

**NOTICE OF INTENT OF COUNTY
TO GROUND LEASE REAL PROPERTY
FOR TELECOMMUNICAITONS PURPOSES**

NOTICE IS GIVEN that the County of Sonoma intends to enter into a Ground Lease Agreement with the State of California Department of General Services, (State DGS) as "Lessor" regarding a telecommunications facility known as the Oakridge Lookout, located approximately 7 miles northeast of the town of Annapolis. The site is approximately 353+/- sq. ft. and is owned by the State of California, upon which land the County currently has a vault used for noncommercial telecommunications broadcast/receiver/repeater equipment. The County is seeking to enter into a new lease with the State DGS as the current lease is set to expire June 30, 2019. The State DGS has provided a holdover letter to the County to permit continued operations on current terms until a new lease is signed. Summary of Lease terms: the initial term of the Lease will be for 10 years commencing July 1, 2019 to June 30, 2029; County will have the right to extend the Lease for up to three additional 5 year terms; base rent payable by County will be no less than \$18,534/annually (if County is acknowledged as providing a *broad public benefit*), but no more than \$37,063/annually; vault space rent will be no more than \$6,806 per rack for up to 12 racks. The Lease will provide with annual escalations of rent not to exceed 3.5% on the anniversary of the term. County is responsible for road maintenance and its utilities. The Lease will be executed at the Office of the Director of the Sonoma County General Services Department, 2300 County Center Drive, Suite A200, Santa Rosa, CA 95403 by the General Services Director, or his Deputy.

Additional information regarding the proposed Communications Ground Lease is available for public review at the Office of the Director of the General Services Department, County of Sonoma, 2300 County Center Drive, Suite A200, Santa Rosa, CA 95403. The General Services Director will consummate the Communications Ground Lease on or about July, 1, 2019, unless the supervisorial district office in which the Property proposed to be leased is located, objects to the proposed lease in writing within five (5) working days of this notice.

Clerk of the Board of Supervisors

Public notice of the County's intention to lease the Property shall be published one time in the office of the clerk of the board of supervisors in accordance with Government Code Section 25537.