

Energy Division Central Files Document Coversheet

Directions: Submit all documents and submittal questions to Energy Division Central Files via email EnergyDivisionCentralFiles@cpuc.ca.gov

1. Fill out coversheet completely. Coversheet can be embedded as page 1 of the electronic compliance filing, or can be submitted as a separate document that is attached to the email that delivers the compliance filing.
2. All documents are required to be submitted in an electronically *searchable* format.
3. Documents need to reference the reason for the mandate that ordered the filing in Section B or C. If you are unable to reference a proceeding or explain the origin of your filing, please contact Energy Division Central Files.

To find a proceeding number (if you only have a decision number), go to <http://docs.cpuc.ca.gov/DecisionsSearchForm.aspx>; enter the decision number, and the results shown include the proceeding number.

A. Document Name

Today's Date (Date of Submittal) 1/31/2025

Name:

1. Utility Name: Liberty Utilities (CalPeco Electric) LLC
2. Document Submission Frequency (Annual, Quarterly, Monthly, Weekly, Once, Ad Hoc): Annual
3. Report Name: Liberty's MHP Utility Conversion Program Annual Report 2025
4. Reporting Interval (the date(s) covered by the data, e.g. 2015 Q1): 2024
5. Name Suffix: Cov (for an Energy Division Cover Letter), Conf (for a confidential doc), Ltr (for a letter from utility)
6. Document File Name (format as 1+2 + 3 + 4 + 5): Liberty Utilities (CalPeco Electric) LLC Annual MHP Utility Conversion Program Report 2025

Sample Document Names:

Utility Name + Submittal Frequency + Report Name + Year + Reporting Interval

SCE Annual Procurement Report 2014

SDG&E Ad Hoc DR Exception 2015Q1 Conf

SEMPRA Monthly Gas Report 201602

SEMPRA Daily Gas Report 20160230 <no suffix for regular, non-confidential compliance data>

SEMPRA Daily Gas Report 20160230 Cov

SEMPRA Daily Gas Report 20160230 Ltr

7. Identify whether this filing is original or revision to a previous filing.
 - a. If revision, identify date of the original filing: [Click here to enter text.](#)

B. Documents Related to a Proceeding

All submittals should reference both a proceeding and a decision, if applicable. If not applicable, leave blank and fill out Section C.

1. Proceeding Number (starts with R, I, C, A, or P plus 7 numbers): R.18-04-018
2. Decision Number (starts with D plus 7 numbers): D.20-04-004
3. Ordering Paragraph (OP) Number from the decision: OP10

C. Documents Submitted as Requested by Other Requirements

If the document submitted is in compliance with something other than a proceeding, (e.g. Resolution, Ruling, Staff Letter, Public Utilities Code, or sender's own motion), please explain: .

Energy Division Central Files Document Coversheet

D. Document Summary

Provide a Document Summary that explains why this report is being filed with the Energy Division. This information is often contained in the cover letter, introduction, or executive summary, so you may want to copy it from there and paste it here.

Liberty Utilities (CalPeco Electric) LLC (U 933-E) ("Liberty") submits its annual report on the program to convert master-metered mobile home parks to direct utility service.

E. Sender Contact Information

1. Sender Name: Elly O'Doherty
2. Sender Organization: Liberty Utilities (CalPeco Electric) LLC ("Liberty")
3. Sender Phone: (530) 807-8987
4. Sender Email: Elly.O'Doherty@libertyutilities.com

F. Confidentiality

1. Is this document confidential? No Yes
 - a. If Yes, provide an explanation of why confidentiality is claimed, a declaration of confidentiality, and identify the expiration of the confidentiality designation (e.g. Confidential until December 31, 2020.) [Click here to enter text.](#)

G. CPUC Routing

Energy Division's Director, Edward Randolph, requests that you not copy him on filings sent to Energy Division Central Files. Identify below any Commission staff that were copied on the submittal of this document.

1. Names of Commission staff that sender copied on the submittal of this Document: Leslie Palmer

ver.7/6/2016



Liberty Utilities (CalPeco Electric) LLC
701 National Avenue
Tahoe Vista, CA 96148-9905
Tel: 562-923-0711
Fax: 562-861-5902

January 31, 2025

VIA ELECTRONIC FILING

EnergyDivisionCentralFiles@cpuc.ca.gov

Mr. Leuwam Tesfai
Interim Deputy Executive Director for Energy and Climate Policy
Executive Director
California Public Utilities Commission
505 Van Ness Avenue, Room 5th Floor
San Francisco, CA 94102

Re: Liberty Utilities (CalPeco Electric) LLC (U 933-E) Mobile Home Park Utility
Conversion Program Annual Report

Mr. Tesfai:

In accordance with California Public Utilities Commission Decision 20-04-004, Ordering Paragraph 10, Liberty Utilities (CalPeco Electric) LLC (U 933-E) ("Liberty") submits its annual report on the program to convert master-metered mobile home parks to direct utility service.

Please address all formal and informal correspondence and staff requests regarding this filing to Elly O'Doherty, at the address above.

Respectfully submitted,

/s/ Elly O'Doherty

Elly O'Doherty
Manager, Rates and Regulatory Affairs
Email (preferred):
Elly.O'Doherty@libertyutilities.com

Cc: Lee Palmer, Director SED (*Leslie.Palmer@cpuc.ca.gov*)
R.18-04-018 Service List



Liberty Utilities (CalPeco Electric) LLC (U 933E)
Mobile Home Park Utility Conversion Program Annual Report
February 1, 2025

1. Introduction

In Decision (“D.”)14-03-021, the Commission approved a three-year pilot program to incentivize the voluntary conversion of master-metered/sub-metered Mobile Home Parks and Manufactured Housing Communities (“MHP”) from a private distribution and service system to a direct utility distribution and service system (MHP Program). Under the MHP Program, Liberty Utilities (CalPeco Electric) LLC (“Liberty”), an electric service provider, in concert with Southwest Gas Corporation, a gas service provider, was authorized to convert approximately 10% of the master-metered/sub metered MHP spaces within its service territory over a three-year period.

On September 29, 2017, Resolution E-4878 extended the MHP Pilot Program to continue “until the earlier date of December 31, 2019 or the issuance of a Commission Decision for the continuation, expansion or modification of the program.”¹ Resolution E-4958 “authorized all participating electric and gas utilities to continue their MHP Pilot until the earlier date of either December 31, 2020, or the issuance of a Commission Decision for the continuation, expansion or modification of the program beyond December 31, 2020.”

D.20-04-004 established a 10-year program to convert MHPs from master-metered to direct utility service. The program commenced in 2021 and is to be ongoing until 100% (for small utilities) of the MHPs volunteering for the program are converted, or for 10 years.

D.24-12-037 adopted a 200-amp standard for the existing MHP Program. By September 19, 2025, all new participation agreements that are signed must specify that participants will receive a 200-amp default electrical service standard.

Pursuant to D.14-03-021, and modified in D.20-04-004, Ordering Paragraph 10, utilities are required to submit annual reports to confirm progress in implementing the MHP Program. A template for the annual report has been refined by the Commission’s Safety and Enforcement Division and Energy Division in conjunction with the Technical Working Group, as ruled in the Assigned Commissioner’s Scoping Memo and Ruling dated August 31, 2018.²

¹ Resolution E-4878, OP 7, p. 22.

² R.18-04-018 Assigned Commissioner’s Scoping Memo and Ruling, #5, p. 20.



Each utility is required to submit a status report, due on or before February 1, 2025, that includes the following items:

- Progress along the Pilot implementation timeline and where the utility is on that timeline.
- Initial number of applications received.
- Information about each MHP selected including general location, number of spaces, and “To The Meter” (TTM) and “Beyond The Meter” (“BTM”) construction costs incurred per space broken out to identify:
 - Civil work/trenching
 - Electric system construction costs
 - Other costs (permits and easements)
- Identification of problems, challenges, and obstacles involved with the MHP Pilot Program implementation.

2. MHP Program Timeline

Liberty has identified five different periods, not including notification and completion, in the MHP Program timeline:

- Form of Intent (“FOI”) Submission – completed.
 - FOI Submission Period- Liberty Utilities identified eight MHPs that submitted a FOI.
- Park Prioritization Period - completed.
 - The table below shows the MHPs prioritized through completion of the program in 2030.

MHP City	MHP County	MHP Spaces	Estimated Completion	Service Type
South Lake Tahoe	El Dorado	78	2025	Electric and Gas
South Lake Tahoe	El Dorado	18	2025	Electric and Gas
South Lake Tahoe	El Dorado	17	2026	Electric and Gas
South Lake Tahoe	El Dorado	27	2027	Electric and Gas
South Lake Tahoe	El Dorado	30	2028	Electric only
Portola	Plumas	36	2029	Electric only

- Application Period – completed.
 - MHPs submitted applications.
- Agreement Period – completed First quarter of 2023.



- TTM design work were submitted to MHP owners.
- BTM contractors were selected by MHP.
- BTM design work was completed.
- Meetings with MHP’s owners and residents were held.
- Agreements were signed.
- Construction Period – work in progress 2024 - 2025.
 - Progress benchmarks:
 - 18 spaces located in South Lake Tahoe, El Dorado County.
 - Project expected to be completed in 2025. Liberty has completed civil construction and the meter pedestal sets. Liberty will be completing wire pulling and HCD inspections in 2025.
 - TTM substructure excavation work completed.
 - TTM cabling and transformer work completed.
 - BTM work completed.
 - Civil construction completed September of 2023.
 - BTM contractor selected in March of 2023.
 - BTM construction in 2024.
 - Liberty completed infrastructure work required for the project in 2023 and 2024 including conduit, transformer, and new pole installations. In 2025 Liberty will pull wire and complete HCD inspections.
 - Final inspections to be completed in 2025.

MHPs Selected for Conversion				
MHP	Location	Number of Spaces	Utility Services	Overlapping Utility
I	South Lake Tahoe, El Dorado County	18	Electric/Gas	Southwest Gas

3. Challenges and Obstacles

- The building season in the Lake Tahoe Basin is limited. A moratorium on excavating exists from mid-October through mid-May. Inclement weather during the construction season can also cause work to be halted or delayed.
- Limitations of dig season were also extended due to heavy snow years that further shortened construction timelines.
- The number of BTM contractors in the Lake Tahoe Basin is limited and the times the contractors are available for the BTM project do not necessarily coincide with the times they would be needed.



- Crew time committed to the project is limited because the company is small, and crews concurrently work on multiple projects.
- Other challenges include locating of existing utilities, snow load and removal considerations for meter placement, large trees, and obstructions on homeowner’s property.

4. Supplemental Cost and Safety Information

Data for the evaluation of the MHP Pilot Program pursuant to Rulemaking 18-04-018 and D.20-04-004 will be included in the MHP Annual Report subsequent to the year conversion work is completed. Per the Annual Report Template, “If a project incurs costs over multiple years, report all project costs and spaces converted in the year the project closes.” Liberty has no completed MHP conversions to report on for 2024. Liberty has one nearly completed MHP conversion project expected to close in 2025.

5. Updated Program Assessment

Liberty has completed four of the MHPs prioritized for conversion to direct utility service.

Of the six remaining MHPs, two are master-metered only for electric. Completion of the remaining eligible prioritized MHP conversions is estimated to occur in the ongoing MHP Program, continuing through 2030.

6. Ongoing MHP Program

The table below shows MHP conversions priority tiers, number of MHPs, and number of spaces for the ongoing MHP program.

MHP Conversions Priority Tiers		
Tier	Number of MHPs	Number of Spaces
1	4	92
2	2	114
3	0	0

END OF REPORT

OFFICER VERIFICATION

Pursuant to Decision 20-04-004, Ordering Paragraph 12 and Rule 1.11 of the California Public Utilities Commission’s Rules of Practice and Procedure, I provide the following verification.

I, Crystal Greene, hereby declare that I am Secretary and Treasurer of Liberty Utilities (CalPeco Electric) LLC (“Liberty”), I have read the accompanying document, and the information set forth therein is true and correct to the best of my knowledge, information and belief.

I declare under penalty of perjury that the foregoing is true and correct.

Executed January 31, 2025 at Litchfield Park, California.

/s/ Crystal Greene

Secretary and Treasurer
Liberty Utilities (CalPeco Electric) LLC