



CITY OF PLACERVILLE
PLANNING APPLICATION

Date: 10-9-2020
Zoning: R-3-H GP: HDR
File No: CUP 20-01 SPR20-03
Filing Fee (PZ) \$700
Filing Fee (EN)
Receipt No: 3785

REQUEST FOR:

- Annexation Boundary Line Adjustment Certificate of Compliance Conditional Use Permit
Environmental Assessment Environmental Impact Report Final Subdivision Map General Plan Amendment
General Plan Consistency Historic District Review Landscape Plan Review Map Amendment Merger
Minor Deviation Planned Development Preliminary Plan Review Sign Package Review / Amendment
Site Plan Review Temporary Commercial Coach Temporary Use Permit Tentative Parcel Map
Tentative Subdivision Map Variance Zone Change

DESCRIPTION: NEW SINGLE STORY FAMILY DWELLING WITH ATTACHED ADU ON OPEN LOT WITHIN THE R-3-H ZONE; A CONDITIONAL USE PER CITY CODE 10-5-10(E)3

ITEMS ABOVE THIS LINE FOR OFFICE USE ONLY

City Ordinance #1577 established a Fee & Service Charge System. In some cases project review will require the services of specialists under contract to do work that City staff cannot perform. In these cases, the applicant shall pay the direct cost of these services plus fifteen percent (15%) for City Administration.

PROJECT APPLICANT

APPLICANT'S REPRESENTATIVE (if different)

NAME TED SMITH
MAILING ADDRESS PO BOX 2212
PLACERVILLE, CA 95667
PHONE 916-743-3621
EMAIL TED@TEDSMITHDESIGN.COM

NAME
MAILING ADDRESS
PHONE
EMAIL

PROPERTY OWNER(S)

NAME STEVE COCKERELL (PLEASE SEE LAST PAGE FOR ALL OWNERS) PHONE 530-350-0478
MAILING ADDRESS 183 E PLACERVILLE DR, PLACERVILLE, CA 95667
EMAIL ADDRESS mailto:scwfm@sbcglobal.net

SURVEYOR, ENGINEER, ARCHITECT, OR OWNER'S REPRESENTATIVE (If applicable)

NAME PHONE
MAILING ADDRESS
EMAIL ADDRESS
I have notified the mortgage holder, which is:

DESCRIPTION OF PROPERTY (Attach legal deed description)

STREET ADDRESS 965 THOMPSON WAY, PLACERVILLE, CA 95667
ASSESSOR'S PARCEL NO.(S) 004-011-074
Above described property was acquired by owner on Month Day Year

List or attach any Covenants, Conditions or Restrictions, concerning use of property, of improvements contemplated; as well as yard setback and area or height requirements that were placed on the property by subdivision tract developers. Give date said restrictions expire.

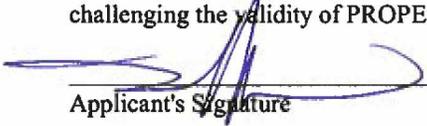
N/A

I hereby certify that the statements and information contained in this application, including the attached drawings and the required findings of fact, are in all respects true and correct. I understand that all property lines must be shown on the drawings and be visible upon site inspection. In the event that the lines and monuments are not shown or their location found to be incorrect, the owner assumes full responsibility.

I further understand that if this request is subsequently contested, the burden will be on me to establish: that I produced sufficient factual evidence at the hearing to support this request; that the evidence adequately justifies the granting of the request; that the findings of fact furnished by me are adequate, and further that all structures or improvements are properly located on the ground. Failure in this regard may result in the request being set aside, and structures being built in reliance thereon being required to be removed at my expense.

PROPERTY OWNER agrees to and shall hold the CITY, its officers, agents, employees and representatives harmless from liability for damage or claims for damage for personal injury, including death, and claims for property damage which may arise from the direct or indirect operations of the PROPERTY OWNER or those of his contractor, subcontractor, agent, employee or other person acting on his behalf which relate to this project. PROPERTY OWNER agrees to and shall defend the CITY and its officers, agents, employees and representatives from actions for damages caused or alleged to have been caused by reason of the PROPERTY OWNER'S activities in connection with the project. This hold harmless agreement applies to all damages and claims for damages suffered or alleged to have been suffered by reason of the operations referred to in this paragraph, regardless of whether or not the CITY prepared, supplies or approved plans or specifications or both for the project.

PROPERTY OWNER further agrees to indemnify, hold harmless, pay all costs and provide a defense for CITY in any action challenging the validity of PROPERTY OWNER'S project.

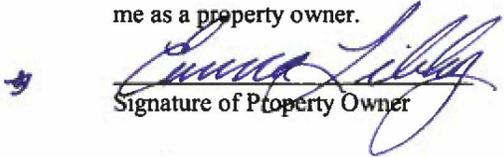


Applicant's Signature

TED SMITH
Printed Name of Applicant(s)

8/19/20
Date

As owner of the property involved in this request, I have read and understood the complete application and its consequences to me as a property owner.



Signature of Property Owner

Emma Libbey
Printed Name of Property Owner

8/20/20
Date

Signature of Property Owner

Printed Name of Property Owner

Date

NOTICE: Section 10-3-9 of the Placerville Municipal Code prohibits the occupancy of a building or a release of utilities prior to the issuance of a Certificate of Occupancy by the Building Division AND the completion of all zoning requirements and conditions imposed by the Planning Commission or City Council UNLESS a satisfactory performance bond or other acceptable security has been posted to insure completion. VIOLATIONS may result in prosecution and/or disconnection of utilities.

A Notice of Public Hearing and Staff Report will be prepared for applications requiring public hearing(s). Staff Report will be sent to the Applicant and Owner. Notices and Staff Reports will be sent via email if addresses have been provided; if not, the documents will be sent to the mailing addresses provided on this form. Please list below any alternate or additional recipients, along with their contact information, or any alternate instructions for sending these materials to the Applicant or Owner.

965 THOMPSON WAY OWNERS:

STEVE COCKERELL AND CINDY L. COCKERELL,
EDWARD B. MARCHINI AND GABRIELLA J. MARCHINI,
SCOTT A. DUBRUL AND JULIE L. DUBRUL,
DON E. LYFORD,
AND DONNA NOBLE

File Number: CUP 20-01

Date Filed: _____

CITY OF PLACERVILLE

ENVIRONMENTAL INFORMATION FORM

(To Be Completed By Applicant)

This form is required to be completed, returned and accepted as complete by the City prior to the application for the project is determined complete.

A. GENERAL INFORMATION

Project Title or

Name: EMMA LIBBY & JOHN O'ROURKE HOUSE

City: PLACERVILLE

Name of Owner: _____ Telephone: _____

Address: _____

Name of Architect, Engineer or Designer: TED SMITH DESIGN

Address: PO BOX 2212, PLACERVILLE, 95667 Telephone: 916-742-3621

Project Location: 965 THOMPSON WAY

Assessor's Parcel Number(s): 004-011-074

General Plan Designation: HIGH DENSITY RESIDENTIAL

Zoning: R-3

Property size

Gross (sq. ft./acre): 6,019 SQ FT

Net (sq. ft./acre) (total minus areas of public streets and proposed dedications) : _____

Please answer all of the following questions as completely as possible.

B. PROJECT DESCRIPTION

1. Type of project and description: NEW HOME W/ ATTACHED AD

2. What is the number of units/parcels proposed? 2

3. What is the gross number of units per acre? 2

4. Site Size: 6,019 SQ FT

5. Square footage of each use: MAIN HOUSE = 2,904.1 SQ FT, ADU = 1,588.8 SQ FT

6. Number of floors of construction: 2

7. Amount of off-street parking provided: 3

8. Attach plans showing streets, utilities, existing and proposed contours (grading), drainage, all existing large trees (24" in circumference), existing and proposed buildings surrounding uses and/or buildings, landscape areas, parking areas, driveways, pedestrian walkways, exterior lighting, trash collection area, sign locations.

9. Proposed scheduling: _____

10. If residential, include the number of units, schedule of unit sizes, range of sale prices or rents, and type of household size expected: N/A

11. If commercial, indicate the type, whether neighborhood, city or regionally oriented, square footage of sales area, and loading facilities: N/A

12. If industrial, indicate type, estimated employment per shift, and loading facilities
N/A

13. If institutional, indicate the major function, estimated employment per shift, estimated occupancy, loading facilities, and community benefits to be derived from the project: N/A

14. If the project involves a variance, conditional use or rezoning application, state this and indicate clearly why the application is required: N/A

15. Provide an analysis of traffic generated by the project and how it will impact existing traffic.

16. If the project is in a location of known mining activity, a complete geological analysis shall be submitted. N/A

Are the following items applicable to the project or its effects? Discuss below all items checked yes (attach additional sheets as necessary).

	YES	NO
17. Change in existing features of any hills or substantial alteration of ground contours.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
18. Change in scenic views or vistas from existing residential areas or public lands or roads.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
19. Change in pattern, scale or character of general area of project.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
20. Significant amounts of solid waste or litter.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
21. Change in dust, ash, smoke, fumes or odors in vicinity.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
22. Change lake, stream or ground water quality or quantity, or alteration of existing drainage patterns.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
23. Substantial change in existing noise or vibration levels in the vicinity.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
24. Site on filled land or on slope of 10 percent or more.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
25. Use of disposal of potentially hazardous materials, such as toxic substances, flammables or explosives.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
26. Substantial change in demand for municipal services (police, fire, water, sewage, etc.).	<input type="checkbox"/>	<input checked="" type="checkbox"/>

27. Substantially increase fossil fuel consumption (oil, natural gas, etc.)
28. Is this project part of a larger project or series of projects.

ENVIRONMENTAL SETTING

29. Describe the project site as it exists before the project, including information on topography, soil stability, plants and animals, and any cultural, historical or scenic aspects. Describe any existing structures on the site, and the use of the structures. Attach photographs of the site. Snapshots or Polaroid photos will be accepted. _____
OPEN LOT ON THE CORNER OF CEDAR RAVINE AND THOMPSON WAY

30. Describe the surrounding properties, including information on plants and animals and any cultural, historical or scenic aspects. Indicate the type of land use (residential, commercial, etc.), intensity of land use (one-family, apartment houses, shops, department stores, etc.), and scale of development (height, frontage, setback, rear yard, etc.). Attach photographs of the vicinity. Snapshots or Polaroid photos will be accepted. SINGLE FAMILY HOMES AND SOME BUSINESS IN FORMER HOMES.

GEOLOGY AND SOILS

31. Identify the percentage of land in the following slope categories: (The applicant may wish to submit a map showing slopes.)
0 to 10% 11 to 15% 16 to 20% 21 to 29% 30 to 35% Over 35
32. Have you observed any building or soil settlement, landslides, rock falls mining or avalanches on this property or in the nearby surrounding area? NO
 If yes, please explain: _____
33. Describe the amount of cut and fill necessary for the project: 466 CU YDS OF CUT

DRAINAGE AND HYDROLOGY

34. Is the project located within a flood plain? If so, describe and show area subject to flooding on a map. NO
35. What is the distance to the nearest body of water, stream or year round drainage channel? Name of the water body: 75 FT FROM CEDAR RAVINE
36. Will the project result in the direct or indirect discharge of silt or any other particles in noticeable amounts into any streams? NO
37. Will the project result in the physical alteration of a natural body of water or drainage way? If so, in what way? NO
38. Does the project area contain any wet meadows, marshes or other perennially wet areas? NO **If so, delineate this area on Site Plan.**

VEGETATION AND WILDLIFE

39. What is the predominant vegetative cover on the site (trees, brush, grass, etc.)? Estimate percentage of each: 1 TREE TO REMAIN

40. How many trees of 7.5-inch diameter or 20 feet high will be removed when this project is implemented? NONE

FIRE PROTECTION

41. What is the nearest emergency source of water for fire protection purposes? (Hydrant, pond, etc.):

N/A

42. What is the distance to the nearest fire station? STATION 25/PLACERVILLE

43. Will the project create any dead-end roads greater than 300 feet in length? NO

44. Will the project involve the burning of any material, including brush, trees and construction materials? NO

NOISE

45. Is the project near a heavy commercial area, industrial area, freeway or major highway? If so, how far? NO

46. What types of noise would be created by the establishment of this land use, both during and after construction? NONE

AIR QUALITY

47. Would any noticeable amounts of air pollution, such as smoke, dust or odors be produced by this project? NO

WATER QUALITY

48. What is the proposed water source: EID City of Placerville Well Other

49. What is the water use? (residential, agricultural, industrial or commercial): RESIDENTIAL

HAZARDS

50. Is the site listed on California Environmental Protection Agency's Hazardous Site List? NO

If yes, what is the regulatory identification number: _____

Date of list: _____

AESTHETICS

51. Will the project obstruct scenic views from existing residential areas, public lands, public bodies of water or roads? NO

ARCHAEOLOGY/HISTORY

52. Do you know of any archaeological or historical areas within the boundaries or adjacent to the project? (example: Indian burial grounds, gold mines, etc.): NO

SEWAGE

53. What is the proposed method of sewage disposal? N/A

Septic System City Sewer Other: _____

54. Would the project require a change in sewage disposal methods from those currently used in the vicinity? NO

TRANSPORTATION

- 55. Will the project create any traffic problems or change any existing roads, highways, or existing traffic patterns? NO
- 56. Will the project reduce or restrict access to public lands, parks or any public facilities? NO
- 57. Will the project change the L.O.S. on any existing roads? NO

GROWTH INDUCING IMPACTS

- 58. Will the project result in the introduction of activities not currently found within the community? NO
- 59. Could the project serve to encourage development of presently undeveloped areas, or increases in development intensity of already developed areas (examples: include the introduction of new or expanded public utilities, new industry, commercial facilities or recreation activities)? NO
- 60. Will the project require the extension of existing public utility lines? NO If So, identify and give distances: _____

GENERAL

- 61. Will the project involve the application, use or disposal of potentially hazardous materials, including pesticides, herbicides, other toxic substances or radioactive material? NO
- 62. Will the proposed project result in the removal of a natural resource for commercial purposes (including rock, sand, gravel, trees, minerals or top soil)? NO
- 63. Could the project create new, or aggravate existing health problems (including, but not limited to flies, mosquitoes, rodents and other disease vectors)? NO
- 64. Will the project displace any community residents? NO

Discuss any yes answers to the previous questions, use additional sheets if necessary.

MITIGATION MEASURES

Proposed mitigation measures for any of the above questions where there will be an adverse impact, use additional sheets if necessary: _____

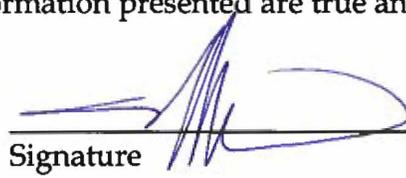
CERTIFICATION

I hereby certify that the statements furnished above and in the attached exhibits present the data and information required for this initial evaluation to the best of my ability, and that the facts, statements, and information presented are true and correct to the best of my knowledge and belief.

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2/19/20
Date


Signature

CD-021-P
01.17

For JOHN O'ROURKE AND EMMA LIBBY



Ted Smith Design

Phone: 916.743.3621

P.O. Box 2212 Placerville, CA 95667

www.tedsmithdesign.com

Conditional Use Permit Questionnaire

965 Thompson Way

1. The property is an empty lot in a primarily residential neighborhood. The property is zoned R3 but due to the size of the lot only two residences are allowed. The proposed project is a Single Family Home with an attached Accessory Dwelling Unit. The architectural design is done in a style to blend in with the type and size of neighboring properties.
2. The set backs, lot coverage, and height, comply with the city's planning requirements
3. 3 off street parking spaces will be provided, two in a garage and 1 parking pad. Since it is residential, only 2 units and not commercial it will not draw customers that would require parking or added traffic to the neighborhood.
4. The project fits into the landscape of the existing neighborhood and will require no special Use Permits or Variances.

ATTACHMENT A

I, TED SMITH, hereby acknowledge that the above information is true and correct.



Applicant Signature

9/19/20

Date

TED SMITH

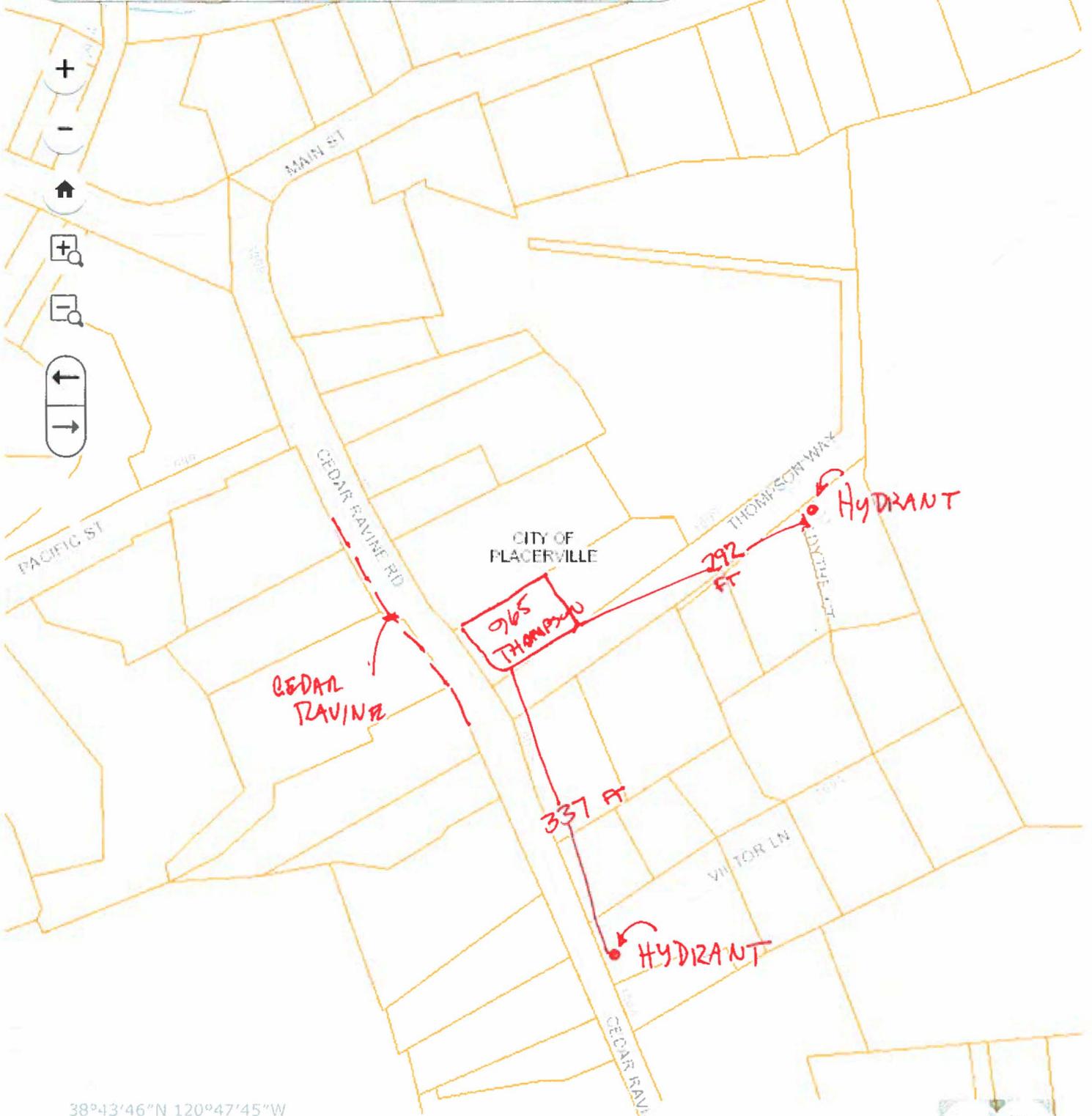
Applicant Printed Name

APPEAL PROCEDURE: Any applicant or person claiming to be directly and adversely affected by any action of the Planning Commission may, within ten (10) days after said action, file a written appeal along with the appropriate fee, with the City Clerk for transmittal to the City Council. Said appeal shall stay the issuance of any permits in connection with the action, pending the decision of the City Council. Upon the receipt of an appeal, the City Council shall, after receiving a report from the Planning Commission, and after at least one (1) Public Hearing, render a decision sustaining, amending, or overruling the Planning Commission action.

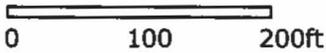
ATTACHMENT B

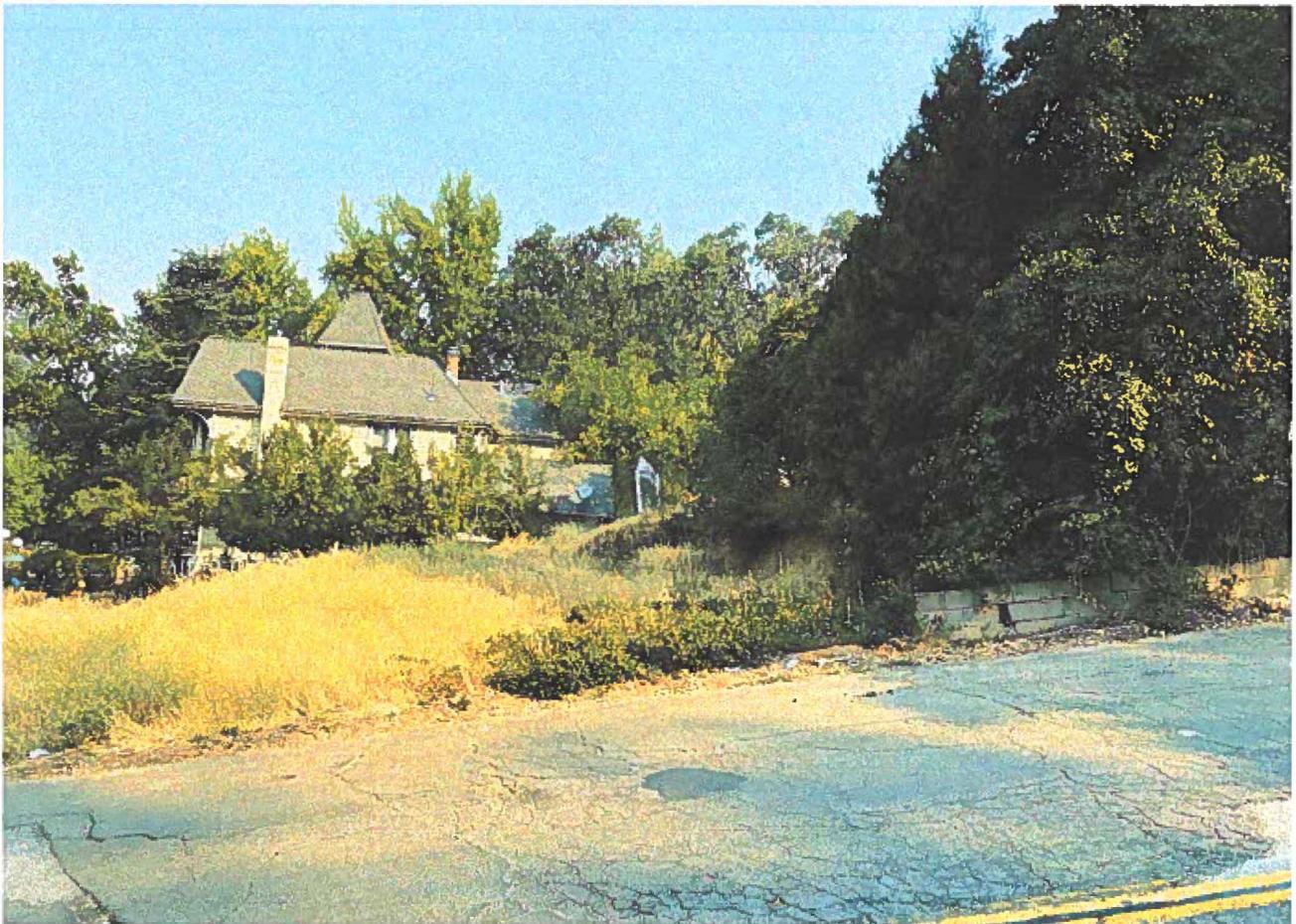


GOTNET - County of El Dorado, State of California



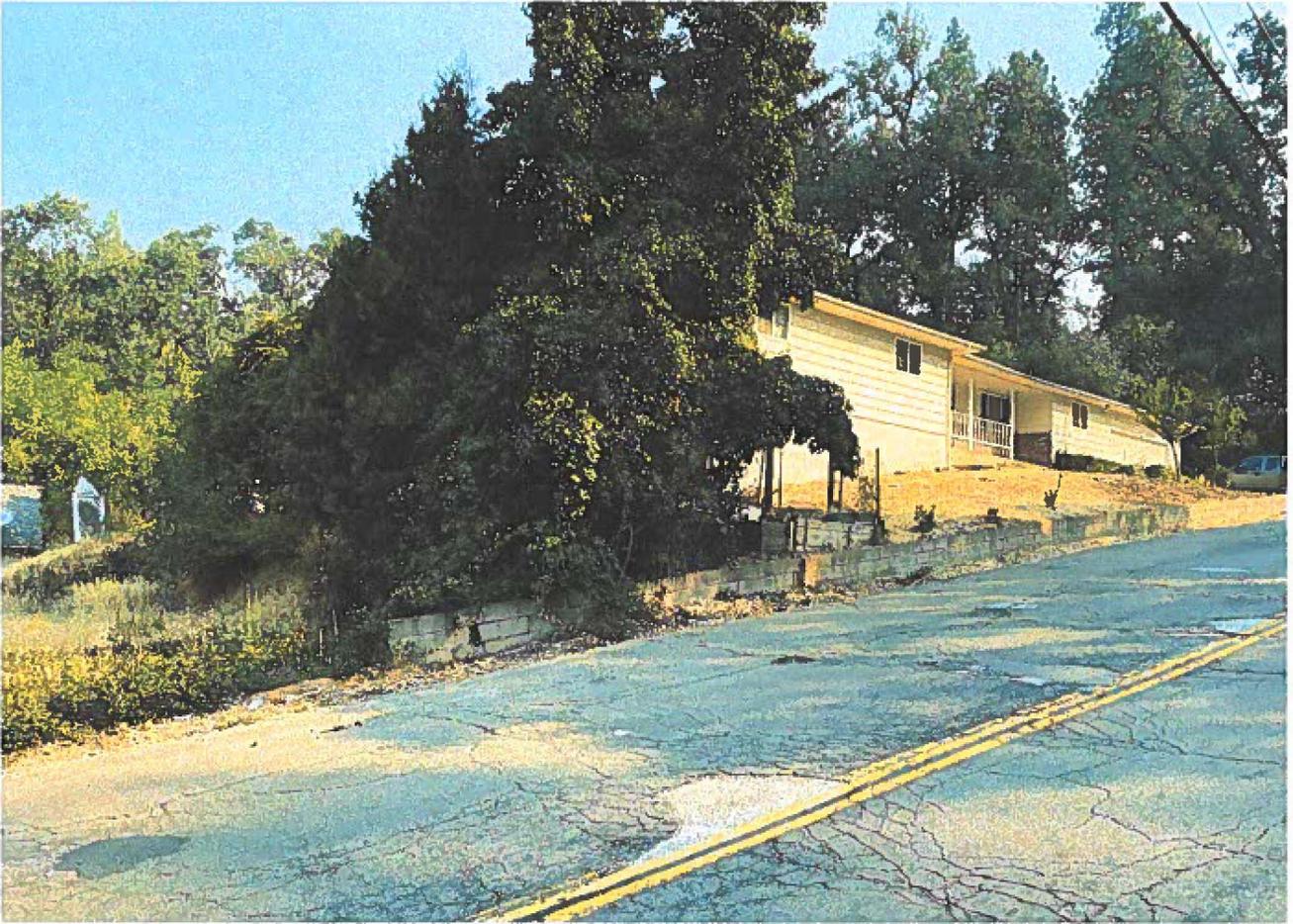
38°43'46"N 120°47'45"W





SUBJECT LOT 965 THOMPSON

↙ SUBJECT LOT ↘



NEIGHBORING HOME - THOMPSON 985

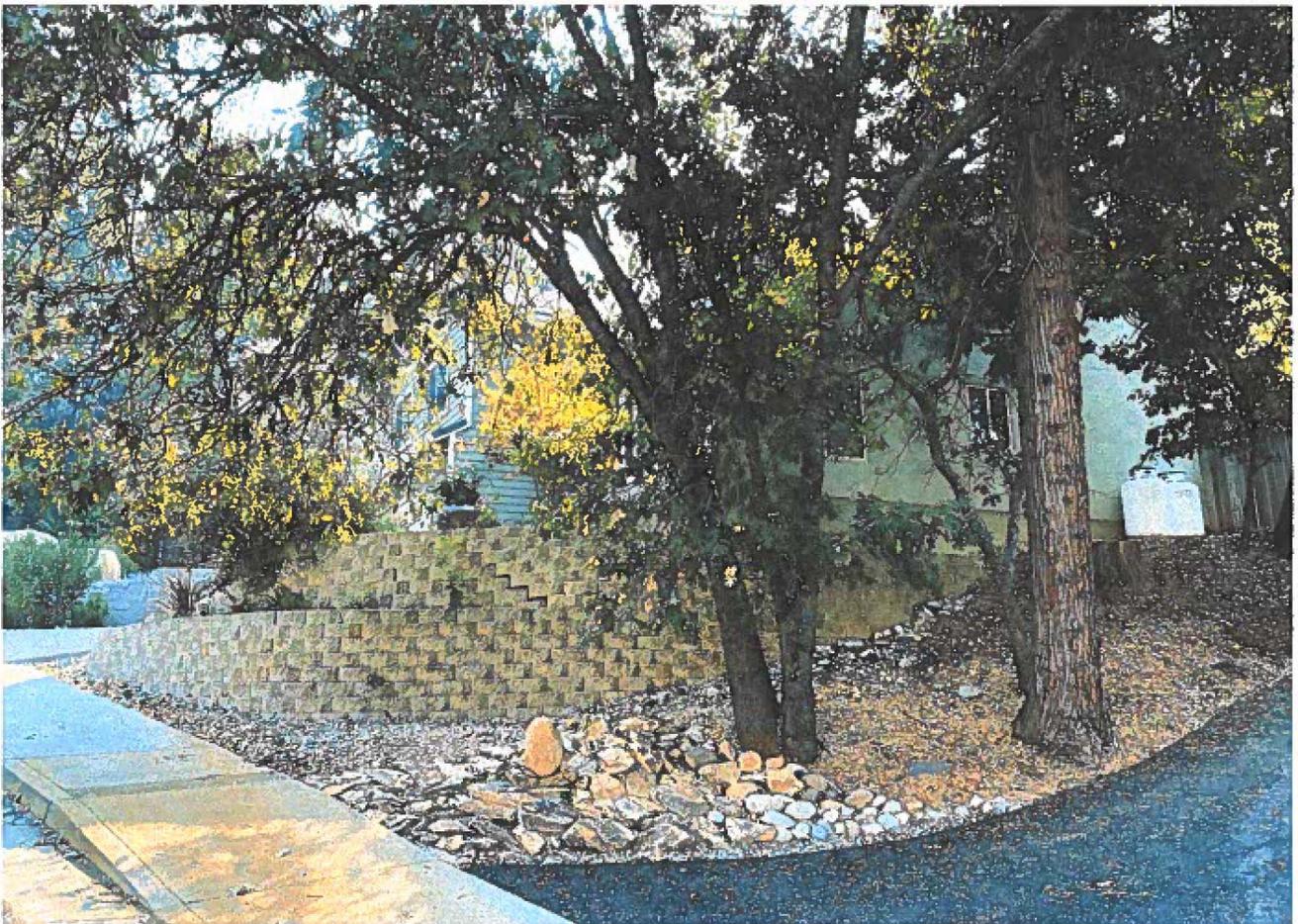
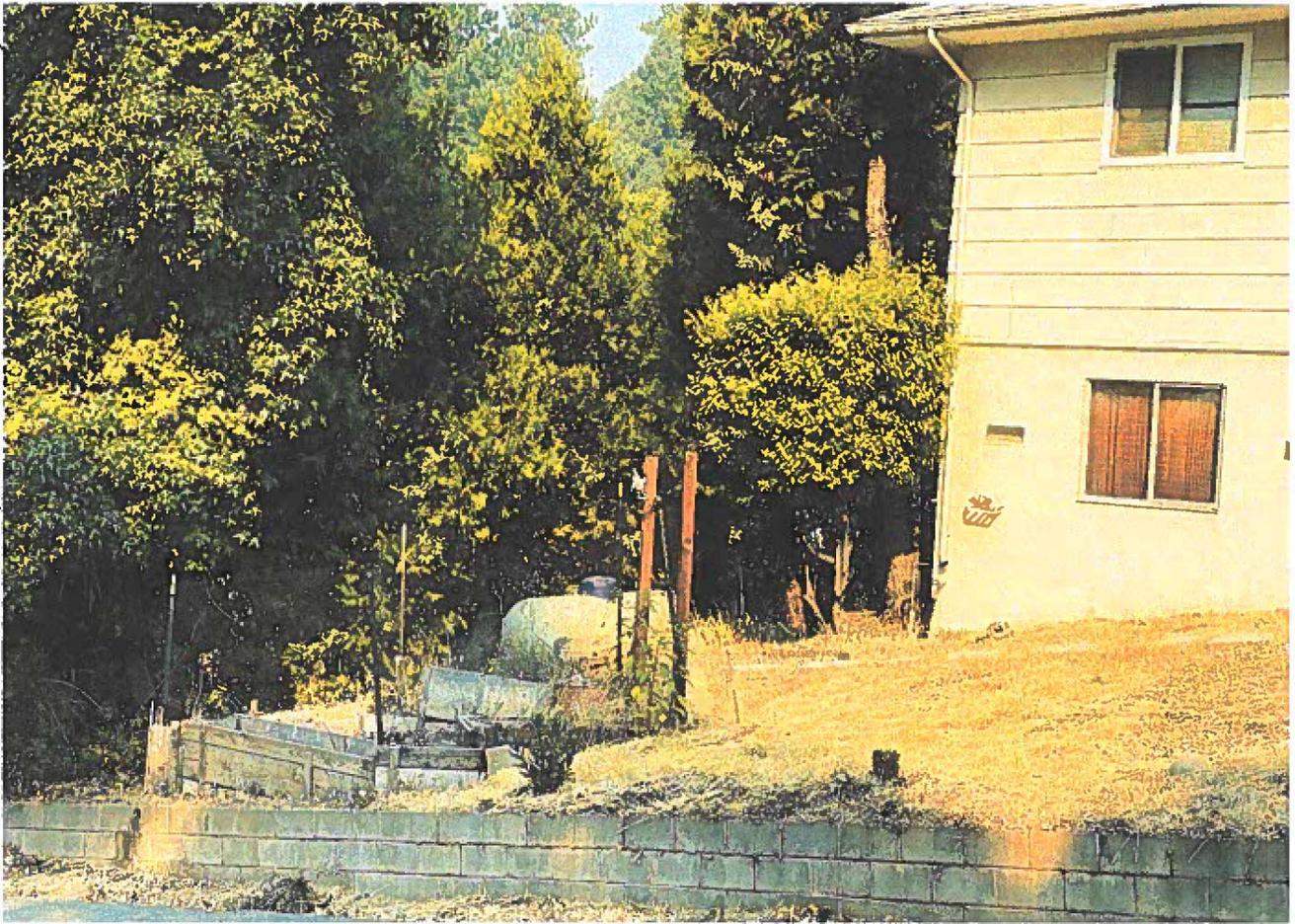


NEIGHBORING HOMES CEDAR RAUIN E



TREE TO REMAIN

NEIGHBORING HOUSE THOMPSON WAY

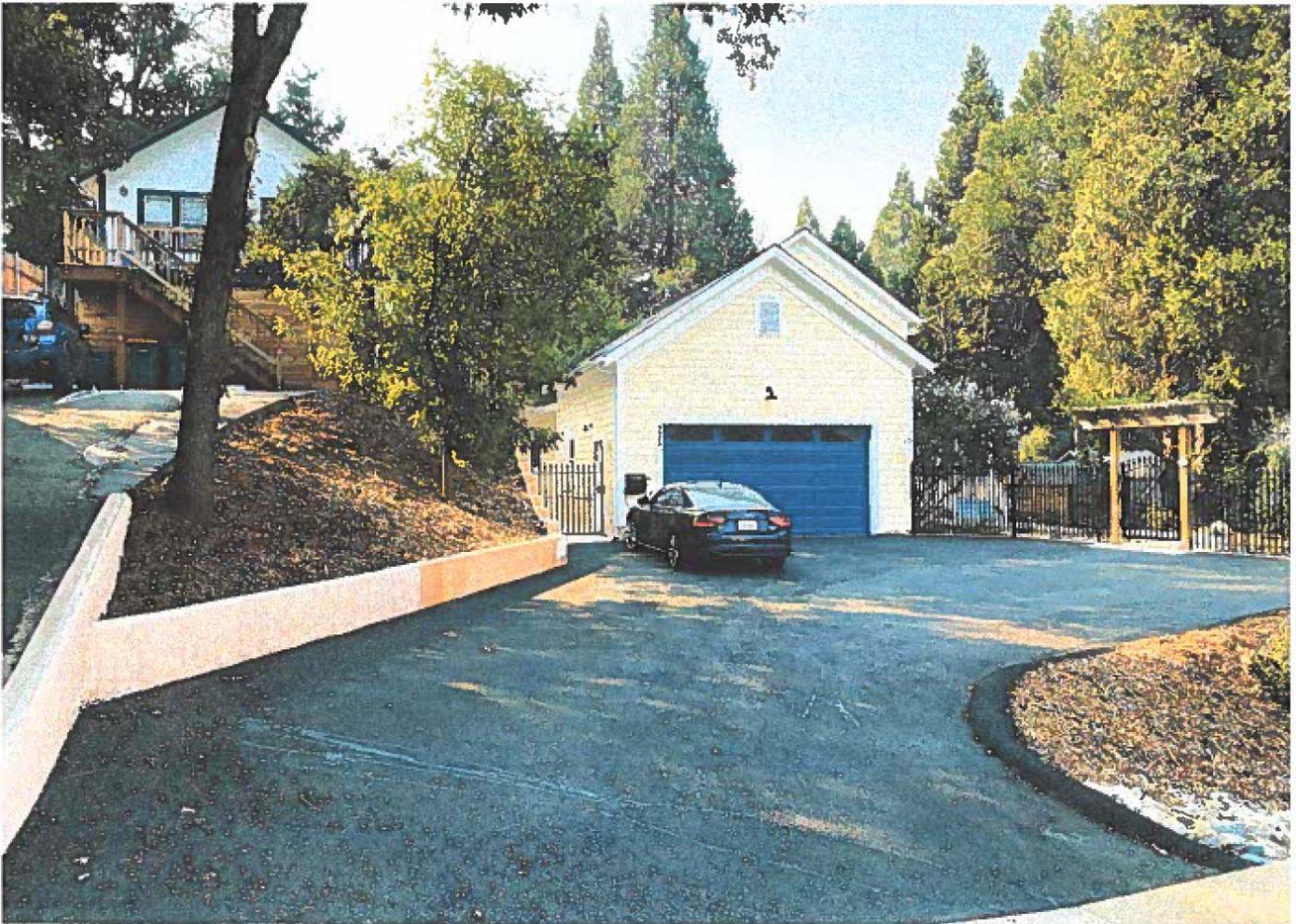
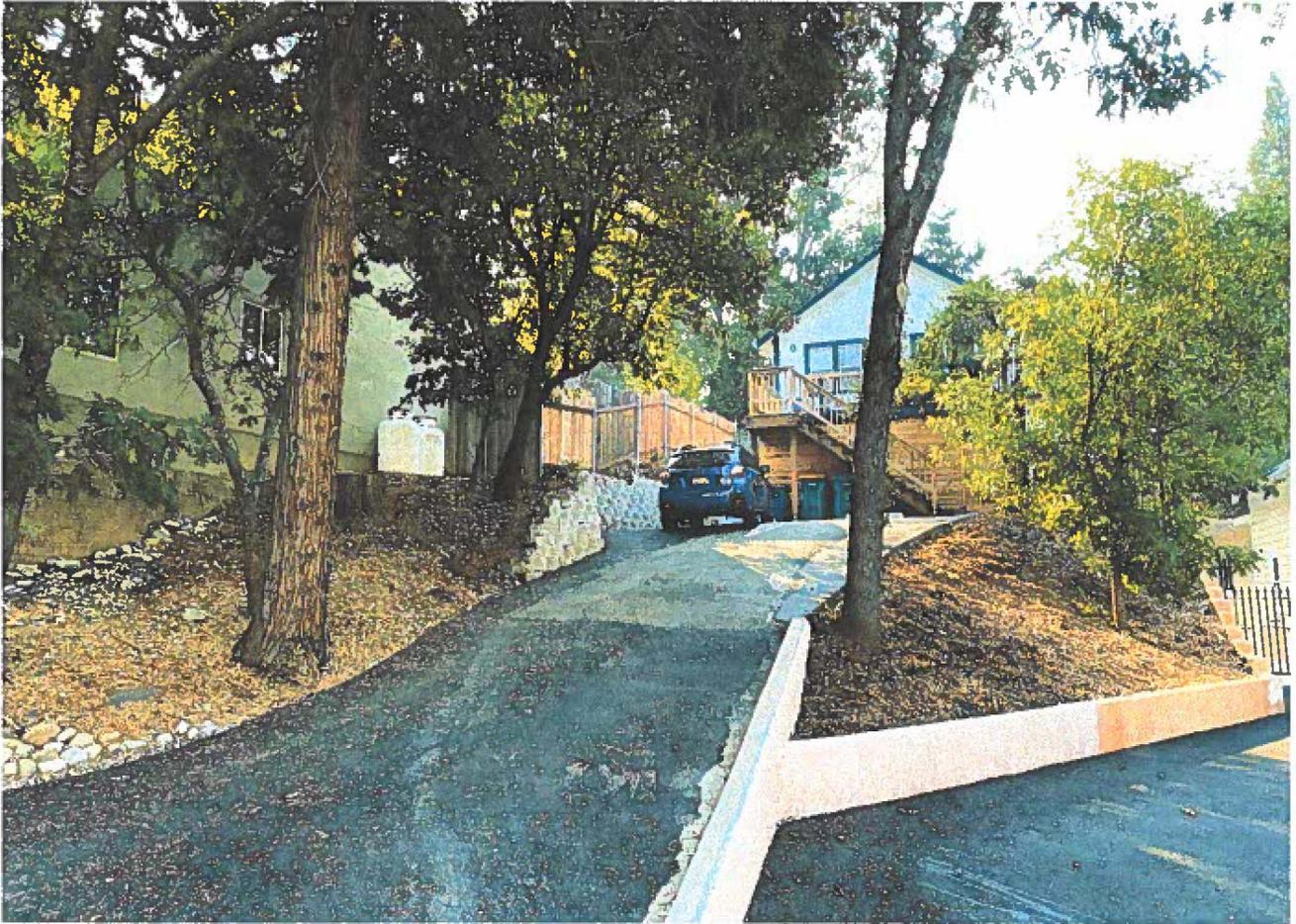


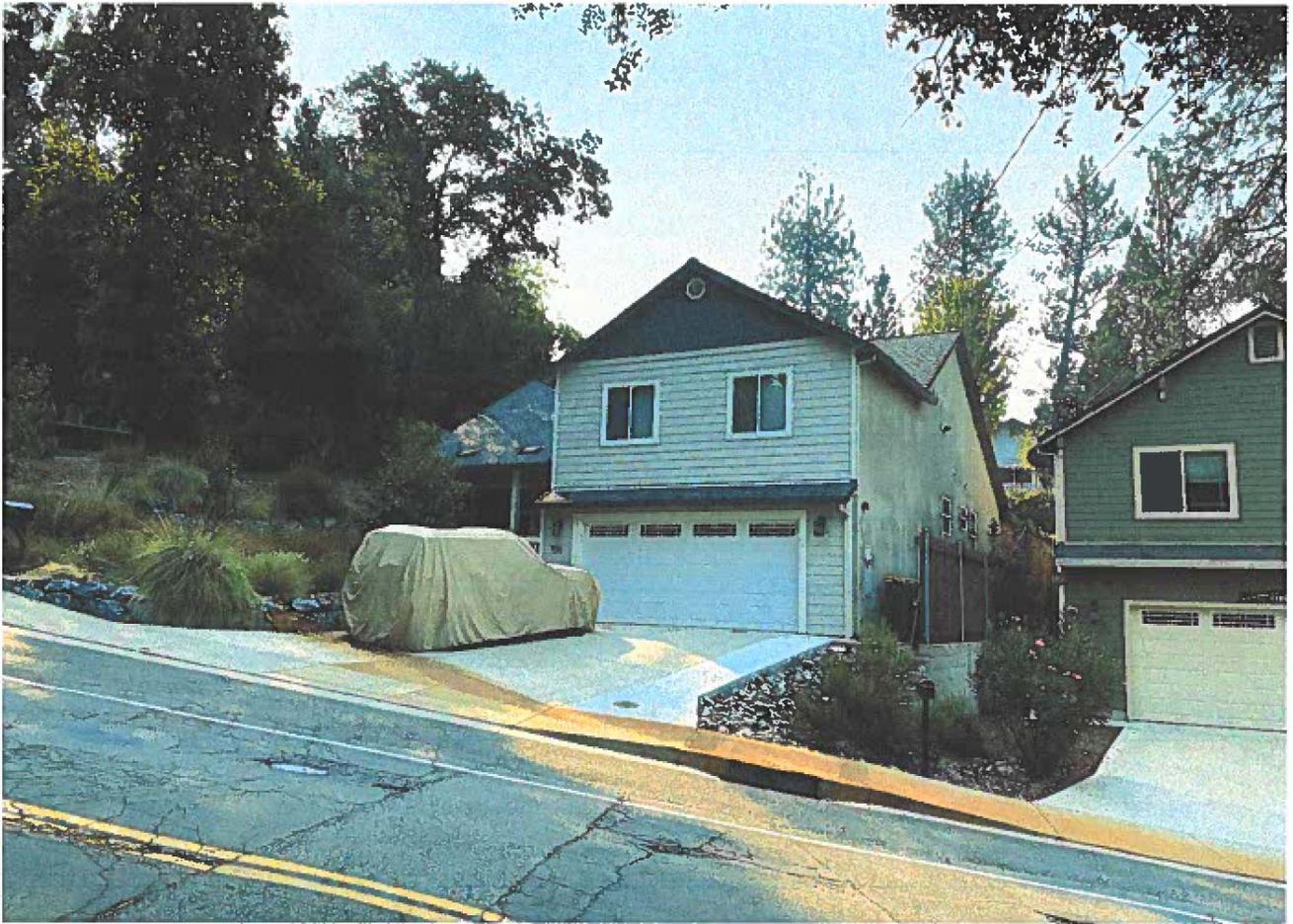
RETAINING WALLS ON THOMPSON ACROSS

3079 THOMPSON

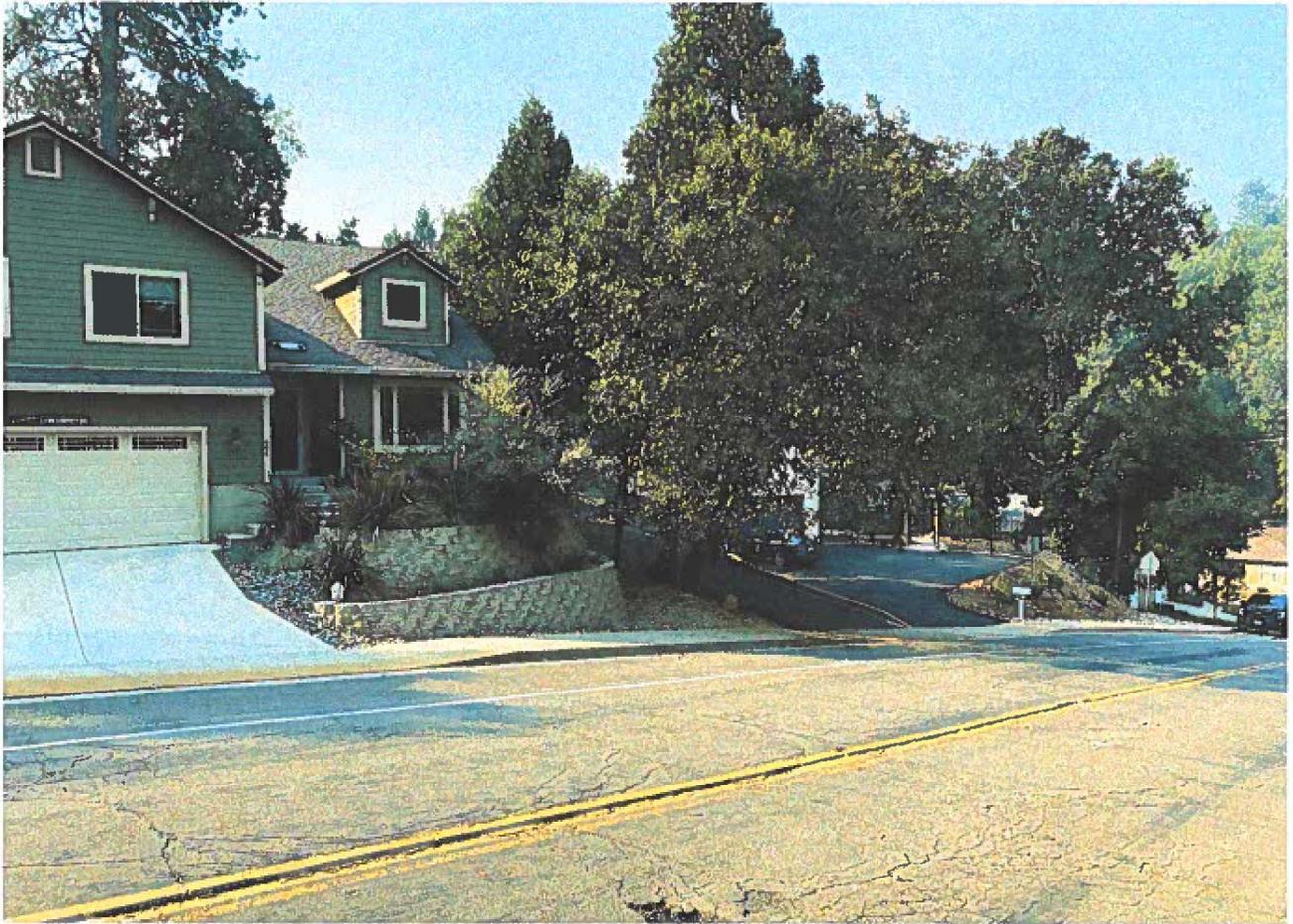


SUBJECT LOT





THOMPSON WAY HOMES
ACROSS STREET



WEST FACING ON THOMPSON





3066 CEDAR RAUNE 1

LedgeCut33[®]



The number 33 represents the 3" height and 3 different lengths of 12", 18", and 24" of stone with LedgeCut33. Individual pieces guarantee a natural and authentic appearance which is easy to handle, cut, and install. LedgeCut33 is designed for a dry-stack installation and includes flat pieces and 90 degree corner pieces. Corners available.

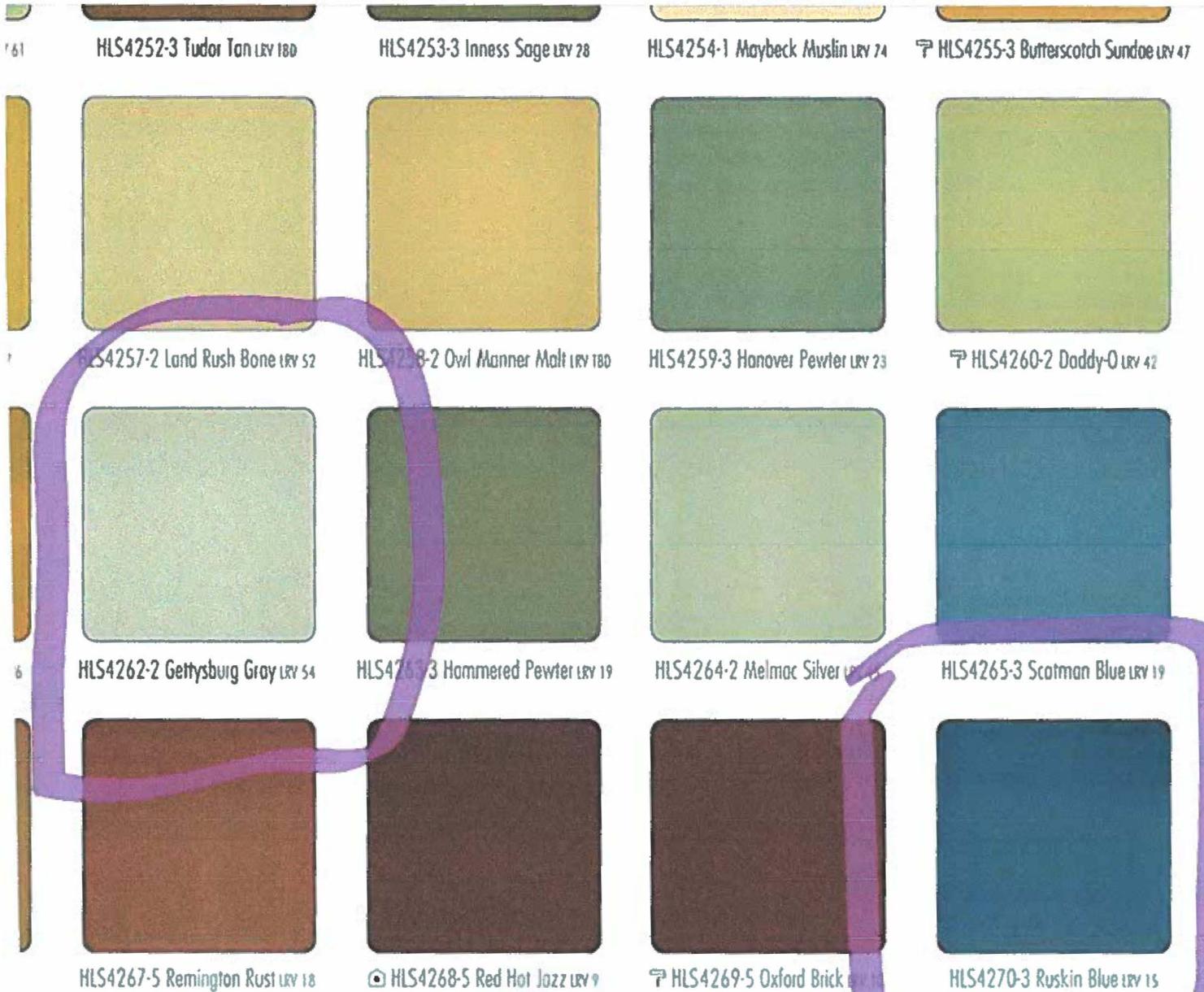
NATIONWIDE PROFILES



Beach Pebble

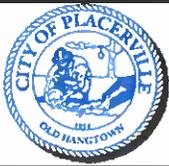


Birch



or Use Only. Optimal color results are obtained by using multiple coats or tinted primer.

Kelly Moore



**City of Placerville
Development Services
Department**

**CONDITIONAL USE PERMIT
APPLICATION CHECKLIST**

FILING INSTRUCTIONS: Complete application must be received by the Planning Division well in advance of a scheduled Planning Commission meeting to allow staff to review application for completeness, to prepare, publish and post public hearing notifications, and to prepare staff's report to the Planning Commission. An appointment is required to submit the application.

PROCESSING PROCEDURE: Use Permit applications are reviewed during a public hearing by the Planning Commission in accordance with the Development Code, Title 16, Chapter 16.76, and unless otherwise advised by the Planning Division, applicants or their authorized representatives are required to attend the meeting to present their project to the commission. A copy of the agenda and staff report will be mailed no later than seventy-two (72) hours prior to the commission meeting.

1) POSTING REQUIREMENTS: See attached, *City of Placerville Policy For Posting Properties For Development Projects*

2) APPLICATION SUBMISSION CHECKLIST REQUIREMENTS (Include this checklist with your submission): Unless otherwise determined by the Planning Division, an application for a Conditional Use Permit must include the following:

Applications and Fees

- Completion of the Planning Application Form
- Conditional Use Permit Application fee **700⁰⁰**
 - Major: Should project require a California Environmental Quality Act (CEQA) Initial Study / Negative Declaration/ Environmental Impact Report be required;
 - Minor: Should project be CEQA categorically or statutorily exempt.
- Environmental assessment fee (if Major Conditional Use Permit) **N/A**

Plans and Exhibits

- Site Plan**, accurately drawn to scale. Include the following:
 - General location/vicinity map of proposed site in relation to major streets and adjacent properties.
 - Scale, north arrow and date.
 - Name and phone number of person preparing plan. A licensed architect, landscape architect and/or civil engineer should wet stamp and sign off final plans as appropriate.
 - All property lines with distances, including existing and proposed easements.
 - All existing features on the site including topography, any structures, street frontage improvements (i.e. curbs, gutters, sidewalks, edge of paving), utilities, power poles, easements, parking areas, trees, creeks, etc. and name of adjoining streets, or right-of-way easements and nearest cross street.
 - Identify any structures, utilities or trees (location and species) to be removed.
 - Locations and dimensions of proposed uses, including all buildings, accessory structures, driveways, parking spaces, service or loading areas, trash enclosures, outdoor storage, seating or use areas, fencing, landscape areas, mechanical equipment/control panels.
 - Include distance from all structures to property lines.

- Floor Plan**, accurately drawn to scale:
 - Proposed interior use of building.
 - N/A Include total square footage of any areas proposed for different uses (i.e. retail, customer service, storage, office, manufacturing, etc.).

- Existing and Proposed Elevations**, accurately drawn to scale, if exterior building modifications are proposed.

Submission requirements:

- Ten (10) copies of the following at no larger than 24" x 36" (unless otherwise directed by Department staff):

- Site Plan
- Floor Plan
- Existing and Proposed Elevations

- One (1) reduced copy of the required plans and exhibits to accompany full-size plans
- PDF of Exhibits: High quality PDF files of all exhibits are required. Files may be submitted on disc with the planning application or may be emailed to the Department.

- Environmental Checklist (complete)

- N/A Additional studies (traffic, sewer, water, etc.) as required by Department staff.

- Completion of the following as to how your request conforms to the following questionnaire. Use additional pages as necessary:

3) CONDITIONAL USE PERMIT QUESTIONNAIRE: On separate page(s) as necessary, provide responses to the following:

1. Describe how and why the intended conditional use is necessary or desirable for the development of the community; is in harmony with the various elements or objectives of the City's Municipal Code, and is not detrimental to existing uses or uses specifically permitted in the zone in which the proposed use is to be located.
2. Describe how and why the site for the intended conditional use is adequate in size and shape to accommodate such use and all the yards, setbacks, walls or fences, landscaping, and other features required in order to adjust such use to those existing or permitted future uses on land in the neighborhood.
3. Describe how and why the proposed conditional use on the subject property will not increase traffic in the area beyond the capacity of existing streets and highways.
4. Describe how and why the proposed conditional use will not be materially detrimental to the public health, safety and general welfare, or injurious to the property or improvements in such vicinity and zone in which the property is located.

SEE ATTACHMENT A

RECEIVED

SEP 25 2020

CITY OF PLACERVILLE
DEVELOPMENT SERVICES DEPT.

City of Placerville

Placerville, CA

September 25, 2020

RE: Building permit application for Parcel # 004-011-074-000

I, an undersigned owner of this property, hereby authorize John O'Rourke and/or Emma Libby to apply for and process a building permit application on this property to expedite the approval process.

Sincerely

A handwritten signature in blue ink, appearing to read "Craig Steven Cockerell". The signature is fluid and cursive, with a large initial "C" and a long horizontal stroke.

Craig Steven Cockerell, Trustee for Western Foothill Mortgage Profit Sharing Plan

October 16, 2020

City of Placerville

RE: Land parcel Thompson Hill Road

APN 004-011-074-000

RECEIVED
OCT 20 2020
CITY OF PLACERVILLE
DEVELOPMENT SERVICES DEPT.

We, the undersigned hereby consent to John O'Rourke, permit applicant, to apply for and process the planning and building permit of a residence on the above referenced land.

Steve Cockerell – trustee – for Western Foothill Mortgage PSP

Cindy L Cockerell – trustee – For Western Foothill Mortgage PSP

Scott A Dubrul

Julie L Dubrul

Don E Lyford

Donna Noble

Edward B. Marchini

Edward B Marchini

Gabriella Marchini

Gabriella J Marchini

October 16, 2020

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RECEIVED
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Donna Noble

Edward B Marchini

Gabriella J Marchini

RECEIVED

SEP 25 2020

CITY OF PLACERVILLE
DEVELOPMENT SERVICES DEPT.

~~WESTERN AMERICAN TITLE INSURANCE COMPANY~~

WHEN RECORDED MAIL TO
Western Foothill Mortgage
183 C Placerville Dr
Placerville, CA 95667

MAIL TAX STATEMENTS TO
Same as above



El Dorado, County Recorder
William Schultz Co Recorder Office
DOC- 2010-0019878-00

Check Number 38712

Thursday, MAY 06, 2010 15:37:12

Ttl Pd \$18.00

Nbr-0001256853

JLB/C1/1-2

Space above this line for recorder's use only

Trustee Sale No. fc24309-21 Loan No. DOU082306 Title Order No. 4307825

TRUSTEE'S DEED UPON SALE

APN 004-011-74-100 T.R.A. No.

R+T11926

The undersigned grantor declares:

- 1) The Grantee herein was the foreclosing beneficiary.
- 2) The amount of the unpaid debt together with costs was\$257,292.96**
- 3) The amount paid by the grantee at the trustee sale was\$168,321.00
- 4) The documentary transfer tax is\$0.00
- 5) Said property is in THE CITY OF PLACERVILLE

and MORTGAGE LENDER SERVICES, INC. (herein called Trustee), as the duly appointed Trustee under the Deed of Trust hereinafter described, does hereby grant and convey, but without covenant or warranty, express or implied, to STEVE COCKERELL AND CINDY L COCKERELL, TRUSTEES OF THE WESTERN FOOTHILL MORTGAGE 401K PROFIT SHARING PLAN, AS TO AN UNDIVIDED 16.6667% INTEREST; EDWARD B. MARCHINI AND GABRIELLA J. MARCHINI, HUSBAND AND WIFE, AS TO AN UNDIVIDED 49.0196% INTEREST; SCOTT A DUBRUL AND JULIE L. DUBRUL, HUSBAND AND WIFE, AS TO AN UNDIVIDED 14.7059% INTEREST AND DON E. LYFORD, A MARRIED MAN AND DONNA NOBLE, A MARRIED WOMAN AS HER SOLE AND SEPARATE PROEPRTY, TOGETHER AS TO AN UNDIVIDED 19.607% INTEREST (herein called Grantee), all of its right, title and interest in and to that certain property situated in the County of El Dorado, State of California, described as follows: A PORTION OF LOT 25, BLOCK 20 OF THE ORIGINAL PLACERVILLE TOWNSITE, BEING A PORTION OF THE SOUTHWEST 1/4 OF SECTION 8, TOWNSHIP 10 NORTH, RANGE 11 EAST, M.D.B.&M., CITY OF PLACERVILLE, DESCRIBED AS FOLLOWS:

PARCEL B, AS SHOWN ON THAT CERTAIN PARCEL MAP FILED IN THE OFFICE OF THE COUNTY RECORDER, COUNTY OF EL DORADO, STATE OF CALIFORNIA ON MAY 25, 2004 IN BOOK 48 OF PARCEL MAPS AT PAGE 110.

EXCEPTING THEREFROM ALL THAT PORTION AS DESCRIBED IN "OFFER OF STREET DEDICATION TO THE CITY OF PLACERVILLE", EXECUTED BY PEGGY L. GOLDMAN TO THE CITY OF PLACERVILLE WHEREIN SAID CITY ACCEPTED SAID OFFER IN FEE, RECORDED MAY 25, 2004, IN SERIES NO. 2004-0042411 OFFICIAL RECORDS.

019878

Trustee Sale No. fc24309-21
Loan No. DOU082306
Title Order No. 4307825

****AMOUNT ALSO SECURED A DEED OF TRUST RECORDED ON AUGUST 24, 2006 AS DOCUMENT NO, 2006-24817-8 IN HUMBOLDT COUNTY, CALIFORNIA**

RECITALS:

This conveyance is made pursuant to the powers conferred upon Trustee by that certain Deed of Trust dated 08/21/2006 and executed by J. C. WORKS, GENERAL PARTNERSHIP, as Trustor, and recorded on AUGUST 24, 2006 AS DOCUMENT NO. 2006-0057449-00 of official records of El Dorado County, California, and after fulfillment of the conditions specified in said Deed of Trust authorizing this conveyance.

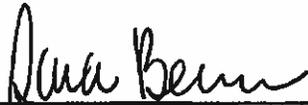
Default occurred as set forth in a Notice of Default and Election to Sell which was recorded in the Office of the Recorder of said County, and such default still existed at the time of sale.

All requirements of law regarding the mailing of copies of notices or the publication of a copy of the Notice of Default or the personal delivery of the copy of the Notice of Default and the posting and publication of copies of the Notice of a Sale have been complied with.

Trustee, in compliance with said Notice of Trustee's Sale and in exercise of its powers under said Deed of Trust, sold the herein described property at public auction on 04/29/2010. Grantee, being the highest bidder at said sale, became the purchaser of said property for the amount bid being \$168,321.00 in lawful money of the United States, or by credit bid if the Grantee was the beneficiary of said Deed of Trust at the time of said Trustee's Sale.

DATE: 5/4/10

MORTGAGE LENDER SERVICES, INC.



Sara Berens, Sr. Vice President

STATE OF California
COUNTY OF Sacramento

On May 4, 2010 before me, Kimberli L. Sinerius, Notary Public, personally appeared Sara Berens, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

