

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, including the following dry utilities: telecommunications, cable/data service, electric, and natural gas, as further described below. All dry utilities will be undergrounded.

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 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 may 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