

<b>DOCKETED</b>	
<b>Docket Number:</b>	22-BSTD-04
<b>Project Title:</b>	2022 Energy Code Photovoltaic and Battery Storage Cost Effectiveness Determinations
<b>TN #:</b>	267537
<b>Document Title:</b>	Notice of Availability_Turlock_MonteVistaApartments_staff report
<b>Description:</b>	<p>The California Energy Commission (CEC) staff conducted a detailed review of the Monte Vista Apartments Project application, submitted under Section 10-109(k) of the 2019 Energy Code, which allows exemptions from solar photovoltaic (PV) requirements when local utility rules make compliance not cost-effective. The staff report concluded that due to the Turlock Irrigation District's lack of virtual net energy metering and the City of Turlock's unique electrical requirements, the proposed PV system would be unusually complex and expensive. Based on contractor bids and cost analysis, staff determined that the PV requirements in Section 150.1(c)14 are not cost-effective for this 348-unit multifamily development. The report recommends exempting the project from these requirements and invites public comments on the recommendation by December 1, 2025.</p>
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<b>Organization:</b>	California Energy Commission
<b>Submitter Role:</b>	Commission Staff
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**CALIFORNIA ENERGY COMMISSION**

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CEC-057 (Revised 1/21)



## Notice of Availability

### Staff Review and Analysis of Monte Vista Apartments Project Application for a Photovoltaic Cost- Effectiveness Determination

On September 2, 2025, Pacific West Communities submitted an application to the California Energy Commission (CEC) for a determination regarding the applicability of the solar photovoltaic (PV) system requirements included in the 2019 Energy Code for the Monte Vista Apartments Project, a 348-unit low-rise multifamily development located at 1525 W. Monte Vista Avenue in Turlock, California. CEC staff reviewed the application and the Executive Director determined that it included supporting information necessary for the CEC to determine if California Code of Regulations, Title 24, Part 1, section 10-109(k) is applicable to the Monte Vista Apartments Project and that the application is complete. The CEC published the application on September 12, 2025, and encouraged interested parties to review and comment on the application, as well as potential impacts relating to the proposal. The public comment period ended on October 6, 2025. One comment was received on October 13, 2025, from the California Solar and Storage Association (CALSSA). On October 23, 2025, Pacific West Communities, Inc. responded to CALSSA's comment.

CEC staff have evaluated the application consistent with 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."

Following review of the application and supporting documentation, CEC staff performed a cost-effectiveness analysis of compliance with the 2019 Energy Code PV requirements based on the unique public agency rules adopted by the Turlock Irrigation District (TID) and the City of Turlock Building and Safety Division. The cost effectiveness analysis was based on PV system costs estimated in bids from electrical and solar contractors to install the PV system designs that Pacific West Communities, Inc. developed to comply with TID and City of Turlock regulations. Staff found that the PV system requirements are not cost-effective for the Monte Vista Apartments Project. Staff prepared a staff report recommending that the photovoltaic (PV) system requirements in Section 150.1(c)14 of the 2019 Energy Code not apply to the project. Staff encourages interested parties to review the staff report and seeks comments on the recommendation and any potential impacts.

## **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 establishes 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 PV requirements apply when implementation of public agency rules cause the Commission's cost effectiveness conclusions to not hold for particular buildings. The applicant 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 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 sought a CEC 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 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 complex and costly interconnection requirements for multifamily solar PV systems.

CEC staff conducted an independent review of the Monte Vista Apartments Project under Section 10-109(k) and determined that the 2019 Energy Code PV requirements are not cost effective should not apply to the project. The staff report concludes that the design of the PV system for the buildings resulting from the inability to use virtual net energy metering (VNEM) in Turlock Irrigation District (TID) territory, combined with the City of Turlock Building and Safety Division/Fire Inspector's electrical system requirements for separate ground-level PV disconnects at the location of the main service meter results in a uniquely complex and costly PV system. These factors, supported by contractor bids and cost analysis, led staff to determine that the CEC's cost-effectiveness conclusions for the 2019 Energy Code PV system requirements do not hold for the unique circumstances of this project.

## **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>, 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 December 1, 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](mailto:docket@energy.ca.gov).

A paper copy may be mailed to:

California Energy Commission  
Docket Unit, MS-4  
Re: Docket No. **22-BSTD-04**  
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#### **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](https://ww2.energy.ca.gov/listservers/index_cms.html).