



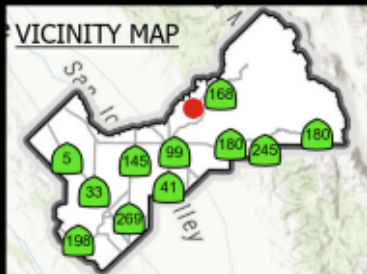
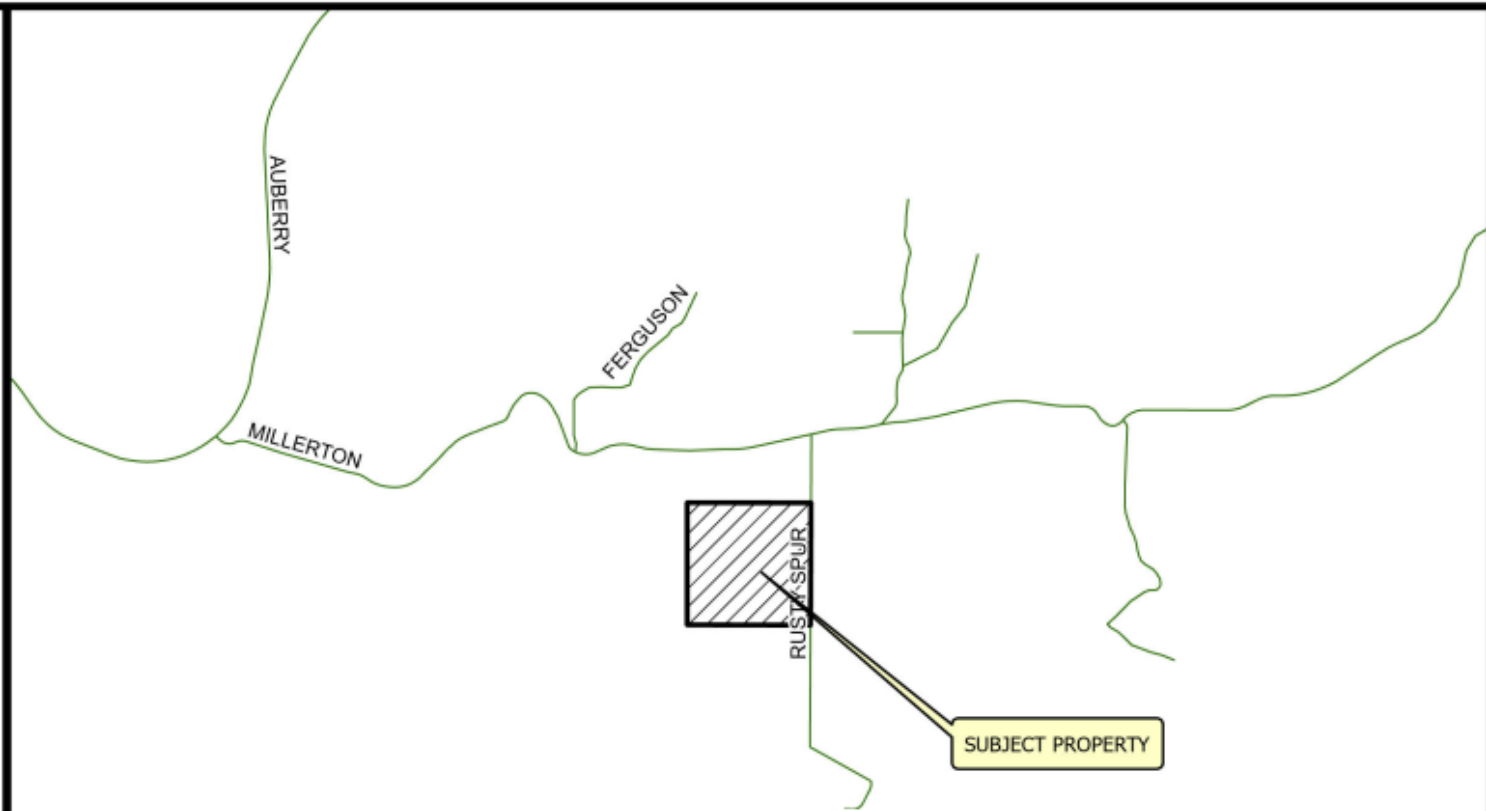
**DEPARTMENT of PUBLIC WORKS and PLANNING**  
**DEVELOPMENT SERVICES DIVISION**



**DRA 4760**  
**June 13, 2024**

**Legend**

 Subject Property

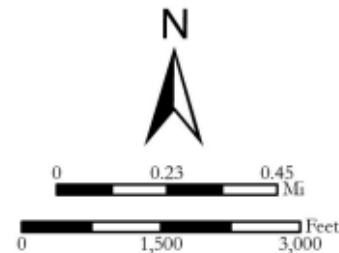


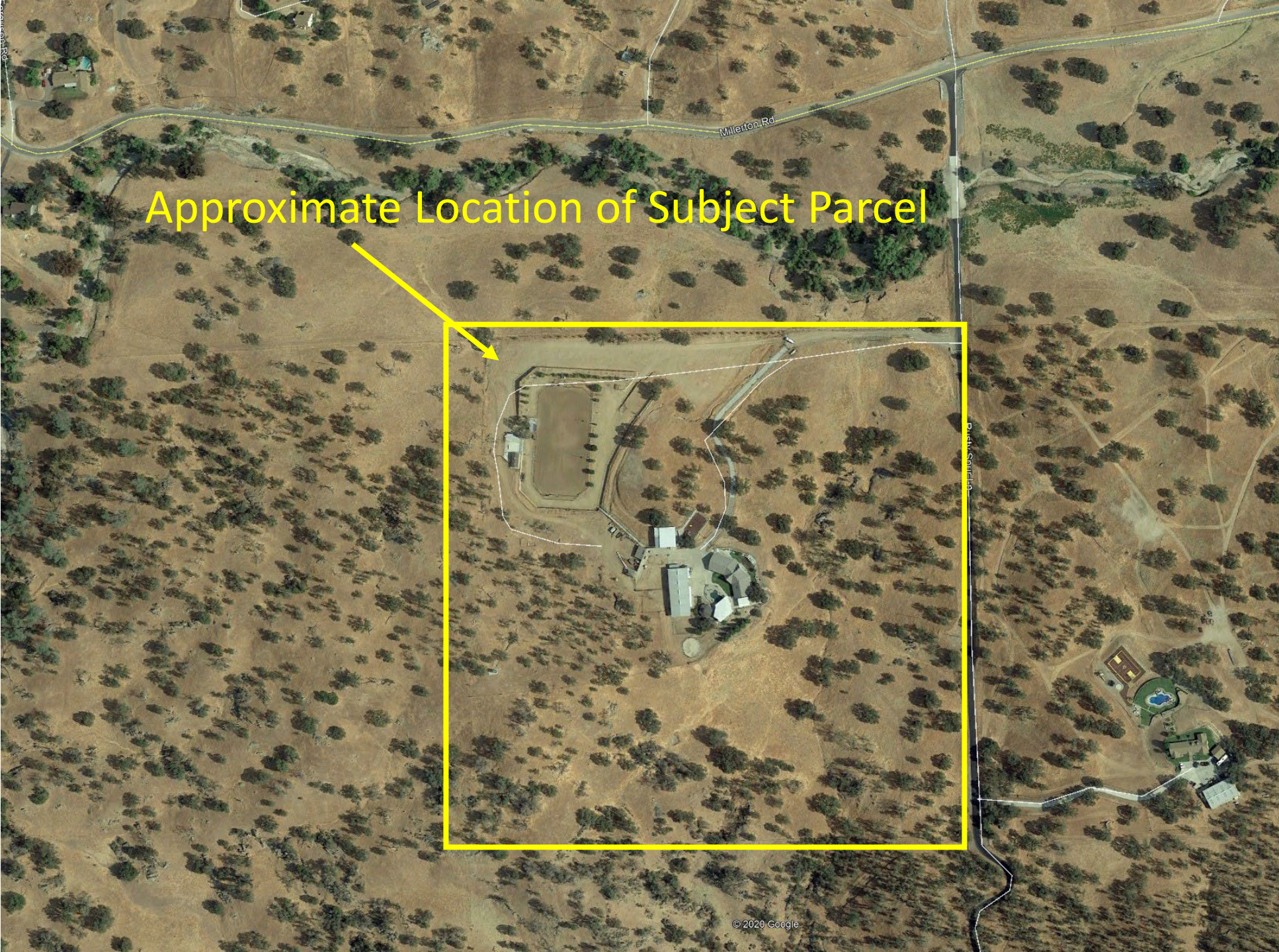
# LOCATION MAP

## DRA4760

## 2024

Prepared by : County of Fresno, Department of Public Works and Planning, Development Services Division  
Person Prepared by : jocervantes  
On Date : 2/13/2024





Approximate Location of Subject Parcel

Milton Rd

Dustin Springs Rd

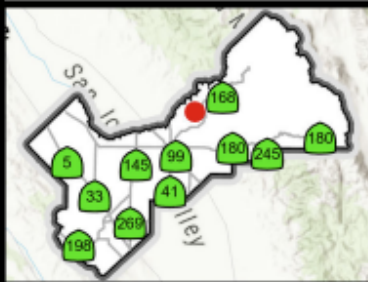
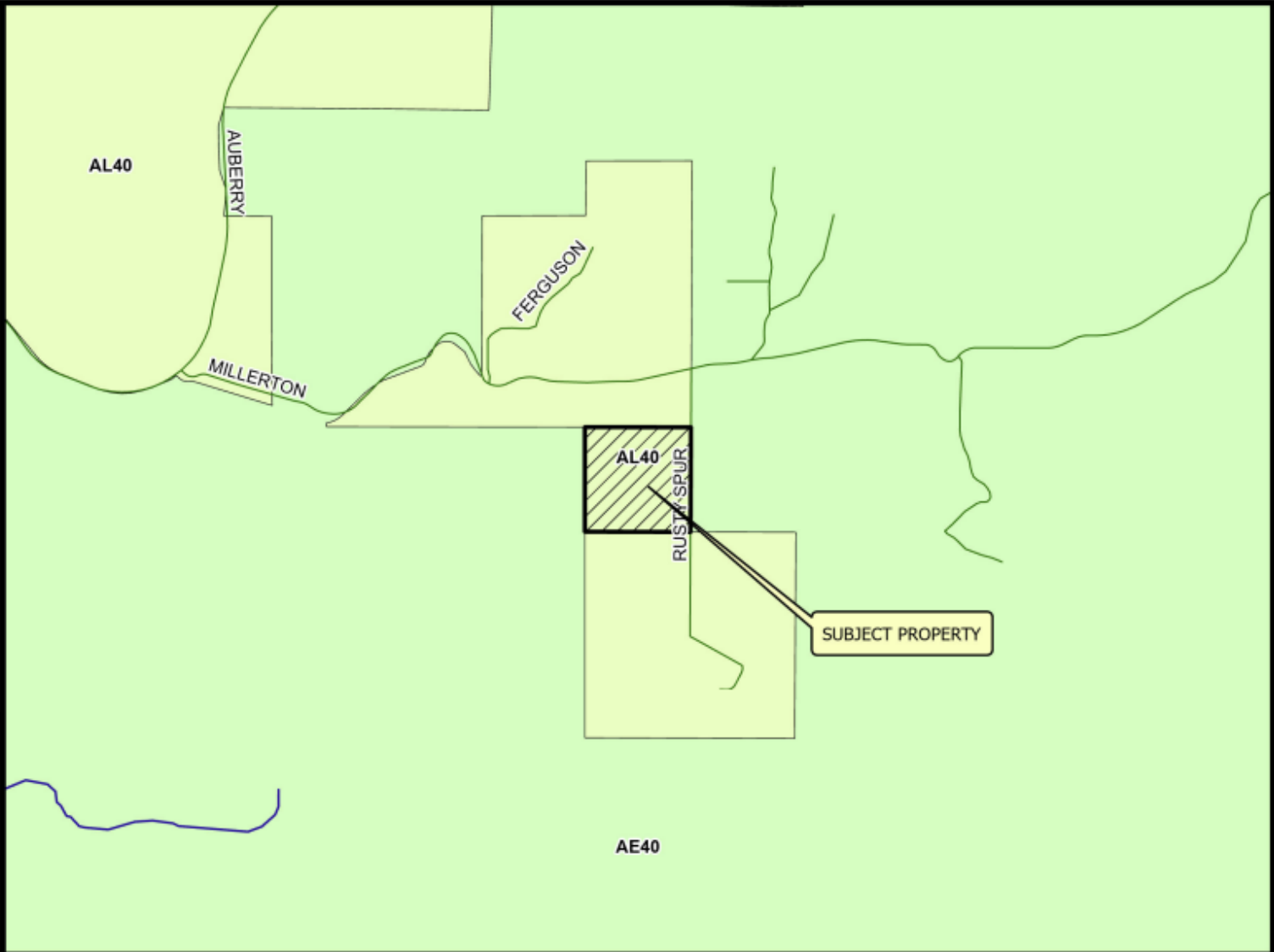


9 Pins to be converted into boarding stalls

Location of 6 new boarding stalls

**Legend**

-  Subject Property
-  AE40
-  AL40

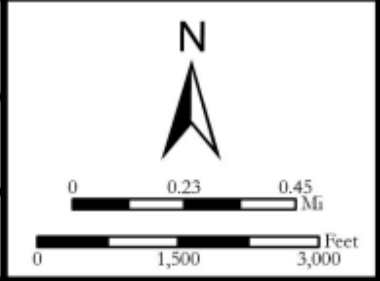


**Existing Zoning Map**



**DRA4760**  
**STR 20 - 11S / 22E**

**2024**

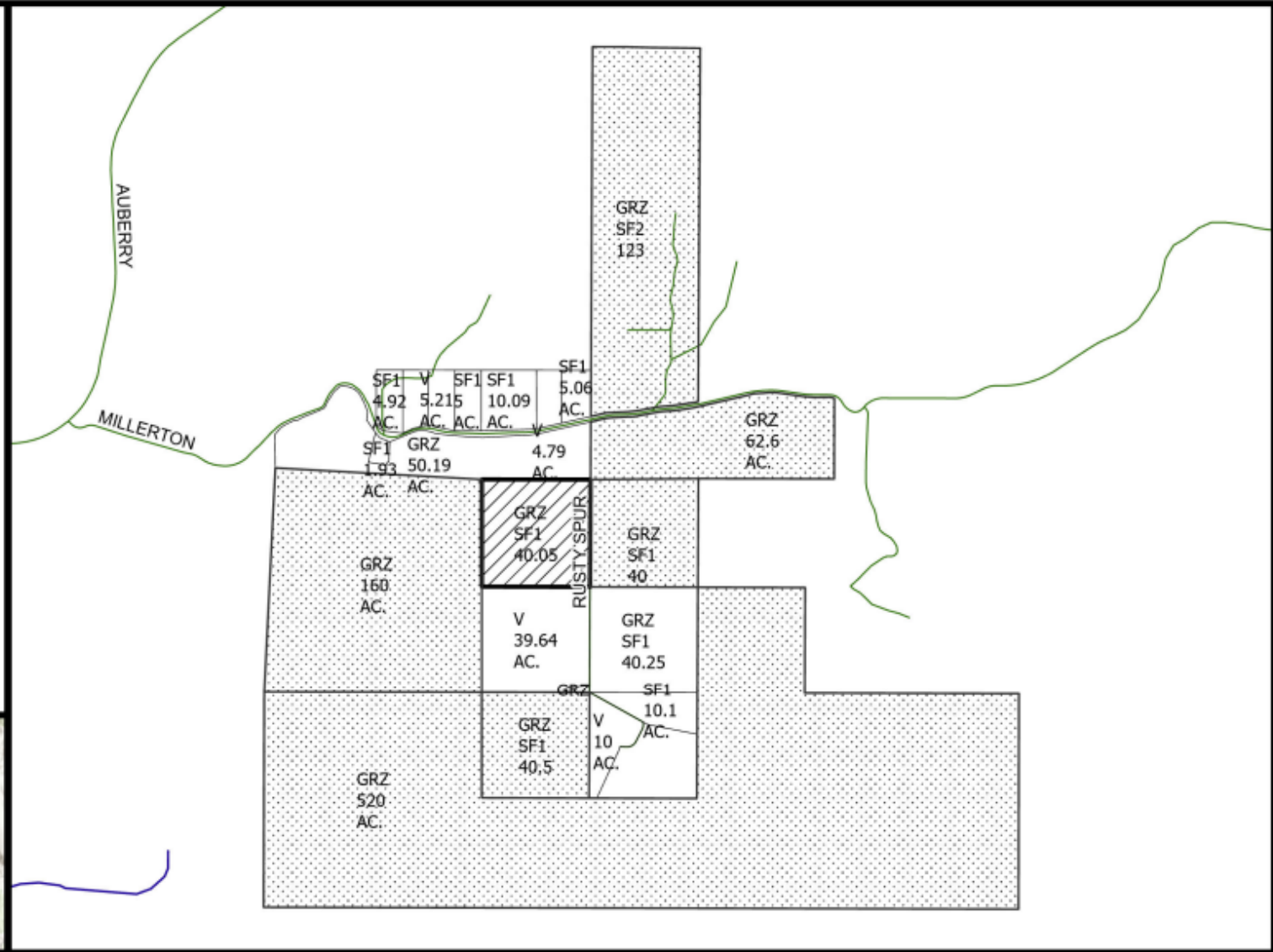
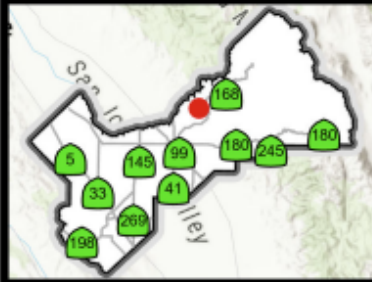
Prepared by : County of Fresno, Department of Public Works and Planning, Development Services Division  
 Person Prepared by : jocervantes  
 On Date : 2/13/2024



**LEGEND:**

-  Subject Property
-  Ag Contract Land

<b>LEGEND</b>
GRZ - GRAZING
SF#- SINGLE FAMILY RESIDENCE
V - VACANT

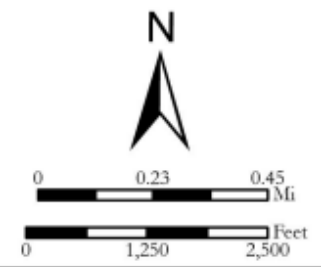


**Existing Land Use Map**

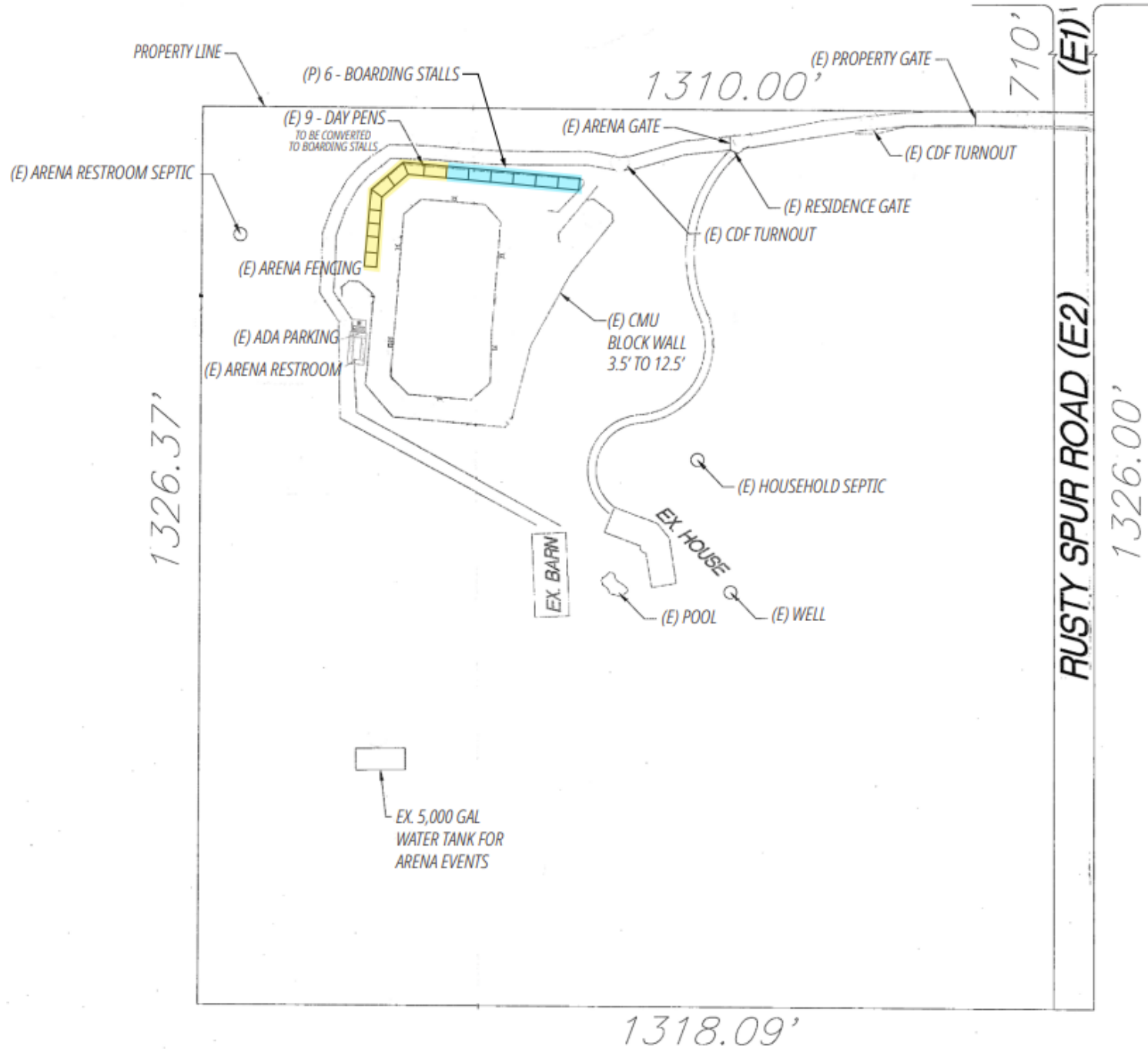
**DRA4760**

**2024**

Prepared by : County of Fresno, Department of Public Works and Planning, Development Services Division  
 Person Prepared by : jocervantes  
 On Date : 2/13/2024



MILLERTON ROAD





Typical Boarding Stall



Findings	Description	Findings Met
1	<b>Parcel's size and shape adequate</b>	YES
2	<b>Site can accommodate negligible traffic increase</b>	YES
3	<b>No adverse effect on surrounding neighborhood</b>	YES
4	<b>Consistent with General Plan</b>	YES



**DEPARTMENT of PUBLIC WORKS and PLANNING**  
**DEVELOPMENT SERVICES DIVISION**



**DRA 4760**  
**June 13, 2024**



1,300 ft.

Old Millerton Rd.

700 ft.

North  
Fork Little  
Dry Creek

1095 Rusty Spur Ln.

Rusty Spur Ln



1  
Google

36°57'59"N 119°35'26"W 1 mi

# PAVED ENTRY FROM MILLERTON TO RUSTY SPUR LN



# PERIMETER LANDSCAPING/ENTRY DRIVE



# PERIMETER LANDSCAPING



# SITE PERSPECTIVE FROM THE FERGUSSON PARCEL



**EXISTING DAY PEN**





**SOUTHEAST VIEW OF ARENA FROM  
EXISTING DAY PEN**



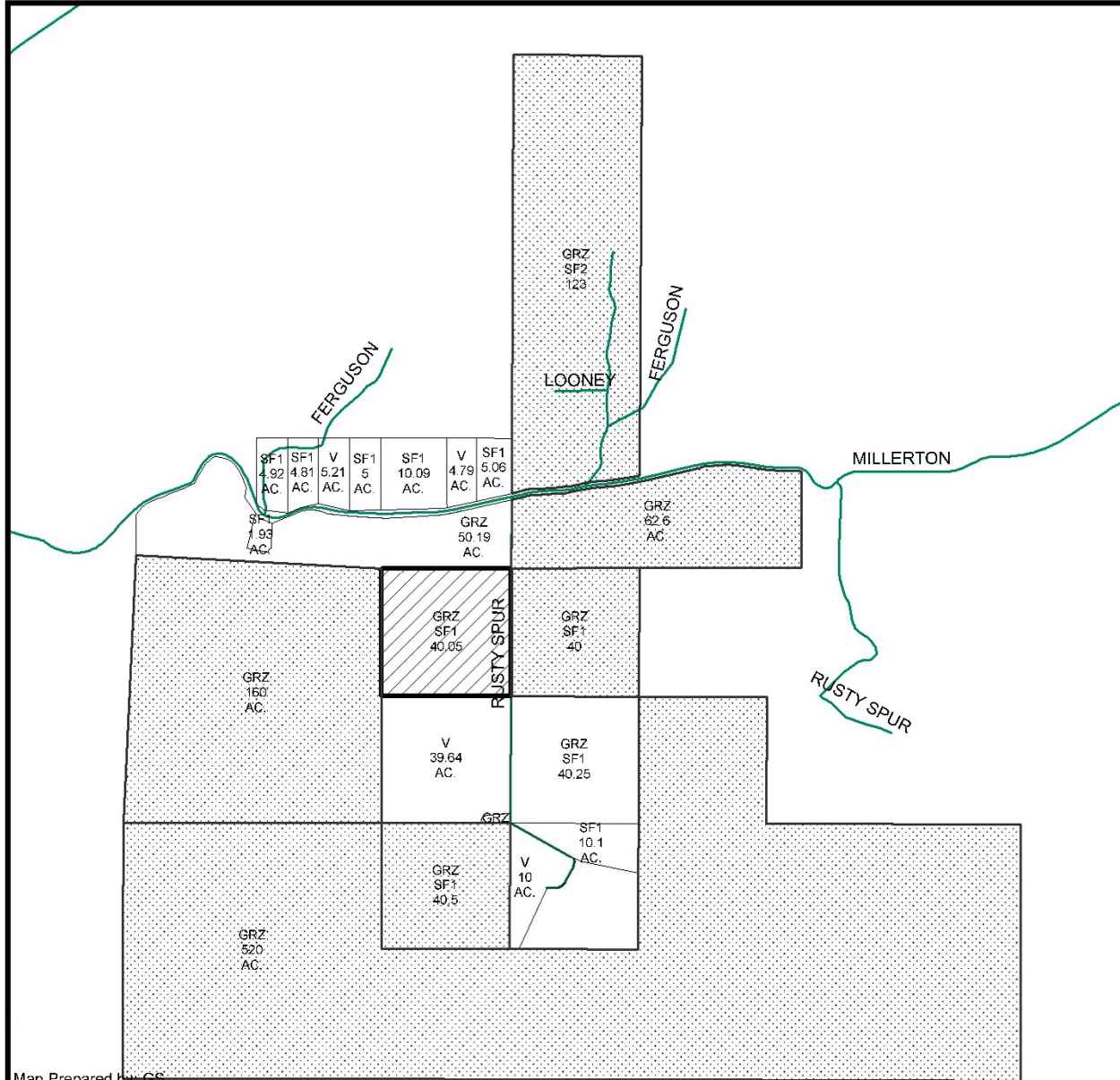
**EXISTING DAY PEN**







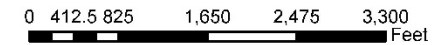
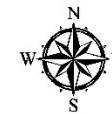
# EXISTING LAND USE MAP



LEGEND	
GRZ - GRAZING	
SF# - SINGLE FAMILY RESIDENCE	
V - VACANT	

LEGEND:

-  Subject Property
-  Ag Contract Land



# Director Review and Approval Findings

1. That the site of the proposed use is adequate in size and shape to accommodate said use and all yards, spaces, walls and fences, parking, loading, landscaping and other features required by this Division, to adjust said use with land and uses in the neighborhood
2. That the site for the proposed use relates to streets and highways adequate in width and pavement type to carry the quantity and kind of traffic generated by the proposed use
3. That the proposed use will not be detrimental to the character of the development in the immediate neighborhood or the public health, safety, and general welfare
4. That the proposed development be consistent with the General Plan



**DEPARTMENT of PUBLIC WORKS and PLANNING**  
**DEVELOPMENT SERVICES DIVISION**

**DRA 4602**



# FRESNO COUNTY DRA 4112 SHEET 1 OF 1 GRADING AS-BUILTS

RECEIVED  
COUNTY OF FRESNO  
MAY 04 2019



Know what's below.  
Call before you dig.

**GRADING REQUIREMENTS:**

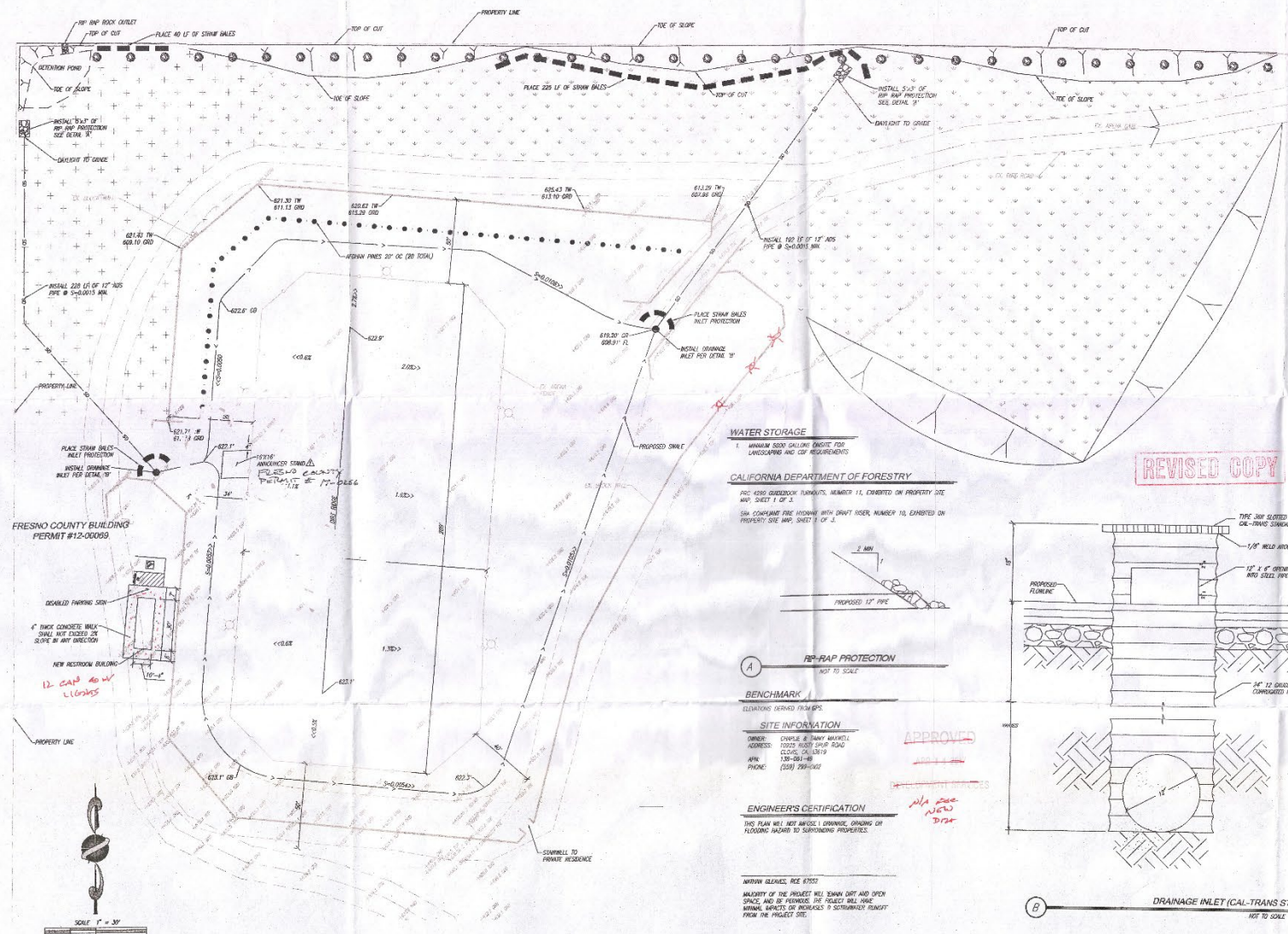
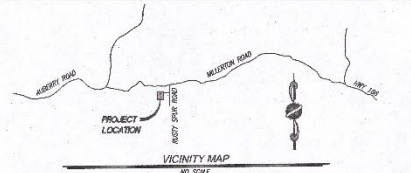
- THE WORK SHOWN HEREON SHALL BE DONE IN ACCORDANCE WITH THE APPLICABLE PROVISIONS OF CHAPTER 13.01 OF THE CALIFORNIA BUILDING CODE AS ADOPTED AND AMENDED BY CHAPTER 15.28 OF THE FRESNO COUNTY ORDINANCE CODE.
- A GRADING PERMIT OR VOUCHER SHALL BE OBTAINED FROM THE COUNTY OF FRESNO PUBLIC WORKS AND PLANNING DEPARTMENT, DEVELOPMENT ENGINEERING SECTION PRIOR TO ANY GRADING AND PAVING WORK FOR THIS PROJECT.
- THIS PROPERTY HAS BEEN IDENTIFIED AS BEING WITHIN OR ADJACENT TO A HAZARDOUS FLOOD ZONE (HFM) AS IDENTIFIED ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAPS (FIRM) FOR THIS AREA. CONSTRUCTION OF THIS PROJECT SHALL BE SUBJECT TO THE COUNTY HAZARDOUS FLOOD INSURANCE SECTION 15.49 AND COMPLETION OF AN ELEVATION CERTIFICATE, PREPARED BY A LICENSED ENGINEER OR LAND SURVEYOR AS REQUIRED.
- APPROVAL BY COUNTY DEVELOPMENT ENGINEERING OF THIS SITE PLAN DOES NOT CONSTITUTE APPROVAL OF ANY OFF-SITE WORK IN THE PUBLIC RIGHT OF WAY THAT MAY BE SHOWN ON THIS PLAN. OFF-SITE WORK IS SHOWN ON THIS PLAN FOR INFORMATION AND CONSTRUCTION PURPOSES ONLY AND WILL REQUIRE AN EMPLOYMENT PERMIT FROM THE COUNTY ROADS & MAINTENANCE DEPARTMENT PRIOR TO ANY CONSTRUCTION.
- DUST CONTROL, NOTIFICATION, COUNTERMEASURE ACTIVITIES ON SMALL CONSTRUCTION SITES. WRITTEN NOTIFICATION TO BE PROVIDED TO THE AIR POLLUTION CONTROL DISTRICT AN INDICES PRIOR TO ANY DUST GENERATING AND COUNTERMEASURE ACTIVITIES. WRITTEN NOTIFICATION TO BE PROVIDED TO THE AIR POLLUTION CONTROL DISTRICT AN INDICES PRIOR TO ANY DUST GENERATING AND COUNTERMEASURE ACTIVITIES. WRITTEN NOTIFICATION TO BE PROVIDED TO THE AIR POLLUTION CONTROL DISTRICT AN INDICES PRIOR TO ANY DUST GENERATING AND COUNTERMEASURE ACTIVITIES. WRITTEN NOTIFICATION TO BE PROVIDED TO THE AIR POLLUTION CONTROL DISTRICT AN INDICES PRIOR TO ANY DUST GENERATING AND COUNTERMEASURE ACTIVITIES.
- A HOA & SHOWY IS REQUIRED FOR THE COMMENCEMENT OF ANY CONSTRUCTION ACTIVITIES OCCURRING TO ACRE OR MORE OF AREA. PROVIDE COPY OF PLANS AND NOTICE OF INTENT (NOI) WITH STATE WATER RESOURCES CONTROL BOARD AND COUNTY WATER POLLUTION PREVENTION PLAN (SWPPP) WHICH SHALL BE COMPLETED PRIOR TO STARTING WORK.
- OWNERS OR THEIR AUTHORIZED REPRESENTATIVE (CONTRACTOR) NOT ENROLLLED IN THE AEROSOL NUTRIENT MANAGEMENT SYSTEMS (AMNS) PROGRAM SHALL PROVIDE A LETTER, UNDER THE SUPERVISION OF THE PROJECT'S PROFESSIONAL REPRESENTATIVE OF THE COUNTY ROADS & MAINTENANCE DEPARTMENT THE REPRESENTATIVE CHOOSES NOT TO DO SO AT HIS OR HER OWN RISK.
- IF THE OWNER OR HIS CONTRACTOR CHOOSES NOT TO ENROLL IN AMNS (OPTIONAL POLLUTANT MANAGEMENT SYSTEMS) PROGRAM TO OBTAIN COVERAGE UNDER AN AMNS STABILIZED PESTICIDE AND NUTRIENT MANAGEMENT OF A SWPPP AND A LARGER LEAK OCCURS, INCURRED FROM A PROFESSIONAL SERVICE PROVIDER WHOSE WORK IS SUBJECT TO INTERVENTION UNDER THE FEDERAL CLEAN WATER ACT INCLUDING THIRD PARTY OILSPILL SUITS, I.E. THE CONTRACTOR SHALL NOT TAKE THE RISK AS APPROVED BY COUNTY ENGINEERING.
- INSPECTION OF THE ROADS WAREHED PAID IS REQUIRED PRIOR TO ACCEPTANCE AND RELEASE OF THE GRADING PERMIT.
- COMPLETION REPORTS ARE REQUIRED TO BE SUBMITTED TO DEVELOPMENT ENGINEERING FOR ANY FILL DEPTH IN EXCESS OF 24" AREAS WITHIN ROAD ZONES REQUIRED PER AMNS COVERAGE.
- A "HOLD ON OCCUPANCY" WILL BE IN EFFECT UNTIL SUCH TIME AS THE DEVELOPMENT IS COMPLETED AND GRADING BY THE ENGINEER OF RECORDS.
- MAXIMUM CUT AND FILL SLOPES SHALL BE SHOWN AS ALLOWED PER AN APPROVED AND FILED SOILS REPORT.
- UNPAVED GROUND IMMEDIATELY ADJACENT TO FOUNDATIONS SHOULD BE SLOPED AWAY FROM THE BUILDING AT A SLOPE OF NOT LESS THAN 2% AT A MINIMUM DISTANCE OF 10' AS MEASURED PERPENDICULAR TO THE FACE OF THE WALL AND IMPROVED SURFACES WITHIN 10' OF THE BUILDING FOUNDATION SHOULD BE SLOPED A MINIMUM OF 2% AWAY FROM THE BUILDING AS APPROVED BY THE BUILDING OFFICIAL.

ESTIMATED EARTHWORK QUANTITIES:

CUT	1,220	C.Y.
FILL	880	C.Y.
ENGINEERING FILL		C.Y.

NOTE: ESTIMATED GRADING QUANTITIES ARE "IN PLACE" AND SHOWN FOR INFORMATION ONLY. CONTRACTOR SHALL VERIFY QUANTITIES AND ADJUST QUANTITIES AS SHOWN FOR POINTS PROVIDED ONLY. THE CONTRACTOR IS RESPONSIBLE FOR FINAL BID QUANTITIES.

- LEGEND:**
- PROPOSED ELEVATION
  - EXISTING ELEVATION
  - LANDING CONCRETE
  - LAST SURFACE
  - SLOPE OF INVADENT
  - LOW LINE
  - CUTTER/FORMING
  - GRASS AREA
  - CRUSHED
  - TOP OF SLOPE
  - TOP OF WALL
- LANDSCAPING NOTES:**
1. HOLES FOR LANDSCAPING ARROW PINNS AS PER LINE ONE CONSULTING TO AVOID PINE NESTS 20" O.C. TO BE PLANTED ON THE NORTH AND WEST BOUNDS AS PER CONDITIONS OF APPROVAL.
  2. APPROVAL PROVIDED BY THE AREA WATERING SYSTEM.
  3. PLACE STRAW MULCH.
  4. PLACE NATIVE GRASS SEEDS.
  5. IRVY BALS SEASONAL (DCT-487)



**WATER STORAGE**  
1. MINIMUM 5000 GALLON CAPACITY FOR LANDSCAPING AND IRRIGATION.

**CALIFORNIA DEPARTMENT OF FORESTRY**  
PROJECT: 4550 GARDENWAY LANA, UNIT 11, EXEMPTED ON PROPERTY SITE MAP SHEET 1 OF 3.  
SEE CONTRACTOR'S DRAWING WITH DRAFT NUMBER 10, EXEMPTED ON PROPERTY SITE MAP SHEET 1 OF 3.

**RR-RAP PROTECTION**  
NOT TO SCALE

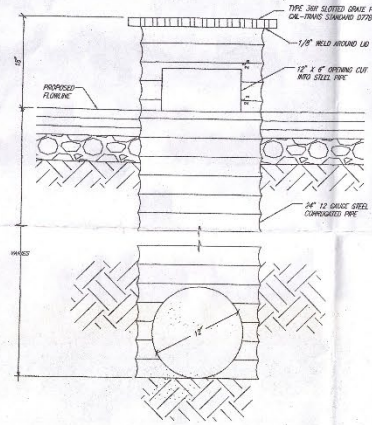
**BENCHMARK**  
ELEVATIONS DERIVED FROM GPS

**SITE INFORMATION**  
OWNER: CHARLE & TAMMY MAXWELL  
ADDRESS: 10525 RUSTY SPUR ROAD  
CLOVIS, CA 95319  
APN: 130-081-00  
PHONE: (559) 959-0000

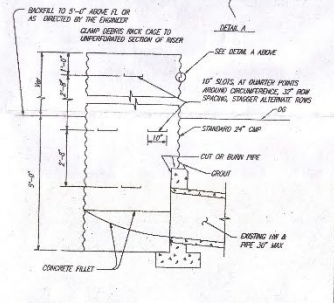
**ENGINEER'S CERTIFICATION**  
THIS PLAN HAS BEEN PREPARED BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND I AM A LICENSED PROFESSIONAL ENGINEER IN THE STATE OF CALIFORNIA. I AM NOT PROVIDING PROFESSIONAL SERVICES TO ANY OTHER PARTY FOR THIS PROJECT.

ANYWAY GLENN, REC #7552  
MAJORITY OF THE PROJECT WILL BE SHOWN DIRT AND OPEN SPACE AND BY REMOVAL OF PLANTS AND TREES WILL HAVE MINIMAL IMPACTS OR INCREASES TO SURROUNDING PLANTY FROM THE PROJECT SITE.

REVISED COPY

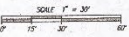


**DRAINAGE INLET (CAL-TRANS STANDARD D75A AND D93C)**  
NOT TO SCALE



**TYPE 'B' - CUP/RAPI**

PROJECT NO. 10525 RUSTY SPUR ROAD (10-022) CIVIL ENGINEERING DRAWINGS 4/17/2017 3:45:24 PM



PLANNING - SURVEYING - CIVIL ENGINEERING  
 800 WEST FULLERTON AVE., #110, FRESNO, CALIFORNIA 93711  
 PHONE (559) 498-4500 FAX (559) 498-4515

**PRECISION**  
 ENGINEERING INC.

PROJECT TITLE: FLOODSTORM ARENA  
 SHEET DESCRIPTION: GRADING PLAN  
 COUNTY OF: FRESNO  
 CITY OF: CLOVIS

PREPARED BY: CHARLE & TAMMY MAXWELL  
 10525 RUSTY SPUR ROAD  
 CLOVIS, CA 95319  
 (559) 299-0502

REVISIONS  
 1-11-2017 JML/A

DRAWN BY: PLS  
 CHECKED BY: NMG  
 DATE: 03-31-17

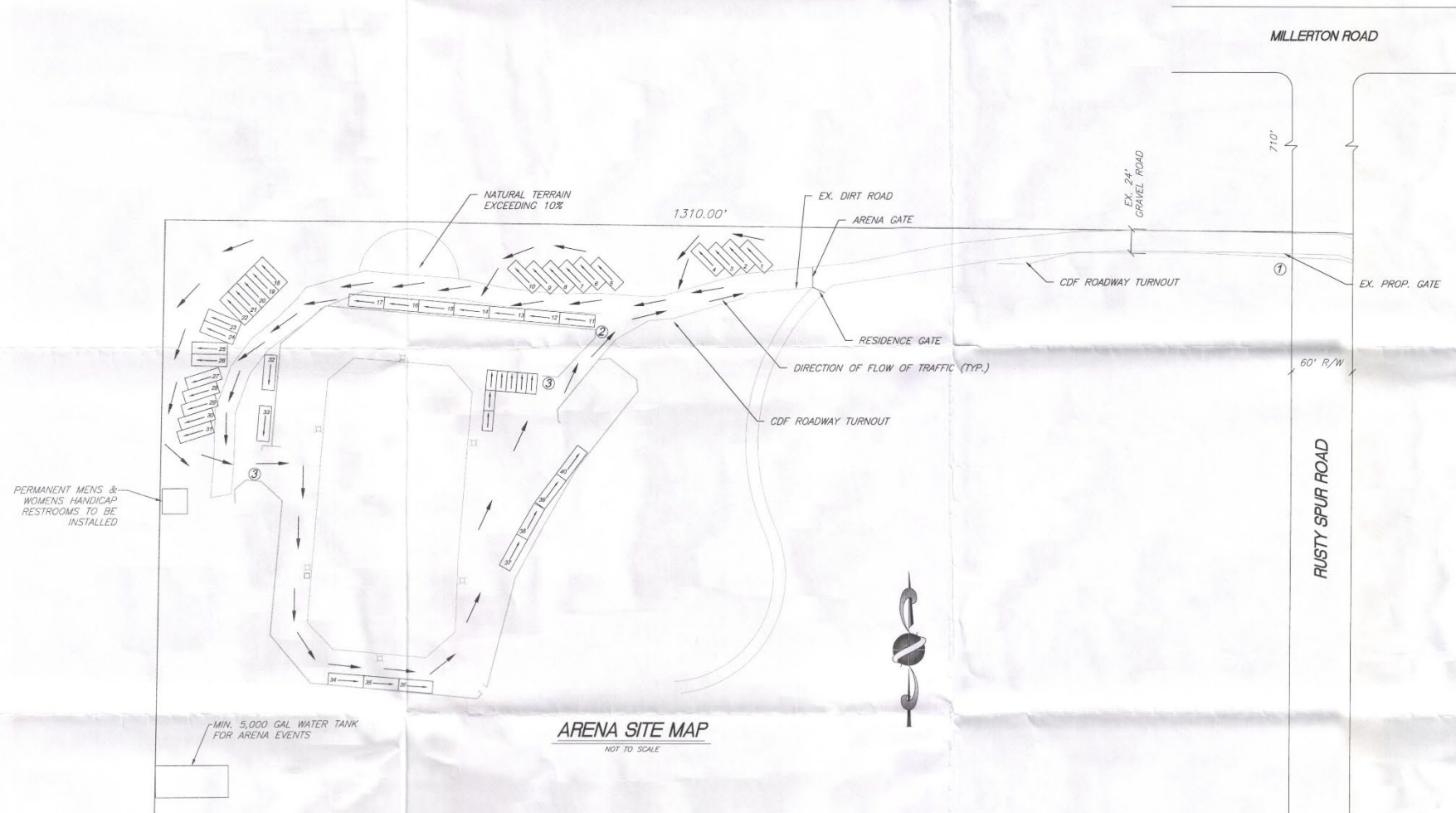
REGISTERED PROFESSIONAL ENGINEER  
 NO. 67552  
 CIVIL  
 STATE OF CALIFORNIA

SHEET NUMBER: 1 OF 1  
 JOB NUMBER: 10-022

WDID/APPID - 484724



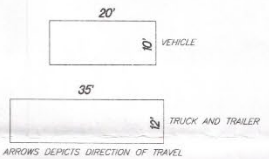
# ARENA SITE MAP



**ARENA SITE MAP**  
NOT TO SCALE

## ARENA SIGNAGE

- ① 4'-5' HEIGHT, 40' LENGTH, STONE COVERED WALL W/ 12" GOLD LETTERS (RUSTY SPUR ARENA) W/ 2 DIRECTIONS ARROWS INDICATING ARENA LOCATION (8" X 24") WITH INDIRECT LIGHTING.
- ② 4'X8' 8" HEIGHT DEPICTING RUSTY SPUR ARENA TRAFFIC CIRCULATION PATTERN PAINTED ON BLOCK WALL, NO LIGHTS (PAINTED ON BLOCK WALLS)
- ③ 2'X4' 4" HEIGHT EXIT SIGNS (2, PAINTED ON BLOCK WALLS)



## TYPICAL ARENA PARKING STALL

NOT TO SCALE  
PARKING ON NATIVE GRASS MOWED PRIOR TO EVENTS

## ARENA FACTS

1. DUST CONTROL PRIOR TO EACH EVENT
2. ARENA WATERED PRIOR TO EACH EVENT
3. LIGHTS ARE TO BE HOODED & DIRECTED TOWARDS ARENA, AND UTILIZED FOR PERSONAL USE ONLY

## TRAFFIC CIRCULATION AND PARKING NOTES

- PARKING STALL COUNT: 40 TRUCK AND TRAILER  
10 VEHICLE  
ARENA TRAFFIC CIRCULATION AND PARKING PLAN DEPICTED, ARENA SITE MAP SHEET 2 OF 3  
VEHICLE INGRESS, STACKING DISTANCES
1. MILLELTON ROAD 10925 RUSTY SPUR ROADWAY 210'
  2. 10925 RUSTY SPUR ROADWAY ENTRANCE TO FIRST PARKING SPACE 715', WITH 2 CDF REQUIRED TURNOUTS
  3. TRAFFIC CIRCULATION PARKING SURROUNDING ARENA 1050'
  4. PARKING STALLS DESIGNED FOR FORWARD MOVING PARKING AND FORWARD MOVING EXIT ONLY, WITH MINIMAL BACKING UP REQUIRED, IF ANY.
  5. ← DIRECTION OF FLOW OF TRAFFIC (TYPICAL)

## CALIFORNIA DEPARTMENT OF FORESTRY

PRC 4280 GUIDEBOOK TURNOUTS, NUMBER 11, EXHIBITED ON PROPERTY SITE MAP, SHEET 1 OF 3.  
SRA COMPLIANT FIRE HYDRANT WITH DRAFT RISER, NUMBER 10, EXHIBITED ON PROPERTY SITE MAP, SHEET 1 OF 3.

FRESNO COUNTY PUBLIC WORKS & DEVELOPMENT SERVICES DEPT.

### APPROVED PLAN

DATE #	OTHER	DATE	BY
		07/10/12	H. LUWA

NOTE: 1) THIS APPROVAL IS SUBJECT TO ALL CONDITIONS NOTED HEREON AND IN THE APPROVAL LETTER  
2) ALL IMPROVEMENTS MUST BE INSPECTED AND APPROVED BY THE DEVELOPMENT SERVICES DIVISION

RECEIVED  
JUL 16 2012

SPR7814

REVISION



1,300 ft.

Old Millerton Rd.

700 ft.

North  
Fork Little  
Dry Creek

1095 Rusty Spur Ln

Rusty Spur Ln



1  
Google

# PAVED ENTRY FROM MILLERTON TO RUSTY SPUR LN



# PERIMETER LANDSCAPING/ENTRY DRIVE



# PERIMETER LANDSCAPING



# ADA RESTROOM/FOOD SERVICE AREA



# SITE PERSPECTIVE FROM THE FERGUSSON PARCEL

