

**BOARD OF PORT COMMISSIONERS  
CITY OF OAKLAND**

**PORT ORDINANCE NO. 4800**

**ORDINANCE APPROVING PROPOSED FISCAL YEAR 2026  
AIRLINE LANDING FEE RATES, TERMINAL SPACE RENTAL  
RATES, AND OTHER FEES GENERATING \$105.7 MILLION IN  
REVENUE AT OAKLAND AIRPORT, AND AMENDING APPENDIX  
C-1 OF THE PORT OF OAKLAND ADMINISTRATIVE CODE TO  
ADJUST THE PROPOSED FISCAL YEAR 2026 FEES.**

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**WHEREAS**, the Board of Port Commissioners of the City of Oakland ("Board") has reviewed and evaluated the Agenda Report for Agenda Item 4.1, dated June 26, 2025, and related agenda materials ("Agenda Report"), has received the expert testimony of Port of Oakland ("Port") staff, and has provided opportunities for and taken public comment; and

**WHEREAS**, Section 706 of the City of Oakland ("City") Charter gives to the Board the complete and exclusive power and duty for and on behalf of the City to exercise various powers and duties relating to the Port's jurisdiction, including, but not limited to, the power and duty to "adopt and enforce such ordinances, orders, regulations and practices as are necessary for the proper administration and discharge of its duties and powers, or for the management and government of the port, and its facilities" (City Charter, Sec. 706(27)); and

**WHEREAS**, in acting upon this matter, the Board has exercised its independent judgment based on substantial evidence in the record and adopts and relies upon the facts, data, analysis, and findings set forth in the Agenda Report and in testimony received; now, therefore,

**BE IT ORDAINED** by the Board of Port Commissioners of the City of Oakland as follows:

**Section 1.** The Board hereby finds and determines that the proposed action is statutorily exempt from the California Environmental Quality Act ("CEQA") under Section 15273 of the CEQA Guidelines because the proposed action is for the establishment, modification, structuring, restructuring, or approval of rates, tolls, fares, and other charges for: (1) meeting operating expenses, including employee wage rates and fringe benefits; (2) purchasing or leasing supplies, equipment, or materials; (3) meeting financial reserve needs and requirements; (4) obtaining funds for capital projects, necessary to maintain service within existing service areas; or (5) obtaining funds necessary to maintain intra-city transfers as authorized under the City charter.

**Section 2.** The Board hereby:

A. Approves and amends the Port of Oakland Administrative Code ("POAC") establishing the charges for use of facilities and the provision of aviation fuel at the Oakland Airport ("Rates and Charges"), which shall be effective July 1, 2025, for signatory airlines and will be effective September 1, 2025, for non-signatory airlines and other non-airline tenants and users of the Airport, as further described in the Agenda Report.

B. Adopts the Rates and Charges by amending Appendix C-1 of the POAC, as set forth in the attachment to this Ordinance.

C. Authorizes the Executive Director or her designee to take all actions necessary to implement these amendments into the POAC, provided that such actions do not materially differ from the terms and conditions set forth herein and in the Agenda Report, subject to approval as to form and legality by the Port Attorney.

**Section 3.** This Ordinance is not evidence of and does not create or constitute (a) a contract, or the grant of any right, entitlement or property interest, or (b) any obligation or liability on the part of the Board or any officer or employee of the Port. Unless and until a separate written agreement is duly executed on behalf of the Board as authorized by this Ordinance, is signed as approved as to form and legality by the Port Attorney, and is delivered to the other contracting party, there shall be no valid or effective agreement.

**Section 4.** This Ordinance shall take effect on the date of its final adoption; provided, however, that if a petition protesting the adoption of this Ordinance is timely and duly submitted to the elections official of the City of Oakland in the manner required under California Elections Code § 9237, the effective date of this Ordinance shall be suspended, and all actions authorized by this Ordinance shall be null and void.

The Board of Port Commissioners, Oakland, California, June 26, 2025. Passed to print for one day by the following vote: Ayes: Commissioners Dominguez Walton, Martinez, Myres and President Leslie - 4. Excused: Commissioners Cluver and Colbruno - 2. Noes: 0.

Daria Edgerly,

Secretary of the Board

Adopted at a Regular Meeting held July 10, 2025  
by the following vote:

Ayes: Commissioners Cluver, Dominguez Walton, Leslie, Martinez, Myres and President Colbruno – 5  
Noes: – 0

  
\_\_\_\_\_  
President.  
Attest:   
\_\_\_\_\_  
Secretary.

Approved as to form and legality:

  
\_\_\_\_\_  
Port Attorney

## ATTACHMENT

### Redline of Changes to POAC, Appendix C-1 (Rates and Charges)

#### A. Landing Fees (Section 5.02.020)

##### 1. Signatory Airline; Based Tenant, Engaged in Commercial Operations:

###### a. Aircraft having a Maximum Gross Landing Weight of less than 12,500 pounds:

\$62.5169.00 minimum landing charge

###### b. Aircraft having a Maximum Gross Landing Weight of 12,500 pounds or more:

\$5.005.52 per 1,000 pounds of Maximum Gross Landing Weight

##### 2. All Other Aircraft:

###### a. Aircraft having a Maximum Gross Landing Weight of less than 12,500 pounds:

\$78.1386.25 minimum landing charge

###### b. Aircraft having a Maximum Gross Landing Weight of 12,500 pounds or more:

\$6.256.90 per 1,000 pounds of Maximum Gross Landing Weight

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#### C. Terminal Rates and Fees

##### 1. Terminal Space Rental Rates (Section 5.02.100 A.)

Category	Rate (per square foot per month)
Category I: Preferential Use Ticket Counter Space	<u>\$30.62931.961</u>
Category II: Exclusive Office and Preferential Use Holdroom Space	<u>\$27.56628.765</u>
Category III: Baggage Claim Space	<u>\$24.50325.569</u>
Category IV: Baggage Make-Up Space	<u>\$21.44022.373</u>
Category V: Common Use Ticket Counter Space	<u>\$15.31415.981</u>
Category VI: Common Use Office Space	<u>\$13.78314.383</u>
Category VII: Common Use Baggage Make-Up Space	<u>\$10.72011.186</u>

##### 2. Preferential Holdroom/Loading Bridge Monthly Charge (Section 5.02.100 A.)

<u>\$73,71575,730</u> per month per Preferential Holdroom/Loading Bridge
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##### 3. Baggage Claim Monthly Charges—Signatory Airline (Section 5.02.100 B.)

Terminal 1 (Shared by all Terminal 1 Airlines, allocated by % deplaning passengers in Terminal 1)	<u>\$501,971.00392,856.00</u> per month
Terminal 2 (Shared by all Terminal 2 Airlines, allocated by % deplaning passengers in Terminal 2)	<u>\$381,317.00397,906.00</u> per month

**4. Baggage Claim Fee per Deplaned Passenger—Non-Signatory Airline (Section 5.02.100 B.)**

~~\$6.07~~5.84 per deplaning passenger

**5. Common Use Fee per Operation—Signatory Airline (Section 5.02.100 C.)**

~~\$754.00~~936.00 per turn

**6. Common Use Fee per Operation—Non-Signatory Airline (Section 5.02.100 C.)**

~~\$942.00~~1,170.00 per turn

**7. Secondary Use Fees per Operation (Section 5.02.100 D.)**

Aircraft with over 90 seats	<del>\$571.00</del> <u>706.00</u> per turn
Aircraft with 31 to 89 seats	<del>\$285.00</del> <u>353.00</u> per turn
Aircraft with 30 seats and fewer	<del>\$143.00</del> <u>177.00</u> per turn

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**D. Space Rental Charges**

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**2. Concession Fees (Section 5.02.100 J.)**

Airline Service Providers Concession Fee	10% of Gross Receipts (as defined in applicable agreement between Port and Airline Services Provider) subject to Minimum Monthly Fee set forth below:
Minimum Monthly Fee	
Operating at the South Field	\$250.00
In-Flight Catering Services Providers	\$500.00
Operating at the North Field	\$500.00
Airport Tenants Construction Contractor Administrative Fee	\$500.00 annually
Concession Office/Storage Space	<del>\$5.36</del> <u>5.593</u> per square foot per month

**BOARD OF PORT COMMISSIONERS  
CITY OF OAKLAND**

**PORT ORDINANCE NO. 4801**

ORDINANCE APPROVING AND AUTHORIZING THE EXECUTIVE DIRECTOR TO EXECUTE AN AMENDMENT NO. 3 TO SPACE/USE PERMIT WITH OUTFRONT MEDIA LLC AT OAKLAND AIRPORT TO EXTEND THE TERM FOR NINETEEN MONTHS EXPIRING NO LATER THAN JUNE 30, 2027 WITH ANTICIPATED REVENUES OF \$415,625 OVER THE PROPOSED EXTENDED TERM, WAIVING THE RESTRICTION IN RESOLUTION NO. 16-144 - RESOLUTION APPROVING A RESTATEMENT, AFFIRMATION AND UPDATE TO THE BOARD'S POLICY FOR AWARDING CONCESSION AND CUSTOMER SERVICE PRIVILEGES AT THE TERMINAL COMPLEX AT OAKLAND AIRPORT, AND FINDING THAT THE PROPOSED ACTION IS EXEMPT UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT.

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**WHEREAS**, the Board of Port Commissioners ("Board") has reviewed and evaluated the Agenda Report for Agenda Item 6.1, dated June 26, 2025 ("Agenda Report") and related agenda materials, has received the expert testimony of Port of Oakland ("Port") staff, and has provided opportunities for and taken public comment; now, therefore,

**BE IT ORDAINED** by the Board of Port Commissioners of the City of Oakland as follows:

**Section 1.** The Board hereby finds that the proposed action is categorically exempt from the California Environmental Quality Act ("CEQA") under Section 15301 of the CEQA Guidelines because the proposed action consists of activities that involve negligible or no expansion of an existing use.

**Section 2.** In acting upon this matter, the Board has exercised its independent judgment based on substantial evidence in the record and adopts and relies upon the facts, data, analysis, and findings set forth in the Agenda Report and in related agenda materials and in testimony received.

**Section 3.** The Board hereby approves the terms and conditions set forth in the Agenda Report for the Amendment No. 3 to Space/Use Permit (the "Amendment") with Outfront Media LLC ("Permittee") to extend the term nineteen months for expiration no later than June 30, 2027, as described in the Agenda Report.

**Section 4.** The Board hereby exempts the proposed extended term from the prohibition in Resolution No. 16-144 that there be no extensions to any concession agreement and finds it is in the best interest of the Airport to extend the term and execute Amendment No. 3 with Permittee.

**Section 5.** The Board hereby authorizes the Executive Director to execute the Amendment with the Permittee and to make such additions, modifications, or corrections as necessary to implement the Amendment or to correct errors, subject to the limitations set forth herein and provided that any such addition, modification, or correction does not materially differ from the terms and conditions set forth herein and in the Agenda Report, subject to approval as to form and legality by the Port Attorney.

**Section 6.** This ordinance is not evidence of and does not create or constitute (a) a contract(s), or the grant of any right, entitlement or property interest, or (b) any obligation or liability on the part of the Board or any officer or employee of the Port. Unless and until a separate written contract is duly executed on behalf of the Board as authorized by this ordinance, is signed as approved as to form and legality by the Port Attorney, and is delivered to other contracting party, there shall be no valid or effective contract.

**Section 7.** This ordinance shall take effect on the date of its final adoption; provided, however, that if a petition protesting the adoption of this ordinance is timely and duly submitted to the elections official of the City of Oakland in the manner required under California Elections Code § 9237, the effective date of this ordinance shall be suspended, and all actions authorized by this ordinance shall be null and void.

The Board of Port Commissioners, Oakland, California, June 26, 2025. Passed to print for one day by the following vote: Ayes: Commissioners Dominguez Walton, Martinez, Myres and President Leslie - 4. Excused: Commissioners Cluver and Colbruno - 2. Noes: 0.

Daria Edgerly,


Secretary of the Board

Adopted at a Regular Meeting held July 10, 2025  
by the following vote:

Ayes: Commissioners Cluver, Dominguez Walton, Leslie, Martinez, Myres and  
President Colbruno – 5  
Noes: – 0

  
President.

Attest:

  
Secretary.

Approved as to form and legality:

  
Port Attorney