

**NOTICE OF INTENT OF COUNTY
TO ENTER INTO GROUND LEASE OF REAL PROPERTY
FOR TELECOMMUNICATIONS PURPOSES
(OAKRIDGE LOOKOUT, ANNAPOLIS, CA)**

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 leased site is approximately 353+/- sq. ft. in area, 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. Said Lease will be on form approved by County Counsel. The State DGS has provided a holdover letter to the County to permit continued operations on current terms until a new lease is signed. The material terms of the Ground Lease shall be in substantial conformance with the following: the term of the Lease will commence on or about July 1, 2019 for an initial period of 10 years; County will have the right to extend the Lease for up to three (3) additional five (5) year terms; base rent payable by County will be \$18,534/annually (predicated on the County being acknowledged by the State as providing a *broad public benefit*). As the County owns the vault containing County's radio equipment and that of its sublicensees, no vault space rent is owed to the State. The Lease will provide with annual escalations of rent not to exceed 3.5% on the anniversary of commencement 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 Telecommunications 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 above described Communications Ground Lease with State DGS 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.