

**BOARD OF PORT COMMISSIONERS  
CITY OF OAKLAND**

12/19/2024  
Item No.: 2.4  
RS/pcm



**ORDINANCE AUTHORIZING AND APPROVING THE EXECUTIVE DIRECTOR TO EXECUTE EXTENSIONS OF SPACE ASSIGNMENT AGREEMENTS, TEMPORARY RENTAL AGREEMENTS, AND TEMPORARY LICENSE AGREEMENTS THAT HAVE BEEN IN EFFECT FOR MORE THAN ONE YEAR AS OF DECEMBER 19, 2024, AND/OR ARE LIKELY TO BE IN EFFECT FOR MORE THAN ONE YEAR AS OF DECEMBER 31, 2024 THROUGH DECEMBER 31, 2025, RESULTING IN AN ANNUAL REVENUE OF APPROXIMATELY \$8.6 MILLION, 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 proposed extension of Space Assignment Agreements in the Port of Oakland's ("Port") Maritime area as set forth in the Agenda Report for Agenda Item 2.4, dated December 19, 2024 (the "Agenda Report") and related agenda materials, has received the expert testimony of 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 make provisions for the needs of commerce, shipping, and navigation of the Port and to promote the development, construction, and operation of all waterfront properties, including piers, wharves, sea walls, docks, and other improvements; and

**WHEREAS**, the proposed action will provide important services for customers of the Port, and is consistent with the Port's duty to use and manage Port property in trust for the people of the State of California (the "Tidelands Trust"), and the private use of Port property in the form of a lease will not interfere with the Tidelands Trust;

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

**SECTION 1.** 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 2.** The Board hereby finds and determines this action was reviewed in accordance with the requirements of the California Environmental Quality Act ("CEQA") and the CEQA Guidelines. The proposed extension of Space Assignment Agreements, Temporary Rental Agreements, and Temporary License Agreements ("Space Assignment Agreements") with continued uses is categorically exempt from CEQA pursuant to Section 15301 of the CEQA Guidelines, which exempts the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of existing or former use. Extending the Space Assignment Agreements with existing tenants to continue their current business operations meets the criteria for this exemption.

**SECTION 3.** The Board approves the extensions set forth in the Agenda Report and authorizes the Executive Director of the Port ("Executive Director") to extend (i) those Space Assignment Agreements set forth in Table 1 in Attachment A to this Ordinance that have been in effect for more than one (1) year as of December 19, 2024, (ii) those Space Assignment Agreements set forth in Table 2 of Attachment A to this Ordinance that are expected to be in effect for more than one year as of December 31, 2024, (iii) those Temporary Rental Agreements set forth in Table 3 of Attachment A in place longer than one (1) year as of December 19, 2024, and (iv) those Temporary License Agreements set forth in Table 4 of Attachment A expected to be in place longer than one year as of December 19, 2024. The Board authorizes and approves extension of said agreements on a month-to-month basis under the same terms and conditions and at such rates as are set forth in Port Tariff 2-A, as the same may be amended from time to time by the Board. Each of the month-to-month Space Assignment Agreements, Temporary Rental Agreements, and Temporary License Agreements herein authorized shall be subject to further Board review and approval in the event that any such agreements continue for more than one (1) year. For clarity, the Executive Director has waived or reduced the security deposit requirement for certain short-term agreements, as described in Table 5 of Attachment A to this Ordinance. As part of the continuation of these short-term agreements, these security deposits in Table 5 of Attachment A to this Ordinance shall remain unchanged, and all other tenants listed herein remain subject to the Port's standard security deposit requirements.

**SECTION 4.** 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 5.** 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.

DRAFT

\_\_\_\_\_  
**President.**

**Attest:**

\_\_\_\_\_  
**Secretary.**

**Approved as to form and legality:**

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

**ATTACHMENT A**  
**APPROVAL OF EXTENSION OF SPACE ASSIGNMENTS**

**Table 1. Space Assignments in place longer than one year as of 12/19/2024**

	<b>Company</b>	<b>Agreement</b>	<b>Type of Use</b>	<b>Current Lease Start Date</b>	<b>Monthly Rent</b>
1.	Academy of Truck Driving	1182MMJ1	Parking of training vehicles	8/1/2006	\$904
2.	Academy of Truck Driving	1185MMJ1	Office and training space	8/1/2006	\$1,454
3.	American Tongren	1644MMJ1	Trans-loading operations	11/21/2021	\$19,617
4.	Amnav Maritime Services	1172MMJ1	Tugboat operations	7/1/2006	\$12,584
5.	Ariana Hot Dog	1368MMJ3	Food vendor	10/15/2013	\$350
6.	AV Trucking	1663MMJ4	Trucking operations	2/12/2022	\$12,362
7.	Baha West Coast Express	1690MMJ1	Truck repairs	9/23/2023	\$9,213
8.	Bridgeport Transportation	1504MMJ4	Trucking operations	10/13/2018	\$37,800
9.	California Engineering Contractors	1691MMJ1	Construction laydown	11/1/2023	\$10,473
10.	Cal Lift	1565MMJ1	Equipment repairs	8/1/2020	\$9,967
11.	Centerline Logistics	1575MMJ4	Tugboat operations	6/1/2020	\$8,097
12.	CPX Carrier	1138MMJ1	Office space/trucking ops	5/1/2017	\$1,876
13.	Digital Realty Trust	1280MMJ3	Storage and auto parking	7/13/2010	\$3,874
14.	E&H 24-Hour Road Svcs	1529MMJ4	Truck repairs	8/1/2019	\$2,855
15.	El Patron Lonchera	1229MMJ3	Food vendor	6/1/2008	\$350
16.	Fred's Truck Service	1635MMJ1	Truck Repairs	10/1/2021	\$4,824
17.	Fundis Company	1245MMJ1	Trucking operations	2/1/2009	\$18,768
18.	Fundis Company	1571MMJ1	Truck scales	4/1/2020	\$6,624
19.	Geneva Refrigerated	1595MMJ1	Warehouse operations	2/6/2021	\$7,479
20.	Ghilotti Construction	1687MMJ1	Office Space	8/1/2023	\$14,750
21.	Ghilotti Construction	1692MMJ1	Construction laydown	12/16/2023	\$4,933
22.	Gill Freightline	1562MMJ1	Trucking operations	7/7/2020	\$6,230
23.	GSC Logistics	1646MMJ1	Office space	11/15/2021	\$575
24.	Impact Transportation	1545MMJ1	Trucking operations	5/1/2020	\$17,442

25.	Impact Transportation	1500MMJ1	Fumigation	12/1/2018	\$666
26.	Intermodal Logistics	1526MMJ1	Trucking operations	8/1/2019	\$15,650
27.	Isaac Logistics	1489MMJ4	Trucking operations	5/1/2018	\$8,027
28.	JD Trucking Services	1573MMJ1	Trucking operations	8/1/2020	\$11,138
29.	JS Container Services	1569MMJ1	Trucking operations	8/1/2020	\$9,136
30.	La Chole	MHQ-1031	Food vendor	9/1/2003	\$350
31.	Lengner & Sons Produce	1683MMJ1	Office space	7/21/2023	\$3,737
32.	Maritech Equipment	1089MMJ1	Equipment repair	1/1/2005	\$5,208
33.	MC&PL Tire	1105MMJ5	Truck tire repair	4/1/2005	\$585
34.	Metritech	1268MMJ1	RFID center	12/17/2009	\$169
35.	NFI Port Services (CMI Transportation)	1195MMJ5	Trucking operations	7/1/2023	\$45,178
36.	North Central Truck Supply	1311MMJ1	Truck parts	8/1/2011	\$10,350
37.	North Central Truck Supply	1464MMJ1	Trucking operations	7/1/2017	\$3,989
38.	Oakland Port Trans	1609MMJ4	Office space	4/4/2021	\$1,444
39.	Oakland Port Trans	1664MMJ4	Trucking operations	2/12/2022	\$11,717
40.	Olivia's Catering	1475MMJ1	Food vendor	10/1/2017	\$350
41.	Pacific Maritime Association	1378MMJ4	ILWU training	2/24/2014	\$61,420
42.	PRO-SE Services	1452MMJ3	Trucking operations	2/1/2017	\$4,902
43.	Radius Recycling	1231MMJ3	Steel export operations	1/16/2011	\$9,986
44.	Radius Recycling	1284MMJ3	Steel export operations	4/1/2011	\$2,833
45.	Ranokx Logistics	1655MMJ1	Trucking operations	2/5/2022	\$13,315
46.	Rick's Portable Welding	1375MMJ1	Equipment repair	1/15/2014	\$1,703
47.	Safari Truck Lines	1689MMJ1	Office space	9/19/2023	\$3,108
48.	Sea-Logix	1680MMJ1	Trucking operations	1/14/2023	\$3,246
49.	SGS Transportation	1555MMJ1	Trucking operations	6/1/2020	\$20,360
50.	Sincere Hardware	1241MMJ1	Storage and auto parking	12/1/2008	\$3,469
51.	STG Drayage	1416MMJ4	Trucking operations	12/1/2015	\$31,759
52.	Streetline Technology	1651MMJ1	Office space	1/1/2022	\$575
53.	Tacos Los Cuates	1253MMJ4	Food vendor	6/1/2009	\$350
54.	Tran Kim Muoi	1333MMJ2	Food vendor	6/1/2012	\$350

55.	TraPac	1607MMJ1	Marine terminal operations	5/24/2021	\$99,728
56.	Westar Marine Services	1165MMJ1	Water taxi services	4/1/2006	\$966

**Table 2. Space Assignments expected to be in place longer than one year as of 12/31/2024**

	Company	Agreement	Type of Use	Current Lease Start Date	Monthly Rent
1.	4G Management, Inc.	1681MMJ1	Emissions capture barge	6/15/2024	\$11,982
2.	Bay City Express	1702MMJ1	Trucking operations	8/1/2024	\$15,650
3.	CTS Tires and Recycling	1703MMJ1	Truck repairs	7/1/2024	\$8,185
4.	GSC Logistics	1698MMJ1	Trucking operations	4/1/2024	\$49,256
5.	Sea-Logix	1693MMJ1	Trucking operations	2/1/2024	\$28,676

**Table 3. Temporary Rental Agreements in place longer than one year as of 12/19/2024**

	Company	Agreement	Type of Use	Current Lease Start Date	Monthly Rent
1.	City of Oakland	TRA	Construction access	7/1/2022	\$0

**Table 4. Temporary License Agreements in place longer than one year as of 12/19/2024**

	Company	Agreement	Type of Use	Current Lease Start Date	Monthly Rent
1.	Central Valley Ag Grinding	TLA	Rail access	10/1/2022	\$0
2.	Pasha Stevedoring	TLA	Vessel line handling	4/1/2022	\$0

**Table 5. Reduced or Waived Security Deposit Requirements to Remain Unchanged**

	Company	Agreement	Waiver Reduction or	Notes
1.	City of Oakland	TRA	Waived	Access through Port land for construction project
2.	GSC Logistics	1698MMJ1	Waived	Tenant has other tenancy agreements at Seaport
3.	Impact Transportation	1545MMJ1	Reduced (one months' rent)	Tenant has other tenancy agreements at Seaport
4.	Pasha Stevedoring	TLA	Waived	Access right to handle lines for vessel arrivals/departures as needed