

CITY OF AVALON



PEBBLY BEACH LANDFILL SITE LIFE OPTIMIZATION CAPITAL PROJECT

Los Angeles County Solid Waste Management
Facility and Plan Review Subcommittee Meeting
July 17, 2025 Presentation

PROJECT NO. RPAP2024004136

INTRODUCTION

- **CITY OF AVALON**

- Jocelyn Francis, Assistant City Manager
- jfrancis@cityofavalon.gov

- **CR&R ENVIRONMENTAL SERVICES**

- John McNamara, Vice President
- jmcnamara@crrmail.com

- **GEO-LOGIC & ASSOCIATES**

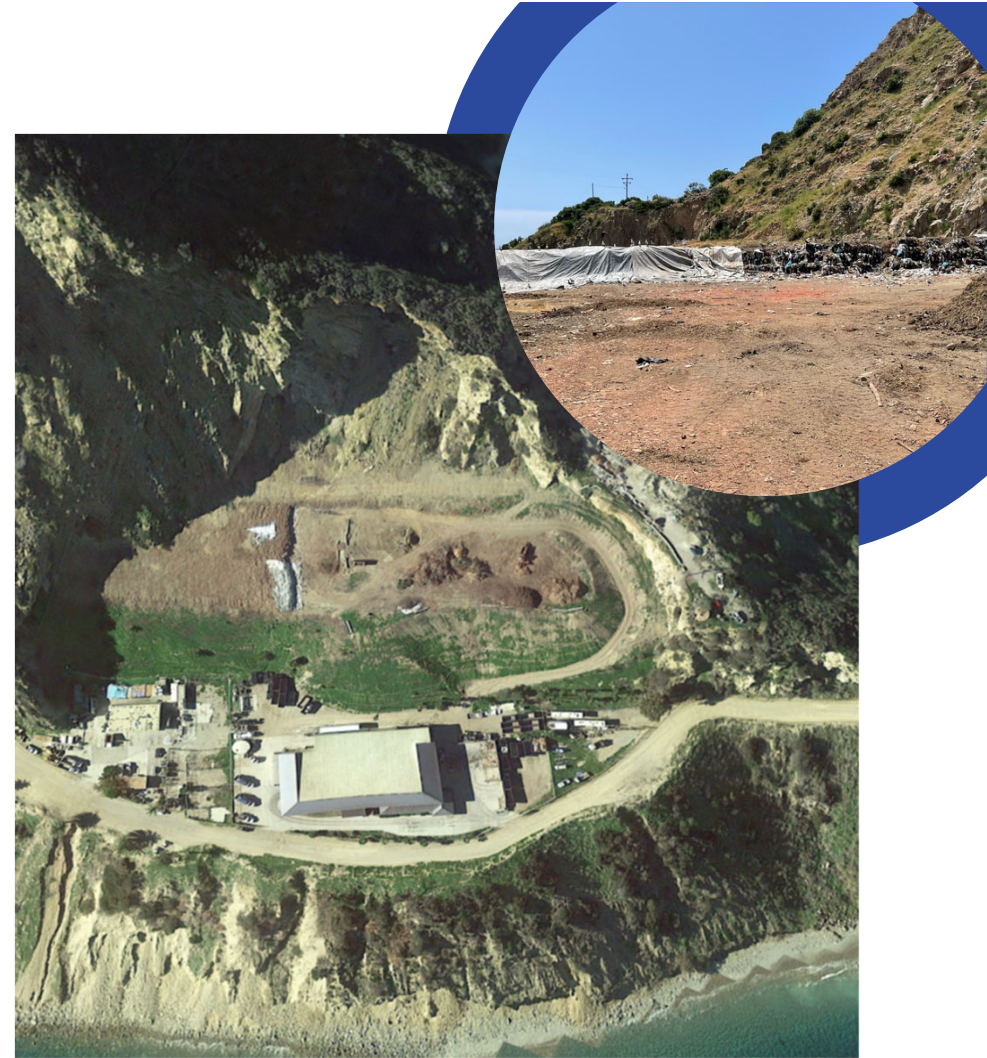
- David Harich, Principal Engineer
- [dharich@geo-logic.com](mailto:धारिच@geo-logic.com)

- **RINCON CONSULTANTS**

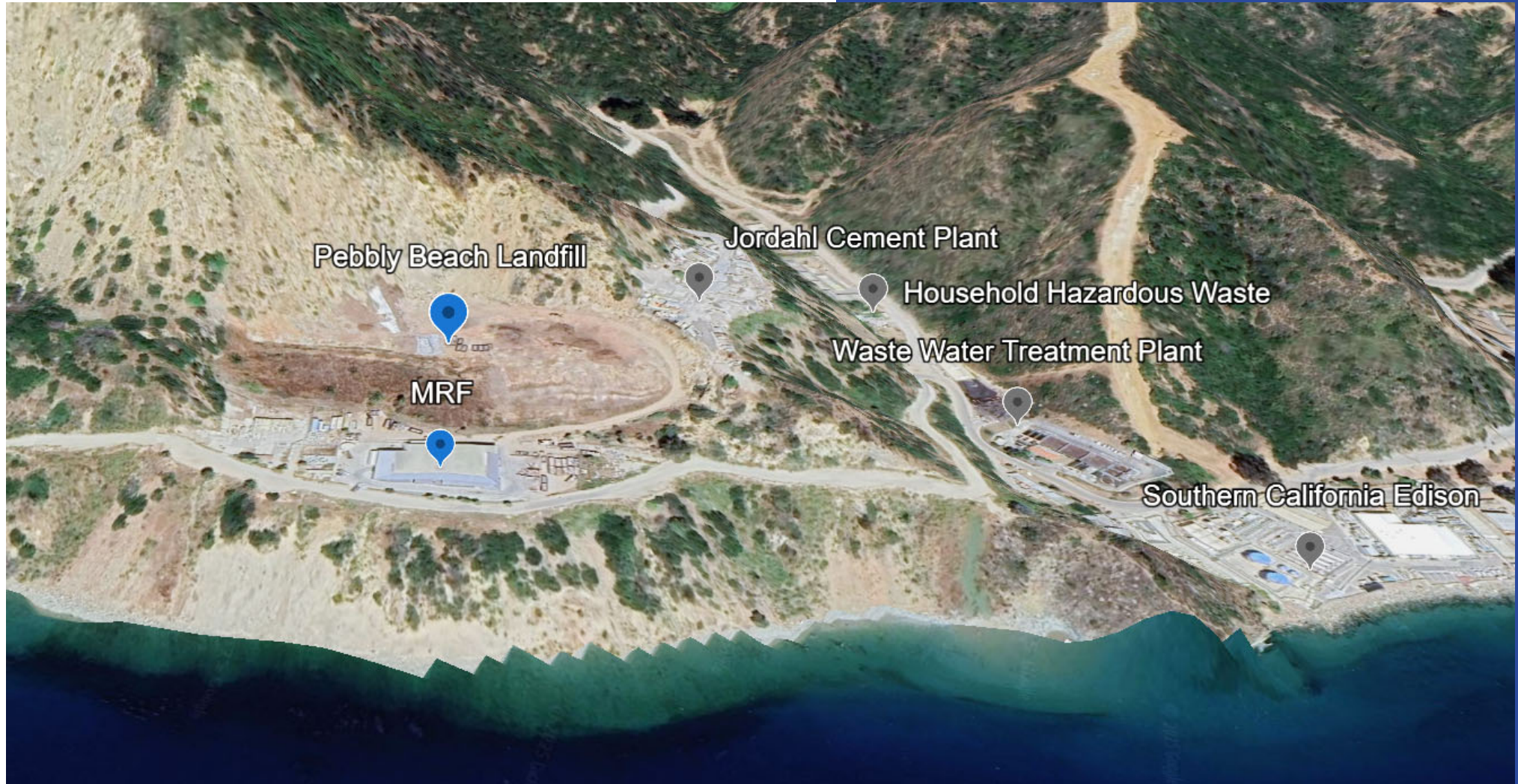
- Brenda Eells, Principal
- beells@rinconconsultants.com

BACKGROUND

- OWNED BY CITY OF AVALON
- LOCATED IN UNINCORPORATED LOS ANGELES COUNTY (7.7 ACRES & 161' ABOVE MEAN SEA LEVEL)
- CR&R FRANCHISE AGREEMENT
- 2.5 YEARS UNTIL PEBBLY BEACH LANDFILL IS AT SITE CAPACITY
- SOLUTION: VERTICAL EXTENSION
- WASTE BALED (5-7 TONS PER DAY), RECYCLING BARGED OFF ISLAND
- ADDITIONAL 25+ YEARS







Pebble Beach Landfill

Jordahl Cement Plant

Household Hazardous Waste

Waste Water Treatment Plant

MRF

Southern California Edison

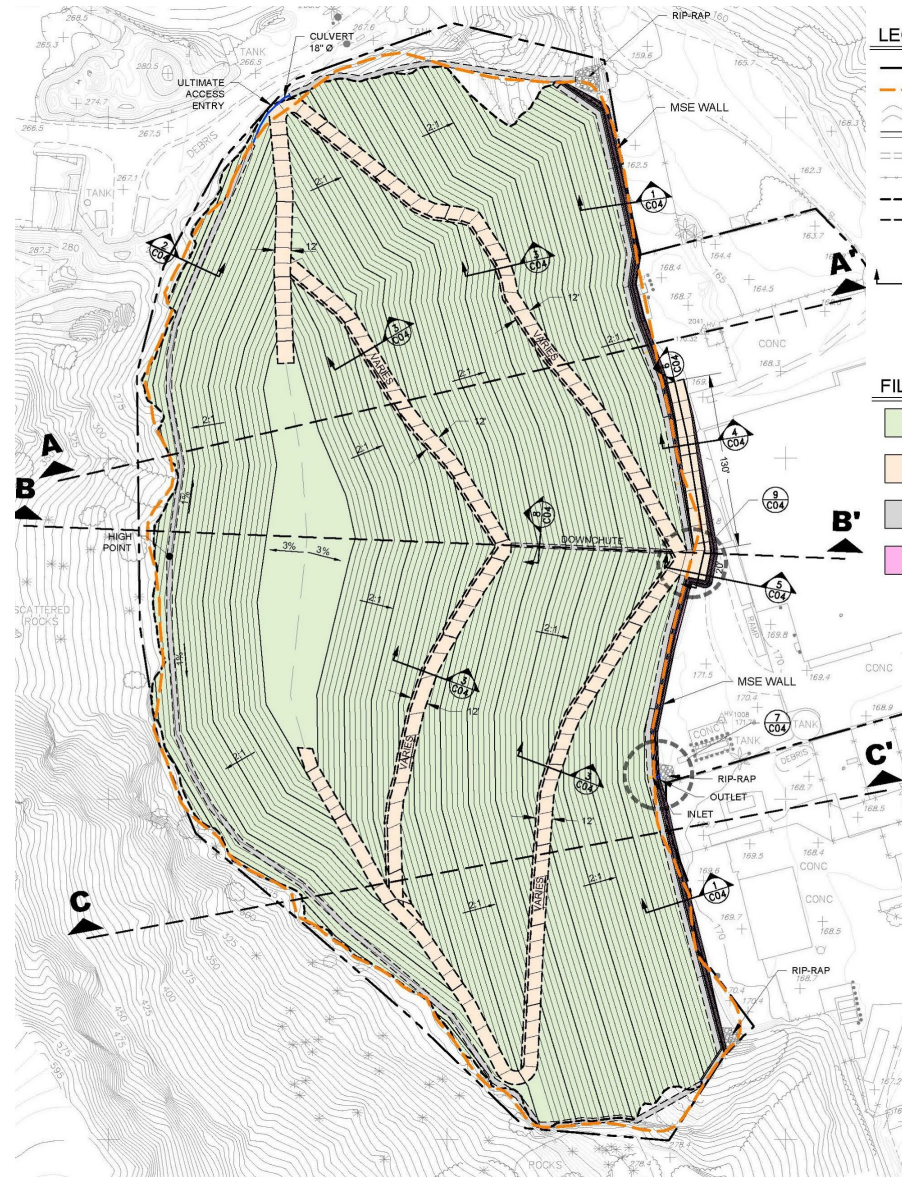
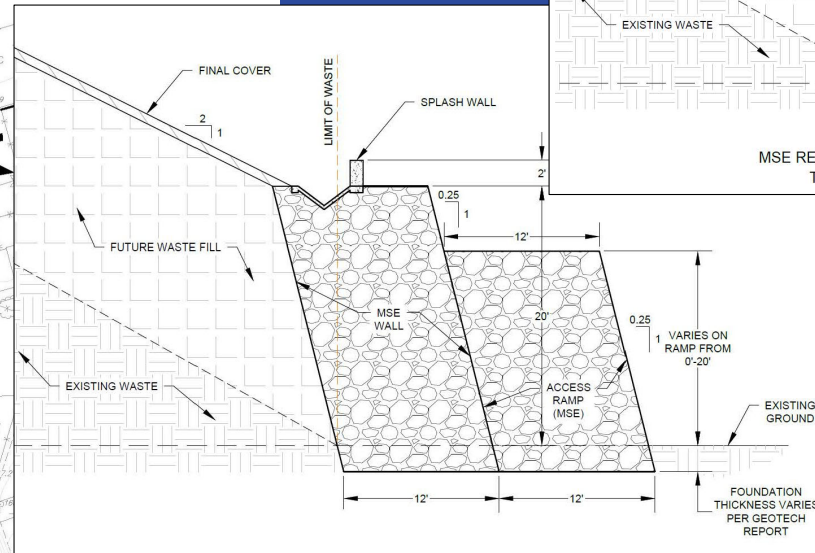
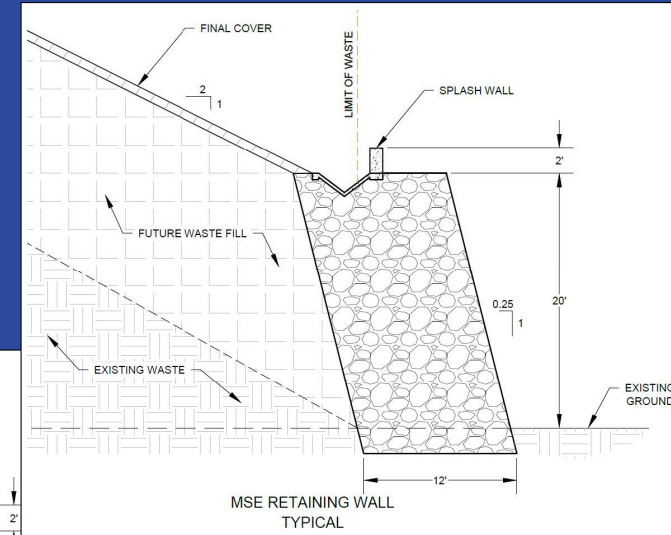
MECHANICALLY STABILIZED EARTH (MSE) WALL

LEGEND:

- PROPERTY BOUNDARY
- LIMIT OF WASTE
- (1400) EX. GROUND CONTOUR, FEET
- 1400 DESIGN GROUND CONTOUR, FEET
- EX. UNPAVED ROAD
- EX. FENCE
- PROJECT GRADING LIMITS
- GRADING HINGE
- DESIGN GRADE/DIRECTION
- # C04 DETAIL OR SECTION NUMBER
- SHEET NUMBER FOR DETAIL LOCATION

FILL PATTERN:

- GRADING WASTE LIMITS
- PROPOSED ACCESS AND BENCHES
- CONCRETE CHANNEL
- MSE WALL



TASKS

TASK 1

PROJECT DESCRIPTION, ANALYSIS,
EARLY CONSULTATION



2023-2024

TASK 2

SIGNIFICANT ECOLOGICAL AREA (SEA)
CONDITIONAL USE PERMIT & COASTAL
DEVELOPMENT PERMIT



12/13/2024

EPIC LA PLAN NO. RPPL2024005996

TASK 3

SPECIAL STUDIES

*Aesthetics, Air Quality & Greenhouse Gas Emissions,
Biological Resources, Cultural Resources, Noise,
Geotechnical Studies & Reports*



12/13/2024

TASKS

TASK 4

CEQA - INITIAL STUDY/MITIGATED
NEGATIVE DECLARATION

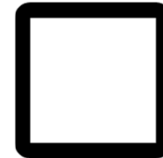
EPIC LA PLAN RPPL2024005999



05/12/2025

TASK 5

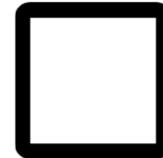
COUNTY REVIEWS, COMMENTS RESPONSE,
PUBLIC HEARINGS, “ALL-HANDS”, SITE VISIT



2025-2026

TASK 6

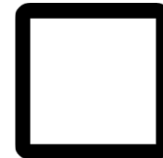
DESIGN, ENGINEERING, FINANCING,
& PROCUREMENT



2025-2026

TASK 7

CONSTRUCTION & IMPLEMENTATION
PHASES: 2026 | 2028 | 2030



2026-2030



Geo-Logic
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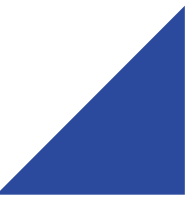
**PROPOSED FINAL
DESIGN**

PROJECT BENEFITS

- INCREASE LIFE SPAN
 - PROJECT ADDS 25-27 YEARS ADDITIONAL LIFE SPAN
- PROJECT STAYS WITHIN EXISTING LIMIT OF WASTE
- PROJECT POSTPONES SITING A NEW LANDFILL OR MOVING WASTE OFF ISLAND
- MOVING WASTE OFF ISLAND COULD CRIPPLE LOCAL ECONOMY WITH INCREASED WASTE MANAGEMENT COST
- PROJECT CONSTRUCTION CAN BE COMPLETED IN THREE PHASES IN SUMMER/FALL (2026-2030)
- POTENTIAL TO USE QUARRY MATERIAL AS BACKFILL FOR MSE WALL

FAQ



- PROJECT LOCATED SOUTH OF CITY, ISOLATED & VISUALLY SECLUDED FROM PUBLIC VIEW BY MOUNTAINOUS TERRAIN (250' EAST OF OCEAN).
 - PBL ZONED AS UTILITIES & INDUSTRIAL, ADJACENT TO WASTE WATER TREATMENT PLAN, EDISON POWER / DESAL PLANTS, & QUARRY.
 - NO PERMITTED RESIDENTIAL DEVELOPMENTS WITHIN 1,000 FEET.
 - PROJECT IS MECHANICALLY STABILIZED EARTH (MSE) WALL AT WASTE FOOTPRINT. 20 FOOT MSE WALL WOULD ALLOW AN ADDITIONAL 45-50 FEET OF VERTICAL WASTE.
 - CURRENT HEIGHT: APPROX 240' ABOVE SEA LEVEL (UP TO 260')
 - PROPOSED: APPROX 305 FEET ABOVE SEA LEVEL
 - WILL NOT CHANGE DAY-TO-DAY OPERATIONS
 - PROJECT WILL EXTEND LIFE WITHOUT EXPANDING FOOTPRINT.
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www.cityofavalon.gov/PBL