



Napa County

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Legislation Details (With Text)

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On agenda: 1/10/2023 **Final action:**

Title: Director of Public Works requests approval of and authorization for the Chair to sign Space License Agreement No. 230273B with Yamaha Motor Corporation U.S.A., for month-to-month tenancy at 2000 Airport Road at the Napa County Airport for \$3,200 per month, effective January 1, 2023.

Sponsors:

Indexes:

Code sections:

Attachments: 1. Agreement

| Date | Ver. | Action By | Action | Result |
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TO: Board of Supervisors

FROM: Steven Lederer, Director of Public Works

REPORT BY: Mark Witsoe, Airport Manager

SUBJECT: Napa County Airport Space License Agreement No. 230273B with Yamaha Motor Corporation U.S.A.

RECOMMENDATION

Director of Public Works requests approval of and authorization for the Chair to sign Space License Agreement No. 230273B with Yamaha Motor Corporation U.S.A., for month-to-month tenancy at 2000 Airport Road at the Napa County Airport for \$3,200 per month, effective January 1, 2023.

EXECUTIVE SUMMARY

Yamaha Motor Corporation U.S.A desires to continue leasing space within the 2000 Airport Rd. facility at the Napa County Airport. The license premises consists of 2,500 square feet of office and maintenance spaces, within the northeast portion of the facility, for their RMAX remote piloted agricultural spray helicopters. Lease Agreement No. 180217B expired on December 31, 2022. Yamaha requested increased square footage and tenancy, effective January 1, 2023, as long as space in the facility remains available. Staff requests Board approval for a new, month-to-month, space license agreement for \$3,200, increasing annually by Consumer

Price Index (CPI).

FISCAL & STRATEGIC PLAN IMPACT

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|---|--|
| Is there a Fiscal Impact? | Yes |
| Is it currently budgeted? | Yes |
| Where is it budgeted? | Airport-Operations Fund 5010 Subdivision 5010000 |
| Is it Mandatory or Discretionary? | Discretionary |
| Discretionary Justification: | The Napa County Airport Enterprise Fund will receive monthly rental income totaling \$3,200, increasing annually with CPI, until terminated. |
| Is the general fund affected? | No |
| Future fiscal impact: | Continued revenue through monthly space license agreement until terminated. |
| Consequences if not approved: | Not approving this agreement will result in the Airport Enterprise Fund not receiving the proposed revenue. |
| County Strategic Plan pillar addressed: | Livable Economy for All |

ENVIRONMENTAL IMPACT

ENVIRONMENTAL DETERMINATION: The proposed action is not a project as defined by 14 California Code of Regulations 15378 (State CEQA Guidelines) and therefore CEQA is not applicable.

BACKGROUND AND DISCUSSION

Since December 21, 2017, under Lease Agreement No. 180217B, Yamaha Motor Corporation has leased approximately 1,907 sq. ft. of space within the northeast portion of 2000 Airport Road at the Napa County Airport, to store and maintain its RMAX agricultural remote-piloted spray helicopters. This lease expired on December 31, 2022. Prior to Yamaha's lease with the County, and beginning in April, 2016, Yamaha subleased the approximately 1,907 sq. ft. of space from the International Airline Training Academy (former Lessee of the Napa County Airport). A new Space License Agreement, to be effective January 1, 2023, is requested to continue the tenancy relationship with Yamaha Motor Corporation.

Yamaha staff approached the County with a desire to increase square footage by renting additional office spaces adjacent to their lease-hold, thereby growing their rented footprint to 2,500 sq. ft. In addition, they requested to stay in the facility as long as possible, understanding the current plan to relocate the General Aviation Terminal and Airport Administration Offices to the 2000 Airport Road facility. Airport staff request a month-to-month tenancy, with 90-day termination and relocation clauses, to ensure that pending plans to fully renovate the facility can move forward with appropriate coordination. Yamaha has agreed to these terms.

Staff requests Board approval of Space License Agreement No. 230273B with Yamaha Motor Corporation

U.S.A. for 2,500 square feet of office and maintenance space at 2000 Airport Road.