



"Placerville, a Unique Historical Past Forging into a Golden Future"

Planning Commission Staff Report

Meeting Date: September 17, 2019

Prepared By: Andrew Painter, City Planner

Subject: 3171 Washington Street - Site Plan Review (SPR) 19-02
Placerville Orthodontics

Request: Approve Site Plan Review for the exterior lighting changes to an existing non-residential business professional office site. This property is located within the BP-AO (Business Professional – Airport Overlay) Zone.

Applicant: Henry Mazur, Representative

Property Owner: Neaml Properties LLC (Matthew Sanders)

Location / APN: 3171 Washington Street / 004-141-038

Environmental Determination: Categorical Exemption (Class 1)

Figure 1. Location Map

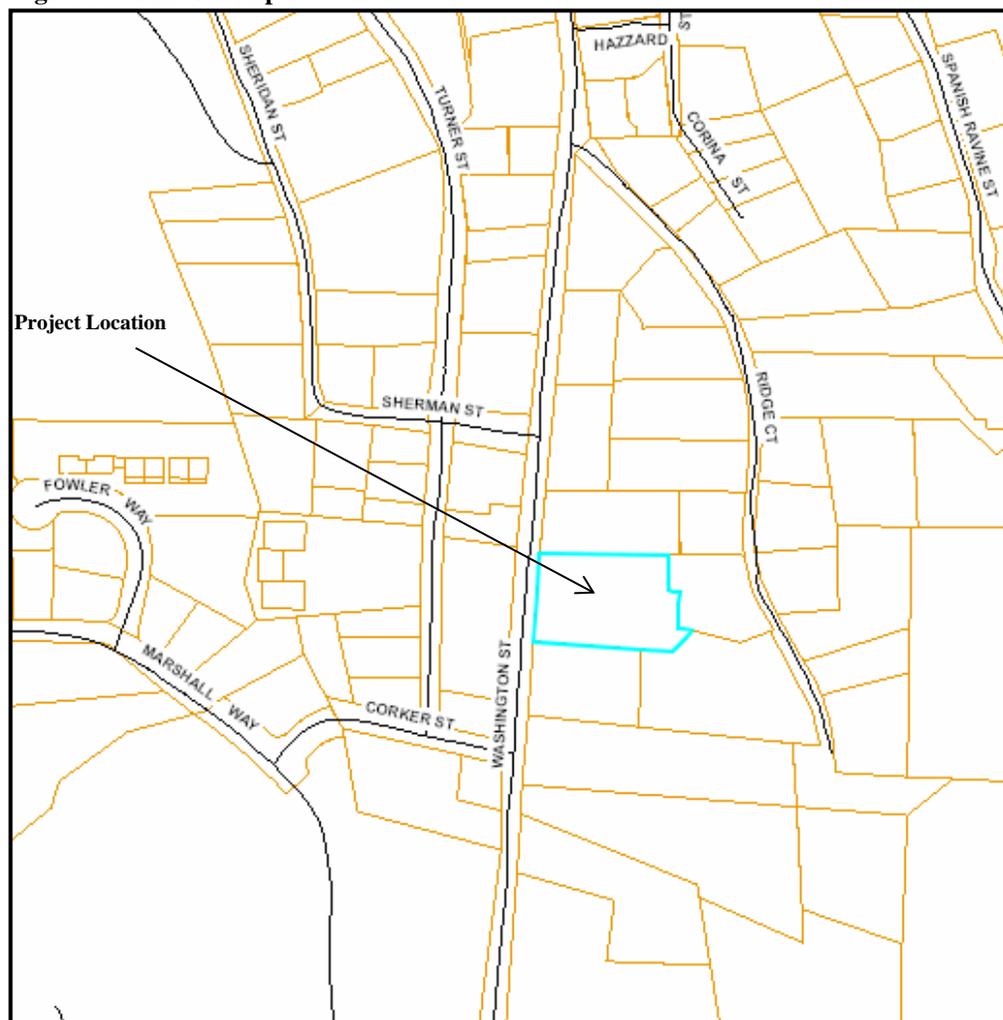


Figure 2. Street view of 3171 Washington Street



Background: The site contains an existing single-story business professional office building (dental office) with approximately 4,200 square feet of floor area. A paved parking area for the office building exists to the interior of the site, bordered to the south and east by cutslopes and by the office building to the north and west. Driveway access is from Washington Street.

City permit records indicate a construction permit was issued in 1967 for site work and building construction. In 1988, a permit for an addition to the office building was issued. El Dorado County Assessor's Office records of January 1, 2019 have assessed the value of the existing land and improvements at \$357,000.

The site is currently undergoing interior and exterior remodeling with a valuation of \$300,000, authorized under City issued Construction Permit No. 19663. A subcomponent of the remodeling and site improvement is the replacing of all exterior lighting with the lighting proposed under this SPR19-02 exterior lighting plan request. The lighting plan only is before the Planning Commission for approval per the requirements under Section 10-4-16(C) of the Zoning Ordinance. If the exterior lighting plan is approved by the Commission a separate Construction Permit for site lighting would be required as a condition of approval.

Exterior Lighting Regulations

Section 10-4-16 of the Zoning Ordinance contains the City's Exterior Lighting Regulations. The stated purpose of these regulations is to balance the safety and security needs for lighting with the City's desire to preserve nighttime skyline and to ensure that light trespass and glare have a negligible impact on surrounding properties.

Subsection (C) of Section 10-4-16 requires that any retrofit or amendment to any existing non-residential site with a value greater than \$25,000, or 25% of its assessed value as shown on the most recent tax roll, whichever is less, and whose exterior lighting is deemed by the Development Services Director to have a measureable impact on abutting property, shall require Planning Commission approval of a Site Plan Review of the lighting plan.

Subsection (E) of Section 10-4-16 specifies City Outdoor Lighting Standards. New exterior lighting must:

- have full shielding to reduce glare and light trespass beyond the property line;
- minimum fixture illumination levels for walkways and sidewalks shall not be less than 0.5 foot-candles measured at the ground level;
- light intensity levels shall not exceed 0.3 foot-candles, measured on a vertical plane at six feet in height at property boundaries;
- fixtures used must be energy efficient;
- automatic timing devices shall be required for all new fixtures; off-hours (exterior lights off) are between 11:00 p.m. and 6:00 a.m. Exceptions to the off-hours allow lights to remain on during hours of operation of the corresponding use, for security purposes, or to illuminate walkways, roadways, equipment yards and parking lots; and
- maximum height of a freestanding outdoor fixture in non-residential zones is 25 feet.

Subsection (G) Variances of Section 10-4-16 requires that a deviation or variance from the outdoor lighting standards shall be processed under the City's Variance criteria and procedures within Sections 10-3-5 and 10-3-6 of City Code.

Site Plan Review Criteria

Section 10-4-9 of the Zoning Ordinance contains the Site Plan Review regulations. Stated purposes of these regulations include the promotion of sound land use development and to implement the goals and policies of the Community Design Element of the General Plan.

The Commission is required to consider the criteria provided under subsection (G) of Section 10-4-9: Site Plan Review before it may approve, approve with conditions, or disapprove a Site Plan Review request. The following criteria specifically address exterior lighting and therefore the request.

(G)4(g): Exterior lighting shall be part of the architectural concept. Fixtures, standards and all exposed accessories shall be harmonious with building design.

(G)3(l): Exterior Lighting: Exterior lighting, when used, shall enhance the building design and the adjoining landscape. Lighting standards and fixtures shall be of a design and size compatible with the building and adjacent areas. Lighting shall be restrained in design, color and brilliance.

Development Guide

The Commission should consider the guidelines within the Development Guide that are relevant to the new exterior lighting request. The following guidelines within Chapter XI are relevant as they address exterior lighting.

Chapter XI. A. General Lighting Requirements

- A1. All site lighting systems shall be designed as to minimize glare to adjacent properties and rights-of-way.*
- A5. Lighting must conform to all local codes, California Title 24 requirements, and all applicable safety and illumination requirements.*
- A7. Fixtures are to be selected that complement the architectural style of the buildings and the design vocabulary of public areas, pedestrian corridors and streetscape elements.*

Staff Analysis

The Applicant Submittal Package is provided as Attachment 2. It contains lighting plan documents, fixture details, completed application, photo panorama, and a letter from the adjoining property owner, David Semple, located at 3185 Washington Street.

Proposed fixtures are of modern, contemporary, low profile design and would be a bronze color. Three fixture styles are proposed. Illumination of the parking area and driveway access would be accomplished by six a-like light fixtures. Three would be wall mounted to replace three existing mercury vapor fixtures and three pole mounted fixtures on new poles and bases proposed along the south edge of the parking lot; pole mounted fixture height above grade is 22.5 feet. Fixtures are fully shielded and utilize Light Emitting Diode (LED) light sources. Along the building entry walkway and door accesses, nine wall mounted fixtures are proposed for security lighting purposes. These fixtures too are fully shielded and utilize LED lamps. The third fixtures proposed are emergency egress wall mounted fixtures. Three are proposed for the building, with one fixture at each building entrance/exit. The light source is also LED. These are battery powered providing a minimum of 90 minutes of illumination when AC power is interrupted. The contemporary design of the light fixtures appears consistent with business-professional office uses, are compatible with the fixtures used within the Marshal Medical Center in the project vicinity, and they share similar appearance to the existing street light fixtures along Washington Street. The energy efficiency of proposed LED fixture and the pole mounted fixture height of 22.5 feet above grade are consistent with the City's Exterior Lighting Regulations. They are therefore consistent with the Site Plan Review and Development Guide design criteria and guidelines.

A photometric analysis of the lighting plan was submitted by the applicant. This analysis shows the light intensity in foot-candles of the proposed exterior lighting fixture source on the surface at or near each fixture, along with points on the surface at distances from the light source. Light intensity diminishes the further away it is from its source. This analysis however does not include the plotting of light intensity levels at points along the west property boundary at Washington Street and along the south property line. It therefore is not known with certainty if project lighting at these locations would exceed the 0.3 foot-candle maximum threshold at the property line under the Lighting Standards.

Staff has conditioned the request to require that all parking area fixtures proposed shall adhere to the Outdoor Lighting Standards under Section 10-4-16(E) that includes the standard that light illumination measured on the property boundary line shall not exceed 0.3 foot-candles at the property boundary lines.

Environmental Review

Staff has reviewed this request and has determined that it is categorically exempt from environmental review pursuant to Section 15301(a) (existing structure) of the California Environmental Quality Act Guidelines, in that it involves minor alterations to an existing structure and site.

Public Noticing

Written notice for this public hearing was mailed to property owners within five hundred feet (500') of the project site on August 16, 2019. Public notice was also published in the Mountain Democrat on August 16, 2019. No public comments were received as of the date of this report.

Recommendation

- I. Adopt the Staff Report as part of the public record.
- II. Find that the request is Categorical Exempt from the California Environmental Quality Act (CEQA) per Section 15301(a) of the CEQA Guidelines, in that it involves minor alterations to an existing structure and site.
- III. Find the following regarding SPR19-02:
 - A. The request was reviewed and is consistent with the purpose, intent and criteria set forth within City Code Section 10-4-9, Site Plan Review.
 - B. The request was reviewed and is consistent as conditioned with the General Lighting Requirements within Section A of Chapter XI of the *City of Placerville Development Guide*.
- IV. Conditionally approve Site Plan Review 19-02, modifying the existing exterior lighting of a non-residential commercial structure and site, and shall apply only to the project location and cannot be transferred to another parcel, subject to following conditions:
 1. Project Location. The Project site is located at 3171 Washington Street, Placerville; APN 004-141-038.
 2. Runs with the Land. The terms and conditions of approval of SPR19-02 shall run with the land; shall be binding upon and be to the benefit of the heirs, legal representatives, successors, and assignees of the property owner.
 3. Site Plan Review Expiration. The approval of the conditional use permit and site plan review shall expire and become null and void eighteen (18) months after the date of approval unless a building permit has been obtained for any building thereon before the date of expiration. Should the building permit expire for any building thereon, then the conditional use permit and site plan review approval shall also simultaneously expire. The Planning Commission may grant a one-year extension for

the project if the applicant makes such a request and pays a new fee prior to the expiration date. The Planning Commission shall consider any changes to this code or to the project when granting the extension.

4. Any deviations from the project description, conditions, or exhibits shall be reviewed and approved by the City for conformity with this approval. Deviations may require approved changes to the permit. Deviations without the above described approval will constitute a violation of permit approval. The project shall be substantially in conformance with the Applicant Submittal Package and approved site plan documents: Sheets E0.3, E0.4 and E3.0, dated July 26, 2019, prepared by Indian-Electric.
5. Outdoor Lighting Standards. The request shall adhere to the Outdoor Lighting Standards under Section 10-4-16(E), including the standard that light illumination measured on the property boundary line shall not exceed 0.3 foot-candles at the property boundary lines. During the construction permit plan review process the applicant shall submit revised photometric analysis for staff review approval for consistency with these standards.
6. Permits. The applicant shall obtain a building permit for the Commission approved scope of work. Three complete copies of plans shall be submitted to the Development Services Department for processing. Construction drawings submitted for permit processing shall include a sheet containing all conditions of approval under the approved SPR19-02 project.
7. Other Applicable Requirements. The project approval is subject to all applicable requirements of the Federal, State, City of Placerville and any other affected governmental agencies.



CITY OF PLACERVILLE
PLANNING APPLICATION

Date: 8-12-2019
Zoning: BF-AOGP: BF
File No: SPR 19-02
Filing Fee (PZ) 275.00
Filing Fee (EN)
Receipt No: 3284

REQUEST FOR:

- Annexation
Boundary Line Adjustment
Certificate of Compliance
Conditional Use Permit
Environmental Assessment
Environmental Impact Report
Final Subdivision Map
General Plan Amendment
General Plan Consistency
Historic District Review
Landscape Plan Review
Map Amendment
Merger
Minor Deviation
Planned Development
Preliminary Plan Review
Sign Package Review / Amendment
[X] Site Plan Review
Temporary Commercial Coach
Temporary Use Permit
Tentative Parcel Map
Tentative Subdivision Map
Variance
Zone Change

DESCRIPTION: EXTERIOR LIGHTING CHANGES TO EXISTING BUSINESS- PROFESSIONAL BUILDING WITHIN A BF ZONE.

ITEMS ABOVE THIS LINE FOR OFFICE USE ONLY

City Ordinance #1577 established a Fee & Service Charge System. In some cases project review will require the services of specialists under contract to do work that City staff cannot perform. In these cases, the applicant shall pay the direct cost of these services plus fifteen percent (15%) for City Administration.

PROJECT APPLICANT

NAME Henry Mazur
MAILING ADDRESS Po Box 137
Georgetown Ca 95624
PHONE 916-712-2733
EMAIL henrymazur@sbcglobal.net

APPLICANT'S REPRESENTATIVE (if different)

NAME
MAILING ADDRESS
PHONE
EMAIL

PROPERTY OWNER(S)

NAME Matthew Sanders
PHONE 909-528-6200
MAILING ADDRESS 3171 Washington St Placerville Ca. 95667
EMAIL ADDRESS splint123@yahoo.com

SURVEYOR, ENGINEER, ARCHITECT, OR OWNER'S REPRESENTATIVE (If applicable)

NAME Indian Electric Inc
PHONE 916-870-3025
MAILING ADDRESS Orangevale Ca 95662
EMAIL ADDRESS kdc@indian-electric.com

have notified the mortgage holder, which is:

DESCRIPTION OF PROPERTY (Attach legal deed description)

STREET ADDRESS 3171 Washington St Placerville Ca. 95667
ASSESSOR'S PARCEL NO.(S) 009-141-038

Above described property was acquired by owner on 3 Month 15 Day 19 Year

List or attach any Covenants, Conditions or Restrictions, concerning use of property, of improvements contemplated; as well as yard setback and area or height requirements that were placed on the property by subdivision tract developers. Give date said restrictions expire.

I hereby certify that the statements and information contained in this application, including the attached drawings and the required findings of fact, are in all respects true and correct. I understand that all property lines must be shown on the drawings and be visible upon site inspection. In the event that the lines and monuments are not shown or their location found to be incorrect, the owner assumes full responsibility.

I further understand that if this request is subsequently contested, the burden will be on me to establish: that I produced sufficient factual evidence at the hearing to support this request; that the evidence adequately justifies the granting of the request; that the findings of fact furnished by me are adequate, and further that all structures or improvements are properly located on the ground. Failure in this regard may result in the request being set aside, and structures being built in reliance thereon being required to be removed at my expense.

PROPERTY OWNER agrees to and shall hold the CITY, its officers, agents, employees and representatives harmless from liability for damage or claims for damage for personal injury, including death, and claims for property damage which may arise from the direct or indirect operations of the PROPERTY OWNER or those of his contractor, subcontractor, agent, employee or other person acting on his behalf which relate to this project. PROPERTY OWNER agrees to and shall defend the CITY and its officers, agents, employees and representatives from actions for damages caused or alleged to have been caused by reason of the PROPERTY OWNER'S activities in connection with the project. This hold harmless agreement applies to all damages and claims for damages suffered or alleged to have been suffered by reason of the operations referred to in this paragraph, regardless of whether or not the CITY prepared, supplies or approved plans or specifications or both for the project.

PROPERTY OWNER further agrees to indemnify, hold harmless, pay all costs and provide a defense for CITY in any action challenging the validity of PROPERTY OWNER'S project.


Applicant's Signature

Henry Mazur
Printed Name of Applicant(s)

8-10-19
Date

As owner of the property involved in this request, I have read and understood the complete application and its consequences to me as a property owner.


Signature of Property Owner

Matthew Sanders
Printed Name of Property Owner

8/7/19
Date

Signature of Property Owner

Printed Name of Property Owner

Date

NOTICE: Section 10-3-9 of the Placerville Municipal Code prohibits the occupancy of a building or a release of utilities prior to the issuance of a Certificate of Occupancy by the Building Division AND the completion of all zoning requirements and conditions imposed by the Planning Commission or City Council UNLESS a satisfactory performance bond or other acceptable security has been posted to insure completion. VIOLATIONS may result in prosecution and/or disconnection of utilities.

A Notice of Public Hearing and Staff Report will be prepared for applications requiring public hearing(s). Staff Report will be sent to the Applicant and Owner. Notices and Staff Reports will be sent via email if addresses have been provided; if not, the documents will be sent to the mailing addresses provided on this form. Please list below any alternate or additional recipients, along with their contact information, or any alternate instructions for sending these materials to the Applicant or Owner.

Henry Mazur
P.O. Box 1801
2720 Mameluke Hill Road
Georgetown, CA 95634



(916) 712-8733
Fax: (530) 333-2601
Lic. #755741

8-10-19

To the city of Placerville
We are proposing this exterior lighting
plan for the safety of staff and public
entering + exiting this property.

Thank you,

Henry Mazur

RECEIVED
AUG 12 2019
CITY OF PLACERVILLE
DEVELOPMENT SERVICES DEPT.

8/10/19

TO THE CITY OF PLACERVILLE,

MY NAME IS DAVID SEMPLE
AND I LIVE AT 3185 WASHINGTON ST
PLACERVILLE NEXT TO THE OFFICE
REMODEL PROJECT.

I DO NOT OBJECT TO THE
PROPOSED EXTERIOR SECURITY LIGHTING
AT THIS PROJECT, IN FACT I WELCOME
IT. I HAVE HAD TO CALL THE POLICE
BECAUSE OF PROWLERS AT THIS SITE
AND FEEL LIGHTING WILL STOP THIS
AND ALSO HELP PROTECT MY HOME
AS WELL.

THANK YOU

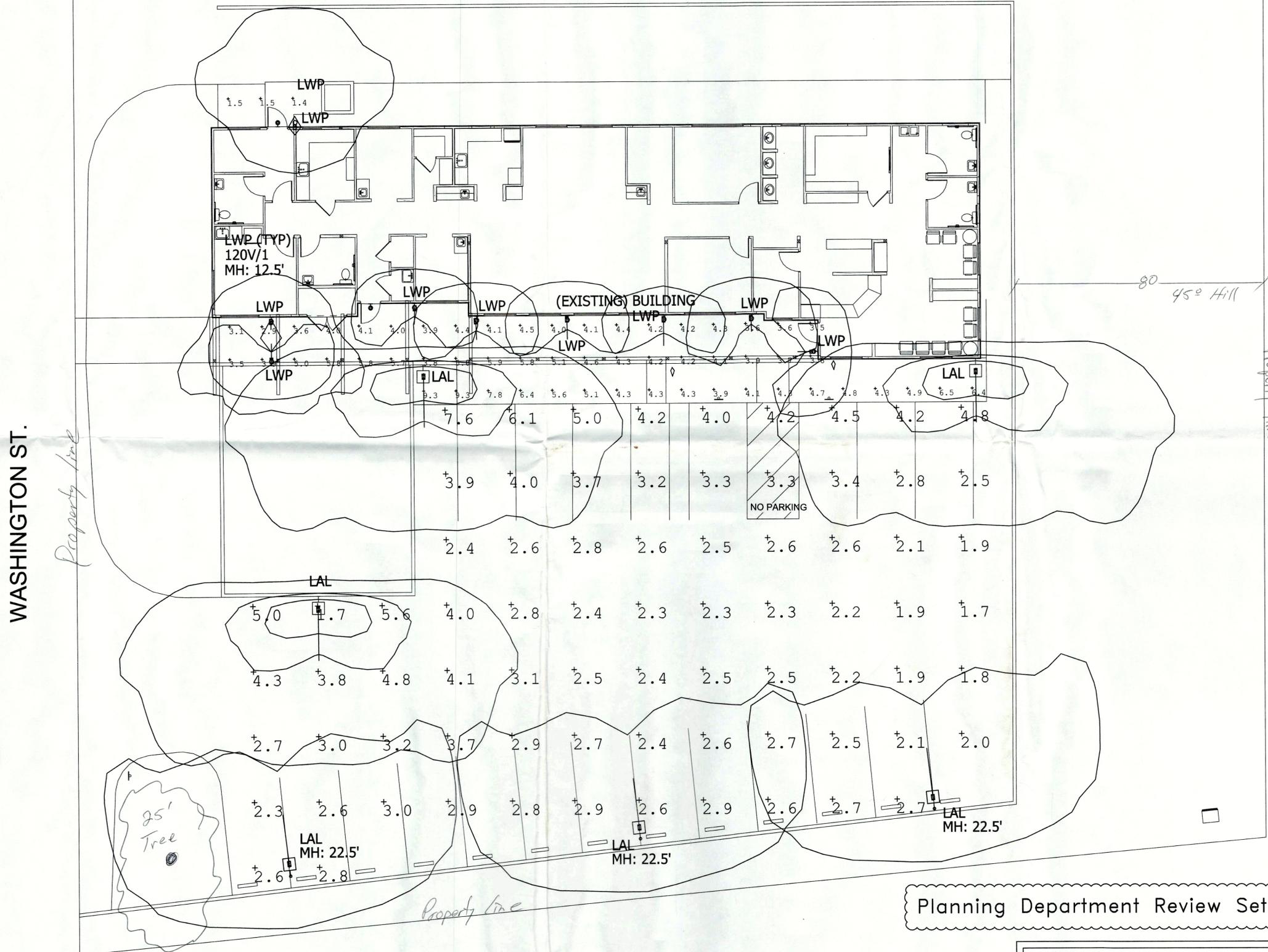
DAVID SEMPLE


RECEIVED
AUG 12 2019
CITY OF PLACERVILLE
DEVELOPMENT SERVICES DEPT.

Property line

Calculation Summary						
Label	CalcType	Units	Avg	Max	Min	Avg/Min/Max
CalcPts 1	Illuminance	Fc	3.09	7.6	1.3	1.82 4.47
CalcPts 2	Illuminance	Fc	4.54	9.3	1.4	3.24 6.64

Luminaire Schedule						
Symbol	Qty	Label	Arrangement	Total Lamp Lumens	LF	Description
□	6	3M-E	SINGLE	8500	1.000	For use with Series E Edge, Edge High Output, 228, 304 and 160way luminaires
□	9	3M-E	SINGLE	1355	1.000	For use with Series E Edge, Edge High Output, 228, 304 and 160way luminaires



WASHINGTON ST.

Property line

Property line

A
E0.3
SCALE: 1/8" = 1'-0"

TENANT IMPROVEMENT
(EXISTING) BUILDING
3171 WASHINGTON STREET
PLACERVILLE, CA 95667

Planning Department Review Set

ELECTRICAL CONTRACTOR TO PROVIDE AND INSTALL ALL ELECTRICAL EQUIPMENT TO THE 2016 CALIFORNIA ELECTRICAL CODE AND THE 2016 CALIFORNIA ENERGY CODE PER TITLE 24 STANDARDS.



DESIGN BUILD PROJECT
WORK SHOWN ON THESE PLANS HAS BEEN DESIGNED AND WILL BE INSTALLED BY LICENSED CONTRACTOR UNDER THE BUSINESS AND PROFESSIONS CODE SECTION 4937.3.
The ideas, drawings, designs and specifications incorporated herein serve as an instrument of services and is the property of Indian Electric and is not to be used in whole or in part for any other project without the written authorization of Indian Electric Inc.
Re-use, publication or reproduction by any method in whole or in part is prohibited. Title to the plans and specifications remain with Indian Electric Inc. without prejudice pursuant to the provisions of Chapter 9 of Division 3 of the Business and Professions Code.
These plans and specifications are property of Indian Electric Inc. for their exclusive use and not intended for bidding purposes. Indian Electric disclaims any responsibility for the plans accuracy and contents if used by other than Indian Electric Inc.

TENANT IMPROVEMENT
MED DENT CONSTRUCTION

3171 WASHINGTON STREET
PLACERVILLE CA 95667

PROJECT NAME/ADDRESS

JULY 26, 2019
PROJECT DATE

G. COOPER
DRAWN/DESIGNER

K. CHOATE
CHECKED

REVISIONS/DATES

ELECTRICAL
SITE PLAN
PHOTOMETRIC
PLANNING DEPT.
REVIEW SET

RECEIVED
AUG 12 2019
CITY OF PLACERVILLE
DEVELOPMENT SERVICES DEPT.

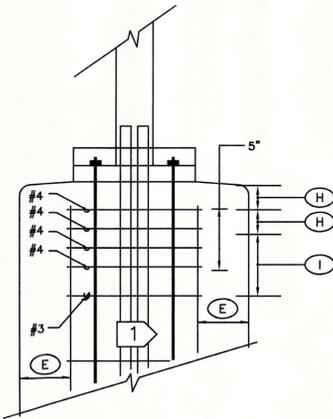
SHEET TITLE
E0.3
SHEET 1 OF 3

SHEET NOTES

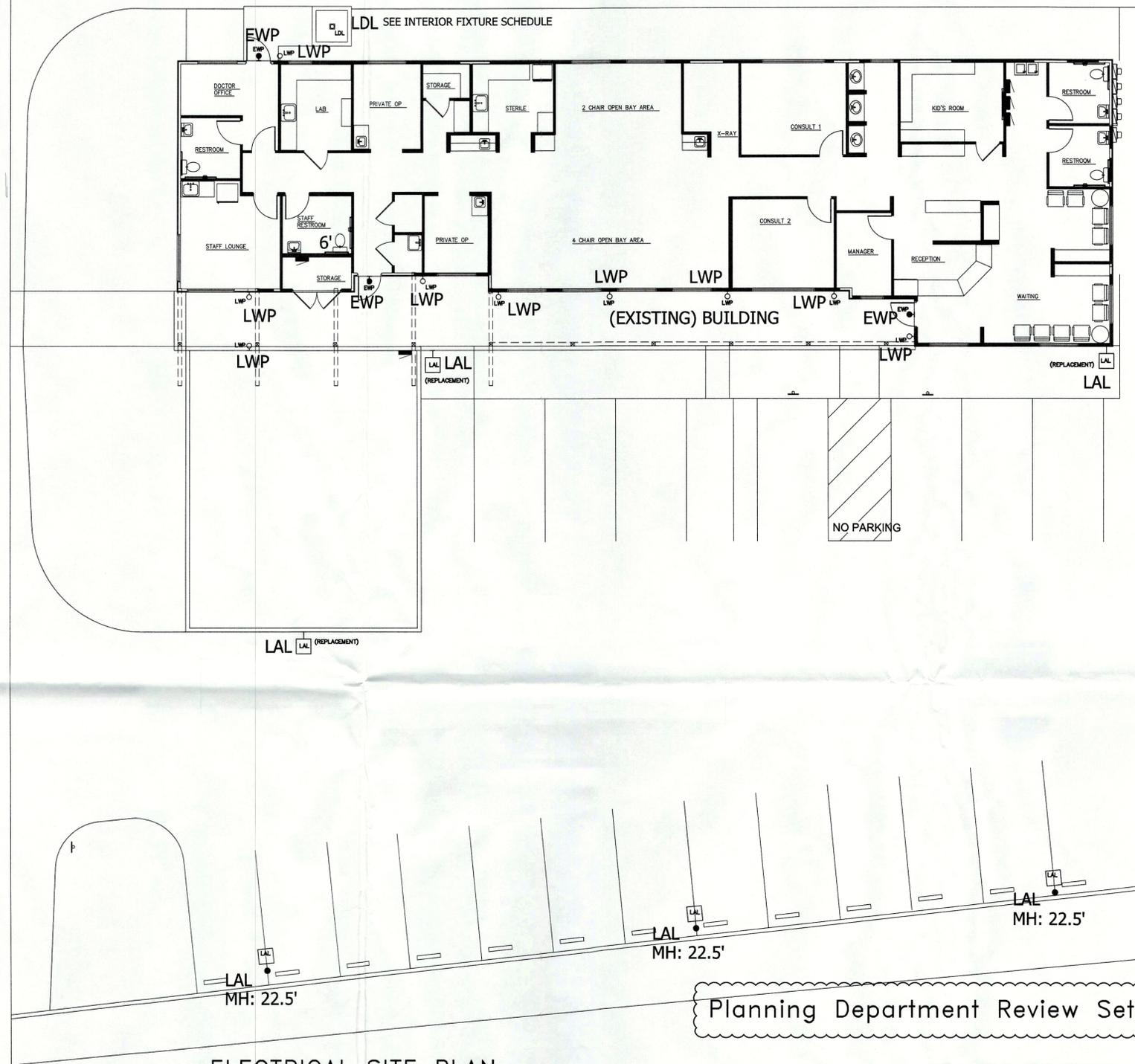
ADDITIONAL HOOPS REQUIRED TO COMPLY WITH 2013 CBC "TIES AT ANCHOR BOLTS".

"ADDITIONAL TIES WHICH ENGAGE AT LEAST FOUR VERTICAL COLUMN BARS SHALL BE PROVIDED AROUND ANCHOR BOLTS WHICH ARE SET IN THE TOP OF A COLUMN. SUCH TIES SHALL BE WITHIN 5 INCHES OF THE TOP OF THE COLUMN AND SHALL CONSIST OF TWO NO.4 OR THREE NO.3 BARS." AND 2013 CBC

"IN ADDITION TO THE COLUMN LATERAL TIES REQUIRED IN SECTION 1907.1.3, ITEM 3, ADDITIONAL TIES WHICH ENGAGE AT LEAST FOUR VERTICAL COLUMN BARS SHALL BE PROVIDED AROUND ANCHOR BOLTS WHICH ARE SET IN THE TOP OF THE COLUMN. SUCH TIES SHALL BE WITHIN 5 INCHES OF THE TOP OF THE COLUMN AND SHALL CONSIST OF TWO NO.4 OR THREE NO. 3 BARS."



WASHINGTON ST.



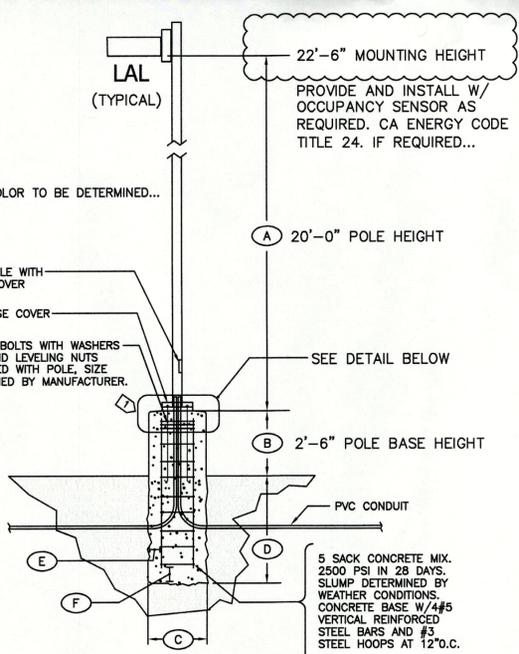
ELECTRICAL SITE PLAN

SCALE: 1/8" = 1'-0"

TENANT IMPROVEMENT
(EXISTING) BUILDING
3171 WASHINGTON STREET
PLACERVILLE, CA 95667



DATE:	1/4/2019	EXTERIOR FIXTURE SCHEDULE	MED DENTAL CONSTRUCTION			
TAG	QUANTITY	DISCRIPTION	FIXTURE SPECIFICATIONS	MOUNTING:	MANUFACTURE	NOTES:
EWP	3	EMERGENCY LIGHTING UNIT	LED PAD COLOR: Bronze	MOUNTING HEIGHT: @ 76" A.F.F.	Lithonia Lighting	OR EQUAL...
		HOUSEING COLOR: TBD	MVOLT	VERIFY HEIGHT PRIOR TO ROUGH-IN	AFFINITY AFN Bronze	CONTRACTOR SPEC...
		90 MINUTE MINIMUM BATTERY BACK-UP	TOTAL WATTS: 4.3			
Title 24 Exempt						
LWP	9	LED Wall Pack Luminaire	LED PAD COLOR: Bronze	MOUNTING HEIGHT: 72" A.F.F - Verify	CREE Lighting	OR Approved EQUAL...
		Surface Wall	120V, 1 LUMIN: 4000k	MOUNT AT Wall	Cree Edge Series	Owner SPEC...
		Closed to LED Pad	TOTAL WATTS: 24			
INDOOR LIGHTING TITLE 24						
LAL	6	LED Pole/Wall Mounted Fixture	LED PAD COLOR: Bronze	MOUNTING HEIGHT: Wall Mount Replacement	Lithonia Lighting	OR Approved EQUAL...
		Surface Wall or Pole Mounted	120V, 1 LUMIN: 4000k	Pole Mount 20' Pole See Detail	Cree Edge Series	Owner SPEC...
		Closed to LED Pad	TOTAL WATTS: 66	Wall or Pole Mounted		
INDOOR LIGHTING TITLE 24						



22'-6" POLE BASE DETAIL

NOT TO SCALE

	A	B	C	D	E	F	G	H	I
15' POLE BASE DETAIL	15'-0"	2'-0"	2'-0"	3'-0"	3"	3"	3"	2-1/2"	12"
20' POLE BASE DETAIL	22'-6"	2'-6"	2'-0"	5'-9"	3"	3"	3"	2-1/2"	12"
30' POLE BASE DETAIL	27'-0"	3'-0"	2'-0"	7'-6"	3"	3"	3"	2-1/2"	12"
40' POLE BASE DETAIL	37'-0"	3'-0"	2'-0"	7'-6"	3"	3"	3"	2-1/2"	12"

INDIAN ELECTRIC
Orangevale, CA 95662
956-870-0025
Kirk Choate
kchoate@indianelectric.com

INDIAN ELECTRIC INC.
CLASSIFICATION
C-19
LICENSE NO. 602687
STATE OF CALIFORNIA

DESIGN BUILD PROJECT
WORK SHOWN ON THESE PLANS HAS BEEN DESIGNED AND WILL BE INSTALLED BY SIGNED CONTRACTOR
CBC 107 AND BUSINESS AND PROFESSIONS CODE SECTION 6707.3

The ideas, drawings, designs and specifications incorporated herein serve as an instrument of services and is the property of Indian Electric and is not to be used in whole or in part for any other project without the written authorization of Indian Electric Inc.
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STAMP

TENANT IMPROVEMENT
MED DENT CONSTRUCTION
3171 WASHINGTON STREET
PLACERVILLE CA 95667

PROJECT NAME/ADDRESS
JULY 26, 2019
PROJECT DATE
G. COOPER
DRAWN/DESIGNER
K. CHOATE
CHECKED

ELECTRICAL
SITE PLAN
LIGHTING
PLANNING DEPT.
REVIEW SET

SHEET TITLE
E0.4

SHEET 2 OF 3

ELECTRICAL CONTRACTOR TO PROVIDE AND INSTALL ALL ELECTRICAL EQUIPMENT TO THE 2016 CALIFORNIA ELECTRICAL CODE AND THE 2016 CALIFORNIA ENERGY CODE PER TITLE 24 STANDARDS.

