



City Council Staff Report

Subject: Boulder Ridge Neighborhood Park Cell Tower Lease Amendment

Date: March 24, 2026

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

Department: Parks and Recreation

Recommendation:

Adopt a Resolution of the City Council of the City of Rocklin Approving and Authorizing the City Manager to Execute an Amendment to the Communications Site License Agreement (MetroPCS/Boulder Ridge Neighborhood Park).

Background:

In 2006, the Rocklin City Council approved a Communications Site License Agreement between the City and Metro PCS for the installation of a cellular antenna on a tree pole in Boulder Ridge Neighborhood Park (Resolution No. 2006-290). The original agreement included:

- An initial lease term of 5 years;
- 5 optional 5-year terms exercisable by MetroPCS, ending December 31, 2035; and
- An annual rent of \$18,000, with periodic escalations, bringing the current annual rent to \$31,563.11.

MetroPCS assigned the agreement to VBT Sub 1, LLC in June of 2020, and in November of 2020 VBT Sub 1, LLC assigned the agreement to its subsidiary VB-S1 Assets, LLC. VB-S1 Assets, LLC has requested an amendment to the Lease Agreement to modify the number of available five-year extension terms to five additional five-year terms. After review and negotiation, staff recommends approval of the proposed amendment, which will ensure long-term revenue for the City. No other substantive changes to the Lease Agreement are proposed.

Environmental Analysis:

Boulder Ridge Park cell tower agreement is not subject to review or is exempt under the California Environmental Quality Act (CEQA). Pursuant to Sections 15060(c)(2) and 15061(b)(3) of the California Code of Regulations, Title 14, Division 6, Chapter 3 ("CEQA Guidelines"), an activity is not subject to CEQA if it will not result in a direct or reasonably foreseeable indirect physical change in the environment, and the activity is covered by the common sense exemption that CEQA applies only to projects which have the potential for causing a

significant effect on the environment and where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA, respectively.

Fiscal Impact:

The revised extension structure provides a long-term framework for the lease, preserving a stable revenue stream over the long term.

ATTACHMENTS:

1. [Resolution](#)
2. [Resolution - Exhibit A Lease Amendment](#)
3. [Resolution No. 2006-290 Boulder Ridge Metro PCS T Mobile](#)