

## Item\_01\_Project\_Summary\_Ranch\_WiFi\_LLC\_Connect\_SLO\_County\_CASF\_2023

- **Company/Applicant's name:** RANCH WIFI LLC
- **CPCN/U-Number or WIR or pending CPCN/WIR application number:** N/A. FCC Registration Number (FRN): 0021286844
- **Contact person:** Benjamin Korman
- **Project title:** Ranch\_WiFi\_LLC\_Connect\_SLO\_County\_CASF\_2023
- **Named project location (Community/County):** San Luis Obispo County, Communities: California Valley, Shandon, Whitley Gardens, Cal Shasta, and Creston
- **Project type (Last-mile or Hybrid Last-mile/Middle-mile):** Last-mile
- **Amount of CASF grant funding requested and project cost:** CASF grant funding requested for full project cost is \$9,462,859.00.
- **Map of the proposed project area:** Item\_04\_RANCH WiFi\_geographic\_boundary\_project\_area\_map\_Ranch\_WiFi\_LLC\_Connect\_SLO\_County\_CASF\_2023.kmz  
and  
Item\_04\_geographic\_boundary\_project\_area\_map\_kml\_Ranch\_WiFi\_LLC\_Connect\_SLO\_County\_CASF\_2023.kml files attached.
- **The number of serviceable locations the proposed project will serve:** Total number of serviceable locations = 2151
- **If the project is requesting funding in an area with no internet connectivity, it must state the number of serviceable locations with no- internet connectivity and the number of other CASF-eligible serviceable locations:** Area has internet service. 936 CASF-Eligible serviceable locations in the project area.

- **The maximum mbps download and upload speed currently offered to serviceable locations in the project area:** 30 Mbps/10 Mbps is the maximum Download/Upload Mbps currently offered to serviceable locations in the project area.
- **Median Household Income of the project area.**

The following nine (9) Census Block Groups intersect our Project Area:

<b>CBG code</b>	<b>Median Household Income</b>
060790103012	\$61,526
060790103013	\$77,734
060790103032	\$85,750
060790100172	\$91,250
060790131001	\$96,161
060790103011	\$106,333
060790127081	\$109,514
060790103031	\$114,313
060790103021	\$190,491

Two of these CBGs' Median Household Income (MHI) fall at or below the definition of "Low Income" (80% of state MHI) of \$81,280. These two "Low Income" CBGs constitute roughly 40% of our 2151 Serviceable Locations.

- **The number of businesses, anchor institutions and public safety locations in the project area that will receive new or improved service.**

We plan to provide new/improved service to 14 community anchor institutions throughout our planned Project Area, including any businesses and any fire stations, schools, libraries, and community centers.

CA Valley = 3

Shandon = 4

Whitley Garden = 0

Cal Shasta / Oak Shores = 4

Creston = 2

- **A description of the major infrastructure to be deployed: miles of planned fiber, Central Offices used, number of remote terminals/fiber huts/wireless towers to be built, and if an IRU is used.**

Miles of planned fiber : 0 miles

Central Offices : 1 - Ranch WiFi HQ - 708 Paso Robles St

Number of remote terminals/fiber : 0 Fiber Infrastructures Built

Huts/wireless towers to be built :

California Valley = 2

Shandon = 1

Whitley Garden = 1

Cal Shasta = 2

Creston = 3

Total = 9 wireless towers

IRU is used : No IRU Used

- **Estimated breakdown of aerial and underground installation:**

N/A. Broadband Network will be exclusively upgrades to existing wireless infrastructure. No fiber cable.

- **Major equipment expenses (e.g., number of remote terminals, optical line terminals, fiber switches, fiber distribution hubs, etc.).**

**Towers and Poles: \$85,918.24**

- Guyed Tower / Self Support Tower / Self Support Poles
- All Tower / Pole Modifications

**Network and Access Equipment: \$1,304,555.46**

- Tower Box Equipment
- Broadband Switching / Routing Equipment
- Wireless & Fiber Backhaul Equipment

**Operating Equipment: \$1,593,004.56**

- Solar Plant System
- Power Storage System

**Customer Premise Equipment: \$4,006,682.40**

- Wireless / Wired Customer Premise Equipment

- **Estimated construction timeline:**

Construction timeline is 18 months. Project start date is January 1st, 2024 through June 30, 2025, depending upon award date.

Permits will be filed at the time of the grant award confirmation and are not anticipated to delay the project timeline. The project milestone completion dates, with each project starting immediately after the completion of the previous one:

1. CA Valley
  - Start Date: January 1, 2024
  - Completion Date: June 30, 2024 (after 6 months)
2. Shandon
  - Start Date: July 1, 2024
  - Completion Date: September 30, 2024 (after 3 months)
3. Whitley Gardens
  - Start Date: October 1, 2024
  - Completion Date: November 30, 2024 (after 2 months)
4. Cal Shasta/ Oak Shores
  - Start Date: December 1, 2024
  - Completion Date: January 31, 2025 (after 2 months)
5. Creston
  - Start Date: February 1, 2025
  - Completion Date: July 31, 2025 (after 5 months)

- **Description of proposed broadband project plan for which CASF funding is being requested, including the type of technology to be provided in the proposed service areas:**

Ranch WiFi's LLC's proposal, Ranch\_WiFi\_LLC\_Connect\_SLO\_County\_CASF\_2023 is a Wireless Internet Broadband Network project providing connectivity to CPUC Eligible unserved and low -income serviceable locations. Service meets the grant's required **Download speed capabilities of proposed facilities:** 100 Mbps minimum speed. It will also meet the required **Upload speed capabilities of proposed facilities:** 20 Mbps minimum speed. The project will provide connectivity to 2151 serviceable locations in the project service area with plans capable of offering 600 Mbps/80 Mbps Download/Upload speeds. This project as designed has the capacity to provide 1 Gbps service to serviceable locations. There is capacity to expand and offer service beyond the 2151 serviceable locations identified on the CPUC California Interactive Broadband Map in the Project Service Area.

- **The project description will provide enough construction detail to enable a preliminary indication of the need for a California Environmental Quality Act (CEQA) review and if proposed project areas contain any environmentally sensitive areas. For example, when trenching is required, the applicant will state and describe the**

**manner in which the site is to be restored, post-trenching:**

The Ranch\_WiFi\_LLC\_Connect\_SLO\_County\_CASF\_2023 project is a multi-site endeavor proposing to provide Wireless Broadband Internet service to 2151 serviceable locations reaching all the CPUC Priority Eligible, Eligible, and Low-Income service locations within the Project Service Area boundary at the required minimum Download and Upload speeds of 100 Mbps/20 Mbps. The Broadband Internet Service provided by the project will be exclusively a Wireless Internet Network that will not require trenching or hanging aerial cables in any areas of the Project Service Area. No sensitive environmental areas will be disturbed as part of this project. All upgrades will take place at existing facilities, buildings, and sites. The project leverages existing infrastructure owned by RANCH WIFI LLC and operated on private lands. Upgrades to towers and equipment will provide new more powerful last-mile broadband distribution technology supported by the required solar panel and battery arrays required by the grant. Some additional concrete pads will be constructed to expand the existing pad footprints where required to provide additional space for the upgrades to the solar power system that the grant requires.

The Project Service Area is made up of several non-contiguous service areas located in and around several cities, villages, and Census Designated Places (CDPs) in the Central Coast of California region. The 5 service sites comprising the Project Service Area defined by the shapefile map are California Valley, Shandon, Whitley Gardens, Cal Shasta, and Creston. The total Project Service Area is specifically in the rural fringe communities of Shandon, Paso Robles, Creston, Santa Margarita, and Bradley. These cities are all situated within San Luis Obispo County. Given the small size of these cities, villages, and CDPs, these service areas can be considered as individual neighborhood developments. Priority is planned for connecting all 936 of the serviceable locations that are CPUC Priority Eligible and Eligible that are currently unserved or underserved regarding access to Broadband Internet connectivity. The Project Service Area also has a significant population of Low-Income community members who will qualify for the Affordable Connectivity Plan in accordance with the terms of the CASF Infrastructure Grant guidelines.

The project will be deployed and the service area upgrades accomplished within a span of approximately 18 months. There are five distinct Ranch Wifi LLC service areas comprising the total proposed Project Service Area represented by the kmz project boundary map and 2151 project service locations. The total proposed Project Service Area is scheduled for completion within the 18 month timeframe required by the grant. The project alignment will involve key roadways in the area, including Highway 101, Highway 41, Highway 46, and Highway 58.

**o Identification of the leveraging of existing available facilities (e.g., interconnection in lieu of overbuilding existing facilities of another provider):**

To our knowledge, RANCH WIFI LLC is the sole facilities-based Broadband Internet provider for the areas covered in the Project Service Area. RANCH WIFI LLC is strategically poised to leverage our existing wireless infrastructure facilities to enhance and expand the broadband capacity within the Project Service Area to reach the CPUC Eligible serviceable locations detailed on the CA Interactive Broadband Map. Our broadband Internet project plan is designed around upgrading and optimizing current wireless towers, rather than overbuilding existing facilities of another provider. The funding

will allow for upgrades that will increase Download/Upload Mbps speeds to the required minimum of 100/20 Mbps.

**o A statement of whether the applicant is disputing the Broadband Map depiction of served status:**

N/A. RANCH WIFI LLC is not disputing the Broadband Map depiction of served status.

**o A statement of whether the applicant is seeking Ministerial Review and, if so, information that the application meets all requirements for Ministerial Review:**

RANCH WIFI is seeking Ministerial Review.

1. RANCH WIFI LLC and the proposed project meet the program eligibility requirements.
2. The project will offer a low-income broadband plan as required at a co-pay amount of \$15 or less per month.
3. RANCH WIFI LLC anticipates no challenge and the area is unserved as defined by the grant.
4. The grant total is \$9,462,859.00, and does not exceed the \$25,000,000.00 limit for Ministerial Review.
5. The project is anticipated to be CEQA exempt, however, RANCH WIFI LLC has consulted the CPUC Energy CEQA Division and is prepared to comply with any CEQA regulations as required.
6. There are no anticipated competing applications for the same project area in the same application period as far as the Consortium of the Pacific Coast indicated.
7. Costs per serviceable location are low, as a fixed wireless project this proposal project cost is \$4,500.00 per serviceable location or less.

**o An explanation of why any middle mile facilities in the proposed project are necessary for accessing the proposed last-mile infrastructure:**

N/A. This project does not propose middle mile facilities. This is a last-mile project.

**o A statement accepting the open access requirements for any middle mile facilities in the proposed project. Projects will interconnect with the statewide open-access middle mile network, where reasonable and feasible;<sup>18</sup> if interconnection to the statewide middle mile network is not feasible or reasonable, a verifiable statement explaining why interconnection is not feasible or reasonable is also required:**

Open access requirements for middle mile facilities are N/A.

Item\_01\_ATTACHMENT\_E\_Open\_Access\_Requirement\_\_Ranch\_WiFi\_LLC\_Connect\_SL  
O\_County\_CASF\_2023