

RULE NO. 26

MOBILEHOME PARK UTILITY UPGRADE PROGRAM

C. DEFINITIONS and ACRONYMS (continued)

- 6. MOBILEHOME (MH) - A structure designed for human habitation and for being moved on a street or highway under permit pursuant to the California Vehicle Code, or a manufactured home as defined in the California Health and Safety Code. A Recreational Vehicle, or a commercial coach as defined in the California Health and Safety Code is not a Mobilehome.
- 7. MOBILEHOME OWNER (MH Owner) - The party that has ownership of and legal obligation for the Mobilehome.
- 8. MOBILEHOME PARK (MHP) - An area of land where two or more Mobilehome sites are rented or held out for rent, to accommodate Mobilehomes used for human habitation. A recreational vehicle park is not a MHP.
- 9. MOBILEHOME SPACE (MH-Space) - Designated area within a MHP that is owned, rented, or held out for rent, to accommodate a Mobilehome used for human habitation.
- 10. MOBILEHOME PARK OWNER/OPERATOR (MHP Owner/Operator) - The party that has legal obligation for the MHP.
- 11. MOBILEHOME PARK RESIDENT (MHP Resident) - A person who has tenancy in a MHP under a rental agreement or who lawfully occupies a MH.
- 12. RECREATIONAL VEHICLE - See Rule 1.
- 13. RECREATIONAL VEHICLE PARK - See Rule 1.
- 14. SERVICE DELIVERY POINT - Where the Company's Service Facilities are connected to either Applicant's conductors or other service termination facility designated and approved by the Company.
- 15. TO-THE-METER (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. To-the-Meter facilities are owned, maintained and operated by the Company.

D. PROGRAM ELIGIBILITY

- 1. MHPs must meet all of the following criteria to be eligible for the MHP Program. Program eligibility does not guarantee acceptance into the program, nor does it guarantee conversion to direct service from the Company.
 - a. Furnish electricity to MHP Residents through a master-metered MHP owned and operated electric distribution system.
 - b. Take electric service under the following rate schedule:
 - Schedule No. DS-8, Multi-Family Residential Service - Submetered or customers already taking service on Schedule No. DM-9, Multi-Family Residential Service - Master Metered No New Service.

(Continued)

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RULE NO. 26

MOBILEHOME PARK UTILITY CONVERSION PROGRAM

D. PROGRAM ELIGIBILITY

1. MHPs must meet all of the following criteria to be eligible for the MHP Program. Program eligibility does not guarantee acceptance into the program, nor does it guarantee conversion to direct service from the Company.
 - a. Furnish electricity to MHP Residents through a master-metered MHP owned and operated electric distribution system. In cases where only one service is submetered, the submetered service must be served by an Investor Owned Utility participating in the MHP Program.
 - b. Take electric service under the following rate schedule:
 - Schedule No. DS-8, Multi-Family Residential Service - Submetered or customers already taking service on Schedule No. DM-9, Multi-Family Residential Service - Master Metered No New Service.
 - c. Operate under a current and valid license from the governmental entity with relevant authority.
 - d. If operated on leased real property, the land lease agreement must continue for a minimum of 20 years from the date the MHP Agreement is executed by the Company.
 - e. Not be subject to an enforceable condemnation order and/or to a pending condemnation proceeding.
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 Application"] (Form #3585); and
 - The "Mobilehome Park Utility Upgrade Program Agreement" ["MHP Agreement"] (Form #3586).

E. MHP PROGRAM COMPONENTS

1. CPUC's Form of Intent

MHP Owners/Operators wishing to participate in the MHP Program must submit the CPUC's Form of Intent concurrently to both the Safety Enforcement Division (SED) of the CPUC and the Company. The CPUC's Form of Intent will be accepted January 1, 2021, through March 31, 2021 (90-day period). Any Form of Intent received after the 90-day period will be placed on a waiting list for the MHP Program.

a. Prioritization of CPUC's Form of Intent

- 1) The 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. The Company will consult and coordinate with SED, HCD, or its local agency designee. MHPs whose CPUC's Form of Intent are accepted and prioritized by HCD will be considered pre-qualified.

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MOBILEHOME PARK UTILITY UPGRADE PROGRAM

E. MHP PROGRAM COMPONENTS (continued)

- 2) The Company will receive a list of pre-qualified MHP Initial Applications from SED and HCD. The Company will then contact the MHPs with the highest priority to participate in the MHP Program until the program goal is achieved.
- 3) If a new MHP that is not currently on the Company's list of MHPs is accepted into another participating utility's MHP Program, the Company will allow this MHP to move to the next stage of the Company's MHP Program, so long as the Company's MHP Program is still substantially underway.

2. MHP Application

- a. After an MHP has been preliminarily contacted by the Company to participate in the MHP Program, the Company will provide an MHP Owner/Operator with the MHP Application. The MHP Application requests additional information that the MHP Owner/Operator should provide to enable the Company to commence the engineering and planning process for the new MHP distribution system. The MHP Owner/Operator has forty-five (45) calendar days from the issuance date of the MHP Application, to complete and return the MHP Application and required documentation as described in the MHP Application to the Company. If the MHP Owner/Operator fails to provide this MHP Application and the required documentation within the specified time period, the Company reserves the rights to remove or place the MHP Application in the back of the queue of the pre-selected MHPs.
- b. Upon receipt of the completed MHP Application and required documentation as described in the MHP Application, the Company will commence the preliminary engineering and planning of the Company's Distribution System.
- c. Upon receipt of the completed MHP Application the Company will notify the California Advanced Series Fund (CASF) regional broadband Consortia and the primary jurisdiction (city or county) with the project location, timeline, utility contact, and other relevant information.

3. Engineering and Planning

a. To-the-Meter Design

- 1. The Company 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 Agreement. The Company will consult with the MHP Owner/Operator to determine the location of the metering points for the MHP, with the Company having final approval of the location of the meter(s).

In Common areas, conversions will be at the discretion of the Commission Safety and Enforcement Division. Consistent with existing requirements for the Company to safely and efficiently connect its service facilities with its electric distribution facilities, the Company will terminate its service facilities at a location as close as possible to the exterior of the building/structure nearest to the Company main distribution facilities. The selected location shall be as close as practical to the existing service delivery point(s); however, some flexibility in the construction approach is necessary to address various situations that exist in current installations.

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MOBILEHOME PARK UTILITY CONVERSION PROGRAM

E. MHP PROGRAM COMPONENTS (continued)

3. Engineering and Planning (continued)

2. Facilities will be designed to meet current Company standards and applicable codes, regulations and requirements based on the most economic, convenient and efficient service route.
3. Facilities will be designed to accommodate a service equivalent to the existing service. If the existing electric service in the MHP is less than 100 amperes per MH-Space, the Company will design and install To-the-Meter facilities to accommodate a 100 ampere service for each MH-Space.
4. Facilities will be designed to serve the same number of HCD approved residential MH-Spaces within the MHP currently receiving service through the master-metered electric distribution system and designated on the MHP Application, regardless if the MH-Space is currently occupied by a MHP resident.
5. Facilities will be designed to accommodate additional reasonable services for common use areas within the MHP that will be served under commercial rate schedules.
6. 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 Agreement.

b. Beyond-the-Meter Design

1. The Beyond-the-Meter facilities shall be designed by the MHP Owner/Operator or the MHP Owner/Operator selected contractor to meet applicable code and regulatory requirements of any inspecting agency for installation of service equipment.

c. Contractor Selection

1. The MHP Owner/Operator will have forty-five (45) calendar days from the date they receive the metering locations to provide the Company with the name and qualifications of the contractor to perform the Beyond-the-Meter work and the estimated cost for such work. If the MHP Owner/Operator fails to provide this information within the specified time period, the Company reserves the rights to place the MHP in the back of the queue of the pre-selected MHPs.
 - a) The MHP Owner/Operator shall select a qualified, licensed contractor to perform the Beyond-the-Meter work in the MHP and shall consult and coordinate with the Company on such selection.
 - b) Selection of the Contactor shall be based on the most cost-effective option. The Company reserves the right to review the reasonableness of the bids received by the MHP Owner/Operator to perform the Beyond-the-Meter work.
 - c) If the Company and the MHP Owner/Operator fail to agree upon the qualifications of the Contractor, SED will be consulted to resolve the dispute.

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RULE NO. 26

MOBILEHOME PARK UTILITY CONVERSION PROGRAM

E. MHP PROGRAM COMPONENTS (continued)

4. MHP Agreement

- a. After the Company has engineered and planned the new MHP distribution system and the Company has received the name of the MHP's Contractor and the cost for the Beyond-the-Meter work, the Company will prepare the MHP 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 "Beyond-the-Meter" by the MHP Owner/Operator and 4) the execution of the MHP Agreement.

5. Program Acceptance

- a. The Company will consider the MHP accepted into the MHP Program when the following have been completed:
 - 1. the Company has received a signed line extension contract(s) and payment(s) for any applicable re-arrangements/relocation of facilities or new electric facilities as required in Rule 15, and
 - 2. the Company has received from the MHP Owner/Operator the signed MHP Agreement.

6. Construction

- a. Following Program Acceptance the Company will finalize the engineering and planning of the Distribution System and commence construction when the MHP Owner/Operator has confirmed the following:
 - 1. all environmental, endangered species and/or cultural issues have been addressed to the satisfaction of the agency with jurisdictional authority, and
 - 2. all required permits have been procured.
- b. The Company 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 Agreement.
- c. 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 Agreement.
- d. For common areas, the Company will terminate its service facilities at a location as close as possible to the exterior of the building/structure nearest to the Company's main distribution facilities. Moreover, the selected location shall be as close as practicable to the existing service delivery point(s); however, some flexibility in the construction approach is necessary to address various situations that exist in current installations.
- e. The Company will undertake its best efforts to communicate and coordinate with other utilities, municipal entities, and/or water and telecommunications providers interested in upgrading or converting their facilities in conjunction with the MHP Program to maximize efficiencies where possible.

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RULE NO. 26

MOBILEHOME PARK UTILITY CONVERSION PROGRAM

E. MHP PROGRAM COMPONENTS (continued)

7. Cutover of Service

- a. After completion of all To-the-Meter work, the MHP Owner/Operator will have 90 days to complete all Beyond-the-Meter work. Cutover to the Company's Distribution System will occur only after the inspection and approval of the Beyond-the-Meter facilities by the appropriate jurisdictional authorities.
- b. MHP Residents will become Customers of the Company and served in accordance with all applicable rates, rules and conditions set forth in the Company's existing Tariffs, except as otherwise noted in this Rule.

8. Ownership of Facilities After Conversion

- a. Upon cutover to the Company's Distribution System, the Company 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 the Company's existing Tariffs.
- b. The MHP Owner/Operator or MH Owner shall own, operate and maintain all Beyond-the-Meter facilities in accordance with State and local jurisdictional codes and ordinances.
- c. The MHP Owner/Operator shall continue to own and maintain the Legacy System and will be solely responsible for its removal. Expenses incurred by the MHP Owner/Operator for the removal of the Legacy System are not covered by the MHP Program in accordance with California Public Utilities Commission D. 14-03-021.
- d. The Company shall have no liability for the Legacy System or the Beyond-the-Meter infrastructure installed as part of this MHP Program. The MHP Owner/Operator will hold harmless, defend and indemnify the Company from all causes of action or claims arising from or related to these systems.

9. 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, Occupational Safety and Health Act and the Safety Section of the MHP Agreement.

10. Reimbursement to MHP Owner/Operator

The Company will reimburse the MHP Owner/Operator for reasonable and prudently incurred expenses for Beyond-the-Meter construction covered by the MHP Program. This shall include reasonable costs for converting to direct utility service buildings/structures and/or locations that serve as common areas for the MHP's residents and which currently receive utility service from the MHP's master-metered system.

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E. MHP PROGRAM COMPONENTS (continued)

10. Reimbursement to MHP Owner/Operator (continued)

Beyond-the-Meter expenditures shall not include costs relating to any modification or retrofit of the Mobilehome, costs associated with Beyond-the-Meter cost to serve common areas, service relocations, rearrangements, 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. For expenditures related to common areas, the Company is not responsible for the installation, modification, and/or permitting of necessary MHP owned electric facilities, or other non-Company owned facilities necessary to accommodate electric installations. Moreover, the Company 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 Agreement.

11. Changes to the Mobilehome/Manufactured Home

Changes or modifications to the individual mobilehome, including alterations to the utility connection that may be required to complete the conversion, must be authorized by the registered owner of the mobilehome prior to the alterations being made. Obtaining such authorization in the responsibility of the Mobilehome Owner/Operator. Authorization from a resident who is not also the registered owner is not sufficient.

11. Payment to the Company

If applicable, any costs associated with work not covered by the MHP Program and therefore subject to Rule 15, including but not limited to service relocations, rearrangements, and upgrades, must be paid in full to the Company prior to construction.

F. INTERACTION WITH OTHER TARIFFS

1. MHP Residents

Upon conversion, existing MHP Residents who become Customers of the Company through the MHP Program will be subject to the Company's effective Tariffs, with the following one-time exceptions:

- a. Rule 6 - Establishment and Re-Establishment of Credit - MHP Residents will not be required to establish credit or pay a deposit prior to receiving service from the Company. Once the new electric service account has been established, the account will be subject to the provisions of Rule 6.
- b. Schedule DL-6 - Residential Service California Alternative Rates for Energy (CARE) - MHP Residents participating in the CARE program prior to conversion will continue to participate in the CARE program when their electric service accounts are established without having to recertify or reapply, provided the Company can verify the name on the previously approved CARE application and the name on the new electric service account match. Once the CARE discount has been established on the new electric service account, normal recertification requirements will apply.

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1. MHP Residents (continued)

c. Medical Baseline Allowance - MHP Residents receiving the medical baseline allowance prior to conversion will continue to receive the medical baseline allowance when their electric service accounts are established without having to recertify or reapply, provided the participant who is receiving the medical baseline allowance still resides at the residence. Once the medical baseline allowance has been established on the new electric service account, normal recertification requirements will apply.

2. MHP Owner/Operator(s)

Service provided by the Company to the MHP Owner/Operator(s) is subject to the Company's effective Tariffs, with the following exceptions:

a. Rule 15 - Line Extensions - MHP Owner/Operator will not be subject to Rule 15 for any Line Extension covered by the MHP Program. This may include, but is not limited to, Extension Allowances, Engineering Costs, Contract Minimum Billing, Advances and Refunds, and Facilities Charges. Other work not covered by the MHP Program will be subject to Rule 15.

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