

PORT ORDINANCE NO. 4797
ORDINANCE AMENDING APPENDIX F (MASTER UTILITY FEE SCHEDULE) OF THE PORT OF OAKLAND ADMINISTRATIVE CODE ("POAC") TO UPDATE AND MODIFY ELECTRIC RATES AND CHARGES FOR AIRPORT AREA RATE SCHEDULES B AND D; MARITIME AREA RATE SCHEDULES A, B, C, E, F (SHORE POWER), AND G (VESSEL COMMISSIONING); AND FINDING THAT THE PROPOSED ACTION IS EXEMPT UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT.

WHEREAS, the Board of Port Commissioners of the City of Oakland ("Board") has reviewed and evaluated the Agenda Report for Agenda Item 5.1, dated May 22, 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; 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 related agenda materials 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 categorically 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. Amends Appendix F (Master Utility Fee Schedule) of the POAC to modify Airport Area Rate Schedules B (General Services (Three Phase)) and D (Demand Metered Rate for Service to Users with Maximum Demand between 500 kW and 1,000 kW); and modify Maritime Area Rate Schedules A (Small General Services (Single Phase)), B (General Services (Three Phase)), C (Demand Metered Rate for Service to Users with Maximum Demand between 100kW

and 500 kW), E (Demand Metered Rate for Service to Users with Maximum Demand of 1,000 kW or more)), F (Shore Power), and G (Shore Power Vessel Commissioning), as more specifically set forth in **Attachment A** to this ordinance, attached hereto and incorporated herein (deletions shown in ~~strikethrough~~ and additions shown in red).

B. Authorizes the Executive Director or her designee to take all actions necessary to implement this adoption 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 July 1, 2025; 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, May 22, 2025.
Passed to print for one day by the following vote: Ayes: Commissioners Cluver, Dominguez Walton, Leslie, Martinez, Myres and President Colbruno - 6. Excused: Commissioner Lee - 1. Noes: 0.

Daria Edgerly,

Secretary of the Board

APPENDIX F

MASTER UTILITY FEE SCHEDULE ESTABLISHED BY CHAPTER 10.03¹

A. **Rates and Charges for the Airport Area (Section 10.03.030 A.)**

1. **Airport Area Rate Schedule: A—Small General Services (Single Phase)**

Charge	Amount
Customer Charge (per meter per monthly billing period)	\$12.60
Energy Charge (per kWh)	\$0.2642
Environmental Surcharge	2.85% of all charges above

2. **Airport Area Rate Schedule: B—General Services (Three Phase)**

Charge	Amount
Customer Charge (per meter per monthly billing period)	\$18.90 \$23.81
Energy Charge (per kWh)	\$0.2642 \$0.3329
Environmental Surcharge	2.85% of all charges above

3. **Airport Area Rate Schedule: C—Demand Metered Rate for Service to Users with Maximum Demand between 100 kW and 500 kW**

Charge	Amount
Customer Charge (per meter per monthly billing period)	\$157.50
Demand Charge (per kW)	\$5.83
Energy Charge (per kWh)	\$0.2111
Environmental Surcharge	2.85% of all charges above

4. **Airport Area Rate Schedule: D—Demand Metered Rate for Service to Users with Maximum Demand between 500 kW and 1,000 kW**

Charge	Amount
Customer Charge (per meter per monthly billing period)	\$756.00 \$952.56
Demand Charge (per kW)	\$17.00 \$21.42
Energy Charge (per kWh)	\$0.1619 \$0.2040
Environmental Surcharge	2.85% of all charges above

¹Chapter 10.03, Utility Rates and Charges.

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5. **Airport Area Rate Schedule: E—Demand Metered Rate for Service to Users with Maximum Demand of 1,000 kW or More**

Charge	Amount
Customer Charge (per meter per monthly billing period)	\$800.00
Demand Charge (per kW)	\$18.00
Energy Charge (per kWh)	\$0.1699
Environmental Surcharge	2.85% of all charges above

B. **Rates and Charges for the Maritime Area (Section 10.03.030 B.)**

1. **Maritime Area Rate Schedule: A—Small General Services (Single Phase)**

Charge	Amount
Customer Charge (per meter per monthly billing period)	\$11.30 \$11.13
Energy Charge (per kWh)	\$0.1916 \$0.1887
Environmental Surcharge	2.85% of all charges above

2. **Maritime Area Rate Schedule: B—General Services (Three Phase) Rates**

Charge	Amount
Customer Charge (per meter per monthly billing period)	\$17.40 \$17.75
Energy Charge (per kWh)	\$0.2003 \$0.2043
Environmental Surcharge	2.85% of all charges above

3. **Maritime Area Rate Schedule: C—Demand Metered Rate for Service to Users with Maximum Demand between 100 kW and 500 kW**

Charge	Amount
Customer Charge (per meter per monthly billing period)	\$151.25 \$157.30
Demand Charge (per KW)	\$6.45 \$6.71
Energy Charge (per kWh)	\$0.1671 \$0.1738
Environmental Surcharge	2.85% of all charges above

4. **Maritime Area Rate Schedule: D—Demand Metered Rate for Service to Users with Maximum Demand between 500 kW and 1,000 kW**

Charge	Amount
Customer Charge (per meter per monthly billing period)	\$684.00

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Demand Charge (per kW)	\$16.12
Energy Charge (per kWh)	\$0.1003
Environmental Surcharge	2.85% of all charges above

5. **Maritime Area Rate Schedule: E—Demand Metered Rate for Service to Users with Maximum Demand of 1,000 kW or More**

Charge	Amount
Customer Charge (per meter per monthly billing period)	\$1,240.00 \$1,289.60
Demand Charge (per kW)	\$17.03 \$17.71
Energy Charge (per kWh)	\$0.1114 \$0.1158
Environmental Surcharge	2.85% of all charges above

6. **Maritime Area Rate Schedule: F—Shore Power (Section 10.03.030 C.)**

Charge	Amount
Energy Charge (per kWh)	\$0.2239 \$0.2172
Environmental Surcharge	2.85% of all charges above

7. **Maritime Area Rate Schedule: G—Shore Power Vessel Commissioning (Section 10.03.030 D.)**

Charge	Amount
Vessel Commissioning Charge (flat rate billed per vessel call)	\$3,600.00 \$4,785.00

C. **Other Fees and Charges**

1. **Capacity (Buy-In) Charge for Airport and Maritime Areas (Section 10.03.090)**

Capacity (Buy-In) Charge	The one-time fee calculated based on current system replacement value with a limited credit that reflects the contribution of the New Electricity User's electric sale revenue toward distribution costs.
Maritime Area Electric Infrastructure: Replacement Cost: \$97,797,000.00 Capacity: 130 MVA Cost/MVA: \$752.285.00 Average Distribution Cost (\$/kWh): \$0.0993 Airport Area Electric Infrastructure: Replacement Cost: \$50,070,000.00 Capacity: 65 MVA Cost/MVA: \$770,308.00 Average Distribution Cost (\$/kWh): \$0.0926	

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Example of Capacity (Buy-In) Charge calculation at Maritime Area:

A Customer is planning a new facility in the Maritime Port Service Area. Based on the type and use of the facility, Port Utility establishes a demand estimate of 2 MVA (equivalent of the power needs of approximately 2,000 homes), at 0.6 load factor for a year-round operation. Based on the Port's electric rates for the Maritime Port Service Area, the current average distribution cost is \$0.0993/kWh.

Capacity Cost = \$752,285/MVA × 2 MVA = \$1,504,570

Credit = 2MVA × 0.6 × 8760 × 1000 × \$0.0993/kWh = \$1,043,842

Capacity (Buy-In) Charge = \$1,504,570 - \$1,043,842 = \$460,728

Example of Capacity (Buy-In) Charge calculation at Airport Area:

A Customer is planning a new facility in the Airport Area. Based on the type and use of the facility, Port Utility establishes a demand estimate of 2 MVA (equivalent of the power needs of approximately 2,000 homes), at 0.6 load factor for a year-round operation. Based on the Port's electric rates for the Airport Area, the current average distribution cost is \$0.0926/kWh.

Capacity Cost = \$770,308/MVA × 2 MVA = \$1,540,616

Credit = 2MVA × 0.6 × 8760 × 1000 × \$0.0926/kWh = \$973,411

Capacity (Buy-In) Charge = \$1,540,616 - \$973,411 = \$567,205

2. Direct Assignment Charge (Section 10.03.030 H.)

Direct Assignment Charge	The entire cost of utility improvements requested by Customer prior to installation.
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3. Excess Net Metering Compensation Rate (Section 10.03.050 E.)

Excess Net Metering Compensation Rate	\$0.06740/kWh
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D. Charges for Utility Rules and Regulations (Chapter 10.01) Administration (Section 10.03.110)

(All capitalized terms not otherwise defined in Chapter 10.03 shall have the meanings ascribed to them in Chapter 10.01)

Charge	Amount	POAC Section(s)	Description
Application for Electric Service Fee	\$150	10.01.030 A.; 10.01.070.	Fee for each submittal of an Application for Electric Service and/or a Supplemental Application.
Appeal Fee	\$150	10.01.040 C.	Fee to file an Appeal of Port Utility denial or discontinuance of Electric Service. A separate fee is required for the Appeal to Port Utility Manager and for a separate Appeal to the Chief Operating Officer or Their Designated Hearing Officer.
Lack of Access to Meter Fee	\$250	10.01.050 A.4.	If access to meter is not provided for any reason, and appointment or arrangement

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			must be made to read meter more than once during any 12-month period, charge for each appointment thereafter.
Reconnection Charge	\$150	10.01.050 C.11.	Charge for reconnection.
Returned Payment Charge	\$50	10.01.050 D.	Charge for returned payment.
Meter Re-read Fee	\$250	10.01.090 B.	Per customer request to re-read meter. Each Customer is entitled to one meter re-read every six months at no charge.
Meter Test Fee	\$250	10.01.090 D.2.	Per Customer request to test meter. Each Customer is entitled to one free meter test per calendar year and no fee will be charged if the meter is found to register more than two percent fast or slow.
Lack of Access to Premises Fee (Third Attempt)	\$250	10.01.110 A.	Access charge when Electric Service is not accessible upon third attempt.
Power Factor Correction Charge	\$250/hour	10.01.130 C.	Charge for power factor correction if the power factor of a Customer's load is found to be less than the value determined by Port Utility needed to correct the power factor in order to lower system losses and stabilize system voltage.

E. Pass Through Utility Charges

The Port may pass through any and all utility charges from non-Port utilities to its users whose services are initially paid by Port, including, but not limited to, those charged by PG&E for gas and electric services and by East Bay Municipal Utility District for sewer and water services, unless a Port agreement or contract specifies otherwise.

(Ord. No. 4761, § 2.B., 7-25-2024; Ord. No. 4772, § 2.B., 10-24-2024)