

DOCKETED	
Docket Number:	22-BSTD-04
Project Title:	2022 Energy Code Photovoltaic and Battery Storage Cost Effectiveness Determinations
TN #:	265997
Document Title:	Notice of Public Comment_Turlock_MonteVistaApartments
Description:	The document is a Notice of Availability from the California Energy Commission announcing receipt of Pacific West Communities' application under Section 10-109(k) of Title 24, Part 1, seeking a determination that the solar PV requirements for the Monte Vista Apartments are not cost-effective. It summarizes the basis for the request, including Turlock Irrigation District's interconnection rules, fees, and prohibition of Virtual Net Energy Metering. The CEC has reviewed the submission, found it complete, and invites public comment via its electronic docket through October 6, 2025. Listed exhibits include detailed cost analyses, bid summaries, interconnection correspondence, and supporting documentation. The notice provides instructions for submitting comments, accessing the full record online, and contact information for the CEC's Docket Unit and Public Advisor.
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CALIFORNIA ENERGY COMMISSION

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Sacramento, California 95814

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CEC-057 (Revised 1/21)



Notice of Availability

Application for Photovoltaic System Requirement Determination for the Monte Vista Apartments in Accordance with Section 10-109(k) of the California Code of Regulations, Title 24, Part 1 Docket No. 22-BSTD-04

On September 2, 2025, Pacific West Communities submitted to the California Energy Commission (CEC) an application for a determination regarding the applicability of the solar photovoltaic (PV) system requirements included in the 2019 Building Energy Efficiency Standards (2019 Energy Code) for the Monte Vista Apartments project located at 1525 W. Monte Vista Avenue in Turlock, California. CEC staff will evaluate the application consistent with the California Code of Regulations (CCR), Title 24, Part 1, Chapter 10, Section 10-109(k), which is applicable in cases where “the implementation of public agency rules regarding utility system costs and revenue requirements, compensation for customer-owned generation, or interconnection fees, causes the Commission’s cost effectiveness conclusions, made pursuant to Public Resources Code 25402(b)(3), to not hold for particular buildings.”

The applicant applied for and received a permit for newly constructed, low-rise multifamily buildings, the Monte Vista Apartments project, to comply with the 2019 Energy Code and is applying for a determination pursuant to Section 10-109(k) of the 2019 Energy Code.

Staff has reviewed the application and the Executive Director has determined that it includes supporting information necessary for the CEC to determine if Section 10-109(k) is applicable for the Monte Vista Apartments project and is therefore complete. Staff encourages interested parties to participate in the review and seeks comments on the application, as well as potential impacts relating to the proposal.

Background

The 2019 Energy Code, contained in the California Code of Regulations (CCR), Title 24, Part 6, with associated administrative regulations in Part 1, Chapter 10, went into effect on January 1, 2020. Section 150.1(c)14 prescribes PV requirements for newly constructed single family and low-rise multifamily buildings, three habitable stories or fewer.

Section 10-109(k) authorizes the CEC to determine whether the solar PV requirements apply when implementation of public agency rules may cause the Commission's cost effectiveness conclusions to not hold for particular buildings. The applicant has applied to the CEC under Section 10-109(k) of the 2019 Energy Code stating that as a result of the Turlock Irrigation District's interconnection rules and fees, and compensation for customer-owned generation, a unique and expensive solar PV system for the Monte Vista Apartments project would be required that would not be cost effective based on the solar bids received. Thus, the applicant seeks a Commission determination, "...that the solar PV requirements for the Monte Vista Apartments Project buildings are not cost-effective and do not apply to this project."

The CEC will review the application, including any comments submitted during the public comment period, and will publish a report determining whether the applicant's conclusions are supported by evidence in the application.

The Monte Vista Apartments project is a 348-unit low-rise multifamily residential development located on a 12-acre site in the City of Turlock. The project includes 12 three-story buildings and is served by the Turlock Irrigation District (TID), a publicly owned utility with particularly challenging interconnection requirements for multifamily solar PV systems.

The applicant has submitted the request for the Commission to make the determination with the following attached exhibits in support of the application:

Exhibit A – Discussion and Details of Project Cost Analysis and Cost Drivers
Exhibit B – Bid Summary Sheet with CEC/NREL Lifetime Incremental Maintenance Costs – Reserved if Requested
Exhibit C – Solar PV Bids, Including Electrical, Roof Sealing, Blocking, Monitoring and Fire Safety
Exhibit D – Project Spreadsheet with Cost Category Breakdown for the Monte Vista Apartments
Exhibit E – Email – PV Exemption – From TID – VNEM Not Permitted
Exhibit F – Email – PV Exemption – City of Turlock/Fire Division Requiring Separate PV Disconnect at Ground Level
Exhibit G – Email – PV Exemption – TID Supporting Information
Exhibit I – Turlock Irrigation District – DG Tariff Rate and Net Generation Compensation at SRMC
Exhibit J – The Monte Vista Apartments Project Title 24 CF1R – T24 PV Requirements Per Building Type
Exhibit K – The Monte Vista Apartments ECON1 Forms
The request and all exhibits are available on the CEC's docket web page at: 22-BSTD-04

Public Comment

The CEC encourages use of its electronic commenting system. Visit the e-commenting page at: <https://efiling.energy.ca.gov/Lists/DocketLog.aspx?docketnumber=22-BSTD-04>

04, which links to the comment page for this docket. Please enter your contact information, any organization name, and a comment title describing the subject of your comments. Comments may be included in the "Comment Text" box or attached as a downloadable, searchable document consistent with California Code of Regulations, Title 20, Section 1208.1. The maximum allowed file size is 10 MB.

Written comments may be submitted to the Docket Unit by 5:00 pm on **October 6, 2025**.

Please note that written comments, attachments, and associated content information (e.g., address, phone number, email address, etc.) will become part of the public record of this proceeding with access available via any internet search engine.

Written comments may also be submitted by email. Please include the docket number 22-BSTD-04 and "Monte Vista Apartments PV Cost Effectiveness (2019)" in the subject line and email to: docket@energy.ca.gov.

A paper copy may be mailed to:

California Energy Commission
Docket Unit, MS-4
Re: Docket No. **22-BSTD-04**
715 P Street
Sacramento, CA 95814-5504

Public Advisor and Other CEC Contacts

The CEC's Public Advisor assists the public with participation in CEC proceedings. To request assistance, interpreting services, or other reasonable modifications and accommodations, call (916) 957-7910 or email publicadvisor@energy.ca.gov as soon as possible but at least five days in advance of the comment submission deadline. The CEC will work diligently to meet all requests based on availability.

Direct media inquiries to the Media and Public Communications Office at mediaoffice@energy.ca.gov or (916) 654-4989.

Direct general and technical subject inquiries by phone at 916-896-4797 or by email at T24_PVBESS@energy.ca.gov.

Availability of Documents

Applicant submitted supporting materials are available free on the California Energy Commission [website](https://efiling.energy.ca.gov/Lists/DocketLog.aspx?docketnumber=22-BSTD-04)

(<https://efiling.energy.ca.gov/Lists/DocketLog.aspx?docketnumber=22-BSTD-04>). When new information is posted, an email will be sent to those subscribed to the Building Energy Efficiency Standards subscription list. Instructions are available at https://ww2.energy.ca.gov/listservers/index_cms.html.