



triad/holmes associates

civil engineering
land surveying

mammoth lakes • bishop • redwood city
napa • san luis obispo

Mono County
Community Development
P.O. Box 347
Mammoth Lakes, CA 93546
Attn: Michael Draper
Subject: Lot Line Adjustment/Merger, Lee Vining, Domaille

JN 01.047-1
January 12, 2022

Michael,

Enclosed is a final parcel map application for a Lot Line Adjustment and Lot Merger at the Lee Vining Mobile Mart. This application for the line adjustment is between Lot Line Adjustment Parcel 2 of LLA 13-001 and Parcel 3 of Parcel Map 34-52, PMB 4/85. In addition, this application encompasses the merger of the portions of Highway 120 by Caltrans to the current owners. These properties are owned by DJDS Property LLC and Dom Management LLC commonly owned by Dennis Domaille. Caltrans had deeded portions of Highway 120 to the LLCs by the documents recorded as Documents #2019000162 and #2019000163 O.R. in 2019 and show up on the current Assessors Parcel Maps incorporated into these Parcels. It was determined by Mono County Planning that these Highway properties were combined into the Domaille properties for tax purposes however they remained separate individual properties. Mono County also confirmed that these would have to be merged.

The Lot Line Adjustment portion will give a small triangle of Parcel 3 of the Parcel Map to LLA Parcel 2 of LLA 13-001 in order to encompass the location of a vehicle charging station being built by the Rivian Company.

The application as submitted herewith was prepared under the guide lines by Mono County and at this time, Dennis Domaille would like to proceed with the LLA/Merger process in order to accomplish his goals. Therefore, the enclosed application **contains electronic** copies of the following:

- Application for Lot Line Adjustment and Lot Merger
- Check for Application fee \$495
- Exhibits of Legal Descriptions, Plats and Site Plan
- Preliminary Title Report,
- Map reference PMB 4/85
- Document reference 2013002740 O.R.

If you need any additional information regarding this submittal/application, please feel free to call or email.

Sincerely,

Jeff Pfeiler
Triad/Holmes Associates

cc: file/THA

**Mono County
Community Development Department**

P.O. Box 347
Mammoth Lakes, CA 93546
(760) 924-1800, fax 924-1801
commdev@mono.ca.gov

Planning Division

P.O. Box 8
Bridgeport, CA 93517
(760) 932-5420, fax 932-5431
www.monocounty.ca.gov

**LOT LINE ADJUSTMENT
APPLICATION**

APPLICATION # _____	FEE \$ _____
DATE RECEIVED _____	RECEIVED BY _____
RECEIPT # _____	CHECK # _____ (NO CASH)

APPLICANT/AGENT Dennis Domaille

ADDRESS P.O. Box 2727 CITY/STATE/ZIP Mammoth Lakes, CA 93546

TELEPHONE (760) 934-6334 E-MAIL dennisdomaille@yahoo.com

OWNER, if other than applicant DJDS Property, LLC & Dom Management, LLC

ADDRESS Same CITY/STATE/ZIP Same

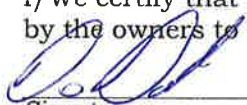
TELEPHONE (_____) Same E-MAIL Same

PROJECT DESCRIPTION: Assessor's Parcel # 021-080-028 & 021-080-029

APPLICATION PACKET SHALL INCLUDE:

- A. Plot Plan: Exhibit "A", a reproducible Plot Plan map, preferably on 8.5" x 11" (maximum size 8.5" x 14) drawn to a legible scale that illustrates and clarifies the requested lot line modifications. The Plot Plan must contain sufficient detail to verify conformance with existing zoning and building regulations. The Plot Plan must illustrate the following items where applicable: (a) existing zoning; (b) existing and proposed lot areas; (c) existing surface and subsurface structures and improvements; (d) existing septic system and well locations; (e) streams and waterways; (f) existing/proposed easements and access routes; and (g) any unusual topographic features or other information (such as compliance with minimum setback requirements) that may be pertinent to review and approval of the application.
- B. Completed Project Information form.
- C. Appropriate application fee: See Development Fee Schedule.

I/We certify that I/we are the owners of the subject property or that I/we have been authorized by the owners to process this application.



Signature



Signature

1-13-22

Date

RECORDING REQUESTED BY

AND WHEN RECORDED MAIL TO

Mono County Planning Division
P.O. Box 8
Bridgeport, CA 93517

SPACE ABOVE THIS LINE FOR RECORDER'S USE ONLY

**OWNER'S REQUEST FOR
LOT LINE ADJUSTMENT**

PARCELS SUBJECT TO LOT LINE ADJUSTMENT: Assessor's Parcel Numbers

021-080-028

021-080-029

SIGNATURE OF RECORD TITLE OWNERS: This document will be recorded. All record title owners must sign below, and their signatures must appear as reflected on the recorded deeds. *All signatures must be notarized.*

I/we hereby attest by my/our signature(s) hereon that I/we am/are all the record title owner/owners of the above-referenced real property. I/we also affirm that said property consists of two or more continuous lots under our common/separate ownership. I/we understand that recordation of this Request for Lot Line Adjustment shall cause the subject parcels to be adjusted per the attached exhibit maps.

I/we hereby attest by our signature(s) hereon that I/we have initiated this Lot Line Adjustment and are requesting that the County record this notice with the Lot Line Adjustment approval.

Dennis Domaillo
Name

[Signature]
Notarized signature

1-13-22
Date

[Signature]
Name

[Signature]
Notarized signature

1-13-22
Date

Jane Domaillo
Name

[Signature]
Notarized signature

1-13-22
Date

[Signature]
Name

[Signature]
Notarized signature

1-13-22
Date

SEE ATTACHED
NOTARIAL CERTIFICATE

CALIFORNIA JURAT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)

County of Mono)

Subscribed and sworn to (or affirmed) before me on this 13th day
of January, 20 22, by Dennis Domaille
and Jane Domaille

proved to me on the basis of satisfactory evidence to be the person(s)
who appeared before me.



(Seal)

Signature J. A. Markham

Optional Information

Although the information in this section is not required by law, it could prevent fraudulent removal and reattachment of this jurat to an unauthorized document and may prove useful to persons relying on the attached document.

Description of Attached Document

This certificate is attached to a document titled/for the purpose of

Owner's Request for
Lot Line Adjustment

containing 1 pages, and dated 1/13/22

Additional Information

Method of Affiant Identification

Proved to me on the basis of satisfactory evidence:

form(s) of identification credible witness(es)

Notarial event is detailed in notary journal on:

Page # _____ Entry # _____

Notary contact: _____

Other

Affiant(s) Thumbprint(s) Describe: _____

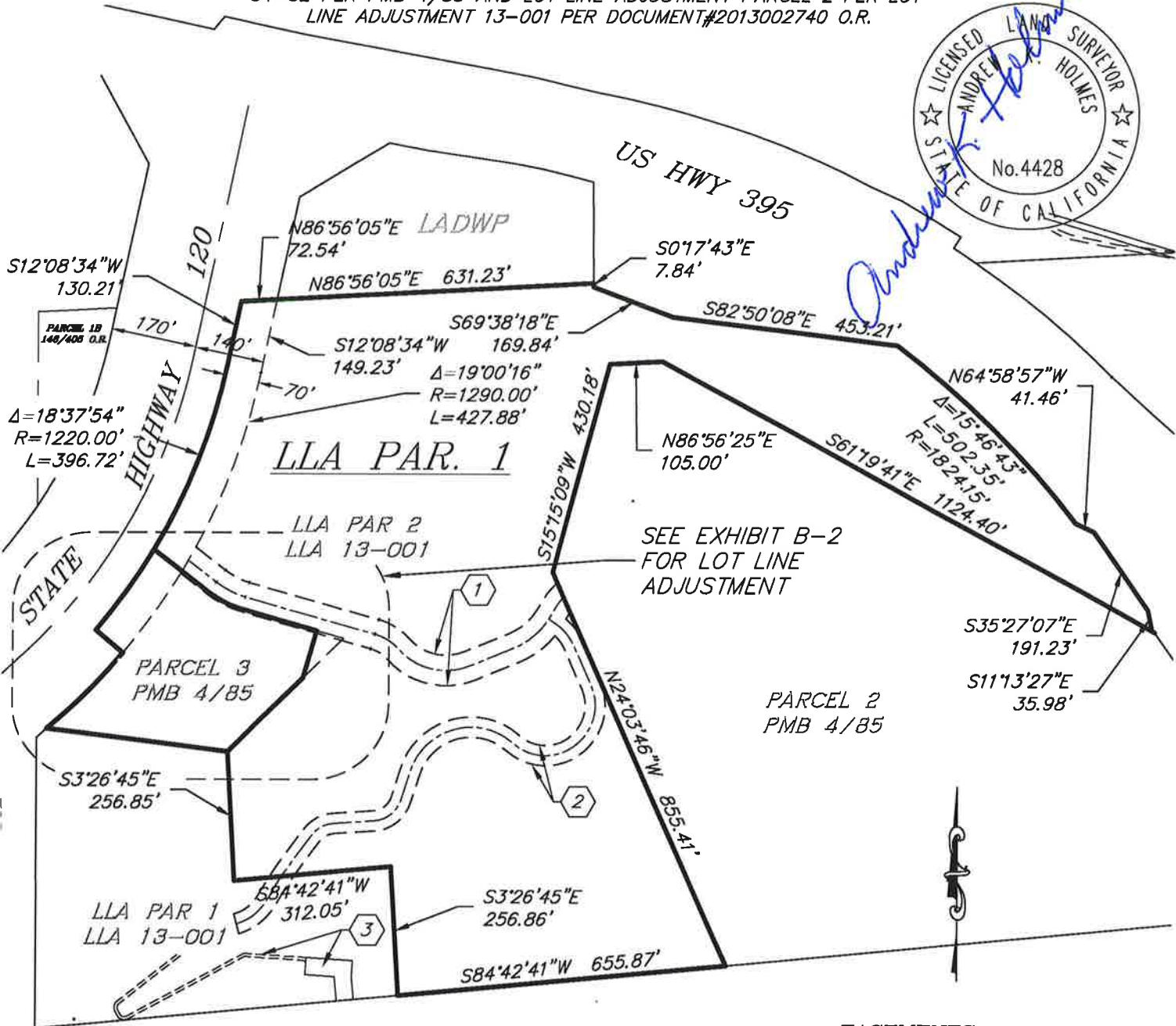
EXHIBIT B-1

RECORDING INFORMATION:

LOT LINE ADJUSTMENT LLA 21-00 , MC

MONO COUNTY , CALIFORNIA

BEING A LOT LINE ADJUSTMENT BETWEEN PARCEL 3 OF PARCEL MAP NO. 34-52 PER PMB 4/85 AND LOT LINE ADJUSTMENT PARCEL 2 PER LOT LINE ADJUSTMENT 13-001 PER DOCUMENT#2013002740 O.R.



EASEMENTS

LADWP

EASEMENTS

- ① 60' WIDE ROAD EASEMENT PER PMB 4/85 & VERIZON EASEMENT PER DOC.# 2009004475 O.R.
- ② 40' WIDE ROAD EASEMENT PER PMB 4/85 & VERIZON EASEMENT PER DOC.# 2009004475 O.R.
- ③ EASEMENT TO S.C.E. PER 2008005812 FOR ELECTRICAL AND COMMUNICATIONS DOES NOT AFFECT THE SUBJECT PROPERTIES

triad/holmes associates

SCALE: 1"=300'

EXHIBIT B-2

RECORDING INFORMATION:

LOT LINE ADJUSTMENT LLA 21-00 , MC

MONO COUNTY , CALIFORNIA

BEING A LOT LINE ADJUSTMENT BETWEEN PARCEL 3 OF PARCEL MAP NO. 34-52 PER PMB 4/85 AND LOT LINE ADJUSTMENT PARCEL 2 PER LOT LINE ADJUSTMENT 13-001 PER DOCUMENT#2013002740 O.R.

LLA PARCEL 1
28.50 ACRES

LLA PARCEL 2
DOC#2013002740 O.R.

LLA PARCEL 2
2.66 ACRES

PORTION OF CALTRANS
GRANTED TO DOM MANAGEMENT
LLC, DOC#2019000162 O.R.

PARCEL 3
PMB 4/85

LLA PARCEL 1

LLA PARCEL 2
DOC#2013002740 O.R.

POB = POINT OF BEGINNING

LLA PARCEL 1
DOC#2013002740 O.R.



SCALE: 1"=100'

