

CITY OF AVALON



# PEBBLY BEACH LANDFILL SITE LIFE OPTIMIZATION CAPITAL PROJECT

Los Angeles County Solid Waste Management  
Facility and Plan Review Subcommittee Meeting  
August 21, 2025 Presentation

PROJECT NO. RPAP2024004136

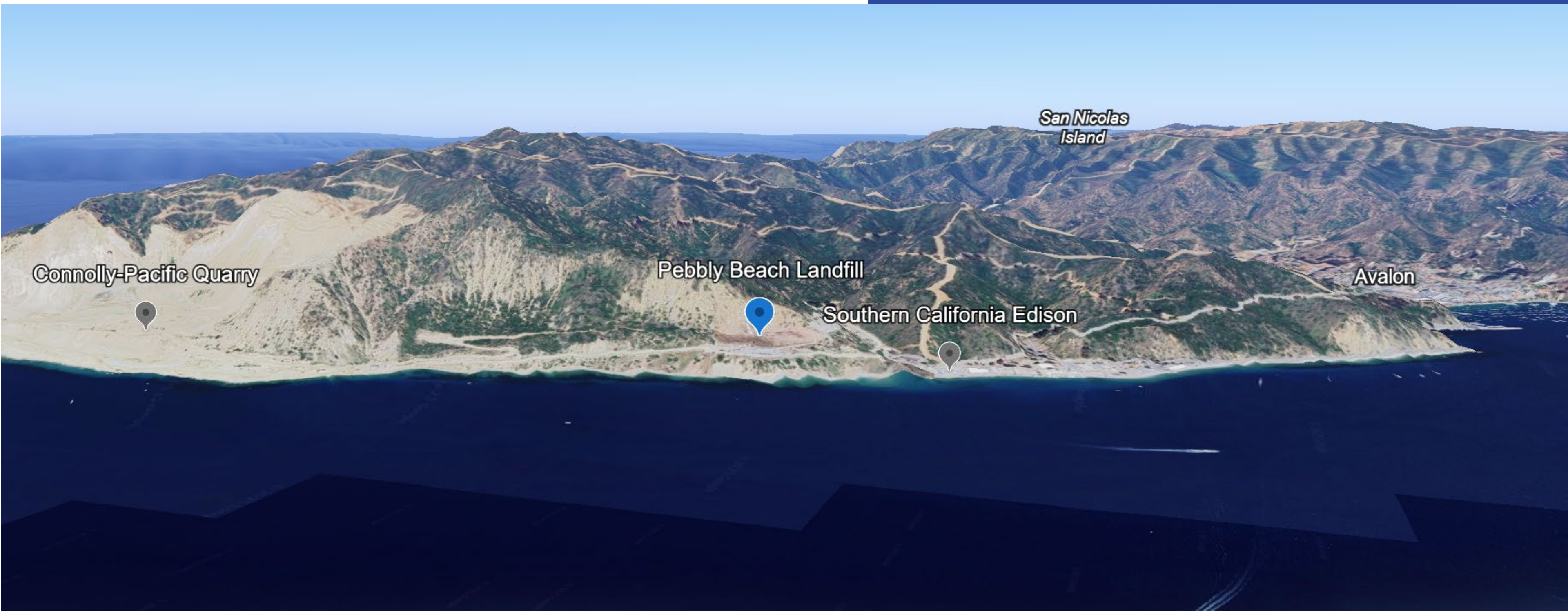
# INTRODUCTION

- **CITY OF AVALON**
  - Jocelyn Francis, Assistant City Manager
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- **CR&R ENVIRONMENTAL SERVICES**
  - John McNamara, Vice President
  - [jmcnamara@crrmail.com](mailto:jmcnamara@crrmail.com)
- **GEO-LOGIC & ASSOCIATES**
  - David Harich, Principal Engineer
  - [dharich@geo-logic.com](mailto:dharich@geo-logic.com)
- **RINCON CONSULTANTS**
  - Brenda Eells, Principal
  - [beells@rinconconsultants.com](mailto:beells@rinconconsultants.com)



# SANTA CATALINA ISLAND

- ISLAND 22 MILES IN LENGTH, 26 MILES FROM MAINLAND
- CITY OF AVALON POPULATION: 3,500 | UNINCORPORATED POPULATION: 500
- LONG BEACH UNIFIED - AVALON SCHOOL (TK-12 | 450+ STUDENTS)
- CATALINA ISLAND CONSERVANCY STEWARD OF 88% OF ISLAND LANDS
- SANTA CATALINA ISLAND CO. EST. 1894 (STILL MAJOR LANDOWNER)
- CITY OF AVALON EST. 1913 (PLANNING, FINANCE, PW, FIRE, HARBOR, BUILDING, PERC WWTP, CR&R LANDFILL, LASD, LACFD, SCE, VEHICLES)
- BUDGET \$14.6 MILLION/HARBOR \$6.8 MILLION
- PROJECTS: FERRY TERMINAL, 5-CORNERS TRAFFIC SAFETY, HOUSING, PEBBLY BEACH ROAD REVETMENT, COAST TRANSIT, BROADBAND
- TOURISM | 1 MILLION VISITORS ANNUALLY
  - 491 HOTEL ROOMS, 300+ VACATION RENTALS, 49 CAMPSITES
  - 61% BY FERRY | 31% BY CRUISE SHIP | 5% PRIVATE BOAT | 3% BY AIRCRAFT



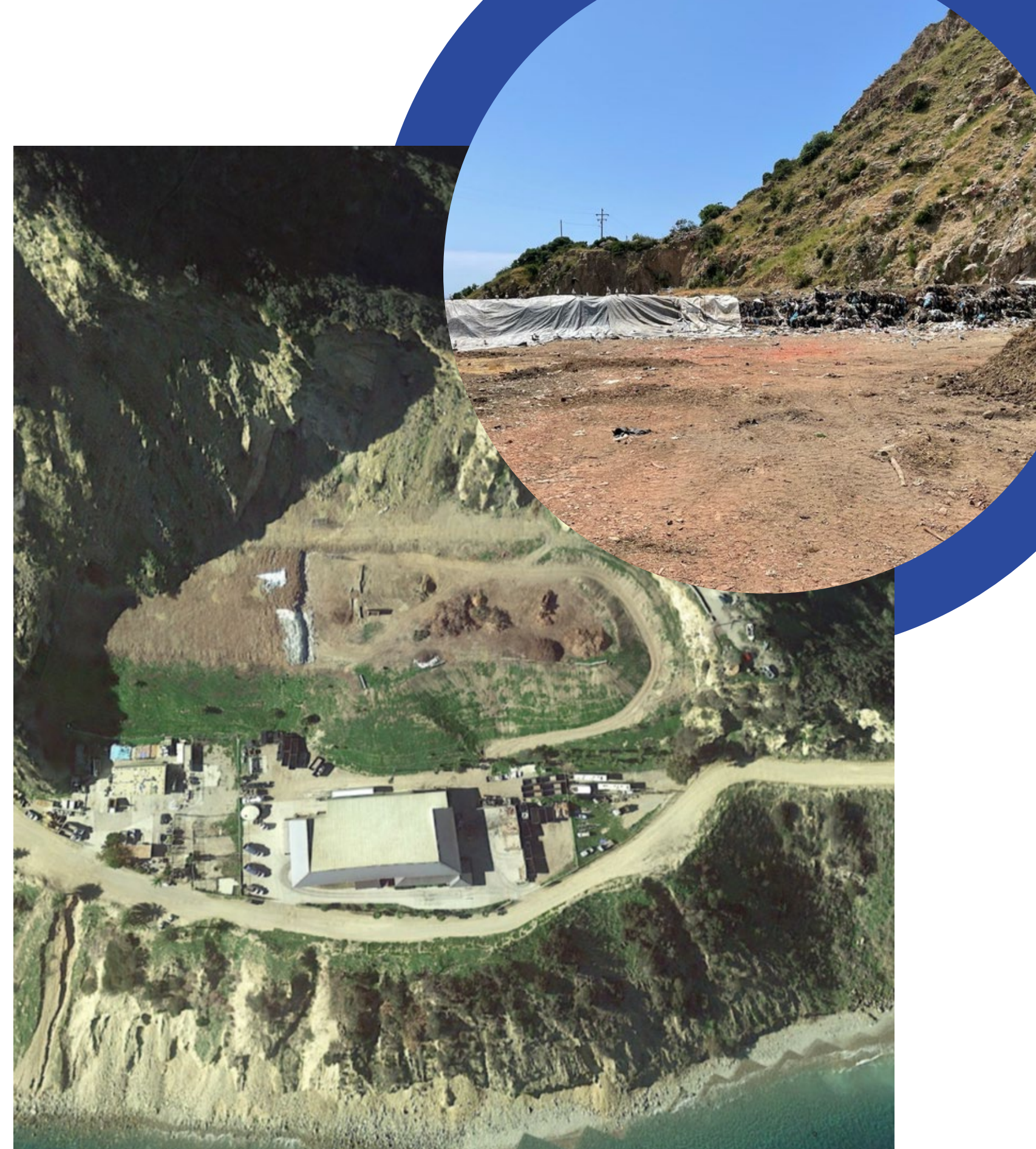
# BACKGROUND

- OWNED BY CITY OF AVALON
- LOCATED IN UNINCORPORATED LOS ANGELES COUNTY
- 7.7 ACRES & 161' ABOVE MSL
- ORIGINALLY ROCK QUARRY (>1950s)
- OPEN BURN DUMP TO PIT BURNER INCENERATOR (<1986)
- INCENERATOR TO BALE (2000s)
- WASTE BALED (5-7 TONS PER DAY)
- C&D, RECYCLING, HHW, BULKY ITEMS, E-WASTE BARGED OFF ISLAND



# BACKGROUND

- CR&R FRANCHISE AGREEMENT (2013)
  - Waste Hauling & Landfill Operations
  - HHW Operations (IDR Disposal)
  - Grease Pick-Up & Disposal
  - Street Sweeping
- **2 YEARS UNTIL PEBBLY BEACH LANDFILL IS AT SITE CAPACITY**
- **SOLUTION: VERTICAL EXTENSION BY 20' MECHANICALLY STABILIZED EARTH (MSE) WALL CONSTRUCTION**
- **ADDITIONAL 25+ YEARS OF LIFE**





CITY OF AVALON & HARBOR

PEBBLY BEACH VILLAGE

HOUSEHOLD HAZARDOUS WASTE

JORDAHL CEMENT PLANT

WASTE WATER TREATMENT PLANT

AVALON FREIGHT SERVICES

56 PEBBLY  
BEACH RD

PEBBLY BEACH LANDFILL

SOUTHERN CALIFORNIA EDISON PLANT

CONNOLY-PACIFIC QUARRY

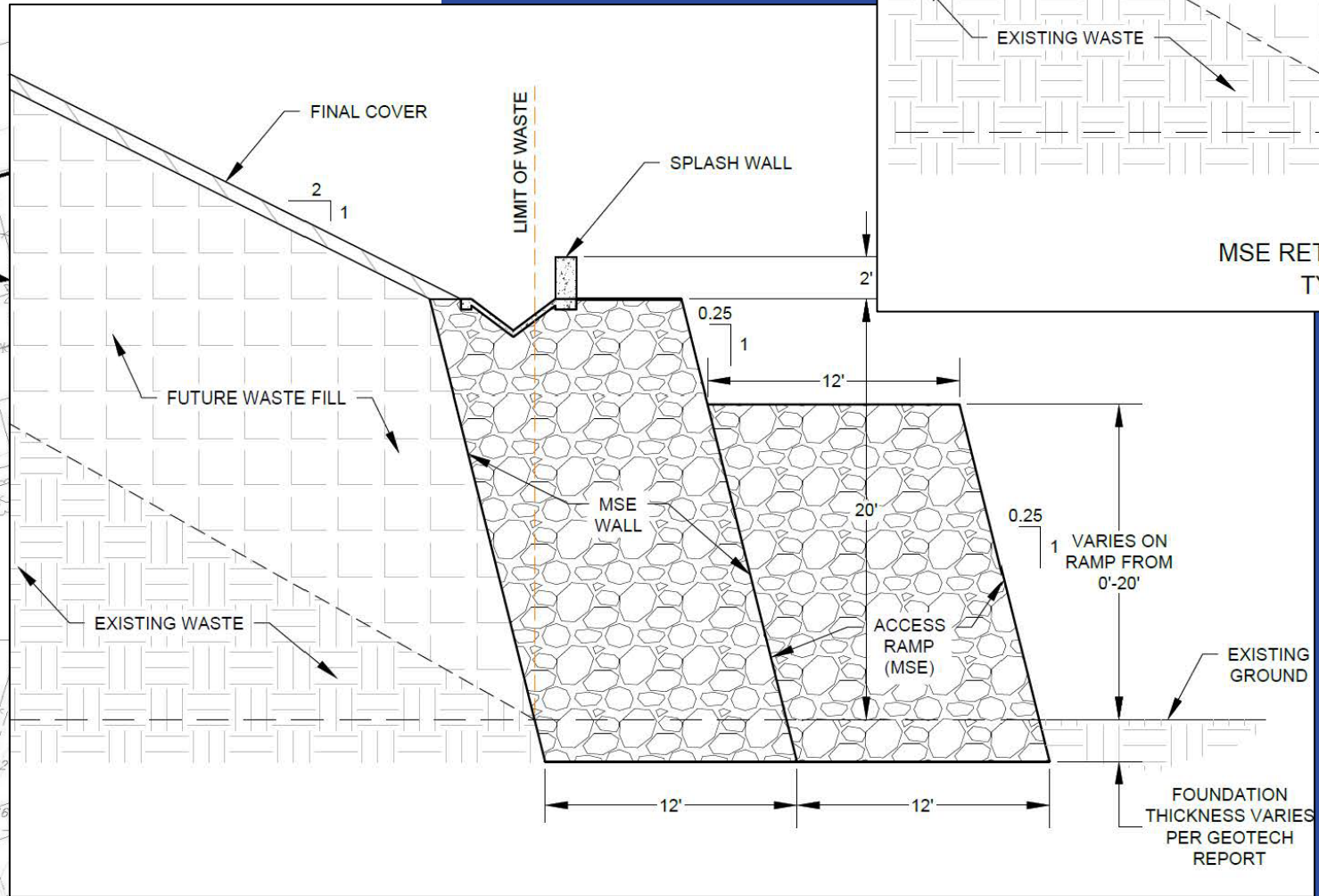
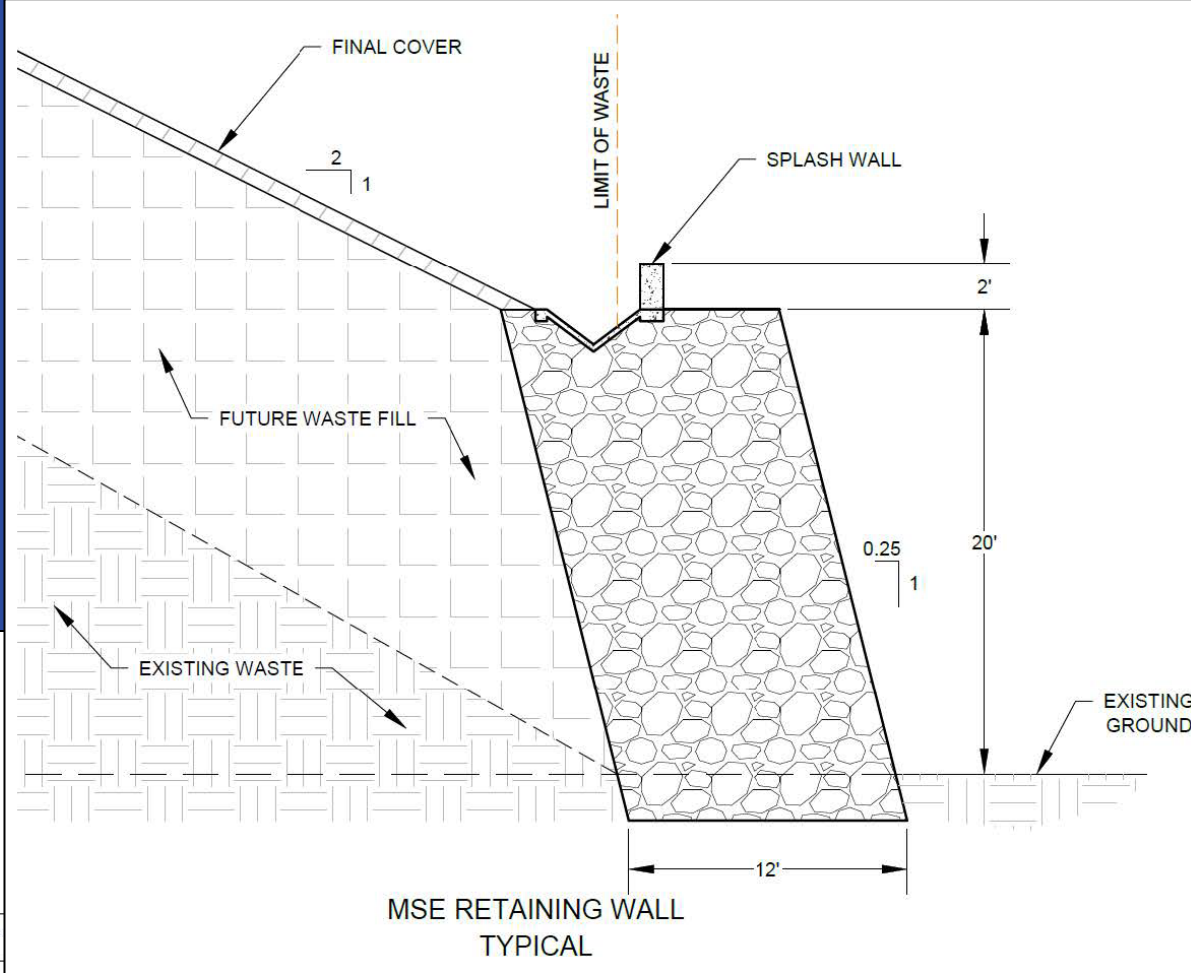
# MECHANICALLY STABILIZED EARTH (MSE) WALL

## 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
- 2:1 DESIGN GRADE/DIRECTION
- # C04 DETAIL OR SECTION NUMBER
- # C04 SHEET NUMBER FOR DETAIL LOCATION

## FILL PATTERN:

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



# SCHEDULE

## TASK 1

PROJECT DESCRIPTION, ANALYSIS,  
EARLY CONSULTATION



2023 - 2024

## TASK 2

SIGNIFICANT ECOLOGICAL AREA (SEA)  
CONDITIONAL USE PERMIT & COASTAL  
DEVELOPMENT PERMIT SUBMITTED  
TO LA COUNTY REGIONAL PLANNING  
EPIC LA PLAN NO. RPPL2024005996



DEC 2024

## TASK 3

### SPECIAL STUDIES

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



DEC 2024

# SCHEDULE

## TASK 4

DRAFT INITIAL STUDY/MITIGATED  
NEGATIVE DECLARATION (IS -MND)  
SUBMITTED TO LADRP

EPIC LA PLAN RPPL2024005999



MAY 2025

## TASK 5

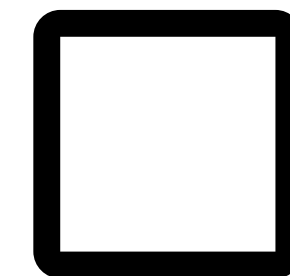
LANDFILL SITE VISIT WITH LA COUNTY  
PLANNER & LA COUNTY BIOLOGIST



JULY 2025

## TASK 6

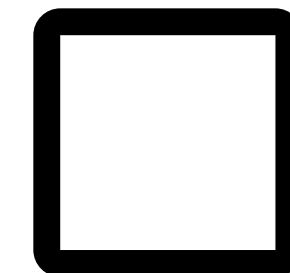
REVISIONS TO DRAFT IS -MND



LATE SUMMER  
2025

## TASK 7

COORDINATION WITH SIGNIFICANT  
ECOLOGICAL AREA TECHNICAL  
ADVISORY COMMITTEE (SEATAC)

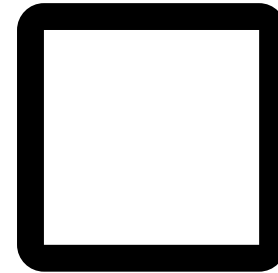


FALL 2025 -  
SPRING 2026

# SCHEDULE

**TASK 8**

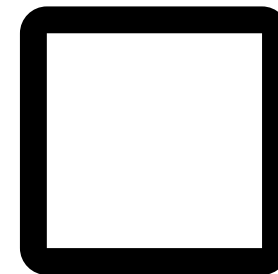
**IS-MND RELEASED FOR PUBLIC REVIEW**



**FALL 2025**

**TASK 9**

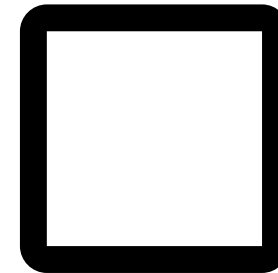
**FINAL IS-MND, COORDINATION WITH COUNTY  
REGARDING CONDITIONS OF APPROVAL**



**SPRING 2026**

**TASK 10**

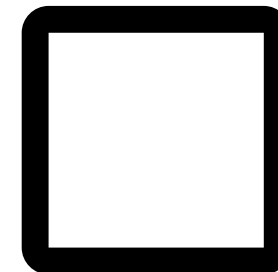
**PROJECT APPROVAL LA COUNTY  
REGIONAL PLANNING COMMISSION**



**SUMMER -  
FALL 2026**

**TASK 11**

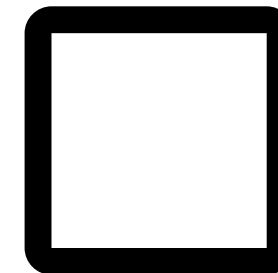
**FINDING OF CONFORMANCE WITH  
LA COUNTY INTEGRATED WASTE  
MANAGEMENT TASK FORCE**



**SUMMER -  
FALL 2026**

**TASK 12**

**CONSTRUCTION & IMPLEMENTATION  
PHASES: 2026 | 2028 | 2030**



**2026 - 2030**



# PROPOSED FINAL DESIGN

**Geo-Logic**  
ASSOCIATES

2777 EAST GUASTI RD  
SUITE 1  
ONTARIO, CA 91761  
(909) 626-2282  
[www.geo-logic.com](http://www.geo-logic.com)

# 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


# ADDITIONAL INITIATIVES

- CONVERSION TECHNOLOGY ASSESSMENT (2012).
  - LIMITED RATE PAYERS, HIGH COST, LIMITED USE & TONNAGE
- POTENTIAL FUTURE CONVERSION TECHNOLOGY SITE SUPPORT IN BEING INCLUDED IN LOS ANGELES COUNTYWIDE SITING ELEMENT AS FUTURE WASTE CONVERSION PROJECT SITE (2018).
- BULKY ITEM, HHW, RECYCLING, DRIVE THRU EVENT AT CITY (APRIL/OCT 2024-2025, NOW ON-GOING)
- REVERSE VENDING MACHINE DEPLOYMENT(OLYNS) PARTNERSHIP WITH CR&R, VONS, & CITY (2025).
- ISSUED RFI FOR EDIBLE FOOD RECOVERY MOBILE APPLICATION (2025).
- DISCUSSIONS, RESEARCH, ON EVOLVING TECHNOLOGY/ EQUIPMENT (ON-GOING).



# 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](http://www.cityofavalon.gov/PBL)**