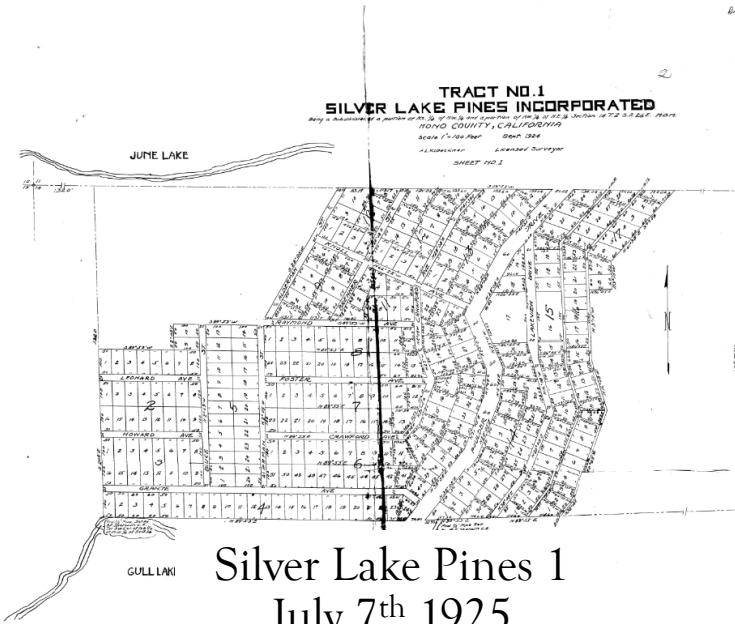




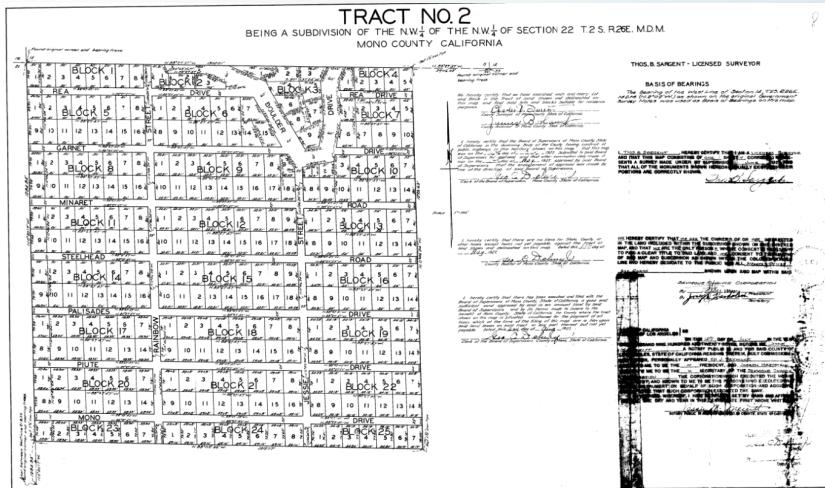
- Prepared for the June Lake Citizens Advisory Committee
- February 4, 2026

HISTORY OF JUNE LAKE SUBDIVISIONS

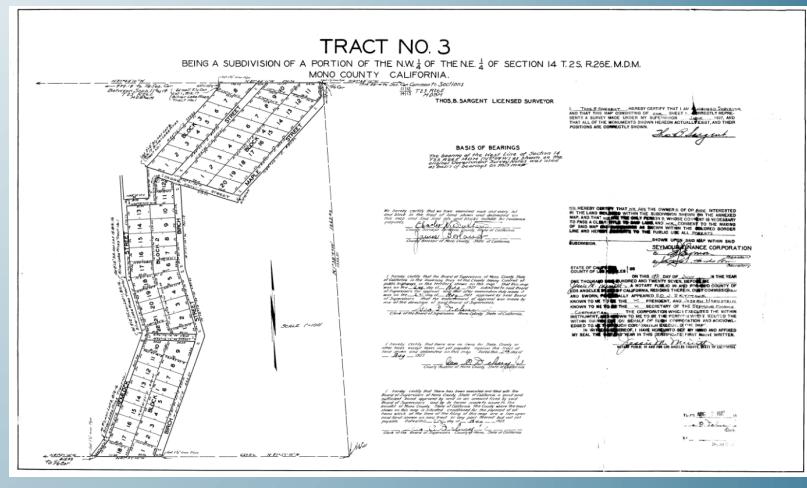
Total Parcels: 2148



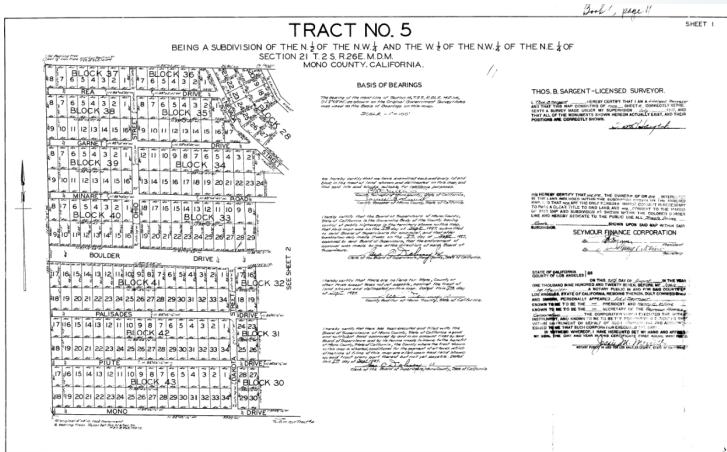
Silver Lake Pines 1
July 7th 1925



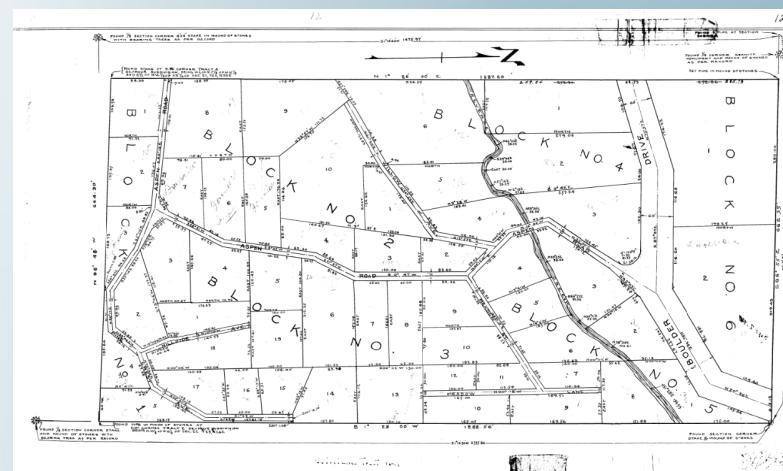
Silver Lake Pines 2 Peterson Tract
August 2nd, 1927



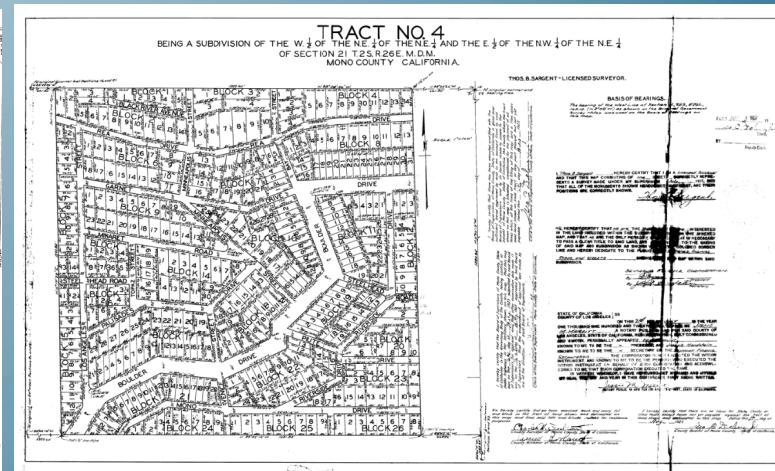
Silver Lake Pines 3
August 2nd, 1927



Silver Lake Pines 5
September 7th, 1927



Williams Tract
September 6th, 1927

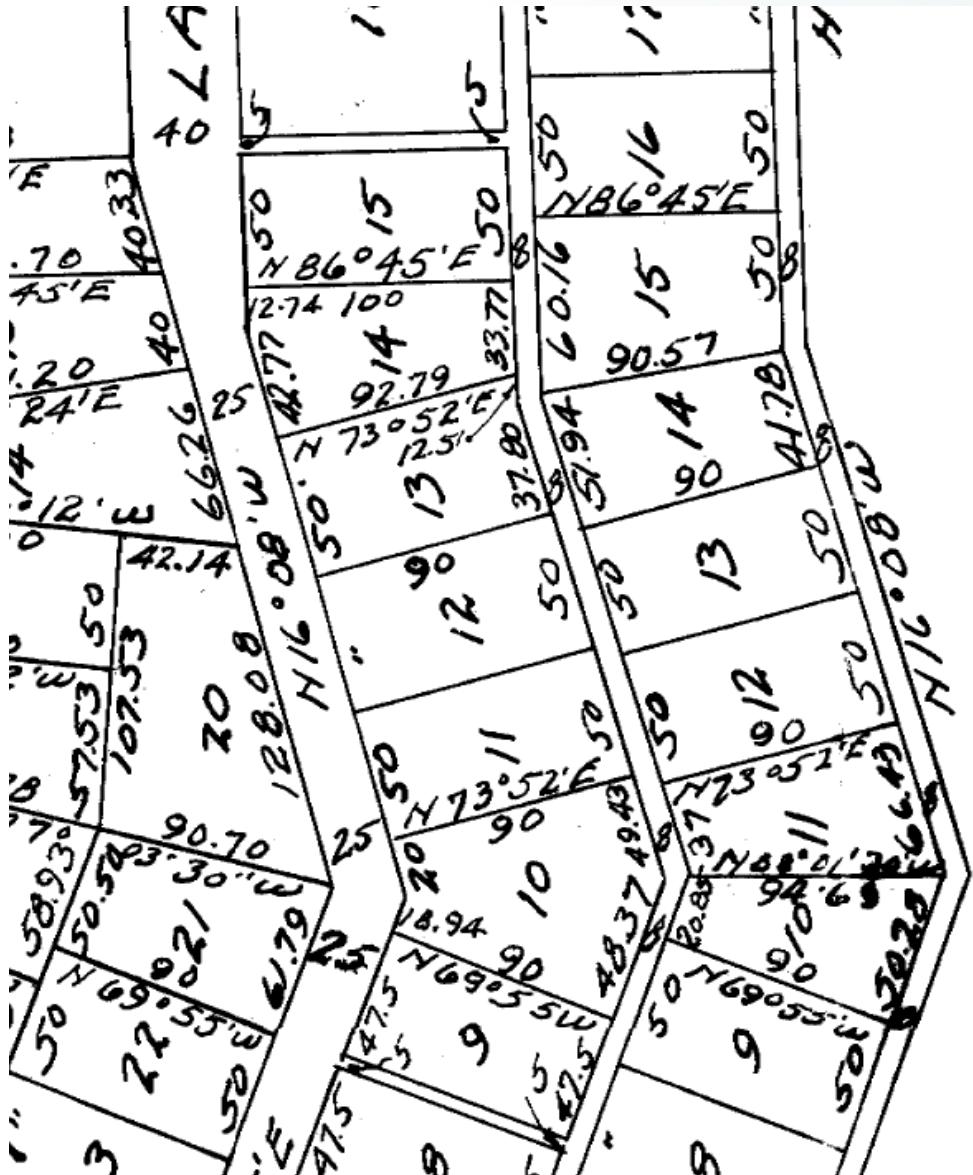


Silver Lake Pines 4 Clark Tract
August 2nd, 1927

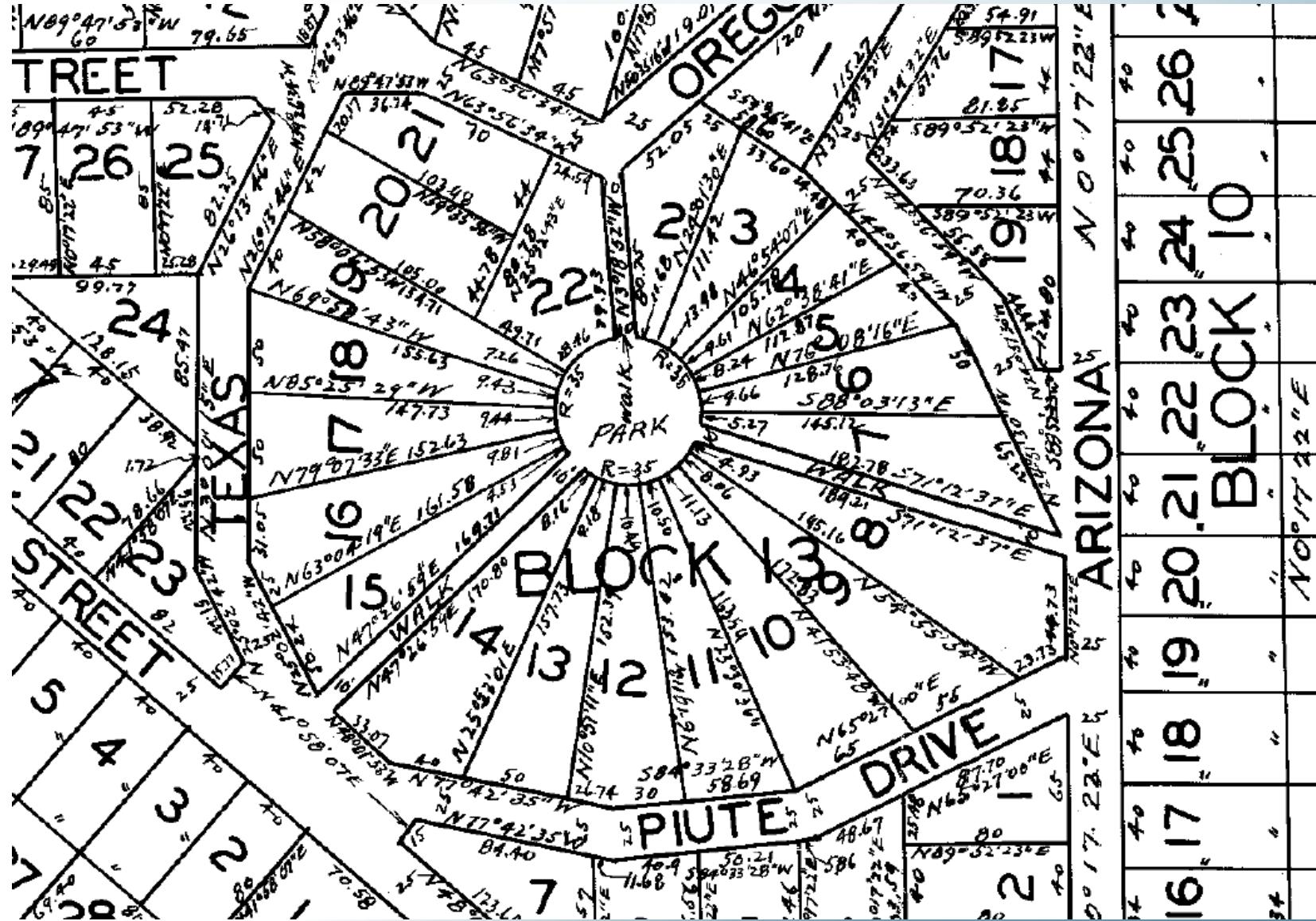
HISTORY OF JUNE LAKE SUBDIVISIONS



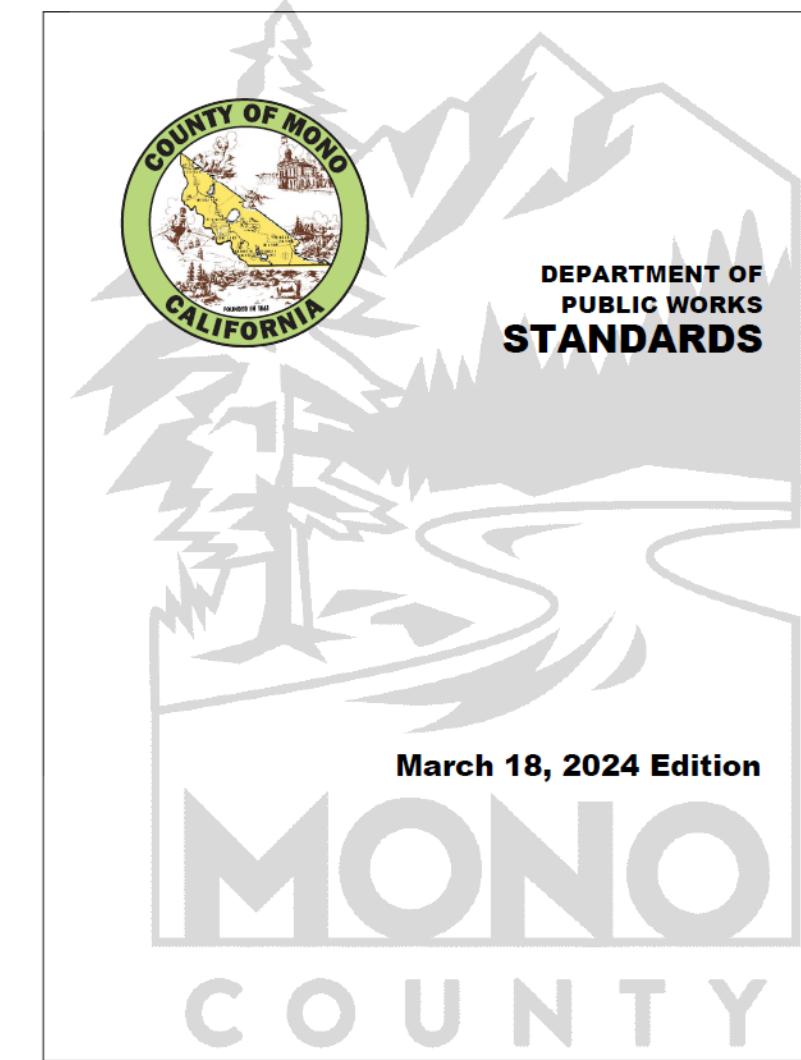
HISTORY OF JUNE LAKE SUBDIVISIONS



HISTORY OF JUNE LAKE SUBDIVISIONS



MONO COUNTY STANDARDS FOR PUBLIC ROADS



MONO COUNTY STANDARDS FOR PUBLIC ROADS



TYPICAL ROAD SECTION NOTES

ROAD SECTIONS SHALL BE PER THE MONO COUNTY GENERAL PLAN. MONUMENTS SHALL BE PROTECTED IN PLACE OR REPLACED IF DISTURBED, REFER TO SECTION 710.

1. **RIGHT OF WAY SHALL BE A 60 FOOT MINIMUM**
 - a. **RIGHT OF WAY SHALL BE INCREASED AS NECESSARY TO ACCOMMODATE A MINIMUM OF 10 FEET OF SNOW STORAGE ON EACH SIDE OF ROADWAY**
 - b. FEATURES SUCH AS SIDEWALK, BIKE LANES AND CURB AND GUTTER MUST BE CONTAINED WITHIN THE ROW.
2. **PAVEMENT SECTION:**
 - a. **MINIMUM OVERAL ROAD WIDTH SHALL BE 26 FEET** FOR TYPICAL MONO COUNTY ROADS. ALTERNATE ROAD WIDTHS ARE SHOWN IN SECTIONS BASED ON SPECIFIC CONDITIONS.
 - b. SEE SECTION 025 FOR PAVEMENT REQUIREMENTS
 - c. TYPICAL THICKNESS OF MONO COUNTY ROADS IS 3 INCHES. ADDITIONAL THICKNESS MAY BE NEEDED FOR SOME ROADS BASED ON THE DESIGN STANDARDS REFERENCED IN SECTION 103
3. **LANE WIDTH**
 - a. **LANE WIDTHS SHALL BE 11 FEET MINIMUM**
 - b. ADDITIONAL WIDTH MAY BE REQUIRED FOR HIGHER SPEED OR HIGHER TRAFFIC ROADS
 - c. ADDITIONAL LANE WIDTH MAY BE REQUIRED FOR TRUCK TURNS
4. **SLOPE: STEEPEST ALLOWABLE SLOPE WITHOUT A GEOTECHNICAL REPORT IS 3:1**
 - a. WHERE SLOPES ARE STEEPER THAN 3:1 THEY MUST BE WITHIN THE RIGHT OF WAY OR EASEMENTS MUST BE PROVIDED FOR SLOPE MAINTENANCE.
 - b. ALL SLOPES SHALL INCLUDE EROSION PROTECTION FEATURES
5. **SHOULDER**
 - a. **TYPICAL SHOULDER WIDTH IS A MINIMUM OF 3 FEET – BOTH SIDES OF PAVED WIDTH**
 - b. ADDITIONAL SHOULDER WIDTH MAY BE REQUIRED FOR HIGHER TRAFFIC ROADS.
 - c. SHOULDER MAY NEED TO BE PAVED FOR HIGHER TRAFFIC ROADS.
 - d. SHOULDER AREA SHALL BE A MAXIMUM SLOPE OF 5%.
 - e. AT A MINIMUM SHOULDER BACKING SHALL BE USED TO SUPPORT THE PAVEMENT SECTION. THE REMAINING SHOULDER MATERIAL MAY BE AGGREGATE BASE. PIT RUN MAY BE ACCEPTED IN SOME CONDITIONS AS PROVEN TO SUPPORT FIRE TRUCK LOADING
6. **ROADSIDE SWALES – WHERE REQUIRED REFER TO SECTION 370**
 - a. UNLESS APPROVED BY PUBLIC WORKS THESE MUST BE PLACED OUTSIDE THE SHOULDER AREA
7. **STRIPING**
 - a. ROAD WITH SPEED LIMITS OVER 35 MILES PER HOUR SHALL INCLUDE A YELLOW CENTER LINE STRIPE OF 6 INCH WIDTH PER CALTRANS STANDARDS AND BOTH EDGELINES SHALL BE INCLUDE WHITE STRIPES OF 6 INCH WIDTH. LANE WIDTHS SHALL BE STRIPED AS SHOWN ON SECTIONS.
 - b. PAINT MARKINGS SHALL BE ADDED IN ALL BIKE LANES PER CALTRANS STANDARDS.



Mono County
Public Works
73 N. School Street
Bridgeport, CA 93517

TYPICAL ROAD SECTIONS

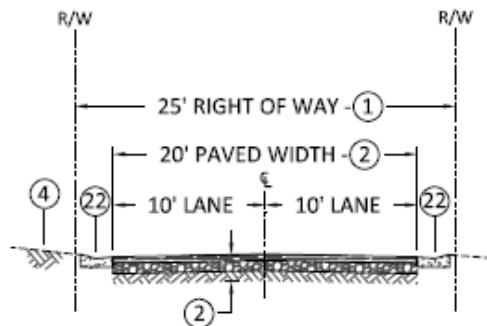
STANDARD PLAN

110-1

PUBLIC WORKS
DIRECTOR APPROVAL

DATE 2024 MAR 18

MONO COUNTY STANDARDS FOR PUBLIC ROADS



NON STANDARD ROAD

FOR USE IN JUNE LAKE VILLAGE FOR RECONSTRUCTION OR
MAINTENANCE. REQUIRES APPROVAL FROM PUBLIC WORKS.

REFER TO 110-1 AND 110-2 FOR NOTES

104 General Policy Guidelines for Development of Sub-standard Roads

This policy is intended to address the development on sub-standard roads in Mono County. A road may be deemed sub-standard by the Public Works Director and may be considered sub-standard as a result of changes made to the county code, and by changes in the international fire code as amended by the State of California as well as the requirements of the local fire protection district.

In some cases, it may not be reasonable to impose the application of current standards to a proposed development that may only be accessible via a sub-standard road. Off-site right-of-way dedications and/or road improvements that would be required to bring the road into compliance may be impractical or extraneous to the proposed development. In such cases the following requirements shall be applied to affected properties:

1. Right of way dedications shall be required along all frontages of the subject property. The dedication shall be half width from centerline, and shall include snow storage easements where required.
2. Additional right of way or snow storage easements may be required whenever the development of the property requires the additional dedications. Roads that have not been accepted by the town and private roads shall make an irrevocable offer of dedication (IOD) from the centerline of the existing easement out to the ultimate right of way. The IOD may not be accepted until such time as the entire road is to be accepted as a public road. Setbacks shall be measured from the ultimate right of way.

The Public Works Director shall place a memo in the road files describing any interpretations of this policy. A memo shall be created for each and every project that this policy has been applied to prior to any continued work on, changes to, or approval of any new substandard roadway or any existing substandard roadway improvements.



Mono County
Public Works
73 N. School Street
Bridgeport, CA 93517

SUB-STANDARD ROAD POLICY
PUBLIC WORKS DIRECTOR APPROVAL  DATE 2024 MAR 18

STANDARD PLAN

104-2

MONO COUNTY STANDARDS FOR PUBLIC ROADS

17.16.220 - Improvements generally.

- C. Unpaved roads in existing subdivisions shall not be accepted into the county road system until paved.
- D. Unpaved roads in existing subdivisions already included in the county road system may be paved only if the total cost for such work is borne by the abutting property owners.
- E. Paving under subsections C and D shall be done only if the abutting property owners agree to the formation of an assessment district or other appropriate district, or other means of financing. Such work of construction or reconstruction shall be done in accordance with the road department standards.
(Ord. 74-446 Art. II § 19(A), 1974.)



PUBLIC ROADS

v.

PRIVATE ROADS



PRIVATE ROADS

TOGETHER with the appurtenances, and also together with an easement to enforce in a court of equity of all or any of the restrictions enumerated in the several subdivisions of paragraph a hereinafter set forth, by other buyers or owners of other lots in said tract referable thereto.

County Recorder

Silver Lake Pines, Inc., }
To }
S. R. Stansbery }
D E E B.

THIS INDENTURE, Made this 3rd day of September in the year of our Lord one thousand nine hundred and twenty-five between SILVER LAKE PINES, Inc., a corporation duly organized and existing under and by virtue of the laws of the State of California, and having its principal place of business at Pasadena, in the County of Los Angeles, State of California, the party of the first part, also, hereinafter referred to as the SELLER, and S. R. STANSBERY the party of the second part, also hereinafter referred to as the BUYER:

WITNESSETH: That the said party of the first part, for and in consideration of the sum of TWO HUNDRED AND NO/100 DOLLARS (\$200.00) Gold Coin of the United States of America, to it in hand paid by the said party of the second part, the receipt whereof is hereby acknowledged, has granted, bargained and sold, conveyed and confirmed, and by these Presents does grant, bargain, sell and convey unto the said party of the second part, and to his heirs and assigns forever, all that certain lot, piece or parcel of land situate, lying and being in SILVER LAKE PINES, County of Mono, State of California, and bounded and particularly described as follows, to-wit:

All of LOT SIX (6) BLOCK NINE (9) of the Silver Lake Pines, Inc., TRACT NO. 1 according to map thereof filed in the office of the County Recorder of Mono County, State of California on the 7th day of July, 1925, reference to which map is hereby made a part of this description.

TOGETHER with the appurtenances, and also together with an easement to enforce in a court of equity of all or any of the restrictions enumerated in the several subdivisions of paragraph a hereinafter set forth, by other buyers or owners of other lots in said tract referable thereto

TO HAVE AND TO HOLD the said property, appurtenances and easements unto said Grantee, and unto the heirs and assigns of said Grantee forever, provided, however, and this conveyance is expressly made and accepted subject to and upon the following liens, encumbrances, reservations and conditions, to-wit:

1. All taxes and assessments and installments hereafter coming due.
2. Subject to the following restrictions, to-wit:

(a) No part of any lot in said tract shall ever be used or occupied by any negro, mulatto or person of Chinese or Japanese extraction or descent, other than servants.
(b) That at no time hereafter shall any lot in said tract be used for any purpose or in any manner which will be deleterious to the public health or offensive to the public; and that the above bargained premises shall at all times be kept in a clean and sanitary condition by the said Buyer; that at no time hereafter shall any raw sewage be caused or permitted by any buyer to flow from any lot in said tract into the lakes or streams nor remain on any of said lots except in a cesspool or septic tank or like structure conforming to State law.
3. That this deed is made and accepted upon the condition subsequent that in the event of the violation of either or any of the restrictions in the last preceding paragraph set forth while in force, the title in and to the said property hereby conveyed of the person, firm or corporation violating or breaching said restrictions, shall revert to and invest in the said Grantors, subject to any then existing home ride mortgage or like encumbrance, and created in good faith prior to the violation or breach of said restrictions, and also, subject to such of said restrictions as then may be in force, it being specifically covenanted and agreed by the said Grantee and Grantor that said conditions and restrictions shall run with the land and be binding upon the above Grantee and upon the heirs, assigns and successors of said Grantee, including any purchaser of said premises at mortgage, deed of trust, tax or judicial sale.
4. Subject to an easement or easements heretofore or hereafter to be conveyed to the owner of other lots in the above mentioned tract to enforce in a court of equity the observance of all or any of the aforementioned restrictions by the said Grantee, his or her successors in interest in said property referable to the above described property, and to the end that the buyers or owners of lots in said tract may enforce in a court of law or equity the observance of all or any of the aforementioned restrictions by other buyers or owners of lots in said tract, and for that purpose only it is agreed that the foregoing uniform plan of restrictions is made for the benefit of all or any buyers or owners of lots in said tract.
All of the above restrictions, limitations and easements the Grantee by the acceptance of this conveyance covenants and agrees for himself or herself, and his heirs or her heirs, or assigns to observe and perform. But it is expressly understood and agreed that the Seller, its successors or assigns, shall in no event be liable or responsible for the enforcement of any of such restrictions.
IN WITNESS WHEREOF, the said party of the first part has caused these presents to be executed by its President, thereunto duly authorized, and its corporate seal to be hereunto affixed, the day and year first above written.

SILVER LAKE PINES, INC.,
By Frank Williams, President
FRED SYMONS
CECILIA SYMONS, Owners.

STATE OF CALIFORNIA }
| ss:
COUNTY OF LOS ANGELES }
(CORPORATE SEAL)
On this eighth day of September in the year one thousand nine hundred and eighty-five, before me, H. G. SIMPSON, Notary Public in and for the County of Los Angeles, State of California, and before me, the President of the corporation, and also known to me to be the co-signer, FRANK WILLIAMS, and also known to me to be the co-signer, FRED SYMONS, and also known to me to be the co-signer, CECILIA SYMONS, Owners.

4. Subject to an easement or easements heretofore or hereafter to be conveyed to the owner of other lots in the above mentioned tract to enforce in a court of equity the observance of all or any of the aforementioned restrictions by the said Grantee, his or her successors in interest in said property referable to the above described property and to the end that the buyers or owners of lots in said tract may enforce in a court of law or equity the observance of all or any of the aforementioned restrictions by other buyers or owners of lots in said tract, and for that purpose only it is agreed that the foregoing uniform plan of restrictions is made for the benefit of all or any buyers or owners of lots in said tract.



PETERSON TRACT ZONE OF BENEFIT

Established 1992

Yearly Total Assessment

2021: \$35,210.40
2022: \$38,255.05
2023: \$39,392.18
2024: \$40,564.44
2025: \$41,648.16

Annual assessments are increased
based on the Consumer Price
Index (CPI) to align with
inflation.



RESOLUTION NO. 92-71
BOARD OF SUPERVISORS, COUNTY OF MONO

A RESOLUTION OF THE MONO COUNTY
BOARD OF SUPERVISORS
ESTABLISHING THE SILVER LAKE PINES TRACT NO. II
COUNTY SERVICE AREA - ZONE OF BENEFIT

WHEREAS, pursuant to a petition of property owners filed in accordance with Government Code Sections 25210.11(c) and 25210.12 [all references are to the Government Code unless otherwise specified], proceedings were commenced to form the Silver Lake Pines Tract No. II Zone of Benefit within the existing County Service Area; and,

WHEREAS, on January 7, 1992 this Board adopted Resolution 92-03, a resolution of intention to create the Zone of Benefit pursuant to Section 25210.15, a copy of which is attached hereto as Exhibit A and incorporated herein; and,

WHEREAS, the boundaries of the Zone of Benefit are described in Exhibit A to Resolution 92-03; and,

WHEREAS, the Clerk of the Board noticed and published the notice of a hearing to consider the petition pursuant to Section 25210.16; and,

WHEREAS, hearings were held by the Board and from time to time continued at the times and in the manner required by law to hear protests to the petition and to otherwise consider the matter; and,

WHEREAS, a hearing was held on July 7, 1992, at which time the Board made the following findings pursuant to Section 25210.18:

1. The services described in Resolution 92-03 are extended county services;

2. A Zone of Benefit with boundaries as described in Resolution 92-03 should be established;

3. Assessments on properties within the Zone of Benefit should be made as set forth in a subsequent resolution; and,

WHEREAS, the matter has otherwise proceeded in the manner required by law.

NOW THEREFORE BE IT RESOLVED as follows:

1. There were not sufficient protests within the meaning of Section 25210.17a to preclude the establishment of the Zone of Benefit.

2. The actions hereby taken are in substantial conformity with Resolution 92-03. The extended services to be provided are described in that resolution and are herein described as "the project."

PETERSON TRACT ZONE OF BENEFIT

ZONE OF BENEFITS	Description	21/22 Actual	22/23 Actual	23/24 Actual	24/25 Actual	25/26 Actual
739 - SILVER LAKE PINES DISTRICT						
Revenues	BEGINNING CASH BALANCE	\$125,900.16	\$130,086.88	\$114,936.48	\$113,630.08	\$137,228.54
	INTEREST	\$1,362.03	\$3,038.43	\$3,844.51	\$4,275.32	
	SPECIAL ASSESSMENTS	\$34,394.81	\$37,671.11	\$39,201.97	\$40,557.75	
	MISCELLANEOUS REVENUE	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
	TOTAL REVENUE	\$161,657.00	\$170,796.42	\$157,982.96	\$158,463.15	\$137,228.54
Expenditures	MAINTENANCE - BUILDINGS	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
	COST APPLIED - SNOW REMOVAL	\$9,179.16	\$54,878.56	\$33,807.89	\$21,234.61	
	COST APPLIED - MAINT CHARGES	\$22,390.96	\$981.38	\$10,544.99	\$0.00	\$0.00
	MARZANO CONTRACT	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
	TOTAL EXPENDITURES	\$31,570.12	\$55,859.94	\$44,352.88	\$21,234.61	\$0.00
	REVENUE LESS EXPENDITURES	\$130,086.88	\$114,936.48	\$113,630.08	\$137,228.54	\$137,228.54

CLARK TRACT ZONE OF BENEFIT

Voted Down
on 1
Occasion



THE END

