

# BELLA VISTA RANCH AND CATTLE COMPANY

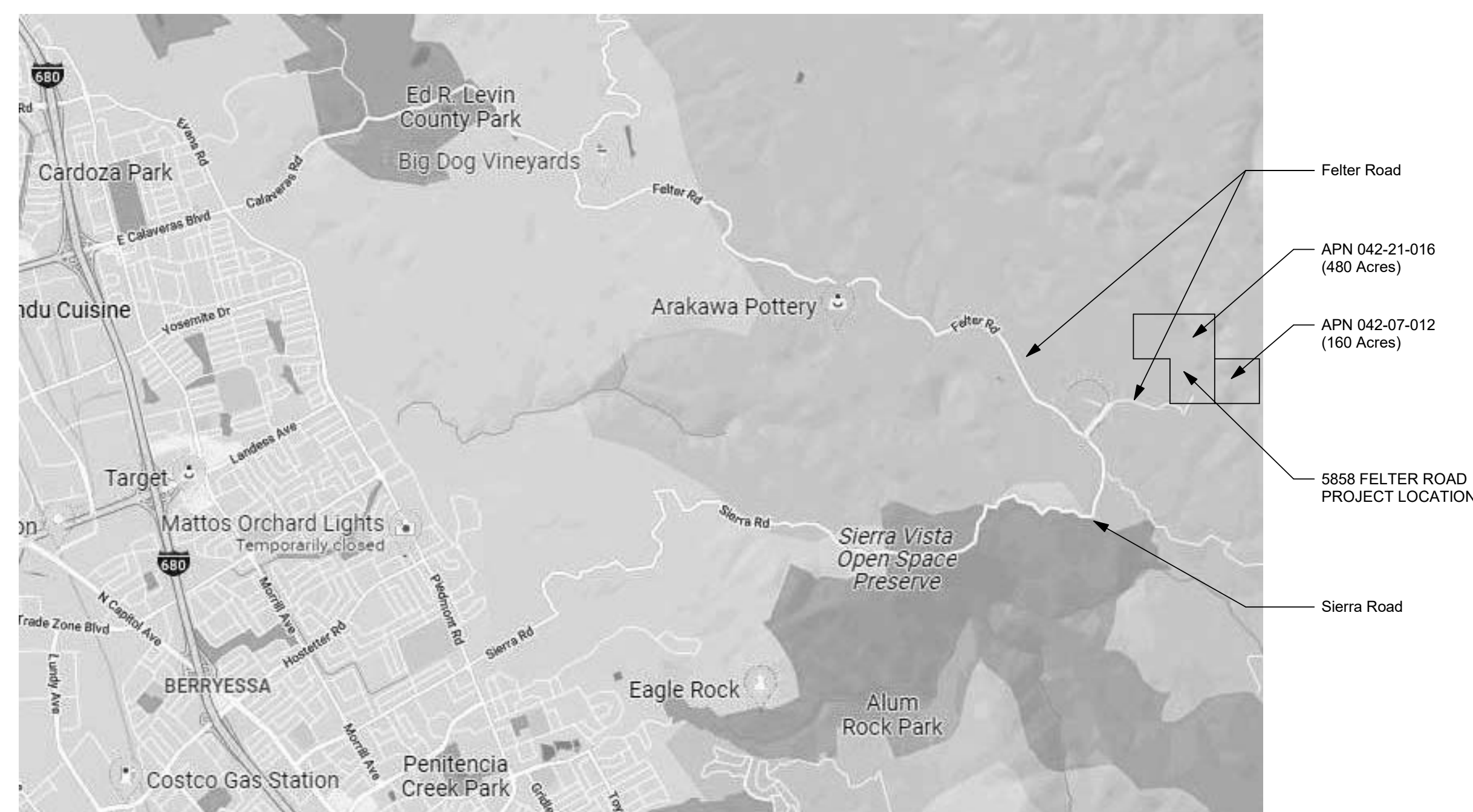
## 5858 FELTER ROAD, SAN JOSE, CA 95132

### COMPATIBLE USE DETERMINATION SUBMITTAL (WA) CODE COMPLIANCE ISSUES

### VIOLATION # VIO-8459



**2 GOOGLE VIEW**  
1/2" = 1'-0"



**1 VICINITY MAP**  
1/2" = 1'-0"

DRAWING INDEX	
<b>TITLE SHEET</b>	
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C2.0	ROAD EXHIBIT
<b>ARCHITECTURAL</b>	
A0.1	OVERALL SITE PLAN
A0.2	ENLARGED SITE PLAN
<b>DATA</b>	
Applicable Codes:	2022 CBC, CEC, CPC, CMC, CFC, CAL Green 2022 CA, Williamson Act Code
Occupancy:	R3
Type of Construction:	VB
Existing Fire Sprinklers:	No
Zoning:	AR (Coyote)
APN:	042-21-016 (480 Acres) / 042-07-012 (160 Acres)
Site Area:	640 Acres 927,878,400 SF

DESCRIPTION	
<p><b>Bella Vista Ranch and Cattle Company Overview:</b> The property comprises of 640 acres out of which approximately 635 acres are dedicate to agricultural use for cattle and horse grazing. The property was purchased by Mr. &amp; Mrs. Vale in 2001.</p> <p>The property is covered under Williamson Act contract number: 67003. Improvements have been made to ranch structures as follows:</p> <p><b>Description:</b> The project consists of a permit application for un-permitted work on the property and code upgrades to meet current code as follows:</p> <ul style="list-style-type: none"> <li>Main Residence: The original structure, the "cabana", was a previously permitted 50'x24' structure with a half loft, two bathrooms, kitchen, living and dining room. In 2004-2006 the structure was remodeled and a second floor area added to become the main living quarter. A new raised roof structure and new decks and porches were installed. The remodel and addition work was un-permitted. The new residence includes an entry space, kitchen, living, dining area, second floor family room, two bedrooms and three bathrooms.</li> <li>A retaining wall was installed to create a lower patio area and trellis structure.</li> <li>Garage: A new Garage was constructed in 2006-2011. The construction was unpermitted. The Structure includes a Garage, an office, a half bath and storage on the second floor. The existing Garage was lost in a fire (2017).</li> <li>Barn: The existing Barn was re-built in 2017 in the same footprint (36'x 48'). The new Barn includes a barn aisle, two stalls, a tack room, hay storage and a loft. In addition, there is a shed roof cover on two sides. The structure was un-permitted.</li> <li>Existing Farm House: The structure is from 1935 and assumed grand fathered in. Maintenance projects have been performed including new roof, siding and furnace.</li> <li>Modular building: It is assumed that this structures was previously permitted by the Department of Housing. A permit for the Modular Foundation and decks and stairs will be submitted.</li> <li>There is and existing un-permitted storage structure.</li> <li>There is an existing un-permitted Swimming pool.</li> <li>An existing volleyball court and tennis was removed.</li> <li>A chicken coup was removed.</li> </ul>	

#### BUILDING SQUARE FOOTAGES / BED ROOM COUNT

	Existing Pre 2004 Buildings	Buildings Removed	New Buildings	Total Square Feet	Heights	Existing Pre 2004 Bedrooms	Bedrooms Removed	New Bedrooms	Total Bedrooms
<b>1 Main House</b>					34'-0"				
First Floor Existing	1,173 SF					0			
Second Floor Existing	296 SF					0			
Second Floor Addition			877 SF	877 SF				2	2
Total:	1,469 SF		877 SF	2,346 SF					
<b>2 Garage/Office:</b>					24'-3"				
First Floor Garage			707 SF	707 SF		0			
First Floor Office			398 SF	398 SF		0			
Second Floor Storage			782 SF	782 SF		0			
Total:			1,887 SF	1,887 SF					
<b>3 Barn</b>					29'-5"				
First Floor Barn			1,585 SF	1,585 SF		0			
Second Floor Barn			787 SF	787 SF		0			
Total:			2,372 SF	2,372 SF					
<b>4 Existing Farm House</b>	1,142 SF			1,142 SF		2			2
<b>5 Modular Building #3</b>	1,207 SF			1,207 SF		3			3
Large Shed	460 SF			460 SF					
Small Shed	177 SF			177 SF					
Run-in Shed	296 SF			296 SF					
<b>Buildings Removed:</b>									
6 Modular Building #1	1,084 SF	1,084 SF		0		3	3		0
7 Modular Building #2	1,051 SF	1,051 SF		0		3	3		0
8 Old Garage (lost in Fire)	622 SF	622 SF		0					
9 Chicken Coup	296 SF	296 SF		0					
Old Barn	1,585 SF	1,585 SF		0					
<b>Totals:</b>	10,858 SF	4,638 SF	5,136 SF	9,887 SF		11	2	2	7

#### PLAN CHECK SUBMITTALS

Plan Check Submittals  
Bella Vista Ranch, 5858 Felter Road, San Jose, CA 95132

No.	Submittal	Scope of Work	County of SC Plan Check Number
1	Pre-Screen Submittal	Overall Site work and Road Upgrade	
2	Demolition	Demolition of Trailer 1&2, Old Garage, Volleyball Court, Tennis Court and Chicken Coup	
3	Main House	Code Compliance Upgrade	
4	Garage	Code Compliance Upgrade	
5	Barn	Code Compliance Upgrade	
6	Pool	Code Compliance Upgrade	

#### AGRICULTURAL USES

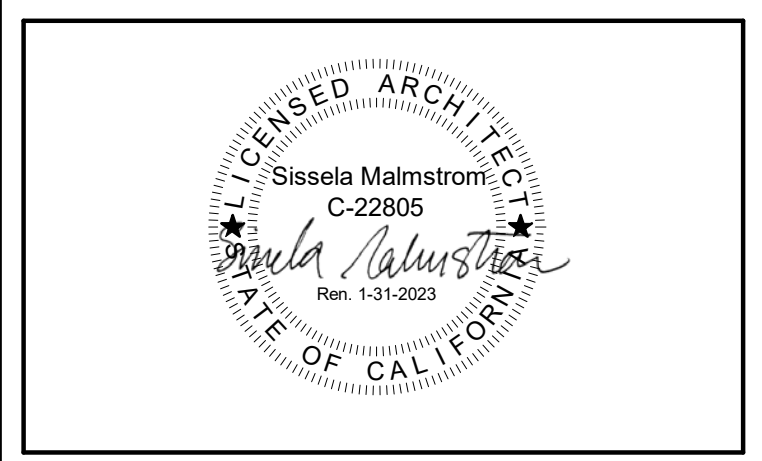
APN 042-07-012 (160 Acres):	100% Agricultural
APN 042-21-016 (480 Acres):	
Compound Area	4.8 Acres
Agricultural Area	475.2 Acres
Percentage of Land in Agricultural Production	99%
The Agricultural Uses under the Williamson Act consists of a "Dry grazing Cow-calf operation".	

architect +

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408-242-1869  
clyde.hammond@outlook.com

No.	Description	Date
1	CUD Submittal	1-13-2023

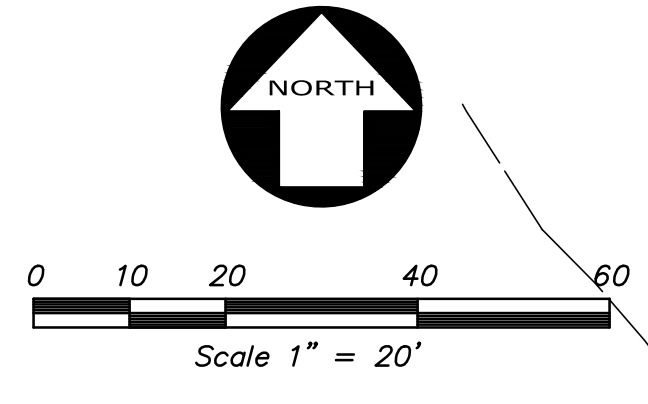
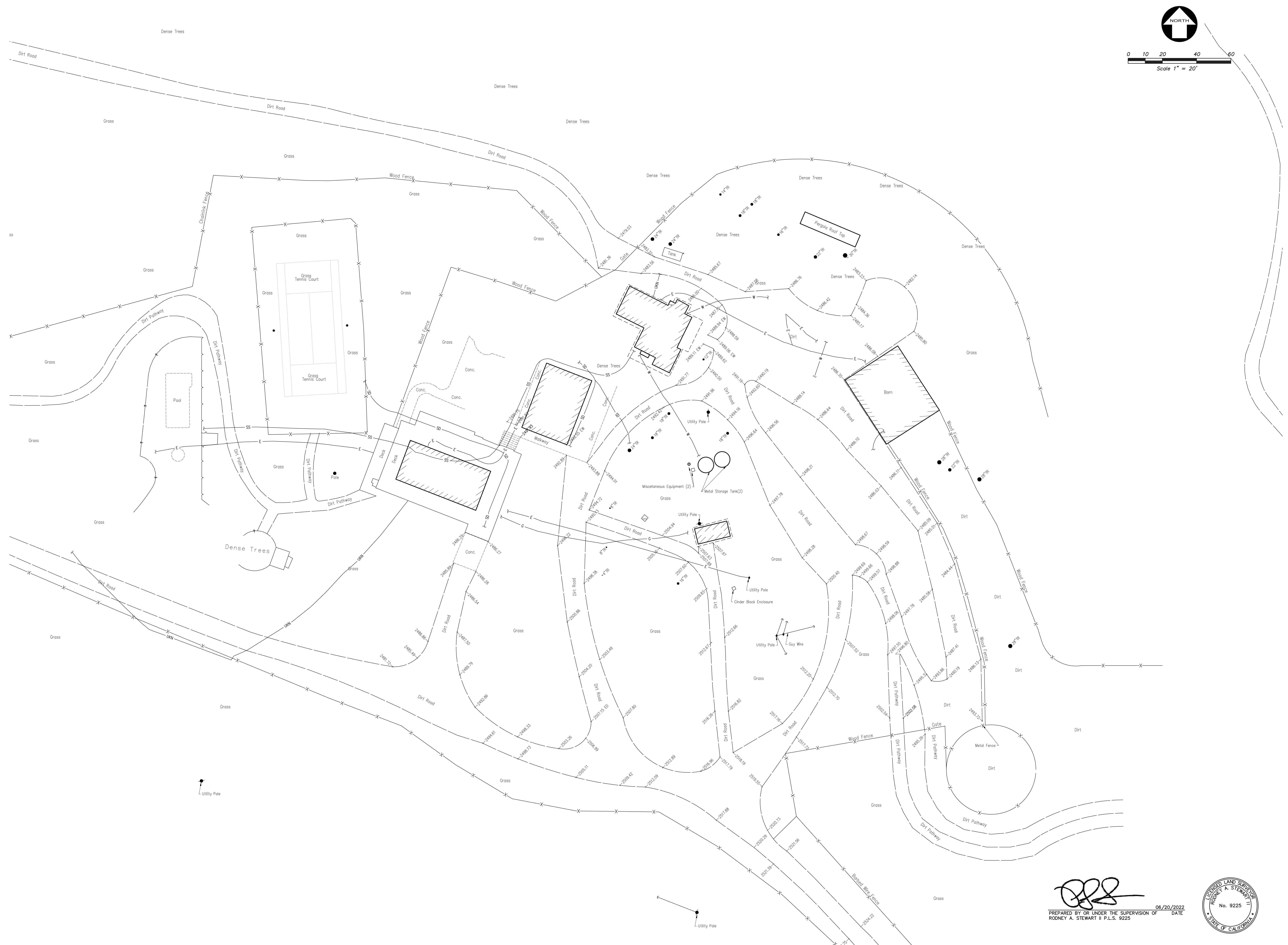
**Bella Vista Ranch  
CUD Submittal**

5858 Felter Road, San Jose CA 95132

**TITLE SHEET**

# T0.1

Project number: 2021\_10  
Scale: 1/2" = 1'-0"



DATE	JUNE, 2022
SCALE	AS SHOWN
SURVEYOR	RAS II
DRAWN BY	MS
JOB NO.	A01083-3
SHEET	1
OF	3 SHEETS

BY	REVISION
NO.	NO.
BY	NO.
BY	NO.
BY	NO.
BY	NO.

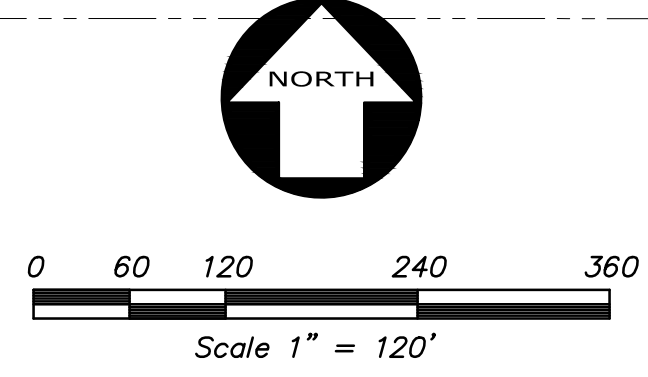
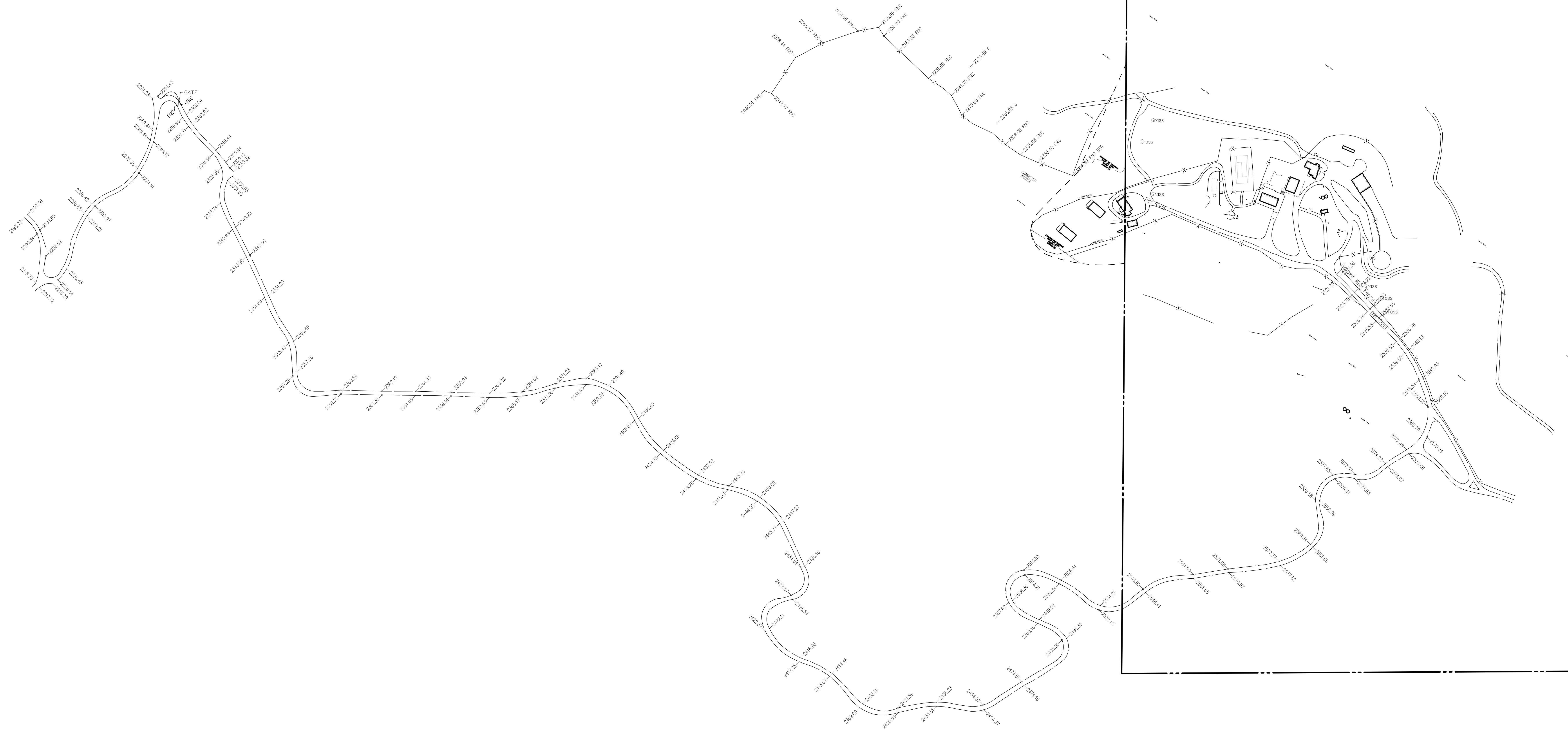
  

 <b>KIER+WRIGHT</b> 3390 Scott Boulevard, Building 22 Santa Clara, California 95054 Phone: (408) 727-6655 www.kierwright.com	<b>BUILDING EXHIBIT</b> OF <b>BELLA VISTA RANCH CODE COMPLIANCE ISSUES.</b> <b>ISSUE FOR PRE SCREENING SUBMITTAL DATED 6-14-2022</b> FOR <b>DE TIENNE ASSOCIATES</b> SAN JOSE, CALIFORNIA
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PREPARED BY OR UNDER THE SUPERVISION OF  
 RODNEY A. STEWART II P.L.S. 9225



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NO.	REVISION	BY	NO.	REVISION	BY

<b>KIER+WRIGHT</b>			3390 Scott Boulevard, Building 22 Sima Clara, California 95054 Phone: (408) 727-6655 www.kierwright.com		
<b>ROAD EXHIBIT</b>			CALIFORNIA		
OF			FOR		
BELLA VISTA RANCH CODE COMPLIANCE ISSUES.			FOR		
ISSUE FOR PRE SCREENING SUBMITTAL DATED 6-14-2022			DE TIENNE ASSOCIATES		
DATE			JUNE, 2022		
SCALE			AS SHOWN		
SURVEYOR			RAS II		
DRAWN BY			MS		
JOB NO.			A01083-3		
SHEET			2		
OF			3 SHEETS		

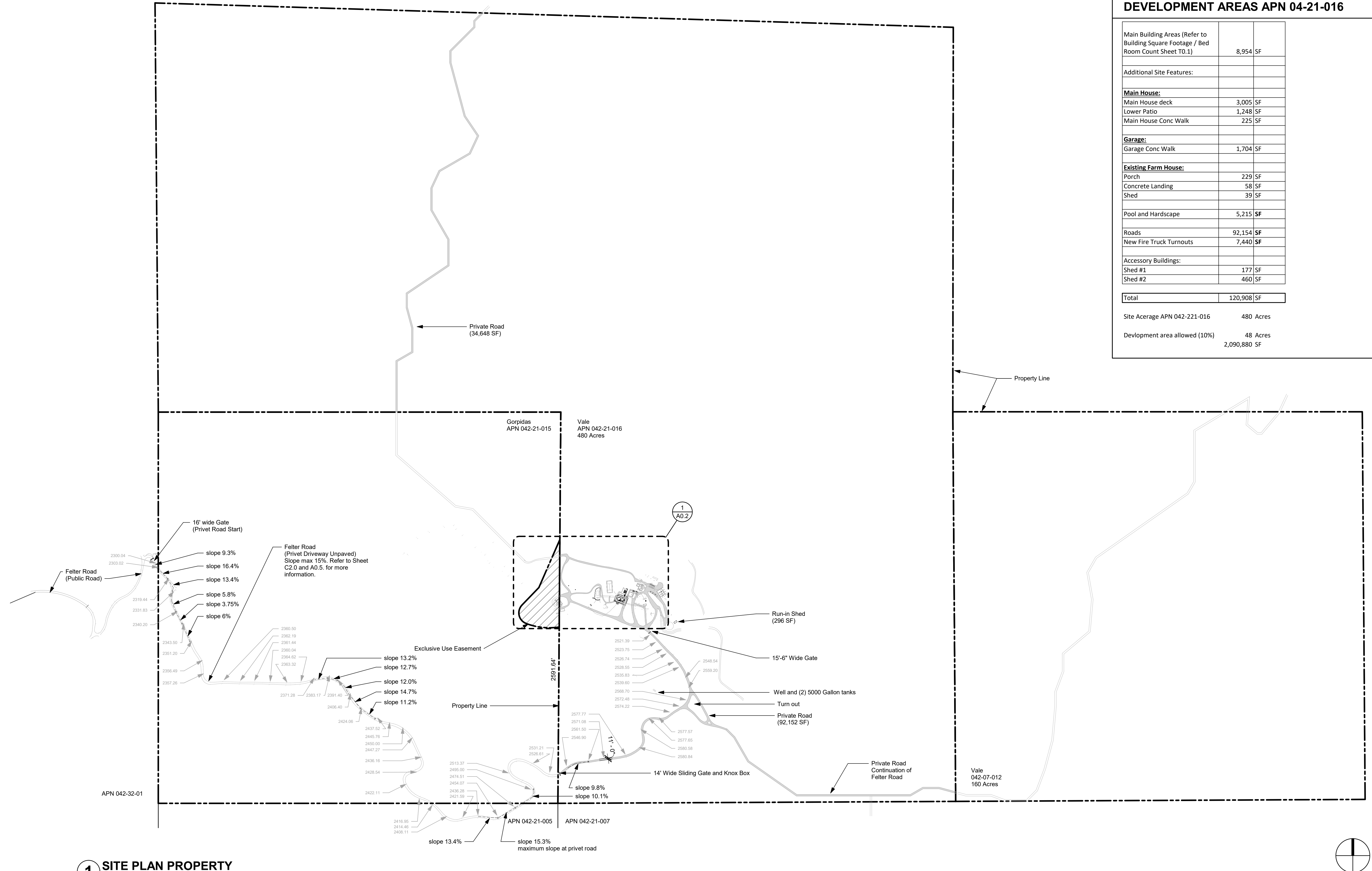
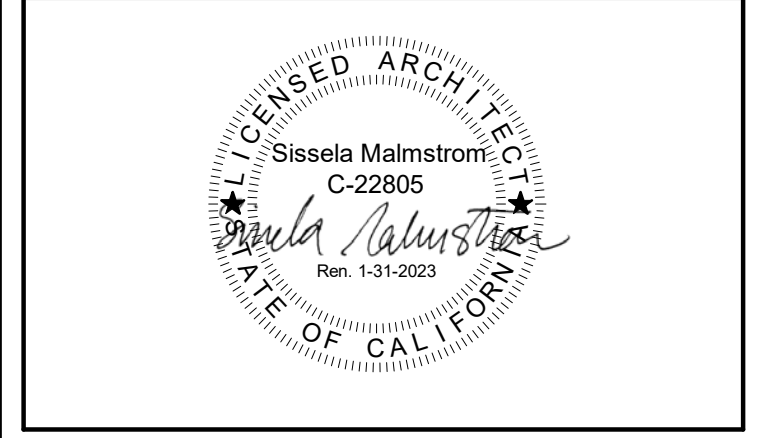
**DEVELOPMENT AREAS APN 04-21-016**

Main Building Areas (Refer to Building Square Footage / Bed Room Count Sheet T0.1)	8,954	SF
Additional Site Features:		
<b>Main House:</b>		
Main House deck	3,005	SF
Lower Patio	1,248	SF
Main House Conc Walk	225	SF
<b>Garage:</b>		
Garage Conc Walk	1,704	SF
<b>Existing Farm House:</b>		
Porch	229	SF
Concrete Landing	58	SF
Shed	39	SF
<b>Pool and Hardscape</b>		
	5,215	SF
<b>Roads</b>		
Roads	92,154	SF
New Fire Truck Turnouts	7,440	SF
<b>Accessory Buildings:</b>		
Shed #1	177	SF
Shed #2	460	SF
<b>Total</b>	<b>120,908</b>	<b>SF</b>

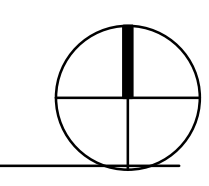
Site Acreage APN 042-221-016 480 Acres  
 Development area allowed (10%) 48 Acres  
 2,090,880 SF



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**1 SITE PLAN PROPERTY**  
 1" = 300'-0"



No.	Description	Date
1	CUD Submittal	1-13-2023

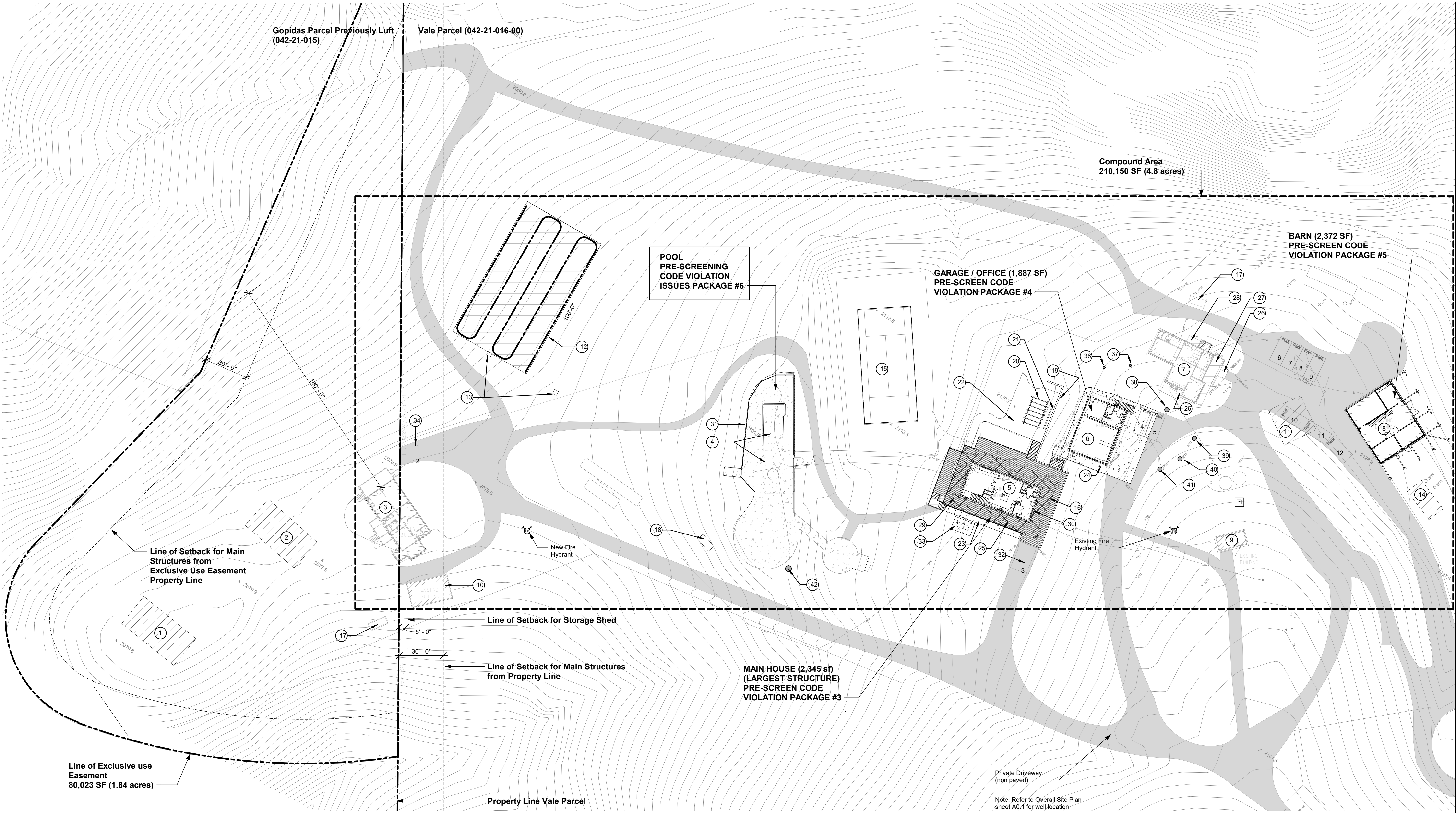
**Bella Vista Ranch  
 CUD Submittal**

5858 Felter Road, San Jose CA 95132

**OVERALL SITE PLAN**

**A0.1**

Project number: 2021\_10  
 Scale: 1" = 300'-0"



**1 ENLARGED SITE PLAN**  
1/32" = 1'-0"

**SITE PLAN REMARKS**

- |  |  |   |
|--|--|---|
| <ul style="list-style-type: none"> <li>① Existing Modular Building #1 Removed 2019 (1,084 SF) including decks.</li> <li>② Existing Modular Building #2 Removed 2019 (1,051 SF) including decks.</li> <li>③ Existing Modular Building #3 Permitted by Department of Housing 1988 (1,207 SF)</li> <li>④ Existing Pool and Concrete Hardscape (5,215 SF)</li> <li>⑤ Previous "Cabana" remodeled to become Main House and Decks. Second floor area added. (Total Square footage 2,346 SF including first and second floor). Un-permitted.</li> <li>⑥ New Garage/ Office Structure (First Floor 1,105 SF, Second Floor 782 SF = 1,887 SF. Un-permitted.</li> <li>⑦ Existing Farm House built 1935 (1,142 SF first floor only). Future remodel package to be submitted under separate permit.</li> <li>⑧ New Barn Structure ( First Floor 1,585 SF, Second Floor 787 SF = Total Square footage 2,372 SF). Un-permitted.</li> <li>⑨ Existing shed #1 (177 SF)</li> <li>⑩ Existing shed #2 (460 SF)</li> </ul> | <ul style="list-style-type: none"> <li>⑪ Existing Garage lost in fire 2017 (622 SF)</li> <li>⑫ Existing Leach Field ( 5,910 SF Approximate location)</li> <li>⑬ Existing Septic Tank 1,200 Gallons (Approximate location)</li> <li>⑭ Existing Chicken Coup Removed (297 SF)</li> <li>⑮ Existing Tennis Court Removed (2,820 SF)</li> <li>⑯ New Covered Porch at Main House (Un-permitted 1,733 SF)</li> <li>⑰ Existing Propane tank.</li> <li>⑱ Propane tank installed for Main House. Un-permitted</li> <li>⑲ New Retaining wall. Un-permitted</li> <li>⑳ New Trellis structure. Un-permitted</li> <li>㉑ New Planter</li> <li>㉒ New Lower Patio and walk pavers(1,254 SF)</li> <li>㉓ Main House Concrete Walk (225 SF)</li> </ul> | <ul style="list-style-type: none"> <li>㉔ Garage Concrete Walk and stair (1,704 SF)</li> <li>㉕ Main House Decks and Stairs (3,005 SF)</li> <li>㉖ Existing Farm House Concrete Landings ( 58 SF)</li> <li>㉗ Existing Farm House Porch ( 229 SF)</li> <li>㉘ Existing Farm House Shed ( 39 SF)</li> <li>㉙ New Concrete slab at Main House Basement Level (318 SF)</li> <li>㉚ New Standing Seam Metal Roof Main House ( 1,335 SF)</li> <li>㉛ New fencing</li> <li>㉜ 8'-6" x 18'-0" Parking Space Typical of (12)</li> <li>㉝ Concrete pad for Future Emergency Generator</li> </ul> |
|--|--|---|

**EXISTING TREE INVENTORY**

No	Dia @ 54" above the ground in inches	Spicie
36	16	California Buckeye
37	12	California Walnut
38	36	California Live Oak
39	18	Pacific Bayberry
40	18	Bayberry / Buckeye Intertwined
41	24	Ponderosa Pine
42	48	California Black Oak

**IMPERVIOUS AREA CALCULATION**

No. IMPERVIOUS REMOVED	
11	Garage Lost in Fire 2019 622 SF
8	Barn Removed 1,585 SF
14	Chicken Coup Removed 297 SF
Total Impervious Area Removed 2,504 SF	
IMPERVIOUS ADDED	
6	New Garage 1,105 SF
24	Concrete Walk around the Garage and Stair 1,704 SF
22	Lower Patio 1,254 SF
25	Deck around the Main House and Stair 3,005 SF
23	Concrete walk around the Main House 225 SF
8	New Barn 1,585 SF
Total Impervious Area Added 8,878 SF	
Total Change in Impervious Area + 6,374 SF	

No.	Description	Date
1	CUD Submittal	1-13-2023

**Bella Vista Ranch**  
CUD Submittal

5858 Felter Road, San Jose CA 95132

**ENLARGED SITE PLAN**

**A0.2**

Project number: 2021\_10  
Scale: As indicated