TERM SHEET

Funding Agreement for Construction of Walsh Landing and/or Jenner Project Areas between County of Sonoma (County) and Golden State Connect Authority (GSCA)

The following terms and conditions are proposed to be incorporated into a funding agreement between the County of Sonoma and Golden State Connect Authority, said funding agreement to be further negotiated and agreed between the parties:

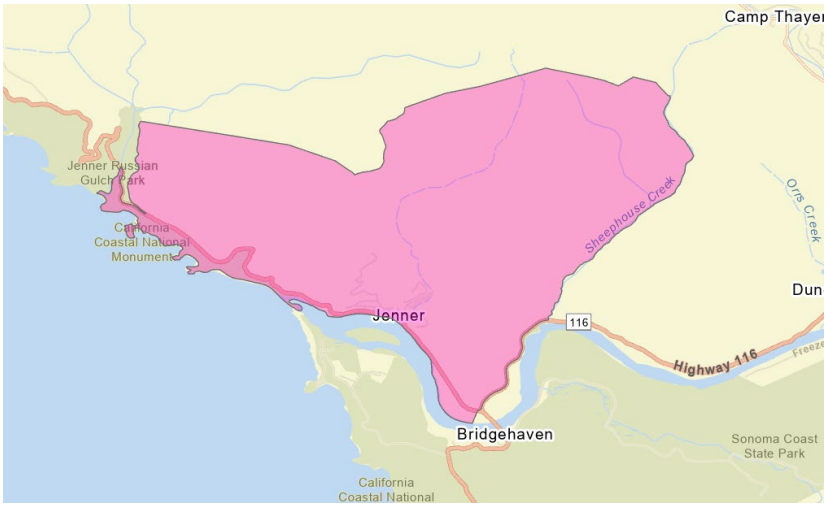
Golden State Connect Authority (GSCA) will construct and operate an open-access, last-mile municipal fiber network to serve the Walsh Landing and Jenner communities in Sonoma County (collectively, "the Project"), as generally described below. Project development will be based on previously funded low-level/shovel ready design plans, which are expected to be completed by GSCA's contractors, Tilson Engineers, by end of December 2024.

Walsh Landing:

- Network Mileage: 12.18
- Estimated Construction Cost: $2,232,414
- Number of Unserved Households:183

Jenner:

- Network Mileage: 4.87
- Estimated Construction Cost: $843,408
- Number of Unserved Households: 86



2. Network Design and Architecture

- The GSCA network will employ a Point-to-Point (PtP) Ethernet fiber architecture.
- Each subscriber will have a dedicated fiber strand running from a fiber hut to the end-user location.
- Fiber strands will be bundled in cables of varying sizes, with an additional 10% excess capacity for future expansion and repairs.
- Initial installed speeds will be 1 Gbps symmetrical, with scalability to 10 Gbps for residential users and 100 Gbps for businesses.

3. Open Access Framework

- GSCA will retain ownership and be responsible for operation of the fiber infrastructure.
- The open-access model will allow private service providers to utilize the GSCA network to deliver internet and other services to subscribers.
- GSCA's, or a designated contractor, will manage the technical and operational aspects of multi-provider coexistence on the Project, ensuring data and system integrity.

4. Infrastructure Deployment

- Primary Method: Underground conduit and fiber will be installed using point-to-point horizontal directional boring within existing disturbed rights-of-way.
- Secondary Method: Aerial installations will only be conducted where undergrounding is not feasible due to geological impediments or lack of easements.
- It is anticipated that nearly 100% of the network by length will be underground.

5. Fiber Huts

- The network will utilize walk-in fiber huts for equipment housing.
- These facilities provide enhanced insulation, protection, and security compared to cabinets.

7. Implementation and Monitoring

- Low-Level Network Design (LLND) plans will identify locations requiring alternate deployment methods.
- Deployment schedules will adhere to local, state, and federal permitting requirements.
- All installation methods will comply with environmental and land-use regulations.

8. Operational Maintenance

- GSCA will implement monitoring systems to ensure continuous service and support.
- Maintenance procedures will prioritize minimal service disruption and efficient resolution of issues.

9. Compliance with all applicable laws and regulations

- GSCA shall be responsible for all procurement, contracting, construction, and legal and regulatory compliance as to Project, including compliance with all prevailing wage requirements.
- GSCA shall be lead agency for and shall undertake all required environmental review, if any.

10. Funding

- County will provide funding to GSCA for the project, in full or a portion of total estimated costs, in an amount not to exceed $2,350,000.
- Payment will be provided on a lump sum basis, in accordance with the terms and conditions outlined the funding agreement.