



## Office of the Town Manager

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December 21, 2023

Sondermann Glenberg Properties III, a General Partnership  
Michael Sondermann, General Partner  
1020 San Clemente Way  
Camarillo, CA 93010

Re: 54 Mono Street easement; Parcel 1 of Parcel Map 36-158

Dear Mr. Sondermann,

Sondermann Glenberg Properties III, a General Partnership ("SGP III") is the owner of an unimproved parcel of real property located at 54 Mono Street and legally described as follows:

Parcel 1 of Parcel Map 36-158 in The Town of Mammoth Lakes, County of Mono, State of California, as per map recorded in Book 4 Page 73 of Parcel Maps, in the Office of the County Recorder of Said County. (Assessor's Parcel No. 033-123-012-000) ("the Property" or "Parcel 1").

Adjacent to the Property is an improved parcel of real property located at 56 Mono Street and legally described as follows:

Parcel 2 of Parcel Map 36-158 in The Town of Mammoth Lakes, County of Mono, State of California, as per map recorded in Book 4 Page 73 of Parcel Maps, in the Office of the County Recorder of Said County. (Assessor's Parcel No. 033-123-011-000) ("Parcel 2").

The Town of Mammoth Lakes Planning Commission ("the Town") approved the Tentative Parcel Map creating Parcel 1 and Parcel 2 by way of "Resolution No. 90-19 Conditions of Approval for Zone Variance 89-11 and Tentative Parcel Map 36-158, Sondermann (April 25, 1990)" ("Conditions of Approval"). This approval further stated, "The subject properties shall be limited to and shall share one driveway on Mono Street" and "A one foot non-access strip along Mono Street extending southward from the proposed driveway easement shall be dedicated to the Town."

Pursuant to the above-identified and referenced Parcel Map 36-158 creating Parcels 1 and 2, an "Exclusive Access Easement Appurtenant to Parcel 2" (the "Access Easement") and a "1' Non-access Easement Offer of Dedication (the "Non-access Easement") were created. The Access Easement and Non-access Easement, combined, were intended to provide shared limited ingress and egress to Mono Street for both Parcels 1 and 2, thus meeting the Condition of Approval referenced above.

However, the description of the Access Easement on the Parcel Map, as stated above, appears to create an ambiguity by use of the term "exclusive".

This letter further confirms the prior decision of and approval by the Town that the Access Easement area on the Parcel Map is deemed by the Town to be a shared driveway exclusive to both the owners of Parcel 1 and of Parcel 2, respectively, for means of ingress and egress to Mono Street, and that the Non-access Easement provides that no other ingress or egress to Mono Street from Parcel 1 is permitted. This is what was stated in the Parcel Map approval documents, and was the intention of the Town in approving the Parcel Map. The Town did not intend to require or allow the creation of an access easement that would, together with the Non-access Easement, prevent Parcel 1 from accessing Mono Street.

It is acknowledged by the Town that at some point in the future SGP III or a successor in interest as owner of the Property may apply to the Town to develop and improve the Property. Should this occur, the Town will not contend that Parcel 1 has no legal ingress and egress to Mono Street. So long as the proposed project otherwise meets the Conditions of Approval and then-current zoning requirements, the existing shared driveway area will continue to provide adequate ingress and egress to Mono Street for both Parcel 1 and Parcel 2. This should not be construed as a warranty or representation on behalf of the Parcel 2 owner, however SGP III or any successor in interest is advised to discuss plans for Mono Street access for Parcel 1 with the Parcel 2 owner.

Sincerely,



Dan Holler  
Town Manager

Acknowledged:  
Sonderman Glenberg Properties III, a General Partnership

  
Michael Sondermann, General Partner

cc: file  
David Baumwohl, [david@baumwohl.com](mailto:david@baumwohl.com)  
Andy Morris, Town Attorney  
Nolan Bobroff, Acting CED Director  
Amy Callanan, Engineering Manager  
Haislip Hayes, Director of Public Works