



Gage Zero

Zero Emission Truck Stop Proposal at the Port of San Diego

February 5, 2024

City Council of National City, CA



Agenda

- 01** Project Team
- 02** Gage Zero's Offering
- 03** Project Proposal
- 04** Traffic Study
- 05** Community Benefits

PROJECT TEAM

Gage Zero is building the infrastructure to electrify heavy-duty fleets, reducing emissions from transportation

- We are a **women-led** team of clean energy and transportation experts with over **\$10 billion** of **combined project development and execution** deploying innovative, utility-scale renewable energy and battery storage projects.
- We have partnered with [**ARC Financial**](#) to deploy upwards of **\$300 million** in equity to develop EV charging infrastructure solutions for fleet customers.



PROJECT TEAM

Our women-led team has a demonstrated track record deploying capital in the energy transition space.



Zeina El-Azzi
CEO

- **Co-Founder and President** of RNG at Brightmark (2015-2022)
- Managed ~\$350M in annual project CapEx
- Company raised nearly **\$750M**
- Leader in business development at several clean energy companies



Carly Filler
CCO

- **VP of Development** at Brightmark (2019-2022)
- Led several successful RNG projects
- **+13 years** experience developing and working as **commercial lead** in green energy projects



Faisal El-Azzouzi
VP, Technology

- **Business development** leader for **Vehicle-To-Grid (V2G)** projects at Nuvve
- Multiple strategic and business development executive roles for **energy storage projects** across multiple companies
- **San Diego Resident**



Pam Rosen
General Counsel

- **General Counsel and Chief Administrative Officer** at Fermata Energy
- Led all operations
- Previous: debt, real estate, mergers & acquisitions and corporate law

PROJECT TEAM

Gage Zero has a world-class suite of advisors.



Dan Grossman
Automotive Advisor

- **15 years** experience in the automotive, electric and shared mobility sectors, including as Global VP of Microtransit at Ford
- Led **Zipcar** through its IPO and acquisition by Avis
- Created Maven at **General Motors**, rapidly launching more than 7,000 vehicles (including 750 EV's)



Anna Demeo
Technology Advisor

- Technologist with deep expertise in **EV, V2X and microgrid** software and hardware
- Former **CPO of Fermata Energy** and **CTO of Sevant Systems**



Brandon Rapp
Strategic Advisor

- Founder of Allouve management consulting firm
- Strategy consultant at **PwC** in the **Power, Utilities and Resource industry**
- Experience in operating model development, enterprise & corporate strategy, workforce development, organizational & cultural development, and change management.



Bill Van Amberg
Board of Advisors

- 30 years as **EVP of CALSTART**, leading all work with clean medium/heavy duty transportation
- 20 years as Emmy-award winning broadcast journalist focused on the environment



Mike Brune
Board of Advisors

- 12 years as **Exec Director of Sierra Club**
- 7 years as **Exec Director of Rainforest Action Network**
- 10 years **co-chairing Blue-Green Alliance**, bringing together the nation's largest unions and environmental organizations

GAGE ZERO'S OFFERING



Charging: installation and operations with energy management



Infrastructure: long-term asset ownership, Distributed energy resources including solar & batteries



Electric trucks: offering leasing and financing options to help fleets transition

GAGE ZERO'S OFFERING

Gage Zero has the in-house expertise to address the complexity of electrification.

Project Management

- Environmental permitting
- Utility interconnect management
- Grants & incentives management
- Development
- Timeliness

Engineering Procurement & Construction

- Overseeing engineering design
- Managing procurement and delivery
- On-site construction manager
- Down payments
- Procurement
- Interest risk management

Operations & Management

- Uptime guarantees
- On-site O&M manager
- Community manager
- Service-Level Agreements (SLAs)
- Proactive maintenance

Parcel Map



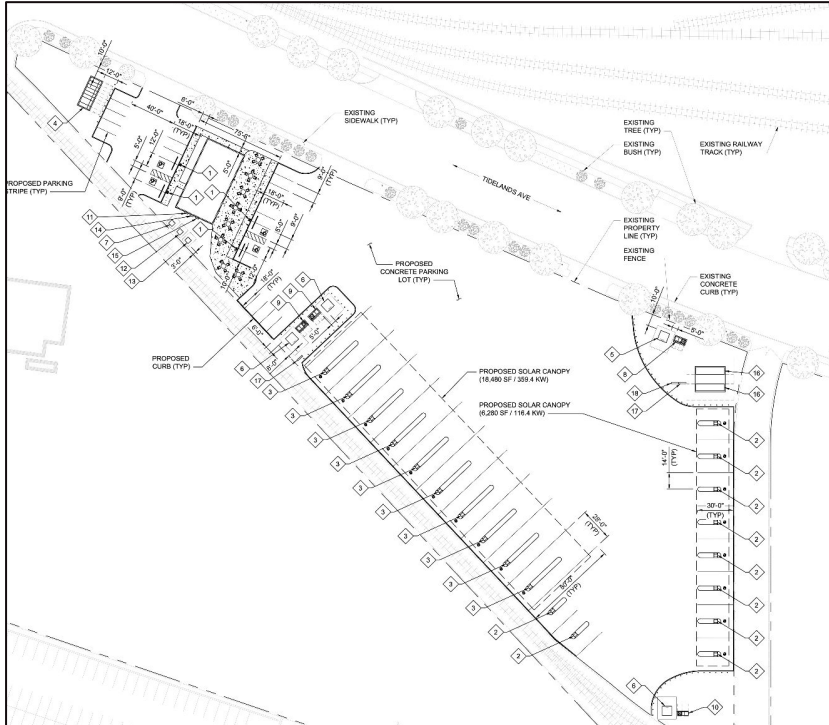
PROJECT PROPOSAL

Site Rendering



PROJECT PROPOSAL

Scope & Phasing



Gage Zero proposes to fund, develop, own and operate the ZE Truck Stop with:

- ~\$16M capital investment
- 20 FTE construction jobs & 3 FTE O&M jobs

Phase 1:

- 10 x 350 kW dual-port chargers
- 2,500 sq ft driver amenity building
- 476 kW of on-site solar generation
- 500 kW / 2 MWh of battery storage
- Supports **67 trucks** to meet est. 44-78% of the Port's MCAS 2026 goal

Phase 2:

- 10 x 150 kW (or greater) dual-port chargers (when 20% utilization on Phase 1 achieved)
- Supports **96 trucks** (total) to meet est. 46-81% of the Port's MCAS 2030 goal

Future Phase(s):

- Could expand EVSE, solar & storage based on charging demand and SDG&E system capacity

Schedule

| | ACTIVITY | START DATE | END DATE | DURATION (DAYS) |
|---------|--------------------|------------|-----------|-----------------|
| Design | Site Design | 6/1/2024 | 1/21/2025 | 234 |
| | Entitlements | 6/1/2024 | 8/24/2024 | 84 |
| | Utility Connection | 6/1/2024 | 3/20/2025 | 292 |
| | Permitting | 6/1/2024 | 9/24/2025 | 480 |
| Phase 1 | Procurement | 1/21/2025 | 1/2/2026 | 346 |
| | Construction | 4/19/2025 | 2/28/2026 | 315 |
| | Commissioning | 2/28/2026 | 4/6/2026 | 37 |
| Phase 2 | Procurement | 12/31/2026 | 5/7/2027 | 127 |
| | Construction | 12/31/2026 | 6/8/2027 | 159 |
| | Commissioning | 6/8/2027 | 7/15/2027 | 37 |

Initial study with Sam Schwartz Engineering

The study provided recommendations for traffic safety improvements at key locations



COMMUNITY BENEFITS

Community Benefits Plan

Our Community Benefits Plan is anchored in the **Port's Maritime Clean Air Strategy**

| | |
|---|--|
| Environmental Benefits | <ul style="list-style-type: none">• Phase 1 reduction of 11,600 MtCO₂/yr, Phase 2 of 19,600 MtCO₂/yr• Purchase of air purifiers for Portside community (PAIR Program) |
| Bi-Directional Community Engagement | <ul style="list-style-type: none">• Community engagement manager to lead communications• Ongoing community outreach including AB617 Portside Community |
| Workforce Development & Training | <ul style="list-style-type: none">• Partnerships with GRID Alternatives, Urban Corps of San Diego, and Chicano Park Museum to build workforce in portside communities |
| Education | <ul style="list-style-type: none">• STEAM curriculum to expand Port's Env. Education Program |
| Driver Amenities | <ul style="list-style-type: none">• Rest area, showers, wifi, phone charging, picnic area, food trucks |
| Grid Resiliency | <ul style="list-style-type: none">• Micro-grid to serve as community resource during public safety power outages (PSPS) and climate-related emergencies |
| Support Local Trucking | <ul style="list-style-type: none">• Preferential rates, vehicle financing, 3 signed LOIs (Pasha, Dole, Jako) |

Community Outreach

| Letters of Support |
|---------------------------------------|
| GRID Alternatives |
| Urban Corps of San Diego County |
| CALSTART |
| Chicano Park Museum & Cultural Center |

| Additional Conversations |
|--|
| Environmental Health Coalition (EHC) |
| San Diego Urban Sustainability Corps |
| Climate Action Campaign |
| San Diego Working Waterfront |
| San Diego Air Pollution Control District |
| Mundo Gardens (did not respond) |

| Kumeyaay Outreach |
|--|
| Ewiiapaayp Band |
| Sycuan Band |
| Campo Band |
| Viejas Band |
| Jamul Village |
| Iipay Nation of Santa Ysabel |
| California Native American Heritage Commission |

Thank you!



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[gagezero.com](https://www.gagezero.com)



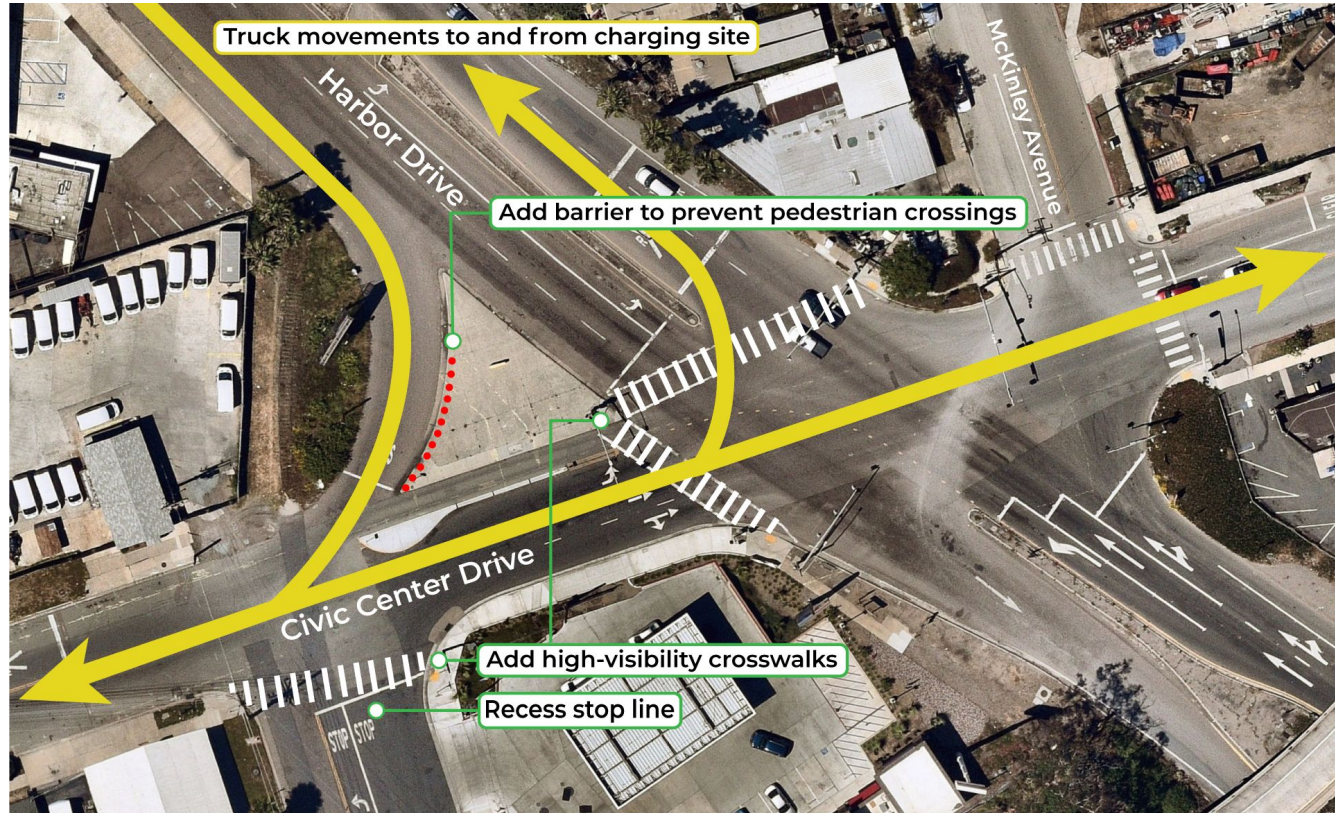
contact@gagezero.com



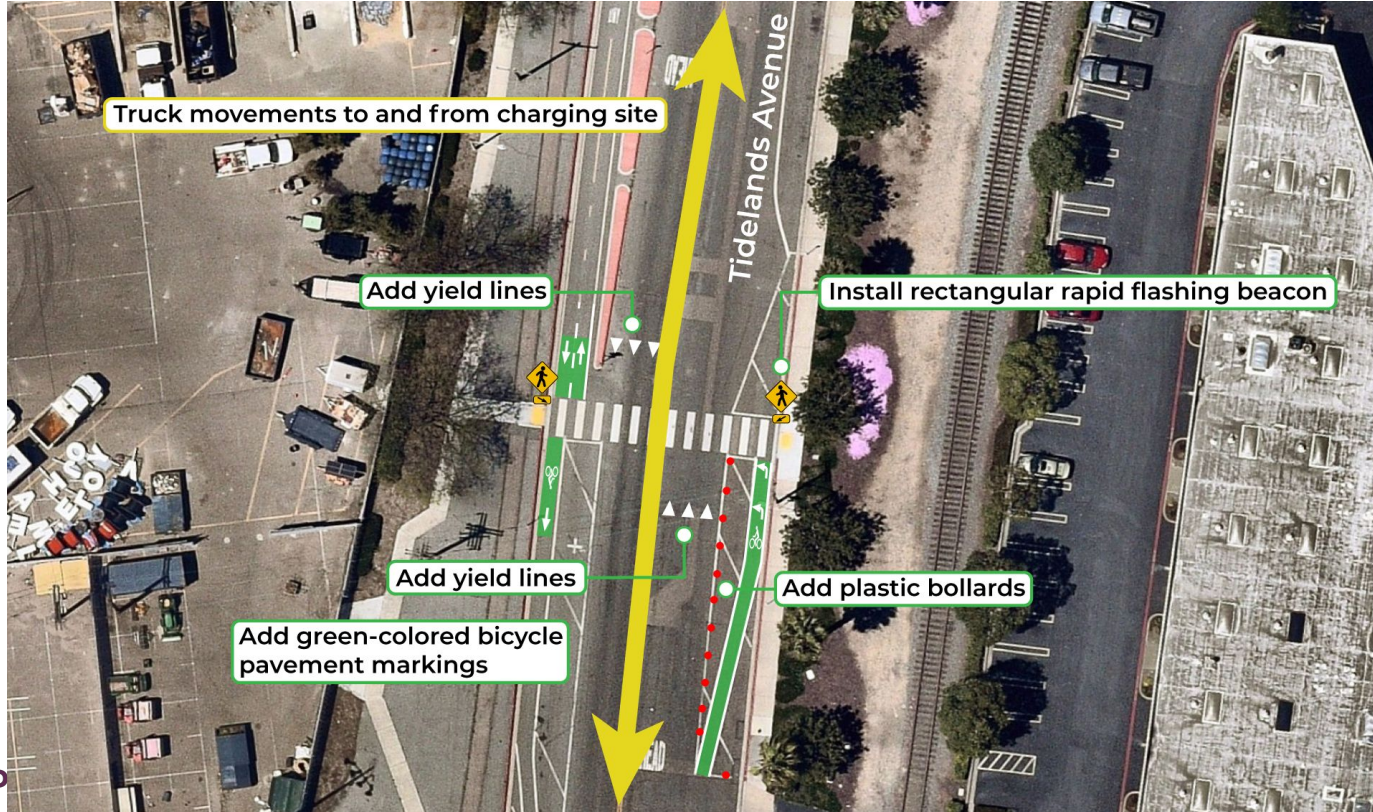
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Appendix

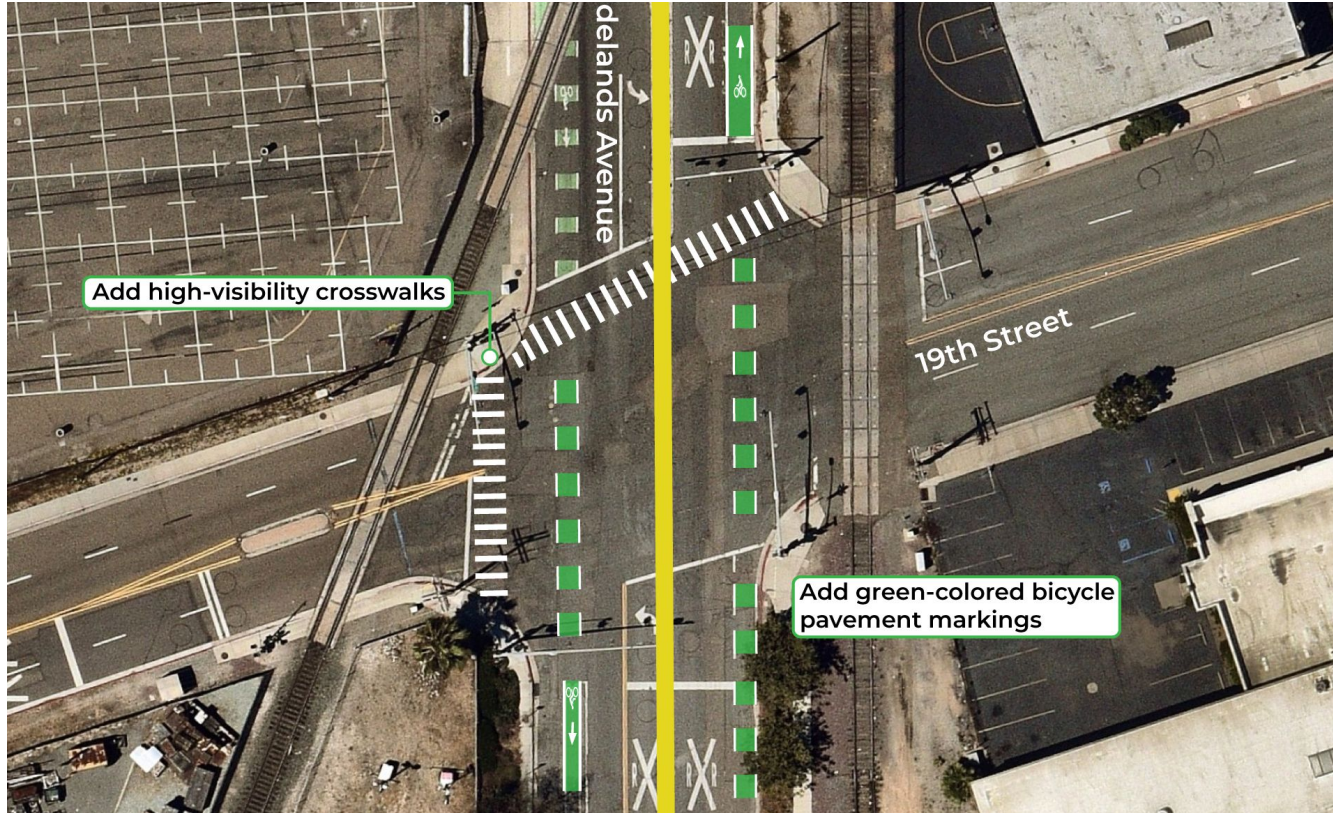
1. Harbor Drive & Civic Center Drive



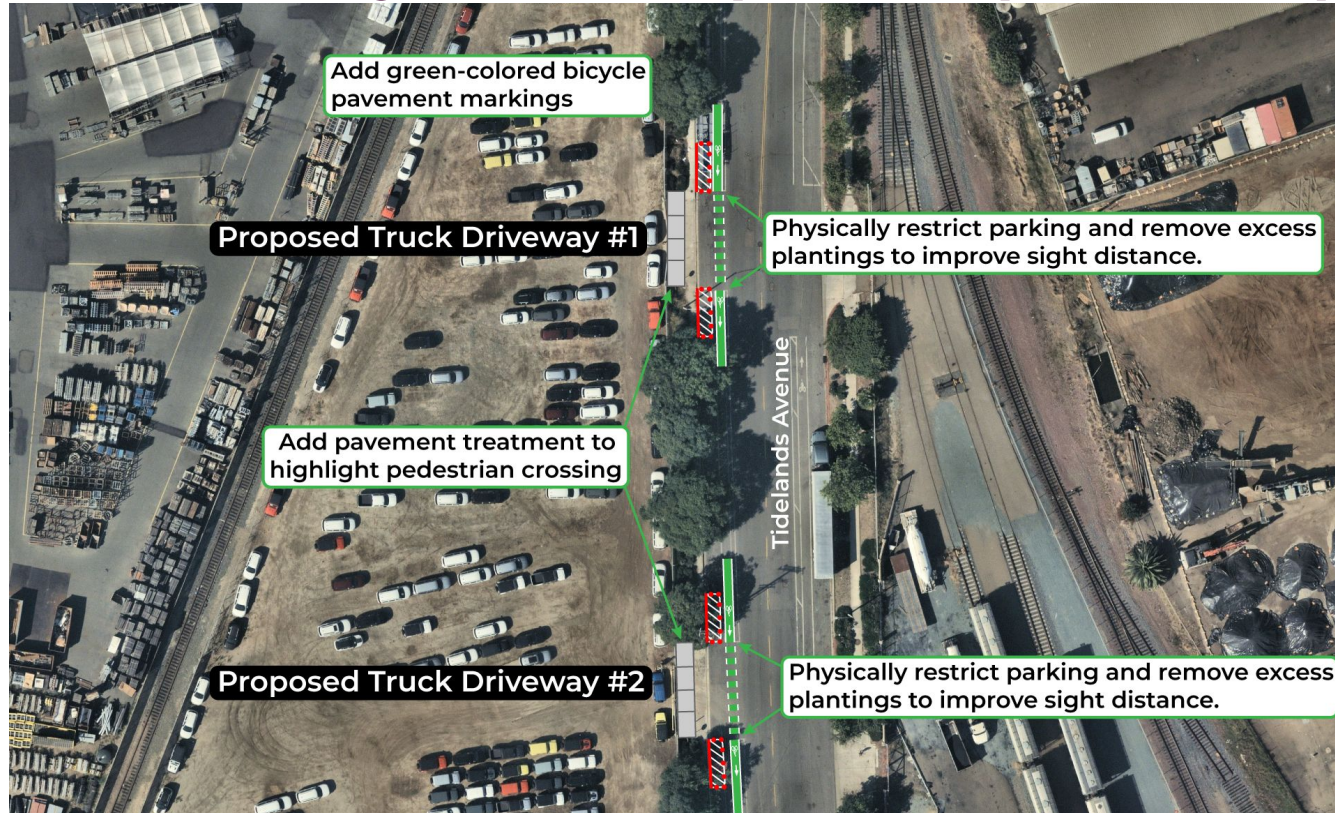
2. Tidelands Ave mid-block (btwn W. 19th & Civic)



3. Tidelands Ave & W. 19th St



4. At 2 driveways of site parcel (Parcel 2)



5. Tidelands Ave & Bay Marina Drive

