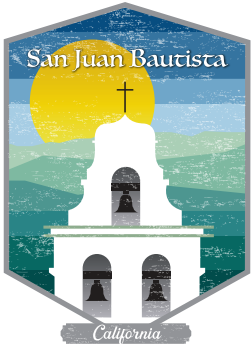
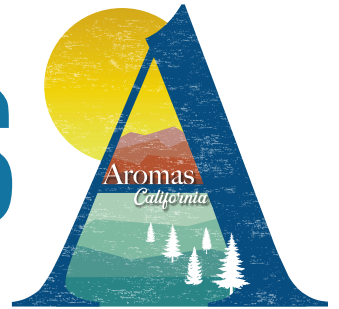


San Juan Bautista CALIFORNIA



Aromas CALIFORNIA





1. Project Summary

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| Applicant: | LCB Communications LLC. U-7243-C |
| Contact: | Elise Brentnall Managing Partner, LCB Communications LLC. PO Box 1246 San Martin, Ca 95046 408.683.4533 Ext.209 (Office) 408.316.1306 (Mobile) elise.brentnall@garlic.com |
| Project Title: | The Aromas San Juan Project |
| Project Location: | Parts of San Juan Valley, San Juan Canyon, Aromas, Elkhorn, unincorporated lands within San Benito, Santa Cruz and Monterey Counties. |
| Project Type: | Hybrid Last Mile/Middle Mile |
| CASF Grant Request: | \$29,576,177.00 |

LCB Communications LLC (LCB) is proposing to build a hybrid network consisting of fiber and fixed wireless. To complete this project, it is essential that LCB build middle mile infrastructure. LCB is looking to serve 1128 households with Fiber to the Home (FTTH), additionally we are looking to serve 63 families with Fixed Wireless. LCB will also run Fiber to the Premise (FTTP) to 2 Anchor institutions and 3 businesses. LCB Communications has chosen a hybrid solution to maximize coverage while minimizing costs. The proposed Aromas San Juan Project has diverse terrain ranging from open valley to narrow steep canyons that are heavily wooded and are Tier 2 Fire Threat Districts.

LCB's hybrid network will be capable of providing up to 5Gbps symmetrical service to fiber subscribers and up to 600Mbps down by 100Mbps up to wireless subscribers. The fiber deployed will be underground in the public right of way, there should not be environmental concerns as the equipment will be bored and placed in previously disturbed soil.

The network will bring service to 1,191 Priority Eligible, Eligible Households and Anchor Institutions located within the unincorporated communities of San Juan Bautista, Aromas, Royal Oaks and Las Lomas. An outdoor rated telco cabinet will be placed in key locations along the path within the right of way (RoW) and will connect to an existing backhaul circuit. The outdoor rated telco cabinet will be connected to commercial power and have battery backup power. From the outdoor rated telco cabinet LCB will place conduit and fiber within the right of way using a horizontal directional drill.

Hand holes will provide access for pulling and splicing fiber and will be placed every few hundred yards along the right of way in previously disturbed soil. At the end-user location, we will deploy fiber connected from the distribution terminal to a specific point at the location be it a home or a wireless access point. Homes will be connected to the fiber network via a pedestal



1. Project Summary

which will be connected to the distribution terminal. We will perform in-house fiber installation in a neutral location at the home. LCB will place an integrated optical network (ONT) termination device with backup power. At the wireless access point, we plan on connecting fiber from the distribution terminal to a neutral point where a wireless radio can be mounted. The wireless radio will broadcast internet to remote homes.

LCB is proposing 89.46 miles of new Middle Mile Fiber and 37.45 of last mile. The proposed middle mile infrastructure will run through a portion of the city of San Juan Bautista, San Juan Valley and unincorporated portions of San Benito, Santa Cruz and Monterey Counties.

LCB Communications and our engineering partner have completed a thorough review of the existing infrastructure and have not found a comparable solution that would make the middle mile dispensable to this project. LCB Communications will consult with CDT as applicable in accordance with the CASF guidelines. This new infrastructure will be tied into LCB's existing San Juan Bautista Network. Connectivity to the Aromas San Juan Network is provided by South Valley Internet (SVI) via a Zayo dark fiber IRU which originates at SVI's Network Operation Center (NOC) in San Martin, CA. In addition, once the state's new middle mile is complete, LCB will be able to have redundant and diverse paths feeding the network. The new path will significantly reduce the chances of an outage and in the case of an issue, minimize the number of those affected. LCB Communications acknowledges and accepts the open access requirements for any middle mile facilities built as part of the Aromas San Juan Project. LCB has fiber delivering broadband to South Valley Internet's new NOC in San Juan Bautista. This connectivity will be used to serve those within the proposed project area.

LCB would like to build a network that will stand the test of time. As such families along the fiber route will have a choice of 3 options, a 1Gbps, 2.5Gbps or 5Gbps. symmetrical solution. Families being offered our Fixed Wireless service will be provided with an all you can eat solution with the minimum speed of 200Mbps download by 30Mbps upload, up to 600Mbps down by 100Mbps up.

The largest expense of the proposed San Juan Project is the construction coming in at 73% of the cost. Boring in California is expensive, especially in South Santa Clara and San Benito Counties. LCB believes that placing fiber underground is the best way to protect the network from hazards and therefore will be building 100% underground. Materials and Equipment came in second at just over 14% of the build cost and Engineering and Permits make up a little over 13%. Adtran Electronics are at the core and customer premise on all LCB fiber deployments. Tarana Wireless equipment will be utilized to feed those customers not on the fiber path. Final project engineering and permitting is anticipated to begin in March of 2024 and be completed by June 28 2024. Our fixed Wireless deployment will begin in March and should be complete by Tuesday April 30, 2024. Construction on the mainline and distribution is anticipated to begin on July 1, 2024 and be complete by the end of June 2025. Households along the fiber route will be built out as distribution feeds are deployed.



1. Project Summary

The team at LCB Communications believes that the Aromas San Juan Project qualifies as exempt from CEQA review. LCB's design approach is to have minimal or no impact on the environment by working in areas with previously disturbed terrain or to work in existing RoW. We believe that the proposed Aromas San Juan Project meets the criteria of the CEQA categorical exemptions, Classes 1, 3, 4, and 32. We have completed and submitted the CEQA questionnaire and are in the review process with the energy division at this time.

LCB Communications is very familiar with the areas that make up the Aromas San Juan project. We agree with the Broadband Map depiction of served status. However, this does not mean that there are not pockets of homes and businesses whose internet service does not meet the state of California's definition of broadband within areas identified as served. LCB is looking to serve these homes. Current broadband speeds to Eligible and Priority Eligible homes is 25/3 and slower. LCB is not requesting ministerial review, as the total cost of the project is more than \$25,000,000.

The Aromas San Juan Project has both extreme wealth and poverty. CBG 060690002001 has a Median Household Income (MHI) of \$225,179.00 with CBG 060530102021 having an MHI of \$56,709.00 making the MHI for the project \$140,944.00. When removing the highest and lowest MHI and re-calculating we still come up with an MHI of \$107,958 for the entire project. That being said, LCB Communications is not looking to build to the affluent all ready served areas, our team will build to the pockets of low income and hard to serve areas. With the research and data we collected LCB believes that over 24% of the households in the proposed service area are living at a level that requires state and or federal assistance. To be more exact, our understanding is that a family of 3 is living on an annual income that does not exceed \$29,939.00, a family of 4 \$36,075.00, and a family of 6 \$48,347.00.

Map of the proposed San Juan Project Area

