



Napa County

Board Agenda Letter

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Board of Supervisors

Agenda Date: 12/14/2021

File ID #: 21-1334

TO: Board of Supervisors
FROM: Steve Lederer, Director of Public Works
REPORT BY: Grace Prescott, Staff Services Analyst II
SUBJECT: Amendment No. 4 to Napa County Agreement No. 180217 with Yamaha Motor Corporation U.S.A

RECOMMENDATION

Director of Public Works requests approval of and authorization for the Chair to sign Amendment No. 4 to Lease Agreement No. 180217 with Yamaha Motor Corporation U.S.A., extending the term through December 31, 2022 to continue to lease space at 2000 Airport Road to store and maintain agricultural spray vehicles.

EXECUTIVE SUMMARY

Since January 1, 2018, through Lease Agreement No. 180217B, Yamaha Motor Corporation has leased approximately 1,907 sq. ft. of space within the northeast portion of 2000 Airport Road, to store and maintain its RMAX agricultural spray vehicles. This lease will expire on December 31, 2021. Staff requests Board approval of Amendment No. 4 to Lease Agreement No. 180217B to extend the term of the agreement through December 31, 2022.

FISCAL & STRATEGIC PLAN IMPACT

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 rental income totaling \$27,804 over FY21/22 and FY22/23.
Is the general fund affected?	No
Future fiscal impact:	Continued revenue through December 31, 2022.

Consequences if not approved: Not approving this agreement will result in the Airport Enterprise Fund not receiving the proposed revenue and will require Yamaha Motor Corporation to find an alternate location for their business needs.

County Strategic Plan pillar addressed: Effective and Open Government

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 April 1, 2016, and prior to Yamaha's lease with the County, Yamaha subleased the approximately 1,907 sq. ft. of space from the International Airline Training Academy (IATA), which leased space at the Airport under County Agreement No. 8710 between October 1, 2014, and December 31, 2017. The Board subsequently approved Agreement No. 180217B with Yamaha Motor Corporation to continue leasing this space upon IATA's departure. The Agreement was amended in December 2018, December 2019, and December 2020 to extend the term through calendar years 2019, 2020 and 2021 respectively. Yamaha has now requested that the County continue their lease for the space through December 31, 2022.

Staff requests Board approval of Amendment No. 4 to Lease Agreement No. 180217B with Yamaha Motor Corporation U.S.A. for their continued use of space at 2000 Airport Road.

Aside from the requested amendment to extend the term, all other terms and conditions of Agreement No. 180217B remain in full force and effect.