



City Council Staff Report

Subject: Quarry Park Amphitheater Cell Tower Project

Date: December 9, 2025

Submitted By: Laurie York, Administrative Analyst
Veronica Tracy, Parks and Recreation Director

Department: Parks and Recreation

Recommendation:

- A. Adopt a Resolution of the City Council of the City of Rocklin Approving a Notice of Exemption (Verizon - Quarry Park Amphitheater Cell Tower Project).
- B. Adopt a Resolution of the City Council of the City of Rocklin Approving and Authorizing the City Manager to Execute a Tower Structure License Agreement (Verizon - Quarry Park Amphitheater Cell Tower Project).

Background:

Staff has negotiated with Verizon for the installation of a new cellular tower located at Quarry Park. This is consistent with the City of Rocklin Zoning Ordinance, Rocklin Municipal Code Title 17. Quarry Park is located at 4000 Rocklin Road. At this time a Tower Structure License Agreement (Attachment 3) and Site Plans (Attachment 4) are presented for City Council approval.

The terms of the agreement include the following:

- Initial term is five years, with the option for 4 five-year extensions.
- Verizon to install a new 55'0" tall faux water tank tower, wireless antennas, remote radio units and associated telecommunications equipment.
- The faux water tank will display the Quarry Park Amphitheater logo.
- Verizon to install a new 30' x 30' fenced area (900 sq ft) below the tower that matches existing park aesthetics and designs. Provide own utilities (underground).
- Verizon to pay \$30,000 one-time capital improvement fee and a one-time \$2,000 signing bonus upon execution of the contract.
- Lease payments will begin upon "commencement of construction" or 30 months after the effective date of the contract, whichever is sooner, allowing Verizon time to go through City entitlement and other permitting processes to begin construction of the tower and their associated facilities.
- Lease payments are deferred for months 1-8. Beginning in month 9, Verizon to make a lease payment of \$1,500, followed by monthly payments of \$3,500 for the remainder of the first year, with a three percent (3%) annual increase thereafter.

The \$30,000 one-time capital improvement fee and the \$2,000 one-time payment of additional consideration will be deposited into the Park Infrastructure Reserve Fund (Fund 170) to support future park enhancements.

Environmental Analysis:

The City's Environmental Coordinator has reviewed the proposed project and has determined it is exempt from review under the California Environmental Act (CEQA), pursuant to California Code of Regulations Section 15303 – New Construction or Conversion of Small Structures. The Notice of Exemption and accompanying Resolution are also attached to this Staff Report for approval (Attachment 1).

Fiscal Impact:

The proposed project will increase City revenue and provide funding for future park enhancements that will benefit the City and its residents.

ATTACHMENTS:

1. [Resolution A - Quarry Park Cell Tower NOE](#)
2. [Resolution B - Quarry Park Cell Tower Agreement](#)
3. [Resolution B Exhibit A - Option and License Agreement](#)