

Rule No. 44

Sheet 1

MOBILEHOME PARK UTILITY CONVERSION PROGRAM

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A. General

SoCalGas offers the Mobilehome Park Utility Conversion Program (MHP Program) as a voluntary program to convert approximately 50 percent of eligible master-metered Mobilehome Parks or Manufactured Housing Communities (MHP) spaces within SoCalGas' service territory. Subject to the requirements set forth in this Rule, all eligible spaces (including both "To-the-Meter" and "Beyond-the-Meter") and common use services within the entire MHP will be converted from master-metered natural gas distribution service to direct SoCalGas distribution and service (Distribution System). The conversion rate for the MHP Program is approximately 3.33% annually.

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B. Applicability

The MHP Program is available to all eligible master-metered MHPs within SoCalGas' service territory, as defined in Section C below. Within the eligible MHPs, the only eligible Mobilehome spaces are those, as shown on the MHP operating permit issued by the Authority Having Jurisdiction (AHJ). Recreational vehicle parks and spaces are not eligible for the MHP Program.

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C. MHP Program Eligibility

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1. MHPs must meet all of the following criteria to be eligible for the MHP Program. MHP Program eligibility does not guarantee acceptance into the MHP Program, nor does it guarantee conversion to direct service from SoCalGas.

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a. Receive natural gas through a utility-owned master meter, own and operate the distribution system, and furnish natural gas and/or electricity to residents;

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b. Operate under a current and valid license from the governmental entity with relevant authority;

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c. If operated on leased real property, the land lease agreement must continue for a minimum of 20 years from the time that the MHP Program Agreement is executed by SoCalGas; and

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d. Not be subject to an enforceable condemnation order and/or to a pending condemnation proceeding.

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(TO BE INSERTED BY UTILITY)  
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**Dan Skopec**  
Vice President  
Regulatory Affairs

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MOBILEHOME PARK UTILITY CONVERSION PROGRAM

(Continued)

C. MHP Program Eligibility (Continued)

2. MHP Owners/Operators who elect to participate in the MHP Program must comply with all general rules, rights and obligations as set forth in this Rule. In addition, MHP Program participants must complete and/or execute the following documents:

- a. CPUC's Application for Conversion of Master Meter Service at Mobilehome Park or Manufactured Housing Community to Direct Service from Electric or Gas Corporation (CPUC's Form of Intent);
- b. Mobilehome Park Utility Conversion Program Application (MHP Program Application) (Form 8208); and
- c. Mobilehome Park Utility Conversion Program Agreement (MHP Program Agreement) (Form 8210).

D. MHP Program Components

1. CPUC's Form of Intent

CPUC's Form of Intent will be accepted January 1, 2021, through March 31, 2021 (90-day period). The MHP Owner/Operator must complete and submit the CPUC's Form of Intent concurrently to both the Safety and Enforcement Division (SED) of the CPUC and SoCalGas. CPUC's Forms of Intent received after the 90-day period will be placed on a waiting list.

a. Prioritization of CPUC's Form of Intent

1) CPUC's Form of Intent will be reviewed as follows:

- (a) SED will prioritize MHPs that are gas only or dual system (gas and electric service); and
- (b) For prioritization of electric-only systems, SoCalGas must consult and coordinate with SED, the California Department of Housing and Community Development or its local agency designee. MHPs whose CPUC's Forms of Intent are accepted and prioritized by SED and HCD will be considered pre-qualified.

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MOBILEHOME PARK UTILITY CONVERSION PROGRAM

(Continued)

D. MHP Program Components (Continued)

1.a. (Continued)

2) SoCalGas will receive a list of pre-qualified CPUC's Forms of Intent from SED and HCD. SoCalGas will then contact the MHPs with the highest priority to participate in the MHP Program until the MHP Program goal is achieved. SoCalGas will undertake its best efforts to communicate and coordinate with other utilities and notify relevant serving municipal utilities when an MHP within a municipal utility's service area has been determined to be a participant in the MHP Program. The notice should include the contact information for both the serving electric and gas utilities and the MHP and the proposed schedule for transferring the system. The notice should also include whether other MHP utility systems such as water or sewer are currently master-metered. Additionally, during the planning phase or upon submission of the application, SoCalGas will notify the California Advanced Services Fund (CASF) regional broadband Consortia (<https://www.cpuc.ca.gov/General.aspx?id=6442461039>) and the primary jurisdiction (e.g., city or county). The notification should include the project location (street address and Geographic Information System coordinates if possible), timeline, utility contact, and other relevant information.

2. MHP Program Application

- a. After an MHP has been initially contacted by SoCalGas to participate in the MHP Program, the MHP Owner/Operator will be provided with the MHP Program Application. The MHP Program Application requests additional information that the MHP Owner/Operator should provide to enable SoCalGas to commence the engineering and planning process for the new MHP Distribution System.
- b. Upon receipt of a completed MHP Program Application and necessary documentation from the MHP Owner/Operator, SoCalGas will commence engineering and planning a new MHP Distribution System.

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MOBILEHOME PARK UTILITY CONVERSION PROGRAM

(Continued)

D. MHP Program Components (Continued)

3. MHP Program Agreement

- a. After SoCalGas has engineered and planned the new MHP Distribution System and SoCalGas has received the name of the MHP's Contractor and the cost for the "Beyond-the-Meter" work, SoCalGas will prepare the MHP Program Agreement for signature.
- b. The conversion project will commence upon:
  - 1) the satisfactory resolution of any environmental, endangered species and/or cultural issues;
  - 2) procurement of all required permits;
  - 3) payment for any applicable re-arrangements/relocation of facilities or addition of new gas facilities; and
  - 4) the execution of the MHP Program Agreement.

4. Construction

- a. SoCalGas will perform or select a qualified, licensed contractor to perform all necessary "To-the-Meter" construction, plumbing, and natural gas work as set forth in this Rule and the MHP Program Agreement.
- b. The MHP Owner/Operator's selected Contractor will perform all necessary "Beyond-the-Meter" construction, and/or gas, plumbing work as set forth in this Rule and the MHP Program Agreement.

5. Cutover of Service

- a. Cutover to direct service from SoCalGas will occur only after the inspection and approval of the "Beyond-the-Meter" facilities by the appropriate jurisdictional authorities.
- b. The MHP Owner/Operator master-meter submetered discount will continue in full until and only cease at complete cutover of all qualifying spaces to direct service from SoCalGas.
- c. MHP residents (tenants or owners of the Mobilehome) will become customers of SoCalGas and served in accordance with all applicable rates, rules and conditions set forth in SoCalGas' existing Tariffs, except as otherwise noted in this Rule.

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MOBILEHOME PARK UTILITY CONVERSION PROGRAM

(Continued)

D. MHP Program Components (Continued)

6. Ownership of Facilities After Conversion

- a. Upon cutover to direct service, SoCalGas will own, operate, and maintain all of the “To-the-Meter” natural gas distribution and service systems within the MHP in accordance with all applicable rates, rules and conditions set forth in SoCalGas existing Tariffs.
- b. The MHP Owner/Operator or mobilehome Owner will own, operate and maintain all “Beyond-the-Meter” facilities in accordance with State and local jurisdictional codes and ordinances.
- c. SoCalGas shall have no liability for the MHP submetered system (referred to as legacy systems), or the “Beyond-the-Meter” infrastructure installed during conversion. The MHP Owner/Operator will hold harmless, defend and indemnify the Utility from all causes of action or claims arising from or related to these systems.

7. Safety

The MHP Owner/Operator and its Contractor participating in the MHP Program recognize and agree that safety is of paramount importance in the performance of the MHP Program and are solely responsible for performing the “Beyond-the-Meter” work in a safe manner and in accordance with the National Electric Code, Universal Plumbing Code and the Safety Section of the MHP Program Agreement.

8. Reimbursement to MHP Owner/Operator

SoCalGas will reimburse the MHP Owner/Operator for reasonable and prudently incurred expenses for “Beyond-the-Meter” construction covered by the MHP Program.

For common areas, consistent with existing requirements for SoCalGas to safely and efficiently connect its facilities with its natural gas main pipeline facilities, SoCalGas will terminate its service facilities at a location as close as possible to the exterior of the building/structure nearest to the SoCalGas mainline facilities. Moreover, the selected location shall be as close as practicable to the existing service delivery points(s); however, some flexibility in the construction approach is necessary to address various situations that exist in current installations.

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(Continued)

D. MHP Program Components (Continued)

8. Reimbursement to MHP Owner/Operator (Continued)

Beyond-the-Meter expenditures shall include costs relating to any modification or retrofit of the exterior of the Mobilehome, costs associated with service relocations, rearrangements, but does not include upgrades, or other service modification(s) by the MHP Owner/Operator and/or by the MHP residents beyond what is being provided by the MHP Program. Expenditures related to common areas shall not be included, nor shall SoCalGas be responsible for the installation, modification, and/or permitting of necessary MHP owned gas pipeline facilities, or other non-SoCalGas owned facilities necessary to accommodate gas riser installations. Moreover, SoCalGas is not responsible for any beyond-the-meter work necessary to connect the newly established service delivery points to existing delivery points whether such connections are external or internal to the building/structure.

The amount eligible for reimbursement will be stated in the MHP Program Agreement.

9. Payment to SoCalGas

If applicable, any costs associated with service relocations, rearrangements and upgrades that are not covered by the MHP Program or in excess of what the MHP Program requires must be paid in full to SoCalGas prior to or included with the submittal of the MHP Program Agreement in order for the construction phase to begin.

10. Changes to Mobilehome

Any change to the mobilehome as part of the to-the-meter utility work may require prior permission from the registered owner of the home. Permission from a resident who is not the registered owner is not sufficient.

E. Interaction with Other Tariffs

1. MHP Residents

Upon conversion, MHP residents will be subject to SoCalGas' effective Tariffs, which can be found at [www.socalgas.com](http://www.socalgas.com), with the following exceptions:

- a. Rule No. 07, Deposits: Existing MHP residents who become customers of SoCalGas, through the MHP Program, will be deemed "grandfathered" into their SoCalGas service accounts and, on a one-time basis, fees associated with new customer credit checks and service deposits will be waived. This one-time waiver is authorized by D.14-03-021. MHP residents will still be subject to the service shut-off provisions under Rule No. 09.

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MOBILEHOME PARK UTILITY CONVERSION PROGRAM

(Continued)

E. Interaction with Other Tariffs (Continued)

1. MHP Residents (Continued)

- b. CARE Program: Existing MHP residents who participate in the California Alternate Rates for Energy (CARE) Program through the MHP master-metered distribution system and become customers of SoCalGas through the MHP Program will be deemed “grandfathered” into the CARE Program without having to recertify or reapply as long as the name of the customer for the new service account matches that of the name of the participant in the CARE Program. This will be a one-time exception to the CARE Program at the time of the service conversion and will continue to be subject to the periodic recertification and/or post-enrollment verification requirements of the CARE Program.
- c. Medical Baseline Allowance: Existing MHP residents who receive the medical baseline allowance through the MHP master-metered distribution system and become customers of SoCalGas through the MHP Program will be deemed “grandfathered” and will continue to receive the same medical baseline allowance without having to recertify or reapply as long as the participant who is receiving the medical baseline allowance still resides at the residence. This will be a one-time exception to the medical baseline allowance at the time of the service conversion and will continue to be subject to the periodic recertification and/or post-enrollment verification requirements of the Medical Baseline Allowance.
- d. Service Establishment Charge: Existing MHP residents who become customers of SoCalGas through the MHP Program will be deemed “grandfathered” into their SoCalGas service account, whereby MHP residents, on a one-time basis, will not be charged fees associated with service establishment or service connection. This will be a one-time exception to the Service Establishment Charge.

2. MHP Owner/Operator(s)

Utility service provided by SoCalGas to the MHP Owner/Operator(s) is subject to SoCalGas’ effective Tariffs, which can be found at [www.socalgas.com](http://www.socalgas.com), with the following exceptions:

- a. Rule No. 20, Gas Main Extensions: Because SoCalGas will design and install the new Distribution Line/Main Extension, at no cost to the MHP Owner/Operator, sections in Rule No. 20 that cover applicant responsibilities or options are not applicable to MHP Owner/Operator while participating in the MHP Program. This may include, but is not limited to, applicants’ responsibilities; allowances; contributions or advances; refunds; and design and installation options.

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(Continued)

E. Interaction with Other Tariffs (Continued)

2. MHP Owner/Operator(s) (Continued)

- b. Rule No. 21, Gas Service Extensions: Because SoCalGas will design and install the new Service Extension, at no cost to the MHP Owner/Operator, sections in Rule No. 21 that cover applicant responsibilities or options are not applicable to MHP Owners/Operators while participating in the MHP Program. This may include, but is not limited to, applicants' installation options, allowances and payment.

Because space for metering equipment and its associated working space are very limited in MHPs, the requirements of the Meter Location provision of Rule No. 21 may be waived by the Utility during MHP Program participation. In consultation with the MHP Owner/Operator, all meters and associated metering equipment under the MHP Program shall be located at a protected location in the mobilehome park as designated and approved by SoCalGas.

F. Definitions and Acronyms

Certain specific terms used in this Rule are defined below. Additional definitions for more widely used terms in SoCalGas' tariffs are also found in Rule No. 01.

- 1. MHP PROGRAM AGREEMENT – The Mobilehome Park Utility Conversion Program Agreement (Form 8210).
- 2. BEYOND-THE-METER – Gas “Beyond-the-Meter” facilities include the gas equipment to establish the Service Delivery Point as identified in the “Required Service Equipment” of Rule No. 21, along with the infrastructure necessary to complete the extension of facilities from the gas metering facility to the exterior coach line stub. The Utility will not be responsible for any part of the point of connection material, including labor, or any work that would require an alteration permit. “Beyond-the-Meter” facilities are the responsibility of the MHP Owner/Operator or the mobilehome owner. The exterior coach line stub outlet will continue to be part of the mobilehome and be the responsibility of the mobilehome owner.
- 3. COMMON USE AREA – Designated building(s), areas, or facilities within an MHP that is (are) intended to be used by all the park residents or the MHP Owner/Operator. Energy costs for servicing the common area are paid for by the MHP Owner/Operator.
- 4. MHP PROGRAM APPLICATION – The Mobilehome Park Utility Conversion Program Application (Form 8208).

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F. Definitions and Acronyms (Continued)

5. HCD – California Department of Housing and Community Development. HCD administers and enforces uniform statewide standards which assure owners, residents and users of mobilehome parks protection from risks to their health and safety.
6. CPUC’s FORM OF INTENT – The CPUC’s Application for Conversion of Master-Meter Service at Mobilehome Park or Manufactured Housing Community to direct service from electric or gas corporation (Appendix D of D.20-04-004).
7. MANUFACTURED HOUSING COMMUNITY – Any area or tract of land where two or more manufactured home lots are rented or leased, held out for rent or lease, or were formerly held out for rent or lease and later converted to a subdivision, cooperative, condominium, or other form of resident ownership, only to accommodate the use of manufactured homes constructed pursuant to the National Manufactured Housing Construction and Safety Standards Act of 1974.
8. MOBILEHOME SPACE (MH-Space) – Designated area within a Mobilehome Park that is owned, rented, or held out for rent, to accommodate a mobilehome used for human habitation.
9. MOBILEHOME PARK OWNER/OPERATOR (MHP Owner/Operator) – The party that has legal obligation for the MHP.
10. MHP RESIDENT – A person who has tenancy in a mobilehome park under a rental agreement or who lawfully occupies a mobilehome.
11. SED – California Public Utilities Commission’s Consumer Safety and Enforcement Division: The SED has safety oversight of electric and communications facilities, natural gas and propane gas systems, railroads, light rail transit systems, highway/rail crossings, licensing, consumer protection, safety oversight of motor carriers of passengers, household goods, water vessels, and regulatory oversight of hot air balloons and some air carriers.
12. SERVICE DELIVERY POINT – Where SoCalGas’ Service Facilities are connected to applicant's pipe (house line), normally adjacent to the location of the meter.
13. TO-THE-METER – Gas “To-the-Meter” facilities include all gas facilities (e.g. connection fittings, pipe, valves, riser, regulator and meters) including substructures necessary to complete the gas distribution line and service extensions to the Service Delivery Point, and will be owned, maintained and operated by SoCalGas.
14. AUTHORITY HAVING JURISDICTION (AHJ) – An organization, office, or individual responsible for enforcing the requirements of a code or standard, or for approving equipment, materials, an installation, or a procedure.

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