

DRAFT MINUTES

Meeting Date: April 06, 2026 – Monday

Time: 1:00 PM

To be approved by SEATAC at a future meeting

SEATAC MEMBERS

Ty Garrison
Cassy Aoyagi
Greg Pauly, Ph.D
Edgar De La Torre (alternate)

LA COUNTY PLANNING STAFF

Tyler Montgomery, Senior Planner
Karla Moreno, Biologist
Cameron Robertson, SEATAC
Coordinator

PART I – PRELIMINARY BUSINESS

1. Roll Call

PART II – MINUTES FOR APPROVAL

Motion to approve the February 2, 2026 minutes with no revisions made by Aoyagi and seconded by Pauly. The motion passed by Garrison, Aoyagi, and Pauly.

PART III – OLD BUSINESS

[none]

PART IV – NEW BUSINESS

2. PROJECT: Pebbly Beach Landfill Capacity Expansion
Project No.: PRJ2023-003499-(4)
Permit Nos.: SEA-CUP RPPL2024005997, CDP RPPL2024005996
APNs: 7480-045-900
LOCATION: 1 Dump Road, Santa Catalina Island
SEA: Pebbly Beach Canyon SEA
USGS QUAD: Santa Catalina East
APPLICANT: City of Avalon
BIOLOGIST: Brenda Eells, Rincon Consultants
DRP PLANNER: Tyler Montgomery
DRP BIOLOGIST: Karla Moreno

Project Description: The project proposes to extend the life of the Pebbly Beach Landfill on Santa Catalina Island, primarily through the construction of an approximately 20-foot-high mechanically stabilized earthen wall at the bottom of the existing landfill footprint. This will allow for additional waste filling behind the wall to a final grade of 305 feet above mean sea level. All of the proposed additional capacity for waste filling is contained within

the existing permitted waste footprint. This additional capacity will extend the life of the landfill to approximately 2048 at current fill rates. The landfill is the primary destination for trash generated on Santa Catalina Island. A Significant Ecological Area Conditional Use Permit ("SEA-CUP") is required, as the project will intensify an existing use that is partially within the Pebbly Beach Canyon Significant Ecological Area ("SEA"). A coastal development permit ("CDP") is also required for the proposed development within the Coastal Zone. The site is south of the City of Avalon and encompasses approximately 7.7 acres of land within Assessor's Parcel Number (APN) 7480-045-900 with an approximate 5.6-acre waste disposal footprint. The shoreline is located approximately 230 feet to the east at the bottom of a coastal bluff with an approximate height of 180 feet above sea level. The site is accessed by Dump Road and Quarry Access Road, which are paved private roadways to the east.

SEATAC Comments:

- SEATAC concurred with County staff recommendation but added a recommendation that each hole and trench should be inspected before any construction work starts in consideration of some native mice that may use the plywood to hide.
- SEATAC asked how the landfill operations manage island foxes if they are found on-site. The applicant, Jocelyn Francis, City Manager for the City of Avalon, stated the island foxes have not been observed in the landfill site given the activity of the landfill. The City of Avalon, the Santa Catalina Island Conservancy, and other island agencies meet monthly to communicate the observations of island foxes on the island.
- SEATAC asked to clarify how the landfills hours of operation and construction activities work in tandem. The City of Avalon explained construction of the retaining wall will be built during the week and in phases, starting at the end of the landfill site, which will not be available operationally. The remaining landfill site will be operating 7 days a week, as normal. The construction of the retaining wall in phases is to help mitigate the operations of the landfill.
- SEATAC asked if the landfill currently has a liner and if the new portion of the landfill will have a liner. Currently the landfill does not have a liner. The City of Avalon discussed it with the water board, and it is not a requirement, therefore the landfill will not have a liner. The landfill site was a quarry and a trash incineration site prior to being a landfill. The rock bottom and ash layer could be why the water board determined to forego the requirement of a liner. The Water Resources Board monitors for the City of Avalon as required by CalRecycle and LA County.
- SEATAC asked if methane gas generation has been an issue or is the City of Avalon capturing and using methane gas. City of Avalon stated that methane gas has not been an issue, the landfill operation bales the material before putting it into the landfill.
- SEATAC asked if there are any measures put in place if there is leakage where the proposed retaining wall will be and into the rest of the property. There is existing infrastructure at the toe of the landfill as a preventative measure as well as water quality testing around the site to stay informed if there is leakage.
- SEATAC asked for more clarity on the potential runoff and drainage system on the landfill site. The City of Avalon stated that when the site was taken over by the

City, it was connected to the city's sewer system and anything from the landfill site is treated before going into the wastewater treatment plan.

- SEATAC asked to clarify if plants listed as low potential were referring to occurrence potential or lack of observed presence. Chris Julian, Rincon Consultant Biologist, stated the potential to occur was based on the habitat that was present and the habitat needs of specific species. In addition, after performing the survey, there was no observation of the species. SEATAC recommends a modification to the Appendix E table; add island endemic species that may not be listed on the CNDDDB database or CNP and add a 'native potential to occur' column with a more definitive determination of the species potential on the site.
- SEATAC recommended updating language that all pipes, regardless of size, need to be covered.
- SEATAC discussed the report writing. Definitive statements made referring to observations from the past should be left out since occurrences could have happened that were not observed.
- SEATAC addressed the discussion of the non-native predator, spotted skunk, on the island as inaccurate since there are no skunks on Catalina Island. The biggest introduced non-native predator would be the domestic cat. SEATAC asked if there is any active feeding taking place by people. The City of Avalon acknowledges active feeding by the community. SEATAC noted that feeding feral cats is illegal and recommends adding this language as part of the condition of the CUP. In addition, SEATAC recommends a trap, spay, and release program to control the feral cat population.
- SEATAC recommends removing a very small 0.05 acres of intact toyon habitat included within the landfill footprint developed area.

Motion/second by Pauly/Aoyagi:

Move that the Significant Ecological Areas Technical Advisory Committee close the review of Project number PRJ2023-003499-(4) and find that the project is consistent with the Significant Ecological Areas program policies and development standards with minor project modification and recommend approval of the project to the Regional Planning Department. The minor modifications would be: agreement with recommendations by DRP Biologist to update language from 'or' to 'and' when discussing inadvertent entrapment; and the following modifications to the project: any holes and trenches will require plywood covers, an escape ramp, and an inspection of escape ramps and holes/trenches prior to any work that would involve disturbance of the hole/trench; ensure all pipes of any size are covered; include removal of the 0.05 acres of native habitat from the project plan; and on-site staff shall not feed feral cats.

Modifications to the biota report include: adding island endemic plants and their status on the project site to the special status plant table; and modify any verbiage that suggests when the last time a species was observed since it is unknown how many surveys have taken place since that time. Modifications to the removal of 0.05 acres of native habitat shall be reviewed by project engineer and County staff will make the determination if the project shall return to be reviewed by SEATAC prior to project approval.

Vote: The motion carried unanimously.

PART V – PUBLIC COMMENT

4. **Public comment pursuant to Section 54954.3 of the Government Code:**
There was no public comment.

PART VI – ADJOURNMENT

5. Adjournment to 1:00 pm, May 4, 2026.

MEETING MATERIALS: The agenda package is accessible on the Department's website at <https://planning.lacounty.gov/agenda/seatac>. Any meeting-related writings or documents provided to a majority of the SEATAC after distribution of the agenda package, unless exempt from disclosure pursuant to California law, are available online or retained as noted above.

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