File: PLN19-0053
Special Permit, Design Review Administrative Approval and Grading Approval for a detached accessory structure containing more than two (2) internal plumbing fixtures.

Summary: Special Permit, Design Review Administrative Approval and Grading Approval to allow more than two (2) plumbing fixtures (five (5) fixtures proposed) in a 2,956 sq. ft. structure.

Owner: David and Susan Persing
Applicant: Erin Serventi of El Designs
Lot Size: 20 acres
APN: 779-45-006
Supervisory District: #1
HCP: Not a covered HCP project

Gen. Plan Designation: Hillsides
Zoning: HS-d1
Address: 830 W. San Martin Ave., San Martin
Present Land Use: Single Family Res, vineyards
Approved Building Site: Yes

RECOMMENDED ACTIONS
A. Accept a Categorical Exemption, under Section 15303(e) of the CEQA Guidelines, Attachment A

B. Grant Special Permit Approval, Design Review Administrative Approval and Grading Approval, subject to conditions outlined in Attachment B.

ATTACHMENTS INCLUDED
Attachment A – Proposed CEQA Determination
Attachment B – Proposed Conditions of Approval
Attachment C – Location & Vicinity Map
Attachment D – Proposed Plans
Attachment E – Color Board

Board of Supervisors: Mike Wasserman, Cindy Chavez, Dave Cortese, Susan Ellenberg, S. Joseph Simitian
County Executive: Jeffrey V. Smith
PROJECT DESCRIPTION

The proposed project involves a request to construct a new 2,956 square foot detached, underground wine cave, with a second-floor exterior pool pavilion. This includes 1,297 sq. ft. for the underground wine cave, including wine barrel vault, bathroom, storage, mechanical space, and 1,228 sq. ft. for the exterior pool pavilion. The structure would accommodate more than two (2) plumbing fixtures (five plumbing fixtures proposed). The location of the structure is proposed more than 75 feet from the edge of the Right-of-Way, behind the residence. The detached accessory structure includes interior space for wine storage, a full bathroom underground, and an outdoor kitchen with patio area on the upper floor. The accessory structure includes one (1) full bath (toilet, shower, and sink) with two outdoor kitchen sinks for the pool pavilion, resulting in a total of five (5) plumbing fixtures.

A majority of the grading is associated with constructing the underground wine cave along with minor grading for site improvements, including retaining walls, driveway access and fire truck turnaround area. Approximately 1,437 cubic yards of cut and 230 cubic yards of fill is proposed to construct this structure. No trees would be impacted by the project, as the area of the building pad, with retaining walls measuring up to 10 ft. in height, is located away from the trees on-site. The existing trees will screen the visibility of the structure to neighboring sites.

Setting/Location Information
The subject property is located in South County area in San Martin, located at the corner of W San Martin Avenue and Hayes Drive. The lot is 20-acres in area and is an approved building site, as Building Site Approval was approved in 1982, with a subsequent building permit to construct the existing primary residence (PLN82-1593). The neighborhood character consists of similarly sized lots, developed with single-family homes, vineyards and row crops.

REASONS FOR RECOMMENDATIONS

A. Environmental Review and Determination (CEQA)
   The proposed project qualifies for a Categorical Exemption, Section 15303 (Class 3e), for accessory (appurtenant) structures including garages, carports, patios, swimming pools, and fences in a residential zone.

B. Project/Proposal
   1. General Plan: Hillsides
   2. Approved Building Site: Yes. This lot obtained Building Site Approval on February 9, 1983, for a new residence, with a building permit obtained on March 9, 1983 (Building Permit 1983-38136-00).
   3. Zoning Standards. The proposed project satisfies the required development standards for accessory structures, as summarized below:

      Setbacks (HIS-d1): Located in rear half of lot, within the rear yard, or at least 75-feet from the front right-of-way.

      Maximum Height: 35 feet
Stories: 3 story structure allowed. This structure is 2 stories above grade with one underground level.

In addition to the accessory structure development standards described above, as the project is located within a -d (Design Review) Combining District, the project is required to meet additional development standards related to design of the structure, as summarized in Table 1 below.

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<thead>
<tr>
<th>STANDARDS &amp; REQUIREMENTS</th>
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<tr>
<td>Siting</td>
<td>§ 3.20.040 (A)(2)(b)</td>
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</tr>
<tr>
<td>Story Poles</td>
<td>§ 3.20.040 (A)(2)(c)</td>
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<tr>
<td>Color &amp; LRV</td>
<td>§ 3.20.040 (B)</td>
<td>Y</td>
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<td>Building Form &amp; Massing</td>
<td>§ 3.20.040 (C)</td>
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<tr>
<td>Retaining Walls</td>
<td>§ 3.20.040 (D)</td>
<td>Y</td>
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<tr>
<td>Ridgeline Development</td>
<td>§ 3.20.040 (E)</td>
<td>Y</td>
</tr>
<tr>
<td>Design Review Guidelines</td>
<td>§ 3.20.040 (F)</td>
<td>Y</td>
</tr>
</tbody>
</table>

*See Discussion in Design Review Administrative Approval Section 7 of this Staff Report, below.

4. Special Findings for More than Two Plumbing Fixtures: Residential accessory buildings, such as the subject wine cave, with more than two internal plumbing fixtures may be allowed if a Special Permit is obtained (see Section 5 of Staff Report, below). In addition to Special Permit Findings of Section 5.60.030, three (3) additional findings shall be made by the Zoning Administration Hearing Officer (Section 4.20.020(I)(2) of the Zoning Ordinance. In the following discussion, the Special Findings are delineated in bold type, and an explanation of how the project meets the required findings is in plain text below.

A. Must conform to the development standards specified in this chapter. More restrictive setbacks may be required in order to mitigate detrimental impacts on neighboring properties.

The proposed structure is approximately 26 ft. in height, which is within the 35 ft. maximum allowable height limitation. The location of the structure conforms to the development standards stipulated for accessory structures, as the structure is located more than 75 ft. from the front property line. As such, this Special Finding can be made.

B. May not be used for dwelling purposes or overnight accommodation.

The proposed structure is not designed to be used for dwelling purposes or overnight accommodations. Additionally, the project has been conditioned to restrict use of the structure for dwelling purposes or overnight accommodation. As such, the Specific Finding can be made.
C. Must be of an appropriate size and design for the intended use, and should be configured in a manner that is clearly inappropriate and impractical for dwelling purposes.

The proposed floorplan includes one (1) full bathroom with storage space (approximately 150 sq. ft.), wine storage space (approximately 364 sq. ft.), and an upper floor with outdoor kitchen and patio area for the pool pavilion. The proposed structure is 2,956 square feet in size, appropriately sized and designed for the intended use and complies with the specific findings for “Restrictions on Plumbing Fixtures,” pursuant to Section 4.20.020(I)(2). Additionally, the project is conditioned to remain as a private accessory structure (See Condition No. 5). The owner has no plans to convert this into a public wine tasting facility. As such, this Special Finding can be made.

5. Special Permit: In addition to the Specific Findings noted in Section 4 of this Staff Report, accessory structures with more than two (2) internal plumbing fixtures are also subject to a Special Permit (Chapter 5.60). In the following discussion, the scope of review findings for a Special Permit are delineated in bold type, and an explanation of how the project meets the required findings is in plain text below. The Zoning Administration Hearing Officer is required to make findings to approve the project.

A. The proposed use conforms with the general plan, with the zoning ordinance, and with all standards applicable to the proposed use that have been adopted by the Planning Commission or Board of Supervisors;

As discussed in Section 4 of this report, the project conforms to all standards stipulated in County General Plan and Zoning Ordinance. The proposed structure has a roof height of approximately 25 feet, which is within the 35 ft. maximum height allowance for accessory structures with a rural zoning district. The location of the structure conforms to the development standards stipulated for accessory structures as it is at least 75 ft. from the front property line, and with the large size of the lot (20 acres) – the structure is significantly under the 33% lot coverage for accessory structures. As such, this finding can be made.

B. The site is adequate for the proposed use, including but not limited to being of adequate size and shape to accommodate all facilities and development features to integrate the use into the surrounding area and to provide any necessary or appropriate buffers between the use and the surrounding area;

The site is adequate to accommodate the wine cave/pool pavilion. The subject site is approximately 20 acres, and the proposed structure satisfies the required setbacks for residential accessory structures, as the structure is located more 75 feet from front property line. The area of the property and the location of the proposed structure offers adequate separation and provides a buffer between the
proposed use and the surrounding uses and/or neighborhood. Surrounding oak woodland habitat in the rear yard screens the view of this structure from the valley floor and neighboring lots which will not be removed. As such, this finding can be made.

C. The proposed use will not be detrimental to the public health, safety, or general welfare. In this respect the Zoning Administration Hearing Officer shall further find, without limitation, that:

1. Adequate off-street parking, loading and unloading areas (if applicable) and handicapped access will be provided;

The property has adequate space for off-street parking with an existing garage of the residence able to accommodate the required minimum one (1) covered, and one (1) uncovered parking space per County Zoning Ordinance Section 4.30.030. There appears to be plenty of room for uncovered parking in the existing driveway which exceeds the off-street parking standards. No handicapped access is required as this is a private structure for the homeowner. As such, this finding can be made.

2. Appropriately designed site access will be provided, including safe and adequate access for fire and emergency vehicles (including secondary access where deemed necessary by the fire marshal);

The project meets County requirements for emergency access for fire and emergency vehicles including incorporation of a new fire truck turnaround area in the access driveway. Therefore, as conditioned, the proposed project and driveway to the rear of site will meet access for fire and emergency vehicles. As such, this finding can be made.

3. The use will not adversely affect water quality. Adequate wastewater treatment, disposal and sanitation facilities will be provided and will satisfy all applicable local, state and federal requirements;

A septic system will be constructed for the private structure. Department of Environmental Health has conditioned the project accordingly to meet wastewater and domestic water standards. As such, the project will not adversely affect water quality and complies with applicable local, state and federal requirements. As such, this finding can be made.

4. The use will not be detrimental to the adjacent area because of excessive noise, odor, dust or bright lights;

This project would be permitted “by-right” if the application only included two (2) plumbing fixtures. The installation of more than two (2) plumbing fixtures would not create noise, odor, dust or excessive light impacts.
Furthermore, residential and accessory uses shall be subject to the County Noise Ordinance including restriction of construction noise during daytime hours allotted by the Ordinance code. As such, this finding can be made.

5. **The use will not substantially worsen traffic congestion affecting the surrounding area;**

As this is a private structure, the traffic conditions will not change with the addition of this accessory structure. As such, this finding can be made.

6. **Erosion will be adequately controlled; and**

Erosion is controlled by the implementation of an erosion control plan to be included as part of best management practices (BMP’s) conditioned though grading and building permit review. As such, this finding can be made.

7. **Adequate storm drainage management exists or will be provided and will comply with all applicable local, state and federal requirements.**

The project will meet storm drainage requirements including storm drainage inlets protection as part of BMP’s conditioned through grading and building permit review. As such, this finding can be made.

6. **Grading Approval:** Pursuant to Section C12-433, all Grading Approvals are subject to specific findings. In the following discussion, the scope of review findings are listed in **bold**, and an explanation of how the project meets the required standard is in plain text below.

**A. The amount, design, location, and the nature of any proposed grading is necessary to establish or maintain a use presently permitted by law on the property.**

The project’s grading quantities are 1,437 cubic yards of cut and 230 cubic yards of fill. This grading would be necessary to establish the building pad, underground wine cave, and fire truck turnaround improvements, which are allowable uses for the underlying zoning district. Consequently, the amount, design, location and the nature of proposed grading is necessary and appropriate to establish the single-family residential use, which is a permissible use in the HS zoning district. As such, this finding can be made. The breakdown of grading is quantified below.

<table>
<thead>
<tr>
<th>Type</th>
<th>Cut (CY)</th>
<th>Fill (CY)</th>
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<tbody>
<tr>
<td>Pool Pavilion</td>
<td>538</td>
<td>13</td>
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<tr>
<td>Wine Cave</td>
<td>620</td>
<td>0</td>
</tr>
<tr>
<td>Fire Truck Turnaround</td>
<td>172</td>
<td>152</td>
</tr>
<tr>
<td>-------------------------------</td>
<td>-----</td>
<td>-----</td>
</tr>
<tr>
<td>Site improvements including retaining walls and site access.</td>
<td>107</td>
<td>65</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td>1,437</td>
<td>230</td>
</tr>
</tbody>
</table>

B. The grading will not endanger public and/or private property, endanger public health and safety, will not result in excessive deposition of debris or soil sediments on any public right-of-way, or impair any spring or existing watercourse.

The proposed grading will not endanger public or private property. The grading is the minimum necessary to establish the use. All export will be deposited at an approved site. The Conditions of Approval of final grading plans will ensure that grading around the building pad and driveway will not result in slope instability or erosion. Land Development Engineering has specific erosion control standards to be implemented as part of the driveway and grading design. As such, this finding can be made.

C. Grading will minimize impacts to the natural landscape, scenic, biological and aquatic resources, and minimize erosion impacts.

The proposed grading has been designed to contour to the natural topography to the maximum extent possible, with the accessory structure on a flat area not disturbing existing vegetation in the rear of the lot. The majority of the proposed grading is to establish the underground wine cave. The project will not impact any of the natural landscape on-site including all the oak woodland habitat as the building pad will not impact any trees. As such, this finding can be made.

D. For grading associated with a new building or development site, the subject site shall be one that minimizes grading in comparison with other available development sites, taking into consideration other development constraints and regulations applicable to the project.

As noted above, the majority of the proposed grading is to establish the underground wine cave and some minor grading for retaining walls and site access. The grading is designed to follow the natural contours to the maximum extent possible. The project location is best suitable as it does not disturb the oak woodland on-site and a stable flat slope with minimal grading. As such, this finding can be made.

E. Grading and associated improvements will conform with the natural terrain and existing topography of the site as much as possible, and should not create a significant visual scar.
The accessory structure will blend in with the natural terrain as it is completely surrounded by existing forested oak woodland trees on-site. As such, this finding can be made.

F. Grading conforms with any applicable general plan or specific plan; and

The proposed grading is in conformance with specific findings and policies identified in the County General Plan. For example, the proposed grading reduces visual impacts from hillside development (is very well screened from surrounding properties due to the extensive existing vegetation on-site (oak woodland habitat)). This meets General Plan policies R-GD 20-27, with no significant visual scar or impact to the environment. As such, this finding can be made. As such, this finding can be made.

G. Grading substantially conforms with the adopted "Guidelines for Grading and Hillside Development" and other applicable guidelines adopted by the County.

The proposed grading is in conformance with the adopted “Guidelines for Grading and Hillside Development,” in particular, the specific guidelines for siting, road design, building form and design. The proposed driveway follows the existing access driveway of the residence. Small improvements are made to provide a fire truck turnaround area suitable to access the structure in case of an emergency – providing access to the rear of the lot = widening the driveway width. Building mass and bulk is minimal as a majority of the building will be located underground for the wine cave. Erosion control is conditioned with the County requirements of Land Development Engineering with final erosion control plans to be implemented with the final grading permit. As such, this finding can be made.

7. **Design Review Administrative Approval**: Section 3.20.040 of the Zoning Ordinance allows for certain Design Review applications to be deemed to be exempt from the standard Design Review process if the Zoning Administrator determines that the project is a site not visible. According to the County’s GIS mapping and visibility analysis, the area of development on the subject property is listed as a low visibility property. The applicant requested that the Zoning Administrator review the property to determine that the property is a “site not visible.” In order to make this determination, Staff visited the subject property and surrounding neighborhood. As a result of this field investigation, Staff determined that the property is completely surrounded by mature oak woodland habitat on-site. Furthermore, as the property is not located in a highly visible location on County GIS visibility maps. As such, Staff and the Zoning Administrator have confirmed that the property is not visible. Additionally, in an effort to ensure continued low-visibility, Staff has added a Condition (No. 7) that requires the applicant to maintain existing landscaping on-site (oak woodland habit) which screens view of the structure from the valley floor and neighboring properties.
As the size of the structure is less than 5,000 square feet, a full Design Review Application is not required. For this reason, the Design Review Findings are not part of this report. As noted in Section 3, Table 1 of this Report, the project meets all the required development standards for construction within a -d1 (Design Review) Combining District. Additionally, as required by the -d1 Combining District development standards, the project has been conditioned so that the exterior colors of the structure do not exceed a Light Reflectivity Value of 45, and existing landscaping is maintained on-site (See Condition of Approval # 6).

BACKGROUND

On February 9, 1983, Building Site Approval was granted for the subject property, and the existing residence was subsequently constructed and finaled, as shown in the building permit history on file with the County. The property is also improved with vineyards for personal use. The property does not operate as a commercial vineyard.

On March 7, 2019, the Applicant submitted an application for a Special Permit and Design Review Administrative Approval. The application was deemed incomplete on April 4, 2019 as grading approval is required for construction of the proposed structure (mainly cut underground for the wine cave).

On October 3, 2019, the applicant submitted for Grading Approval, and the application was deemed incomplete by the Fire Marshal’s Office and Planning. The applicant submitted final, revised plans on November 22, 2019. The application was subsequently deemed complete on December 10, 2019. On January 3, 2020, a public notice was mailed to all property owners within a 300-foot radius, and published in the Post Record on January 3, 2020.

STAFF REPORT REVIEW

Prepared by: Colleen Tsuchimoto, Senior Planner
Reviewed by: Leza Mikhail, Principal Planner/Zoning Administrator
ATTACHMENT A
Statement of Exemption from the California Environmental Quality Act (CEQA)

<table>
<thead>
<tr>
<th>File Number</th>
<th>APN(s)</th>
<th>Date</th>
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<td>PLN19-0053</td>
<td>779-45-006</td>
<td>1/10/20</td>
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</table>

**Project Name**
Persing Wine Cave/Pool Pavilion

**Project Type**
residential

**Owner**
David and Susan Persing

**Applicant**
Erin Serventi of El Designs

**Project Location**
830 W. San Martin Ave., San Martin

**Project Description**
Special Permit, Grading Approval, and Design Review Administrative Approval for a detached accessory structure (underground wine cave with pool pavilion) with 5 plumbing fixtures.

All development permits processed by the County Planning Office which require discretionary approval must be evaluated for compliance with the California Environmental Quality Act (CEQA) of 1970 (as amended). Certain projects which meet criteria listed under CEQA may be deemed exempt from environmental review. The project described above has been evaluated by County Planning Staff under the provisions of CEQA and has been deemed to be exempt from any further environmental review per the provision(s) listed below.

**CEQA (Guidelines) Exemption Section:**
15303 (a), “New Construction or Conversion of Small Structures”

**Comments:**
Qualifies for exemption. Project includes no significant environmental impacts to construct a new detached accessory structure with extended access driveway.

**Prepared by:**
Colleen A. Tsuchimoto, Senior Planner

Signature: [Signature]
Date: 10/20
ATTACHMENT B

SPECIAL PERMIT, DESIGN REVIEW ADMINISTRATIVE APPROVAL (Site not Visible) AND GRADING APPROVAL,
Conditions of Approval

Owner/Applicant: David and Susan Persing / Erin Serventi of El Designs
File Number: PLN19-0053
Location: 830 W. San Martin Avenue San Martin, CA (APN: 779-45-006)
Project Description: Special Permit, Design Review Administrative Approval (Site not Visible), and Grading Approval for a 2,956 sq. ft. detached accessory structure (private underground wine cave with upper pool pavilion) with more than two (2) plumbing fixtures (five (5) plumbing fixtures proposed). Grading of 1,437 cubic yards of cut and 230 cubic yards of fill.

If you have any question regarding the following preliminary conditions of approval, call the person whose name is listed as the contact for that agency. He or she represents a particular specialty or office and can provide details about the conditions of approval.

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<thead>
<tr>
<th>Agency</th>
<th>Name</th>
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<th>E-mail</th>
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<tbody>
<tr>
<td>Planning</td>
<td>Colleen Tsuchimoto</td>
<td>(408) 299-5797</td>
<td><a href="mailto:colleen.tsuchimoto@pln.sccgov.org">colleen.tsuchimoto@pln.sccgov.org</a></td>
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<tr>
<td>Land Development Engineering</td>
<td>Darrell Wong</td>
<td>(408) 299-5735</td>
<td><a href="mailto:darrell.wong@pln.sccgov.org">darrell.wong@pln.sccgov.org</a></td>
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<tr>
<td>Environmental Health</td>
<td>Darrin Lee</td>
<td>(408) 299 – 5748</td>
<td><a href="mailto:darrin.lee@cep.sccgov.org">darrin.lee@cep.sccgov.org</a></td>
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<tr>
<td>Fire Marshal</td>
<td>Alex Goff</td>
<td>(408) 299-5763</td>
<td><a href="mailto:alex.goff@sccfd.org">alex.goff@sccfd.org</a></td>
</tr>
<tr>
<td>Geology</td>
<td>Jim Baker</td>
<td>(408) 299-5774</td>
<td><a href="mailto:jim.baker@pln.sccgov.org">jim.baker@pln.sccgov.org</a></td>
</tr>
<tr>
<td>Building Inspection</td>
<td></td>
<td>(408) 299-5700</td>
<td></td>
</tr>
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</table>

STANDARD CONDITIONS OF APPROVAL

Building Inspection Office
1. For detailed information about the requirements for a building permit, obtain a Building Permit Application Instruction handout from the Office of Building Inspection or visit their website (www.scccbuilding.org).

Planning
2. Development shall take place in substantial conformance with the approved plans, prepared by El Designs, submitted on November 22, 2019, and as presented at the Zoning
Administration hearing. Modifications to the proposed project may result in additional review by the Planning Division.

3. The existing zoning is HS-d1. Maintain the following minimum accessory structure setbacks: Front: 75 ft.; Sides: 30 ft.; Rear: 30 ft.

The maximum allowable height of the structure is 35 ft. tall.

4. The subject detached structure may not be used for dwelling purposes or overnight accommodations.

5. The subject detached structure is for private use only. Converting the structure for public use (wine tasting events etc) would be subject to supplemental requirements for wineries, and may result in additional review by the Planning Division.

6. The exterior surfaces of the structure with trim and roofing must be of muted colors with light reflectivity value (LRV) of 45 or lower. Painted exterior surfaces are to match the color board samples, as submitted on March 13, 2019, and as presented at the Zoning Administration hearing.

7. Maintain existing landscaping on-site which screens view of the structure from the valley floor and neighboring properties (oak woodland habitat).

Land Development Engineering

8. Property owner is responsible for the adequacy of any drainage facilities and for the continued maintenance thereof in a manner that will preclude any hazard to life, health or damage to adjoining property.

Environmental Health

9. All construction activities shall be in conformance with the Santa Clara County Noise Ordinance Section B11-154 and prohibited between the hours of 7:00 p.m. and 7:00 a.m. on weekdays and Saturdays, or at any time on Sundays for the duration of construction

CONDITIONS OF APPROVAL TO BE COMPLETED PRIOR TO GRADING PERMIT ISSUANCE

Planning

10. Prior to issuance of any permits, the applicant shall pay all reasonable costs associated with the work by the Department of Planning and Development.

Land Development Engineering

11. Obtain a Grading Permit from Land Development Engineering (LDE) prior to beginning any construction activities. Issuance of the grading permit is required prior to LDE clearance of the building permit (building and grading permits may be applied for concurrently). The process for obtaining a grading permit and the forms that are required can be found at the following web page:
Please contact LDE at 299-5734 for additional information and timelines.

12. Final plans shall include a single sheet which contains the County standard notes and certificates as shown on County Standard Cover Sheet. Plans shall be neatly and accurately drawn, at an appropriate scale that will enable ready identification and recognition of submitted information.

13. Final improvement plans shall be prepared by a licensed civil engineer for review and approval by LDE and the scope of work shall be in substantial conformance with the conditionally approved preliminary plans on file with the Planning Office. Include plan, profile, typical sections, contour grading for all street, road, driveway, structures and other improvements as appropriate for construction. The final design shall be in conformance with all currently adopted standards and ordinances. The following standards are available on-line:


2007 Santa Clara County Drainage Manual www.sceplanning.org / Plans & Ordinances > Grading and Drainage Ordinance

14. Survey monuments shall be shown on the improvement plans to provide sufficient information to locate the proposed improvements and the property lines. Existing monuments must be exposed, verified and noted on the grading plans. Where existing monuments are below grade, they shall be field verified by the surveyor and the grade shall be restored and a temporary stake shall be placed identifying the location of the found monument. If existing survey monuments are not found, temporary staking delineating the property line may be placed prior to construction and new monuments shall be set prior to final acceptance of the improvements. The permanent survey monuments shall be set pursuant to the State Land Surveyor’s Act. The Land Surveyor / Engineer in charge of the boundary survey shall file appropriate records pursuant to Business and Professions Code Section 8762 or 8771 of the Land Surveyors Act with the County Surveyor.

15. The improvement plans shall include an Erosion and Sediment Control Plan that outlines seasonally appropriate erosion and sediment controls during the construction period. Include the County’s Standard Best Management Practice Plan Sheets BMP 1 and BMP-2 with the Plan Set.

16. All applicable easements affecting the parcel(s) with benefactors and recording information shall be shown on the improvement plans.
Drainage
17. Provide a drainage analysis prepared by a licensed civil engineer in accordance with criteria as designated in the 2007 County Drainage Manual (See Section 6.3.3 and Appendix L for design requirements). The on-site drainage will be controlled in such a manner as to not increase the downstream peak flow for the 10 year and 100 year storm event or cause a hazard or public nuisance. The mean annual precipitation is available on the on-line property profile.

18. All new on-site utilities, mains, and services shall be placed underground and extended to serve the proposed development. All extensions shall be included in the improvement plans. Off-site work should be coordinated with any other undergrounding to serve other properties in the immediate area.

Stormwater Treatment – Central Coast
19. Include one of the following site design measures in the project design (a) direct hardscapes and/or roof runoff onto vegetated areas (b) collect roof runoff in cisterns or rain barrels for reuse, or (c) construct hardscapes (driveway, walkways, patios, etc.) with permeable surfaces. Though only one site design measure is required, it is encouraged to include multiple site design measures in the project design.

Soils and Geology
20. Submit one copy of the signed and stamped of the geotechnical report for the project.

21. Submit a plan review letter by the Project Geotechnical Engineer certifying that the geotechnical recommendation in the above geotechnical report have been incorporated into the improvement plans.

Environmental Health
22. At the time of application for a grading permit, submit four (4) revised plot plans to scale (1” = 20’) on a grading and drainage plan showing the driveway, accessory structure, septic tank and required drainlines to contour, in order to obtain a septic system permit. Maintain all setbacks as outlined within County of Santa Clara Onsite Manual. The original plans must be submitted to the Department of Environmental Health prior to the issuance of the septic system permit and submitted as the final grading plan to Land Development Engineering.

CONDITIONS OF APPROVAL TO BE COMPLETED PRIOR TO BUILDING PERMIT ISSUANCE

Planning
23. Prior to issuance of any permits, the applicant shall pay all reasonable costs associated with work by the Department of Planning and Development.

24. Prior to building permit issuance, record a Notice of Permit and Conditions with the County Office of Clerk-Recorder, to ensure that successor property owners are made aware that certain conditions of approval shall have enduring obligation. Evidence of such recordation shall be provided pursuant to §5.20.125.
25. **Prior to building permit issuance**, provide colored elevation drawings that are consistent with color board samples as submitted on March 13, 2019.

**Department of Environmental Health**

26. Sewage disposal conditions have been determined at 175 plus 175 lineal feet of subsurface dispersal field utilizing infiltrator chambers. The two drainline systems must be connected through a positive diversion valve. A 1500 gallon septic tank shall be required. This septic system is adequate to serve a proposed pool pavilion pool house, with wine cellar. Note: The infiltrator chambers is equivalent to 250 plus 250 lineal feet to the standard conventional dispersal field.

27. At the time of application for a building permit, submit four (4) revised plot plans to scale \(1'' = 20'\) on a grading and drainage plan showing the driveway, accessory structure, septic tank and required drainlines to contour, in order to obtain a septic system permit. Maintain all setbacks as outlined within County of Santa Clara Onsite Manual. The original plans must be submitted to the Department of Environmental Health **prior to the issuance of the septic system permit**.

**Fire Marshal**

**Fire Protection Water**

28. Fire protection water system shall be installed, functioning and inspected **prior to approval of the foundation**. System shall be maintained in good working order and accessible throughout construction. A stop work order may be placed on the project if the required hydrant systems, are not installed, accessible, and/or functioning.

29. The minimum fire-flow shall be 500 gpm at 20 psi. The gpm has been reduced for the installation of fire sprinklers. Fire flow is to be provided by a standard fire hydrant within 600 path of travel to the structure. **NOTE:** The fire-flow may be adjusted depending upon the final size of the structure shown on the building permit set of drawings.

   a) **At the time of plan submittal for building permit**, provide written verification from the water company that this condition can be satisfied.

   b) If an existing approved water system is within 300 ft. of the property line, extension to site is required, provided it is feasible to do so. Contact local water purveyor as soon as possible. If the water company will not grant a water connection, submit official documentation from the water company to that effect.

   c) If fire protection water cannot be supplied from a recognized water purveyor, fire protection water supply shall be provided by on-site aboveground storage tank(s) and wharf hydrant meeting CFMO-W1, W4, and W5.

**Access Roads and Driveways**

30. All required access roads, driveways, turnaround, and turnouts shall be installed and serviceable **prior to approval of foundation**, and shall be maintained throughout
construction. A stop work order may be placed on the project if required driving surfaces are not installed, accessible, and/or maintained at all times.

31. Access Roads (roads serving more than two lots) for fire department access shall comply with the following:

a) Width: Clear drivable width of 20 ft.
b) Vertical Clearance: Minimum vertical clearance of 15 ft. shall be maintained to building site (trim or remove tree limbs, electrical wires, structures, and similar improvements).
c) Curve Radius: Inside turn radius for curves shall be minimum of 50 ft.
d) Grade: Maximum grade shall not exceed 16%. Grades exceeding 15% shall be paved in compliance with County standards.
e) Surface: All driving surfaces shall be all-weather and capable of sustaining 75,000 pound gross vehicle weight.

32. Driveways (roads serving only one lot) shall comply with the following when the distance between the centerline of the access road and any portion of the structure exceeds 150 ft. (measured along the path of travel).

a) Width: Clear width of drivable surface of 12 ft.
b) Vertical Clearance: Minimum vertical clearance of 15 ft. shall be maintained between the access road and the building site (trim or remove, tree limbs, electrical wires, structures and similar improvements).
c) Curve Radius: Inside turn radius for curves shall be a minimum of 50 ft.
d) Grade: Maximum grade shall not exceed 16%. Grades exceeding 15% shall be paved in compliance with County Standard SD5.
e) Surface: All driving surfaces shall be all-weather and capable of sustaining 75,000 pound gross vehicle weight.
f) Turnouts: Passing turnouts in compliance with SD-16 shall be provided at every 400 ft. and wherever hydrants are placed adjacent to driveways.
g) Turnarounds: Turnaround shall be provided for driveways in excess of 150 ft. as measured along the path of travel from the centerline of the access road to the structure. Acceptable turnarounds shall be 40 ft. by 48 ft. pad, hammerhead, or bulb of 40 ft radius complying with County Standard SD-16. All turnarounds shall have a slope of note than 5% in any direction.
h) Gates: Gates shall not obstruct the required width or vertical clearance of the driveway and may require a Fire Department Lock Box/Gate Switch to allow for fire department access. Installation shall comply with CFMO-A3.

33. This property is located in the Wildland/Urban Interface Fire Area. All of the following conditions shall apply:

a) A Class“A” roof assembly is required. Detail shall be included in plans submitted for building permit.
b) Provide a ½ inch spark arrester for the chimney.
c) Remove significant combustible vegetation within 30 ft. of the structure to minimize risk of wildfire casualty. Maintain appropriate separation of vegetative fuels in areas between 30 and 100 feet from the structure.

Geology

35. **Prior to building permit issuance**, submit a geotechnical engineer’s Plan Review Letter that confirms the plans conform with the recommendations.

**CONDITIONS OF APPROVAL TO BE COMPLETED PRIOR TO OCCUPANCY OR ONE YEAR FROM THE DATE OF THE LAND DEVELOPMENT AGREEMENT, WHICHEVER COMES FIRST**

Planning
36. **Prior to final inspection**, contact Colleen Tsuchimoto, at least 2 weeks in advance to schedule a site visit to verify the approved exterior colors have been installed as approved.

Land Development Engineering
37. Existing and set permanent monuments shall be verified by inspectors **prior to final acceptance of the improvements** by the County. Any permanent survey monuments damaged or missing shall be reset by a licensed land surveyor or registered civil engineer authorized to practice land surveying and they shall file the appropriate records pursuant to Business and Professions Code Section 8762 or 8771 of the Land Surveyors Act with the County Surveyor.

38. Construct the improvements. Construction staking is required and shall be the responsibility of the developer.

Environmental Health
39. Provide proof of garbage service at the time of final occupancy sign-off. Garbage service in the unincorporated areas of Santa Clara County is mandatory.

Fire Marshal
40. Fire Sprinkler System: An approved residential fire sprinkler system complying with CFMO-SP6 shall be installed throughout the structure. Note: The fire sprinkler system shall be installed and finale by the office prior to occupancy. A separate permit shall be obtained from this office by a state licensed C-16 contractor prior to installation. Please allow for a minimum of 30 days for plan review of fire sprinkler plans by this office.

Geology
41. Submit a Construction Observations Letter that verified the work was completed in accordance with the approved plans.
EXTERIOR FACADE: ROCKY MOUNTAIN MOSS STONE, DRY STACKED

ROOFING: GLADDING MCBEAN CORDOVA CLAY ROOF TILES

PATIOS & STAIRS: TUSCANY CHATEAUX TUMLED TRAVERTINE TILE

STUCCO: SAND

DARK WALNUT BEAMS

WALNUT CABINETS

MADREPEROLA QUARTZITE COUNTERTOPS

WROUGHT IRON RAILINGS
Color/Materials Board

Roof

Gladding McBean, Cordova Roof Tile, Franciscan Blend, LRV = 0.33

Door & Window Frames, Railings

Integrated Doorsets, Exterior Doors
Finished in American Black Walnut.
LRV = 17.04

AMERICAN BLACK WALNUT (Quarter Cut)
Overall highest LRV 22.96
Overall lowest LRV 12.21
Overall average LRV 17.04

Trim

Door Trim
Finished in American Black Walnut
LRV = 17.04

AMERICAN BLACK WALNUT (Quarter Cut)
Overall highest LRV 22.96
Overall lowest LRV 12.21
Overall average LRV 17.04

Exterior Walls

Superior Stucco, Sand Finish, Color Taupe, LRV = 43

Architectural Accents (Ex. Stone Veneer)

Johnson Tiles, Concept, Putty, LRV = 40

Retaining Walls

Superior Stucco, Sand Finish, Color Taupe, LRV = 43

*This information shall also be provided on the elevation drawings in the plans.

1/24/2019
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Total Number of Products: 5
**Concept** is available in **two sizes**, perfectly designed for easy installation.

**Five colours** offering a neutral and contemporary palette.

**Two finishes** combine form and function.

![Concept Grey Mix Matt Structured](image)
### Colour notations values

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**Note:** The values are based on visual perception and may vary. The colors and tones are used for reference only. 

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