Ground Hollywood CA 90068

931 682 81 Alexander Nocella 31423 Coast Hwy #77 Laguna Beach CA 92651

931 682 84 Lawrence Bruce Zadan 31423 Coast Hwy #81 Laguna Beach CA 92651

931 682 87 Johnann LLC 2015 Magazine St New Orleans LA 70130 931 682 61 Sanjay Dhar 31423 Coast Hwy #55 Laguna Beach CA 92651

931 682 64 Susan Arena Zumdahl Po Box 260 Champaign IL 61824

931 682 67 Lorraine Chorkey 38307 Golfview Dr Farmington Hills MI 48331

931 682 70 Moeez H M A Ansari 31182 Via Colinas Coto De Caza CA 92679

931 682 73 Amy Harrison 9561 Box Springs Mountain Rd Moreno Valley CA 92557

931 682 76 Kevin McCall 31423 Coast Hwy #72 Laguna Beach CA 92651

931 682 79 Rob's Coast Highway LLC 31423 Coast Hwy #75 Laguna Beach CA 92651

931 682 82 Mark Cansdale 31776 5th Ave Laguna Beach CA 92651

931 682 85 Parviz Shams 1234 Anacapa Way Laguna Beach CA 92651

931 682 88 Jakob Felder Jr. 31423 Coast Hwy #85 Laguna Beach CA 92651 931 682 89 Patti Flint 6426 E Exeter Blvd Scottsdale AZ 85251

931 682 92 Cando Limited 31423 Coast Hwy #89 Laguna Beach CA 92651

931 682 95 Rjvct LLC Po Box 1270 Shafter CA 93263

931 682 98 Harvey Heather 31423 Coast Hwy #P6 Laguna Beach CA 92651 931 682 90 Patti Flint 6426 E Exeter Blvd Scottsdale AZ 85251

931 682 93 Jeffery Lucian Puchalski 31423 Coast Hwy #P1 Laguna Beach CA 92651

931 682 96 Traci Hopkins 31002 Holly Dr Laguna Beach CA 92651 931 682 91 Stephen F S F Bentley 4427 W Gore Blvd Lawton OK 73505

931 682 94 Michael Lee Klein 61 Le Mans Ct Prairie Village KS 66208

931 682 97 Daniel Williamson 1 Rickie Ln Ladera Ranch CA 92694