

BEACON



# City of South Gate

Sustainability Best Practice Activities



**ILG** INSTITUTE FOR LOCAL GOVERNMENT<sup>SM</sup>  
*Promoting Good Government at the Local Level*









# City of South Gate

California communities are leading the fight against climate change. From small projects to large-scale programs, cities and counties are making great strides to create healthy, sustainable and economically prosperous communities. Participants in ILG's Beacon Program serve as leaders in this effort, making measureable contributions to reducing energy and greenhouse gas emissions, and sharing their sustainability best practices.

This document represents a collection of activities your agency has completed in 10 areas of sustainability. While local governments have a wide range of choices available to address climate change, these activities represent the unique opportunities and values in your community. These voluntary actions are essential to achieving California's goals to save energy, reduce greenhouse gas (GHG) emissions and create more sustainable communities.

## SPOTLIGHT AWARD

SPOTLIGHT AWARD		SILVER LEVEL	GOLD LEVEL	PLATINUM LEVEL
Areas of Accomplishment				
	Agency GHG Reductions		2013 (10%)	
	Community GHG Reductions	2013 (5%)		
	Agency Energy Savings		2013 (12%)	
	Natural Gas Savings	N/A	N/A	N/A
	Sustainability Best Practice Activities		2015	2017
	Beacon Award	2015		

Cities and counties throughout the Golden State should be proud of the accomplishments made through the hard work, innovation and collective community action. The Institute for Local Government applauds your achievements and thanks you for your continued participation in the Beacon Program.

The Beacon Program is sponsored by the Institute for Local Government and the Statewide Energy Efficiency Collaborative (SEEC). SEEC is an alliance between three statewide non-profit organizations and California's four Investor-Owned Utilities. The Beacon Program is funded by California utility ratepayers and administered by Pacific Gas and Electric Company, San Diego Gas and Electric Company, Southern California Edison and Southern California Gas Company under the auspices of the California Public Utilities Commission.





# Energy Efficiency and Conservation Activities

## Silver

1. Engaged in Energy Leader Partnership with Southern California Edison.

## Gold

2. The City of South Gate converted and/or replaced 950 High Pressure Sodium Vapor (HPVS) lamps to Light Emitting Diodes (LEDs) citywide in efforts to reduce carbon dioxide foot prints.
3. Adopted a retro-commissioning policy that puts in place the standard on how HVAC and other energy systems will be maintained and continued training for staff.

## Platinum

4. Adopted an Energy Action Plan, which empowers staff to make decisions using strategies within the plan.
5. Created an active account with Energy Star Portfolio Manager and is currently tracking the energy usage of 10 of the highest energy consuming buildings.
6. The City of South Gate has completed various street light conversion projects changing street light fixtures from high pressure sodium to LEDs. This process has accounted for approximately 2,500 fixtures with a significant impact on energy conservation.





# Water & Wastewater Systems Activities

## Silver

1. Replaced existing well pumps with Energy Efficiency Variable Frequency Pumps.

## Gold

2. Partnered with the Central Basin Municipal Water District to install a water-efficient demonstration garden of California native and drought tolerant plants.
3. Replaced variable-frequency drive (VFD) at the Sports Center facility.

## Platinum

4. Implemented a Water Drought Policy and Procedure.
5. Implemented new irrigation systems for new Azalea Regional Shopping Center.







# Green Building Activities

## Silver

1. Designing and implementing a voluntary green building program for existing construction.

## Gold

2. Designing and implementing a pre-housing inspection program enhanced by energy efficiency improvements.
3. Implemented use of co-generation system for pool stadium.

## Platinum

4. Converted all existing windows at city hall with UV protected film.
5. Installed skylights for the Public Works Corporate Yard lunchroom and the basketball courts inside the Sports Center facilities.
6. Policy and program development of a Voluntary Green Building Program for existing constructions.
7. The city offers a Presale Property Inspection Program, which covers the identification of energy efficiency opportunities on the exterior of the property before it is sold.
8. Installed a photovoltaic system to offset energy usage at city hall.
9. LEED certifications are in process for two new sustainable development projects, the Azalea Regional Shopping Center (LEED Silver) and Interior Removal Specialists, Inc.'s corporate offices.





# Waste Reduction and Recycling Activities

## Silver

1. The City of South Gate has been awarded \$500,000 dollar grant from Cal Recycle for implementation of collection of illegally discarded items such as refrigerators, mattresses, aggregate materials such as asphalt, concrete, and construction materials.

## Gold

2. The city has developed an Illegal Dumping Ordinance and Citation Program to allow collection of illegally discarded items in an effort not only to maintain our city clean but also to recycle the discarded items properly. Through these new efforts, we have collected more than 300 tons of discarded items throughout the city.
3. The City of South Gate also recycles used lamps and batteries, print cartridges, city signage (3,000 signs), used oil (300 gal.), old graffiti paint, and other hazardous waste.

## Platinum

4. The city has partnered with Waste Management and has implemented a new Home Delivery Program for all residents in need of sharp disposals containers are delivered to residents' homes for free as part of franchised waste contracts; residents can then mail back the full containers for no charge.
5. The city implemented a recycling program at all city offices including the Police Department to increase recycling activities. This includes desk side recycling for all work spaces, lunchrooms, meeting rooms and jail intake rooms, or items such as plastic bottles and cans, paper or unwanted mail.
6. The city's Purchasing Division has a Surplus Program that provides for the donation or auction of all salvageable equipment. The surplus is re-used by selling at auction approximately twice a year or as needed.
7. The city's Purchasing Division works with the Public Works Department in support for the dispensing of e-waste. The city has a designated certified vendor to dispose of the e-waste citywide.
8. The city's Purchasing Division has a battery drop dispenser placed in each department throughout the city and strategically placed in other public areas so that the citizens can participate.
9. The City of South Gate collaborates with its current contracted waste hauler, Waste Management, to take bulky items out of its waste stream such as but not limited to: electronic waste, large bulky pieces of furniture that are discarded on the street. By removing these items the city and Waste Management commit to recycle all items within the term of contract.







# Climate-friendly Purchasing Activities

## Silver

1. Adopted a Green Purchasing Ordinance.

## Gold

2. The purchasing ordinance directs the city to solicit the use of recycled and other environmentally preferred products in its procurement documents.
3. The ordinance encourages waste prevention by city staff by asking them to consider durability of products prior to acquisition, conduct routine maintenance to extend the useful life of a product, use duplex features on printers and copiers, and send and store information when possible.

## Platinum

4. The city's Purchasing Division has a surplus program that provides for the donation or auction of all salvageable equipment. The surplus is re-used by selling at auction approximately twice a year or as needed.
5. The city's Purchasing Division has an online list, for other departments to select from, of useable surplus items. This encourages the departments to re-use, prevents the need to purchase new or to auction items that may be needed at a future time.
6. The city's Purchasing Division purchases recycled materials for city use when appropriate such as some toner and all paper products.
7. The city's Purchasing Division required that Office Depot set up the city's online website account to populate with recycled products as the first selection seen. These are designated as the "preferred" choice of products to be purchased by staff.
8. The City of South Gate works with a local company, Interior Removal Specialists, Inc., where possible (OSHA compliance, etc.), who provides the city with donations of recycled office furniture (Files, desk accessories (credenzas, etc.), conference and accent tables, lobby and conference chairs, etc.
9. The city's Purchasing Division has mandated that only the use of environmentally safe (green) products be used for cleaning, waxing, stripping, and all uses of this type, throughout the city.





# Renewable Energy and Low-Carbon Fuels Activities

## Silver

1. The city purchased an alternative fuel vehicle (boom truck) for the city's Electrical Division.

## Gold

2. The city purchased four G.A.T.E. (Get Around Town Express) buses for the transportation of community and business owners throughout designated routes. These buses operate with Compressed Natural Gas (CNG).
3. The city purchased three alternative fuel street sweeper units which are used on a daily basis through the city's street sweeping routes.

## Platinum

4. The city purchased four Ford Focus vehicles for the Community Development Department, which operate with alternative fuels.
5. The city's trash hauler service provider, Waste Management, operates their trash pick-up trucks with CNG; all other vehicles have also been converted to CNG as part of their contract terms with the City of South Gate.
6. Included an objective to potentially finance and support on-site renewable energy installation in the Green Building Program section of the Green City Element.
7. Installed four public electric vehicle (EV) charging stations at Azalea Regional shopping center, two public EV charging stations and one employee EV charging station at city hall.





# Efficient Transportation Activities

## Silver

1. Operates a Traffic Management Center to help synchronize traffic signals through main thoroughfares, thus lowering emissions generated.

## Gold

2. The City of South Gate adopted a Bicycle Transportation Plan to enable its citizens to feel safe and comfortable bicycling throughout the city. Many South Gate residents already ride bicycles as their primary form of transportation, and many more residents wish to do so. By increasing the numbers of people who feel safe bicycling, the city advances a number of policy goals. Residents will get more exercise, and access to transit will be improved. Further, bicycling enables people to travel without polluting the city's air, creating carbon emissions or contributing to traffic congestion. Bicycling costs little to the bicyclist, and inflicts little wear-and-tear on the city's streets and other infrastructure.
3. In 2012, The City of South Gate adopted a land use concept plan for the future Eco-Rapid Transit Station and Transit Village for the Firestone-Atlantic area (Gateway District). A 2015 update to the concept plan is nearly complete and the city is in the process of developing an RFP to create a Gateway District Specific Plan for the same that will codify provisions for the future station, Transit Oriented Development (TOD) and create linkages to the River Green Belt and Bike Path.

## Platinum

4. Installed a Passive Diesel Particulate Filter (DPF) in 10 fleet trucks to reduce diesel emissions such as carbon monoxide, hydrocarbons, and particulate matter.
5. Completed the Southern Avenue Bikeway Project, which provides South Gate and surrounding cities a link to the Los Angeles River Bike Path, a section stretching over 2.25 miles. This project includes bike and pedestrian paths that interface with elements such as rest areas, exercise stations, demonstration landscapes, and basketball courts.
6. Established a carpooling program to encourage staff to reduce their carbon footprint by providing incentives.





# Land Use and Community Design Activities

## Silver

1. Adopted, the General Plan creates a new sustainable land use vision for the city. The plan features a hybrid form-based land plan that implements medium to high density, mixed use and Transit-oriented design features along the city's major arterial corridors and creates the land use template for future transit stations and accompanying Transit-Oriented villages. It also features a mobility element that promotes a complete streets approach to transportation planning, a Green City Element that includes provisions for Climate Change and a Healthy Community Element that sets policies, goals and objectives for the use of alternative transportation options, physical fitness, healthy eating, access to healthy foods and health care.

## Gold

2. The city conducted a comprehensive zoning code update to be consistent with the 2035 South Gate General Plan, which sets new land use policies and designations in some parts of the city as part of the long-range community vision.
3. In April 2014, the city adopted the Zoning Update 2014. The new zoning code implements the provisions of the General Plan. It preserves existing small lot SFR neighborhoods, increased opportunities for "granny flat" or secondary residential units, creates standards for mixed use/transit-oriented/medium-to-high density development along major corridors and/or at primary intersections or development opportunity nodes, provides a local density bonus program beyond just affordable housing, etc.

## Platinum

4. In 2015, the city adopted the Specific Plans for Tweedy Boulevard and Hollydale areas, which will create mixed use/sustainable land use policies, while also providing linkages to nearby transit stations/corridors (existing and planned) and active green belts/trail systems.
5. Implemented the Safe Routes to School Improvements Cycle 8 ,focusing on pedestrian and bikeway safety and accessibility, traffic signal upgrades, and street enhancement. This cycle aims to enhance the opportunities for walking and biking for South Gate residents.
6. Implemented the Safe Routes to School Improvements Cycle 9, focusing in implementing safety features and access to recreational opportunities for students and residents.
7. Incorporated Caltrans Complete Street components to the Firestone Boulevard Regional Corridor Enhancement project and in the Safe Routes to School Improvements Cycle 9 project.





# Open Space and Offsetting Carbon Emission Activities

## Silver

1. The City of South Gate maintains nine parks including South Gate Park, one of the largest in the area at 96.8 acres. The park features an athletic center and pool, a golf course, playgrounds, a senior center, a girl's club house, batting cages and a new five-a-side soccer center.

## Gold

2. The city promotes grass-cycling through a demonstration area in South Gate Park, a 184 acre city park that generates 1 to 81 of grass-cycling annually. City trees are cut and chipped and chippings are used for ground covering.
3. The City of South Gate has operated an E-Waste Recycling Program through its Electrical Division by properly disposing of old street light fixtures and traffic signal indications.

## Platinum

4. South Gate's city council has approved money from its general fund to finance the city's first Climate Action Plan.
5. Reopened the State Street Park, a four block park space, with the addition of bike lanes, walking paths, fitness equipment, playground areas, basketball courts and picnic areas to promote recreational opportunities and public health benefits.
6. Planted over 700 succulent/ drought tolerant plants and native vegetation in the raised medians for the Firestone Boulevard Regional Corridor Capacity Enhancement. This improvement includes various tree planting sites.





# Promoting Community and Individual Action Activities

## Silver

1. The city hosts various annual events for its residents where information is shared, such as energy, natural gas and water conservation. Those events include: Family Day in the Park, Street Fair and Earth Day.

## Gold

2. Through the Energy Leader Partnership with Southern California Edison, the city provides assistance to outreach the public in the efforts of energy and water conservation.
3. Through a Strategic Plan Award provided by Southern California Edison, the city is engaging stakeholders in educational workshops to provide input on the development of policies and plans including the Green Building Program, Benchmarking Policy, Retro-Commissioning Policy and Energy Action Plan.

## Platinum

4. Informs residents about water conservation schedule and restrictions, water conservation tips (outdoor and indoor), drought tolerant landscaping, and rebates available in the city's website through the South Gate Water Conservation Program.
5. Provides information about financial benefits of actions that reduce greenhouse gas emissions, such as the Southern California Edison Clean Fuel Rewards Program.
6. Collaborated with CalRecycle to place stickers on residential bins informing residents of proper recycling items and bulky items resources. This provides visual examples of items and contact information to schedule bulky item pick-up.
7. Carried out a Green Waste Pilot Program at several locations in collaboration with Waste Management to help determine potential green waste diversion and measure effectiveness based on participation rate, feedback from residents, and waste contamination levels.
8. The city is a member of Los Angeles Regional Agency (LARA), which provides reusable bags, reusable water bottles, and items made out of recycled material at city events.









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