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## Public Facilities and Services Element



# INTRODUCTION

The Public Facilities and Services Element provides information and policy guidance to ensure the provision of public facilities and services will support existing and new development in the City of South Gate. It addresses the changing public service and infrastructure needs of South Gate and provides for their logical and timely expansion to keep pace with growth. Policies supporting quality schools, excellent police and fire services, and well-maintained infrastructure are essential to achieve broader development objectives and support the future envisioned by the residents of South Gate. The Element covers the following topics:

- Police Services
- Fire Services
- Schools and Educational Facilities
- Solid Waste and Recycling
- Water Service
- Wastewater
- Stormwater

Each topic is addressed in its own section. Each section contains a brief description of the relevant existing conditions as well as goals, objectives, policies and actions for each topic area.

**The topics addressed here are an integral part of the City's overall planning strategy and a basic consideration of setting growth and development policy.**



**Throughout its history, public facilities and services in South Gate have supported broad development objectives and ensured a high quality of life for residents.**

# STATUTORY REQUIREMENTS

Further, the topics addressed here are an integral part of the City's overall planning strategy and a basic consideration of setting growth and development policy.

State Law requires the General Plan to include "the proposed general distribution and general location and extent of the uses of land for ... solid and liquid waste disposal facilities," and requires information on "the general location and extent of existing and proposed ... public utilities and facilities." These components are included in this Element

# KEY ISSUES AND CHALLENGES

During the General Plan update process, key issues and challenges related to the provision of public services and facilities were identified. This section outlines the areas of concern identified in that process.

## Keeping pace with development

As the City grows, so does the need for additional buildings to accommodate City personnel and infrastructure to provide capacity for everything from educational services to wastewater management. It is imperative to coordinate the timing of new development with the provision of adequate infrastructure, public facilities, and public services so that services can keep pace with demand. At the same time, some existing facilities in the City of South Gate are in need of upgrades and/or replacement.

## Equitable distribution of the costs of service provision

New development adds to use of existing services and facilities, but the City of South Gate currently does not impose fees on development to fund the provision of these additional services. Additionally, existing facilities are costly to maintain and update, and reliable revenue sources are required to maintain or replace aging infrastructure.

## Adequate school facilities

Approximately 30,000 students, almost 1 in 3 of the South Gate population, attend some type of educational facility in the City. More attend schools outside the City limits. The existing school facilities in the City are insufficient to accommodate this large population of students and the Los Angeles Unified School District is looking for several sites for new schools in South Gate. Siting these schools will be an issue, because the City is largely built out and there is strong competition for the few sites that might be appropriate for new educational facilities.

## **Water use, storage, recycling and distribution**

Water use and management is a serious issue. South Gate, like most communities in Southern California, has limited water resources. Homes and businesses have become accustomed to having access to inexpensive and plentiful water delivered to them from other parts of the state, but increasing development and demand for water resources has diminished the water available per capita. In recent years, water use, storage, recycling and distribution have become major issues for California, particularly in the southern part of the state.

## **Stormwater management**

The City of South Gate will need to continue to create innovative approaches to managing stormwater flows to meet existing and expected future stormwater regulations.

# KEY CONCEPTS

The City's facilities and public services sustain and support the smooth functioning and long-term health of the community. It is vitally important to implement effective, transparent government policies to guide the planning, construction and maintenance of a wide range of public facilities and services. As South Gate grows over the next two decades, the City will need to make substantial infrastructure investments to keep pace with growing demand and maintenance of existing systems. The following are strategies for maintaining and expanding educational institutions, police and fire service, solid waste and recycling, water service, wastewater and stormwater systems.

## A partnership with the community

The City of South Gate is committed to working in partnership with the community to provide a high level of service and to meet the needs of City residents. Together we will identify and address community needs and concerns through a commitment to honest, ethical, and professional service. Decision-making should be transparent and include mechanisms for everyone to contribute to the planning and policymaking process.

## High quality services

South Gate is committed to pursuing and allocating sufficient funds to maintain a high level of quality in all the services and facilities provided by the City. The City will partner with residents and businesses to find sources of revenue to maintain or improve the level of service required by the community. The City is also determined to be a responsible steward of the community's resources and to strive for an efficient and effective allocation of limited funds.

## Equitable distribution of costs and benefits

Infrastructure decisions have widespread impact on housing, development, investment patterns, and quality of life and the outcomes of those decisions must be fair and beneficial to all. Services and opportunities should be available and accessible to everyone in the community. At the same time, employment and economic benefits associated with building and maintaining infrastructure should be shared as well. The means for collecting revenues to support infrastructure improvements should be determined and applied in ways that are fair and do not disproportionately burden those with lower incomes. New development should not negatively impact existing residents and should contribute to city coffers so that the current level of services can be maintained.

# POLICE SERVICES

## Existing Conditions

The South Gate Police Department provides police protection services in the City of South Gate. The Department operates out of its headquarters at 8620 California Avenue, as well as a substation at the El Paseo Shopping Center. The City is considering a "City Hall Annex" to include a Police Department substation adjacent to the proposed Gateway Development near the intersection of Atlantic and Firestone Boulevards and is considering remote facilities on the west side and in the Hollydale areas of the City. The existing Police Department headquarters are out of date and inadequate for the size of the department. A new police headquarters is planned as part of the proposed Civic Center redevelopment.

The South Gate Police Department has 97 sworn officers, including 1 chief, 3 captains, 5 lieutenants, 11 sergeants and 77 police officers. Currently, the ratio of police per thousand people is 0.9. The national average target staffing ratio is 2.0 officers per thousand. The Police Department has a goal of achieving a ratio of 1.0 officers per thousand residents. The Department also has 45 unsworn positions, which includes administrators, dispatchers, and public safety officers. The City does not currently have a development or public safety impact fee to fund additional police services necessitated by growth.

The Department runs an Explorer Program, which is designed to offer youth the opportunity to interact with police personnel and to develop an understanding of law enforcement. A separate volunteer program also provides substantial staff assistance. In 2006, the department had 19 volunteers who contributed over 3,500 hours of staff time. In addition to its regular programs, the Police Department also runs a Tweedy Mile Patrol, Substance Abuse and Narcotics Education (SANE) program, and a Family Violence Prevention and Education Program. The Department addresses gang-related problems through a Crime Impact Team (CIT), which conducts arrests, serves arrest and search warrants, and works with patrol officers and detectives to solve gang-related crimes.

**In 2006, the average response time for non-emergency calls was 17 minutes and 22 seconds.**

**The average response time for emergency calls was 3 minutes and 48 seconds.**

The South Gate Police Department divides calls into two categories, Emergency and Non-Emergency. Emergency calls are those from the 911 system, while non-emergency calls are received via normal business phone lines. In 2006, the average response time for non-emergency calls was 17 minutes and 22 seconds. The average response time for emergency calls was 3 minutes and 48 seconds.

The South Gate Police Department tracks crime using COMPSTAT, a computer-based system that provides real time data on crime and quality of life. In 2006 there were 3,617 "Part 1" offences reported, which include grand theft auto, homicide, rape, burglary and larceny. Grand Theft Auto was the most common crime, accounting for 34.6% of all offences. The second most common crime was larceny, which includes car break-ins, auto accessory theft or shoplifting, and accounted for 30.4% of all offences in the City. Part 1 Crime in South Gate decreased 4% from 2005 to 2006, and has gone down more than 17% since 2003.

The Department has mutual aid agreements with all surrounding police agencies, including the Los Angeles Sheriff's Department and Downey Police Department. In addition, the Department's Crime Impact Team (CIT) has a working relationship with the Los Angeles Regional Gang Information Network (LARGIN). The Police Department is responsible for animal services and the City has an agreement with the Southeast Area Animal Control Association to provide 24-hour on-call services.

# Goals, Objectives and Policies

## Goal PF 1: Excellent law enforcement and improved public safety

### Objective PF 1.1: Provide courteous, responsive and efficient police services.

#### *Policies*

- P.1** The City will strive to continuously improve the performance and efficiency of the Police Department.
- P.2** To the extent feasible, the City should raise the ratio of police officers to residents to a minimum of 1.0 officers per 1,000 residents, and maintain personnel and facilities in the Police Department necessary to provide the best response time feasible.
- P.3** The Police Department will maintain adequate police staffing, performance levels and facilities to serve the existing South Gate population as well as its future growth.
- P.4** To the extent feasible, the City will replace the city's existing, police facility with a new facility that is adequate to serve the existing and expected future police force.
- P.5** As the need arises, new police substations may be located throughout the City, wherever feasible and possible.
- P.6** The Police Department will monitor crime data using COMPSTAT and other systems, as needed, and prepare annual reports on the status of crime in South Gate.

**Objective PF 1.2:**  
**Promote coordination between land-use planning and urban design, and law enforcement.**

*Policies*

- P.1** The Police Department will continue to work with the Community Development Department to review and modify development proposals to incorporate “defensible space” concepts and other public safety design concepts into new development.
- P.2** The Police Department will work with the Community Development Department during the revision of the zoning code to incorporate a variety of safety concerns such as fence heights in front yards, requiring off-street parking of vehicles, visibility of the property from the street and night lighting.
- P.3** New development in the City will be required to mitigate project-related impacts to police services. Individual development projects will pay any fees required by a Public Safety Impact Fee, once established by the City.

## Implementation Actions

**Action PF 1:**

**Install traffic signal pre-emption technology.**

The Police, Fire and Public Works Departments shall coordinate to install traffic signal pre-emption technology for emergency response vehicles in appropriate locations in the City, as funding and capital programming allow.

# FIRE SERVICES

**The Los Angeles County Fire Department provides fire protection and first responder emergency medical services to the City of South Gate.**

## Existing Conditions

The Los Angeles County Fire Department provides fire protection and first responder emergency medical services to the City of South Gate. There are two fire stations within the City of South Gate. Fire Station 54 is located at 4867 Southern Avenue and is staffed at all times by one captain, one engineer, one firefighter, and three paramedics. Fire Station 57 is located at 5720 Gardendale Street, and is staffed by one captain, one engineer and two firefighters. A battalion chief oversees both fire stations. In total, there are 35 fire department personnel spread out over three shifts. This includes an Assistant Chief, Community Service Representative, Public Information Officer, and a secretary.

The average response time is 4 minutes and 58 seconds for emergency calls, and 7 minutes and 6 seconds for non-emergency calls.

## Goals, Objectives and Policies

### Goal PF 2: Increased fire safety and high quality Emergency Medical Services (EMS)

**Objective PF 2.1:  
Provide professional, efficient fire protection  
and EMS services.**

#### *Policies*

- P.1** The City should work with the County of Los Angeles Fire Department to continuously improve the performance and efficiency of fire protection services for the City of South Gate.
- P.2** The City should work with the County of Los Angeles Fire Department to ensure adequate fire-fighting and EMS infrastructure, equipment, and personnel to provide a high level of fire and emergency medical service in South Gate to meet growing demands.
- P.3** The City should work with the County of Los Angeles Fire Department to maintain its current distribution of fire stations, seeking to maintain goals of a maximum of 3 miles between stations and 5 minute response times.

- P4** In coordination with the County of Los Angeles County Fire Department and surrounding cities, South Gate will support the replacement of old facilities and outdated fire facilities with new facilities containing the necessary infrastructure and design features to adequately support fire and emergency functions for the area.
- P5** The City will ensure that sufficient water service and pressure is available throughout the City for use in fire fighting.
- P6** The City will work with the County of Los Angeles Fire Department to explore funding sources, such as impact fees from development or parcel taxes, to ensure a high level of fire services for the City.
- P7** The City will work with the Fire Department to proactively plan for increases in population and employment growth and changes in the use and types of buildings in South Gate.

**Objective PF 2.2:  
Ensure that all new development includes adequate provision for fire safety.**

*Policies*

- P1** All new development will comply with fire safety requirements of the California Building Fire Code and California Building Code as adopted by the City of South Gate.
- P2** All new development will provide water mains and hydrants as necessary to create adequate fire service.
- P3** All new development will provide adequate access for fire service vehicles and personnel.
- P4** While seeking to maintain access, fire safety, and adequate response times, the City and the Fire Department will work together to develop creative solutions that allow for mixed-use and compact development, pedestrian-friendly streets, and other elements of a walkable, bikeable, and safe city.

## Implementation Actions

**Action PF 2:**

**Install traffic signal pre-emption technology.**

The Police, Fire and Public Works Departments shall coordinate to install traffic signal pre-emption technology for emergency response vehicles in appropriate locations in the City, as funding and capital programming allow.

# SCHOOLS AND EDUCATIONAL FACILITIES

## Existing Conditions

This section provides background information about the schools serving the City of South Gate, including Los Angeles Unified School District campuses, the East Los Angeles Community College and private schools.

## Unified School Districts Serving South Gate

The Los Angeles Unified School District (LAUSD) operates 19 schools in South Gate, including one primary center, 11 elementary schools, three middle schools, two high schools, one continuation school, and one adult education center. With the exception of the Hollydale Elementary School (which is administered by the Paramount Unified School District), all of the schools located in South Gate are administered and operated by the LAUSD. South Gate also has a limited number of residents that attend schools in the Downey Unified School District (DUSD), Paramount Unified School District (PUSD) and the Lynwood Unified School District (LUSD). A summary of LAUSD facilities in the City of South Gate is presented in Table PF 1.

Preliminary estimates of the student population in South Gate are approximately 30,000-32,000 students, or about one-third the City's current population. This number includes the East Los Angeles Community College and the two adult/continuation schools, while estimating the student census at Hollydale Elementary School. It does not account for any South Gate students attending schools outside the City. LAUSD accounts for 25,000 students alone and maintains 19 existing campuses spread throughout the community. LAUSD is also proposing three to four new campuses, bringing its total of schools to 22 or 23 campuses. When including schools in Paramount Unified, Lynwood Unified, and Downey Unified School Districts, the City estimates there may be 28 or 29 campuses serving the student population. The LAUSD and the DUSD assess development fees against new development to mitigate impacts resulting from associated increases in demand for school related services.

**The Los Angeles Unified School District (LAUSD) operates 19 schools in South Gate, including one primary center, 11 elementary schools, three middle schools, two high schools, one continuation school, and one adult education center.**

## East Los Angeles Community College

The East Los Angeles College (ELAC) leases a facility in South Gate on Firestone Boulevard near Alameda Street, which currently serves approximately 5,000 students. This 50,000 square foot facility contains 24 classrooms, a bookstore, a library and student support services. The ELAC is in escrow to purchase the former Firestone Plant (across the street from their current facility) for conversion into a new campus that would serve up to 30,000 students, and include student housing and additional support facilities. As part of this expansion the ELAC may transition their existing 50,000 square foot facility into a technology center. Funding and resources allocated to public colleges are determined by the State based on population projections and other factors.

## Private Schools

There are a number of private schools serving the City of South Gate, including Faith Christian Academy, Redeemer Lutheran, and St. Helen Elementary. In addition, most of the pre-schools in the City are private. (The exceptions are the Paramount Unified School District's Hollydale Preschool located in South Gate and the LAUSD's Stanford Primary Center.) Private pre-schools include the Kids Forum Preschool, Lollipop Lane Preschool and Kindergarten, and Ruiz and Rivera Family Child Care.

**Table PF 1: LAUSD Facilities in South Gate**

School	Location	Year Built	Enrollment
<b>Primary Centers</b>			
Stanford Primary Center	3020 Illinois Ave.	2004	205
<b>Elementary Schools</b>			
ES #4 (New School)	Firestone & Dorothy	2009	775 (capacity)
ES #9 (New School)	Firestone & Long Beach Blvd.	2010	650 (capacity)
Bryson Avenue	4470 Missouri Ave.	1931	995
Independence	8435 Victoria Ave.	1997	715
Liberty Boulevard	2728 Liberty Blvd.	1932	762
Madison Avenue	9820 Madison Ave.	2005	568
Montara Avenue	10018 Montara Ave.	1998	611
San Gabriel Avenue	8628 San Gabriel Ave.	1932	835
San Miguel Avenue	9801 San Miguel Ave.	1989	933
Stanford Avenue	2833 Illinois Ave.	1924	992
State Street	3211 Santa Ana St.	1932	1,090
Tweedy Boulevard	9724 Pinehurst Ave.	1931	677
Victoria Avenue	3320 Missouri Ave.	1925	797
<b>Middle Schools</b>			
International Studies Learning Center	2560 Tweedy Blvd.	2004	550
Southeast Middle School	2560 Tweedy Blvd.	2004	1,367
South Gate Middle School	4100 Firestone Blvd.	1941	2,669
New Middle School	Tweedy & Atlantic	Tbd	Tbd
<b>High Schools</b>			
New High School	Tweedy & Atlantic	2011	Tbd
South Gate High School	3351 Firestone Blvd.	1932	3,214
Southeast High School	2720 Tweedy Blvd.	2005	2,812
<b>Other</b>			
South Gate Adult School	2525 Firestone Blvd.	N/A	3,625
Odyssey High (Continuation)	8693 Dearborn Ave.	1973	137

# Goals, Objectives and Policies

## Goal PF 3: Enhance the community with an educational infrastructure that offers diverse, high-quality educational opportunities to residents of all ages, and enhances community

### Objective PF 3.1: Ensure all residents have access to high-quality education.

#### *Policies*

- P.1** The City will work with the LAUSD and other school districts to provide a high level of public education to all residents in South Gate and to address issues of mutual concern.
- P.2** The City will work with the LAUSD to anticipate potential increases in the City's population and the impact on school enrollment.
- P.3** The City will seek alternative institutional arrangements should student test scores continue to fall and drop-out rates continue to rise.
- P.4** Prior to issuance of any certificates of occupancy, the City will require project applicants to submit evidence that legally required school-related development fees have been paid per the current mitigation program established by the applicable school district.

### Objective PF 3.2: Assist educational providers in the location and design of school sites to prevent negative impacts on the health, safety and welfare of students and nearby residents.

#### *Policies*

- P.1** The City will pursue and enhance mutually beneficial joint use agreements with the LAUSD to improve public access to the recreational facilities, libraries and other facilities on its campuses.
- P.2** The City will create and enhance safe walking and cycling routes to schools through its transportation, land use, and design decisions. This will improve safety, increase physical activity among youth, and reduce traffic congestion around schools.
- P.3** The City will work with the LAUSD to create a mixed use campus for the proposed high and middle schools on its property on Tweedy Boulevard, east of Atlantic Boulevard.
- P.4** The City and the ELAC will cooperate on the renovation and development of facilities to focus on energy efficiency and reduction of greenhouse gases.

### Objective PF 3.3: Support and enhance development of the East Los Angeles Community College (ELAC) as an important community asset, while reducing its traffic impacts.

#### *Policies*

- P.1** The City will work with the ELAC to plan the expansion of the campus in a way that meets the vision for the Community College District contained in the Community Design Element.
- P.2** The City will support the continued use and expansion of the ELAC, recognizing the positive role that the college plays in the City.
- P.3** The City will maintain a collaborative relationship with the Los Angeles Community College District and the administrators in the ELAC. The City will work with the College to maximize the use of college services and facilities by the public, particularly for young people, families and children.
- P.4** The City will work with the Los Angeles Community College District to rename the East Los Angeles Community College to "South Gate Community College."

## Objective PF 3.4: Enrich residents' lives by encouraging and enabling lifelong learning.

### *Policies*

- P.1** The City should reach out to, coordinate and develop partnerships with institutions and educators to advance lifelong learning in the City.
- P.2** The City should consider opportunities for lifelong learning when making its land use, transportation, open space and design decisions.
- P.3** The City should provide easy public access to information about learning opportunities sponsored by the City or by other groups or organizations.
- P.4** The City should seek to overcome barriers to lifelong learning, especially among underserved populations.
- P.5** The City should work with existing agencies, educators and businesses to expand "school-to-work" programs to assist non-college bound students to enter the workforce directly from high school.



**A number of new schools, such as the one pictured above, were recently constructed in South Gate by the LAUSD. Over the horizon of the General Plan, several additional new schools are planned for the City.**

## Implementation Actions

### Action PF 3:

#### **Pursue Safe Routes to School grant funding.**

In order to make South Gate streets safer for children to travel on foot or by bicycle, the Community Development Department will actively seek out and pursue grant funding for improved access, traffic and pedestrian management, and safe routes to school.



**South Gate should pursue safe routes to schools funding to increase safety around schools in the City.**

# SOLID WASTE AND RECYCLING

## Existing Conditions

This section describes the existing solid waste and recycling services available to South Gate residents and businesses. These are under the supervision of the Department of Public Works.

**The City diverted 47 percent of its solid waste in 2002.**

The City has a Refuse Collection and Recycling Services Franchise Agreement with USA Waste of California, Inc., (Waste Management) that expires in 2017. A majority of solid waste is disposed at either Class III landfills (municipal solid waste facilities), which are facilities for non-hazardous household waste, or unclassified (inert) landfills that accept materials such as soil, concrete, asphalt, and other construction and demolition debris. Waste Management operates a transfer station in South Gate and uses specific landfills for residential and commercial/industrial wastes: Commerce Refuse-To-Energy Facility, Bradley Landfill, Downtown Diversions, Inc., El Sobrante Landfill, Nu-Way Live Oak Reclamation, Inc., Southeast Recovery Resource Facility City of Long Beach-Energy Recovery Bureau, and Synagro Regional Composting Facility.

The City of South Gate is a member of the Los Angeles Integrated Waste Management Authority a regional agency, also known as LARA, which is a consortium of 16 cities in Los Angeles County. In 2004, the California Integrated Waste Management Board (CIWMB) approved the formation of LARA as a regional agency whose mission is to assist members in meeting and exceeding the 50% waste diversion mandates of State Assembly Bill 939.

The City has approved a number of private sector businesses that recycle materials including Interior Removal Specialists, Pacific Coast Metals, Hanson Aggregates, Inc., and the Sanitation Districts South Gate Transfer Station.

The City has several programs to divert solid waste from landfills including composting, facility recovery, policy incentives, household hazardous waste management, and public education about recycling and waste reduction. The City diverted 47 percent of its solid waste in 2002 and LARA, in which the City is a member, had a diversion rate of 59 percent in 2006.

# Goals, Objectives and Policies

## Goal PF 4: A reduction in the volume of solid waste generated by the City

### Objective PF 4.1: Reduce the volume of solid waste generated in South Gate through recycling and resource conservation.

#### *Policies*

- P.1** The City will meet or exceed the State's goal of diverting 50 percent of all solid waste from landfills by 2010 and adjust the percentage of diversion as mandated by the State.
- P.2** The City will encourage the use of recycled paper and other recycled materials in all City operations.
- P.3** The City will encourage local businesses to expand their recycling efforts, buy and use recycled products and encourage the use of reduction packaging of products manufactured in the City.
- P.4** Public and private buildings will be designed or improved with on-site storage facilities for recycled materials.
- P.5** The City should expand its special waste collection and recycling services including bulk trash items, electronic waste, household hazardous waste, food scraps, green waste and other programs as necessary.
- P.6** The City will proactively advertise its bulk item trash collection service to discourage illegal dumping and improve the visual appearance of the City.
- P.7** Disposal, salvage and reuse of construction and demolition materials and debris are required for all construction projects in the City.

# Implementation Actions

## Action PF 4: Implement and update the Recycling and Diversion Plan.

The Public Works Department shall implement and update the Recycling and Diversion Plan to meet the waste reduction targets identified in the above policies. The plan currently provides recycling programs such as recycling electronic waste, recycling of beverage containers, a used oil program and industrial recycling. The plan also encourages collecting and composting green waste and food scraps.

## Action PF 5: Expand public education programs about waste reduction and diversion strategies.

The Public Works Department shall designate an individual or individuals to coordinate with State and County agencies and the City's franchise waste hauler to expand public education programs about waste reduction and diversion strategies, including recycling and semiannual residential bulky item removal.

# WATER SERVICE

## Existing Conditions

### Water Service Area

**The City of South Gate uses groundwater from the City wells as its primary source. Water generated from wells is chlorinated and distributed to City customers or stored in reservoirs.**

The City of South Gate operates a municipal water utility (Utility) located in an adjudicated water basin (the Court retains jurisdiction to assure a balanced Central Basin aquifer through a Judgment awarding groundwater pumping rights to water producers and the Court appointed Watermaster – the Department of Water Resources – assists the Court in the administration and enforcement of the Judgment). The Utility has annual pumping rights of 11,183 acre-feet of water (one foot of water covering a surface area of one acre, or 325,851 gallons). The City manages and operates wells, conduits, pipes, fire hydrants, and reservoirs. The water system in South Gate is regulated through federal law, state law, the South Gate Municipal Code, and court decisions. The exception is the Hollydale area which is served by Golden State Water Company, an investor-owned water utility. The City has a total of 16,218 metered connections. Seventy-six percent of water is used by residential users, ten percent commercial, seven percent industrial, three percent public/institutional, and three percent other users.

### Water Supply

The City of South Gate uses groundwater from the City wells as its primary source. Water generated from wells is chlorinated and distributed to City customers or stored in reservoirs. The total capacity of both active and stand-by wells is 32.97 million gallons per day (MGD), or 101.19 acre-feet per day. This represents a surplus over the City's average daily demand of 9.32 MGD, and the City's maximum daily demand of 16.78 MGD. Because the total capacity of these existing wells exceeds maximum daily demand, additional wells are not required. However, reservoir storage capacity needs to be improved and additional reservoirs or storage capacity needs to be developed.

In addition to its own sources, the City also has agreements to purchase water from other agencies including the Metropolitan Water District of Southern California (MWD), the City of Downey and the Golden State Water Company. These secondary sources are generally for emergencies only, and the City has not used purchased water dur-

ing the last ten years. The City is allowed to pump 11,183 acre-feet per year, and has leased water rights of about 2,000 acre-feet per year to other agencies from 1991 through 2001. The City is working with other agencies to develop a “conjunctive use” program (water storage in the underground aquifer) and may be able to convert unused water to underground water storage. This plan requires cooperation with other water purveyors as well as court approval.

## Water Facilities

The City of South Gate’s water system consists of 145 miles of main lines, fourteen groundwater wells (11 of which are active), and 13.1 million gallons of water storage capacity. This storage includes two elevated tanks, four ground level tanks, and one underground concrete storage tank. Based on regulatory, fire flow and emergency requirements, the City should have total storage capacity of 26.9 million gallons. Therefore, the City currently has a storage deficit of 13.8 million gallons. To respond to this need, the City is planning the development of two reservoirs.

The distribution system consists mostly of cement-lined cast iron piping and about 10 percent asbestos-cement pipes. There are also some steel and polyvinyl-chloride (PVC) and ductile iron pipes in the system.



**New water storage facilities will need to be constructed in the City to mitigate the current storage deficit.**

Approximately 24 miles of main lines consist of 4-inch unlined pipes which are gradually being replaced with 6-inch ductile iron pipes. Approximately 8 miles of piping replacement work has been completed.

## Water Recycling

Water recycling is the reuse of treated wastewater for non-potable (non-drinking) purposes, including industrial uses and irrigation for public landscaping, such as medians, parks and golf courses. Using recycled water can increase the availability of potable water supplies.

The City of South Gate does not own or operate any water recycling facilities. The City purchases recycled water from the Central Basin Municipal Water District (CBMWD), which is offered to industrial users at a 15 percent discount. CBMWD obtains recycled water from the San Jose Creek Water Reclamation Plant in Whittier and the Los Coyotes Water Reclamation Plant in Cerritos, which are owned and operated by the Sanitation District of Los Angeles County.

From 1996 to 2005, South Gate purchased 1,707 acre feet of recycled water from the CBMWD. Over that period the amount of recycled water purchased in a given year has ranged from 144 acre feet in fiscal year 1995-96 to 213 acre feet in fiscal year 2004-05. The City itself uses approximately 250 acre feet per year of recycled water for irrigation in Hollydale Park and Circle Park. There are also two carwash facilities in the City that recycle their own water. CBMWD operates a recycled water pipeline on Atlantic Avenue that has enough capacity to provide for most of the industrial uses in that area, but despite the reduced cost the potential customers have not been motivated to use this resource. CBMWD may extend additional recycled water pipeline to the Westside of the City.

# Goals, Objectives and Policies

## Goal PF 5:

### A water system that meets the projected demand for all users and seeks ways to reduce demand

#### Objective PF 5.1:

Ensure that a reliable water supply can be provided within the City's service area, while remaining sensitive to the climate.

##### *Policies*

- P1** The City will maintain water storage, distribution and treatment infrastructure in good working condition in order to supply domestic water to all users with adequate quantities, flow and pressure.
- P2** The City will promote water conservation by implementing the recommendations of the Urban Water Management Plan.
- P3** The City will support the efforts of the Central Basin Municipal Water District to expand the use of recycled water in the City.
- P4** Water distribution infrastructure will be replaced as needed to improve water delivery and fire flow as well as to maintain healthy and safe drinking water for all residents and businesses. To the extent feasible, the replacement should be concurrent with major infrastructure or development projects within the City.

#### Objective PF 5.2:

Promote water conservation and increase the use of reclaimed and recycled water.

##### *Policies*

- P1** The City will seek to build an integrated, extensive system of reclaimed and recycled water.
- P2** As existing water distribution infrastructure is replaced, the City should consider adding recycled water distribution systems to minimize construction costs.

- P3** Recycled and reclaimed water should be used in City-owned parks, plazas, landscaped medians and other public spaces and in privately-owned open spaces, where feasible.
- P4** The City should encourage potential customers for reclaimed or recycled water by providing and/or publicizing incentives for using reclaimed or recycled water instead of potable water, where appropriate.
- P5** The City will consider requiring new non-residential and multi-family projects with 25 or more units to be built in such a way that they are able to use reclaimed water whenever it becomes available in the future.
- P6** The City will promote water conservation in its own operations and through public education, incentive programs, and standards for new and retrofitted development. The City will work with other agencies such as the Central Basin Municipal Water District, the Water Replenishment District, the Metropolitan Water District and Golden State Water Company to promote water conservation.
- P7** New development projects should seek opportunities for rainwater capture and reuse.
- P8** The City will promote water conservation through site design, use of efficient systems, xeriscape and other techniques.
- P9** New City facilities should use xeriscape, native plant species, low flow plumbing and other water conserving techniques, to the greatest extent feasible.

#### Objective PF 5.3:

Promote coordination between land use planning and water facilities and service.

##### *Policies*

- P1** The City will be responsible for replacing new distribution water lines, as necessary, to meet future needs. Individual development projects will be responsible for the construction of all necessary on-site water improvements and connecting to the water mains.
- P2** The City will collect water impact fees for new development.
- P3** The availability of sufficient, reliable water will be taken into account when considering the approval of new development.
- P4** The City will manage energy use for all water facilities and upgrade water system pumps, motors and other devices to improve energy efficiency to reduce costs.

# Implementation Actions

## Action PF 6:

### Amend the Building Code to allow water-conserving technologies.

Amend the Building Code to allow for and encourage a variety of water-conserving technologies such as: low flow and dual-flush toilets, waterless urinals, as well as water reuse technologies such as: cisterns for rainwater capture, along with any other water conservation technologies deemed feasible.

## Action PF 7:

### Update the Urban Water Management Plan.

The Public Works Department will make it a priority to update the Urban Water Management Plan to make it consistent with the General Plan.

## Action PF 8:

### Update the Water Master Plan.

The Public Works Department will make it a priority to update the Water Master Plan to make it consistent with the General Plan.

## Action PF 9:

### Replace the existing above-ground storage tanks.

The Public Works Department will replace the existing above-ground storage tanks with new below-grade tanks to provide more open space for parks or for development of above-ground parking facilities when financially feasible.

## Action PF 10:

### Adopt the Reclaimed Water Usage Plan.

The Public Works Department will create a long-term plan on the potential uses of reclaimed water and the locations for reclaimed water infrastructure.

## Action PF 11:

### Explore an infrastructure impact fee.

In order that new development pay its share of the costs of water supply infrastructure, the Public Works Department will work in coordination with the Community Development Department to explore the creation of an infrastructure impact fee.

## Action PF 12:

### Explore an energy efficiency evaluation program for the water system.

In order to improve energy efficiency and reduce emission of greenhouse gases, the City will create a program to evaluate current energy consumption of the water system and to improve efficiencies throughout the system.



The use of recycled water for activities such as irrigation of parks and open spaces is a component of the City's water conservation efforts.

# WASTEWATER

## Existing Conditions

**The sewer transportation system consists of 98 miles (84%) of unreinforced concrete pipe and 18 miles of sewer is vitrified clay pipe.**

The City's sanitary sewer collection system is managed by the City's Public Works Department. The collection system consists of about 116 miles of gravity sewer lines, no pump/lift stations, and about 100 sewer siphons within the system. Approximately 99 percent of flows from local sewers discharge into the County Sanitation Districts' (LACSD's) facilities for transportation, treatment, and disposal. The remaining one percent of total sewage generated within the City passes into the City of Paramount system and is then discharged into CSD facilities. There are 21 LACSD trunk lines that run through various portions of the City. These trunks convey sewage from South Gate and other communities to the Joint Water Pollution Control Plant in Carson.

The sewer transportation system consists of 98 miles (84%) of unreinforced concrete pipe and 18 miles of vitrified clay pipe. In 2002 and 2003, concrete sewer facilities were repaired and re-lined and in 2008 the vitrified clay pipe portion of the system was checked and repaired. As deteriorated lines are discovered during preventive maintenance these lines are either immediately repaired by Public Works or emergency contractors are retained to repair lines.

## Goals, Objectives and Policies

### Goal PF 6:

**A wastewater system that is adequate to protect the health and safety of all South Gate residents, businesses and institutions**

### Objective PF 6.1:

**Provide high-quality wastewater services to residents and ensure enforcement of wastewater regulations.**

#### *Policies*

- P1** The City will maintain wastewater infrastructure in good condition.
- P2** The approval of new development will be conditional on the availability of adequate, long-term capacity of wastewater treatment, conveyance and disposal sufficient to service the proposed project.
- P3** The City will follow current environmental best practices in the treatment of wastewater.

- P4** The City will continue to work with the Los Angeles County Sanitation District to ensure the use of Best Management Practices in the City.

**Objective PF 6.2:  
Require steps to ensure sufficient wastewater capacity for new development.**

*Policies*

- P1** Prior to issuance of a wastewater permit for any future development project the City will require that project applicants pay applicable connection and or user fees to the the County sanitation Districts of Los Angeles County.
- P2** Prior to issuance of a building permit for any future development project the City will require that project applicants prepare and submit for review an engineering study to determine the adequacy of the sewer systems to accommodate the proposed project.
- P3** Prior to issuance of a building permit for any future development project the City will require that project applicants provide evidence that the County Sanitation District of Los Angeles County has sufficient wastewater transmission and treatment plant capacity to accept sewage flows from buildings for which building permits are requested.

## Implementation Actions

**Action PF 13:**

**Update the Sewer Master Plan.**

The Public Works Department will make it a priority to update the Sewer Master Plan to make it consistent with the General Plan.

**Action PF 14:**

**Evaluate the capacity of the existing wastewater collection system.**

Upon adoption of the General Plan, the City should initiate an evaluation of the existing capacity of the wastewater collection system in collaboration with the Los Angeles County Sanitation District to determine if the existing wastewater collection systems are adequate to meet existing and anticipated future demand.

**Action PF 15:**

**Explore an infrastructure impact fee.**

In order that, new development pay its share of the costs of wastewater infrastructure, the Public Works Department will work in coordination with the Community Development Department to explore an Infrastructure Impact Fee.

# STORMWATER

## Existing Conditions

The main purpose of a storm drainage system is to control stormwater runoff in order to prevent flood damage, reduce inconvenience from excessive flows and to minimize pollution to service, groundwater and the ocean.

**The LACPD storm drain system generally collects water from streets, pipelines and Caltrans drains and either transports it south towards Paramount and directly into the Los Angeles River or south and west towards Lynwood, where the runoff discharges into Compton Creek and ultimately the Los Angeles River further downstream.**

South Gate's stormwater system is managed by the City's Department of Public Works and the Los Angeles County Department of Public Works (LACDPW). Most stormwater drains through street curb and gutters to LACDPW storm drains, but there are a limited number of circular storm drains maintained by the City. The LACPD storm drain system generally collects water from streets, pipelines and Caltrans drains and either transports it south towards Paramount and directly into the Los Angeles River or south and west towards Lynwood, where the runoff discharges into Compton Creek and ultimately the Los Angeles River further downstream.

South Gate is part of the lower Los Angeles River Drainage basin, and is a co-permittee with the County of Los Angeles in a five-year National Pollution Discharge Elimination System Permit (NPDES). As part of compliance with this Permit, the 84 co-permittees of Los Angeles County developed a post-construction development mitigation plan. This plan outlines best management practices which must be incorporated into design plans for certain types of development, including: ten or more units (including single family homes, multi-family homes, condominiums and apartments), automotive service facilities, restaurants, one acre or more square-feet of impervious surface in industrial/commercial development, retail gasoline outlets, and parking lots of 5,000 square feet or more of surface area or with 25 or more parking spaces. Local jurisdictions, such as South Gate, are required to adopt the Best Management Practices contained in the post-construction development mitigation plan. Local jurisdictions can adopt additional Best Management Practices, but they must be at least as stringent as those contained in the Los Angeles County post-construction development mitigation plan.

# Goals, Objectives and Policies

**Goal PF 7:**  
To collect, store and dispose of stormwater in a way that is safe, sanitary, and environmentally acceptable

**Objective PF 7.1:**  
Maintain stormwater collection infrastructure in good condition.

### *Policies*

- P1** Stormwater infrastructure will be maintained in good condition.
- P2** The City should provide sufficient funds to maintain necessary stormwater infrastructure.
- P3** The City's stormwater infrastructure will comply with the National Pollutant Discharge Elimination System (NPDES) Act and all other legal and environmental requirements.



**Innovative stormwater management techniques, such as this rain garden built into the street, will help the City reduce overall stormwater rates.**

**Objective PF 7.2:**  
Encourage coordination between land use planning, site design and stormwater control.

### *Policies*

- P1** The City will comply with the Best Management Practices contained in the Los Angeles County Standard Urban Stormwater Mitigation Plan (SUSMP).
- P2** The City will seek to reduce the amount of stormwater that leaves the City, and will seek to improve the quality of stormwater that does leave the City.
- P3** Where feasible, new development projects should handle all stormwater on site. Exceptions may be made where the design of such on-site stormwater facilities will have a negative impact on the urban quality of the development.
- P4** A watershed management approach should be used in addressing, planning and managing stormwater issues.
- P5** Existing property owners will be encouraged to reduce stormwater runoff by modifying their properties and reducing impermeable surfaces.
- P6** Parking lots should be paved with permeable materials, whenever possible.

## Implementation Actions

**Action PF 16:**  
Revise the Building Code to allow technologies that reduce stormwater runoff.

The Community Development Department will revise the Building Code to allow for new and innovative techniques that reduce the quantity and improve the quality of stormwater runoff. Such techniques could include green roofs, vegetative swales, detention and infiltration basins, permeable paving and other techniques.