

# **CITY OF CONCORD**

## **STREET LIGHT POLICY**

### Policy Objective

The purpose of this document is to adopt an official policy for the City of Concord pertaining to the installation of streetlights.

The City recognizes that the primary purpose of public lighting is:

- a. To enhance traffic safety along City streets and roadways
- b. To provide a more secure environment for the citizens of Concord
- c. To enhance the general aesthetic appeal of City's streets and roadways

### Coverage

This policy, upon adoption, shall apply to all public rights of way within the municipal limits of The City of Concord and any public right of way annexed in the future until such time that the Policy Statement is altered, modified, or rescinded by the City Council.

### Policy

The Council of The City of Concord hereby establishes the following policy.

- A. The owner, developer, or sub-divider of a site plan or subdivision shall be required to arrange installation of street lighting, via underground contribution in accordance with this policy.
- B. Through the site plan and subdivision plan approval process; the City may require street lighting, which exceeds the standard City requirements for residential streets.
- C. All underground electrical distribution systems for street lighting within the corporate limits of the City of Concord and its Extraterritorial Planning Jurisdiction shall be installed according to the following standards:
  1. The placement of street lighting fixtures in residential areas shall be at 300 to 500 foot intervals unless:
    - a. The roadway length is less than 400 feet but more than 200 feet in which case a street light will be provided at the end of the street; or
    - b. Where the roadway length is less than 200 feet and a street light is placed at the intersection and no natural features create a problem, no street light will be provided at the end of the roadway; or
    - c. The vertical and horizontal street alignment or natural features necessitate shorter spacing intervals.

2. The placement of street lighting along thoroughfares, marginal access streets, collector streets and in non-residential areas shall be in accordance with the latest revision of the Illumination Engineering Society's "American National Standard for Roadway Lighting."
3. When fiscally possible, a streetlight shall be provided at all street intersections.
4. City street lighting staff using predetermined criteria such as nighttime business activity and /or pedestrian activity will determine new project locations. For existing residential or commercial areas to qualify for improvements, the existing lighting area must pose serious safety concerns as determined by the Police Department and City Manager.
5. Underground service for light fixtures shall be installed in conformance with the City of Concord standards at the developer's expense.

D. Street light fixtures shall conform to the following:

1. All fixtures in residential areas shall be 9500 lumen (100 watt) enclosed high-pressure sodium lamps on standard wooden poles twenty-five feet (25') in height.
2. Standard fixture application along thoroughfares shall be 27,000 lumen (250 watt) enclosed high pressure sodium lamps with preferred mounting height of thirty feet (30') in height or 50,000 lumen (400 watt) enclosed high pressure sodium lamps thirty five feet (35') in height.
3. Standard fixture application at intersections along thoroughfares shall be 50,000 lumen (400 watt) enclosed high-pressure sodium lamps with preferred mounting height of thirty feet (30') in height.

E. Authorization for street light installations shall occur at such time as one (1) or more of following conditions exist:

1. A thoroughfare, marginal access street or collector street is constructed or widened as a part of development. Thoroughfares, marginal access streets and collector streets that are constructed or widened shall be lighted immediately after construction.
2. A developer, through the City of Concord, requests the installation of street lights prior to the issuance of any Certificate of Occupancy. The developer shall incur a monthly expense billed from the local power company equal to the monthly expense incurred by the City, for each street light installed. The developer will be billed by the local power company for the period beginning with installation of the street light and ending with notification of a Certificate of Occupancy in the immediate area of each street light location.
3. A Certificate of Occupancy is issued in the immediate area of the proposed street light location.

F. Street light facilities and street lights shall be installed in any development, on any roadway, portion of roadway or widening prior to the acceptance of that roadway for routine maintenance unless otherwise approved by the City Manager.

- G. Residents along a street may request the relocation of a streetlight provided that the proposed street light location meets the City's standards and the relocation is approved by the City's Electric Systems Director. A petition, signed by all persons owning property fronting on the street within the boundaries of the next closest installed or proposed street lights, shall be required. Also, the relocation or replacement cost and all facilities abandonment cost, must be paid in full in advance by the resident(s) requesting the relocation or replacement to the local power company.
- H. The installation of ornamental poles and luminaires or underground systems, while encouraged by the City, are considered to be of special benefit to the property owners and residents on whose streets these assemblies are installed. The additional cost of ornamental lighting or underground systems are to be paid by the developer and/or the benefiting parties.

A developer may request to use decorative or private street lighting within a development provided:

1. Street light fixture types and locations must meet the criteria set forth in this policy and must be approved by the City of Concord.
  2. The developer and /or Homeowner's Association shall be responsible for all installation costs and monthly operating costs associated with private streetlights.
  3. The developer and /or Homeowner's Association shall be responsible for any costs associated with the deletion of the private street lights and any costs associated with installing the City's standard street lights.
  4. The Developer shall include all responsibilities of the Homeowner's Association pertaining to the street lighting in the development covenants. The developer shall inform all purchasers of property in the development of these same responsibilities.
- I. The sub-divider, developer, Homeowner's Association, or other responsible organization representing a subdivision development will be responsible for the installation, maintenance and power consumption for all landscape lighting or any other device or fixture requiring electrical power.