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[www.sanbenitocountyca.gov](http://www.sanbenitocountyca.gov)

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COUNTY COUNSEL:  
Gregory Priamos

CLERK OF THE BOARD:  
Vanessa Delgado

**Agenda Item  
Regular Meeting of the  
Board of Supervisors  
Tuesday, December 16, 2025**

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**Item Number: 3.2**

**MEETING DATE:** 12/16/2025

**DEPARTMENT:** RESOURCE MANAGEMENT AGENCY

**AGENDA ITEM PREPARER:** Steve Loupe

**DEPT HEAD/DIRECTOR:** Steve Loupe

**SUBJECT:**

**RESOURCE MANAGEMENT AGENCY/PUBLIC WORKS – S. LOUPE**

1. Approve creation of an agreement to accept the lump sum prepayment option amount of \$429,015.00 with Verizon and its funding partner to purchase the rights to keep the cell tower at its current location with an easement over the space that Verizon currently occupies; or
  2. Approve creation of an amendment to the current lease to decrease the monthly rent to \$1,900.00 per month to begin on January 1, 2026 and end on 2050, add a Rent Escalator of Two Percent (2%) every year beginning on January 1, 2027, and add Four (4) additional five (5) year renewal terms; or
  3. Give other direction to staff or set matter for closed session to continue real property negotiations.
- SBC FILE NUMBER: 105

**AGENDA SECTION:**

REGULAR AGENDA

**BACKGROUND/SUMMARY:**

Verizon is looking to secure the Veteran's Memorial Park cell site long-term and make it a part of their network portfolio in a way that matches the current prospects in the area and that supports the 5G rollout that is causing Verizon to expand their network infrastructure. Verizon is able to offer two options for cell site retention at this location.

**Option 1:** Verizon is offering a lump sum prepayment option to purchase the rights to keep their equipment at this location. The prepayment amount that they can offer for this site is: **\$429,015.00**. This would allow for creation of an easement over the space that Verizon currently occupies. This option

would allow Verizon, or its funding partner, to add 500 square feet of area (antenna's) to the cell tower. Fifty percent (50%) of any new revenue generated by new antennae would be provided to the County as a partnership revenue share.

**Option 2:** The agenda item attachment details the changes that Verizon is offering to make to the existing agreement if option 1 is not viable. This would amend the current lease, reducing the current monthly payment to the County to \$1,900.00 per month, which is being requested by Verizon to achieve operational sustainability.

To help assist with the decision process, please see information provided by Verizon as noted below:

- The telecommunications industry as well as Verizon's network has seen a dramatic shift in the past couple of years from a coverage issue, providing ability to call from anywhere using tall towers and rooftops, to a capacity issue, requiring high-speed internet for smartphones and other connected devices.
- With the deployment of 5G micro sites, which are essentially small backpack size antennas that can be installed on telephone poles, streetlights etc., the value of macro sites (cell towers) has decreased, and the economics are no longer sustainable in the long run.
- Verizon needs to determine which sites are necessary and save costs wherever possible.

These are just a few of the reasons why the County of San Benito is seeing these changes.

Note, the current lease rate for the cell tower is \$2,979.26 per month.

If the County elects for option 2, Verizon will begin preparing the amendment to the current lease. If the County prefers option 1, Verizon will have their property management vendor send the County a letter of intent to begin this process with their funding partner.

Note, option no.1 will require creation of an agreement. Option no.2 will require creation of an amendment to the current lease. Either of those two documents will need to be approved by the Board of Supervisors at a later date.

#### **FISCAL IMPACT:**

There will be future revenue changes for Veteran's Memorial Park pending the option selected by the Board of Supervisors.

#### **STAFF RECOMMENDATION:**

1. Approve creation of an agreement to accept the lump sum prepayment option amount of \$429,015.00 with Verizon and its funding partner to purchase the rights to keep the cell tower at its current location

with an easement over the space that Verizon currently occupies; or

2. Approve creation of an amendment to the current lease to decrease the monthly rent to \$1,900.00 per month to begin on January 1, 2026 and end on 2050, add a Rent Escalator of Two Percent (2%) every year beginning on January 1, 2027, and add Four (4) additional five (5) year renewal terms; or

3. Give other direction to staff or set matter for closed session to continue real property negotiations.

**ATTACHMENTS:**

[Board Agenda Fact Sheet -Verizon Cell Tower](#)

[Letter from Verizon Wireless - Criteria for Cell Site Retention](#)

[Tower & Land Lease -County](#)