

5.6 Dry Utilities

The applicant or their appropriate representative shall provide a will-serve letter from the power and telephone providers for the DRSP area. The following dry utilities: telecommunications, cable/data service, electric, and natural gas are further described below.

5.6.1 *Telecommunications*

The American Telephone and Telegraph Company (AT&T), Pac-West Telecomm Inc., and Satin Satellite are the primary telecommunications service providers to the community of Nipomo and will provide service to the DRSP area. These private companies will extend their facilities into the DRSP area within the designated public utility easements (PUD), as identified on the street sections within Chapter 4, as it develops. All new telecommunications lines within the DRSP area will be placed underground.

High speed fiber infrastructure within the vicinity of the DRSP area is limited to non-existent. However, due to current market demands, high speed fiber infrastructure may be provided within the DRSP area to allow the community to hook into future high-speed fiber infrastructure should it be extended to the property.

5.6.2 *Cable Service*

Cable television for the Nipomo area is provided by Charter Communications. The expanding range of broadcast services, including satellite, may be available for the DRSP area to the extent they are available throughout San Luis Obispo County.

5.6.3 *Electric*

Pacific Gas & Electric (PG&E) will provide electricity distribution to the DRSP area. Existing overhead service lines run along Cherokee Place, Pomeroy Road, and the eastern edge of the property. New service lines will be placed in or adjacent to the right-of way of the proposed commercial and residential roadways. All new electric lines will be placed underground.

Residential neighborhoods within the DRSP area will be designed to accommodate installation of solar panels on rooftops per the County's current Building Code. Installation of solar on all residential homes will aide in generating needed electricity on-site and minimize the overall environmental impact by the community.

5.6.4 *Natural Gas*

SoCalGas will provide natural gas distribution to the DRSP area. There are no existing gas mains located within the DRSP area. To support the proposed commercial and residential areas, new gas mains will be constructed as part of the primary backbone roadways to serve new development areas.

5.7 Infrastructure Easements

5.7.1 *North Frontage Road*

Based on the conditions of the property located at the southeast corner of the DRSP area, an easement may be needed to accommodate the extension of infrastructure along North Frontage Road to the DRSP property. At this time, it is anticipated that the development of this adjacent

property at the southeast corner will occur prior to the need to extend North Frontage Road to the DRSP property and therefore no easement will be required.

5.7.2 *Hetrick Avenue*

Hetrick Avenue traverses the western boundary of the DRSP property. Both the Nipomo Community Plan and the South County Area Inland Plan identify improvements to Hetrick Avenue, designating the roadway a two-lane rural road classification with Class II bike lanes, ultimately extending from Pomeroy Road north to Aden Way. The extension of Hetrick Avenue from Glenhaven Place to Pomeroy Road in the south is currently unimproved. The County's current alignment would turn sharply to the east and travel through a dense oak area with significant slopes before turning south along the rear yards of existing residential properties to the west. The improvements within the DRSP do not propose to construct this Hetrick Avenue extension, in favor of introducing Collector 'B' which travels from Pomeroy Road through the property and connects with Willow Road to the north as a more functional alternative and avoids traffic safety concerns at the intersection with Pomeroy Road. Currently at the southwest corner of the DRSP, Hetrick Avenue is an existing driveway, with a 30-ft right-of-way, which would be abandoned or deeded to the adjacent existing residential property owners to the west.

In order to allow for emergency access to the community, an easement will be provided from the existing portion of Hetrick Avenue at the northwest corner of the DRSP, connecting to Neighborhood 9. This emergency access point is intended to be used only by fire and safety vehicles, pedestrians, bicycles, and equestrians.

5.7.3 *Cory Way*

Cory Way currently dead ends into the southern property line of the DRSP. In order to allow for emergency access to the community, an easement will be provided at this location connecting to Cory Way. This emergency access point is intended to be used only by fire and safety vehicles, pedestrians, bicycles, and equestrians.

5.7.4 *Southern California Gas*

An existing 20-ft Southern California Gas (SoCalGas) easement is located directly adjacent to the U.S. Highway 101 right-of-way on the DRSP property. This easement will remain clear of obstructions to allow for any necessary or ongoing maintenance by SoCalGas.

5.7.5 *Pomeroy Road*

Based on the final alignment of the Pomeroy Road realignment into the DRSP, an easement(s) may be needed to accommodate proposed roadway and circulation improvements.

5.8 **Phasing**

Exhibit 5-6 identifies the areas anticipated conceptual phasing to make up the DRSP development phases. These phases address goals to accommodate orderly development and provision of services. They represent a reasonable approach to extending services and infrastructure throughout the DRSP. In some cases, property owners may wish to develop in an earlier phase than identified in Exhibit 5-6. This may be permitted provided the necessary infrastructure to serve the proposed development is already in place, or if the project can construct the required infrastructure prior to development.

Exhibit 5-6: Proposed Conceptual Phasing



Transport calls. San Luis Ambulance maintains a location in Nipomo, located at 720 South Frontage Road, with response times to the project site generally just over 5 minutes. Each ambulance is staffed with a minimum of one Paramedic and one Emergency Medical Technician.

County Fire and CDF designate the existing DRSP area within the High Hazard Fire Severity Zone. As the DRSP is built-out over time, the level of fire severity is expected to be reduced and transition to one focused on structural defense. However, the DRSP plans to maintain the existing oak woodland “spine” as a central community feature. To ensure adequate defensible space around planned structures abutting or adjacent to this oak woodland “spine”, a vegetation management plan and/or fire safety plan(s) will be prepared to ensure structures are adequately protected while also providing County Fire and CDF with enough room to maneuver and defend structures, as needed. Additional measures to ensure adequate vegetation management and thus fire protection within the DRSP are discussed in Chapter 3.

Developer impact fees will be paid to the County Fire Department and CDF to accommodate new demand for fire as the DRSP area is built out over time.

6.5 Solid Waste, Recycling, and Green Waste

Solid waste, recycling, and green waste generated by the new development will be serviced by the South County Sanitary Services. The solid waste, recycling, and green waste will be disposed of at the Cold Canyon Landfill. Based on current disposal rates, this facility has a capacity to accept solid waste until at least the year 2040. South County Sanitary Services has reviewed the conceptual plans and will provide solid waste, recycling, and green waste pick-up service to the DRSP area.

6.6 Postal Service

Postal Service for the DRSP area will be provided by the United States Postal Service (USPS) from their location at 706 West Tefft Street. The location of and type of mailbox required for each land use within the DRSP will be based upon and adhere to requirements outlined in the USPS National Delivery Planning Standards: A Guide for Builders and Developers and the Delivery Growth Management Program. Below is a discussion of the mailbox locations envisioned for each area within the DRSP, each of which will be ultimately approved by the USPS prior to construction.

For each single-family residential neighborhood and commercial within the DRSP area, a centralized delivery location will be provided. The specific location and equipment type will adhere to the USPS requirements for both USPS and customers related to access, locks, safety, accessibility, placement, and specific Americans with Disabilities Act (ADA) requirements. In specifically considering the single-family residential neighborhoods, the centralized delivery locations will be within the individual neighborhood parks.