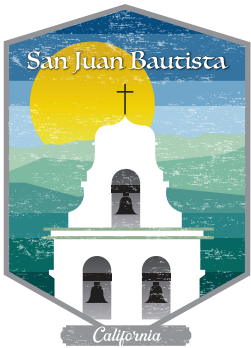
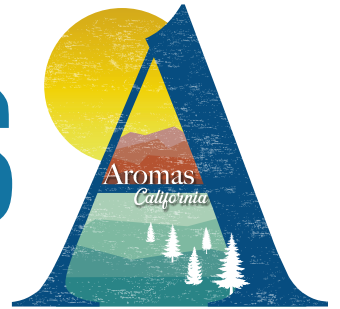


San Juan Bautista CALIFORNIA



Aromas CALIFORNIA





1. Project Summary

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:	\$29,482,765.91

LCB Communications LLC (LCB) is proposing to build a hybrid network consisting of 4.04 miles of leased CA State Middle-Mile, 3.62 miles of new middle mile and 121.7 miles of last mile fiber and fixed Wireless. To complete this project, it is essential that LCB build middle mile infrastructure. LCB is looking to serve 1,038 households with Fiber to the Home (FTTH) and 63 with 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. 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 potentially bring service to 1,106 unserved 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.

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 additional 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 dark fiber IRU which originates at SVI's Network. 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.



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 slower than 25/3. 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

