



Information and General Services Agency

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NEVADA COUNTY BOARD OF SUPERVISORS

Board Agenda Memo

MEETING DATE: April 14, 2026

TO: Board of Supervisors

FROM: Justin Drinkwater, Facilities Director

SUBJECT: Resolution ratifying and approving a First Amendment to a Land Lease Agreement between Nevada County and Sacramento-Valley Limited Partnership, d/b/a Verizon Wireless, for a Communications Tower Site (Site US-CA-5593) on County Airport Property, updating rent to \$1,850 per month with 2% annual increases, establishing a five-year rent guarantee, and adding two five-year renewal options.

RECOMMENDATION: Approve resolution ratifying and approving the First Amendment to the Land Lease Agreement between Nevada County (Lessor) and Sacramento-Valley Limited Partnership, d/b/a Verizon Wireless (Lessee), for Site US-CA-5593. Also authorize the Facilities Director to sign the related First Amendment to Memorandum of Land Lease Agreement for recording.

FUNDING: Monthly rent decreases to \$1,850 (with 2% annual escalations), paid by Lessee to the County and will be received into the Airport Budget. No County funds are required. Lessee covers all utilities, maintenance, taxes, insurance, and compliance costs.

BACKGROUND: This item is the first amendment to the original 2015 Land Lease Agreement, which allows the use of County property for a communications tower supporting wireless services. The current lessee, Verizon Wireless (by assignment), operates the tower and related equipment and retains the right to sublease. All terms of the original agreement remain in effect unless specifically modified by this amendment. Facilities Director, Justin Drinkwater, executed the proposed First Amendment to the Land Lease Agreement and is requesting that the Board ratify and approve the action.

The amendment makes the following updates:

- Sets the monthly rent to \$1,850, effective after the amendment date, with annual 2% increases.

- Requires the lessee to guarantee rent payments for the first five years. This guarantee is absolute and remains in effect even if the lease is assigned or subleased.
- Adds two automatic five-year renewal options, unless the lessee provides 30 days' notice of intent not to renew.
- Updates the notice address to the lessee's current manager, VB Acquisitions / Vertical Bridge, located in Florida.
- Adds confidentiality provisions related to lease terms, with standard exceptions.
- Includes warranties from the County regarding authority and title, along with indemnification if those warranties are breached.
- Allows execution of the amendment in counterparts and through electronic signatures.

Overall, this amendment locks in a long-term agreement at a slightly lower rate. The five-year rent guarantee, combined with two additional five-year renewal options, provides the County with revenue certainty and site stability for up to 15 additional years while supporting continued wireless service and public safety communications.

Item Initiated by: Daniel Amezola, Airport Administrative Services Assistant

Approved by: Justin Drinkwater, Facilities Director