

PCE Member Agency Grant Application

The San Mateo County Sustainability Department proposes four projects for the PCE Member Agency Grant allocation totaling \$765,038.

Project	Sector	Cost
(1) Electrify 12 homes through PCE's whole-home electrification program.	Building Energy	\$387,464
(2) Purchase electric vehicles for County Motor Pool Fleet.	Transportation	\$258,234
(3) Install public EV charging at Pescadero Fire Station.	Transportation	\$79,340
(4) Pilot subsidies for 20-40 households to receive electrification upgrades through BayREN EASE program.	Building Energy	\$40,000

PROJECT 1: Electrify 12 homes through PCE's whole-home electrification program.

Overview: The County proposes layering on funding to PCE's Whole-Home Electrification Program to support the participation of an additional 12 single-family homes in unincorporated San Mateo County. This project would directly support the County's Community Climate Action Plan (CCAP), which is a strategic roadmap to guide unincorporated San Mateo County in preparing for climate risks and creating impactful greenhouse gas emission (GHG) reductions. CCAP outlines priority actions to achieve a 45% reduction of GHG emissions over 1990 levels by 2030 and carbon neutrality by 2040.

This project aligns with CCAP policy B-2: convert existing buildings to all-electric. The County recognizes the need to prioritize vulnerable and historically marginalized populations in the clean energy transition. Supplementing PCE's program, which targets low-wealth residents, is in line with this priority.

As discussed with PCE staff, the County proposes that PCE administer the program in line with existing program plans. The Sustainability Department will lead on program outreach for the additional households that are funded by this grant, leveraging other resources for outreach efforts, and can provide recommendations on households to target. The Department will also collaborate closely with PCE on communicating results and outcomes.

The criteria for selecting households would align with PCE's program scope. The Department proposes inclusion of the following program elements where appropriate and for those households that are willing to participate. These elements may already be in line with the existing program:

- Tracking of utility bill data to provide concrete information about the cost of electrifying existing buildings.
- Inclusion of additional home upgrades that may be necessary to motivate program participation, e.g. solar/battery for households that experience frequent power outages or for energy burdened households. This cost is included in the proposed budget. The process/criteria for selecting additional upgrades will be determined in partnership with PCE.
- Case studies on households that can be shared publicly to showcase details of the process, challenges and benefits.

Outcomes and Benefit: Residents who participate in the program receive no-cost upgrades from outdated gas appliances to safer, healthier and more energy-efficient options. The Sustainability

Department sees this project as an important opportunity to provide real, locally contextualized information about the cost of electrification, illuminate barriers to whole-home electrification that may be specific to unincorporated, and provide insight about what it might take to scale. This project will help reduce greenhouse gas emissions from residential buildings in unincorporated County and help meet CCAP goals of electrifying 16% of existing buildings by 2030.

Timeline: The following is the expected timeline, which will be adjusted as needed based on PCE's program timeline:

- September – December 2025: Collaborate with PCE to understand program criteria and existing plans and develop detailed project plan. Contract with community-based organization (CBO) to manage outreach.
- January – April 2026: CBO begins outreach and enrollment of households.
- May – June 2026: Implementation begins.
- July – October 2026: Additional outreach and enrollment as needed; implementation continues.
- November – December 2026: Assess program progress and adjust project plan as needed based on participation. Begin to develop case studies and other materials that can be used in outreach and communications.

PROJECT 2: Purchase electric vehicles for County vehicle fleet.

Overview: The San Mateo County Board of Supervisors adopted the Government Operations Climate Action Plan (GOCAP) in 2021, directing departments to electrify 100% of light- and medium-duty fleets by 2035. To support this goal, the County developed the Facilities Electric Vehicle (EV) Infrastructure Plan to identify charging infrastructure required to support a fully electrified fleet at County-owned facilities. In addition, the County is developing Fleet Transition Plans for departments to guide the electrification of over 1,000 vehicles and equipment.

The County proposes using a portion of the grant to support implementation of projects identified during the planning process for the EV Infrastructure Plan and the Fleet Transition Plans. For this project, the County will purchase six EVs to replace existing Internal Combustion Engine (ICE) fleet vehicles in the County's motor pool fleet. The County's motor pool fleet provides shared vehicles for employees who need transportation for work purposes, particularly when their departments do not have dedicated vehicles. These vehicles are not assigned to individuals and are available on a check-out basis.

Outcomes and Benefit: By electrifying six motor pool vehicles, the County will reduce vehicle emissions by an estimated 7,320 kg of CO₂ annually. Transitioning these vehicles to zero emission alternatives supports the County's Government Operations fleet electrification goal and moves the County closer to achieving its emissions reductions targets.

Timeline:

- July - September 2025: Get updated quotes from vendor and purchase vehicles.

PROJECT 3: Install public EV charging at Pescadero Fire Station.

Overview: Pescadero is an unincorporated area along the south coast of San Mateo County. The Pescadero Fire Station is a new facility being constructed by the County of San Mateo Project Development Unit. The new station will be built on a section of land adjacent to Pescadero High School

located at 350 Butano Cutoff, replacing the existing station #59 at 1200 Pescadero Creek Road. The schematic design for the site is complete and the project has received entitlement approvals. The County proposes using grant funding for the installation of four L2 EV charging ports for public use at this site. (The County is exploring the feasibility of installing DC fast chargers at this site and will work with PCE on adjustments as needed.)

Outcomes and Benefit: Currently there are no publicly available EV chargers in Pescadero or nearby areas. The closest public charging station is over 18 miles away in Half Moon Bay. Installing four L2 charging ports at the Pescadero Fire Station will significantly increase public access to EV chargers for Pescadero residents and south coast communities, better enabling community members to purchase EVs while providing charging to those traveling on Highway 1. This project is in support of CCAP Policy T-1.2, install public EV charging stations.

Timeline:

- January – April 2026: Bid for fire station construction.
- April – June 2026: Contract awarded.
- July – October 2026: Construction begins.
- July – September 2027: Charging equipment procured.
- January 2028: Project complete, chargers activated and ready for use.

PROJECT 4: Pilot subsidies for 20-40 single-family households to receive electrification upgrades through BayREN EASE program.

Overview: The Bay Area Regional Energy Network (BayREN) has launched a new program called the Efficiency and Sustainable Energy (EASE) Home program, which helps income-eligible residents make energy upgrades for comfort and health. The EASE program is targeted to moderate-income residents (under or at 120% AMI) in single-family homes, with a particular focus on non-English speaking households and those that live in pollution-burdened areas. BayREN's EASE Home program is designed to make it easier for these customers to overcome the hurdles to program participation, including high upfront costs, language barriers, and administrative challenges in navigating rebate programs and seeking out contractors.

Program participants receive:

- A free site visit and customized energy recommendations from a trained expert
- Comprehensive support, from permit and rebate applications to installation
- Low-cost energy upgrades, such as insulation and duct sealing

The BayREN EASE program will cover up to 80% of the costs for retrofit measures such as insulation, duct sealing, and a smart thermostat. Households have a co-payment of 20% or \$1,000, whichever is lower. The co-pay level is based on research that BayREN conducted to investigate willingness to pay among moderate income households.

San Mateo County will implement the program from September 2025 through September 2026 and has a target to enroll 140 residents. The County will be targeting homes in the northern half of San Mateo County, as well as North Fair Oaks (NFO), an unincorporated neighborhood. The County proposes allocating a portion of the PCE Member Agency grant funding to run a pilot in NFO to provide an

additional subsidy of \$1,000-\$2,000 for households to put towards an electrification measure of their choice. The household would be responsible for the cost of the additional measure, beyond the subsidy, but the EASE program implementer will help the household navigate the installation as part of the overall program. The County welcomes feedback from PCE on the subsidy amount for this pilot.

Outcomes and Benefit: The BayREN program is designed to help communities achieve health, comfort, safety and savings through energy upgrades, and targets moderate-income residents who are often not eligible for income-qualified programs. The aim of this pilot is to leverage the EASE program to encourage additional electrification measures and reduce emissions from residential buildings in unincorporated, furthering Community Climate Action Plan goals.

Timeline:

- July – September 2025: Finalize pilot design and contract with community-based organization (CBO) to lead outreach.
- September 2025: Program launches and CBO begins to develop program pipeline.
- September – December 2025: Outreach and enrollment.
- January – June 2026: Examine program progress and conduct additional outreach as needed.
- July – December 2026: Home and electrification upgrades are installed.
- December 2026: Program evaluation.

BUDGET

Project 1: Whole Home Electrification				
Item	Description	Quantity	Cost per unit	Total Cost
Single Family Home Upgrade	Cost estimate is based on PCE's estimated budget per home.	12	\$ 30,000	\$ 360,000
Additional Home Upgrades	Accounting for additional upgrades that may be needed for select homes.	6	\$ 4,577	\$ 27,464
Project 1 Subtotal				\$ 387,464
Project 2: Electric Vehicles for County Motor Pool Fleet				
Item	Description	Quantity	Cost per unit	Total Cost
Electric Vehicle	Quote for electric vehicles.	6	\$ 43,039	\$ 258,234
Project 3 Subtotal				\$ 258,234
Project 3: Public Charging at Pescadero Fire Station				
Item	Description	Quantity	Cost per unit	Total Cost
L2 ports				\$ 87,340
PCE EV Ready Rebate	Assuming rebates received through PCE's EV Ready Program.	4	\$ (2,000)	\$ (8,000)
Project 4 Subtotal				\$ 79,340
Project 4: BayREN EASE Subsidy				
Item	Description	Quantity	Cost per unit	Total Cost
Subsidy	Estimated value of subsidy per household	40	\$ 1,000	\$ 40,000
Project 2 Subtotal				\$ 40,000
TOTAL				\$ 765,038