



RULE 44

Sheet 1

MOBILEHOME PARK UTILITY UPGRADE PROGRAM

A. PURPOSE

San Diego Gas and Electric (SDG&E) is offering the Mobilehome Park Utility Upgrade Program (“MHP Program”) as a voluntary three-year living pilot program to convert approximately 10 percent of eligible master-metered submetered Mobilehome Parks or Manufactured Housing Communities (MHP) spaces within SDG&E’s service territory. Subject to the requirements set forth in this Rule, all eligible submetered spaces (including both “To-the-Meter” and “Beyond-the-Meter”), and common use services within the entire MHP will be converted from master-metered electric distribution service to direct SDG&E distribution and service (Distribution System).

Pursuant to Advice Letter 3057-E, SDG&E will continue the MHP Program beyond the three-year time period to complete the 10% conversion target directed in D.14-03-021, and continue the MHP Program to convert an additional 5% of MHP Spaces.

B. APPLICABILITY

The MHP Program is available to all master-metered submetered eligible MHPs within SDG&E’s service territory as defined in Section C. Recreational vehicle parks and spaces are not eligible for the MHP Program. Within the eligible MHPs, the only eligible Mobilehome spaces are those shown on the MHP operating permit issued by the California Department of Housing and Community Development.

C. PROGRAM ELIGIBILITY

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 SDG&E.
 - a. Receive electricity through a utility owned master-meter, own and operate the distribution system with at least a gas or electric associated sub-meters, and furnish electricity and/or natural gas to residents. In cases where only one service is sub-metered, the sub-metered service must be served by a MHP Program participating utility,
 - b. Operate under a current and valid license from the governmental entity with relevant authority.
 - 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 SDG&E and
 - d. Not be subject to an enforceable condemnation order and/or to a pending condemnation.
2. MHP Owner/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:
 - 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” [“CPUC’s Form of Intent”]; and
 - The “Mobilehome Park Utility Upgrade Program Application” [MHP Program Application”] (Form 189-2000); and
 - The “Mobilehome Park Utility Upgrade Program Agreement” [“MHP Program Agreement”] (Form 189-1000).

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C. PROGRAM ELIGIBILITY (continued)

- 2. MHP Owner/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:
 - 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” [“CPUC’s Form of Intent”]; and
 - The “Mobilehome Park Utility Upgrade Program Application” [MHP Program Application”] (Form 189-2000); and
 - The “Mobilehome Park Utility Upgrade Program Agreement” [“MHP Program Agreement”] (Form 189-1000).

D. MHP PROGRAM COMPONENTS

1. CPUC’s Form of Intent

CPUC’s Form of Intent will be accepted January 1, 2015, through March 31, 2015 (90-day period). The MHP Owner/Operator must complete and submit the CPUC’s Form of Intent concurrently to both the Safety Enforcement Division (SED) of the CPUC and SDG&E. CPUC Form 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 and prioritized as follows: (1) SED will prioritize MHPs that are gas only or dual system (gas and electric service), and (2) the California Department of Housing and Community Development (HCD) will prioritize MHPs that are electric only. MHPs whose CPUC’s Form of Intent are accepted and prioritized by SED and HCD will be considered pre-qualified.
- 2) SDG&E will receive a list of pre-qualified MHP CPUC’s Form of Intent from SED and HCD. SDG&E will then contact the MHPs with the highest priority to participate in the MHP program until the MHP Program goal is achieved. SDG&E will undertake its best efforts to communicate and coordinate with other utilities, municipal entities, and/or water and telecommunications providers to maximize efficiencies where possible

2. MHP Program Application

- a. After an MHP has been preliminarily contacted by SDG&E 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 SDG&E 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, SDG&E will commence engineering and planning a new MHP distribution system.

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D. MHP PROGRAM COMPONENTS (continued)

3. MHP Program Agreement

- a. After SDG&E has engineered and planned the new MHP distribution system and SDG&E has received the name of the MHP's Contractor and the cost for the "Beyond-the-Meter" work, SDG&E 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, and 3) payment for any applicable re-arrangements/relocation of facilities or addition of new electric facilities, 4) the execution of the MHP Program Agreement.

4. Construction

- a. SDG&E will perform or select a qualified, licensed contractor to perform all necessary "To-the-Meter" construction, and/or electric work as set forth in this Rule, and the MHP Program Agreement.
- b. The MHP Owner/Operator selected Contractor will perform all necessary "Beyond-the-Meter" construction, and/or electrical work as set forth in this Rule, and the MHP Program Agreement.

5. Cutover of Service

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

6. Ownership of Facilities After Conversion

- a. Upon cutover to direct service, SDG&E will own, operate, and maintain all of the "To-the-Meter" electric distribution and service systems within the MHP in accordance with all applicable rates, rules and conditions set forth in SDG&E existing Tariffs.
- b. The MHP Owner/Operator or MH Owner will own, operate and maintain all "Beyond-the-Meter" facilities in accordance with State and local jurisdictional codes and ordinances.
- c. SDG&E 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.

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D. MHP PROGRAM COMPONENTS (continued)

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

SDG&E 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 SDG&E to safely and efficiently connect SDG&E service facilities with SDG&E natural gas main pipeline facilities and electric distribution facilities, the Utility will terminate its service facilities at a location as close as possible to the exterior of the building/structure nearest to the SDG&E mainline distribution facilities. Moreover, the selected location shall be as close as practicable to the existing service delivery point(s). Some flexibility in the construction approach is necessary to address various situations that exist in current installations.

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 include costs for and SDG&E is not responsible for the installation, modification, and/or permitting of necessary MHP owned gas pipelines facilities, or other non-SDG&E owned facilities necessary to accommodate gas riser installations. Moreover, the Utility 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 SDG&E

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 SDG&E prior to or included with the submittal of the MHP Program Agreement in order for the construction phase to begin.

10. Changes to the Mobilehome

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

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MOBILEHOME PARK UTILITY UPGRADE PROGRAM

E. INTERACTION WITH OTHER TARIFFS

1. MHP Residents

Upon conversion, MHP residents will be subject to SDG&E's effective Tariffs, which can be found at www.sdge.com, with the following exceptions:

- 1) Electric Rule 7– Deposits: Existing MHP residents who become customers of SDG&E through the MHP Program will be deemed “grandfathered” into their SDG&E 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 Electric Rule 11.
- 2) CARE/FERA Program – Existing MHP residents who participate in the California Alternate Rates for Energy (CARE) and/or Family Electric Rate Assistance (FERA) programs through the MHP master-meter/submeter distribution system and become customers of SDG&E through the MHP Program will be deemed “grandfathered” into the respective 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/FERA program. This will be a one-time exception to the respective CARE/FERA Rules 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/FERA program.
- 3) Medical Baseline Allowance – Existing MHP residents who receive a medical baseline allowances through the MHP master-meter/submeter distribution system and become customers of SDG&E through the MHP Program will be deemed “grandfathered” and will continue to receive the same medical baseline allowances 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 Rules 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 Rule.
- 4) Service Establishment Charge – Existing MHP residents who become customers of SDG&E through the MHP Program will be deemed “grandfathered” into their SDG&E 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 SDG&E to the MHP Owner/Operator(s) is subject to SDG&E's effective Tariffs, which can be found at www.sdge.com, with the following exceptions:

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E. INTERACTION WITH OTHER TARIFFS (continued)

- a. Electric Rule 15 – Distribution Line Extensions: Because SDG&E will design and install the new Distribution Line/Main Extension, at no cost to the MHP Owner/Operator, sections in Electric Rules 15 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.
- b. Electric Rule 16 – Service Extensions: Because SDG&E will design and install the new Service Extension, at no cost to the MHP Owner/Operator, sections in Electric Rule 16 that cover applicant responsibilities or options are not applicable to MHP Owner/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 Electric Rule 16 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 SDG&E.

F. DEFINITIONS and ACRONYMS

Certain specific terms used in this Rule are defined below. Additional definitions for more widely used terms in SDG&E's tariffs are also found in Electric Rule 1

- 1. MHP PROGRAM AGREEMENT – The Mobilehome Park Utility Upgrade Program Agreement (Form 189-1000).
- 2. BEYOND-THE METER – Electric "Beyond-the-Meter" facilities include the electric equipment to establish the Service Delivery Point as identified in the "Required Service Equipment" of Electric Rule 16, along with additional conductors, infrastructure and substructures necessary to complete the extension of facilities from the Service Delivery Point (e.g. Electric Metering Facility to the point of connection (e.g. power supply cord or hard wire feeder assembly) for the mobile home. The Utility will not be responsible for any part of the "point of connection" as noted above, including labor, or any work that would require an alteration permit. Beyond-the-Meter facilities are solely the responsibility of the MP Owner/Operator or the mobilehome owner (MH Owner). The power supply cord or hard wire feeder assembly will continue to be part of the mobilehome and be the responsibility of the mobilehome owner.

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F. DEFINITIONS and ACRONYMNS (continued)

- 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 Upgrade Program Application (Form 189-2000).
- 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 C of Decision14-03-021).
- 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.

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Issued by
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San Diego Gas & Electric Company
San Diego, California

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Canceling _____ Cal. P.U.C. Sheet No. _____

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F. DEFINITIONS and ACRONYMNS (continued)

- 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, and highway/rail crossings, licensing, consumer protection, and safety oversight of motor carriers of passengers, household goods, and water vessels, and regulatory oversight of hot air balloons and some air carriers.
- 12. SERVICE DELIVERY POINT – Where SDG&E’s Service Facilities are connected to either Applicant’s conductors or other service termination facility designated and approved by SDG&E.
- 13. TO-THE-METER – Electric “To-the-Meter” facilities include all electrical facilities (e.g. cable, connectors, poles, transformers, switches, and meters) including the conduit and substructures necessary to complete the electrical distribution line and service extensions to the Service Delivery Point, and will be owned, maintained and operated by SDG&E.

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