



GOVERNING BOARD AGENDA ITEM AMPHITHEATER UNIFIED SCHOOL DISTRICT NO. 10

DATE OF MEETING: January 13, 2026

TITLE: Approval of Lease Agreement with T-Mobile West, LLC

BACKGROUND:

The Governing Board has previously authorized leasing of space on school grounds to third parties for the purpose of constructing and operating cellular telecommunications sites. One such lease agreement was authorized by the Governing Board in 2017 with Verizon Wireless for a ground and rooftop lease on the Fine Arts Building at Ironwood Ridge High School.

T-Mobile has contacted the Administration to request a lease agreement to install and operate a cellular telecommunications site at Ironwood Ridge High School, co-locating with the Verizon Wireless site on the roof top of the Fine Arts Building.

The District has vacant space to accommodate a second cellular communication site on the ground and co-locating on the rooftop of the Fine Arts building at Ironwood Ridge High School. Terms of the existing lease agreement with Verizon Wireless and the proposed lease agreement with T-Mobile require each carrier not to interfere with operations of District owned equipment or other tenant equipment.

This agenda item is presented to permit the District to enter into a lease agreement at Ironwood Ridge High School with T-Mobile. The proposed lease is for a five-year term. Unless terminated by the District or T-Mobile, the lease term will automatically be renewed for three additional five-year terms with a maximum combined initial term and all renewal terms not to exceed twenty years. The lease is advantageous to the District financially with receipt of monthly lease payments.

District Legal Counsel has reviewed the agreement and has determined that it is within the power and authority of the Amphitheater Governing Board to enter into the agreement.

RECOMMENDATION:

It is the recommendation of the Administration that the Governing Board approve the Lease Agreement with T-Mobile West, LLC and authorize the Administration to execute the Lease Agreement.

INITIATED BY:


Richard C. La Nasa, Executive Manager, Operational Support

Date: January 7, 2026


Todd A. Jaeger, J.D., Superintendent