



A Tradition of Stewardship
A Commitment to Service

Agenda Date: 6/2/2015

Agenda Placement: 60

NAPA COUNTY BOARD OF SUPERVISORS Board Agenda Letter

TO: Board of Supervisors

FROM: Lawrance Florin - Director
Housing and Intergovernmental Affairs

REPORT BY: Lawrance Florin, DIR HOUSING AND INTERGOVERNMENTAL AFFAIRS - 253-4621

SUBJECT: Lease with Double Barrel Express at South Campus

RECOMMENDATION

Director of Housing and Intergovernmental Affairs and Director of Public Works request approval of and authorization for the Chair to sign a revenue lease with Double Barrel Express, LLC beginning June 2, 2015 with a one year option at the rate \$7,789.50 per month for 10,386 square feet of warehouse space at the County owned facility at 2741 Napa Valley Corporate Park Drive.

EXECUTIVE SUMMARY

Director of Housing and Intergovernmental Affairs and Director of Public Works request authorization and approval for the Chair to sign a revenue lease with Double Barrel Express, LLC for the term June 2, 2015 through June 1, 2016 at the rate \$7,790 per month for 10,386 square feet of warehouse space at the County owned facility at 2741 Napa Valley Corporate Drive.

FISCAL IMPACT

Is there a Fiscal Impact?	Yes
Is it currently budgeted?	No
What is the revenue source?	Rent Payments
Is it Mandatory or Discretionary?	Discretionary
Discretionary Justification:	Approval of these leases will generate rent revenue for the County's General Fund.

Is the general fund affected? Yes
Future fiscal impact: If lease is extended it will continue to provide revenue to the General Fund.
Consequences if not approved: The space will go unleased and Double Barrel Express will not be able to occupy the space.

Additional Information:

ENVIRONMENTAL IMPACT

ENVIRONMENTAL DETERMINATION: **Consideration and possible adoption of a Categorical Exemption Class 1:** It has been determined that this type of project does not have a significant effect on the environment and is exempt from the California Environmental Quality Act. [See Class 1 ("Existing Facilities") which may be found in the guidelines for the implementation of the California Environmental Quality Act at 14 CCR §15301; see also Napa County's Local Procedures for Implementing the California Environmental Quality Act, Appendix B.]

BACKGROUND AND DISCUSSION

The proposed lease with Double Barrel Express would commence on June 2, 2015 for one year at the rate of \$7,790 per month for 10,386 square feet of warehouse space in Building 3 at the County's South Campus located at 2741 Napa Valley Corporate Drive. The purpose of the lease is for wine barrel storage. Either party may terminate the lease with 60 days' notice. Double Barrel will also pay an \$8,000 security deposit.

SUPPORTING DOCUMENTS

None

CEO Recommendation: Approve

Reviewed By: Molly Rattigan