

Fiber Development Plan

City of Rancho
Santa Margarita

November 12, 2025





Who is Cityside Fiber

- **Locally Owned, Operated and Focused**
- **Founded by Industry Veterans**
- **Privately Funded**
- **100% Fiber Optic Network supporting speeds up to 10Gigs**
- **CPCN Licensed Public Utility**
- **Focused on Customer Experience**



Certificate of Public Convenience and Necessity (CPCN)

Nature of CPCN Granted By CPUC

- **Allows Cityside to provide full facilities based and resold competitive local exchange services throughout California**
- **CPCN holders have a no cost statewide franchise to construct and operate facilities in and along public roads/highways and waterways**
- **No franchise agreement or other local (municipality or county) agreement is required to build telecommunications facilities in the public right of way**
- **A CPCN holder looking to place facilities in the public right of way may be required to undergo a reasonable permitting process with the applicable local jurisdiction which is non-discriminatory**



Why Fiber?

Bandwidth

Investing in fiber optic Internet can significantly increase your bandwidth potential. Coax cable infrastructure is limited in nature. Because it was originally designed for transmitting data at higher speeds on downloads only.

Upload/Download Speed

Fiber internet is designed to provide symmetrical speeds for both downloads and uploads. Our least expensive product has upload speeds that are 33 times faster than the cable company's most expensive service. Our fastest product is 167 times faster. Now that is fast!

Security

Fiber is far more secure than cable. It is much more difficult to hack, and it does not radiate signals the way cable internet does. Breaches are easier to identify as soon as they occur as well.

Reliability

Fiber optic networks are far less susceptible to outages caused by temperature fluctuations, severe weather conditions, moisture, electronic or radio interference.

Future Proof

Optical fiber is the most effective way of carrying data available. Each strand of fiber is thinner than a human hair, and yet single-mode fibers can carry up to 32 terabytes of data per second (TB/s).





Layers of Connectivity

Residential

Our innovative fiber-to-the-home division focuses on blinding fast speed, outstanding customer service, and best-in-class offerings that raise the bar for residential internet service and home-business capabilities



Small and Medium Business

Cityside's managed WiFi solution for local businesses allows you to focus on growth, productivity, and profitability with simplified IT needs and enhanced data security, while letting us focus on fueling your business with the power of fiber.



Wireless, Enterprise and Wholesale

Through decades of relationships and experience in the wireless space and by building a high capacity network, we can layer on multiple enterprise-facing use cases, including 5G small cells, private networks, lit and dark commercial fiber, and edge and cloud data center functionality



Smart Communities

With a focus on clean aesthetics, intelligent planning, reduced construction disruption, and coordinated and consolidated infrastructure management, we engage both industry partners and local representatives in the efficient rollout of forward-thinking communities and public services



Cityside Fiber: Gig Life Experience

Benefits to the Community

By installing a fiber network in the community, there are ancillary benefits as well:

- Breaking the cable company monopoly typically results in lower costs and better service through competition - **That's US!**
- Neighborhoods with fiber infrastructure are more desirable to potential homebuyers

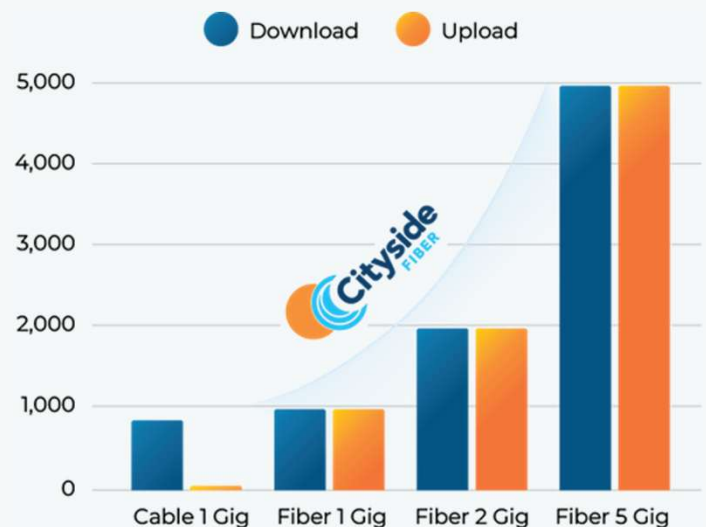
A fiber connection at your home can increase the property's value by 3.1%*

* www.fiberbroadband.org/blog/study-shows-home-values-up-3.1-with-access-to-fiber

Why Fiber?

True Gig internet service powered by fiber technology is a clear upgrade from the outdated copper cable infrastructure from 40 years ago. Fiber-optics are able to carry data faster with more reliability, more capacity, and at **symmetrical** speeds. That upload and download speed symmetry allows customers to have higher quality video calls, streaming TVs, gaming, and media, all running at the same time.

Top Network Speeds by plan (mbps)



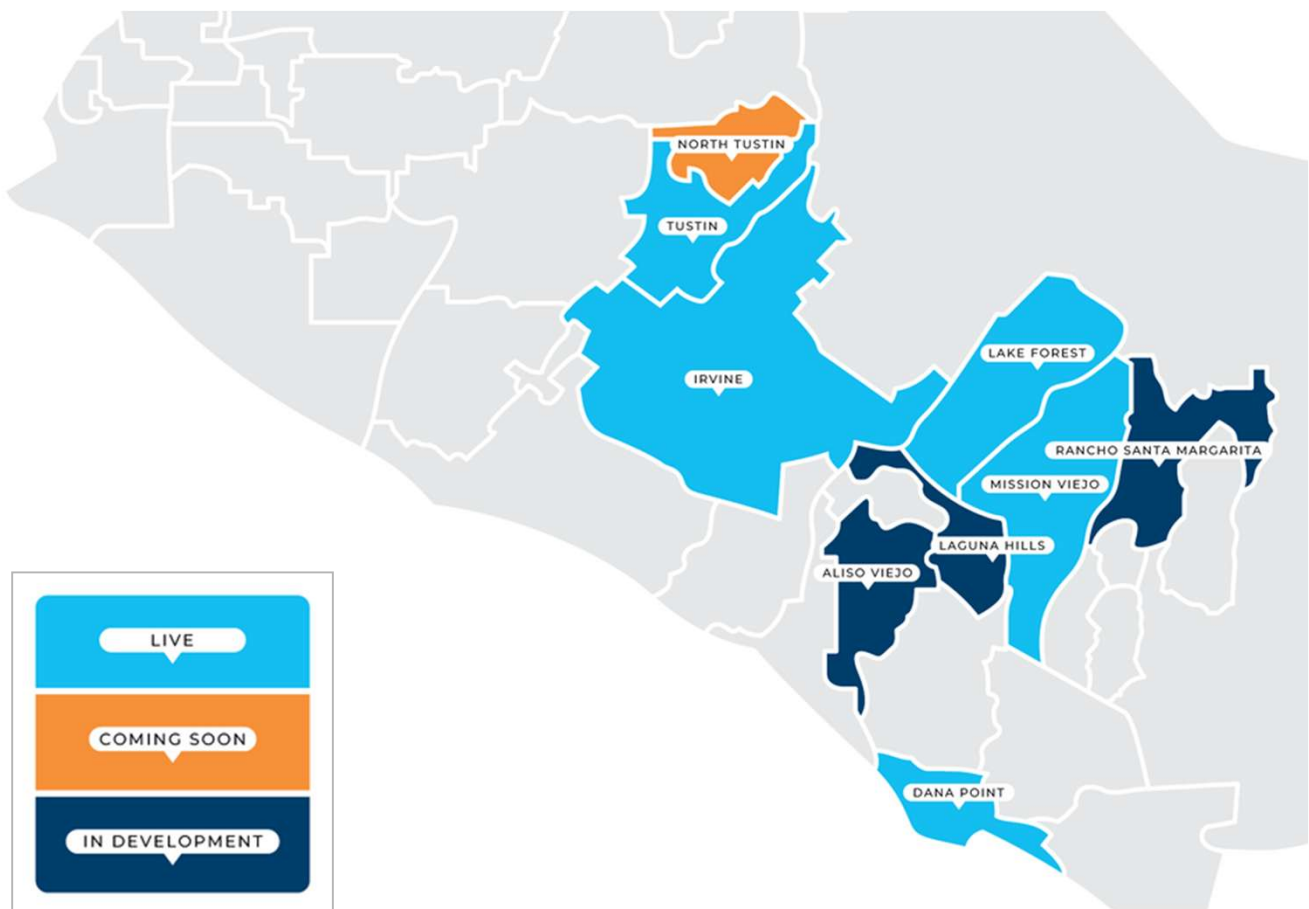
Cityside Fiber: Gig Life Experience

Invested in Orange County

- We support a number of local organizations through sponsorships and donations, reinvesting a portion of monthly service fees back into the OC community.
- Cityside is creating local jobs while building infrastructure throughout Orange County to make our neighborhoods an even better place to live and work.
- Through relationships with community organizations and OC businesses, we strive to help grow the local economy.



Built for Orange County





Bringing Fiber to Your Community

Fiber-Optic Benefits For Your City

- ✓ Lightning-Speed Internet Service
- ✓ Schools, Parks, & Public WiFi
- ✓ Cellular Coverage Upgrade
- ✓ Traffic Signal Communications
- ✓ Emergency Services Connections
- ✓ Small/Medium Business Programs

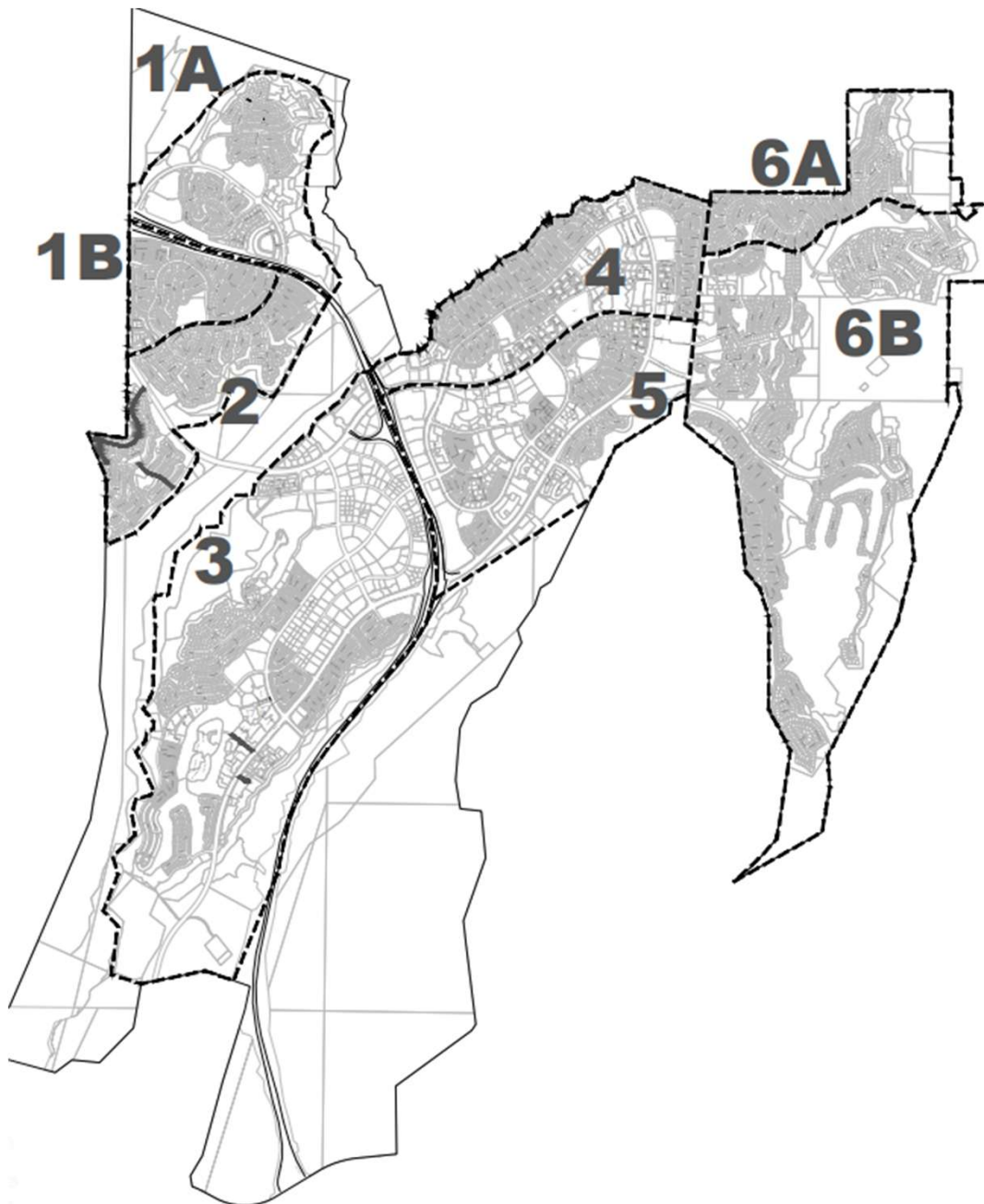
Cityside Fiber funds the entire fiber-optic development.

How Cityside Works With You

- ✓ Cityside Fiber is a CPUC-licensed public utility with no franchise agreement needed to build in the public right-of-way.
- ✓ Multiple methods of development with minimal impact on the roads, parkways, or utility poles using existing infrastructure or conduit where feasible.
- ✓ We have found a significant benefit in working directly with Public Works staff to coordinate project work in line with the City's street resurfacing schedule.
- ✓ If the City owns existing conduit in arterial streets, we are happy to work with the City to arrange for its usage in lieu of new trenching, and potentially upgrade the City's connections as well.

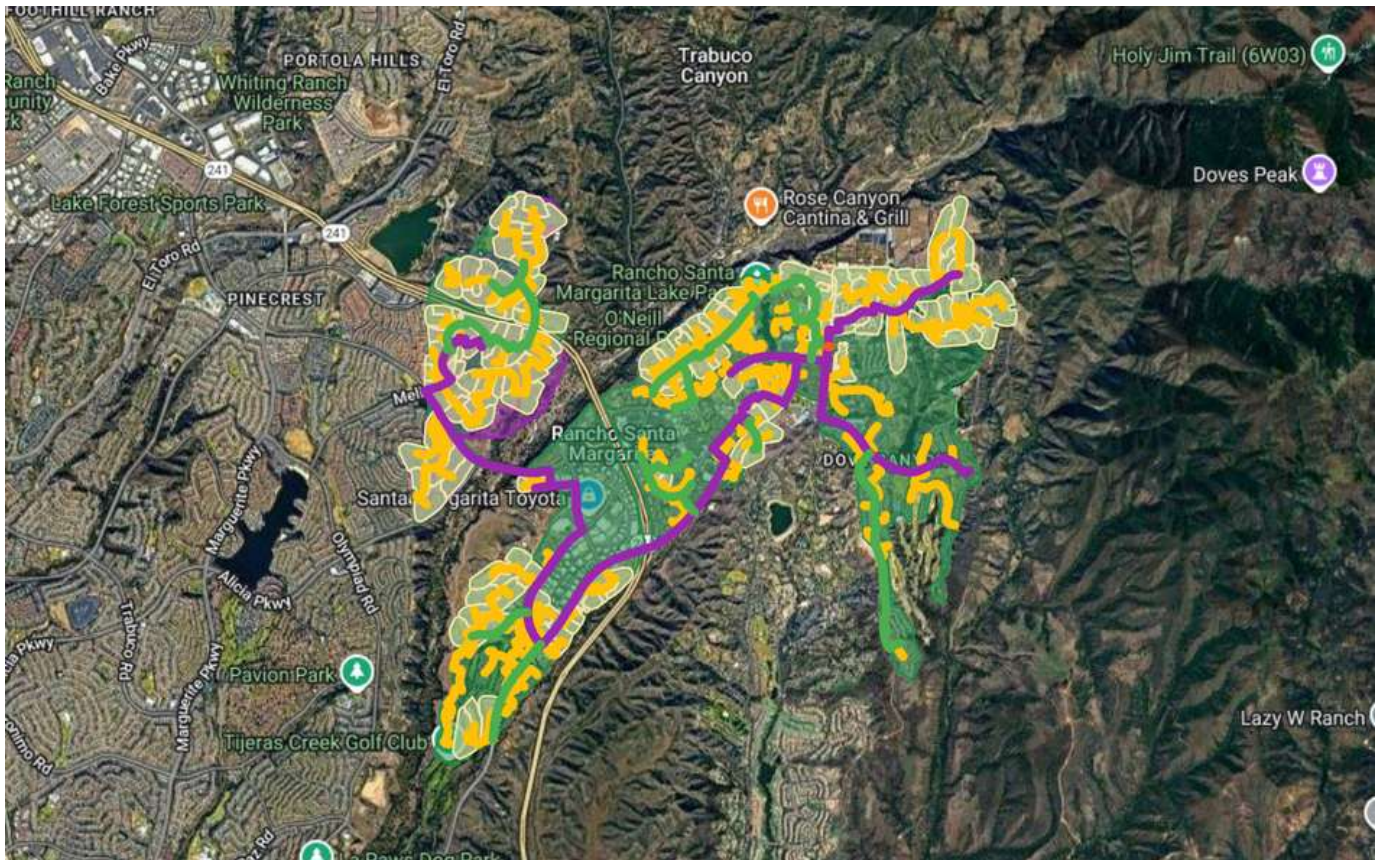


Rancho Santa Margarita Pavement Zones



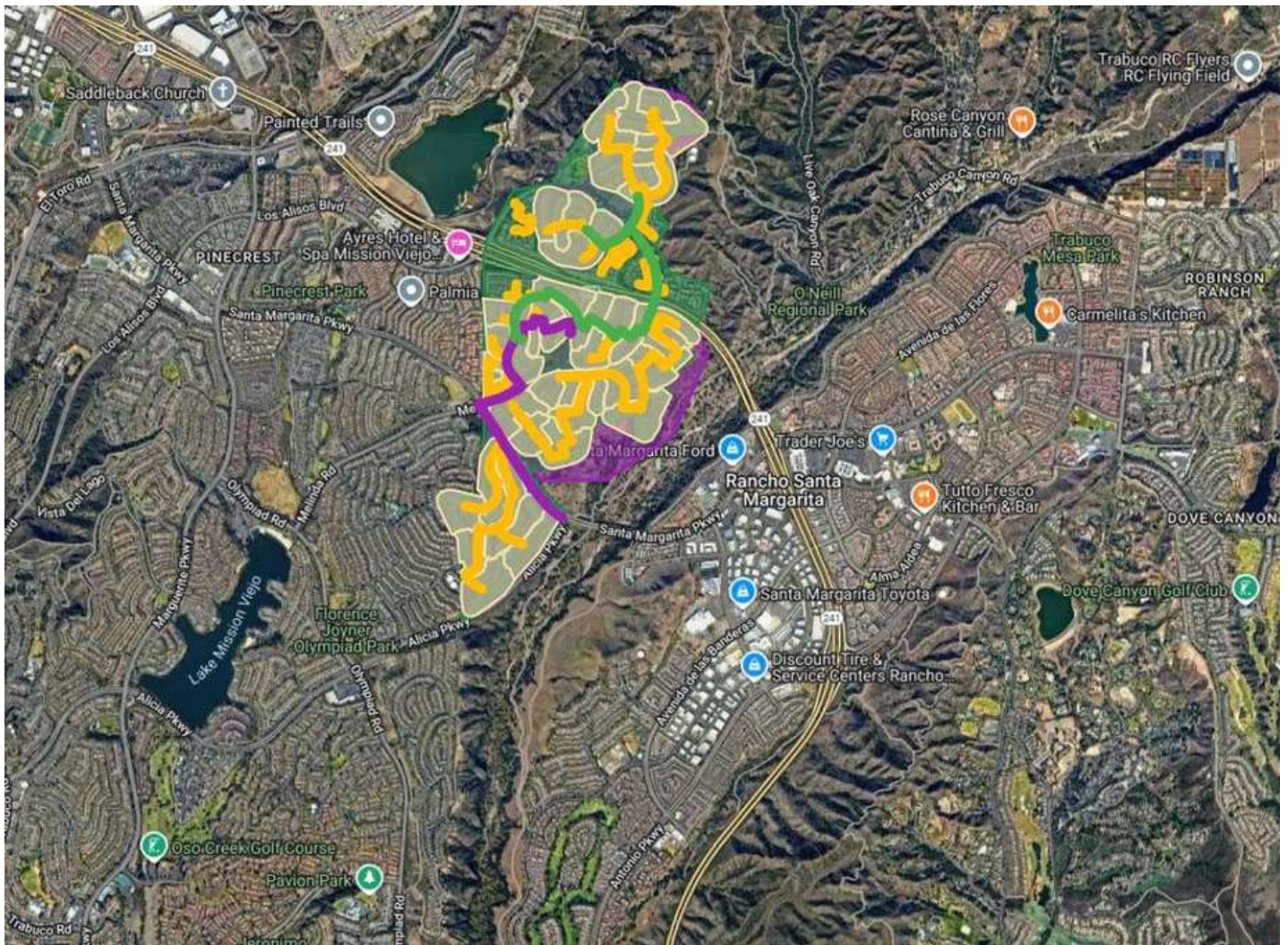


Cityside Fiber Network Plan





Zone 1 starting January 2026



Communication with the Community

Knowing the importance of keeping homeowners informed and properly notified, Cityside will work with residents through:

- On Site informational and signup sessions prior to construction
- Postcards and letter mailers detailing the project and timing, and providing contact information
- Door hangers and no parking signs alerting residents to the activity
- Welcome events with free giveaways, new order promotions, and Q&A opportunities



Cityside Fiber: Gig Life Experience

Cityside Fiber is Orange County's premier high-speed internet provider, offering residents a new and better choice for home connectivity. Homeowners today need work-from-home functionality, reliability for streaming, gaming, video calls, and homework (with upgraded coverage throughout their residence for all their devices). Cityside Fiber, based in Irvine, is committed to connecting communities here in OC with our new fiber-optic network and local team ready to serve you!

Best Value!

Connect & Control



1 Gig \$80/month

Work Hard, Play Hard



2 Gigs \$95/month

Everything & Everywhere



5 Gigs \$195/month

Welcome to the Gig Life

Cityside has designed our internet packages and our level of service to break free from the pain points of the cable company and personalize your experience to your needs.

Standard Policies

- True Gig-speed Internet on Upload and Download
- No data cap fees, restrictions, toggling, or Data Notices
- Concierge-level customer service from our local OC team
- No long-term contracts or end-of-contract pricing gimmicks
- Standard professional installation and WiFi router/modem included
- Seamless WiFi Smart Phone calling at home - inside, outside, & poolside
- Mesh extenders offered with 2 and 5 Gig packages to expand WiFi coverage

What Our Customers are Saying

"Cityside Fiber is very responsive to our needs and questions – They actually answer the phone!"

"I like that Cityside Fiber is a local business that supports our neighborhood teams and events!"

"We are so happy that you are here to replace those other guys!"

Questions