Commission Agenda Report

Planning Commission Meeting
07-20-26
Item 3.B.2.

To: Chair Peak and Members of the Planning Commission

Prepared by: Alexander da Silva, Associate Planner

Reviewed by: Joseph Smith, AICP, Contract Principal Planner

Approved by: Yolanda Bundy, PE, MS, CBO, CBFO, Community Development Director, and Tyler Eaton, Assistant Community Development Director

Date prepared: July 14, 2026 Meeting date: July 20, 2026

Subject: Administrative Coastal Development Permit No. 22-055 – An application for the abandonment of an existing onsite wastewater treatment system (OWTS) and to construct a new (replacement) OWTS

Location: 5742 Busch Drive, not within the appealable coastal zone
APN: 4467-026-017
Owners: Scott E. Weiss and Marla Y. Weiss

RECOMMENDED ACTION: Receive and file the Community Development Director's report on the approval of Administrative Coastal Development Permit No. 22-055.

DISCUSSION: This agenda item is for informational and reporting purposes only. Pursuant to Malibu Local Coastal Program (LCP) Local Implementation Plan (LIP) Section 13.13, the Community Development Director shall report in writing to the Planning Commission any administrative coastal development permits (ACDP) that were approved by the City. If the majority of the Planning Commissioners present so request, the issuance of an ACDP shall not become effective, but shall, if the applicant wishes to pursue the application, be treated as a regular coastal development permit application under LIP Section 13.6, subject to the provisions for hearing and appeal set forth in LIP Sections 13.11 and 13.12.

LIP Sections 13.13 and 13.29 (Administrative Permits Applicability)

The Community Development Director may process ACDPs in accordance with LIP Section 13.13 if the proposed project is: A) not appealable as defined in LIP Chapter 2

and the project is for any of the uses specified: (1) improvements to any existing structure; (2) any single-family dwelling; (3) lot mergers; (4) any development of four dwelling units or less that does not require demolition, and any other developments not in excess of $100,000.00, other than any division of land; 5) water wells; and 6) driveways or access road improvements required by the fire department to improve access to properties damaged or destroyed as part of the Woolsey Fire that do not meet the criteria for a de minimis waiver; or B) is appealable as defined in LIP Chapter 2 and the project is for an attached or detached second dwelling units. In accordance with LIP Section 13.29, the Community Development Director may also process applications for a new onsite wastewater treatment system (OWTS), replacement of a failed OWTS, or an upgrade to an existing OWTS in the same manner as ACDPs.

Permit Issuance and Local Appeal Period

On July 14, 2026, the Community Development Director will issue the ACDP thus beginning the local appeal period to the City Council. The local appeal period will begin on July 15, 2026 and end on July 24, 2026. A decision on the ACDP is not appealable to the California Coastal Commission (CCC) as the subject parcel is not located within the Appealable Jurisdiction of the CCC as depicted on the City's Post-LCP Certification Permit and Appeal Jurisdiction Map and confirmed per the definition of Appealable Coastal Development in LIP Section 2.1.

The project is more specifically described in the Community Development Director's decision attached hereto.

PUBLIC NOTICE: A Notice of Application and Notice of Decision were mailed to property owners and occupants within a 500-foot radius of the subject property.

ATTACHMENT: ACDP No. 22-055

City of Malibu

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COMMUNITY DEVELOPMENT DEPARTMENT

ADMINISTRATIVE COASTAL DEVELOPMENT PERMIT

Administrative Coastal Development Permit No. 22-055
Categorical Exemption No. 24-123
5742 Busch Drive
APN 4467-026-017

NOTICE IS HEREBY GIVEN that the City of Malibu has **APPROVED** an application by JS Innovative Systems, on behalf of the property owners, Scott E. Weiss and Marla Y. Weiss, for an administrative coastal development permit (ACDP) to install a new onsite wastewater treatment system (OWTS) to replace the existing OWTS serving an existing single-family residence. The subject parcel is zoned Rural Residential, Two-Acre (RR-2) and is not located within the Appeal Jurisdiction of the California Coastal Commission (CCC) as depicted on the City's Post-Local Coastal Program (LCP) Certification Permit and Appeal Jurisdiction Map and confirmed per the definition of Appealable Coastal Development in LCP Local Implementation Plan (LIP) Section 2.1.

Proposed Project

Proposed Development

- Installation of an OWTS including a 3,634-gallon treatment tank with a 4,000 square foot (sf.) dispersal field.

The project involves the removal and replacement of an existing OWTS with a new 3,634-gallon MicroSepTec Tank, Ultraviolet (UV) Disinfection Unit, and a 4,000 sf. dispersal field (Attachment 1 – OWTS Plot Plan). The new OWTS will be located to the rear of the residence away from Busch Drive. The proposed new system will not result in any non-exempt grading.

Project Overview

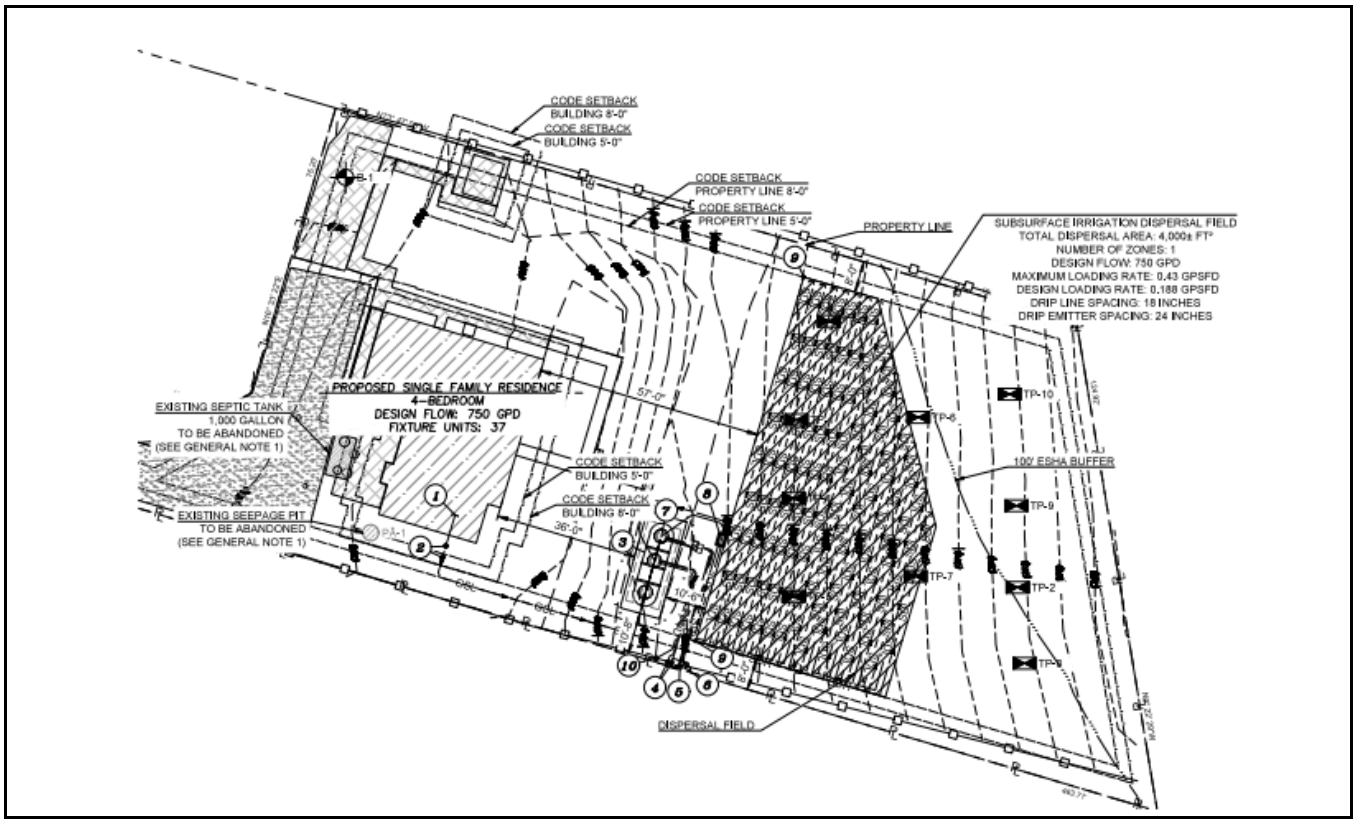
The subject parcel is an irregularly shaped, non-beachfront flag lot, located west of Calpine Drive, east and north of Harvester Road, south of Cuthbert Road, north of Merrit Drive, and north of the terminus of Harvester Road, at 5742 Busch Drive (see Figure 1), within the Malibu Park neighborhood. The subject parcel is characterized by a gradually ascending slope towards the intersection of Calpine and Busch Drives preceding the foothills of the Santa Monica Mountains.

Figure 1: Project Area Aerial



Source: City of Malibu GIS 2026 with Staff Edits

Figure 2: OWTS Plan



Source: Project Plans

Project Setting and Surrounding Land Uses

Table 1 provides a summary of the lot dimensions and the lot area of the subject parcel.

Table 1 – Property Data	
Lot Depth	221 feet (ft.)
Lot Width	113 ft.
Gross Lot Area	28,560 sf.
Street Easements	0 sf.
1:1 Slopes	0 sf.
Net Lot Area*	28,560 sf.

*Net Lot Area= Gross Lot Area minus the area of public or private street easements and 1:1 slopes.

The subject parcel is located along public street within a large community in western Malibu. Busch Drive is a residential neighborhood, comprising a mix of developed and undeveloped lots that are zoned RR-2. The subject parcel is identified as Lot 17 in the tract map and is currently developed with a single-family residence built in 1972. Per the City Biologist, the revised plans show that the proposed new OWTS and associated dispersal field is situated over 100 ft. from any nearby streams. Therefore, the project is in compliance with Chapter 4 of the Malibu LIP. As a result, the project was recommended for approval by the City Biologist.

Table 2 below provides a summary of the neighboring surrounding land uses.

Table 2 – Surrounding Land Uses				
Direction	**Address**	**Size**	**Zone**	**Land Use**
Subject Parcel	5742 Busch Drive (Lot 17)	28,560 sf.	RR-2	Single-family Residential
North	5730 Busch Drive (Lot 12)	44,840 sf.	RR-2	Single-family Residential
East	5725 Calpine Drive (Lot 19)	44,758 sf.	RR-2	Single-family Residential
South	5746 Busch Drive (Lot 7)	159,390 sf.	RR-2	Single-family Residential
West	5738 Busch Drive (Lot 16)	20,056 sf.	RR-2	Single-family Residential

Administrative Permits Applicability (LIP Sections 13.13 and 13.29)

The Community Development Director may process ACDPs in accordance with LIP Section 13.13 if the proposed project is: A) not appealable as defined in LIP Chapter 2 and the project is for any of the uses specified: (1) improvements to any existing structure; (2) any single-family dwelling; (3) lot mergers; (4) any development of four dwelling units or less that does not require demolition, and any other developments not in excess of $100,000.00, other than any division of land; (5) water wells; and (6) driveways or access road improvements required by the fire department to improve access to properties damaged or destroyed as part of the Woolsey Fire that do not meet the criteria for a de minimis waiver; or B) is appealable as defined in LIP Chapter 2 and the project is for an attached or detached second dwelling units. In accordance with Section 13.29, the Community Development Director may also process applications for a new OWTS, replacement of a failed OWTS, or an upgrade to an existing OWTS in the same manner as ACDPs.

The project consists of the installation of a new OWTS and associated dispersal field on a parcel that is not located in the CCC Appeal Jurisdiction. Therefore, pursuant to LIP Sections 13.13 and 13.29, the project can be processed administratively.

Application Processing

The following summarizes processing of the ACDP application and noticing:

- ACDP Application Date: September 14, 2022
- Posting of Property: June 24, 2026
- Completeness Determination: May 21, 2026
- Notice of Application Mailer (Attachment 2): June 25, 2026
- Notice of Decision Mailer (Attachment 2): July 9, 2026
- Issuance of ACDP: July 14, 2026
- Planning Commission Reporting: July 20, 2026
- Local Appeal Period to City Council: July 15, 2026 through July 24, 2026

California Environmental Quality Act

Pursuant to the authority and criteria contained in California Environmental Quality Act (CEQA), the Community Development Director has analyzed the proposed project. The Community Development Director found that this project is listed among the classes of projects that have been determined not to have a significant adverse effect on the environment. Therefore, the project is categorically exempt from the provisions of CEQA pursuant to Sections 15302(c) – Replacement or Reconstruction, 15304(f) – Minor Trenching and Backfilling, and 15303(d) – New Construction or Conversion of Small Structures. The Community Development Director has further determined that

none of the six exceptions to the use of a categorical exemption apply to this project (CEQA Guidelines Section 15300.2).

Local Coastal Program Conformance

The LCP consists of a Land Use Plan (LUP) and LIP. The LUP contains programs and policies to implement the California Coastal Act in Malibu. The purpose of the LIP is to carry out the policies of the LUP. The LIP contains specific policies and regulations to which every project requiring a Coastal Development Permit must adhere. This project has been reviewed and conditionally approved for LCP conformance review by the Planning Division, City Biologist, City geotechnical consultant reviewers, and City Environmental Health Administrator (Attachment 1 – Department Review Sheets).

Administrative Coastal Development Permit Findings

The project, as proposed and conditioned, has been determined to be consistent with all applicable LCP goals and policies. Based on the foregoing evidence contained within the record and pursuant to LIP Section 13.29, the Community Development Director hereby makes the following findings of fact.

Onsite Wastewater Treatment System Coastal Development Permit (LIP Section 13.29.2)

Finding 1. The proposed OWTS is consistent with the LCP and all applicable LCP provisions, local laws and regulations regarding OWTS.

The City Biologist, City geotechnical consultant reviewers, and City Environmental Health Administrator have reviewed the proposed project and found it to meet the requirements of the Malibu Municipal Code (MMC) and LCP. The proposed project is for the replacement of an existing OWTS with a 3,634-gallon MicroSepTec Tank, UV Disinfection Unit and 4,000 sf. dispersal field. The applicant is required to record a covenant indicating the proper operation and maintenance of the OWTS. In addition, conditions of approval have been included for the proposed project to require continued operation, maintenance and monitoring of the subject system. The new OWTS will be an improvement to existing environmental conditions as the latest technology is being implemented, replacing the previous OWTS that served the existing residence for many years. The new OWTS will help clean the effluent and provide better water quality in line with current LCP requirements.

Finding 2. The proposed OWTS does not require a new or upgraded shoreline protective device.

The subject parcel is not located along the shoreline and does not propose a shoreline protective device. Thus, this finding is not applicable to this project.

Finding 3. The proposed OWTS is necessary to protect public health and/or improve water quality.

The State Water Resources Control Board requires all residential development located within the City of Malibu that is not served by a public or private sewage utility to provide treatment of wastewater through an OWTS that meets minimum design standards intended to protect public health. The subject parcel is not served by a public or private sewage utility and has been designed to meet all applicable design standards as determined by the City Environmental Health Administrator. Therefore, the replacement of the existing OWTS with a new OWTS in conformance with current design standards promotes public health by minimizing potential contamination of the groundwater table in the area and nearby Pacific Ocean.

Finding 4. The proposed OWTS has been conditioned in accordance with the LCP.

The proposed project has been designed to meet all applicable LCP requirements and has been conditioned in accordance with the LCP.

APPROVAL OF ADMINISTRATIVE COASTAL DEVELOPMENT PERMIT NO. 22-055

Based on the foregoing findings and evidence contained within the record, the Community Development Director hereby approves ACDP No. 22-055, subject to the conditions of approval.

Conditions of Approval

Standard Conditions

1. The property owners, and their successors in interest, shall indemnify and defend the City of Malibu and its officers, employees and agents from and against all liability and costs relating to the City's actions concerning this project, including (without limitation) any award of litigation expenses in favor of any person or entity who seeks to challenge the validity of any of the City's actions or decisions in connection with this project. The City shall have the sole right to choose its counsel and property owners shall reimburse the City's expenses incurred in its defense of any lawsuit challenging the City's actions concerning this project.

2. This approval is for the abandonment and demolition of components of the existing OWTS and the installation of a new OWTS with a 3,634-gallon MicroSepTec tank that includes a 4,000 sf. dispersal field. This approval does not involve any non-exempt grading.

3. Except as specifically changed by conditions of approval, the proposed development shall be constructed in substantial conformance with the approved scope of work, as described in Condition No. 2 and depicted on plans on file with the Planning Division date stamped May 21, 2026. The proposed development shall further comply with all conditions of approval stipulated in this resolution and Department Review Sheets attached hereto. In the event project plans conflict with any condition of approval, the condition shall take precedence.

4. Pursuant to LIP Section 13.18.2, this permit and rights conferred in this approval shall not be effective until the property owner signs, notarizes and returns the Acceptance of Conditions Affidavit accepting the conditions of approval set forth herein. The applicant shall file this form with the Planning Division prior to the issuance of any development permits.

5. The applicant shall digitally submit a complete set of plans to the Planning Division for consistency review and approval prior to plan check and again prior to the issuance of any building or development permits.

6. The ACDP shall expire if the project has not commenced within three (3) years after issuance of the permit, unless a time extension has been granted. Extension of the permit may be granted by the approving authority for due cause. Extensions shall be requested in writing by the applicant or authorized agent prior to expiration of the three-year period and shall set forth the reasons for the request. In the event of an appeal, the ACDP shall expire if the project has not commenced within three years from the date the appeal is decided by the decision-making body or withdrawn by the appellant.

7. Any questions of intent or interpretation of any condition of approval will be resolved by the Community Development Director upon written request of such interpretation.

8. All development shall conform to requirements of the City of Malibu Environmental Sustainability Division, City Biologist, City Environmental Health Administrator, and City geotechnical consultant reviewers, as applicable. Notwithstanding this review, all required permits shall be secured.

9. Minor changes to the approved plans or the conditions of approval may be approved by the Community Development Director, provided such changes achieve substantially the same results and the project is still in compliance with the MMC and the LCP. Revised plans reflecting the minor changes and additional fees shall be required.

10. This permit shall not become effective until the project is reported to the Planning Commission, pursuant to LIP Section 13.13.6.

11. Pursuant to LIP Section 13.20, development pursuant to an approved ACDP shall not commence until the ACDP is effective. The ACDP is not effective until all appeals have been exhausted.

12. The property owner must submit payment for all outstanding fees payable to the City prior to issuance of any building permit, including grading or demolition.

Cultural Resources

13. In the event that potentially important cultural resources are found in the course of geologic testing or during construction, work shall immediately cease until a qualified archaeologist can provide an evaluation of the nature and significance of the resources and until the Planning Director can review this information. Thereafter, the procedures contained in LIP Chapter 11 and those in MMC Section 17.54.040(D)(4)(b) shall be followed.

14. If human bone is discovered during geologic testing or during construction, work shall immediately cease and the procedures described in Section 7050.5 of the California Health and Safety Code shall be followed. Section 7050.5 requires notification of the coroner. If the coroner determines that the remains are those of a Native American, the applicant shall notify the Native American Heritage Commission by phone within 24 hours. Following notification of the Native American Heritage Commission, the procedures described in Section 5097.94 and Section 5097.98 of the California Public Resources Code shall be followed.

Biology

15. No new landscaping is proposed with this project. Therefore, none is approved. A detailed landscaping plan must be submitted to the Planning Division for review by the City Biologist and approval by the Planning Division prior to any planting. Should the applicant intend to plant any new or altered vegetation with a potential to grow over six ft. in height at full maturity for an area of 500 st. or more of landscaping for a new residence, or 2,500 sf. or more of landscaping for an existing residence, a detailed Landscape Documentation Package is required.

16. Any site preparation activities, including grading, excavation, and the removal of vegetation, between February 1 - September 15 will require nesting bird surveys by a qualified biologist prior to initiation of such activities. Surveys shall be completed no more than five days from proposed initiation of site preparation activities. Should active nests be identified, a buffer area no less than 150 ft. (300 ft. for raptors) shall be fenced off until it is determined by a qualified biologist that the nest is no longer active. A report discussing the results of the surveys shall be turned in to the City within two business days of completion of surveys.

17. Earthmoving shall be scheduled only during the dry season from April 1 through October 31. If it becomes necessary to conduct earthmoving activities from November 1 through March 31, a comprehensive erosion control plan shall be submitted to the City Biologist for approval prior to the issuance of a grading permit and implemented prior to initiation of vegetation removal and/or earthmoving activities.

18. The use of wood chips and shredded rubber is prohibited anywhere on the site. Flammable mulch material, including shredded bark, pine needles, and artificial turf, are prohibited between zero and five ft. of a structure. Non-continuous use of flammable mulch (excluding wood chips and shredded rubber) is allowed between 5 and 30 ft. from the eave/overhang of a structure with limited application areas. Any mulch materials (excluding wood chips and shredded rubber) are allowed 30 ft. or more from a structure with no limitation on application area.

19. Except as permitted pursuant to the provisions in LUP policies 3.18 and 3.20, throughout the City of Malibu, development that involves the use of pesticides, including insecticides, herbicides, rodenticides or any other similar toxic chemical substances, shall be prohibited in cases where the application of such substances would have the potential to significantly degrade Environmentally Sensitive Habitat Areas or coastal water quality or harm wildlife. Herbicides may be used for the eradication of invasive plant species or habitat restoration, but only if the use of non-chemical methods for prevention and management such as physical, mechanical, cultural, and biological controls are infeasible. Herbicides shall be restricted to the least toxic product and method, and to the maximum extent feasible, shall be biodegradable, derived from natural sources, and used for a limited time.

Environmental Health

20. Final OWTS Plot Plan: A final plot plan prepared by a City Registered OWTS Designer shall be submitted showing an OWTS design meeting the minimum requirements of the Malibu Municipal Code (MMC) and the Local Coastal Program (LCP)/Local Implementation Plan (LIP). The plans must include all necessary construction details, the proposed drainage plan for the developed property, and the proposed landscape plan for the developed property. The OWTS Plot Plan shall show essential features of the OWTS, existing improvements, and proposed/new improvements. The plot plan must fit on an 11" x 17" sheet leaving a 5" left margin clear to provide space for a City-applied legend.

21. Final OWTS Design Report, Plans, and System Specifications: If the OWTS design and/or bedroom/drainage fixture unit counts are modified in any way subsequent to the Planning-stage review, then a final OWTS design report and large set of construction drawings with system specifications (four sets) shall be submitted to describe the OWTS design basis and all components (i.e., alarm system, pumps, timers, flow equalization devices, backflow devices, etc.) proposed for use in the construction of the proposed OWTS. For all OWTS, final reports must be signed by a City registered OWTS Designer, and the plans stamped by a California Geologist. The final OWTS design report and construction drawings shall be submitted to the City Environmental Health Administrator with the designer's wet signature, professional registration number and stamp (if applicable).

    The final OWTS design submittal shall contain the following information (in addition to the items listed above).

    a. Required treatment capacity for wastewater treatment and disinfection systems. The treatment capacity shall be specified in terms of flow rate, gallons per day (gpd), and shall be supported by calculations relating the treatment capacity to the number of bedroom equivalents, plumbing drainage fixture units, and the subsurface effluent dispersal system acceptance rate. The drainage fixture unit count must be clearly identified in association with the design treatment capacity, even if the design is based on the number of bedrooms. Average and peak rates of hydraulic loading to the treatment system shall be specified in the final design.
    b. Sewage and effluent pump design calculations (as applicable).
    c. Description of proposed wastewater treatment and/or disinfection system equipment. State the

proposed type of treatment system(s) (e.g., aerobic treatment, textile filter, ultraviolet disinfection, etc.); major components, manufacturers, and model numbers for "package" systems; and the design basis for engineered systems.

d. Specifications, supporting geology information, and percolation test results for the subsurface effluent dispersal portion of the onsite wastewater disposal system. This must include the proposed type of effluent dispersal system (drainfield, trench, seepage pit, subsurface drip, etc.) as well as the system's geometric dimensions and basic construction features. Supporting calculations shall be presented that relate the results of soils analysis or percolation/infiltration tests to the projected subsurface effluent acceptance rate, including any unit conversions or safety factors. Average and peak rates of hydraulic loading to the effluent dispersal system shall be specified in the final design. The projected subsurface effluent acceptance rate shall be reported in units of total gallons per day (gpd) and gallons per square foot per day (gpsf). Specifications for the subsurface effluent dispersal system shall be shown to accommodate the design hydraulic loading rate (i.e., average and peak OWTS effluent flow, reported in units of gpd). The subsurface effluent dispersal system design must take into account the number of bedrooms, fixture units, and building occupancy characteristics.

e. All final design drawings shall be submitted with the wet signature and typed name of the OWTS designer. If the scale of the plan is such that more space is needed to clearly show construction details, larger sheets may also be provided (up to a maximum size of 18 inch by 22 inch, for review by the Environmental Health Administrator). Note: For OWTS final designs, full-size plans are required for review by the Building Safety Division and/or the Planning Division.

22. Existing OWTS to be Abandoned: Final plans shall clearly show the locations of all existing OWTS components (serving pre-existing development) to be abandoned and provide procedures for the OWTS' proper abandonment in conformance with the MMC.

23. Worker Safety Note and Abandonment of Existing OWTS: The following note shall be added to the plan drawings included with the OWTS final design: "Prior to commencing work to abandon, remove, or replace existing Onsite Wastewater Treatment System (OWTS) components, an "OWTS Abandonment Permit" shall be obtained from the City of Malibu. All work performed in the OWTS abandonment, removal, or replacement area shall be performed in strict accordance with all applicable federal, state, and local environmental and occupational safety and health regulatory requirements. The obtainment of any such required permits or approvals for this scope of work shall be the responsibility of the applicant and their agents."

24. Traffic-Rated Slab Plan/ Inspection Port Detail(s): All project traffic rated slab plans shall be prepared by a California licensed civil engineer and submitted for Environmental Health review and approval. These plans must be approved by the Building Safety Division prior to receiving Environmental Health final approval.

25. Proof of Ownership: Proof of ownership of subject property shall be submitted to the Environmental Health Administrator.

26. Operations & Maintenance Manual: An operations and maintenance manual specified by the OWTS designer shall be submitted to the property owner and maintenance provider of the proposed OWTS.

27. Maintenance Contract: A maintenance contract executed between the owner of the subject property and an entity qualified in the opinion of the City of Malibu to maintain the proposed onsite wastewater disposal system after construction shall be submitted. Note only original "wet signature" documents are acceptable.

28. Advanced OWTS Covenant: Prior to final Environmental Health approval, a covenant running with the land shall be executed between the City of Malibu and the holder of the fee simple absolute as to subject real

property and recorded with the Office of the Los Angeles County Recorder. Said covenant shall serve as constructive notice to any future purchaser for value that the onsite wastewater treatment system serving subject property is an advanced method of sewage disposal pursuant to the MMC. Said covenant shall be provided by the Environmental Health Administrator.

29. A covenant running with the land shall be executed by the property owner and recorded with the Office of the Los Angeles County Recorder. Said covenant shall serve as constructive notice to any successors in interest that: 1) the private sewage disposal system serving the development on the property does not have a 100 percent expansion effluent dispersal area (i.e., replacement disposal field(s) or seepage pit(s)), and 2) if the primary effluent dispersal area fails to drain adequately, the City of Malibu may require remedial measures including, but not limited to, limitations on water use enforced through operating permit and/or repairs, upgrades or modifications to the private sewage disposal system. The recorded covenant shall state and acknowledge that future maintenance and/or repair of the private sewage disposal system may necessitate interruption in the use of the private sewage disposal system and, therefore, any building(s) served by the private sewage disposal system may become non-habitable during any required future maintenance and/or repair. Said covenant shall be in a form acceptable to the City Attorney and approved by the Community Development Department.

30. Storm Water Pollution Prevention Plan (S.W.P.P. Plan): A SWPP Plan shall be submitted during the building plan check stage review. The plan must show the proposed OWTS components.

31. Project Geologist/Geotechnical Consultant Approval: Project Geologist/Geotechnical Consultant final approval of the OWTS plan shall be submitted to the Environmental Health Administrator.

32. City of Malibu Geologist/Geotechnical Approval: City of Malibu geotechnical consultant reviewers final approval of the OWTS plan shall be submitted to the Environmental Health Administrator.

33. City of Malibu Public Works Approval: City of Malibu Public Works final approval of the OWTS plan shall be submitted to the Environmental Health Administrator.

34. City of Malibu Planning Approval: City of Malibu Planning Division final approval of the OWTS plan shall be obtained.

35. Environmental Health Final Review Fee: A final fee in accordance with the adopted fee schedule at the time of final approval shall be paid to the City of Malibu for Environmental Health review of the OWTS design and system specifications.

36. Operating Permit Application and Fee: In accordance with MMC, an application shall be made to the Environmental Health office for an OWTS operating permit. An operating permit fee in accordance with the adopted fee schedule at the time of final approval shall be submitted with the application.

37. Prior to final Planning Division approval, the property owner shall provide a copy of a valid Operating Permit pursuant to MMC Section 15.44.030 or an Operating Permit application fee receipt.

38. Reference architectural and grading/drainage plans shall be submitted to Environmental Health during building plan check review of the proposed OWTS. Approvable building plans will show an existing single-family residence with no more than 4 bedrooms and 35 drainage fixture units.

39. Any above-ground equipment associated with the installation of the OWTS shall be screened from view by a solid wall or fence on all four sides. The fence or walls shall not be higher than 42-inches tall.

Geology

40. All recommendations of the consulting certified engineering geologist or geotechnical engineer and/or the City geotechnical consultant reviewers shall be incorporated into all final design and construction including foundations, grading, sewage disposal, and drainage. Final plans shall be reviewed and approved by the City geotechnical consultant reviewers prior to the issuance of a grading permit.

41. Final plans approved by the City geotechnical consultant reviewers shall be in substantial conformance with the approved ACDP relative to construction, grading, sewage disposal and drainage. Any substantial changes may require an ACDP amendment or a new CDP.

Construction

42. Prior to the commencement of work, the applicant shall submit a copy of their Construction Management Plan. The Construction Management Plan shall include a dedicated parking location for construction workers, not within the public right of way.

43. Construction hours shall be limited to Monday through Friday from 7:00 a.m. to 7:00 p.m. and Saturdays from 8:00 a.m. to 5:00 p.m. No construction activities shall be permitted on Sundays or City-designated holidays.

44. Construction management techniques, including minimizing the amount of equipment used simultaneously and increasing the distance between emission sources, shall be employed as feasible and appropriate. All trucks leaving the construction site shall adhere to the California Vehicle Code. In addition, construction vehicles shall be covered when necessary; and their tires rinsed prior to leaving the property.

45. The applicant/property owner shall contract with a City approved hauler to facilitate the recycling of all recoverable/recyclable material. Recoverable material shall include, but shall not be limited to: asphalt, dirt and earthen material, lumber, concrete, glass, metals, and drywall.

Prior to Final Inspection

46. Prior to a final Building inspection, the applicant shall provide a Recycling Summary Report (Summary Report) and obtain the approval from the Community Development Department. Applicant must provide haul tickets and diversion information. The final Summary Report shall designate the specific materials that were land filled or recycled, and state the facilities where all materials were taken.

47. Any construction trailer, storage equipment or similar temporary equipment not permitted as part of the approved scope of work shall be removed prior to final inspection and approval, and if applicable, the issuance of the certificate of occupancy.

48. The applicant shall request a final Planning Division inspection prior to final inspection by the Building and Safety Division.

Deed Restriction

49. The property owner is required to execute and record a deed restriction which shall indemnify and hold harmless the City, its officers, agents, and employees against any and all claims, demands, damages, costs and expenses of liability arising out of the acquisition, design, construction, operation, maintenance, existence or

failure of the permitted project in an area where an extraordinary potential for damage or destruction from wildfire exists as an inherent risk to life and property. The property owner shall provide a copy of the recorded document to the Planning Division prior to final planning approval.

Fixed Conditions

50. This ACDP runs with the land and binds all future owners of the property.

51. Violation of any of the conditions of this approval may be cause for revocation of this permit and termination of all rights granted thereunder.

Appeals and Reporting

LOCAL APPEAL – Pursuant to LIP Section 13.20.1 (Local Appeals), a decision of the Community Development Director may be appealed to the Planning Commission by an aggrieved person by written statement setting forth the grounds for appeal. The appeal period expires on **July 24, 2026 at 4:30 p.m.** An appeal shall be filed with the City Clerk within 10 days and shall be accompanied by an appeal form and proper appeal fee. The appellant shall pay fees as specified in the Council adopted fee resolution in effect at the time of the appeal. Appeal forms may be found online at www.malibucity.org, in person at City Hall, or by calling (310) 456-2489, extension 246.

REPORTING – Pursuant to LIP Section 13.13.6, this permit shall be reported to the Planning Commission and is tentatively scheduled to be reported at the **July 20, 2026** Regular Planning Commission meeting. Copies of this report will be available at www.malibucity.org/agendacenter and to all those wishing to receive such notification by contacting the Case Planner. This permit will not become effective until completion of the Planning Commission review of the permit pursuant to California Code of Regulations Section 13153.

Please contact Alexander da Silva in the Planning Division at (310) 456-2489, extension 314, for further information. Copies of all related documents can be reviewed by any interested person by contacting the Case Planner during regular business hours.

Date: July 14, 2026

Prepared by:

Alexander da Silva

Alexander da Silva
Associate Planner

Approved by:

Yolanda Bundy

Yolanda Bundy, MS, PE, CBO, CFCO
Community Development Director

Attachments:

1. Department Review Sheets including OWTS Plot Plan
2. Notice of Application Mailer/Notice of Decision Mailer

All referenced City Council and Planning Commission records are available for review at http://www.malibucity.org/onbase.

ACCEPTANCE OF CONDITIONS AFFIDAVIT

The undersigned property owner(s) acknowledges receipt of the City of Malibu's decision of approval and agrees to abide by all terms and conditions for **Administrative Coastal Development Permit No. 22-055, dated July 14, 2026, for the project located at 5742 Busch Drive, Malibu, CA 90265**. The permit and rights conferred in this approval shall not be effective until all property owner(s) signs and returns this notarized affidavit to the City of Malibu Planning Division within ten (10) working days of the decision and/or prior to issuance of any development permit.

_____ _____
Date Signature of Property Owner

_____
Print Property Owner Name

_____ _____
Date Signature of Property Owner

_____
Print Property Owner Name

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA
County of _____

On _____ before me _____,
(insert name and title of the officer)

personally appeared _____

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

_____
(Notary Public's signature in and for said County and State) **(Seal)**

John N. Yaroslaski PE 60149
Ensitu Engineering Inc.
7475 Carmelita Ave.
Atascadero, CA 93422

May 7, 2026

Received
5/11/26
Planning Dept.

Zachary Adams
JS Innovative Systems, Inc.
1243 Flynn Rd. #502
Camarillo Ca, 93012

Engineering Inc
7475 Carmelita Ave.
Atascadero, CA
93422

Tel: 805.772.0150
Fax: 805.772.0813

ensitu@ensitu.com

Subject: 600-14, 5742 Busch Drive: Onsite Wastewater System Engineering Final Design Report and Calculations

Dear Mr. Adams,

PART 1 – SUMMARY TABLE

1) General Project information [1] [2] [3] [4] [5]

Table 1 General Project information

Project Title:	600-14.010 5742 Busch Drive
Project Number	600-14
Project Address:	5742 Busch Drive
Project Engineer:	John N Yaroslaski PE 60149
Description:	MicroSepTec and Subsurface Irrigation
Approving Agency:	City of Malibu

Geology and Percolation Testing [3]	
Company	LandPhases Inc.
Report Title	Report of Limited Engineering Geologic Study, Proposed Onsite Wastewater Treatment System (OWTS), 5742 Busch Drive, City of Malibu, California
Date	07/05/2022
Type of Test	Infiltration test
Number of tests	10

CITY OF MALIBU
PLANNING DIVISION
OK FOR PLAN CHECK
PLANNING REVIEW NO. ACDP 22-055
DATE: 5.21.26
SIGNATURE: ALEXANDER DA SILVA
PRINT NAME: Alexander da Silva
THE APPROVAL OF THIS PLAN AND SPECIFICATIONS SHALL NOT BE HELD TO PERMIT OR TO BE AN APPROVAL OF THE VIOLATION OF ANY FEDERAL, STATE, COUNTY OR CITY LAWS OR ORDINANCES.

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2) Project Design Parameters

a) Fixture Units and Bedrooms

Table 2 Fixture unit and Bedroom Worksheet [2]

Project: 600-14.020 5742 Busch Drive				**Designed By:** KCY				**Des Date:** March 25, 2024	
Address: 5742 Busch Drive				**Checked By** JNY				**Ch Date:** March 25, 2024	
Type of Plumbing Fixture	**Existing Fixtures** "A"	+	**Proposed Fixtures** "B"	=	**Total Fixtures** "(A + B)"	x	**Unit Value** "C"	=	**Total Existing Fixture Units** "A x C"	**Total Proposed (Future) Fixture Units** "(A + B) x C"
Bathtub or Combination Bath/Shower	2	+		=	2	x	2	=	4	4
Bidet(s)		+		=		x	2	=		
Bar Sink		+		=		x	1	=		
Clothes Washer	1	+		=	1	x	3	=	3	3
Dishwasher	1	+		=	1	x	2	=	2	2
Laundry Sink	1	+		=	1	x	2	=	2	2
Lavatory (Wash Basin)	4	+		=	4	x	1	=	4	4
Kitchen Sink	1	+		=	1	x	2	=	2	2
Shower (Single Head)	1	+		=	1	x	2	=	2	2
Water Closet (Flush Toilet)	3	+		=	3	x	6	=	18	18
Bedrooms			**Fixture Units Summary**							
			Total Existing Fixture Units						37	
			Total Fixture Units						37	
			Dwelling Units Summary							
			Number of Existing Dwelling Units						1	
			Existing Bedroom Summary							
			Number of Existing Bedrooms						4	bedrooms
			Number of Existing Master Bedrooms						1	bedrooms
			Number of Existing Standard Bedrooms						3	bedrooms

b) Flow

Table 3 Flow Calculation Summary [2]

Flow Calculations (Q)		
Peak Flow per Master Bedroom	300	gpd
Peak Flow per Standard Bedroom	150	gpd
Average Flow per Master Bedroom	200	gpd
Average Flow per Standard Bedroom	100	gpd
Flow Calculations Existing (Q_E)		
Peak Flow, Q_{EP}	750	gpd
Average Flow, Q_{EA}	500	gpd
Design Flow, Q_{EP}	750	gpd

c) Constituents

Table 4 Wastewater Characteristics

Influent Characteristics		
BOD5 (mg/l)	220	
TSS (mg/l)	220	
TN (mg/l)	35	
Effluent Characteristics		
BOD5 (mg/l)	20	
TSS (mg/l)	20	
TN (mg/l)	17.5	

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3) Project Design Summary

Table 5 Design Summary Table [1] [2]

OWTS Capacity (Design and Maximum)				
Component	**Description**	**Size/Capacity**	**Design Capacity**	**Max Capacity**
Treatment Volume (Fixture Unit Capacity)	1-MicroSepTec ES12	3,634 gallons	37 fixture units	105 fixture units
Treatment (Organic Capacity)	1-MicroSepTec ES12	2.00 lb BOD5/day	750 gpd at 220 mg/L BOD5	1200 gpd at 220 mg/L BOD5
Disinfection	1-MicroSepTec ES12	1,200 gpd	750 gpd	1,200 gpd
Subsurface Irrigation Dispersal	Subsurface Irrigation	4000 square feet at 0.188 gallons per square foot per day	750 gpd	1,720 gpd
Description		**Design Point**	**Pump Settings**	
MST Pumps		16gpm @ 64 ft (TDH)	12 cycles per day, 5 min on, and 55 min off per cycle. Total discharge 64 gallons per cycle	

a) Tankage

Table 6 Equipment Summary Table Tankage

Manufacturer	MicroSepTec
Construction	Fiberglass
Required, gal	2,000
As-Designed, gal	3,634

b) Treatment System

Table 7 Equipment Summary Table Treatment Tank

Manufacturer	MicroSepTec
Model	ES12
Number of Units	1
Total Capacity, gpd	1,200

Table 8 MicroSepTec Design Table

MicroSepTec Design		
Design Flow	750	gpd
Design Influent BOD	220	mg/L
Design Effluent BOD	20	mg/L
Design Organic Loading BOD	1.25	lb BOD_5
MicroSepTec Model Specified	ES12	
MicroSepTec Tank Volume	3634	gal
MicroSepTec ES12 Base Organic Removal (1)	2.00	lb BOD_5
Minimum Number of MicroSepTec ES12 Required	1	units
Design Organic Removal	2.00	lb BOD_5
Design Tank Volume	3634	gal
Maximum Effluent Flow Based on Organic loading	1200	gpd
Maximum Effluent Flow Based on Hydraulic Loading	1200	gpd
Maximum Fixtures Based on Design Tank Volume	105	

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c) Disinfection System

Table 9 Equipment Summary Table Disinfection System

Manufacturer	MicroSepTec
Model	ES12
Number of Units	1
Total Capacity, gpd	1,200

d) Dispersal

Table 10 Subsurface Irrigation Dispersal Design Calculations [2] [1]

Ryons T value to Subsurface Irrigation Conversion Calculations										
Test Pit Number	Test Depth		Percolation Rate from Ryon's Test Method Converted to Gal/day					Percolation Area	Infiltration rate	Safety Factor	Application Rate
			A	B=1/A	C=Bx1440	D=C/12	E=Dx7.481	F (SEE FIGURE)	G=E/F	H	I=G/H
	ft	Soil Type	min/inch	inch/min	in/day	ft/day	gal/day	ft²	gal/ft²-day		gal/ft²-day
1	7	Siltstone	58	0.017	24.83	2.07	15.48	3	5.16	12	0.430
2	7	Siltstone	52	0.019	27.69	2.31	17.26	3	5.75	12	0.480
3	2	Sandy Silty Clay	22	0.045	65.45	5.45	40.81	3	13.60	12	1.133
4	2	Sandy Silty Clay	10	0.100	144.00	12.00	89.77	3	29.92	12	2.494
5	2	Sandy Silty Clay	18	0.056	80.00	6.67	49.87	3	16.62	12	1.385
6	2	Sandy Silty Clay	17	0.059	84.71	7.06	52.81	3	17.60	12	1.467
7	2	Sandy Silty Clay	3	0.333	480.00	40.00	299.24	3	99.75	12	8.312
8	2	Silty Clayey Sand	8	0.125	180.00	15.00	112.22	3	37.41	12	3.117
9	2	Sandy Silty Clay	44	0.023	32.73	2.73	20.40	3	6.80	12	0.567
10	2	Sandy Clayey Silt	20	0.050	72.00	6.00	44.89	3	14.96	12	1.247
		T Average	25.2						Application Rate Average		2.07
		T Max	58						Application Rate Max		8.31
		T Ryon (T_P)	**58**						Design Application Rate		**0.43**

OWTS Capacity (Design and Maximum)				
Component	**Description**	**Size/Capacity**	**Design Capacity**	**Max Capacity**
Treatment Volume (Fixture Unit Capacity)	1-MicroSepTec ES12	3,634 gallons	37 fixture units	105 fixture units
Treatment (Organic Capacity)	1-MicroSepTec ES12	2.00 lb BOD5/day	750 gpd at 220 mg/L BOD5	1200 gpd at 220 mg/L BOD5
Disinfection	1-MicroSepTec ES12	1,200 gpd	750 gpd	1,200 gpd
Subsurface Irrigation Dispersal	Subsurface Irrigation	4000 square feet at 0.188 gallons per square foot per day	750 gpd	1,720 gpd
Description		**Design Point**	**Pump Settings**	
MST Pumps		16gpm @ 64 ft (TDH)	12 cycles per day, 5 min on, and 55 min off per cycle. Total discharge 64 gallons per cycle	

4) Percolation and Geology [3]

a) Test Results

Table 11 Subsurface Irrigation Test Data [2] [1]

Ryons T value to Subsurface Irrigation Conversion Calculations											
Test Pit Number	Test Depth		Percolation Rate from Ryon's Test Method Converted to Gal/day					Percolation Area	Infiltration rate	Safety Factor	Application Rate
			A	B=1/A	C=Bx1440	D=C/12	E=Dx7.481	F (SEE FIGURE)	G=E/F	H	I=G/H
	ft	Soil Type	min/inch	inch/min	in/day	ft/day	gal/day	ft²	gal/ft²-day		gal/ft²-day
1	7	Siltstone	58	0.017	24.83	2.07	15.48	3	5.16	12	0.430
2	7	Siltstone	52	0.019	27.69	2.31	17.26	3	5.75	12	0.480
3	2	Sandy Silty Clay	22	0.045	65.45	5.45	40.81	3	13.60	12	1.133
4	2	Sandy Silty Clay	10	0.100	144.00	12.00	89.77	3	29.92	12	2.494
5	2	Sandy Silty Clay	18	0.056	80.00	6.67	49.87	3	16.62	12	1.385
6	2	Sandy Silty Clay	17	0.059	84.71	7.06	52.81	3	17.60	12	1.467
7	2	Sandy Silty Clay	3	0.333	480.00	40.00	299.24	3	99.75	12	8.312
8	2	Silty Clayey Sand	8	0.125	180.00	15.00	112.22	3	37.41	12	3.117
9	2	Sandy Silty Clay	44	0.023	32.73	2.73	20.40	3	6.80	12	0.567
10	2	Sandy Clayey Silt	20	0.050	72.00	6.00	44.89	3	14.96	12	1.247
		T Average	25.2						Application Rate Average		2.07
		T Max	58						Application Rate Max		8.31
		T Ryon (T_P)	**58**						Design Application Rate		**0.43**

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5) Maximum AOWTS Design Capacity

Table 12 Maximum AOWTS Design Capacity

OWTS Capacity (Design and Maximum)				
Component	**Description**	**Size/Capacity**	**Design Capacity**	**Max Capacity**
Treatment Volume (Fixture Unit Capacity)	1-MicroSepTec ES12	3,634 gallons	37 fixture units	105 fixture units
Treatment (Organic Capacity)	1-MicroSepTec ES12	2.00 lb BOD5/day	750 gpd at 220 mg/L BOD5	1200 gpd at 220 mg/L BOD5
Disinfection	1-MicroSepTec ES12	1,200 gpd	750 gpd	1,200 gpd
Subsurface Irrigation Dispersal	Subsurface Irrigation	4000 square feet at 0.188 gallons per square foot per day	750 gpd	1,720 gpd
Description		**Design Point**	**Pump Settings**	
MST Pumps		16gpm @ 64 ft (TDH)	12 cycles per day, 5 min on, and 55 min off per cycle. Total discharge 64 gallons per cycle	

PART 2 – INTRODUCTION

This report summarizes the results of the geologic investigation and provides engineering design for the onsite wastewater treatment/disposal system for the above noted site. The following work is to be performed on the subject site:

An existing four (4) bedroom single family residence with 37 fixture units.

PART 3 – SCOPE OF WORK

We completed the following work for this study:

Prepared this written report summarizing the soils engineering investigation.

Provided engineering design criteria for the proposed onsite wastewater treatment/disposal system.

PART 4 – FINDINGS

1) Soils Testing [3]

According to the referenced geology/percolation report [3] percolation testing was performed on the subject site in the areas shown in the referenced report. Ten (10) percolation test holes were excavated on the subject site and testing was performed in ten (10) locations. This test was conducted in general compliance with City of Malibu [5]requirements.

2) Fixture Units [2] [4] [5]

A Fixture Count was performed in accordance with the City of Malibu Fixture Unit Worksheet [5, p. 44] and Drainage Fixture Unit values in the current edition of the California Plumbing Code for the subject site. The subject property has 37 total fixture units.

3) Wastewater Flow [2]

a) Design/Peak Flow

The design/peak flow for a single-family residence in the City of Malibu is estimated using 300 gallons per day (gpd) for the first bedroom and 150 gpd for each additional bedroom. The subject project has a total of four (4) bedrooms, including one (1) master bedroom, in an existing structure; therefore, the peak flow is 750 gpd and the design flow is 750 gpd.

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b) Average Flow

The average flow for a single-family residence in the City of Malibu is estimated using 200 gpd for the first bedroom and 100 gpd for each additional bedroom. The average flow for the proposed house is estimated at 500 gpd.

PART 5 – PROPOSED DESIGN [2] [1]

1) Septic Tank

Septic tank sizing shall be based on the fixture unit count. The subject residence has a fixture count of 37; therefore, the minimum septic tank capacity required is 2,000 gallons. A MicroSepTec ES12 treatment tank is proposed with a capacity of 3,634 gallons.

Table 13 Required and Design Septic Tank Capacity

Septic Tank (ST) Calculations		
Total Existing Fixture Units	37	
Total Proposed Fixture Units		
Total Fixture Units	37	
Minimum Septic Tank Size based on Fixtures	2000	gal
Number of Dwelling Units	1	
Number of Bedrooms	4	bedrooms
Minimum Septic Tank Size based on Bedrooms	1500	gal
Design Septic Tank Size	3634	gal

2) Treatment

A MicroSepTec ES12 treatment tank shall be used to treat the waste before being discharged to the disposal area. The proposed treatment tank has multiple compartments for primary settling, aerobic treatment, final clarification, and effluent storage.

Table 14 MicroSepTec Design

MicroSepTec Design		
Design Flow	750	gpd
Design Influent BOD	220	mg/L
Design Effluent BOD	20	mg/L
Design Organic Loading BOD	1.25	lb BOD_5
MicroSepTec Model Specified	ES12	
MicroSepTec Tank Volume	3634	gal
MicroSepTec ES12 Base Organic Removal (1)	2.00	lb BOD_5
Minimum Number of MicroSepTec ES12 Required	1	units
Design Organic Removal	2.00	lb BOD_5
Design Tank Volume	3634	gal
Maximum Effluent Flow Based on Organic loading	1200	gpd
Maximum Effluent Flow Based on Hydraulic Loading	1200	gpd
Maximum Fixtures Based on Design Tank Volume	105	
MST Pump Design Settings		
Total Dynamic Head[2]	64	ftH_2O
Pump Flow Rate[2]	16	gpm
Design Pump Flow Rate 0.8x Pump Flow Rate	12.8	gpm
Total Pump Run Time (Design Flow/ Design Pump Flow Rate)	58.6	min
Pump Cycles in 12 Hour Period	12.00	
Minutes per pump cycle	60.00	min
Minutes on per Cycle	5.00	min
Pump Flow per Cycle	64.00	gal
Minutes off/cycle	55.00	min
Pump flow per 24 Hour period	1536.00	gal/day

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3) Disinfection

Disinfection shall be performed using a gravity flow ultraviolet (UV) disinfection unit integrated within the MicroSepTec unit. The treated effluent shall then be pumped from the effluent storage compartment of the treatment tank to the disposal area.

4) Disposal

Dispersal shall be performed using a subsurface drip dispersal system.

The subsurface drip dispersal system shall use Geoflow Wasteflow Subsurface Drip Systems. The Wasteflow drip system disperses of effluent below the ground surface through ½ inch pressure compensating tubing. The treated wastewater shall be pumped from the dosing compartment to the dispersal area shown on the site plan.

The subsurface drip dispersal area shall be a total of 4,000 square feet in one (1) zone. According to the feasibility report by LandPhases dated August 5, 2022, an infiltration rate of no more than 0.43 gallons per square foot per day (gpsfd) should be used for design of the OWTS. With a design flow of 750 gpd, the loading rate to the dispersal area shall be .188 gpsfd. Based on the geology report, groundwater is not expected to rise to an elevation that is permanently less than 5 feet from the bottom of the proposed micro-dosing lines of the evaporation dosing field.

Table 15 Dispersal Design Summary [2]

Drip Distribution Calculations		
Design Subsurface Irrigation Loading (Application) Rate, I	0.430	gpsfd
Minimum Square Feet of Leaching Area Required, Q/I	1745	ft^2
Design Square Feet of leaching Area from Site Plan,A	4000	ft^2
Actual Loading Rate (Application), $L_A = Q/A$	0.188	gpsfd
Maximum Effluent Capacity, $Q_{MAX} = AxI$	1720	gpsfd
Design Safetey Factor, H	12	

Table 16 Infiltration Test Data and Calculations Table

Ryons T value to Subsurface Irrigation Conversion Calculations											
Test Pit Number	Test Depth		Percolation Rate from Ryon's Test Method Converted to Gal/day					Percolation Area	Infiltration rate	Safety Factor	Application Rate
			A	B=1/A	C=Bx1440	D=C/12	E=Dx7.481	F (SEE FIGURE)	G=E/F	H	I=G/H
	ft	Soil Type	min/inch	inch/min	in/day	ft/day	gal/day	ft^2	gal/ft^2-day		gal/ft^2-day
1	7	Siltstone	58	0.017	24.83	2.07	15.48	3	5.16	12	0.430
2	7	Siltstone	52	0.019	27.69	2.31	17.26	3	5.75	12	0.480
3	2	Sandy Silty Clay	22	0.045	65.45	5.45	40.81	3	13.60	12	1.133
4	2	Sandy Silty Clay	10	0.100	144.00	12.00	89.77	3	29.92	12	2.494
5	2	Sandy Silty Clay	18	0.056	80.00	6.67	49.87	3	16.62	12	1.385
6	2	Sandy Silty Clay	17	0.059	84.71	7.06	52.81	3	17.60	12	1.467
7	2	Sandy Silty Clay	3	0.333	480.00	40.00	299.24	3	99.75	12	8.312
8	2	Silty Clayey Sand	8	0.125	180.00	15.00	112.22	3	37.41	12	3.117
9	2	Sandy Silty Clay	44	0.023	32.73	2.73	20.40	3	6.80	12	0.567
10	2	Sandy Clayey Silt	20	0.050	72.00	6.00	44.89	3	14.96	12	1.247
		T Average	25.2						Application Rate Average		2.07
		T Max	58						Application Rate Max		8.31
		T Ryon (T_P)	**58**						Design Application Rate		**0.43**

PART 6 – EXISTING ONSITE SYSTEM [1]

1) Existing OWTS Components

a) Septic Tank: 1,000-gallon concrete to be abandoned.

b) Seepage Pit: 26' deep to be abandoned.

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2) Abandonment of Existing System

a) Prior to commencing work to abandon, remove, or replace existing onsite wastewater treatment system (OWTS) components an "OWTS abandonment permit" shall be obtained from the city of Malibu. All work performed in the OWTS abandonment, removal, or replacement area shall be performed in strict accordance with all applicable federal, state, and local environmental and occupational safety and health regulatory requirements. The obtainment of any such required permits or approvals for this scope of work shall be the responsibility of the applicant and their agents.

b) Existing OWTS components shall be abandoned in accordance with title 28 of the Los Angeles County Code, incorporating the most current California Plumbing Code, local plumbing code, and policies. Method of abandonment shall be determined by the engineer and/or the owner's representative.

PART 7 – DISTRIBUTION

This report should be sent to all the design consultants for the above project including: architect; structural engineer; geologist; geotechnical engineer; coastal engineer; civil engineer; and others.

PART 8 – LIST OF TABLES

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Table 4 Wastewater Characteristics....2
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Table 6 Equipment Summary Table Tankage....3
Table 7 Equipment Summary Table Treatment Tank....3
Table 8 MicroSepTec Design Table....3
Table 9 Equipment Summary Table Disinfection System....4
Table 10 Subsurface Irrigation Dispersal Design Calculations [2] [1]....4
Table 11 Subsurface Irrigation Test Data [2] [1]....4
Table 12 Maximum AOWTS Design Capacity....5
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PART 9 – WORK CITED

[1] Ensitu Engineering Inc, "600-14.020 5742 Busch Drive PWFD-03-FD-SITE PLANS AND TABLES 11x17," Ensitu Engineering Inc, Atascadero, CA, 07/24/2024.

[2] Ensitu Engineering Inc, "600-14.020 5742 Busch Drive Base Calculations ECFD-03," Ensitu Engineering Inc, Atascadero, CA, 07/24/2024.

[3] Land Phases Inc, "Report of Limited Engineering Geologic Study, Proposed Onsite Wastewater Treatment System (OWTS), 5742 Busch Drive, City of Malibu, California," LandPhases Inc, Simi Valley, CA, 07/05/2022.

[4] City of Malibu Environmental Sustainability Department, "Chapter 15.40, Regulation of Onsite Wastewater Treatment Systems, Chapter 15.42, Technical Standards For Onsite Wastewater Treatment Systems, And Chapter 15.44 Operating Permits for Onsite Wastewater Treatment Systems," City of Malibu, Malibu, CA, August 27, 2018.

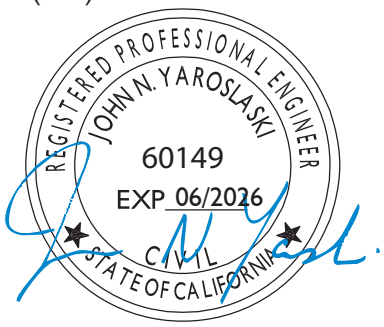
[5] City of Malibu Environmental Sustainability Department, "Onsite Wastewater Treatment System Manual; Siting, Design, Installation, and Operation Guidelines," City of Malibu Environmental Sustainability Department, Malibu, CA, 06/23/2018.

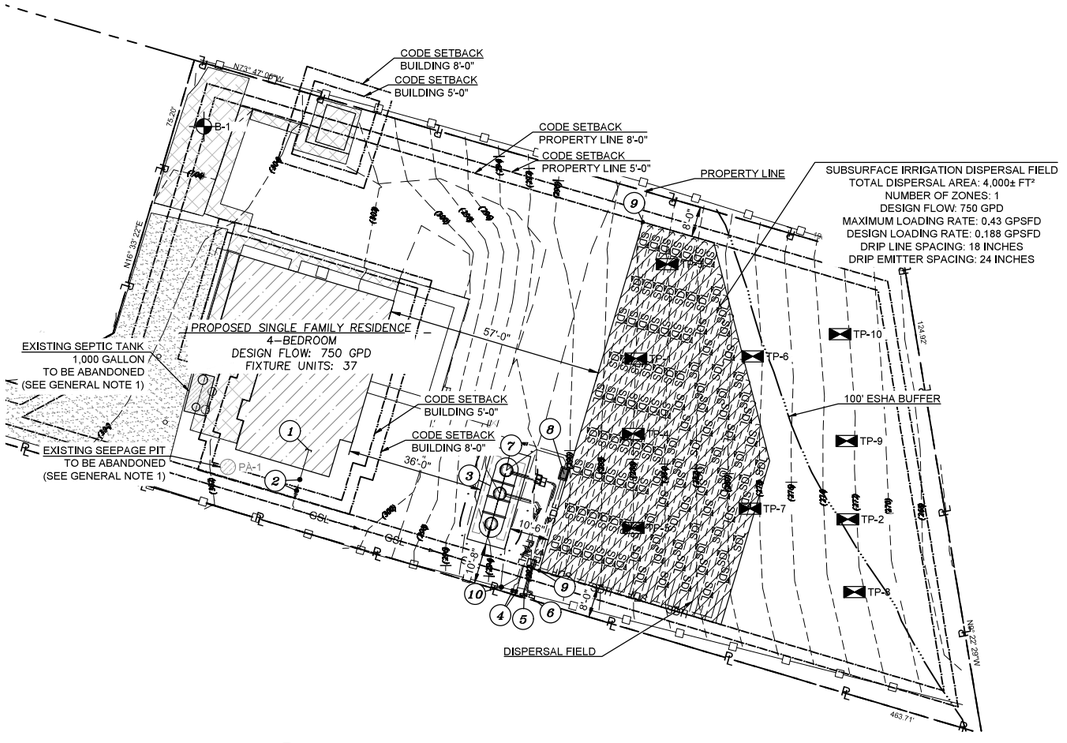
Any persons concerned with this project who observe conditions or features of the site or its surroundings that are different from those described in this report should notify EEI immediately for evaluation.

Thank you for the opportunity to have been of service. If you have any questions, or require additional assistance please feel free to contact me at (805) 772-0150.

Sincerely,

John N. Yaroslaski PE 60149
Ensitu Engineering Inc.
Project Engineer





1/1 *OVERALL SITE PLAN*

0 40' 80'

SCALE: 1" =40'-0"

N

ENSITU

GENERAL NOTES:

1. EXISTING OWTS COMPONENTS LOCATION AND ABANDONMENT:
   - 1.1. CONTRACTOR IS RESPONSIBLE FOR LOCATING ALL EXISTING ONSITE WASTEWATER TREATMENT SYSTEM (OWTS) COMPONENTS. THE LOCATIONS ON THE ENGINEERING PLANS ARE INFORMATIONAL AND MAY NOT INCLUDE ALL COMPONENTS OF THE OWTS. MANY ITEMS, SUCH AS TANKS, PIPING, DISTRIBUTION DEVICES, SEEPAGE PITS, DISPERSAL FIELDS, AND OTHER APPURTENANCES ARE BURIED AND NOT LOCATABLE BY THE SURVEYOR OR UTILITIES LOCATOR .
   - 1.2. PRIOR TO COMMENCING WORK TO ABANDON, REMOVE, OR REPLACE EXISTING ONSITE WASTEWATER TREATMENT SYSTEM (OWTS) COMPONENTS AN "OWTS ABANDONMENT PERMIT" SHALL BE OBTAINED FROM THE CITY OF MALIBU. ALL WORK PERFORMED IN THE OWTS ABANDONMENT, REMOVAL, OR REPLACEMENT AREA SHALL BE PERFORMED IN STRICT ACCORDANCE WITH ALL APPLICABLE FEDERAL, STATE, AND LOCAL ENVIRONMENTAL AND OCCUPATIONAL SAFETY AND HEALTH REGULATORY REQUIREMENTS. THE OBTAINMENT OF ANY SUCH REQUIRED PERMITS OR APPROVALS FOR THIS SCOPE OF WORK SHALL BE THE RESPONSIBILITY OF THE APPLICANT AND THEIR AGENTS.
   - 1.3. THE EXISTING OWTS COMPONENTS INCLUDING: SEPTIC TANK(S), PIPING, CLEANOUT(S) SEEPAGE PIT(S), DISPERSAL FIELD(S), AND ALL OTHER APPURTENANCES SHALL BE PROPERLY ABANDONED PURSUANT TO CITY OF MALIBU ORDINANCE 435, SECTION 15.40.170 C. AND SECTION 15.40.170 D. TITLE 28 OF THE LOS ANGELES COUNTY CODE, INCORPORATING THE MOST CURRENT CALIFORNIA PLUMBING CODE, LOCAL PLUMBING CODE, AND POLICIES. METHOD OF ABANDONMENT SHALL BE DETERMINED BY THE ENGINEER AND/OR THE OWNER'S REPRESENTATIVE
2. SEWER PIPE SHALL BE BEDDED IN ACCORDANCE WITH SPECIFICATIONS AND TITLE 28 OF THE LOS ANGELES COUNTY CODE, INCORPORATING THE MOST CURRENT CALIFORNIA PLUMBING CODE, LOCAL PLUMBING CODE, AND ORDINANCES.
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8. SUBSURFACE DRIP LINE SHALL BE PLACED IN UNCOMPACTED NATIVE SOILS RIPPED AND TILLED A MINIMUM OF 18 INCHES. SOIL SHALL BE AMENDED TO BE 30% SAND, 30% MULCH, 40% NATIVE OR LANDSCAPE DESIGNER SHALL BE CONTACTED TO ADVISE CONTRACTOR ON TYPE OF TOPSOIL TO IMPORT FOR MINIMUM BURIAL DEPTH. DISPERSAL FIELD SHALL BE PLANTED AND ESTABLISHED PRIOR TO OCCUPANCY (ENGINEER TO VERIFY)
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PIPING SCHEDULE

TAG	DESCRIPTION	SPECIFICATION
GSL	PROPOSED GRAVITY SEWER LINE	4" SCH40 PVC
PAL	PROPOSED AIR COMPRESSOR LINE	1" SCH80 PVC
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RCRC	RECIRCULATION RETURN LINE	1½" SCH80 PVC
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ITEM	QTY	DESCRIPTION	MFG/PART NUMBER
1		CONNECTION TO BUILDING SEWER[1]	
2		GRAVITY CLEAN-OUT AND BACKWATER VALVE[1]	INDUSTRIAL BACKWATER VALVE (SPEARS MODEL S475P FOR 4") 8" I.D. VALVE BOX (CHRISTY MODEL F08)
3		TREATMENT TANK[1][2]	MICROSEPTEC
4		AIR COMPRESSOR[1][2]	MICROSEPTEC
5		REMOTE TELEMETRY CONTROL UNIT DEDICATED COMMUNICATION AND POWER AS OUTLINED IN MANUFACTURER INSTALLATION GUIDELINES.[1][2]	MICROSEPTEC
6		CONTROL UNIT DEDICATED COMMUNICATION AND POWER AS OUTLINED IN MANUFACTURER INSTALLATION GUIDELINES.[1][2]	GEOFLOW
7		DUPLEX PUMP SYSTEM[1][2]	VARIES
8		DISPERSAL FIELD HEADWORKS[1][2]	GEOFLOW HEADWORKS ASSEMBLY WHW 1.5" DISKFILTER AUTOMATIC FLUSH
9		AIR VENT/VACUUM RELIEF ASSEMBLY[1][2]	GEOFLOW PART NUMBER APVBK
10		VENT ASSEMBLY[1][2]	MICROSEPTEC
[1]		ALL PLUMBING APPURTENANCES AND WORK SHALL COMPLY WITH CURRENT LOCAL, COUNTY, AND STATE PLUMBING CODES, APPURTENANCES AND WORK INCLUDE, BUT ARE NOT LIMITED TO: CONNECTION TO BUILDING PLUMBING, VENTILATION, ISOLATION, BACKWATER VALVES, CLEANOUTS, AND FITTINGS.	
[2]		ALL ELECTRICAL APPURTENANCES INCLUDING BUT NOT LIMITED TO: CONDUIT, CONDUCTOR, CONTROL PANELS, CONTACTORS, FLOATS, PUMPS, DISCONNECTS, AND COMMUNICATION DEVICES SHALL COMPLY WITH CURRENT LOCAL, COUNTY, AND STATE ELECTRICAL CODE AND CURRENT NATIONAL ELECTRIC CODE, CONDUIT AND CONDUCTOR RUNS AND SIZING SHOWN ON PLAN ARE FOR ALIGNMENT AND COST ESTIMATION. ELECTRICAL CONTRACTOR SHALL SPECIFY ALL ELECTRICAL APPURTENANCES. CONTROL AND POWER CONDUCTORS SHALL BE PLACED IN SEPARATE CONDUIT	

Ryons T value to Subsurface Irrigation Conversion Calculations

Percolation Rate from Ryons Test Method Converted to Gal/day

Test Pit Number	Test Depth	Soil Type	A	B=1/A	C=B×1440	D=C/12	E=D×7.481	Percolation Area F (SEE FIGURE)	Infiltration rate G=E/F	Safety Factor H	Application Rate I=G/H
	ft		min/inch	inch/min	in/day	ft/day	gal/day	ft²	gal/ft²-day		gal/ft²-day
1	7	Siltstone	58	0.017	24.83	2.07	15.48	3	5.16	12	0.430
2	7	Siltstone	52	0.019	27.69	2.31	17.26	3	5.75	12	0.480
3	2	Sandy Silty Clay	22	0.045	65.45	5.45	40.81	3	13.60	12	1.133
4	2	Sandy Silty Clay	10	0.100	144.00	12.00	89.77	3	29.92	12	2.494
5	2	Sandy Silty Clay	18	0.056	80.00	6.67	49.87	3	16.62	12	1.385
6	2	Sandy Silty Clay	17	0.059	84.71	7.06	52.81	3	17.60	12	1.467
7	2	Sandy Silty Clay	3	0.333	480.00	40.00	299.24	3	99.75	12	8.312
8	2	Silty Clayey Sand	8	0.125	180.00	15.00	112.22	3	37.41	12	3.117
9	2	Sandy Silty Clay	44	0.023	32.73	2.73	20.40	3	6.80	12	0.567
10	2	Sandy Clayey Silt	20	0.050	72.00	6.00	44.89	3	14.96	12	1.247
		T Average	25.2							Application Rate Average	2.07
		T Max	58							Application Rate Max	8.31
		T Ryon (T_R)	58							Design Application Rate	0.43

OWTS Capacity (Design and Maximum)

Component	Description	Size/Capacity	Design Capacity	Max Capacity
Treatment Volume (Fixture Unit Capacity)	1-MicroSepTec ES12	3,634 gallons	37 fixture units	105 fixture units
Treatment (Organic Capacity)	1-MicroSepTec ES12	2.00 lb BOD5/day	750 gpd at 220 mg/L BOD5	1,200 gpd at 220 mg/L BOD5
Disinfection	1-MicroSepTec ES12	1,200 gpd	750 gpd	1,200 gpd
Subsurface Irrigation Dispersal	Subsurface Irrigation	4000 square feet at 0.188 gallons per square foot per day	750 gpd	1,720 gpd
Description		**Design Point**	**Pump Settings**	
MST Pumps		16 gpm @ 64 ft (TDH)	12 cycles per day, 5 min on, and 55 min off per cycle. Total discharge 64 gallons per cycle	

Septic Tank (ST) Calculations

Total Existing Fixture Units	37	
Total Proposed Fixture Units		
Total Fixture Units	37	
Minimum Septic Tank Size based on Fixtures	2000	gal
Number of Dwelling Units	1	
Number of Bedrooms	4	bedrooms
Minimum Septic Tank Size based on Bedrooms	1500	gal
Design Septic Tank Size	3634	gal

Fixture Units Summary

Total Existing Fixture Units	37	
Total Fixture Units	37	
Dwelling Units Summary		
Number of Existing Dwelling Units	1	
Existing Bedroom Summary		
Number of Existing Bedrooms	4	bedrooms
Number of Existing Master Bedrooms	1	bedrooms
Number of Existing Standard Bedrooms	3	bedrooms
Flow Calculations (Q)		
Peak Flow per Master Bedroom	300	gpd
Peak Flow per Standard Bedroom	150	gpd
Average Flow per Master Bedroom	200	gpd
Average Flow per Standard Bedroom	100	gpd
Flow Calculations Existing (Q_D)		
Peak Flow, Q_{PA}	750	gpd
Average Flow, Q_{AA}	500	gpd
Design Flow, Q_A	750	gpd

MicroSepTec Design

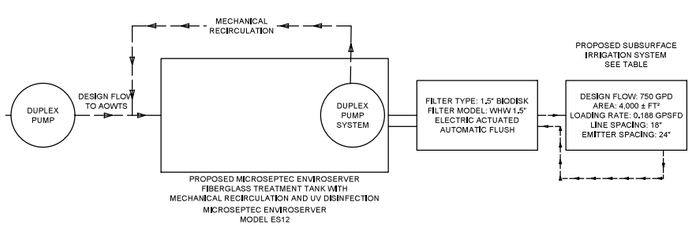
Design Flow	750	gpd
Design Influent BOD	220	mg/L
Design Effluent BOD	20	mg/L
Design Organic Loading BOD	1.25	lb BOD_5
MicroSepTec Model Specified	ES12	
MicroSepTec Tank Volume	3634	gal
MicroSepTec ES12 Rated Organic Removal (1)	2.00	lb BOD_5
Minimum Number of MicroSepTec ES12 Required	1	units
Design Organic Removal	2.00	lb BOD_5
Design Tank Volume	3634	gal
Maximum Effluent Flow Based on Organic loading	1200	gpd
Maximum Effluent Flow Based on Hydraulic Loading	1200	gpd
Maximum Fixtures Based on Design Tank Volume	105	

Drip Distribution Calculations

Design Subsurface Irrigation Loading (Application) Rate, I	0.430	gpsfd
Minimum Square Feet of Leaching Area Required, QI	1745	ft²
Design Square Feet of leaching Area from Site Plan, A	4000	ft²
Actual Loading Rate (Application), $L_A = Q/A$	0.188	gpsfd
Maximum Effluent Capacity, Q_{MAX}=Axl	1720	gpsfd
Design Safety Factor, H	12	

LEGEND

B-XX	BORING LOCATION
TP-XX	TEST PIT LOCATION
PA-XX	EXISTING SEEPAGE PIT TO BE ABANDONED (SEE GENERAL NOTE 1)
	PROPOSED DISPERSAL FIELD
	EXISTING OWTS TO BE ABANDONED (SEE GENERAL NOTE 1)
	BUILDINGS AND STRUCTURES
	DRIVEWAY
	HARDSCAPE



CITY OF MALIBU
PLANNING DIVISION
OK FOR PLAN CHECK
PLANNING REVIEW NO. ACDP 22-055
DATE: 5.21.26
SIGNATURE: ALEXANDER DA SILVA
PRINT NAME: Alexander da Silva
THE APPROVAL OF THIS PLAN AND SPECIFICATIONS SHALL NOT BE HELD TO PERMIT OR TO BE AN APPROVAL OF THE VIOLATION OF ANY FEDERAL, STATE, COUNTY OR CITY LAWS OR ORDINANCES.

FINAL FOR APPROVAL
ISSUED
05/07/2026

JOHN N. YAROSLASKI
PRINCIPAL ENGINEER

ENSITU
7479 CAMELITA AVE.
ATASCADERO, CA 93422
Tel: 805.772.0150
Fax: 805.772.0813
ENSITU@ensitu.com

ENSITU ENGINEERING, INC.
"Dedicated to achieving higher standards in onsite and decentralized wastewater systems."

NO.	REVISIONS	DATE	BY

DESIGN

5742 BUSCH DRIVE AOWTS FINAL DESIGN PLANS
FD-SITE PLANS AND TABLES 11x17
MALIBU, CALIFORNIA

REGISTERED PROFESSIONAL ENGINEER
JOHN N. YAROSLASKI
60149
EXP 06-2026
CIVIL
STATE OF CALIFORNIA

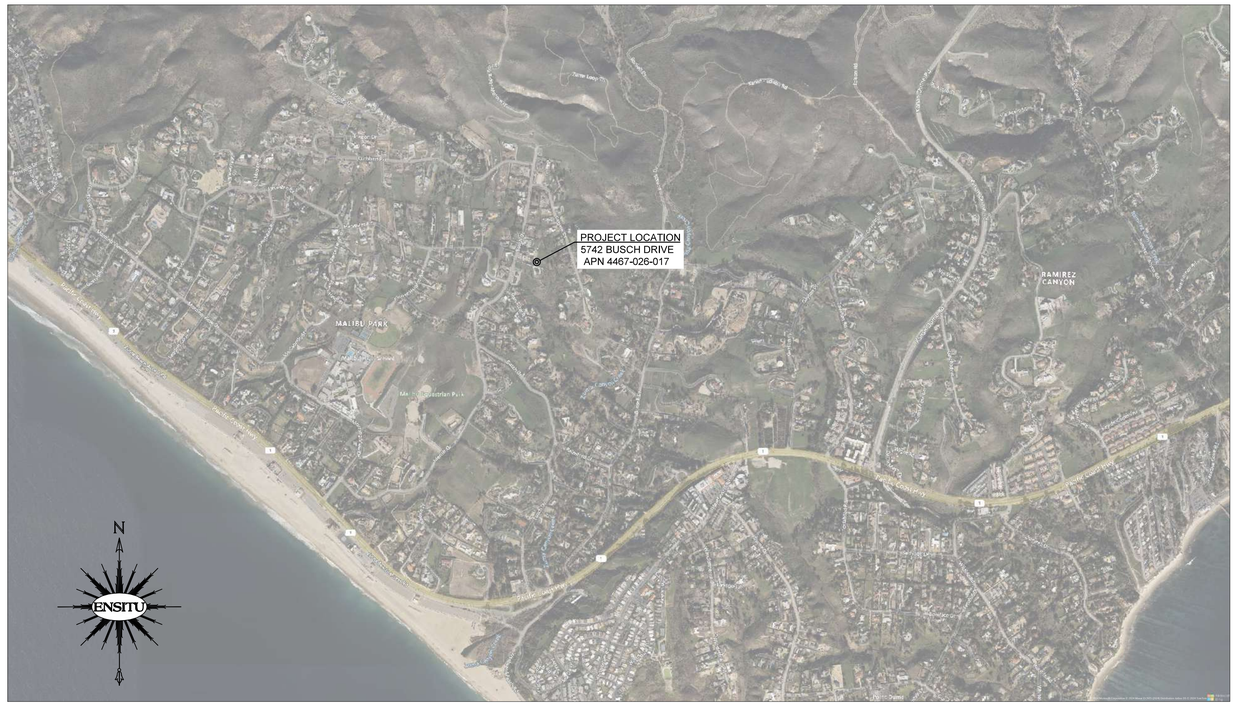
DATE: 05/07/2026
DESIGNED BY: KCY
DRAWN BY: KCY
CHECKED BY: JNY

JOB NO.
600-14

SHEET
1 OF 1

Project Engineer: John N. Yaroslaski, PE # 60149
Drawing Name: 14 42 Dwg Building\Cad Design\600-14.020 5742 Busch Drive PWP\600-14.020 5742 Busch Drive PWP-04.dwg
CREATION TIME: Thursday, May 7, 2026 08:37:30 AM
MOD. TIME: Thursday, May 7, 2026 08:37:30 AM
PLOT TIME: Thursday, May 7, 2026 08:41:21 AM

5742 BUSCH DRIVE
ONSITE WASTEWATER TREATMENT SYSTEM
MALIBU, CALIFORNIA



PROJECT INFORMATION	
APPLICANT	JS INNOVATIVE SYSTEMS INC. ZACH ADAMS
PROJECT DESCRIPTION	INSTALLATION OF ADVANCED ONSITE WASTEWATER TREATMENT SYSTEM
LCP ZONING DESIGNATION	RURAL RESIDENTIAL - 1 DU/2 ACRES (RR-2)
GENERAL PLAN LAND USE DESIGNATION	RURAL RESIDENTIAL - 1 DU/2 ACRES (RR-2)

CITY OF MALIBU
PLANNING DIVISION
OK FOR PLAN CHECK
PLANNING REVIEW NO: ACDP 22-055
DATE: 5-21-26
SIGNATURE: ALEXANDER DA SILVA
PRINT NAME: Alexander da Silva
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SHEET INDEX

FD-COVER SHEET	1
FD-SITE PLAN AND TABLES	2
FD-PIPING AND EQUIPMENT DETAILS	3
FD-NOTES AND EQUIPMENT DETAILS	4

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7475 CARMELITA AVE.
ATASCADERO, CA. 93422
Phone: 805.772.0110
Fax: 805.772.0013
ENSITU@easitu.com

ENSITU ENGINEERING, INC.
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REVISIONS

NO.	DATE	BY

5742 BUSCH DRIVE AOWTS FINAL DESIGN DESIGN PLANS
FD-COVER SHEET
MALIBU, CALIFORNIA

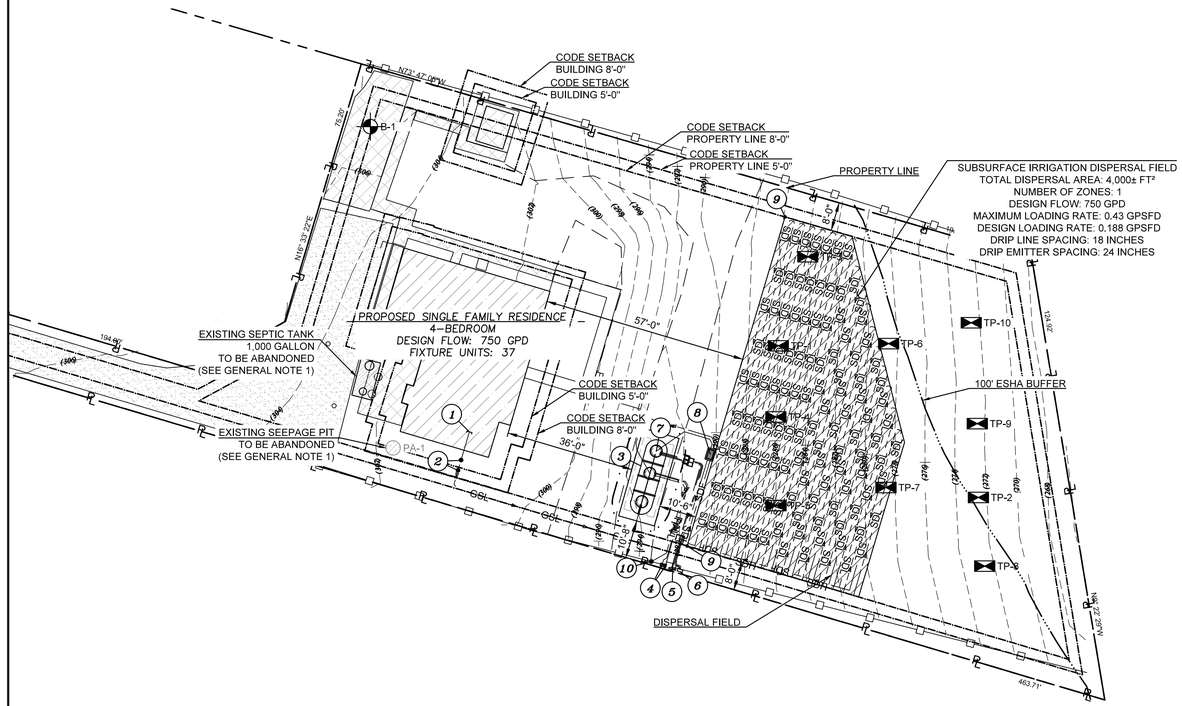
REGISTERED PROFESSIONAL ENGINEER
JOHN N. YAROSLAVSKI
60149
EXP 06-2026
CIVIL
STATE OF CALIFORNIA

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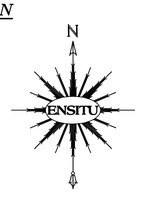
JOB NO. 600-14

SHEET 1 OF 4

Project Engineer: John N Yaroslavski PE # 60149
Drawing Name: C:\Users\Ensitu Engineering\Cad Design\600-14.020 5742 Busch Drive PWTP\600-14.020 5742 Busch Drive PWTP-04.dwg
ORIGINAL TIME: Thursday, May 7, 2026 08:37:30 AM
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1/2 *OVERALL SITE PLAN*



LAND PHASES, INC.
PLAN REVIEW AND APPROVAL

THIS PLAN HAS BEEN REVIEWED AND APPEARS TO BE IN GENERAL CONFORMANCE WITH THE RECOMMENDATIONS OF OUR ENGINEERING GEOLOGIC REPORT(S) REGARDING THE SUBJECT PROPERTY AND THE PROPOSED PROJECT.

FOR GEOLOGIC SITE OBSERVATIONS REQUIRED DURING GRADING AND/OR CONSTRUCTION, PLEASE NOTIFY LAND PHASES, INC. 48 HOURS IN ADVANCE AT (805) 522-5174.

PROJECT NO.: _____ DATE: _____

PROFESSIONAL GEOLOGIST
JACOB W. HOLT
No. 2282
CERTIFIED ENGINEERING GEOLOGIST
STATE OF CALIFORNIA

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5		REMOTE TELEMETRY CONTROL UNIT DEDICATED COMMUNICATION AND POWER AS OUTLINED IN MANUFACTURER INSTALLATION GUIDELINES.[1][2]	MICROSEPTEC
6		CONTROL UNIT DEDICATED COMMUNICATION AND POWER AS OUTLINED IN MANUFACTURER INSTALLATION GUIDELINES.[1][2]	GEOFLOW
7		DUPLEX PUMP SYSTEM[1][2]	VARIES
8		DISPERSAL FIELD HEADWORKS[1][2]	GEOFLOW HEADWORKS ASSEMBLY WHW 1.5" DISKFILTER AUTOMATIC FLUSH
9		AIR VENT/VACUUM RELIEF ASSEMBLY[1][2]	GEOFLOW PART NUMBER APVBK
10		VENT ASSEMBLY[1][2]	MICROSEPTEC
[1]		ALL PLUMBING APPURTENANCES AND WORK SHALL COMPLY WITH CURRENT LOCAL, COUNTY, AND STATE PLUMBING CODES. APPURTENANCES AND WORK INCLUDE, BUT ARE NOT LIMITED TO; CONNECTION TO BUILDING PLUMBING, VENTILATION, ISOLATION, BACKWATER VALVES, CLEANOUTS, AND FITTINGS.	
[2]		ALL ELECTRICAL APPURTENANCES INCLUDING BUT NOT LIMITED TO; CONDUIT, CONDUCTOR, CONTROL PANELS, CONTACTORS, FLOATS, PUMPS, DISCONNECTS, AND COMMUNICATION DEVICES SHALL COMPLY WITH CURRENT LOCAL, COUNTY, AND STATE ELECTRICAL CODE AND CURRENT NATIONAL ELECTRIC CODE. CONDUIT AND CONDUCTOR RUNS AND SIZING SHOWN ON PLAN ARE FOR ALIGNMENT AND COST ESTIMATION. ELECTRICAL CONTRACTOR SHALL SPECIFY ALL ELECTRICAL APPURTENANCES. CONTROL AND POWER CONDUCTORS SHALL BE PLACED IN SEPARATE CONDUIT	

Ryons T value to Subsurface Irrigation Conversion Calculations

Test Pit Number	Test Depth	Soil Type	Percolation Rate from Ryon's Test Method Converted to Gal/day A	B=1/A	Percolation C=8x1440/	D=C/12	E=Dx7.481	Percolation Area F (SEE FIGURE)	Infiltration rate G=E/F	Safety Factor H	Application Rate I=G/H
	ft		min/inch	inch/min	in/day	ft/day	gal/day	ft²	gal/ft²-day		gal/ft²-day
1	7	Siltstone	58	0.017	24.83	2.07	15.48	3	5.16	12	0.430
2	7	Siltstone	52	0.019	27.69	2.31	17.26	3	5.75	12	0.480
3	2	Sandy Silty Clay	22	0.045	65.45	5.45	40.81	3	13.60	12	1.133
4	2	Sandy Silty Clay	10	0.100	144.00	12.00	89.77	3	29.92	12	2.494
5	2	Sandy Silty Clay	18	0.056	80.00	6.67	49.87	3	16.62	12	1.385
6	2	Sandy Silty Clay	17	0.059	84.71	7.06	52.81	3	17.60	12	1.467
7	2	Sandy Silty Clay	3	0.333	480.00	40.00	299.24	3	99.75	12	8.312
8	2	Silty Clayey Sand	8	0.125	180.00	15.00	112.22	3	37.41	12	3.117
9	2	Sandy Silty Clay	44	0.023	32.73	2.73	20.40	3	6.80	12	0.567
10	2	Sandy Clayey Silt	20	0.050	72.00	6.00	44.89	3	14.96	12	1.247
		T Average	25.2							Application Rate Average	2.07
		T Max	58							Application Rate Max	8.31
		T Ryon (T_R)	**58**							Design Application Rate	**0.43**

OWTS Capacity (Design and Maximum)

Component	Description	Size/Capacity	Design Capacity	Max Capacity
Treatment Volume (Fixture Unit Capacity)	1-MicroSepTec ES12	3,634 gallons	37 fixture units	105 fixture units
Treatment (Organic Capacity)	1-MicroSepTec ES12	2.00 lb BOD5/day	750 gpd at 220 mg/L BOD5	1200 gpd at 220 mg/L BOD5
Disinfection	1-MicroSepTec ES12	1,200 gpd	750 gpd	1,200 gpd
Subsurface Irrigation Dispersal	Subsurface Irrigation	4000 square feet at 0.188 gallons per square foot per day	750 gpd	1,720 gpd
Description		**Design Point**	**Pump Settings**	
MST Pumps		16gpm @ 64 ft (TDH)	12 cycles per day, 5 min on, and 55 min off per cycle. Total discharge 64 gallons per cycle	

Septic Tank (ST) Calculations

Total Existing Fixture Units	37	
Total Proposed Fixture Units		
Total Fixture Units	37	
Minimum Septic Tank Size based on Fixtures	2000	gal
Number of Dwelling Units	1	
Number of Bedrooms	4	bedrooms
Minimum Septic Tank Size based on Bedrooms	1500	gal
Design Septic Tank Size	3634	gal

Fixture Units Summary

Total Existing Fixture Units	37	
Total Fixture Units	37	
Dwelling Units Summary		
Number of Existing Dwelling Units	1	
Existing Bedroom Summary		
Number of Existing Bedrooms	4	bedrooms
Number of Existing Master Bedrooms	1	bedrooms
Number of Existing Standard Bedrooms	3	bedrooms
Flow Calculations (Q)		
Peak Flow per Master Bedroom	300	gpd
Peak Flow per Standard Bedroom	150	gpd
Average Flow per Master Bedroom	200	gpd
Average Flow per Standard Bedroom	100	gpd
Flow Calculations Existing (Qx)		
Peak Flow, Qpx	750	gpd
Average Flow, Qax	500	gpd
Design Flow, Qdx	750	gpd

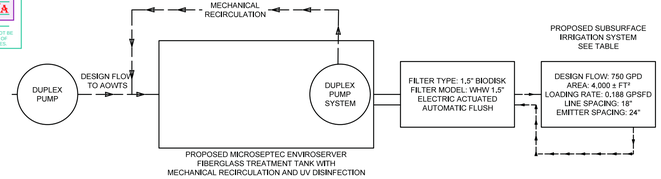
MicroSepTec Design

Design Flow	750	gpd
Design Influent BOD	220	mg/L
Design Effluent BOD	20	mg/L
Design Organic Loading BOD	1.25	lb BOD_5
MicroSepTec Model Specified	ES12	
MicroSepTec Tank Volume	3634	gal
MicroSepTec ES12 Base Organic Removal (1)	2.00	lb BOD_5
Minimum Number of MicroSepTec ES12 Required	1	units
Design Organic Removal	2.00	lb BOD_5
Design Tank Volume	3634	gal
Maximum Effluent Flow Based on Organic loading	1200	gpd
Maximum Effluent Flow Based on Hydraulic Loading	1200	gpd
Maximum Fixtures Based on Design Tank Volume	105	

Drip Distribution Calculations

Design Subsurface Irrigation Loading (Application) Rate, I	0.430	gpsfd
Minimum Square Feet of Leaching Area Required, Qd/I	1745	ft²
Design Square Feet of leaching Area from Site Plan,A	4000	ft²
Actual Loading Rate (Application), L_A=Q/A	0.188	gpsfd
Maximum Effluent Capacity, Q_{MAX}=AxI	1720	gpsfd
Design Safetey Factor, H	12	

CITY OF MALIBU
PLANNING DIVISION
OK FOR PLAN CHECK
PLANNING PROJECT NO: ACDP 22-055
DATE: 5.21.26
SIGNATURE: ALEXANDER DA SILVA
PRINT NAME: Alexander da Silva
THE APPROVAL OF THIS PLAN AND SPECIFICATIONS SHALL NOT BE HELD TO PERMIT OR TO BE AN APPROVAL OF THE VIOLATION OF ANY FEDERAL, STATE, COUNTY OR CITY LAWS OR ORDINANCES.



LEGEND

B-XX	BORING LOCATION
TP-XX	TEST PIT LOCATION
PA-XX	EXISTING SEEPAGE PIT TO BE ABANDONED (SEE GENERAL NOTE 1)
	PROPOSED DISPERSAL FIELD
	EXISTING OWTS TO BE ABANDONED (SEE GENERAL NOTE 1)
	BUILDINGS AND STRUCTURES
	DRIVEWAY
	HARDSCAPE

ENSITU
7475 CARMELITA AVE.
ATASCADERO, CA. 93422
Ph: 805.772.2210
Fax: 805.772.0613
ENSITU@eastlu.com

ENSITU ENGINEERING, INC.
"Dedicated to achieving higher standards in onsite and decentralized wastewater systems."

NO.	DATE	BY

REVISIONS

5742 BUSCH DRIVE AOWTS FINAL DESIGN PLANS
FD-SITE PLAN AND TABLES
MALIBU, CALIFORNIA

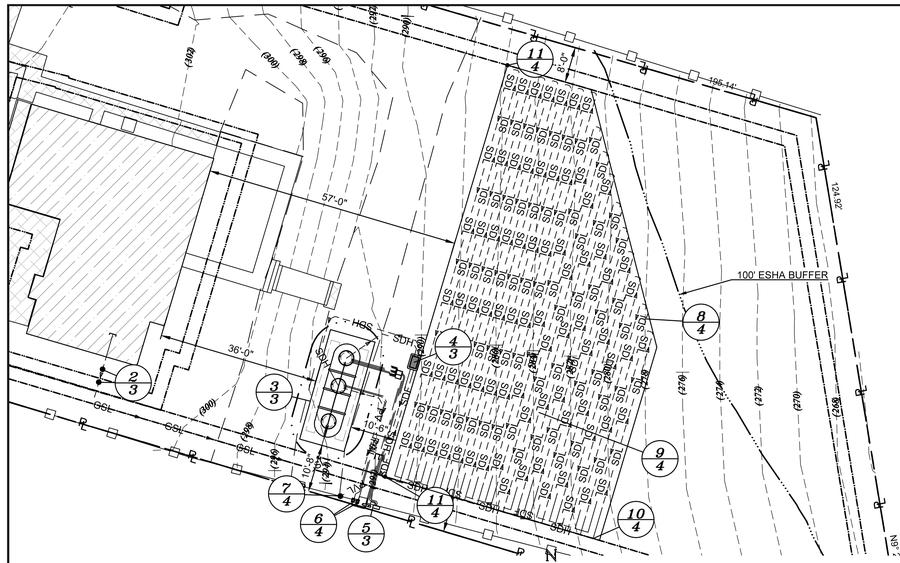
REGISTERED PROFESSIONAL ENGINEER
JOHN N. YAROSLASKI
60149
EXP 06-2026
CIVIL
STATE OF CALIFORNIA

DATE: 05/07/2026
DESIGNED BY: KCY
DRAWN BY: KCY
CHECKED BY: JNY

JOB NO. 600-14

SHEET 2 OF 4

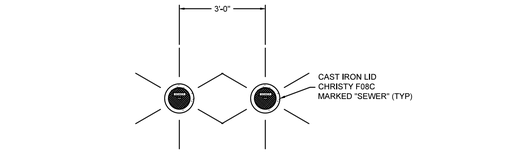
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PLOT TIME: Thursday, May 7, 2026 08:41:23 AM



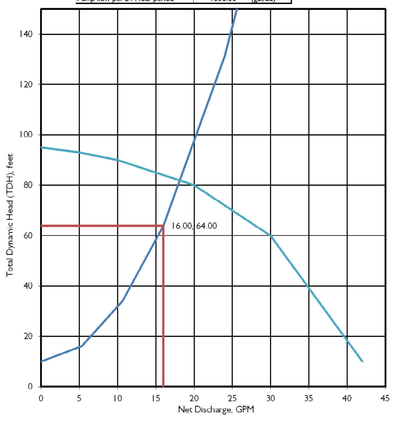
1/3 OVERALL SITE PLAN

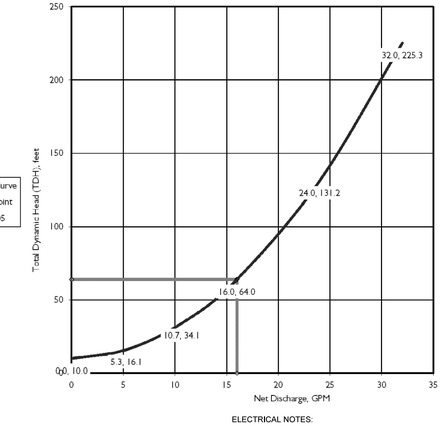
IPTION	MFG PART NUMBER	
"PER DR NOTE PVC	GEOFLOW LTSLIP-600	
LINE	1. BACKWATER VALVES SHALL BE REQUIRED AS INDICATED IN CURRENT PLUMBING CODE	
	2. EACH RUN OF PIPING WHICH IS MORE THAN 100' IN TOTAL DEVELOPED LENGTH, SHALL BE PROVIDED WITH A CLEANOUT	
0 PVC AND	FOR EACH ADDITIONAL ONE HUNDRED FEET THEREOF. IN LENGTH OF SUCH PIPING OR AS INDICATED IN CURRENT PLUMBING CODE	
NGS	3. BACKWATER VALVES AND CLEANOUT ASSEMBLIES SHALL BE CONSTRUCTED SO THAT THE SURFACE LOAD WILL NOT BE	
REATER THAN	TRANSFERRED TO THE DRAIN LINE	
IETER	4. CONCRETE PAD SHALL BE INSTALLED SO THAT THE WATER WILL RUN AWAY FROM THE INSTALLATION.	

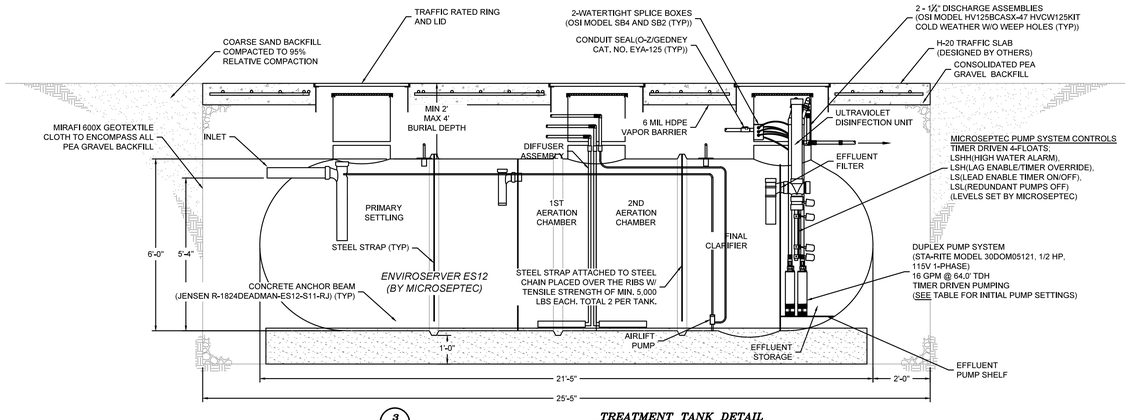
MST Pump Design Settings		
Total Dynamic Head[2]	64	ft-H_2O
Pump Flow Rate[2]	16	gpm
Design Pump Flow Rate 0.8x Pump Flow Rate	12.8	gpm
Total Pump Run Time (Design Flow/ Design Pump Flow Rate)	58.6	min
Pumps Cycles in 12 Hour Period	12.00	
Minutes per pump cycle	60.00	min
Minutes on per Cycle	5.00	min
Pump Flow per Cycle	64.00	gal
Minutes off/cycle	55.00	min
Pump flow per 24 Hour period	1536.00	gal/day



2/3 BACKWATER VALVE AND GRAVITY CLEANOUT
GRAVITY NOT TRAFFIC RATED







3/3 TREATMENT TANK DETAIL
MICROSEPTEC ES12 TRAFFIC RATED, AIRLIFT RECIRCULATION PUMPED EFFLUENT, UV DISINFECTION

FIBERGLASS TANK PRIMARY BACKFILL NOTES (SEE MANUFACTURER'S "INSTALLATION MANUAL AND OPERATING GUIDELINES"):

1. GENERAL
 1.1. THE BACKFILL MATERIAL SURROUNDING AN UNDERGROUND STORAGE TANK (UST) IS A CRITICAL PART OF A PROPER TANK INSTALLATION. THIS SPECIFICATION GIVES GUIDELINES FOR CHOOSING THE PRIMARY BACKFILL MATERIAL TO USE WHEN INSTALLING XERXES FIBERGLASS TANKS.
 1.2. SELECT ROUNDED STONES OR CRUSHED STONES ARE TO BE USED AS PRIMARY BACKFILL MATERIAL.
 1.3. PRIMARY BACKFILL MATERIAL IS TO BE CLEAN, FREE-FLOWING, AND FREE OF DIRT, SAND, LARGE ROCKS, ROOTS, ORGANIC MATERIALS, DEBRIS, ICE AND SNOW.
 1.4. NO BACKFILL MATERIAL SHALL BE FROZEN OR CONTAIN LUMPS OF FROZEN MATERIAL AT ANY TIME DURING PLACEMENT.
 1.5. MATERIALS LIKE SOFT LIMESTONE, SANDSTONE, SEA SHELLS OR SHALE SHOULD NOT BE USED AS BACKFILL BECAUSE THEY BREAK DOWN OVER TIME.
2. ACCEPTABLE BACKFILL MATERIALS
 2.0. COARSE AGGREGATE IS A TECHNICAL TERM FOR THE MATERIAL (ROUNDED STONES AND CRUSHED STONES) THAT MEETS XERXES' BACKFILL SIZE REQUIREMENTS.
 2.1. ASTM INTERNATIONAL AND THE AMERICAN ASSOCIATION OF STATE HIGHWAY AND TRANSPORTATION OFFICIALS (AASHTO) HAVE SPECIFICATIONS FOR STANDARD SIZES OF COARSE AGGREGATE.
 2.2. TABLE B1-1 GIVES THE STANDARD SIZES OF COARSE AGGREGATE THAT MEET XERXES' BACKFILL MATERIAL SPECIFICATIONS FOR ROUNDED STONES AND CRUSHED STONES. IT IDENTIFIES STANDARD SIEVE SIZES USED TO GRADE AGGREGATE MATERIAL. FOR EACH AGGREGATE SIZE, THE AMOUNT OF MATERIAL FINER THAN EACH LABORATORY SIEVE (SQUARE OPENINGS) IS GIVEN AS A PERCENTAGE OF THE TOTAL WEIGHT OF THE SAMPLE. (NOTE: ASTM USES SIZE NUMBERS 6, 67, 7 AND 8 TO DESCRIBE SPECIFIC GRADATION PROFILES FOR MATERIALS THAT PASS THROUGH A SERIES OF SIEVES. DO NOT CONFUSE THESE GRADATION PROFILES WITH SIEVE SIZES.)
  2.2.1. THE PERCENTAGES GIVE AN INDICATION OF THE PARTICLE SIZE DISTRIBUTION OR GRADATION WITHIN A GIVEN AGGREGATE SIZE. WITH AGGREGATE SIZE NUMBER 6 OF ROUNDED STONES, FOR EXAMPLE, 20-55 PERCENT OF THE SAMPLE (MEASURED BY WEIGHT) SHOULD PASS THROUGH A 1/2-INCH SIEVE, AND, WITH AGGREGATE SIZE NUMBER 7 OF CRUSHED STONES, 0-15 PERCENT OF THE SAMPLE (MEASURED BY WEIGHT) SHOULD PASS THROUGH A NO. 4 SIEVE.
 2.3. SOME MATERIAL SUPPLIERS MAY PRODUCE MATERIALS THAT MEET MANUFACTURER'S REQUIREMENTS BUT ARE NOT IDENTIFIED BY A STANDARD COARSE AGGREGATE SIZE NUMBER. THE SUPPLIER SHOULD BE ABLE TO PROVIDE A SPECIFICATION THAT IDENTIFIES THE SIZE OR GRADATION OF THE MATERIAL.
  2.3.1. IF THE MATERIAL SUPPLIER IS UNABLE TO SUPPLY A GRADATION REPORT, AN INDEPENDENT TESTING LABORATORY CAN PERFORM A SIEVE ANALYSIS ON A SAMPLE OF THE MATERIAL ACCORDING TO THE ASTM C 136 TESTING SPECIFICATIONS. THE TEST RESULTS CAN THEN BE COMPARED AGAINST THE SIZE REQUIREMENTS FOR ROUNDED OR CRUSHED STONES SHOWN IN TABLE B1-1.
 2.4. ROUNDED STONES
  2.4.1. WHEN USING SELECT ROUNDED STONES, THE MATERIAL IS TO BE A MIX OF ROUNDED PARTICLES, SIZES BETWEEN .094 INCH [2.36 MM] AND 1/2 INCH [12.55 MM].
  2.4.2. THE ROUNDED STONES MUST CONFORM TO THE SPECIFICATIONS OF ASTM C 33, SIZES 6, 67 OR 7.
  2.4.3. NO MORE THAN 5 PERCENT (BY WEIGHT) OF THE BACKFILL MAY PASS THROUGH A #8 SIEVE. SEE TABLE C1-1 FOR ADDITIONAL INFORMATION ABOUT SPECIFICATIONS.
  2.4.4. GENERALLY, ROUNDED STONES THAT MEET THE GRADATION REQUIREMENTS ARE LARGER THAN ALLOWABLE CRUSHED STONES.
 2.5. CRUSHED STONES
  2.5.1. WHEN USING CRUSHED STONES, THE MATERIAL IS TO BE A MIX OF ANGULAR PARTICLES. SIZES BETWEEN .094 INCH [2.36 MM] AND 1/2 INCH [12.55 MM].
  2.5.2. THE CRUSHED STONES MUST CONFORM TO THE SPECIFICATIONS OF ASTM C 33, SIZES 7 OR 8.
  2.5.3. NO MORE THAN 5 PERCENT (BY WEIGHT) OF THE BACKFILL MAY PASS THROUGH A #8 SIEVE. SEE TABLE B1-1 FOR ADDITIONAL INFORMATION ABOUT SPECIFICATIONS.

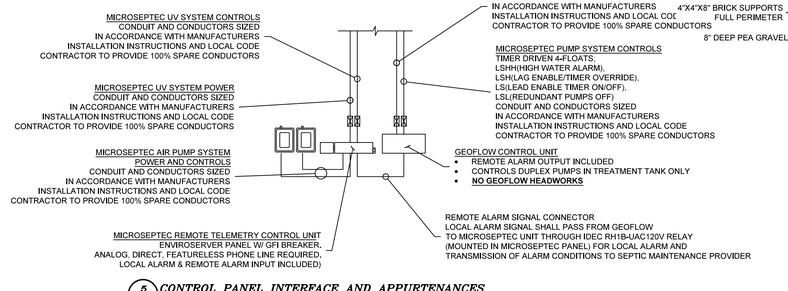
TABLE B1-1 PRIMARY TANK BACKFILL MATERIAL

ASTM C33 SIZE #	ROUND STONES			CRUSHED STONE	
	1 #6 STONE	2 #67 STONE	3 #7 STONE	4 #7 STONE	5 #7 STONE
1 INCH [25 MM]	100%	100%	---	---	---
3/4 INCH [19 MM]	90-100%	90-100%	100%	100%	---
1/2 INCH [12.5 MM]	10-55%	---	90-100%	90-100%	100%
3/8 INCH [9.5 MM]	0-15%	20-55%	40-70%	47-70%	85-100%
NO. 4 ,187 INCH [4.75 MM]	0-5%	0-10%	0-15%	0-15%	10-30%
NO. 8 ,094 INCH [2.36 MM]	---	0-5%	0-5%	0-5%	0-10%

ELECTRICAL NOTES:

1. LICENSED ELECTRICIAN SHALL VERIFY CONDUCTOR AND CONDUIT SIZES PRIOR TO SYSTEM INSTALLATION USING MANUFACTURER'S PUBLISHED FULL LOAD AMPS (FLA) FOR THE ACTUAL EQUIPMENT DELIVERED. CONDUIT AND CONDUCTOR SHALL BE SIZED PER TITLE 27 OF THE LOS ANGELES COUNTY CODE, INCORPORATING THE MOST CURRENT CALIFORNIA ELECTRICAL CODE, LOCAL UTILITY COMPANY REGULATIONS AND ALL STATE AND MUNICIPAL CODES AND ORDINANCES..
2. ALL ELECTRICAL EQUIPMENT AND APPURTENANCES RELATED TO ELECTRICAL EQUIPMENT SHALL BE INSTALLED IN ACCORDANCE WITH TITLE 27 OF THE LOS ANGELES COUNTY CODE, INCORPORATING THE CALIFORNIA ELECTRICAL CODE, LOCAL UTILITY COMPANY REGULATIONS AND ALL STATE AND MUNICIPAL CODES AND ORDINANCES; ALL EQUIPMENT SHALL BE UNDERWRITER LABORATORY (UL) LISTED.

CONDUIT SEAL



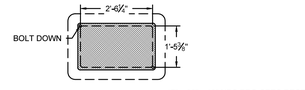
5/3 CONTROL PANEL INTERFACE AND APPURTENANCES
MICROSEPTEC PUMPED TO DISPOSAL

MICROSEPTEC TANK INSTALLATION GENERAL NOTES FOR REFERENCE ONLY
SEE MOST CURRENT XERXES "INSTALLATION MANUAL AND OPERATING GUIDELINES"

1. GENERAL NOTES
 1.1. MINIMUM DEPTH OF COVER
  1.1.1. NO TRAFFIC OPTIONS
   1.1.1.1. 2' BACKFILL.
  1.1.2. TRAFFIC OPTIONS
   1.1.2.1. 2' BACKFILL + REINFORCED CONCRETE TRAFFIC SLAB
 1.2. THE MAXIMUM BURIAL DEPTH IS 4 FEET OF COVER OVER THE TOP OF THE TANK. DEVIATION FROM THIS MAY BE PERMISSIBLE WITH PRIOR WRITTEN AUTHORIZATION FROM MANUFACTURER.
 1.3. CONCRETE TRAFFIC SLAB (IF UTILIZED) MUST EXTEND A MINIMUM OF 24 INCHES BEYOND THE TANK IN ALL DIRECTIONS.
 1.4. IF THERE IS AN UNATTACHED RISER OVER AN ACCESS OPENING, IT MUST NOT TRANSMIT LOAD FROM THE CONCRETE SLAB TO THE TANK. A MINIMUM SPACE OF 6 INCHES MUST EXIST BETWEEN THE BOTTOM OF THE RISER AND THE TOP OF THE TANK.
 1.5. IF THERE IS AN ATTACHED RISER ON AN ACCESS OPENING. IT MUST NOT TRANSMIT LOAD FROM THE CONCRETE SLAB TO THE TANK. A MINIMUM SPACE OF 3 INCHES MUST EXIST BETWEEN THE RISER OR SUMP AND THE SLAB.
 1.6. IF THE SOIL HAS LESS THAN 750 LBS./SQ. FT. COHESION AS CALCULATED FROM AN UNCONFINED COMPRESSION TEST, OR IN SOILS HAVING AN ULTIMATE BEARING CAPACITY OF LESS THAN 3,500 LBS./SQ. FT., OR WHERE SOIL WILL NOT MAINTAIN A VERTICAL WALL, THE EXCAVATION MUST ALLOW A MINIMUM SPACE EQUAL TO HALF THE DIAMETER OF THE TANK BETWEEN THE SIDE AND THE ENDCAP OF THE TANK, AND THE EXCAVATION WALL TO ENHANCE LATERAL RESISTANCE.
 1.7. A REINFORCED CONCRETE SLAB MAY BE REQUIRED UNDER THE TANK AS A FOUNDATION IN THE EXCAVATION WHERE THE BOTTOM IS UNSTABLE.
 1.8. TANKS SHALL BE ANCHORED IN INSTALLATIONS IN WHICH THE TANK COULD BE EXPOSED TO WATER. SITES SHALL BE THOROUGHLY EVALUATED FOR THE POTENTIAL OF A RISE IN THE LOCAL WATER TABLE OR OF TRAPPED WATER, CONTRACTOR SHALL PROVIDE EVALUATION TO ENGINEER FOR REVIEW
2. PRIMARY BACKFILL
 2.1. GENERAL
  2.1.1. THE BACKFILL MATERIAL SURROUNDING AN UNDERGROUND STORAGE TANK (UST) IS A CRITICAL PART OF A PROPER TANK INSTALLATION. THIS SPECIFICATION GIVES GUIDELINES FOR CHOOSING THE PRIMARY BACKFILL MATERIAL TO USE WHEN INSTALLING XERXES FIBERGLASS TANKS.
  2.1.2. SELECT ROUNDED STONES OR CRUSHED STONES ARE TO BE USED AS PRIMARY BACKFILL MATERIAL.
  2.1.3. PRIMARY BACKFILL MATERIAL IS TO BE CLEAN, FREE-FLOWING, AND FREE OF DIRT, SAND, LARGE ROCKS, ROOTS, ORGANIC MATERIALS, DEBRIS, ICE AND SNOW.
  2.1.4. NO BACKFILL MATERIAL SHALL BE FROZEN OR CONTAIN LUMPS OF FROZEN MATERIAL AT ANY TIME DURING PLACEMENT.
  2.1.5. MATERIALS LIKE SOFT LIMESTONE, SANDSTONE, SEA SHELLS OR SHALE SHOULD NOT BE USED AS BACKFILL BECAUSE THEY BREAK DOWN OVER TIME.
 2.2. ACCEPTABLE BACKFILL MATERIALS
  2.2.1. COARSE AGGREGATE IS A TECHNICAL TERM FOR THE MATERIAL (ROUNDED STONES AND CRUSHED STONES) THAT MEETS XERXES' BACKFILL SIZE REQUIREMENTS.
  2.2.2. ASTM INTERNATIONAL AND THE AMERICAN ASSOCIATION OF STATE HIGHWAY AND TRANSPORTATION OFFICIALS (AASHTO) HAVE SPECIFICATIONS FOR STANDARD SIZES OF COARSE AGGREGATE.
  2.2.3. TABLE B1-1 GIVES THE STANDARD SIZES OF COARSE AGGREGATE THAT MEET XERXES' BACKFILL MATERIAL SPECIFICATIONS FOR ROUNDED STONES AND CRUSHED STONES. IT IDENTIFIES STANDARD SIEVE SIZES USED TO GRADE AGGREGATE MATERIAL. FOR EACH AGGREGATE SIZE, THE AMOUNT OF MATERIAL FINER THAN EACH LABORATORY SIEVE (SQUARE OPENINGS) IS GIVEN AS A PERCENTAGE OF THE TOTAL WEIGHT OF THE SAMPLE. (NOTE: ASTM USES SIZE NUMBERS 6, 67, 7 AND 8 TO DESCRIBE SPECIFIC GRADATION PROFILES FOR MATERIALS THAT PASS THROUGH A SERIES OF SIEVES. DO NOT CONFUSE THESE GRADATION PROFILES WITH SIEVE SIZES.)
   2.2.3.1. THE PERCENTAGES GIVE AN INDICATION OF THE PARTICLE SIZE DISTRIBUTION OR GRADATION WITHIN A GIVEN AGGREGATE SIZE. WITH AGGREGATE SIZE NUMBER 6 OF ROUNDED STONES, FOR EXAMPLE, 20-55 PERCENT OF THE SAMPLE (MEASURED BY WEIGHT) SHOULD PASS THROUGH A 1/2-INCH SIEVE, AND, WITH AGGREGATE SIZE NUMBER 7 OF CRUSHED STONES, 0-15 PERCENT OF THE SAMPLE (MEASURED BY WEIGHT) SHOULD PASS THROUGH A NO. 4 SIEVE.
  2.2.4. SOME MATERIAL SUPPLIERS MAY PRODUCE MATERIALS THAT MEET MANUFACTURER'S REQUIREMENTS BUT ARE NOT IDENTIFIED BY A STANDARD COARSE AGGREGATE SIZE NUMBER. THE SUPPLIER SHOULD BE ABLE TO PROVIDE A SPECIFICATION THAT IDENTIFIES THE SIZE OR GRADATION OF THE MATERIAL.
   2.2.4.1. IF THE MATERIAL SUPPLIER IS UNABLE TO SUPPLY A GRADATION REPORT, AN INDEPENDENT TESTING LABORATORY CAN PERFORM A SIEVE ANALYSIS ON A SAMPLE OF THE MATERIAL ACCORDING TO THE ASTM C 136 TESTING SPECIFICATIONS. THE TEST RESULTS CAN THEN BE COMPARED AGAINST THE SIZE REQUIREMENTS FOR ROUNDED OR CRUSHED STONES SHOWN IN TABLE B1-1.
  2.2.5. ROUNDED STONES
   2.2.5.1. WHEN USING SELECT ROUNDED STONES, THE MATERIAL IS TO BE A MIX OF ROUNDED PARTICLES, SIZES BETWEEN .094 INCH [2.36 MM] AND 1/2 INCH [12.55 MM].
   2.2.5.2. THE ROUNDED STONES MUST CONFORM TO THE SPECIFICATIONS OF ASTM C 33, SIZES 6, 67 OR 7.
   2.2.5.3. NO MORE THAN 5 PERCENT (BY WEIGHT) OF THE BACKFILL MAY PASS THROUGH A #8 SIEVE, SEE TABLE C1-1 FOR ADDITIONAL INFORMATION ABOUT SPECIFICATIONS.
   2.2.5.4. GENERALLY, ROUNDED STONES THAT MEET THE GRADATION REQUIREMENTS ARE LARGER THAN ALLOWABLE CRUSHED STONES.
  2.2.6. CRUSHED STONES
   2.2.6.1. WHEN USING CRUSHED STONES, THE MATERIAL IS TO BE A MIX OF ANGULAR PARTICLES. SIZES BETWEEN .094 INCH [2.36 MM] AND 1/2 INCH [12.55 MM].
   2.2.6.2. THE CRUSHED STONES MUST CONFORM TO THE SPECIFICATIONS OF ASTM C 33, SIZES 7 OR 8.
   2.2.6.3. NO MORE THAN 5 PERCENT (BY WEIGHT) OF THE BACKFILL MAY PASS THROUGH A #8 SIEVE. SEE TABLE B1-1 FOR ADDITIONAL INFORMATION ABOUT SPECIFICATIONS.
3. TRAFFIC LOADING:
 3.1. TRAFFIC LOADING: AASHTO H20-44 WITH 14,000 REPETITIONS OVER 20 YEARS.
 3.2. ALL CONCRETE WORK SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE AMERICAN CONCRETE INSTITUTE (ACI) BUILDING CODE (ACI 318) AND THE ACI MANUAL OF PRACTICE.
 3.3. CONTRACTOR SHALL SUBMIT SPECIFICATIONS FOR BACKFILL, CONCRETE MATERIAL, AND TESTING FOR APPROVAL.
 3.4. CONCRETE MATERIAL SHALL BE TYPE V (SEVERE) CATEGORY FOR SULFATE EXPOSURE WITH A MINIMUM COMPRESSIVE STRENGTH 3000 PSI @ 28 DAYS.
 3.5. STEEL REINFORCEMENT SHALL HAVE A YIELD STRENGTH OF 60 KSI.
 3.6. CONCRETE SLAB TO EXTEND AT LEAST 2'-0" BEYOND VERTICAL EXTENT OF TANK IN ALL DIRECTIONS.
 3.7. CUT TYPICAL REINFORCING 2" CLEAR FROM ALL OPENINGS AND EDGES.
 3.8. SLOPE CONCRETE TO DRAIN AWAY FROM OPENINGS.
 3.9. ALL EDGES ROUNDED WITH 2" RADIUS MINIMUM
 3.10. THE MAXIMUM BURIAL DEPTH IS 4 FEET OF COVER OVER THE TOP OF THE TANK. DEVIATION FROM THIS MAY BE PERMISSIBLE WITH PRIOR WRITTEN AUTHORIZATION FROM MANUFACTURER.
 3.11. IF THERE IS AN UNATTACHED RISER OVER AN ACCESS OPENING. IT MUST NOT TRANSMIT LOAD FROM THE CONCRETE SLAB TO THE TANK. A MINIMUM SPACE OF 6 INCHES MUST EXIST BETWEEN THE BOTTOM OF THE RISER AND THE TOP OF THE TANK.
 3.12. IF THERE IS AN ATTACHED RISER ON AN ACCESS OPENING. IT MUST NOT TRANSMIT LOAD FROM THE CONCRETE SLAB TO THE TANK. A MINIMUM SPACE OF 3 INCHES MUST EXIST BETWEEN THE RISER OR SUMP AND THE SLAB.
 3.13. IF THE SOIL HAS LESS THAN 750 LBS./SQ. FT. COHESION AS CALCULATED FROM AN UNCONFINED COMPRESSION TEST; OR IN SOILS HAVING AN ULTIMATE BEARING CAPACITY OF LESS THAN 3,500 LBS./SQ. FT.; OR WHERE SOIL WILL NOT MAINTAIN A VERTICAL WALL, THE EXCAVATION MUST ALLOW A MINIMUM SPACE EQUAL TO HALF THE DIAMETER OF THE TANK BETWEEN THE SIDE AND THE ENDCAP OF THE TANK, AND THE EXCAVATION VALL TO ENHANCE LATERAL RESISTANCE.
 3.14. A REINFORCED CONCRETE SLAB MAY BE REQUIRED UNDER THE TANK AS A FOUNDATION IN THE EXCAVATION WHERE THE BOTTOM IS UNSTABLE.
 3.15. TANKS SHALL BE ANCHORED IN INSTALLATIONS IN WHICH THE TANK COULD BE EXPOSED TO WATER. SITES SHALL BE THOROUGHLY EVALUATED FOR THE POTENTIAL OF A RISE IN THE LOCAL WATER TABLE OR OF TRAPPED WATER, CONTRACTOR SHALL PROVIDE EVALUATION TO ENGINEER FOR REVIEW

TABLE B1-1 PRIMARY TANK BACKFILL MATERIAL

ASTM C33 SIZE #	ROUND STONES			CRUSHED STONE	
	1 #6 STONE	2 #67 STONE	3 #7 STONE	4 #7 STONE	5 #7 STONE
1 INCH [25 MM]	100%	100%	---	---	---
3/4 INCH [19 MM]	90-100%	90-100%	100%	100%	---
1/2 INCH [12.5 MM]	10-55%	---	90-100%	90-100%	100%
3/8 INCH [9.5 MM]	0-15%	20-55%	40-70%	47-70%	85-100%
NO. 4 ,187 INCH [4.75 MM]	0-5%	0-10%	0-15%	0-15%	10-30%
NO. 8 ,094 INCH [2.36 MM]	---	0-5%	0-5%	0-5%	0-10%



4/3 GEOFLOW HEADWORKS ASSEMBLY
WHW 1.5" DISKFILTER AUTOMATIC FLUSH

ENSITU
7475 CARMELITA AVE.
ATASCADERO, CA. 93422
Phone: 805.772.1100
Fax: 805.772.0813
ENSITU@easitu.com

ENSITU ENGINEERING, INC.
"Dedicated to achieving higher standards in onsite and decentralized wastewater systems."

NO.	REVISIONS	DATE	BY

5742 BUSCH DRIVE AOWTS FINAL DESIGN DESIGN
PLANS
FD-PIPING AND EQUIPMENT DETAILS
MALIBU, CALIFORNIA

REGISTERED PROFESSIONAL ENGINEER JOHN N. YAROSLASKI 60149 EXP 06-2026 CIVIL STATE OF CALIFORNIA

DATE: 05/07/2026
DESIGNED BY: KCY
DRAWN BY: KCY
CHECKED BY: JNY

JOB NO. 600-14

SHEET 3 OF 4

Project Engineer: John N Yaroslaski PE # 60149
JOB TITLE: 600-14 5742 Busch Drive Wastewater
DRAWING FILE: C:\Users\Kevin\Desktop\Cad Design\600-14.020 5742 Busch Drive PWPD\600-14.020 5742 Busch Drive PWPD-04.dwg
PLOT DATE: Thursday, May 7, 2026 08:37:30 AM
MOD. TIME: Thursday, May 7, 2026 08:37:30 AM
PLOT TIME: Thursday, May 7, 2026 08:41:25 AM

GENERAL NOTES

1. General Notes are not intended to replace the Construction Specifications. Please refer to Construction Specifications for this project for detailed instructions and specifications.

2. IDENTIFICATION SYSTEMS

All valves and equipment shall be identified in accordance with CONSTRUCTION SPECIFICATIONS Section 01080 – Identification Systems.

3. SITE CONDITIONS

In accordance with CONSTRUCTION SPECIFICATIONS Section 01160 – Site Conditions:

The Contractor acknowledges that he has satisfied himself as to the nature and location of the work, the general and local conditions, particularly those bearing upon access to the site; handling, storage, and disposal of materials; availability of water, electricity and roads; uncertainties of weather, river stages, or similar physical conditions at the site; the conformation and conditions of the ground; the equipment and facilities needed preliminary to and during the execution of the work; and all other matters which can in any way affect the work or the cost thereof under this Contract.

The Contractor further acknowledges that he has satisfied himself as to the character, quality and quantity of surface and subsurface materials to be encountered from his inspection of the site and from reviewing any available records of exploratory work furnished by the Owner or included in these Documents. Failure by the Contractor to acquaint himself with the physical conditions of the site and all the available information will not relieve him from responsibility for properly estimating the difficulty or cost of successfully performing the work.

The Contractor warrants that as a result of his examination and investigation of all the aforesaid data that he can perform the work in a good and workmanlike manner and to the satisfaction of the Owner. The Owner assumes no responsibility for any representations made by any of its officers or agents during or prior to the execution of this Contract, unless (1) such representations are expressly stated in the Contract, and (2) the Contract expressly provides that the responsibility therefore is assumed by the Owner.

Any information obtained by the Engineer regarding site conditions, subsurface information, groundwater elevations, existing construction of site facilities, and similar data will be available for inspection, as applicable, at the office of the Engineer upon request. Such information is offered as supplementary information only. Neither the Engineer nor the Owner assumes any responsibility for the completeness or interpretation of such supplementary information.

In the event that the subsurface or latent physical conditions are found materially different from those indicated in these Documents, and differing materially from those ordinarily encountered and generally recognized as inherent in the character of work covered in these Contract Documents, the Contractor shall promptly, and before such conditions are disturbed, notify the Engineer in writing of such changed conditions.

The Engineer will investigate such conditions promptly and following this investigation, the Contractor shall proceed with the work, unless otherwise instructed by the Engineer. If the Engineer finds that such conditions do so materially differ and cause an increase or decrease in the cost of or in the time required for performing the work, the Engineer will recommend to the Owner the amount of adjustment in cost and time he considers reasonable. The Owner will make the final decision on all Change Orders to the Contract regarding any adjustment in cost or time for completion.

4. UNDERGROUND UTILITIES

In accordance with CONSTRUCTION SPECIFICATIONS Section 01160 – Site Conditions:

GENERAL – The Contractor shall be responsible for contacting all utility companies and/or utility districts as to location and/or relocation of existing utilities prior to construction. The Contractor shall contact Underground Service Alert [USA], Telephone 1–800–642–2444, a minimum of three (3) days prior to any excavation.

A reasonable effort has been made to locate and delineate all known underground utilities. The Contractor is cautioned that only excavation will reveal the types, extent, sizes, locations, and depths of such underground utilities. However, the Owner and Engineer assume no responsibility for the completeness or accuracy of the delineation of such underground utilities, or for the existence of other buried objects or utilities which are not shown on these drawings.

The Contractor is hereby notified that, prior to commencing construction, he is responsible for contacting the utility companies involved, and requesting a visual verification of the locations of their underground facilities. Where such facilities may possibly conflict with the placement of improvements as shown on these improvement plans, the Contractor shall be notified by the Engineer of the scheduled time and place of such visual verification to enable the Engineer to have a representative present. Should a conflict become apparent, the Engineer will contact the parties responsible for the relocation of the conflicting facility.

The Contractor is responsible for any damage to underground or above ground utilities which may be incurred as a result of any work performed by him under this contract, regardless of the fact that the utilities= existence was known and unknown.

5. LAND MONUMENTS

In accordance with CONSTRUCTION SPECIFICATIONS Section 01160 – Site Conditions:

The Contractor shall notify the Engineer of any existing Federal, State, Town, County, and private land monuments encountered. Private monuments shall be preserved, or replaced by a licensed surveyor at the Contractor's expense. When Government monuments are encountered, the Contractor shall notify the Engineer at least two (2) weeks in advance of the proposed construction in order that the Engineer will have ample opportunity to notify the proper authority and reference these monuments for later replacement.

6. SUBMITTALS

In accordance with CONSTRUCTION SPECIFICATIONS Section 01345 – Submittals:

Contractor shall furnish, process, deliver, reproduce and perform other necessary functions incidental to scheduling and handling of shop drawings, project data and samples, operation and maintenance manuals, equipment record sheets, manufacturers' certificate of proper installation, and record drawings, as indicated on Drawings or as specified, and in accordance with provisions of the CONSTRUCTION SPECIFICATIONS.

Review or acceptance of substitutions, schedules, shop drawings, lists of materials, and procedures submitted or requested by the Contractor shall not add to the Contract Price, and all additional costs which may result therefrom shall be solely the obligation of the Contractor. It shall not be the responsibility of the Owner to provide engineering or other services to protect the Contractor from additional costs accruing from such review or acceptance.

No equipment or material for which listings, drawings, or descriptive material is required shall be installed until the Engineer has on hand copies of such accepted lists and the appropriately stamped final shop drawings. The review of drawings by the Engineer will be limited to general design requirements only, and shall in no way relieve the Contractor from responsibility for errors or omissions contained therein. Submittals will be acted upon by the Engineer as promptly as possible. Delays caused by the need for resubmittals shall not constitute reason for an extension of Contract Time. The Engineer will perform only two (2) reviews on a specific submittal. If additional review by the Engineer is required, all costs associated with the additional review will be borne by the General Contractor.

Operation and Maintenance Manual information and Equipment Record Sheets specific to one piece of equipment or material shall be submitted to the Engineer for acceptance.

7. CONSTRUCTION FACILITIES TEMPORARY CONTROLS

In accordance with CONSTRUCTION SPECIFICATIONS Section 01500 – Construction Facilities Temporary Controls:

The Contractor shall take reasonable measures to avoid unnecessary noise when work is being performed in populated areas.

The Contractor shall equip construction machinery and vehicles with practical sound and muffling devices and operate in a manner to minimize noise consistent with efficient performance of the work. The Contractor shall take reasonable measures to prevent unnecessary dust;

8. MATERIAL AND EQUIPMENT

In accordance with CONSTRUCTION SPECIFICATIONS Section 01600 – Material And Equipment Section:

The Bidder may substitute and include in his bid price a material or product other than those specified by name or brand, provided that requests are submitted and accepted in writing by the Engineer prior to the bid.

Specifying of proprietary products is not meant to exclude competition, but is intended to set a minimum standard. The words "or accepted substitute" are implied after any proprietary name. Substitutions will be considered according to specified substitution procedures.

9. CONTRACTORS'/MANUFACTURERS' SPECIAL SERVICES

In accordance with CONSTRUCTION SPECIFICATIONS Section 01650 – Contractors'/Manufacturers' Special Services:

The Contractor shall provide, at no additional cost to the Owner, the services of competent and experienced technical personnel who shall represent the manufacturers of all equipment and systems as may be necessary to resolve assembly or installation problems at the work site which are attributable to, or associated with, the equipment furnished.

Where startup services are called for in the Specifications, or when technical assistance is necessary due to any malfunction of the equipment or system furnished, the Contractor shall provide the services of a manufacturer's representative who shall provide such services as necessary to provide the Owner with an acceptable operating facility.

10. MOVE IN AND SITE PREPARATION

In accordance with CONSTRUCTION SPECIFICATIONS Section 02100 – Move In And Site Preparation:

The Contractor shall stake out the construction, establish temporary benchmarks, lines, levels, batterboards, reference points, centerlines, and verify all dimensions in relation to connection with existing facilities. The Contractor shall be solely responsible for all errors in connection with this work. Prior to commencement of the work, the Contractor shall report to the Engineer any inconsistencies in the proposed lines, levels, grades, dimensions, or locations shown on the Drawings.

The location of some utilities and obstructions may not be shown. Bidders are advised to carefully inspect the existing facilities before preparing their proposals. The removal and replacement of minor obstructions such as electrical conduits, air, water, and waste piping, and similar items shall be anticipated and accomplished, even though not shown or specifically mentioned. Major obstructions encountered that are not shown on the Contract Drawings or could not have been foreseen by visual inspection of the site prior to bidding should immediately be brought to the attention of the Engineer. The Engineer will make a determination for proceeding with the work. If the Engineer finds that the obstruction adversely affects the Contractor's costs or schedule for completion, a proper adjustment to the Contract will be made in accordance with the General Conditions.

GENERAL NOTES

11. EARTHWORK

In accordance with CONSTRUCTION SPECIFICATIONS Section 02200 – Earthwork:

A geotechnical investigation may have been performed for the Owner in order to obtain relative data concerning the character of material in and upon which the project is to be built. If an investigation has been performed, the information will be available to the Contractor for information purposes only, and is not to be considered a part of the Contract Documents. The Contractor shall satisfy himself as to the kind and type of soil to be encountered and any water conditions which might affect the construction of the project.

The location of existing utilities are shown in an approximate way only and not all utilities may be shown. The Contractor shall determine the exact location of all existing utilities prior to commencing work. The Contractor shall be fully responsible for any and all damages which might be occasioned by his failure to exactly locate and preserve any and all utilities. If utilities are to remain in place, the Contractor shall provide adequate means of support and protection during construction.

Should drawn, or incorrectly drawn piping or other utilities be encountered during excavation, the Contractor shall advise the Engineer within thirty (30) minutes of encountering the utility. The Contractor shall cooperate the with Engineer and utility companies in keeping respective services and facilities in operation to the satisfaction of the respective owners. The owners reserve the right to perform any and all work required should the Contractor fail to cooperate with the respective companies, and back charge the Contractor for any and all expenses.

12. TANK CLEANING, TESTING, & DISINFECTION

In accordance with CONSTRUCTION SPECIFICATIONS Section 01662 – Tank Cleaning, Testing, & Disinfection:

The work to be performed includes the cleaning, testing, and disinfection of all liquid holding vessels and tanks. All appurtenant operations involving cleaning, testing, and disinfecting the tanks shall be done in strict conformance with the Drawings and other terms and conditions of the Contract. All standard specifications made a portion of these Specifications by reference shall be the latest edition and revision thereof.

It is the intent of this Specification to be in conformance with AWWA C 652 and all local, state, and federal standards. In the event a conflict occurs between this Specification and AWWA C 652 and/or the local, state or federal regulation, AWWA C 652 or the local, state or federal regulation shall in all cases prevail.

WATERTIGHTNESS TEST

Mild Steel Reinforced Vessels and Pre–Cast Vessels

The backfill surrounding a buried vessel shall not be placed until after an acceptable watertightness test.

The vessel shall be filled at a rate as approved by the Engineer to a minimum of six (6) inches above the top of the tank. The test shall commence five (5) days after the vessel is filled; the watertightness test shall then commence for a period of forty–eight (48) hours. The maximum acceptable loss of water during the forty–eight (48) hours time period shall be four hundredths of one percent (0.04%). This loss of water shall be determined by measuring the drop in the water surface over the test period.

If the loss of water exceeds the acceptable volume loss during the test period the vessel shall be tested after five days for an additional forty–eight (48) hours. The total acceptable loss of water during the forty–eight (48) hours time period shall be less than eight hundredths of one percent (0.08%) of the volume measured by a drop in the water surface

If after both tests the loss of water exceeds the acceptable volume the Contractor shall be responsible for determining and remediating the cause of test failure. The Engineer shall review and approve the proposed remediation methods prior to the remediation work.

If the loss of water is less than that permitted, but visible water loss occurs in the walls or joints, the test shall not be considered acceptable until all visible signs of water loss are corrected.

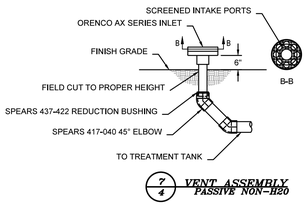
RE–TESTING

If the vessel is drained to remedy the cause of water loss, the Contractor shall be responsible for cleaning and disinfecting (if required) the vessel prior to refilling and re–testing. The method and point of discharge as well as allowable water quality to drain the vessel shall be as approved by the Engineer.

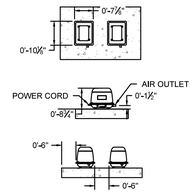
The Contractor shall be charged the current rate for water consumed to perform all testing.

13. TOXIC MATERIALS DISCHARGED INTO WASTEWATER SYSTEM.

The wastewater treatment system processes are biological and highly sensitive to all substances that enter the septic tank. Industrial wastes, toxic chemicals, hazardous materials, or other substances that are not considered domestic wastes are not allowed in the wastewater treatment system. These materials may cause catastrophic failure of the system. Minimize discarding high organic wastes such as kitchen scraps or garbage disposal wastes. Never dispose of solids such as kitty litter, feminine hygiene products, paper towels, diaper, cigarettes, or other non–biodegradable materials. All areas with drainage fixtures shall have a written notice stating the facility's waste disposal policy.

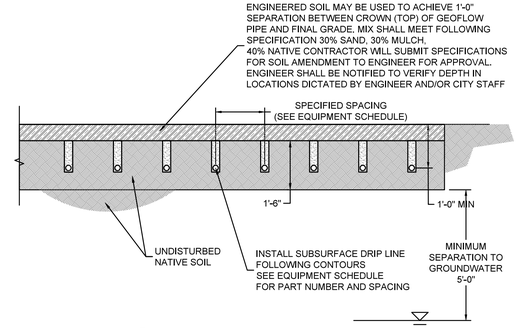


7/4 VENT ASSEMBLY
PASSIVE NON–H2O

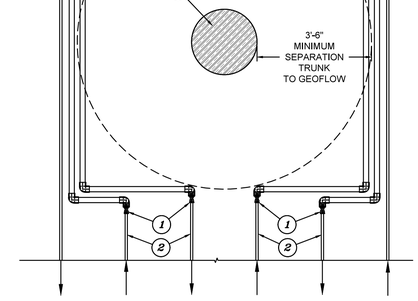


1. COMPRESSORS SHOULD BE LOCATED IN A WELL-VENTILATED SHADY PLACE. AN INDOOR LOCATION LIKE A SHED OR GARAGE IS IDEAL.
2. COMPRESSORS MUST BE ELEVATED OFF THE GROUND SO THAT SURFACE WATER CANNOT ENTER THE ELECTRICAL TERMINALS WITHIN THE COMPRESSOR.
3. COMPRESSORS SHOULD BE LOCATED AS CLOSE TO THE TANK AS POSSIBLE, DO NOT EXCEED 50' DISTANCE FROM TANK.
4. 1" SCH 80 PVC PIPE IS REQUIRED FOR PLUMBING THE COMPRESSOR(S) TO THE MIDDLE RISER; ONE PIPE PER COMPRESSOR.
5. THE PIPE MUST FALL TOWARD THE TANK WITH NO LOW POINTS.
6. COMPRESSORS MUST BE LOCATED AT THE SAME ELEVATION OR HIGHER THAN THE LID OF THE MIDDLE RISER.
7. A NEMA 4X FIBERGLASS ENCLOSURE IS RECOMMENDED.

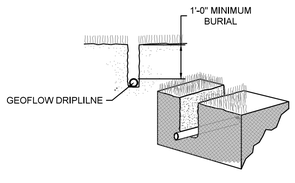
6/4 TYPICAL AIR COMPRESSOR DETAIL
MICROSEPTEC



9/4 STANDARD GEOFLOW FIELD SECTION
TRENCH INSTALLATION SYSTEM

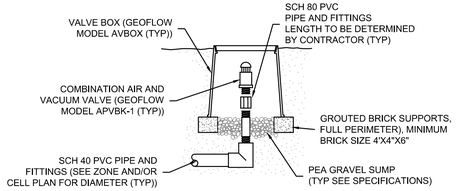


GEOFLOW TREE BYPASS
TREE TRUNK DIAMETER GREATER THAN 2 FEET

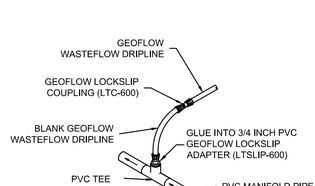


NOTE:
1. INSTALLATION OPTIONS:
 1.1. TRENCH INSTALLATION SYSTEM:
  1.1.1. SUBSURFACE DRIP LINE SHALL BE PLACED IN TRENCH CUT A MINIMUM OF 13" INTO NATIVE SOIL.
 1.2. SOIL REPLACEMENT SYSTEM:
  1.2.1. SUBSURFACE DRIP LINE SHALL BE PLACED IN UNCOMPACTED NATIVE SOILS SCARIFIED A MINIMUM OF 18 INCHES.
 1.3. AT GRADE FILL SYSTEM
  1.3.1. IF SUBSURFACE DRIP LINE IS PLACED AT GRADE IT SHALL BE PLACED ON UNCOMPACTED NATIVE SOILS SCARIFIED A MINIMUM OF 18 INCHES. LANDSCAPE DESIGNER SHALL BE CONTACTED TO ADVISE CONTRACTOR ON TYPE OF TOPSOIL TO IMPORT FOR MINIMUM BURIAL DEPTH. SUBSURFACE DRIP SHALL ONLY BE PLACED IN THIS MANNER UNDER TURF OR AS APPROVED BY ENGINEER.
2. AREA PREPARATION ON SLOPES LESS THAN 3:1
 2.1. DISPERSAL FIELD SHALL BE RIPPED AND TILLED A MINIMUM OF 18 INCHES, SOIL SHALL BE AMENDED TO BE 30% SAND, 30% MULCH, 40% NATIVE. DISPERSAL FIELD SHALL BE PLANTED PRIOR TO OCCUPANCY (ENGINEER TO VERIFY)
2. AREA PREPARATION ON SLOPES GREATER THAN 3:1
 2.1. DISPERSAL FIELD SHALL BE COVERED WITH EROSION PROTECTION FABRIC AND PLANTED PRIOR TO OCCUPANCY (ENGINEER TO VERIFY)

8/4 GEOFLOW TYPICAL TRENCH
NO SCALE



11/4 GEOFLOW AIR/VACUUM BREAKER
FIELD LOCATION NON TRAFFIC



10/4 GEOFLOW HEADER TO DRIPLINE
TYPICAL PIPING CONNECTIONS

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Fax: 805.772.0613
ENSITU@easitu.com

REVISIONS

NO.	DATE	BY

5742 BUSCH DRIVE AOWTS FINAL DESIGN DETAILS
PLANS
FD–NOTES AND EQUIPMENT DETAILS
MALIBU, CALIFORNIA

REGISTERED PROFESSIONAL ENGINEER
JOHN N. YAROSLASKI
60149
EXP 06-2026
CIVIL
STATE OF CALIFORNIA

DATE: 05/07/2026
DESIGNED BY: KCY
DRAWN BY: KCY
CHECKED BY: JNY

JOB NO. 600–14

SHEET 4 OF 4

Project Engineer: John N Yaroslaski PE # 60149
DRAWING: 600–14.020 5742 Busch Drive PWFD–04.dwg
CREATION TIME: Thursday, May 7, 2026 08:37:30 AM
MOD. TIME: Thursday, May 7, 2026 08:41:36 AM
PLOT TIME: Thursday, May 7, 2026 08:41:36 AM
C:\Users\Ensitu\Dropbox\Ensitu\Cad Design\600–14.020 5742 Busch Drive PWFD\600–14.020 5742 Busch Drive PWFD–04.dwg

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7475 Carmelita Ave
Atascadero, CA 93422
tel: 805.772.0150
fax: 805.772.0813

Fixture Units and WW Flow Worksheet

Project: 600-14.020 5742 Busch Drive
Address: 5742 Busch Drive

Designed By: KCY
Checked By JNY

Des Date: July 24, 2024
Ch Date: July 24, 2024

Type of Plumbing Fixture	Existing Fixtures "A"	+	Proposed Fixtures "B"	=	Total Fixtures "(A + B)"	x	Unit Value "C"	=	Total Existing Fixture Units "A x C"	Total Proposed (Future) Fixture Units "(A + B) x C"
Bathtub or Combination Bath/Shower	2	+		=	2	x	2	=	4	4
Bidet(s)		+		=		x	2	=		
Bar Sink		+		=		x	1	=		
Clothes Washer	1	+		=	1	x	3	=	3	3
Dishwasher	1	+		=	1	x	2	=	2	2
Laundry Sink	1	+		=	1	x	2	=	2	2
Lavatory (Wash Basin)	4	+		=	4	x	1	=	4	4
Kitchen Sink	1	+		=	1	x	2	=	2	2
Shower (Single Head)	1	+		=	1	x	2	=	2	2
Water Closet (Flush Toilet)	3	+		=	3	x	6	=	18	18

Bedrooms



Fixture Units Summary		
Total Existing Fixture Units	37	
Total Fixture Units	37	
Dwelling Units Summary		
Number of Existing Dwelling Units	1	
Existing Bedroom Summary		
Number of Existing Bedrooms	4	bedrooms
Number of Existing Master Bedrooms	1	bedrooms
Number of Existing Standard Bedrooms	3	bedrooms
Flow Calculations (Q)		
Peak Flow per Master Bedroom	300	gpd
Peak Flow per Standard Bedroom	150	gpd
Average Flow per Master Bedroom	200	gpd
Average Flow per Standard Bedroom	100	gpd
Flow Calculations Existing (Q_E)		
Peak Flow, Q_{EP}	750	gpd
Average Flow, Q_{EA}	500	gpd
Design Flow, Q_{EP}	750	gpd
Influent Characteristics		
BOD5 (mg/l)	220	
TSS (mg/l)	220	
TN (mg/l)	35	
Effluent Characteristics		
BOD5 (mg/l)	20	
TSS (mg/l)	20	
TN (mg/l)	17.5	

ENSITU ENGINEERING INC
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Ensitu Engineering Inc.
7475 Carmelita Ave
Atascadero, CA 93422
tel: 805.772.0150

MicroSepTec Tank Size and Fixtures

Project: 600-14.020 5742 Busch Drive
Address: 5742 Busch Drive

Designed By: KCY Design Date: July 24, 2024
Checked By: JNY Check Date: July 24, 2024

Description	Tank Size Gallons	Max Fixture Units	Min Tank Size Based on Fixtures Gallons
MicroSepTec ES6	2493	60	2500
MicroSepTec ES12	3634	105	3625
MicroSepTec ES25	7540	261	7525

Table 1: Tank Size Malibu Plumbing Code

Total Bedrooms	Total Fixture Units	Minimum Septic Tank Size (gal)
1 to 6	26 to 33	1500
	34 to 45	2000
	46 to 55	2250
	56 to 60	2500
	61 to 70	2750
	71 to 80	3000
	81 to 90	3250
	91 to 100	3500
For every one (1) FU greater than 100 total FUs, increase septic tank capacity by 25 gallons (Based on Table K-2, Malibu Plumbing Code)		

Iterations			
Treatment Unit	ES6	ES12	ES25
Fixture Units	60	105	261
Row 1			
Row 2			
Row 3			
Row 4			
Row 5			
Row 6			
Row 7	2500		
Row 8			
Row 9			
Row 10			
Row 11			
Tank Size	2500	3625	7525

REGISTERED PROFESSIONAL ENGINEER JOHN YARBROUGH SYSTEMS
EXP 06/2026
CIVIL
STATE OF CALIFORNIA

Table 2: MicroSepTec MST Brocure downloaded August 28, 2015

Hydraulic Volume (gal)

Model	Primary Clarifier	1st Aeration Chamber	2nd Aeration Chamber	Final Clarifier	Effluent Chamber	Total Gallons
ES6	990	364	364	409	367	2493
ES12	1553	500	500	667	414	3634
ES25	3026	931	931	1432	1221	7540

Sizing

	ES6	ES12	ES25
Treatment Capacity* (gpd)	600	1,200	2,500
Length	180"	257"	298"
Diameter	72"	72"	96"

* based on typical household waste

Daily Power Consumption (kWh)

	ES6	ES12	ES25
Gravity Output	3.6	7.2	9.8
Low Pressure Discharge	4.0	7.9	11.2
High Pressure Discharge	4.9	9.7	15.2

115V / 15A service required for gravity discharge
115V / 30A service required for pumped discharge

ENSITU ENGINEERING INC
www.ensitu.com
Ensitu Engineering Inc.
7475 Carmelita Ave
Atascadero, CA 93422
tel: 805.772.0150

MicroSepTec Design

Project: 600-14.020 5742 Busch Drive
Address: 5742 Busch Drive

Designed By: KCY
Checked By: JNY

Design Date: July 24, 2024
Check Date: July 24, 2024

MicroSepTec Design		
Design Flow	750	gpd
Design Influent BOD	220	mg/L
Design Effluent BOD	20	mg/L
Design Organic Loading BOD	1.25	lb BOD_5
MicroSepTec Model Specified	ES12	
MicroSepTec Tank Volume	3634	gal
MicroSepTec ES12 Base Organic Removal (1)	2.00	lb BOD_5
Minimum Number of MicroSepTec ES12 Required	1	units
Design Organic Removal	2.00	lb BOD_5
Design Tank Volume	3634	gal
Maximum Effluent Flow Based on Organic loading	1200	gpd
Maximum Effluent Flow Based on Hydraulic Loading	1200	gpd
Maximum Fixtures Based on Design Tank Volume	105	
MST Pump Design Settings		
Total Dynamic Head[2]	64	ftH_2O
Pump Flow Rate[2]	16	gpm
Design Pump Flow Rate 0.8x Pump Flow Rate	12.8	gpm
Total Pump Run Time (Design Flow/ Design Pump Flow Rate)	58.6	min
Pump Cycles in 12 Hour Period	12.00	
Minutes per pump cycle	60.00	min
Minutes on per Cycle	5.00	min
Pump Flow per Cycle	64.00	gal
Minutes off/cycle	55.00	min
Pump flow per 24 Hour period	1536.00	gal/day

REGISTERED PROFESSIONAL ENGINEER JOHN N. YAROSZ 60149 EXP 06/2026 CIVIL STATE OF CALIFORNIA

[2] See Pump Design Sheet

(1) MST Organic Removal Base				
Model	Waste Flow (gpd)	Waste Strength (mg/L BOD_5)		Organic Removal ($lbBOD_5$)
		influent	Effluent	
MicroSepTec ES6	600	220	20	1.00
MicroSepTec ES12	1200	220	20	2.00
MicroSepTec ES25	2500	220	20	4.17

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tel: 805.772.0150

Drip Distribution Design Calculations Using Ryon's Method Percolation Testing

Project: 600-14.020 5742 Busch Drive
Address: 5742 Busch Drive

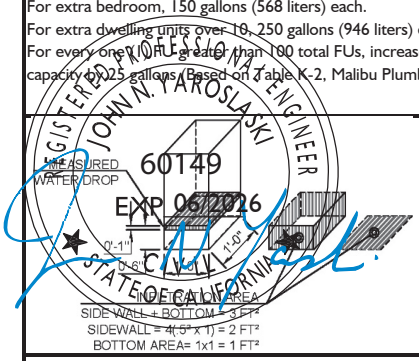
Designed By: KCY Design Date: July 24, 2024
Checked By: JNY Check Date: July 24, 2024

Type of Plumbing Fixture	Existing Fixtures	+	Proposed Fixtures	=	Total Fixtures	Unit Value	=	Total Existing Fixture Units	Total Proposed (Future) Fixture Units
	"A"	+	"B"	=	"(A + B)"	"C"	=	"A x C"	"(A + B) x C"
Bathtub or Combination Bath/Shower		+		=		2	=		
Bidet(s)		+		=		2	=		
Bar Sink		+		=		1	=		
Clothes Washer		+		=		3	=		
Dishwasher		+		=		2	=		
Laundry Sink		+		=		2	=		
Lavatory (Wash Basin)		+		=		1	=		
Kitchen Sink		+		=		2	=		
Shower (Single Head)		+		=		2	=		
Water Closet (Flush Toilet)		+		=		6	=		
Other Table 702.1 CPC)		+		=			=		
Other Table 702.1 CPC)		+		=			=		
Other Table 702.1 CPC)		+		=			=		
Other Table 702.1 CPC)		+		=			=		
Other Table 702.1 CPC)		+		=			=		

Total Bedrooms	Total Fixture Units	Minimum Septic Tank Size (gal)
1 to 6		750
		1000
		1200
	33	1500
	34 to 45	2000
	46 to 55	2250
	56 to 60	2500
	61 to 70	2750
	71 to 80	3000
	81 to 90	3250
	91 to 100	3500

For extra bedroom, 150 gallons (568 liters) each.
For extra dwelling units over 10, 250 gallons (946 liters) each
For every one FU greater than 100 total FUs, increase septic tank capacity by 25 gallons (Based on Table K-2, Malibu Plumbing Code)

Septic Tank (ST) Calculations		
Total Existing Fixture Units	37	
Total Proposed Fixture Units		
Total Fixture Units	37	
Minimum Septic Tank Size based on Fixtures	2000	gal
Number of Dwelling Units	1	
Number of Bedrooms	4	bedrooms
Minimum Septic Tank Size based on Bedrooms	1500	gal
Design Septic Tank Size	3634	gal
Flow Calculations (Q)		
Peak Flow, Q_P	750	gpd
Average Flow, Q_A	500	gpd
Leaching Field Design Flow, Q	750	gpd
Drip Distribution Calculations		
Design Subsurface Irrigation Loading (Application) Rate,	0.430	gpsfd
Minimum Square Feet of Leaching Area Required, Q/I	1745	ft^2
Design Square Feet of leaching Area from Site Plan,A	4000	ft^2
Actual Loading Rate (Application), L_A=Q/A	0.188	gpsfd
Maximum Effluent Capacity, Q_{MAX}=AxI	1720	gpsfd
Design Safetey Factor, H	12	



Ryons T value to Subsurface Irrigation Conversion Calculations

Test Pit Number	Test Depth	Soil Type	Percolation Rate from Ryon's Test Method Converted to Gal/day: A	B=1/A	C=Bx1440	D=C/12	E=Dx7.481	Percolation Area F (SEE FIGURE)	Infiltration rate G=E/F	Safety Factor H	Application Rate I=G/H
	ft		min/inch	inch/min	in/day	ft/day	gal/day	ft^2	gal/ft^2-day		gal/ft^2-day
1	7	Siltstone	58	0.017	24.83	2.07	15.48	3	5.16	12	0.430
2	7	Siltstone	52	0.019	27.69	2.31	17.26	3	5.75	12	0.480
3	2	Sandy Silty Clay	22	0.045	65.45	5.45	40.81	3	13.60	12	1.133
4	2	Sandy Silty Clay	10	0.100	144.00	12.00	89.77	3	29.92	12	2.494
5	2	Sandy Silty Clay	18	0.056	80.00	6.67	49.87	3	16.62	12	1.385
6	2	Sandy Silty Clay	17	0.059	84.71	7.06	52.81	3	17.60	12	1.467
7	2	Sandy Silty Clay	3	0.333	480.00	40.00	299.24	3	99.75	12	8.312
8	2	Silty Clayey Sand	8	0.125	180.00	15.00	112.22	3	37.41	12	3.117
9	2	Sandy Silty Clay	44	0.023	32.73	2.73	20.40	3	6.80	12	0.567
10	2	Sandy Clayey Silt	20	0.050	72.00	6.00	44.89	3	14.96	12	1.247

T Average	25.2
T Max	58
T Ryon (T_P)	**58**

Application Rate Average	2.07
Application Rate Max	8.31
Design Application Rate	**0.43**

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7475 Carmelita Ave
Atascadero, CA 93422
tel: 805.772.0150

Design Summary

Project: 600-14.020 5742 Busch Drive
Address: 5742 Busch Drive

Designed By: KCY Design Date: July 24, 2024
Checked By: JNY Check Date: July 24, 2024

OWTS Capacity (Design and Maximum)

Component	Description	Size/Capacity	Design Capacity	Max Capacity
Treatment Volume (Fixture Unit Capacity)	1-MicroSepTec ES12	3,634 gallons	37 fixture units	105 fixture units
Treatment (Organic Capacity)	1-MicroSepTec ES12	2.00 lb BOD5/day	750 gpd at 220 mg/L BOD5	1200 gpd at 220 mg/L BOD5
Disinfection	1-MicroSepTec ES12	1,200 gpd	750 gpd	1,200 gpd
Subsurface Irrigation Dispersal	Subsurface Irrigation	4000 square feet at 0.188 gallons per square foot per day	750 gpd	1,720 gpd

Description	Design Point	Pump Settings
MST Pumps	16gpm @ 64 ft (TDH)	12 cycles per day, 5 min on, and 55 min off per cycle. Total discharge 64 gallons per cycle



City of Malibu

23825 Stuart Ranch Rd., Malibu, California CA 90265-4804
(310) 456-2489 FAX (310) 456-7650

BIOLOGY REVIEW REFERRAL SHEET

TO: City of Malibu Biologist

FROM: City of Malibu Planning Department **REVISED DATE** 05/11/2026

PROJECT NUMBER: ACDP 22-055

JOB ADDRESS: 5742 BUSCH DR

APPLICANT / CONTACT: Zach Adams, J S INNOVATIVE SYSTEMS INC

APPLICANT EMAIL: z.adams@jsinnovative.net

PLANNER: Alexander da Silva

PROJECT DESCRIPTION: New OWTS

REVISION:

TO: Malibu Planning Department and/or Applicant

FROM: City Biologist, Courtney McCammon

_____ **The project review package is INCOMPLETE and; CANNOT proceed through Final Planning Review until corrections and conditions from Biological Review are incorporated into the proposed project design** (See Attached).

X

_____ **The project is APPROVED, consistent with City Goals & Policies associated with the protection of biological resources and CAN proceed through the Planning process.**

Building Plan Check (BPC) Required ☐ Yes ☐ No BPC Fees Req'd $_____

_____ **The project may have the potential to significantly impact the following resources, either individually or cumulatively: Sensitive Species or Habitat, Watersheds, and/or Shoreline Resources and therefore Requires Review by the Environmental Review Board (ERB).**

Courtney McCammon 5/21/26

Signature Date

Additional requirements/conditions may be imposed upon review of plan revision

Contact Information:
Courtney McCammon, City Biologist, biology@malibucity.org, (310) 456-2489, extension 277

City of Malibu

Biology • Planning Department
23825 Stuart Ranch Road · Malibu, California · 90265-4861
Phone (310) 456-2489 · Fax (310) 456-3356 · www.malibucity.org

BIOLOGY REVIEW SHEET

PROJECT INFORMATION

Applicant: (name and email)	Zach Adams, J S INNOVATIVE SYSTEMS INC z.adams@jsinnovative.net		
Project Address:	**5742 BUSCH DR** Malibu, CA 90265		
Planning Case No.:	ACDP 22-055		
Project Description:	New OWTS		
Date of Review:	May 21, 2026		
Reviewer:	Courtney McCammon	Signature:	Courtney McCammon
Contact Information:	Phone: (310) 456-2489 ext 277	Email:	biology@malibucity.org

SUBMITTAL INFORMATION

Site Plan:	5/11/26
Site Survey:	5/11/26
Landscape Plan:	
Hydrozone Plan:	
Irrigation Plan:	
Fuel Modification Plan:	
Grading Plan:	
OWTS Plan:	5/11/26
Bio Assessment:	
Bio Inventory:	
Native Tree Survey:	
Native Tree Protection Plan:	
Miscellaneous:	
Previous Reviews:	10/10/22 (Incomplete), 2/23/23 (Incomplete), 7/2/24 (Incomplete), 12/20/24 (Incomplete), 7/15/25 (Incomplete)

REVIEW FINDINGS

Review Status:	☐	**INCOMPLETE**: Additional information and/or a response to the listed review comments is required.
	☒	**APPROVED**: The project has been approved with regards to biological impacts.
	☐	**CANNNOT APPROVE AS SUBMITTED**: The proposed project does not conform to the requirements of the MMC and/or LCP.
	☐	**ERB**: This project has the potential to impact ESHA and may require review by the Environmental Review Board pursuant to LIP Section 4.4.4

Recycled Paper

DISCUSSION:

1. The revised plans show that the proposed new OWTS and associated dispersal field is situated over 100 feet from the nearby blue-line stream. Therefore, the project is in compliance with Chapter 4 of the Malibu LIP.

RECOMMENDATIONS:

1. The project is recommended for **APPROVAL** with the following conditions:

   A. No new landscaping is proposed with this project. Therefore, none is approved. A detailed landscaping plan must be submitted to the Planning Division for review by the City Biologist and approval by the Planning Division prior to any planting. Should the applicant intend to plant any new or altered vegetation with a potential to grow over six feet in height at full maturity for an area of 500 square feet or more of landscaping for a new residence, or 2,500 square feet or more of landscaping for an existing residence, a detailed Landscape Documentation Package is required.

   B. Any site preparation activities, including removal of vegetation, between February 1 and September 15 will require nesting bird surveys by a qualified biologist at least five days prior to initiation of site preparation activities. Should active nests be identified, a buffer area no less than 150 feet (300 feet for raptors) shall be fenced off until it is determined by a qualified biologist that the nest is no longer active. A report discussing the results of nesting bird surveys shall be submitted to the City within two business days of completing the surveys.

   C. All new development including structures, septic systems, or landscaping, shall be set back no less than (*100*) feet from the (*jurisdictional drainage*).

-o0o-

If you have any questions regarding the above requirements, please contact the City Biologist office at your earliest convenience.

cc: Planning Project file
Planning Department

City of Malibu

23825 Stuart Ranch Rd., Malibu, California CA 90265-4861
(310) 456-2489 FAX (310) 456-3356 www.malibucity.org

ENVIRONMENTAL HEALTH REVIEW
REFERRAL SHEET

TO: City of Malibu Environmental Health Administrator

FROM: City of Malibu Planning Department **REVISED DATE** 01/18/2023

PROJECT NUMBER:	ACDP 22-055
JOB ADDRESS:	5742 BUSCH DR
APPLICANT / CONTACT:	Zach Adams, J S INNOVATIVE SYSTEMS INC
APPLICANT ADDRESS:	1243 FLYNN RD #502 CAMARILLO, CA 93012
APPLICANT PHONE #:	(805) 987-7747
APPLICANT FAX #:	
APPLICANT EMAIL:	z.adams@jsinnovative.net
PROJECT DESCRIPTION:	New OWTS

TO: Malibu Planning Department and/or Applicant

FROM: City of Malibu Environmental Health Reviewer

✓ **Conformance Review Complete** for project submittals reviewed with respect to the City of Malibu Local Coastal Plan/Local Implementation Plan (LCP/LIP) and Malibu Municipal Code (MMC). The Conditions of Planning conformance review and plan check review comments listed on the attached review sheet(s) (or else handwritten below) shall be addressed prior to plan check approval.

____ **Conformance Review Incomplete** for the City of Malibu LCP/LIP and MMC. The Planning stage review comments listed on the City of Malibu Environmental Health review sheet(s) shall be addressed prior to conformance review completion.

OWTS Plot Plan: ☐ **NOT REQUIRED**

☑ **REQUIRED (attached hereto)** ☐ **REQUIRED (not attached)**

Matthew Stewart — **Signature**

1-26-2023 — **Date**

The applicant must submit to the City of Malibu Environmental Health Specialist to determine whether or not an onsite wastewater treatment system (OWTS) Plot Plan approval is required.

The Environmental Health Specialist may be contacted Tuesday and Thursday from 8:00 am to 11:00 am, or by calling (310) 456-2489, extension 364.

City of Malibu

Environmental Health ● Environmental Sustainability Department
23825 Stuart Ranch Road · Malibu, California · 90265-4861
Phone (310) 456-2489 · Fax (310) 456-7650 · www.malibucity.org

ENVIRONMENTAL HEALTH REVIEW SHEET

PROJECT INFORMATION

Applicant: (name and email address)	Zach Adams z.adams@jsinnovative.net		
Project Address:	**5742 Busch Drive** Malibu, California 90265		
Planning Case No.:	ACDP 22-055		
Project Description:	New AOWTS		
Date of Review:	January 26, 2023		
Reviewer:	Solishia Andico/ Matt Janousek	Signature:	
Contact Information:	Phone: (310) 456-2489	Email:	sandico@malibucity.org

SUBMITTAL INFORMATION

Architectural Plans:	
Grading Plans:	
OWTS Plan:	Ensitu Engineering Inc.: OWTS plan dated 9-8-2022 and 10-26-2022 (received 1-18-2023)
OWTS Report:	Ensitu Engineering Inc.: OWTS report dated 9-9-2022 and 10-27-2022 (received 1-18-2023)
Geology Report:	Land Phases, Inc.: Limited engineering geology report dated 8-5-2022 and 10-31-2022 (received 1-18-2023)
Miscellaneous:	
Previous Reviews:	10-6-2022

REVIEW FINDINGS

Planning Stage:	☒	**CONFORMANCE REVIEW COMPLETE** for the City of Malibu Local Coastal Program/Local Implementation Plan (LIP) and Malibu Municipal Code (MMC). The listed conditions of Planning stage conformance review and plan check review comments shall be addressed prior to plan check approval.
	☐	**CONFORMANCE REVIEW INCOMPLETE** for the City of Malibu LIP and MMC. The listed Planning stage review comments shall be addressed prior to conformance review completion.
OWTS Plot Plan:	☐	**NOT REQUIRED**
	☒	**REQUIRED (attached hereto)** ☐ **REQUIRED (not attached)**

Based upon the project description and submittal information noted above, a **conformance review** was completed for a new advanced onsite wastewater treatment system (OWTS) proposed to serve the onsite wastewater treatment and disposal needs of the subject property. The proposed advanced OWTS meets the minimum requirements of the Malibu Municipal Code and the City of Malibu Local Coastal Program (LCP)/Local Implementation Plan (LIP). Please distribute this review sheet to all of the project consultants and, prior to final approval, provide a coordinated submittal addressing all conditions for final approval and plan check items.

The conditional conformance findings hereby transmitted complete the Planning stage Environmental Health review of the subject development project. In order to obtain Environmental Health final approval of the project OWTS Plot Plan and associated construction drawings (during Building Safety plan check), all conditions and plan check items listed below must be addressed through submittals to the Environmental Health office.

Conditions of Planning Conformance Review for Building Plan Check Approval:

1) **Final Onsite Wastewater Treatment System (OWTS) Plot Plan:** A final plot plan prepared by a City Registered OWTS Designer shall be submitted showing an OWTS design meeting the minimum requirements of the Malibu Municipal Code (MMC) and the Local Coastal Program (LCP)/Local Implementation Plan (LIP). The plans must include all necessary construction details, the proposed drainage plan for the developed property, and the proposed landscape plan for the developed property. The OWTS Plot Plan shall show essential features of the OWTS, existing improvements, and proposed/new improvements. The plot must fit on an 11" x 17" sheet leaving a 5" left margin clear to provide space for a City-applied legend. If the plan scale is such that more space is needed to clearly show construction details and/or all necessary setbacks, larger sheets may also be provided (up to a maximum size of 18" x 22" for review by Environmental Health).

2) **Final OWTS Design Report, Plans, and System Specifications:** A final OWTS design report and large set of construction drawings with system specifications (four sets) shall be submitted to describe the OWTS design basis and all components proposed for use in the construction of the OWTS.
All plans and reports must be signed by a City Registered OWTS Designer and the plans stamped by the project Geologist, Coastal Engineer, and Structural Engineer as applicable. The final OWTS design report and construction drawings shall be submitted with the designer's signature, professional registration number, and stamp (if applicable).

   The final OWTS design submittal shall contain the following information (in addition to the items listed above).

   a. Required treatment capacity for wastewater treatment and disinfection systems. The treatment capacity shall be specified in terms of flow rate, gallons per day (gpd), and shall be supported by calculations relating the treatment capacity to the number of bedroom equivalents, plumbing drainage fixture units, and the subsurface effluent dispersal system acceptance rate. The drainage fixture unit count must be clearly identified in association with the design treatment capacity, even if the design is based on the number of bedrooms. Average and peak rates of hydraulic loading to the treatment system shall be specified in the final design.

   b. Sewage and effluent pump design calculations (as applicable).

   c. Description of proposed wastewater treatment and/or disinfection system equipment. State the proposed type of treatment system(s) (e.g., aerobic treatment, textile filter, ultraviolet disinfection, etc.); major components, manufacturers, and model numbers for "package" systems; and the design basis for engineered systems.

   d. Specifications, supporting geology information, and percolation test results for the subsurface effluent dispersal portion of the onsite wastewater disposal system. This must include the proposed type of effluent dispersal system (drainfield, trench, seepage pit, subsurface drip, etc.) as well as the system's geometric dimensions and basic construction

features. Supporting calculations shall be presented that relate the results of soils analysis or percolation/infiltration tests to the projected subsurface effluent acceptance rate, including any unit conversions or safety factors. Average and peak rates of hydraulic loading to the effluent dispersal system shall be specified in the final design. The projected subsurface effluent acceptance rate shall be reported in units of total gallons per day (gpd) and gallons per square foot per day (gpsf). Specifications for the subsurface effluent dispersal system shall be shown to accommodate the design hydraulic loading rate (i.e., average and peak OWTS effluent flow, reported in units of gpd). The subsurface effluent dispersal system design must take into account the number of bedrooms, fixture units, and building occupancy characteristics.

e. All OWTS design drawings shall be submitted with the wet signature and typed name of the OWTS designer. If the plan scale is such that more space than is available on the 11" x 17" plot plan is needed to clearly show construction details, larger sheets may also be provided (up to a maximum size of 18" x 22" for review by Environmental Health). [Note: For OWTS final designs, full-size plans for are also required for review by Building & Safety and Planning.]

3) **Existing OWTS to be Abandoned:** Final plans shall clearly show the locations of all existing OWTS components (serving pre-existing development) to be abandoned and provide procedures for the OWTS' proper abandonment in conformance with the Malibu Municipal Code.

4) **Worker Safety Note and Abandonment of Existing OWTS:** The following note shall be added to the plan drawings included with the OWTS final design. "Prior to commencing work to abandon, remove, or replace existing Onsite Wastewater Treatment System (OWTS) components an "OWTS Abandonment Permit" shall be obtained from the City of Malibu. All work performed in the OWTS abandonment, removal, or replacement area shall be performed in strict accordance with all applicable federal, state, and local environmental and occupational safety and health regulatory requirements. The obtainment of any such required permits or approvals for this scope of work shall be the responsibility of the applicant and their agents."

5) **Notice of Decision:** The final onsite wastewater treatment system plans shall include the Conditions of Approval sections of the Notice of Decision (NOD) from the Planning Department.

6) **Proof of Ownership:** Proof of ownership of subject property shall be submitted.

7) **Operations & Maintenance Manual:** An operations and maintenance manual specified by the OWTS designer shall be submitted to the property owner and maintenance provider of the proposed advanced OWTS.

8) **Maintenance Contract:** A maintenance contract executed between the owner of subject property and an entity qualified in the opinion of the City of Malibu to maintain the proposed advanced onsite wastewater treatment system shall be submitted prior to Environmental Health approval. ***Please note only original "wet* signature" documents are acceptable**.

9) **Advanced Onsite Wastewater Treatment System (OWTS) Covenant:** A covenant running with the land shall be executed between the City of Malibu and the holder of the fee simple absolute as to subject real property and recorded with the City of Malibu Recorder's Office. Said covenant shall serve as constructive notice to any future purchaser for value that the onsite wastewater treatment system serving subject property is an advanced method of sewage disposal pursuant to the City of

Malibu Municipal Code. Said covenant shall be provided by the City of Malibu Environmental Health Administrator. ***Please submit a certified* copy issued by the City of Malibu Recorder**.

10) **Covenant to Forfeit 100% Expansion Effluent Disposal Area:** A covenant running with the land shall be executed by the property owner and recorded with the City of Malibu Recorder's Office. Said covenant shall serve as constructive notice to any successors in interest that (1) the private sewage disposal system serving the development on the property does not have a 100% expansion effluent dispersal area (i.e., replacement disposal field(s) or seepage pit(s)) and (2) if the primary effluent dispersal area fails to drain adequately, the City of Malibu may require remedial measures including, but not limited to, limitations on water use enforced through an operating permit and/or repairs, upgrades or modifications to the private sewage disposal system. The recorded covenant shall state and acknowledge that future maintenance and/or repair of the private sewage disposal system may necessitate interruption in use of the private sewage disposal system and, therefore, any building(s) served by the private sewage disposal system may become non-habitable during any required future maintenance and/or repair. Said covenant shall be in a form acceptable to the City Attorney and approved by the Environmental Sustainability Department. ***Please submit a certified copy issued by* the City of Malibu Recorder.**

11) **Project Geologist/Geotechnical Consultant Approval:** Project Geologist/Geotechnical Consultant final approval of the Onsite Wastewater Treatment System plan shall be submitted to the Environmental Health Administrator.

12) **City of Malibu Geologist/Geotechnical Approval:** City of Malibu geotechnical staff final approval of the Onsite Wastewater Treatment System plan shall be submitted to the Environmental Health Administrator.

13) **City of Malibu Public Works Approval:** City of Malibu Public Works final approval of the Onsite Wastewater Treatment System plan shall be submitted to the Environmental Health Administrator.

14) **City of Malibu Planning Approval:** City of Malibu Planning Department final approval of the OWTS plan shall be obtained.

15) **Environmental Health Final Review Fee:** A final fee in accordance with the adopted fee schedule at the time of final approval shall be paid to the City of Malibu for Environmental Health review of the OWTS design and system specifications.

16) **Operating Permit Application and Fee:** In accordance with Malibu Municipal Code, an application shall be made to the Environmental Health office for an Onsite Wastewater Treatment System operating permit. An operating permit fee in accordance with the adopted fee schedule at the time of final approval shall be submitted with the application.

-o0o-

If you have any questions regarding the above requirements, please contact the Environmental Health office at your earliest convenience.

cc: Environmental Health file
Planning Department

5742 BUSCH DRIVE (FIRE REBUILD)
MALIBU, CA 90265 (ACDP 22-055)

S.F.D.:	4 Bedroom/35 Fixture Units (E)
TREATMENT	1,000 Gallon (E) to be abandoned;
TANK:	3,634 Gallon MicroSepTec ES12 with UV Disinfection Unit (N)
ACTIVE:	4,800-sf Drip Dispersal Field (N)
FUTURE:	n/a
LOADING RATE:	0.157 gpsf
DESIGNER:	John Yaroslaski, PE (60149)
REFERENCE:	Ensitu: OWTS reports dated 9-9-2022 and 10-26-2022
	Land Phases: Limited engineering geology report dated 8-5-2022 and 10-27-2022

NOTES:

1. This conformance review is for a new advanced onsite wastewater treatment system (OWTS) to serve the existing 4 bedroom (35 fixture units) single family residence. The advanced OWTS conforms to the requirements of the Malibu Municipal Code (MMC) and the Local Coastal Program (LCP).

2. This review relates only to the minimum requirements of the MMC, and the LCP, and does not include an evaluation of any geological or other potential problems, which may require an alternative method of review treatment.

3. This review is valid for one year, or until MMC, and/or LCP, and/or Administrative Policy changes render it noncomplying.

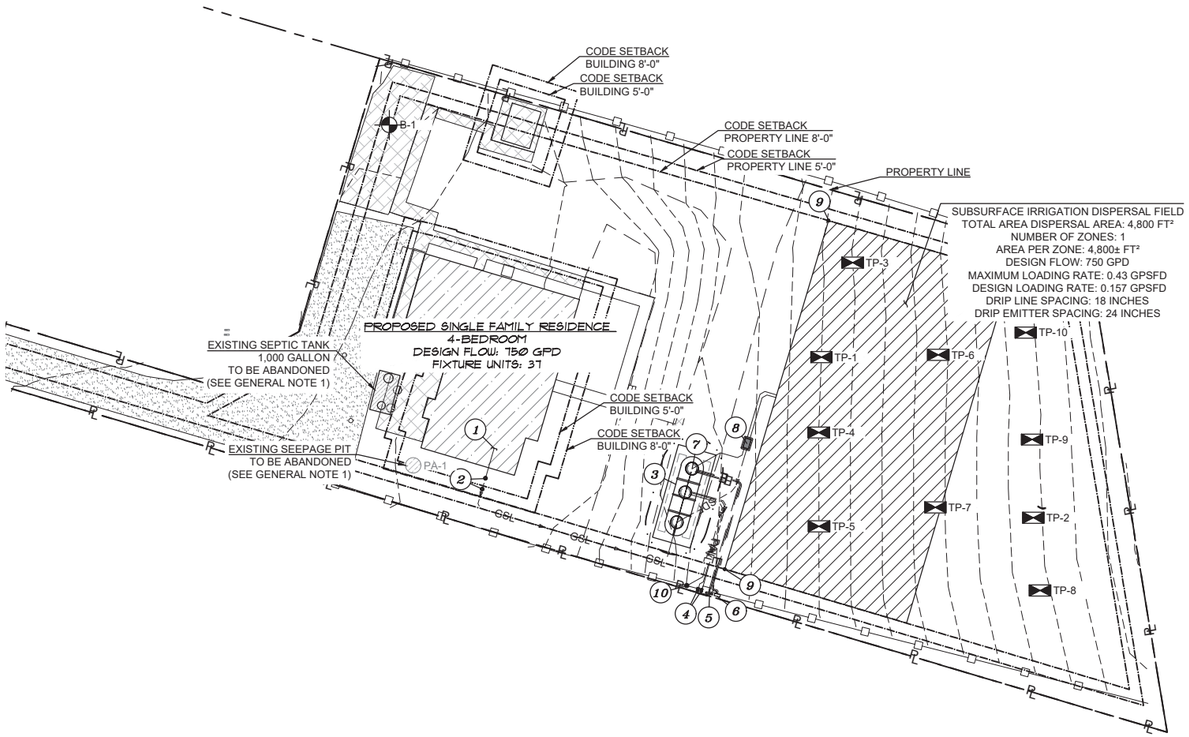
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CITY OF MALIBU
ENVIRONMENTAL SUSTAINABILITY DEPT.
ENVIRONMENTAL HEALTH

CONFORMANCE REVIEW

SIGNATURE: _____ DATE: 1/26/23

THIS IS NOT AN APPROVAL. FINAL APPROVAL IS REQUIRED PRIOR TO THE ISSUANCE OF ANY CONSTRUCTION PERMITS



1/1 OVERALL SITE PLAN

0 40' 80'

SCALE: 1" =40'-0"

GENERAL NOTES:

1. EXISTING OWTS COMPONENTS LOCATION AND ABANDONMENT:
   - 1.1. CONTRACTOR IS RESPONSIBLE FOR LOCATING ALL EXISTING ONSITE WASTEWATER TREATMENT SYSTEM (OWTS) COMPONENTS. THE LOCATIONS ON THE ENGINEERING PLANS ARE INFORMATIONAL AND MAY NOT INCLUDE ALL COMPONENTS OF THE OWTS. MANY ITEMS, SUCH AS TANKS, PIPING, DISTRIBUTION DEVICES, SEEPAGE PITS, DISPERSAL FIELDS, AND OTHER APPURTENANCES ARE BURIED AND NOT LOCATABLE BY THE SURVEYOR OR UTILITIES LOCATOR .
   - 1.2. PRIOR TO COMMENCING WORK TO ABANDON, REMOVE, OR REPLACE EXISTING ONSITE WASTEWATER TREATMENT SYSTEM (OWTS) COMPONENTS AN "OWTS ABANDONMENT PERMIT" SHALL BE OBTAINED FROM THE CITY OF MALIBU. ALL WORK PERFORMED IN THE OWTS ABANDONMENT, REMOVAL, OR REPLACEMENT AREA SHALL BE PERFORMED IN STRICT ACCORDANCE WITH ALL APPLICABLE FEDERAL, STATE, AND LOCAL ENVIRONMENTAL AND OCCUPATIONAL SAFETY AND HEALTH REGULATORY REQUIREMENTS. THE OBTAINMENT OF ANY SUCH REQUIRED PERMITS OR APPROVALS FOR THIS SCOPE OF WORK SHALL BE THE RESPONSIBILITY OF THE APPLICANT AND THEIR AGENTS.
   - 1.3. THE EXISTING OWTS COMPONENTS INCLUDING; SEPTIC TANK(S), PIPING, CLEANOUT(S) SEEPAGE PIT(S), DISPERSAL FIELD(S), AND ALL OTHER APPURTENANCES SHALL BE PROPERLY ABANDONED PURSUANT TO CITY OF MALIBU ORDINANCE 435, SECTION 15.40.170 C. AND SECTION 15.40.170 D. TITLE 28 OF THE LOS ANGELES COUNTY CODE, INCORPORATING THE MOST CURRENT CALIFORNIA PLUMBING CODE, LOCAL PLUMBING CODE, AND POLICIES. METHOD OF ABANDONMENT SHALL BE DETERMINED BY THE ENGINEER AND/OR THE OWNER'S REPRESENTATIVE
2. SEWER PIPE SHALL BE BEDDED IN ACCORDANCE WITH SPECIFICATIONS AND TITLE 28 OF THE LOS ANGELES COUNTY CODE, INCORPORATING THE MOST CURRENT CALIFORNIA PLUMBING CODE, LOCAL PLUMBING CODE, AND ORDINANCES.
3. SYSTEM COMPONENTS AND APPURTENANCES (INCLUDING CLEAN-OUTS, VENTS, BACKWATER VALVES, ETC.) SHALL BE INSTALLED IN ACCORDANCE WITH TITLE 28 OF THE LOS ANGELES COUNTY CODE, INCORPORATING THE MOST CURRENT CALIFORNIA PLUMBING CODE, LOCAL PLUMBING CODE, AND POLICIES.
4. ELECTRICAL COMPONENTS AND APPURTENANCES SHALL BE INSTALLED IN ACCORDANCE WITH TITLE 27 OF THE LOS ANGELES COUNTY CODE, INCORPORATING THE MOST CURRENT CALIFORNIA ELECTRICAL CODE, LOCAL ELECTRICAL CODE, AND ORDINANCES.
5. A REGISTERED GEOTECHNICAL ENGINEER, UNDER THE DIRECTION OF THE OWNER, SHALL DETERMINE IF THE WASTEWATER LOADING RATE WILL CAUSE THE EXISTING SLOPE TO BECOME UNSTABLE. ENSITU ENGINEERING INC., IS NOT A GEOTECHNICAL ENGINEERING FIRM, THEREFORE, WE CAN NOT PREDICT AND/OR DETERMINE THE STABILITY OF THE EXISTING SLOPE.
6. THE PROJECT ENGINEERING GEOLOGIST SHALL OBSERVE THE INSTALLATION OF THE TANK AND DISPERSAL SYSTEM COMPONENTS OF THE AOWTS (INCLUDING BUT NOT LIMITED TO; (A) TANK EXCAVATION, BEDDING, AND BACKFILL (B) SEEPAGE PITS EXCAVATION, CONSTRUCTION, AND BACKFILL (C) SUBSURFACE DISPERSAL SYSTEM BEDDING, FILL MATERIAL, CONSTRUCTION, AND BACKFILL) AND PROVIDE THE CITY INSPECTOR WITH A FIELD MEMORANDUM(S) DOCUMENTING AND VERIFYING THAT THE TANK AND DISPERSAL SYSTEM COMPONENTS WERE INSTALLED PER APPROVED AOWTS PLANS.
7. LEACH FIELDS AND DISPERSAL SYSTEMS DESIGNATED AS SAND CATEGORY: ANY REMAINING FILL MATERIAL AND ANY BEACH SAND SEDIMENT THAT MIGHT HAVE REDUCED PERMEABILITY FROM EXISTING LEACH FIELD OPERATIONS ENCOUNTERED BELOW THE BOTTOM OF THE PROPOSED LEACH FIELD OR ANY MATERIAL ENCOUNTERED IN THE CONSTRUCTION OF THE LEACH FIELD THAT IS NOT CATEGORIZED AS BEACH SAND DEPOSITS SHALL BE EXCAVATED TO THE LEVEL OF THE NATIVE BEACH SAND DEPOSITS AND REPLACED WITH DOUBLE- WASHED SAND. THE PROJECT ENGINEERING GEOLOGIST SHALL OBSERVE THE EXCAVATION OF THE LEACH FIELD AND CONFIRM IN WRITING THAT ALL THE DELETERIOUS FILL AND NON-BEACH SAND MATERIALS BELOW THE LEACH FIELD HAVE BEEN REMOVED AND REPLACED WITH CLEAN SAND AND THE LEACH FIELD WAS CONSTRUCTED IN ACCORDANCE WITH THE APPROVED OWTS PLANS.
8. SUBSURFACE DRIP LINE SHALL BE PLACED IN UNCOMPACTED NATIVE SOILS RIPPED AND TILLED A MINIMUM OF 18 INCHES. SOIL SHALL BE AMENDED TO BE 30% SAND, 30% MULCH, 40% NATIVE OR LANDSCAPE DESIGNER SHALL BE CONTACTED TO ADVISE CONTRACTOR ON TYPE OF TOPSOIL TO IMPORT FOR MINIMUM BURIAL DEPTH. DISPERSAL FIELD SHALL BE PLANTED AND ESTABLISHED PRIOR TO OCCUPANCY (ENGINEER TO VERIFY)
9. ALL DIMENSIONS AND GRADES SHALL BE VERIFIED BY CONTRACTOR PRIOR TO SYSTEM INSTALLATION. BUILDING SEWER DEPTH OR CONNECTION POINT WAS NOT PROVIDED AND SHALL BE DETERMINED BY CONTRACTOR PRIOR TO CONSTRUCTION
10. CONTRACTOR TO VERIFY DEPTH AND LOCATION OF BUILDING SEWER CONNECTION, MINIMUM 2% SLOPE FROM STRUCTURE TO CONNECTION POINT.
11. ONSITE WASTEWATER TREATMENT SYSTEM SHALL BE VENTED IN ACCORDANCE WITH TITLE 28 OF THE LOS ANGELES COUNTY CODE, INCORPORATING THE MOST CURRENT CALIFORNIA PLUMBING CODE, LOCAL PLUMBING CODE, AND POLICIES.

Ryons T value to Subsurface Irrigation Conversion Calculations

Test Pit Number	Test Depth	Soil Type	Percolation Rate from Ryon's Test Method Converted to Gal/day A	B=1/A	C=Bx1440	D=C/12	E=Dx7.481	Percolation Area F (SEE FIGURE)	Infiltration rate G=E/F	Safety Factor H	Application Rate I=GH
	ft		min/inch	inch/min	in/day	ft/day	gal/day	ft²	gal/ft²-day		gal/ft²-day
1	7	Siltstone	58	0.017	24.83	2.07	15.48	3	5.16	12	0.430
2	7	Siltstone	52	0.019	27.69	2.31	17.26	3	5.75	12	0.480
3	2	Sandy Silty Clay	22	0.045	65.45	5.45	40.81	3	13.60	12	1.133
4	2	Sandy Silty Clay	10	0.100	144.00	12.00	89.77	3	29.92	12	2.494
5	2	Sandy Silty Clay	18	0.056	80.00	6.67	49.87	3	16.62	12	1.385
6	2	Sandy Silty Clay	17	0.059	84.71	7.06	52.81	3	17.60	12	1.467
7	2	Sandy Silty Clay	3	0.333	480.00	40.00	299.24	3	99.75	12	8.312
8	2	Silty Clayey Sand	8	0.125	180.00	15.00	112.22	3	37.41	12	3.117
9	2	Sandy Silty Clay	44	0.023	32.73	2.73	20.40	3	6.80	12	0.567
10	2	Sandy Clayey Silt	20	0.050	72.00	6.00	44.89	3	14.96	12	1.247
		T Average:	25.2							Application Rate Average:	2.07
		T Max:	58							Application Rate Max:	8.31
		T Ryon (T75):	58							Design Application Rate:	0.43

Septic Tank (ST) Calculations

Total Existing Fixture Units	37	
Total Proposed Fixture Units		
Total Fixture Units	37	
Minimum Septic Tank Size based on Fixtures	2000	gal
Number of Dwelling Units	1	
Number of Bedrooms	4	bedrooms
Minimum Septic Tank Size based on Bedrooms	1500	gal
Design Septic Tank Size	3634	gal

Fixture Units Summary

Total Existing Fixture Units	37	
Total Fixture Units	37	
Dwelling Units Summary		
Number of Existing Dwelling Units	1	
Existing Bedroom Summary		
Number of Existing Bedrooms	4	bedrooms
Number of Existing Master Bedrooms	1	bedrooms
Number of Existing Standard Bedrooms	3	bedrooms
Flow Calculations (Q)		
Peak Flow per Master Bedroom	300	gpd
Peak Flow per Standard Bedroom	150	gpd
Average Flow per Master Bedroom	200	gpd
Average Flow per Standard Bedroom	100	gpd
Flow Calculations Existing (Qe)		
Peak Flow, Qpf	750	gpd
Average Flow, Qta	500	gpd
Design Flow, Qpf	750	gpd

OWTS Capacity (Design and Maximum)

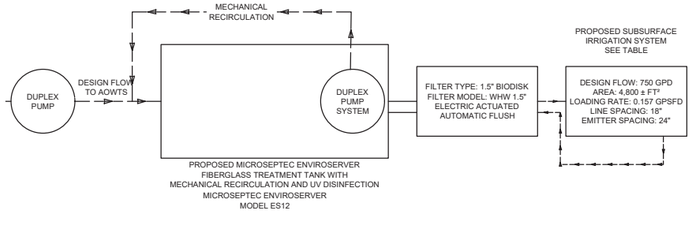
Component	Description	Size/Capacity	Design Capacity	Max Capacity
Treatment Volume (Fixture Unit Capacity)	I-MicroSepTec ES12	3,634 gallons	37 fixture units	105 fixture units
Treatment (Organic Capacity)	I-MicroSepTec ES12	2.00 lb BOD5/day	750 gpd at 220 mg/L BOD5	1200 gpd at 220 mg/L BOD5
Disinfection	I-MicroSepTec ES12		750 gpd	1,200 gpd
Subsurface Irrigation Dispersal	Subsurface Irrigation	4800 square feet at 0.157 gallons per square foot per day	750 gpd	2,064 gpd

MicroSepTec Design

Design Flow	750	gpd
Design Influent BOD	220	mg/L
Design Effluent BOD	20	mg/L
Design Organic Loading BOD	1.25	lb BOD5
MicroSepTec Model Specified	ES12	
MicroSepTec Tank Volume	3634	gal
MicroSepTec ES12 Base Organic Removal (1)	2.00	lb BOD5
Minimum Number of MicroSepTec ES12 Required	1	units
Design Organic Removal	2.00	lb BOD5
Design Tank Volume	3634	gal
Maximum Effluent Flow Based on Organic loading	1200	gpd
Maximum Effluent Flow Based on Hydraulic Loading	1200	gpd
Maximum Fixtures Based on Design Tank Volume	105	

Drip Distribution Calculations

Design Subsurface Irrigation Loading (Application) Rate, I	0.430	gpsfd
Minimum Square Feet of Leaching Area Required, Q/I	1745	s.f.
Design Square Feet of leaching Area from Site Plan, A	4800	s.f.
Actual Loading Rate (Application), $L_A = Q/A$	0.157	gpsfd
Maximum Effluent Capacity, $Q_{MAX} = AxI$	2064	gpsfd
Design Safetey Factor, H	12	



PROPOSED MICROSEPTEC ENVIROSERVER
FIBERGLASS TREATMENT TANK WITH
MECHANICAL RECIRCULATION AND UV DISINFECTION
MICROSEPTEC ENVIROSERVER
MODEL ES12

PIPING SCHEDULE

TAG	DESCRIPTION	SPECIFICATION
GSL	PROPOSED GRAVITY SEWER LINE	4" SCH40 PVC
PAL	PROPOSED AIR COMPRESSOR LINE	1" SCH80 PVC
PVL	PROPOSED AIR VENT LINE	4" SCH40 PVC
RCRC	RECIRCULATION RETURN LINE	1½" SCH80 PVC
SDH	SUBSURFACE DISPERSAL HEADER	1½" SCH80 PVC
SDF	SUBSURFACE DISPERSAL FLUSH	1½" SCH80 PVC
SDL	SUBSURFACE DRIP LINE	½ GPH GEOFLOW WFPC16-2-24

EQUIPMENT SCHEDULE

ITEM	QTY	DESCRIPTION	MFG/PART NUMBER
1		CONNECTION TO BUILDING SEWER[1]	
2		GRAVITY CLEAN-OUT AND BACKWATER VALVE[1]	INDUSTRIAL BACKWATER VALVE (SPEARS MODEL S475P FOR 4") 8" I.D. VALVE BOX (CHRISTY MODEL F08)
3		TREATMENT TANK[1][2]	MICROSEPTEC
4		AIR COMPRESSOR[1][2]	MICROSEPTEC
5		REMOTE TELEMETRY CONTROL UNIT DEDICATED COMMUNICATION AND POWER AS OUTLINED IN MANUFACTURER INSTALLATION GUIDELINES[1][2]	MICROSEPTEC
6		CONTROL UNIT DEDICATED COMMUNICATION AND POWER AS OUTLINED IN MANUFACTURER INSTALLATION GUIDELINES[1][2]	GEOFLOW
7		DUPLEX PUMP SYSTEM[1][2]	VARIES
8		DISPERSAL FIELD HEADWORKS[1][2]	GEOFLOW HEADWORKS ASSEMBLY WHW 1.5" DISKFILTER AUTOMATIC FLUSH
9		AIR VENT/VACUUM RELIEF ASSEMBLY[1][2]	GEOFLOW PART NUMBER APVBK
10		VENT ASSEMBLY[1][2]	MICROSEPTEC
[1]		ALL PLUMBING APPURTENANCES AND WORK SHALL COMPLY WITH CURRENT LOCAL, COUNTY, AND STATE PLUMBING CODES. APPURTENANCES AND WORK INCLUDE, BUT ARE NOT LIMITED TO; CONNECTION TO BUILDING PLUMBING, VENTILATION, ISOLATION, BACKWATER VALVES, CLEANOUTS, AND FITTINGS.	
[2]		ALL ELECTRICAL APPURTENANCES INCLUDING BUT NOT LIMITED TO; CONDUIT, CONDUCTOR, CONTROL PANELS, CONTACTORS, FLOATS, PUMPS, DISCONNECTS, AND COMMUNICATION DEVICES SHALL COMPLY WITH CURRENT LOCAL, COUNTY, AND STATE ELECTRICAL CODE AND CURRENT NATIONAL ELECTRIC CODE. CONDUIT AND CONDUCTOR RUNS AND SIZING SHOWN ON PLAN ARE FOR ALIGNMENT AND COST ESTIMATION. ELECTRICAL CONTRACTOR SHALL SPECIFY ALL ELECTRICAL APPURTENANCES. CONTROL AND POWER CONDUCTORS SHALL BE PLACED IN SEPARATE CONDUIT	

LEGEND

B-XX	BORING LOCATION
TP-XX	TEST PIT LOCATION
PA-XX	EXISTING SEEPAGE PIT TO BE ABANDONED (SEE GENERAL NOTE 1)
	PROPOSED DISPERSAL FIELD
	EXISTING OWTS TO BE ABANDONED (SEE GENERAL NOTE 1)
	BUILDINGS AND STRUCTURES
	DRIVEWAY
	HARDSCAPE

FINAL FOR APPROVAL
ISSUED
10/26/2022

JOHN N. YAROSLASKI
PRINCIPAL ENGINEER

ENSITU
7479 CAMELITA AVE.
ATASCADERO, CA 93422
Tel: 805.772.0150
Fax: 805.772.0813
ENSITU@ensitu.com

ENSITU ENGINEERING, INC.
"Dedicated to achieving higher standards in onsite and decentralized wastewater systems."

REVISIONS

NO.	DATE	BY

5742 BUSCH DRIVE AOWTS CONFORMANCE REVIEW
DESIGN PLANS
CR-SITE PLANS AND TABLES 11x17
MALIBU, CALIFORNIA

REGISTERED PROFESSIONAL ENGINEER
JOHN N. YAROSLASKI
60149
EXP. 06.2024
CIVIL
STATE OF CALIFORNIA

DATE: 10/26/2022
DESIGNED BY: KCY
DRAWN BY: KCY
CHECKED BY: JNY

JOB NO. 600-14

SHEET 1 OF 1

Project Engineer: John N Yaroslaski PE# 60149
Project Name: Busch Drive 600-14 5742 Busch Drive\Engineering\Cad Design\600-14.010 5742 Busch Drive PWCR-01.dwg
CREATION TIME: Thursday, October 27, 2022 1:06:08 PM
MOD. TIME: Thursday, October 27, 2022 1:06:08 PM
PLOT TIME: Thursday, October 27, 2022 1:10:08 PM

City of Malibu

23825 Stuart Ranch Road • Malibu, California 90265-4861
(310) 456-2489 • Fax (310) 456-3356 • www.malibucity.org

GEOTECHNICAL REVIEW SHEET

Project Information

Date:	January 25, 2023	**Review Log #:**	**4983**
Site Address:	5742 Busch Drive		
Lot/Tract/PM #:		**Planning #:**	**ACDP 22-055**
Applicant/Contact:	Zach Adams, z.adams@jsinnovative.net	**BPC/GPC #:**	
Contact Phone #:	805-987-7747 **Fax #:**	**Planner:**	**Coli Turner**
Project Type:	New Onsite Wastewater Treatment System (OWTS)		

Submittal Information

Consultant(s) / Report Date(s): *(Current submittal(s) in **Bold**.)*	Land Phases, Inc. (Holt, CEG 2282, CHG 816): 8-5-2022, **10-31-2022** EnSitu Engineering, Inc. (Yaroslaski, RCE 60149): 9-9-2022, **10-27-2022** OWTS Conformance Review Design Plan prepared by EnSitu Engineering dated **October 26, 2022**
Previous Reviews:	10-17-2022; Ref: Environmental Health Review Sheet dated 10-6-2022

Review Findings

Administrative Coastal Development Permit Review

☒ The OWTS project is **ACCEPTABLE** from a geotechnical perspective, with the following comments to be addressed prior to building plan check stage completion.

☐ The OWTS project is **NOT ACCEPTABLE** from a geotechnical perspective. The listed 'Review Comments' shall be addressed prior to acceptance.

OWTS Plan-Check Stage Review

☒ Awaiting Building plan check submittal.

☐ The OWTS plans are **COMPLETE** from a geotechnical perspective. Please review the attached 'Geotechnical Notes for Building Plan Check' and incorporate into Building Plan-Check submittals.

☐ The OWTS plans are **NOT COMPLETE** from a geotechnical perspective. The listed 'Building Plan-Check Stage Review Comments' shall be addressed prior to Building Plan-Check Stage completion.

Project submittals were reviewed from a geotechnical perspective for conformance with applicable codes, guidelines and standards of practice, including the following current City adopted standards:

- City of Malibu Local Coastal Program – Land Use Plan and Local Implementation Plan (LCP-LUP and LCP-LIP)
- Malibu Municipal Code – Title 15, Buildings and Construction
- City of Malibu Guidelines for the Preparation of Geotechnical Reports and Procedures for Report Submittal (November 2013) referred to herein as Geotechnical Report Guidelines

In the case of conflicting requirements between the Geotechnical Guidelines and any other referenced standards, the latest standard will apply. The Applicant is responsible for complying with the submittal requirements for all Planning variances, as appropriate; any questions regarding variances should be directed to the case Planner.

Remarks:

The referenced OWTS design report, supporting geologic report, and OWTS conformance review design plan was reviewed by the City's consultants from a geotechnical perspective. Based on the submitted information, the single-family residence will be serviced by a new advanced onsite wastewater treatment system (OWTS) consisting of a 3,634-gallon MicroSepTec EnviroServer ES12 treatment tank system with UV disinfection and a subsurface irrigation dispersal field totaling 4,800 square feet in one zone. The design flow is 750 gpd and the the loading rate to the dispersal area shall be 0.157 gpsf/d. The maximum design loading rate is 0.43 gpsf/d. Groundwater was encountered in boring B-1 at 9.5 feet below grade (approximate elevation of 296.5 feet).

The existing septic tank and seepage pits will be properly abandoned upon their location on the property.

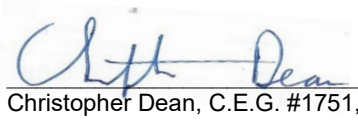
Review Comments:

No additional comments

Building Plan-Check Stage Review Comments:

1. Please submit a fee of $696.00 to City geotechnical staff for final building plan check review.
2. One set of final electronic OWTS plans incorporating the Project Geotechnical and Environmental Health Specialists' recommendations and items in this review sheet must be **reviewed and e-stamped and e-signed by the Project Engineering Geologist**. City geotechnical staff will review the plans for conformance with the Project Geotechnical Consultants' recommendations and items in this review sheet over the counter at City Hall.

Please direct questions regarding this review sheet to City's Geotechnical consultants listed below.

Engineering Geology Review by: 

Christopher Dean, C.E.G. #1751, Exp. 9-30-2024
Engineering Geology Reviewer (408-656-3210)
Email: cdean@malibucity.org

1-25-2023
Date

This review sheet was prepared by representatives of Cotton, Shires and Associates, Inc. and GeoDynamics, Inc., contracted through Cotton, Shires and Associates, Inc., as an agent of the City of Malibu.

COTTON, SHIRES AND ASSOCIATES, INC.
CONSULTING ENGINEERS AND GEOLOGISTS

GeoDynamics, Inc.
Applied Earth Sciences
Geotechnical Engineering & Engineering Geology Consultants

City Of Malibu
23825 Stuart Ranch Road
Malibu, CA 90265
Phone (310) 456-2489
www.malibucity.org

COMMUNITY DEVELOPMENT DEPARTMENT
NOTICE OF APPLICATION



NOTICE OF APPLICATION

NOTICE IS HEREBY GIVEN that the City of Malibu has received an application for the project described below:

ADMINISTRATIVE COASTAL DEVELOPMENT PERMIT NO. 22-055 - An application for the abandonment of an existing onsite wastewater treatment system (OWTS) and to construct a new (replacement) OWTS

LOCATION / APN:	**5742 Busch Dr** / 4467-026-017
ZONING:	Rural Residential, Two-Acre (RR-2)
APPLICANT / OWNERS:	JS Innovative Systems Inc / Scott E. & Marla Y. Weiss
APPEALABLE TO:	Planning Commission
ENVIRONMENTAL REVIEW:	Categorical Exemption CEQA Guidelines Sections 15303(d), 15304(f), and 15302(c)
APPLICATION FILED:	September 14, 2022
CASE PLANNER:	Alexander da Silva, Associate Planner, adasilva@malibucity.org (310) 456-2489, ext. 314

PUBLIC COMMENT PERIOD - Related documents are available for review at City Hall during regular business hours. Written comments, concerns, or questions may be presented to the Community Development Department at any time prior to the issuance of a decision. On or after July 14, 2026, the Community Development Director may issue a decision on the permit application. A Notice of Decision will be mailed to owners and residents within 500 feet of the perimeter of the subject property and to those who request such notification in writing prior to issuance of the decision.

REPORTING - The Community Development Director's decision on this permit application is tentatively scheduled to be reported to the Planning Commission at its regular meeting on July 20, 2026. Copies of the agenda report, including the approved or denied permit, will be available at or before the meeting, typically 10 days before the meeting in the Agenda Center: http://www.malibucity.org/agendacenter. Related documents are available for review at City Hall during regular business hours. An approved permit shall not become effective until completion of the Planning Commission reporting.

LOCAL APPEAL - A decision or any portion of the decision made by the Community Development Director may be appealed to the Planning Commission. Should a decision be issued on July 14, 2026, the appeal period would expire on Friday, July 24, 2026 at 4:30 p.m. Appeal forms may be found online at www.malibucity.org/planningforms or in person at City Hall, or by calling (310) 456-2489, extension 246.

YOLANDA BUNDY, Community Development Director Date: June 25, 2026

City Of Malibu
23825 Stuart Ranch Road
Malibu, CA 90265
Phone (310) 456-2489
www.malibucity.org

COMMUNITY DEVELOPMENT DEPARTMENT
NOTICE OF DECISION



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YOLANDA BUNDY, Community Development Director Date: July 9, 2026