

# Mono County Community Development Department

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## Planning Division

P.O. Box 8  
Bridgeport, CA 93517  
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[www.monocounty.ca.gov](http://www.monocounty.ca.gov)

## 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     Variance     General Plan Amendment
- Other \_\_\_\_\_

APPLICANT Gil & Teresa Curtis

PROJECT TITLE Bridgeport Coffee Roasters

LOT SIZE (sq. ft./acre) 175' x 185'      ASSESSOR'S PARCEL # 008-141-004-000

PROJECT LOCATION 169 Main Street Bridgeport

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

Please Specify:

Number of Units 1      Building Height/# of floors 1  
Number of Buildings 1      Density (units/acre) .98

Total lot coverage/impervious surface (sq. ft. & %) 150x185sq ft.  
a. Buildings (first-floor lot coverage /sq. ft. & %) 592sq ft  
b. Paved parking & access (sq. ft. & %) 0

Landscaping/screening and fencing:  
a. Landscaping (sq. ft. & %) 0  
b. Undisturbed (sq. ft. & %) 0

Total parking spaces provided:  
a. Uncovered 0  
b. Covered 0  
c. Guest/Handicapped 0

**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.

*More on back...*

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
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3. ACCESS/CIRCULATION: Not applicable.  
Name of Street Frontage(s) \_\_\_\_\_  
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 Not applicable
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.).
- | <u>LAND USE</u>         | <u>LAND USE</u>            |
|-------------------------|----------------------------|
| North <u>Commercial</u> | South <u>Kingsley Road</u> |
| East <u>Commercial</u>  | West <u>Residential</u>    |
- 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) \_\_\_\_\_  
Not applicable
- 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) Some bunny brush.
- 
- B. How many trees will need to be removed? 0

- 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 Not applicable  
\_\_\_\_\_
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?  
Project blends with surrounding land use and matches the historical town charm.  
\_\_\_\_\_
- B. How does the proposed project affect views from existing residential/commercial developments, public lands or roads? It does not affect any views of residential/com  
\_\_\_\_\_
- C. If outdoor lighting is proposed, describe the number, type and location Not applicable.  
\_\_\_\_\_
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
- C. 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 \_\_\_\_\_

More on back...

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 Final inspection with roaster install was completed June 2020.

**IV. SERVICES**

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

Electricity \_\_\_\_\_

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

Road/Access Kingsley Road

Water Supply Underground from Kingsley Road

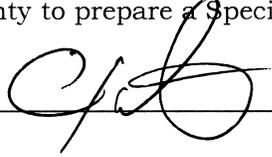
Sewage Disposal Underground from Kingsley Road

Fire Protection Bridgeport Fire Dept.

School District Eastern Sierra Unified School District.

2. If an extension of any of the above is necessary, indicate which service(s), the length of extension(s), and the infrastructure proposed Not applicable.

**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 07/30/2020

For Gil Curtis

NOTE: Failure to provide any of the requested information will result in an incomplete application and thereby delay processing.