

**BEFORE THE CALIFORNIA PUBLIC UTILITIES COMMISSION
OF THE STATE OF CALIFORNIA**

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

R.18-04-018

BEAR VALLEY ELECTRIC SERVICE, INC. (913-E)

**ANNUAL MOBILE HOME PARK UTILITY CONVERSION PROGRAM REPORT
(FOR THE PERIOD JANUARY 1 TO DECEMBER 31, 2025)**

Bear Valley Electric Service, Inc. (BVES) hereby submits its fifth annual report on the Mobile Home Park (MHP) Utility Conversion Program, which was established to help convert Mobile home parks and manufactured housing communities from master-metered service to direct utility service.

In June 2025 Lakeside Village confirmed that their RV lots were converted into Mobile Home (MH) spaces on the California Department of Housing & Community Development website and were ready to move forward with the MHP Utility conversion program. In August 2025 BVES Inc. met with representatives of Lakeside Village MHP to review the park, all properties on site prior to final application approval and received the final site map.

Attached hereto is BVES' sixth annual report showing no reporting as a result of waiting for Lakeside Village MHP status before moving forward in the MHP program. As of end of 2025, there are no other MHP applications submitted to BVES.

DATED at San Dimas, California this 2nd day of February, 2026.

Respectfully submitted

/s/ Jenny Chen

Jenny Chen
Regulatory Affairs Manager
Bear Valley Electric Service, Inc.
630 E. Foothill Blvd.
San Dimas, CA 91773
Telephone: (909) 394-3600
Email: regulatoryaffairs@bvesinc.com

BEAR VALLEY ELECTRIC SERVICE (U913 E)

SIXTH ANNUAL REPORT

MOBILE HOME PARK UTILITY CONVERSION PROGRAM

February 2, 2026

TABLE OF CONTENTS

I. Introduction.....1

II. MHP Program Timeline.....1

III. Challenges and Obstacles4

**BEAR VALLEY ELECTRIC SERVICE (U913 E)
FOURTH ANNUAL REPORT
MOBILE HOME PARK UTILITY CONVERSION PROGRAM**

I. Introduction

In D.20-04-004, the Commission established a ten-year Mobilehome Park Utility Conversion Program (MHP Program) beginning in 2021 that primarily relies on existing pilot program requirement and features. For this MHP Program the Commission makes adjustments to expand eligibility and establishes annual target conversion rates and cost targets.

D.20-04-004, Ordering Paragraph (OP) #10, requires that Bear Valley Electric Service, Inc. (BVES) file an annual report on the MHP Program by February 1 of each year beginning in 2021 utilizing the Revised Annual Report attached to the Decision. In the following sections, BVES provides short descriptions of the timeline and steps that have been taken as well as those that BVES plans to take. Pursuant to D.20-04-004, OP #10, BVES provides the Annual Report template in the Appendix to this report.

II. MHP Program Timeline

BVES has identified six different phases in the MHP Program timeline:

- Open Enrollment Phase;
- Application Phase;
- Engineering Design and Planning Phase;
- MHP Agreement Phase;
- Construction Period; and
- MHP Program Completion and Closure.

Open Enrollment Phase – Completed

There are seven MHPs located in BVES’ service territory. Of these seven MHPs the Commission Safety Enforcement Division (SED) prioritized four MHPs for conversion due to safety reasons in the previous MHP Pilot Program. At the end of the MHP Pilot Program in 2017, BVES had converted its largest master metered MHP to 250 single metered units. One of the MHPs on the SED priority list pulled out of the Pilot Program due to lack of permits.

For the MHP Program, BVES selected the Lakeview Pines MHP as the second MHP to be converted from a master-metered structure to individual meters. Southwest Gas (SWG) did not select the same MHP to upgrade as BVES.

Lakeview Pines MHP Selected for Conversion

MHP	Location	# of Spaces	Utility Services to be Converted	Overlapping Electric Utility	Projected Construction Start Date
1	39609 Big Bear Blvd, Big Bear Lake, CA 92315, San Bernardino County	50	Electric	BVES	Cancelled

Application Phase – Cancelled in May 2022

On January 19, 2021, BVES contacted the Manager of Lakeview Pines MHP. The Manager provided BVES the following information:

1. There is a total of 70 lots of which there are 50 Mobile Home lots and 20 Recreational Vehicle (RV) lots.
2. There are 3 common areas.
3. All of the lots and common areas have individual electric meters maintained and owned by the property manager.
4. All the 50 mobile home lots have direct service individual gas meters owned by Southwest Gas.
5. The 20 RV lots will remain for RV use only and there are no plans to upgrade them to Mobile Home lots.

In early January 2021, BVES Engineering staff visited the Lakeview Pines MHP to evaluate the condition of the meter pedestals. BVES’ initial assessment is as follows:

1. Meter pedestals do not meet the Electric Utility Service Equipment Requirements Committee (EUSERC) standards.
2. Meter pedestal locations are not in accordance with code.
3. Most meter pedestals are broken and missing panel covers.
4. None of the meter pedestals had been inspected by BVES.

BVES's initial recommendation was to replace all of the meter pedestals and relocate them in front of each mobile home lot. This would allow easy access, minimize outages during conversion, and bring them up to code in accordance with EUSERC rating.

However, in early May 2022, after several discussion meetings with the Manager of Lakeview Pines MHP, BVES was informed that, "ownership decided to decline...the conversion program."

Following the Owner of Lakeview Pines' decision not to convert the MHP from master-meter to individual sub-meters, BVES cancelled all required conversion stages in May 2022. These stages are:

- Engineering Design and Planning Phase
- MHP Agreement
- Construction Phase
- MHP Program Completion and Closure

Leisure Bear MHP

Following the cancellation of Lakeview Pines MHP, BVES staff contacted the City of Big Bear Lake in July 2022 to request the conversion of the Leisure Bear MHP. In early 2022, the City of Big Bear Lake took over the operations of the Leisure Bear MHP and the City was also interested in being part of the MHP Program.

BVES had several discussions with the City of Big Bear Lake including a meeting with the City of Big Bear Lake and SWG in April 2023. In June 2023, BVES Engineering Staff and SWG conducted a site visit to evaluate the condition of the meter pedestals. BVES's initial recommendation was to replace all of the meter pedestals and relocate them in front of each mobile home lot. This would allow easy access, minimize outages during conversion, and bring them up to code in accordance with EUSERC rating.

After a careful evaluation of the MHP Program, in October 2023, the City of Big Bear Lake decided not to file an application and is pursuing other options for improving the Leisure Bear MHP.

Lakeside Village MHP

Lakeside Village submitted MHP conversation application in January 2021 and was approved by the California Department of Housing & Community Development (HCD) the same year. Since that time BVES staff has been in communication with the Lakeside Village property manager. Lakeside Village was not selected for the MHP conversation until 2024 following the cancellation of Lesuire Bear MHP. BVES staff reengage with the Lakeside Village MHP property manager with several conversations starting in July 2024 on the next step for the conversation. BVES requested a site map showing which spaces are designated for mobile homes (MH) and RV lots and informed them that this program only relates to the conversation of MH spaces and not for RV lots. Since the last conversation with Lakeside Village MHP, At the end of 2024, BVES was still waiting to receive their site map to update their process on converting their RV lots into MH spaces with HCD. In June 2025 Lakeside Village confirmed that their RV lots were converted into MH spaces on HCD website and were ready to move forward with the MHP Utility conversion program. In August 2025, BVES Inc. met with representatives of Lakeside Village MHP to review the park, all properties on site prior to final application approval and received the final site map.

III. Challenges and Obstacles

BVES is experiencing challenges and obstacles in that Lakeview Pines MHP management does not want to conduct the conversions. The main reason is that many MHPs have a mix of mobile homes and RV spaces, including Lakeview Pines. The MHP program does not cover RV spaces and the MHPs do not want a partial conversion program. That is the main reason why Lakeview Pines MMP dropped out of the conversion program.

Certification

I have reviewed, or have caused to be reviewed, this compliance submittal.

Based on my knowledge, information, or belief, this compliance submittal does not contain any untrue statement of a material fact or omit to state a material fact necessary to make the statements true.

Based on my knowledge, information, or belief, this compliance submittal contains all of the information required to be provided by Commission Orders, rules and regulations.

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

Executed on January 23, 2026 at Big Bear Lake, California.

Bear Valley Electric Service, Inc.

Paul Marconi Digitally signed by Paul
Marconi
Date: 2026.01.23
14:53:35 -08'00'

Paul Marconi
President, Treasurer & Secretary
Paul.Marconi@bvesinc.com

APPENDIX

**BEAR VALLEY ELECTRIC SERVICE
ANNUAL REPORT TEMPLATE**

Annual Report Template*		Per-year costs; not cumulative				
Bear Valley Electric Service	Description	2021	2022	2023	2024	2025

Program Participation						
CARE/FERA enrollment	Number of individuals enrolled in CARE/FERA after the conversion	0	0	0	0	0
Medical Baseline	Number of individuals enrolled in Medical Baseline after the conversion	0	0	0	0	0
Disadvantaged Community	Number of converted spaces within geographic zones defined by SB 535 map.	NA	NA	NA	NA	NA
Rural Community**	Number of converted spaces within rural community	0	0	0	0	0
Urban Community**	Number of converted spaces within urban community	NA	NA	NA	NA	NA
Leak Survey (Optional)	Number of Leaks identified during preconstruction activity (if known)	NA	NA	NA	NA	NA

Completed Spaces	Spaces converted that correspond to the project costs reported below. If a project incurs costs over multiple years, report all project costs and spaces converted in the year the project closes.					
Number of TTM MH and Covered Common Area Locations Converted (Gas)		NA	NA	NA	NA	NA
Number of TTM MH and Covered Common Area Locations Converted (Electric)		0	0	0	0	0
Number of BTM MH Converted Register Spaces (Gas)		NA	NA	NA	NA	NA
Number of BTM MH Converted Register Spaces (Electric)		0	0	0	0	0
Cost Information						
To The Meter - Capital Costs						

Construction Direct Costs						
Civil/Trenching	To the Meter Construction costs for civil related activities	0	0	0	0	0
Electric		0	0	0	0	0
Gas		0	0	0	0	0
Gas System		0	0	0	0	0

Labor	Cost for installation of distribution Gas assets, pre-inspection testing, decommissioning of legacy system (Gas Design cost was previously incorporated here)	0	0	0	0	0
Material / Structures	Pipes, fittings and other necessary materials required for gas construction	0	0	0	0	0
Electric System		0	0	0	0	0
Labor	Cost for installation of distribution Electric assets, pre-inspection testing, decommissioning of legacy system (Electric Design cost was previously incorporated here)	0	0	0	0	0
Material / Structures	Cables, conduits, poles, transformers and other necessary materials for electrical construction	0	0	0	0	0
Design/Construction Management	Cost for engineering, design and construction inspection cost	0	0	0	0	0

Other						
Labor (Internal)	Meter installation, gas relights, easements, environmental desktop reviews and other support organizations	0	0	0	0	0
Other Labor (Internal)***		0	0	0	0	0
Non-Labor	Permits	0	0	0	0	0
Materials	meters, modules and regulators	0	0	0	0	0
Program - Capital Costs	Costs that are inconsistent among the other IOUs, driven by utility specific business models or cost accounting practices. These costs should be separated out so that others do not compare costs that are not comparable with others.	0	0	0	0	0
Project Management Costs		0	0	0	0	0
Project Management Office (PMO)	Program management office costs (Project Management, Program Management, schedulers, cost	0	0	0	0	0

	analysts and field engineers)					
Outreach		0	0	0	0	0
Property Tax	Property tax on capital spending not yet put into service	0	0	0	0	0
AFUDC	AFUDC is a mechanism in which the utility is allowed to recover the financing cost of it's construction activities. AFUDC starts when the first dollar is recorded on the project and ends when HCD complete the first inspection so that the new assets are in use by the residents.	0	0	0	0	0
Other						
Labor (Internal)***		0	0	0	0	0
Non-Labor	Utility specific overhead driven by corporate cost model	0	0	0	0	0

Sub-Total Capital Cost							
To The Meter - Expense Costs							
Project Management Costs							
Project Management Office (PMO)	Program startup cost	0	0	0	0	0	0
Outreach	Outreach efforts to educate MHP Owners, residents, government and local agencies about the program	0	0	0	0	0	0
Other							
Labor (Internal)	Program startup cost for supporting organizations	0	0	0	0	0	0
Other Labor (Internal)***		0	0	0	0	0	0
Non-Labor	Cancelled Project Costs from MHPs that have failed to complete the MHP agreement or have cancelled the project	0	0	0	0	0	0
Sub-Total To The Meter							
Beyond The Meter - Capital							
	Pass through cost where the MHP Owner is responsible for overseeing the vendor's work and	0	0	0	0	0	0

	IOU to reimburse per D.14-02-021					
Civil/Trenching NA		NA	NA	NA	NA	NA
Electric System		0	0	0	0	0
Labor	Labor and material for installing BTM	0	0	0	0	0
Material / Structures	Electric infrastructure (e.g. Pedestal, foundation, meter protection, grounding rods, conduit)	0	0	0	0	0
Gas System						
Labor	Labor and material for installing BTM					
	Gas infrastructure					
Material / Structures	(e.g. houselines, meter protection, foundation)					
Other	BTM Permits, including HCD fees					
Other Labor (Internal)***						
Sub-Total Beyond The Meter						
Total TTM & BTM						

Rate Impact and Revenue Requirement							
Rate Impact	2021	2022	2023	2024	Each Year Continued.	2025	
Gas							
Average Rate w/o MMBA recovery - Core							
Average Rate w/ MMBA recovery - Core							
Rate Change - Core							
% Rate Change - Core							
Average Rate w/o MMBA recovery - Non-Core							
Average Rate w/ MMBA recovery - Non-Core							
Rate Change - Non-Core							
% Rate Change - Non-Core							
Electric							
Average Rate w/o MMBA recovery - Total System							
Average Rate w/ MMBA recovery - Total System							
Rate Change - Total System							
% Rate Change - Total System							

Revenue Requirement	2021	2022	2023	2024	Each Year Continued.	2025	Present Value Revenue Requirement
Gas Revenue Requirement-TTM							
Electric Revenue Requirement-TTM							
Gas Revenue Requirement-BTM							
Electric Revenue Requirement-BTM							

*An appendix can be provided to define each category if needed.

**The Census Bureau identifies two types of urban areas:

- Urbanized Areas (UAs) of 50,000 or more people;
- Urban Clusters (UCs) of at least 2,500 and less than 50,000 people.

“Rural” encompasses all population, housing, and territory not included within an urban area. The Census Bureau website is: <https://www.census.gov/geo/reference/urban-rural.html>.

***Provide as many labor cost lines with descriptions as needed to clarify types of labor included in project.