



August 29, 2025

Margot Goodkin
977 Santa Ana Street
Laguna Beach, CA 92651
VPP 251381

Dear Ms. Goodkin,

Attached are the documents for the View Preservation/Record of Views application filed with the City. The documents have been included in your property file at City Hall and are posted on the city's website. The documented Record of Views may be located on the city's website: www.lagunabeachcity.net/government/departments/community-development/views-and-trees/view-restoration-preservation/view-records-by-address. Please allow 5-7 days for the record to be uploaded to the website.

The ordinance allows a property owner to document their view once unless there is a subsequent remodel or physical change to the selected viewing locations in the primary residential structure. 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 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.

Warm Regards,

A handwritten signature in black ink, appearing to read "John Ciampa".

John Ciampa, Contract Planner
Community Development
Tel. (949) 497-0713
jciampa@lagunabeachcity.net

**VIEW PRESERVATION
SITE VISIT CHECKLIST**

City of Laguna Beach
View Claim No: **VPP 25-1381**

Visit Date: **7/15/2025**
Applicant: **Margot Goodkini**
View Address: **977 Santa Ana Street**

Visit Conducted by: **Ron Stange, Contract Planner**

VIEW LOCATION / VISUAL SCENE

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

Main level: Living room and kitchen/dining room

Visual scene for each location noted above.

The visual scene is generally consistent from all selected viewing locations noted above. The visual scene is primarily Catalina Island, Newport Peninsula, ocean horizon, and hillside terrain.

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: *8/29/2025* By: *Ron Stange*

End of Checklist



RECORD OF VIEW

VPP 2025-1381



977 Santa Ana Street

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

Visual scene description: Ocean horizon and Catalina Island

Date of photograph: 7/15/2025

Photographed by: Ron Stange

Submitted to property file: 9/24/2025

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RECORD OF VIEW

VPP 2025-1381



977 Santa Ana Street

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

Visual scene description: Ocean horizon, Newport Peninsula, Catalina Island, and hillside terrain

Date of photograph: 7/15/2025

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Submitted to property file: 9/24/2025

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RECORD OF VIEW

VPP 2025-1381



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Submitted to property file: 9/24/2025

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977 Santa Ana Street

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977 Santa Ana Street

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977 Santa Ana Street

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VPP 2025-1381



977 Santa Ana Street

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Photographed by: Ron Stange

Submitted to property file: 9/24/2025

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RECORD OF VIEW

VPP 2025-1381



977 Santa Ana Street

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Visual scene description: Ocean horizon

Date of photograph: 7/15/2025

Photographed by: Ron Stange

Submitted to property file: 9/24/2025

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RECORD OF VIEW

VPP 2025-1381



977 Santa Ana Street

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Date of photograph: 7/15/2025

Photographed by: Ron Stange

Submitted to property file: 9/24/2025

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VPP 2025-1381



977 Santa Ana Street

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Visual scene description: Ocean horizon and Catalina Island

Date of photograph: 7/15/2025

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Planning Division
City of Laguna Beach
505 Forest Ave
Laguna Beach, CA 92651

NOTICE OF RECORD OF VIEW

Community Development / Views and Trees

August 25, 2025

A Record of View has been documented with the City of Laguna Beach by the property owner(s) at:

TO:

Address: 977 Santa Ana St. | APN: 644-463-03

View Preservation VPP Number: VPP 25-1381

As a property owner within 500 feet of the subject property you are being notified of the established Record of Views by the Municipal Code.

There is no action required from you at this time.

Pursuant to Laguna Beach Municipal Code Section 12.16.040, the record of views does not establish a maximum height limit on vegetation in the visual scene but rather shall serve as a benchmark for determining significant view impairment in the future. Once a Record of Views is established with the City the protected or preserved views shall not become subject to significant view impairment as defined in LBMC Section 12.16.030.

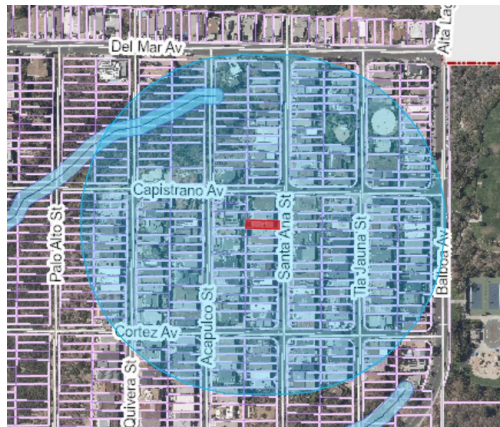
Dear Property Owner:

A Record of View has been documented with the City of Laguna Beach by the property owner(s) at **977 Santa Ana St.** A property owner may establish a protected or preserved view by filing for a record of views with the city. Once a record of views is established by the city pursuant to subsection B, the protected or preserved views shall not become subject to significant view impairment. 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. 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 for the subject address can be found on the city's website:

www.lagunabeachcity.net/government/departments/community-development/views-and-trees/view-restoration-preservation/view-records-by-address.

Please allow up to 30 days for the record to be available on the website from the date of this postcard. If you have any questions regarding the View Preservation/Record of Views process, please contact staff directly at iciampa@lagunabeachcity.net or (949) 497-0713.



VPP 25-1381

977 Santa Ana St.

If a significant view impairment of an established record of views occurs, the property owner shall notify the city. If a significant view impairment is confirmed, city staff shall inform the affected vegetation owner(s) of a potential view restoration order and allow the vegetation owner 30 days to perform the necessary restoration action.



NOTIFICATION PACKAGE

977 Santa Ana Street, Laguna Beach
APNs 644-463-03

INCLUDES:

500' OWNER LIST

500' RADIUS MAP

CERTIFICATION

COUNT: 248 (duplicates consolidated)

POSTMARKED 08/28/2025

FILE #4849

orders@expressmapping.com
www.expressmapping.com
4000 Barranca Pkwy #250, Irvine CA 92604

Local (949) 771-0051
Toll Free (888) 990-MAPS

EXPRESS MAPPING
4000 BARRANCA PKWY #250, IRVINE CA 92604
PHONE OR TEXT (949) 771-0051

Certificate of Preparation

The attached list includes the names and addresses of all property owners within 500' from the exterior boundaries of the following addresses/APNs.

ADDRESS: 977 Santa Ana Street, Laguna Beach

APNs: 644-463-03

This information was obtained through First American Core Logic, a data source utilizing the county assessor rolls and other available resources. This information is generally deemed reliable, but is not guaranteed. Return of property addresses that are deemed undeliverable by the United States Postal Service, is therefore, a possibility.

Express Mapping is not responsible for providing further investigation of said labels. Acceptance of this package acknowledges this fact.



Laura Emerson
Express Mapping
orders@expressmapping.com

Date: 08/25/2025

644-452-06
Peter Chan Do
14536 Newport Ave #2
Tustin CA 92780

644-452-07
Kay Mendoza
Po Box 6065
Long Beach CA 90806

644-452-09,mult
Bernard Morris
8421 Byrd Ave
Inglewood CA 90305

644-452-10
Sarah Koshy
34 Santa Cruz Aisle
Irvine CA 92606

644-452-11
Mansour & Rose A Balakhaneh
17202 Lynn St
Huntington Beach CA 92649

644-452-16
Landing Llc Angels
3852 Salem St
Irvine CA 92614

644-453-01,31
Mark M Modares
6615 Spring Valley Rd
Dallas TX 75254

644-453-02
George Csathy
989 Quivera St
Laguna Beach CA 92651

644-453-03
Gregory Belton Gilliland
983 Quivera St
Laguna Beach CA 92651

644-453-04
Mark E Ansara
979 Quivera St
Laguna Beach CA 92651

644-453-05
Brian Muehlbauer
977 Quivera St
Laguna Beach CA 92651

644-453-06
Anthony Aulisio
965 Quivera St
Laguna Beach CA 92651

644-453-07,25
Jason Walker
959 Quivera St
Laguna Beach CA 92651

644-453-08
Carol A Roman
953 Quivera St
Laguna Beach CA 92651

644-453-09
Bizhan Nematzadeh
4917 Genesta Ave
Encino CA 91316

644-453-10
Joy M Guire
939 Quivera St
Laguna Beach CA 92651

644-453-11
Rajiv Bhagat
933 Quivera St
Laguna Beach CA 92651

644-453-12
Kambiz Touserkany Karimi
929 Quivera St
Laguna Beach CA 92651

644-453-13
Visnyei Family Investments
11345 Cuttyhunk Ct
Cypress CA 90630

644-453-14
Christopher B Jennings
917 Quivera St
Laguna Beach CA 92651

644-453-15
Kurt Raymond Neubauer
233 Columbia St
Pasadena CA 91105

644-453-16
Pei Teh Yen
903 Quivera St
Laguna Beach CA 92651

644-453-20
Errett J Smith
Po Box 942
Placerville CA 95667

644-453-21
Brenda Tran
20307 Cortina Valley Dr
Cypress TX 77433

644-453-22
George Seraydarian
32136 Sea Island Dr
Dana Point CA 92629

644-453-24
William David Lawler
1136 Kupulau Dr
Kihei HI 96753

644-453-29,30
Nicholas Nguyen
3018 Corte Portal
Newport Beach CA 92660

644-454-01
Shaya Development
2855 Chateau Way
Laguna Beach CA 92651

644-462-01
Julisa Bravo
1091 Santa Ana St
Laguna Beach CA 92651

644-462-02,466-13
Alan S Zall
14771 Plaza Dr #K
Tustin CA 92780

644-462-03
Keith Cox & Tina Marie Applewhite
1077 Santa Ana St
Laguna Beach CA 92651

644-462-04
Cheryl Reiko De La Cruz-mcdonald
1071 Santa Ana St
Laguna Beach CA 92651

644-462-05
Alexander J Khammar
1065 Santa Ana St
Laguna Beach CA 92651

644-462-06,25
John Kenneth Lewis
1059 Santa Ana St
Laguna Beach CA 92651

644-462-07
Barry D Foust
Po Box 14910
Irvine CA 92623

644-462-08
Beth Stewart
1047 Santa Ana St
Laguna Beach CA 92651

644-462-09,22
Troy Holford
1041 Santa Ana St
Laguna Beach CA 92651

644-462-10,21
Herbert P Killackey
1035 Santa Ana St
Laguna Beach CA 92651

644-462-11
Stephen J Hushek
1029 Santa Ana St
Laguna Beach CA 92651

644-462-12
Taylor J Daigneault
1023 Santa Ana St
Laguna Beach CA 92651

644-462-13,18
David Matthew Shaw
1017 Santa Ana St
Laguna Beach CA 92651

644-462-14
Randall A Collazo
1011 Santa Ana St
Laguna Beach CA 92651

644-462-15
Ryan C Squire
1880 Capistrano Ave
Laguna Beach CA 92651

644-462-19
Kevin P Warren
14718 Hesby St
Sherman Oaks CA 91403

644-462-20
Bill Hart
2807 E Lincoln Ave
Anaheim CA 92806

644-462-23
Hung Leiung & Jacqueline Lai-kwan
12021 Wilshire Blvd #386
Los Angeles CA 90025

644-462-24
Manizheh Yomtoubian
Po Box 3595
Newport Beach CA 92659

644-462-26
James G & Virginia I De Flon
15527 Lodosa Dr
Whittier CA 90605

644-462-31
Richard R Weiss
1006 Acapulco St
Laguna Beach CA 92651

644-462-32
R A Coastal Property
18 Harbor Sight Dr
Rolling Hills Est CA 90274

644-463-01
Eric Keyser
991 Santa Ana St
Laguna Beach CA 92651

644-463-02
Zinovy Poretsky
2318 Crestview Dr
Laguna Beach CA 92651

644-463-03
Bryan D Dominick
977 Santa Ana St
Laguna Beach CA 92651

644-463-04
Sohail Khanifar
26112 Hitching Rail Rd
Laguna Hills CA 92653

644-463-05
Tyan Yuan Lee
10402 Almond St
Rancho Cucamonga CA 91730

644-463-06
Brian Y Chou
333 City Blvd #2050
Orange CA 92868

644-463-07
Mary Mancewicz & David Howard
404 Braemar Rd
Shreveport LA 71106

644-463-08
Carter Coons
3225 Mcleod Dr #777
Las Vegas NV 89121

644-463-09
Afshin Mazdeyasnan
4165 Prado De Los Pajaros
Calabasas CA 91302

644-463-10
Carl J & Kelly R Lieber
933 Santa Ana St
Laguna Beach CA 92651

644-463-11
Craig Jeffcoat
26632 Pariso Dr
Mission Viejo CA 92691

644-463-12
Reza Dadashi
923 Santa Ana St
Laguna Beach CA 92651

644-463-13
Jeremy Lee Pecharich
917 Santa Ana St
Laguna Beach CA 92651

644-463-14
Ka Ming Li
911 Santa Ana St
Laguna Beach CA 92651

644-463-15
Richard J Heichemer
907 Santa Ana St
Laguna Beach CA 92651

644-463-16
Debra Lee Schott
908 Acapulco St
Laguna Beach CA 92651

644-463-17
Robert Harryman
916 Acapulco St
Laguna Beach CA 92651

644-463-18
Irma E Davidson
922 Acapulco St
Laguna Beach CA 92651

644-463-19
Thomas G Walsh
928 Acapulco St
Laguna Beach CA 92651

644-463-20
Robyn & Reid Curby
934 Acapulco St
Laguna Beach CA 92651

644-463-21
Mark Sebastian Jiya Mutter
940 Acapulco St
Laguna Beach CA 92651

644-463-26
Chong P Downing
4418 Lake Vista Dr
Metairie LA 70006

644-463-31
Scott Termini
950 Acapulco St
Laguna Beach CA 92651

644-463-32
Rajendra K & Rina Tikia
964 Acapulco St
Laguna Beach CA 92651

644-463-33
Michael Jefferson Thornton
978 Acapulco St
Laguna Beach CA 92651

644-463-34
Honchen Usa Capital
225 N Lima St
Sierra Madre CA 91024

644-464-01
Ingrid Cebula
897 Santa Ana St
Laguna Beach CA 92651

644-464-02
Joachim Fritz Genrich
891 Santa Ana St
Laguna Beach CA 92651

644-464-03
Kristofer Ben Lim
883 Santa Ana St
Laguna Beach CA 92651

644-464-04
Cacut Lic
875 Santa Ana St
Laguna Beach CA 92651

644-464-05
Christian Keeney
869 Santa Ana St
Laguna Beach CA 92651

644-464-06
Maylani J Fukushima
216 W Palm Dr
Arcadia CA 91007

644-464-19
850 Acapulco
3763 San Augustine Dr
Glendale CA 91206

644-464-20
George & Julie Coccas
862 Acapulco St
Laguna Beach CA 92651

644-464-21
Amir Safa
870 Acapulco St
Laguna Beach CA 92651

644-464-22
Andrew J Brown
2548 Chinook Dr
Walnut Creek CA 94598

644-464-23
Linda & Stephen Simpson
875 Quwera St
Laguna Beach CA 92651

644-464-24
Thomas Tze Shun Wong
894 Acapulco St
Laguna Beach CA 92651

644-464-25
Golden Eagle Group Us
30 Black Hawk
Irvine CA 92603

644-465-01
Mark C Photoglou
895 Acapulco St
Laguna Beach CA 92651

644-465-02
Dorise H Hebenstreit
891 Acapulco St
Laguna Beach CA 92651

644-465-03
Brittany Ruiz
11737 Sunshine Ter
Studio City CA 91604

644-465-04
Anthony & Michelle Kimball
875 Acapulco St
Laguna Beach CA 92651

644-465-05
Douglas & Carolyn Chudy
867 Acapulco St
Laguna Beach CA 92651

644-465-06
Shauna Louise Mcfadden
859 Acapulco St
Laguna Beach CA 92651

644-465-07
Thorn Debbie Van Noy
3405 Curtis St
San Diego CA 92106

644-465-21
Bonnie J Odonnell
916 Gardenia Way
Corona Del Mar CA 92625

644-465-22
Gus Orozco
14 Cortona
Irvine CA 92614

644-465-24
Daniel R Kelly
896 Quivera St
Laguna Beach CA 92651

644-465-25
Mark A Miller
884 Quivera St
Laguna Beach CA 92651

644-466-01
Steven Bridges
995 Acapulco St
Laguna Beach CA 92651

644-466-02
William James Gosline
983 Acapulco St
Laguna Beach CA 92651

644-466-03
Brett A Lee
977 Acapulco St
Laguna Beach CA 92651

644-466-04
Yuwei Wang
3 B Lane 566 Zhuguang Rd
Shanghai CA 20172

644-466-05
Vicki Pedrini
965 Acapulco St
Laguna Beach CA 92651

644-466-06
Marty E Kansriddle
959 Acapulco St
Laguna Beach CA 92651

644-466-07
Elias Marron
953 Acapulco St
Laguna Beach CA 92651

644-466-08
Rick Chen
947 Acapulco St
Laguna Beach CA 92651

644-466-11
Robert Stuart Feldman
925 Acapulco St
Laguna Beach CA 92651

644-466-12
Yun Liu
1 Hoi Wang Road Tai Kok
Tsui Hong Kong

644-466-14
Jose L Ramirez
1770 Cortez Ave
Laguna Beach CA 92651

644-466-15
Bruce Crohn
81495 Thunder Gulch Way
La Quinta CA 92253

644-466-17
Daniel C & Kristen Walters
928 Quivera St
Laguna Beach CA 92651

644-466-18
William Ward Renner
778 Bolsana Dr
Laguna Beach CA 92651

644-466-19
Ali Safa
Po Box 1662
Sierra Madre CA 91025

644-466-20
Aaron Gomez & Lauren Elizabeth
946 Quivera St
Laguna Beach CA 92651

644-466-21
John W Prange
956 Quivera St
Laguna Beach CA 92651

644-466-22
Justin R & Kristin H Long
964 Quivera St
Laguna Beach CA 92651

644-466-25
Martin Ho
982 Quivera St
Laguna Beach CA 92651

644-466-26
William Wiley Bedsworth
988 Quivera St
Laguna Beach CA 92651

644-466-27
Louise Vance Gay
24501 Vanessa Dr
Mission Viejo CA 92691

644-466-28
Douglas Allen
6811 Scenic Bay Dr
Huntington Beach CA 92648

644-466-29
Bruce Crohn
908 Quivera St
Laguna Beach CA 92651

644-466-30
Andrew Gonis
937 Acapulco St
Laguna Beach CA 92651

644-466-31
Mark E Powell
970 Quivera St
Laguna Beach CA 92651

644-467-01,2,3
Joan Saunders Wixen
807 Bronze Ln
Los Angeles CA 90049

644-467-09
Richard A Mancino
2048 Avocado Ter
Hacienda Heights CA 91745

644-467-15
Page Street Jss-8401
8401 Page St
Buena Park CA 90621

644-467-23
Edna S Weber
24582 S Hampton Ct
Laguna Hills CA 92653

644-467-28
Barbara B Caldwell
28 Inveraray
Nashville TN 37215

644-467-30
Kamran Mohajer
210 Lake Sherwood Dr
Lake Sherwood CA 91361

644-467-33
Reinhold C Kramer
1770 Capistrano
Laguna Beach CA 92651

644-472-05
Jonathan Chapman
1059 Balboa Ave
Laguna Beach CA 92651

644-472-06
Gregory Bond
1053 Balboa Ave
Laguna Beach CA 92651

644-472-07
Bernard S Schwartz
1045 Balboa Ave
Laguna Beach CA 92651

644-472-08
Jennifer M Contini
1041 Balboa Ave
Laguna Beach CA 92651

644-472-09
Daniel Shultis
1035 Balboa Ave
Laguna Beach CA 92651

644-472-10
Ole S Neilsen
1029 Balboa Ave
Laguna Beach CA 92651

644-472-11
Mark Steven & Mary Woollomes Lipian
1304 Montgomery St
San Francisco CA 94133

644-472-12
Louise B Thornton
1017 Balboa Ave
Laguna Beach CA 92651

644-472-13
David S Lindquist
2836 Alexander Rd
Laguna Beach CA 92651

644-472-14
Brian Janssen
1005 Balboa Ave
Laguna Beach CA 92651

644-472-15
Jeffrey M Lisinicchia
Po Box 681
Laguna Beach CA 92652

644-472-16
Brian W Falterman
4837 Flying Cloud Way
Carlsbad CA 92008

644-472-17
Liang Li
55 Rembrandt Way
Irvine CA 92620

644-472-18
Scott Little
1032 Tia Juana St
Laguna Beach CA 92651

644-472-19,477-07
Laguna Beach County Waterdistrict
P O Box 987
Laguna Beach CA 92652

644-472-20
Barbara Louisa Higgins
1072 Tia Juana St
Laguna Beach CA 92651

644-472-21
Peter K Kinman
1078 Tia Juana St
Laguna Beach CA 92651

644-473-01
Stuart A Trautenberg
2075 Capistrano Ave
Laguna Beach CA 92651

644-473-02
Nicolas B Tolentino
989 Balboa Ave
Laguna Beach CA 92651

644-473-03
Lee E Kucera
985 Balboa Ave
Laguna Beach CA 92651

644-473-04
Kerry Leigh Nugent
975 Balboa Ave
Laguna Beach CA 92651

644-473-05
Dean Butterworth
4310 Canoga Dr
Woodland Hills CA 91364

644-473-08
Lance E Polster
955 Balboa Ave
Laguna Beach CA 92651

644-473-09
James T Jesser
1065 Miramar St
Laguna Beach CA 92651

644-473-10
William M Cartwright
41950 Hemingway Ct
Palm Desert CA 92211

644-473-14
Eric O Mack
126 Grand View Ave #3
San Francisco CA 94114

644-473-15
Peter Steinbach
911 Balboa Ave
Laguna Beach CA 92651

644-473-16
Charles E Chapman
569 Oak St
Laguna Beach CA 92651

644-473-17
Benjamin E & Stephanie L Singer
2020 Cortez Ave
Laguna Beach CA 92651

644-473-18
Kelly N Corwin
922 Tia Juana St
Laguna Beach CA 92651

644-473-19
Heidi Ellen Zuckerman
928 Tia Juana St
Laguna Beach CA 92651

644-473-20
Alex C & Eileen Keighley
930 Tiajuana St
Laguna Beach CA 92651

644-473-21
Thomas Callinicos
936 Tia Juana St
Laguna Beach CA 92651

644-473-22
Allan J & Mary C Thomson
940 Tia Juana St
Laguna Beach CA 92651

644-473-23
Stephen Krupnick
946 Tia Juana St
Laguna Beach CA 92651

644-473-26
Joshua Johnson
962 Tia Juana St
Laguna Beach CA 92651

644-473-27
Kelly Cornwell
572 Flora St
Laguna Beach CA 92651

644-473-28
David E Kelly
1278 Glenneyre #131
Laguna Beach CA 92651

644-473-29
Catherine A Reade
982 Tia Juana St
Laguna Beach CA 92651

644-473-30
Kymberl A Le-mon
988 Tia Juana St
Laguna Beach CA 92651

644-473-31
Patrick M & Valeri Garman
996 Tia Juana St
Laguna Beach CA 92651

644-473-32
Yashaar Amin
956 Tia Juana St
Laguna Beach CA 92651

644-473-33
Megan C Ekstrom
2909 Coast Line Ct
Las Vegas NV 89117

644-473-34
Diana S Cimino
933 Balboa Ave
Laguna Beach CA 92651

644-473-35
Steven H Britt
961 Balboa Ave
Laguna Beach CA 92651

644-474-01
Matthew A Sheridan
897 Balboa Ave
Laguna Beach CA 92651

644-474-21
Alan W Holtschneider
874 Tia Juana St
Laguna Beach CA 92651

644-474-22
Gabriel J Vanhooser
1435 38th St
Sacramento CA 95816

644-474-23
Jeff Lawson
888 Tia Juana St
Laguna Beach CA 92651

644-474-24
Anna Moushoul
13535 Ventura Blvd #C526
Sherman Oaks CA 91423

644-475-01
Karla R Keene
1973 Cortez Ave
Laguna Beach CA 92651

644-475-02
Chang Liu
891 Tia Juana St
Laguna Beach CA 92651

644-475-03
Alfio W Sorbello
885 Tia Juana St
Laguna Beach CA 92651

644-475-04
Bijan Afra
875 Tia Juana St
Laguna Beach CA 92651

644-475-05
Omid Shirazi
867 Tia Juana St
Laguna Beach CA 92651

644-475-06
Mark P Robinson
857 Tia Juana St
Laguna Beach CA 92651

644-475-19
Yan Ling Teng
519 Wild Peach Pl
Missouri City TX 77459

644-475-20
James F Mc Gee
5 Pelican Hill Cir
Newport Coast CA 92657

644-475-21
Krekor Karaguezian
868 Santa Ana St
Laguna Beach CA 92651

644-475-22
Burnetta L Tate
874 Santa Ana St
Laguna Beach CA 92651

644-475-23
Rosemary Cook
19607 N 141 Ave
Sun City West AZ 85375

644-475-24
Larry D Jamner
888 Santa Ana St
Laguna Beach CA 92651

644-475-25
Jeff Liu
894 Santa Ana St
Laguna Beach CA 92651

644-476-03
Shirley A Izaguirre
985 Tia Juana St
Laguna Beach CA 92651

644-476-04
Anh Vuong Ngoc Ly
975 Tia Juana St
Laguna Beach CA 92696

644-476-05
Juan F & Silvia Q Ozuna
969 Tia Juana St
Laguna Beach CA 92651

644-476-06
Aaron Matthew & Lauren Elizabeth
965 Tia Juana St
Laguna Beach CA 92651

644-476-07
Cynthia A Smith
959 Tia Juana St
Laguna Beach CA 92651

644-476-08
Laura L Schell
955 Tia Juana St
Laguna Beach CA 92651

644-476-09
Dmitri Alexis & Candice Marie Reavis
947 Tia Juana St
Laguna Beach CA 92651

644-476-10
Tae Sun Kim
943 Tia Juana St
Laguna Beach CA 92651

644-476-11
Michael E Connor
9 Molehulehu Loop
Kahului HI 96732

644-476-12
Mihajlo Hodjera
929 Tia Juana St
Laguna Beach CA 92651

644-476-13
Cecelia Mc Graw
925 Tia Juana St
Laguna Beach CA 92651

644-476-14
George H Bloch
919 Tia Juana St
Laguna Beach CA 92651

644-476-15
Arthur D Wahl
434 Cress St
Laguna Beach CA 92651

644-476-16
Nicole Surratt
1984 Cortez Ave
Laguna Beach CA 92651

644-476-17
Mario P Difronzo
1936 Cortez Ave
Laguna Beach CA 92651

644-476-18
Ramin Pejan
31668 Jewel Ave
Laguna Beach CA 92651

644-476-19
Paul Choppa
916 Santa Ana St
Laguna Beach CA 92651

644-476-20
Alireza Tarighat Mehrabani
922 Santa Ana St
Laguna Beach CA 92651

644-476-21
Peter Preston
928 Santa Ana St
Laguna Beach CA 92651

644-476-22
Richard E Dahlem
932 Santa Ana St
Laguna Beach CA 92651

644-476-23
Paul Chiayu Loqui
11 California St
Arcadia CA 91006

644-476-24
Robert Wasalaski
944 Santa Ana St
Laguna Beach CA 92651

644-476-25
Teri L Iannotti
952 Santa Ana St
Laguna Beach CA 92651

644-476-28
Mary J Bunnett
976 Santa Ana St
Laguna Beach CA 92651

644-476-29
Anita Marie Mangels
982 Santa Ana St
Laguna Beach CA 92651

644-476-32
Mehdi Nouraei
990 Santa Ana St
Laguna Beach CA 92651

644-476-33
James A Almen
966 Santa Ana St
Laguna Beach CA 92651

644-476-34
Peter J & Yavitha M Harmon
991 Tia Juana St
Laguna Beach CA 92651

644-477-01
Judith Jensen
1089 Tia Juana St
Laguna Beach CA 92651

644-477-02
Daniel G & Ionela A Di Conti
1083 Tia Juana St
Laguna Beach CA 92651

644-477-03
Shelly Bennecke
1077 Tia Juana St
Laguna Beach CA 92651

644-477-04
Clayton John Daniells
1071 Tia Juana St
Laguna Beach CA 92651

644-477-05
Jordan Zraick
1065 Tia Juana St
Laguna Beach CA 92651

644-477-06
Maria Ricca
1059 Tia Juana St
Laguna Beach CA 92651

644-477-08
James E Hicks
1029 Tia Juana St
Laguna Beach CA 92651

644-477-09
Song Hua
1015 Tia Juana St
Laguna Beach CA 92651

644-477-10
Michael C Miller
621 Lido Park Dr
Newport Beach CA 92663

644-477-11
David J Adleman
1974 Capistrano Ave
Laguna Beach CA 92651

644-477-12
Michael Buchheit
1004 Santa Ana St
Laguna Beach CA 92651

644-477-13
Louise M Story
1010 Santa Ana St
Laguna Beach CA 92651

644-477-14
Lucille R & George R Watson
1016 Santa Ana St
Laguna Beach CA 92651

644-477-15
Peter C Harnisch
1022 Santa Ana St
Laguna Beach CA 92651

644-477-16
Roxanne M Lang
1028 Santa Ana St
Laguna Beach CA 92651

644-477-17
Andrew Yelich
1034 Santa Ana St
Laguna Beach CA 92651

644-477-18
John Edward Meckley
1040 Santa Ana St
Laguna Beach CA 92651

644-477-19
Colby & Brittany Stoltze
1046 Santa Ana St
Laguna Beach CA 92651

644-477-20
Janies Robert Dunne
2545 Corona Way
Laguna Beach CA 92651

644-477-21
Celia C Potvin
1120 Brookwood Dr
La Habra CA 90631

644-477-22
Stephen I King
1446 Hollencrest Dr
West Covina CA 91791

644-477-23
Kevork Tro Adjemian
1072 Santa Ana St
Laguna Beach CA 92651

644-477-24
Karen K Colopy
1076 Santa Ana St
Laguna Beach CA 92651

644-477-25
Laurie Ann Ewald
1082 Santa Ana St
Laguna Beach CA 92651

644-477-26
Michael & Renae Waterman Aldana
4101 N Stowell Ave
Shorewood WI 53211