

Decision 26-06-032

June 11, 2026

BEFORE THE PUBLIC UTILITIES COMMISSION OF THE STATE OF CALIFORNIA

Order Instituting Rulemaking to Evaluate the Mobilehome Park Pilot Program and to Adopt Programmatic Modifications.

Rulemaking 18-04-018

ORDER SUSPENDING DECISION 25-11-009 AND GRANTING REHEARING OF THE DECISION

This Order addresses the application for rehearing of *Decision Establishing an Electrification Pilot Initiative for Mobilehome Parks*, (D.) 25-11-009 (2025) (or Decision)¹ filed by Southern California Gas Company (SoCalGas). The Decision directs SoCalGas, Pacific Gas and Electric Company, Southern California Edison Company, San Diego Gas & Electric Company (SDG&E), and Southwest Gas Corporation (Southwest Gas) to work with the California Energy Commission’s Equitable Building Decarbonization program staff and administrators to fully electrify select mobilehome parks across the state, as part of a joint electrification pilot (Pilot). Relevant here, the Decision requires: (1) the decommissioning of the existing gas system, whether master-metered or gas utility assets providing direct-metered service; (2) the mobilehome park owner(s) and/or the customer(s) of record to agree not to receive piped gas until the end of the equipment incentivized by the EBD program, or 20 years, whichever is later; (3) the mobilehome park owner(s) and/or the customer(s) of record to record a restrictive covenant banning gas utility service for at least 20 years from the date the existing infrastructure was decommissioned; and (4) each utility’s ratepayers to contribute towards the costs to evaluate the Pilot based on the utility’s proportional share of completed projects through the end of 2024. (Decision at 17-19, 45.)

¹ Unless otherwise noted, citations to Commission decisions issued after July 2000 are to the official pdf versions, which are available on the Commission’s website at: <http://docs.cpuc.ca.gov/DecisionsSearchForm.aspx>.

On December 23, 2025, SoCalGas timely filed an application for rehearing of the Decision. In its rehearing application, SoCalGas alleges that the Decision errs because: (1) the Pilot exceeds the proceeding's scope; (2) the Commission lacks jurisdiction to order the restrictive covenant and the retirement of gas utility assets; (3) the restrictive covenant and retirement of gas utility assets violate SoCalGas' due process rights and result in a taking of its property; (4) the restrictive covenant is preempted by the Energy Policy and Conservation Act of 1975; and (5) the cost recovery directive for Pilot evaluation costs is neither supported by the findings nor substantial evidence.

SDG&E, Southwest Gas, and Western Manufactured Housing Communities Association filed separate responses to the rehearing application. All responses support the grant of rehearing.

We have carefully considered the allegations raised in the application for rehearing and find grounds to suspend D.25-11-009 and grant rehearing. Rehearing of D.25-11-009 is granted for the purpose of evaluating an electrification pilot for mobilehome parks. The assigned Commissioner shall issue a scoping memo identifying the related issues under consideration during rehearing.

THEREFORE, IT IS ORDERED that:

1. Rehearing of Decision 25-11-009 is granted.
2. Decision 25-11-009 is suspended.
3. This proceeding, Rulemaking 18-04-018, remains open.

This order is effective today.

Dated June 11, 2026 at Sacramento, California.

JOHN J.D. REYNOLDS
President

DARCIE L. HOUCK
KAREN DOUGLAS
MATTHEW BAKER
CHRISTINE HARADA
Commissioners