

**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

ADDRESS Same CITY/STATE/ZIP Same

TELEPHONE ( \_\_\_\_\_ ) Same E-MAIL Same

**PROJECT DESCRIPTION:** Assessor's Parcel # 021-080-025 & 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

1-24-24  
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

021-080-025


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.

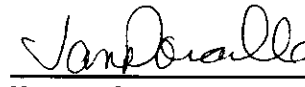
I/we hereby attest by our signature(s) hereon that I/we have initiated this Lot Line Adjustment and are requesting that the County record this notice with the Lot Line Adjustment approval.

Dennis Domaille  
Name

  
Notarized signature

1-24-24  
Date

Jane Domaille  
Name

  
Notarized signature

1-24-24  
Date

\_\_\_\_\_  
Name

\_\_\_\_\_  
Notarized signature

\_\_\_\_\_  
Date

\_\_\_\_\_  
Name

\_\_\_\_\_  
Notarized signature

\_\_\_\_\_  
Date

**CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT**

CIVIL CODE § 1189

State of California

County of MONO

On 1/24/24 before me, ERIKA BRUECKNER, NOTARY PUBLIC,

personally appeared DENNIS DOMALIE & JANE DOMALIE

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.

Signature: [Handwritten Signature]  
Signature of Notary Public

Place Notary Seal Above

**OPTIONAL**

*Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.*

**Description of Attached Document**

Title or Type of Document: LOT LINE ADJUSTMENT

Document Date: \_\_\_\_\_ Number of Pages: 1

Signer(s) Other Than Named Above: \_\_\_\_\_

**Capacity(ies) Claimed by Signer(s)**

Signer's Name: \_\_\_\_\_ Signer's Name: \_\_\_\_\_

Corporate Officer — Title(s): \_\_\_\_\_  Corporate Officer — Title(s): \_\_\_\_\_

Individual  Partner —  Limited  General  Individual  Partner —  Limited  General

Attorney in Fact  Attorney in Fact

Trustee  Trustee

Guardian or Conservator  Guardian or Conservator

Other: \_\_\_\_\_  Other: \_\_\_\_\_

Signer Is Representing: \_\_\_\_\_ Signer Is Representing: \_\_\_\_\_

**RIGHT THUMBPRINT OF SIGNER**

Top of thumb here

**RIGHT THUMBPRINT OF SIGNER**

Top of thumb here

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**PROJECT INFORMATION**

(To be completed by applicant or representative)

NOTE: Please answer all questions as accurately and completely as possible to avoid potential delays in processing. Attach additional sheets if necessary.

I. **TYPE OF PROJECT** (check any permit(s) requested):

- Director Review     Use Permit     Lot Line Adjustment     Land Division (4 or fewer)  
 Subdivision     Specific Plan     Zone Variance     Zoning Amendment  
 General Plan Amendment     Other \_\_\_\_\_

APPLICANT Dennis Domaille

PROJECT TITLE Lot Line Adjustment Domaille Hotel Site

LOT SIZE (sq. ft./acre) 32.1ac/27.43ac ASSESSOR'S PARCEL # 021-080-025 & 021-080-029

PROJECT LOCATION State Highway 120 & US Highway 395 at Tioga Pass

Has your project been described in detail in the project application? Yes  No

Please Specify:

Number of Units NA Building Height/# of floors NA  
Number of Buildings NA Density (units/acre) NA

Total lot coverage/impervious surface (sq. ft. & %) NA  
a. Buildings (first-floor lot coverage /sq. ft. & %) NA  
b. Paved parking & access (sq. ft. & %) NA

Landscaping/screening and fencing:

a. Landscaping (sq. ft. & %) NA  
b. Undisturbed (sq. ft. & %) NA

Total parking spaces provided:

a. Uncovered NA  
b. Covered NA  
c. Guest/Handicapped NA

II. **SITE PLAN**

Are all existing and proposed improvements shown on the Plot Plan (see attached Plot Plan Requirements)? Yes  No

III. **ENVIRONMENTAL SETTING**

Use one copy of the Tentative Map or Plot Plan as needed to show any necessary information. Attach photographs of the site, if available.

1. VICINITY MAP:

Attach a copy of assessor's parcel pages or a vicinity map showing the subject property in relation to nearby streets and lots or other significant features.

2. EXISTING DEVELOPMENT:

Vacant  If the site is developed, describe all existing uses/improvements such as structures, roads, etc. Does the Plot Plan show these uses? Yes  No

LLA Par 1: Undeveloped

LLA Par 2: Existing road improvements accessing Mobile Mart and Vista View/employee housing

3. ACCESS/CIRCULATION:

Name of Street Frontage(s) Vista Point Drive

Paved  Dirt  No existing access

Are there any private roads, drives or road easements on/through the property?

Yes  No

Has an encroachment permit been submitted to Public Works or Caltrans? Yes  No

Does the property have any existing driveways or access points? Yes  No

Are any new access points proposed? Yes  No

Does the Plot Plan show the driveways or access points? Yes  No

Describe the number and type of vehicles associated with the project NA

4. ADJACENT LAND USES:

A. Describe the existing land use(s) on adjacent properties. Also note any major man-made or natural features (i.e., highways, stream channels, number and type of structures, etc.).

LAND USE

LAND USE

North US Highway 395 & LADWP

South Open Space

East US Highway 395 & Open Space

West St Hwy 120 & LLA Par 1 LLA 13-001 employee housing

B. Will the proposed project result in substantial changes in pattern, scale or character of use in the general area? Yes  No  If YES, how does the project propose to lessen potential adverse impacts to surrounding uses? \_\_\_\_\_

5. SITE TOPOGRAPHY:

Is the site on filled land? Yes  No  Describe the site's topography (i.e., landforms, slopes, etc.) \_\_\_\_\_

6. DRAINAGES:

A. Describe existing drainage ways or wetlands on or near the project site (i.e., rivers, creeks and drainage ditches 12" or deeper and/or within 30' of the property) None Known

B. Are there any drainage easements on the parcel? Yes  No

C. Will the project require altering any streams or drainage channels? Yes  No  If YES, contact the Department of Fish and Game for a stream alteration permit. IF YES TO ANY OF THE ABOVE, show location on plot plan and note any alteration or work to be done within 30 feet of the stream or drainage.

7. VEGETATION:

A. Describe the site's vegetation and the percentage of the site it covers (map major areas of vegetation on the Plot Plan) \_\_\_\_\_

- B. How many trees will need to be removed? None
- C. Are there any unique, rare or endangered plant species on site? Yes  No
- D. Has the site been used for the production of agricultural crops/trees or grazing/pasture land in the past or at the present time? Yes  No
- E. Is landscaping/planting of new vegetation proposed? Yes  No
8. WILDLIFE:
- A. Will the project impact existing fish and wildlife? Yes  No   
Describe existing fish and wildlife on site and note any proposed measures (if any) to avoid or mitigate impacts to fish and wildlife \_\_\_\_\_  
\_\_\_\_\_
- B. Are there any unique, rare or endangered animal species on site? Yes  No
9. CULTURAL RESOURCES:
- A. Are there any cemeteries, structures or other items of historical or archaeological interest on the property? Yes  No  Specify \_\_\_\_\_  
\_\_\_\_\_
10. SITE GRADING:
- A. Will more than 10,000 square feet of site area be cleared and/or graded?  
Yes  No  If YES, how much? \_\_\_\_\_
- B. Will the project require any cuts greater than 4' or fills greater than 3'? Yes  No   
C. Will the project require more than 200 cubic yards of cut or fill? Yes  No  If YES, how much? \_\_\_ If YES to A, B or C, contact the Department of Public Works for a grading permit.
- D. Will site grading of 10% or more occur on slopes? Yes  No
- E. Note any measures to be taken to reduce dust, prevent soil erosion, or the discharge of earthen material off site or into surface waters \_\_\_\_\_  
\_\_\_\_\_
11. AIR QUALITY:
- A. Will the project have wood-burning devices? Yes  No  If YES, how many? \_\_\_\_\_
- B. What fuel sources will the proposed project use? Wood  Electric  Propane/Gas
- C. Will the proposal cause dust, ash, smoke, fumes or odors in the vicinity? Yes  No
12. VISUAL/AESTHETICS:
- A. How does the proposed project blend with the existing surrounding land uses?  
No impact with the application of a LLA  
\_\_\_\_\_
- B. How does the proposed project affect views from existing residential/commercial developments, public lands or roads? N/A No impact with the application of a LLA  
\_\_\_\_\_
- C. If outdoor lighting is proposed, describe the number, type and location None  
\_\_\_\_\_
13. NATURAL HAZARDS:
- A. Is the site known to be subject to geologic hazards such as earthquakes, landslides, mudslides, ground failure, flooding, avalanche or similar hazards? Yes  No   
(Circle applicable hazard[s]).

- B. Will any hazardous waste materials such as toxic substances, flammables or explosives be used or generated? Yes  No  Does the project require the disposal or release of hazardous substances? Yes  No
- D. Will the project generate significant amounts of solid waste or litter? Yes  No
- E. Will there be a substantial change in existing noise or vibration levels? Yes  No   
If YES to any of the above, please describe \_\_\_\_\_

14. OTHER PERMITS REQUIRED:

List any other related permits and other public approvals required for this project, including those required by county, regional, state and federal agencies:

- Encroachment Permits from *Public Works or Caltrans*.
- Stream Alteration Permit from *Department of Fish and Game*
- 404 Wetland Permit from *Army Corps of Engineers*
- Grading Permit from *Public Works*
- Building Permit from *County Building Division*
- Well/Septic from *County Health Department*
- Timber Land Conversion from *California Department of Forestry*
- Waste Discharge Permit from *Lahontan Regional Water Quality Control Board*
- Other \_\_\_\_\_

**IV. SERVICES**

1. Indicate how the following services will be provided for your project and the availability of service.

Electricity N/A No impact with the application of a LLA

Underground  Overhead  (Show location of existing utility lines on Plot Plan)

Road/Access N/A No impact with the application of a LLA

Water Supply N/A No impact with the application of a LLA

Sewage Disposal N/A No impact with the application of a LLA

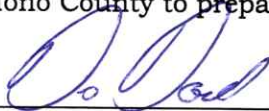
Fire Protection N/A No impact with the application of a LLA

School District N/A No impact with the application of a LLA

2. If an extension of any of the above is necessary, indicate which service(s), the length of extension(s), and the infrastructure proposed None

**CERTIFICATION:** I hereby certify that I have furnished in the attached exhibits the data and information required for this initial evaluation to the best of my ability, and that the information presented is true and correct to the best of my knowledge and belief. I understand that this information, together with additional information that I may need to provide, will be used by Mono County to prepare a Specific Plan in compliance with state law.

Signature



Date

1-24-24

For \_\_\_\_\_

**TIOGA GAS MART**  
PO Box 326, 22 Vista Point Drive  
Lee Vining, CA 93541  
(760) 647-1088

**Oak Valley Community Bank**  
307 Old Mammoth Road  
Mammoth Lakes, CA 93546  
90-4211/1211

38727

1/24/2024

PAY TO THE ORDER OF Mono County Community Development

\$\*\*564.00

Five Hundred Sixty-Four and 00/100\*\*\*\*\*

DOLLARS

Mono County Community Development

MEMO

Lot line adjustment

  
AUTHORIZED SIGNATURE

MP

⑈038727⑈ ⑆121142119⑆ 005 101840⑈

THIS DOCUMENT MUST HAVE A COLORED BACKGROUND, ULTRAVIOLET FIBERS AND AN ARTIFICIAL WATERMARK ON THE BACK - VERIFY FOR AUTHENTICITY.

TIOGA GAS MART

Mono County Community Development

1/24/2024

38727

564.00

347.1

Eastern Sierra Comm Lot line adjustment

564.00

Details on Back.

Security Features Included