



Item 9: C Note Limited Partnership's Application for a Solar Photovoltaic Exception Determination

April 10, 2024 Business Meeting

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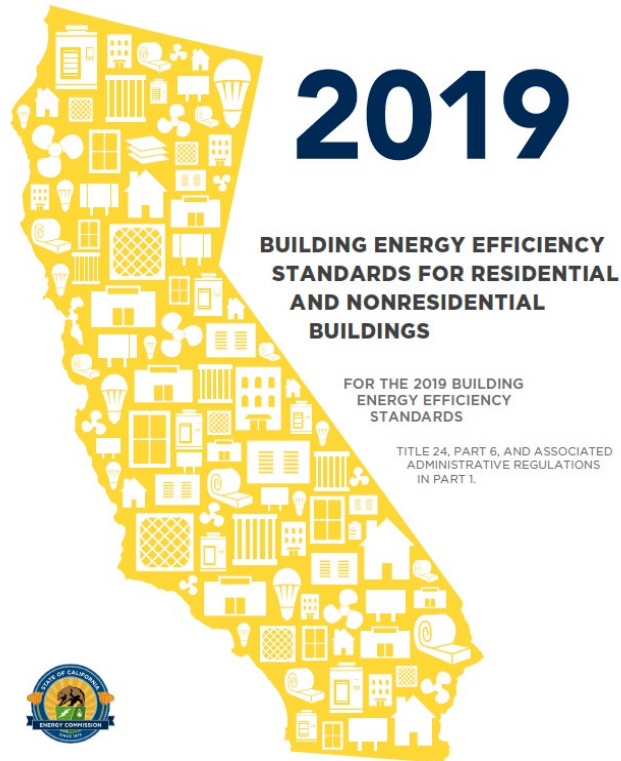
Benefits to California

Protects consumers by:

- Ensuring solar photovoltaic (PV) requirements as applied to specific projects are consistent with CEC cost-effectiveness determinations
- Providing code compliance flexibility for unusual and challenging circumstances



Background



DECEMBER 2018
CEC-400-2018-02D-CMF
CALIFORNIA ENERGY COMMISSION
Edmund G. Brown Jr., Governor

- 2019 Energy Code requires PV on new homes and low-rise multifamily buildings.



Section 10-109(k) allows applicants to request determination that PV requirements do **NOT** apply if not cost-effective due to:

- Electricity rates
 - Net-energy metering rules
 - Interconnection fees
 - High costs
- First project applied under 10-109(k)



Project Overview

- 108-unit, 3-story multifamily project in Lodi (San Joaquin County)
- City of Lodi does not allow Virtual Net Energy Metering (VNEM)
- High interconnection fees
- Other unique characteristics
- High cost: \$7.32/watt



Rendered image for Building C, Benjamin Apartment Project
Source: C Note LP Application



Overview of Staff Analysis



CALIFORNIA
ENERGY COMMISSION



CALIFORNIA
NATURAL
RESOURCES
AGENCY

California Energy Commission
STAFF REPORT

**Staff Review and Analysis
of Benjamin Apartments
Project Application for a
Solar Photovoltaic Cost-
Effectiveness
Determination**

January 2024 | CEC-400-2024-002

- Life cycle cost-effectiveness analysis performed
- Benefit-to-cost ratio = 0.93
- NOT cost-effective
- Applicant responded to stakeholder comments.



Staff Recommendation

Approve order determining that:

- The project is exempt from California Environmental Quality Act (CEQA).
- City of Lodi's rules cause PV to not be cost-effective.
- Solar PV requirements of the 2019 Energy Code solar PV requirements do not apply to the Benjamin Project in C Note Limited Partnership's application.
- Due to the unusually challenging circumstances facing the Benjamin Project, this project is not representative of other multifamily projects in California.