

**MORONGO  
BAND OF  
MISSION  
INDIANS**



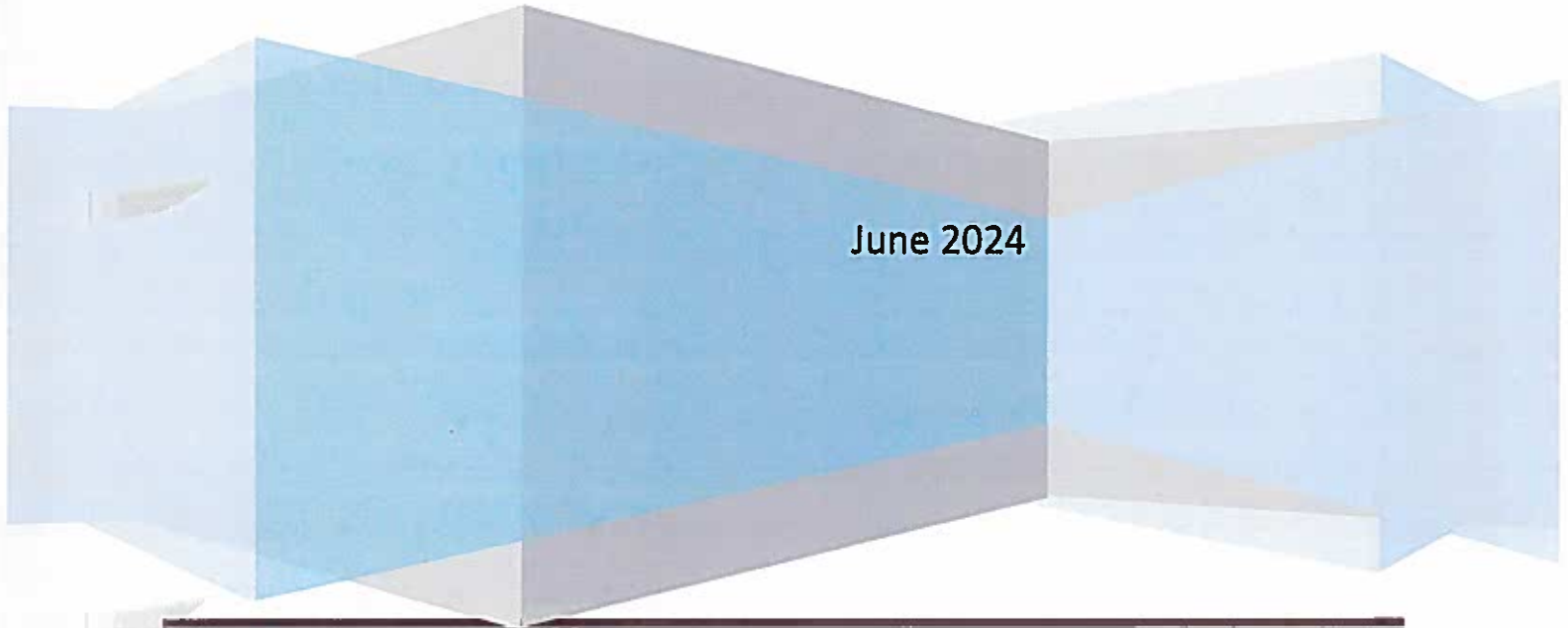
**A SOVEREIGN NATION**

**Morongo MBMI of Mission Indians  
Request for Proposal**

# **TUKWET CANYON GOLF CLUB – ONSITE WASTEWATER TREATMENT DISPERSAL SYSTEM**

**Project 2024-001**

**June 2024**



## **NOTICE INVITING PROPOSALS**

Notice is hereby given that the Morongo Band of Mission Indians [MBMI] is requesting a qualified CONTRACTOR (proposer) to provide complete turnkey replacement of the **existing dispersal system [leach pits], extension of existing discharge piping, and abandonment of the existing leach pits** associated with the onsite wastewater treatment system [OWTS]. Identified in Exhibit A [Inland Foundation Engineering Inc. Onsite Wastewater Treatment System Report dated December 22, 2023] and Exhibit B [Onsite Wastewater Treatment System Design Plans and Specifications].

Responses to this Request for Proposal (RFP) will be accepted until **July 02, 2024 at 4:00 p.m.** Proposals received after this date/time will not be considered and will be considered nonresponsive and will not be evaluated. It is the responsibility of the proposer to ensure that any proposals submitted have sufficient time to be received by MBMI prior to this proposal due date and time. Contractors mailing or shipping their proposals must allow sufficient delivery time to ensure timely receipt of their proposals by the specified time/date noticed herein.

The MBMI reserves the right to reject any or all proposals, to waive any informality or irregularity in any proposal received, and to be the sole judge of the merits of the respective proposals received.

Proposals shall be enclosed in a sealed envelope and marked clearly with following information, formatted as follows:

**SEALED PROPOSAL FOR**

**TUKWET CANYON GOLF CLUB – ONSITE WASTEWATER TREATMENT  
DISPERSAL SYSTEM**

**DO NOT OPEN WITH REGULAR MAIL**

**MORONGO BAND OF MISSION INDIANS**

**ATT: Mr. John Covington—Water Department Manager**

**12700 Pumarra Rd, Banning CA 92220**

## **Introduction**

The Morongo Band of Mission Indians [MBMI] owns and operates the Tukwet Canyon Golf Club [TCGC] located in Beaumont, CA within Riverside County. The TCGC comprises of approximately 450 acres and two major professional golf courses. The aforementioned facility was constructed in the mid 1990's when sanitary sewer was not available. The Clubhouse, a grease interceptor and clarifier is currently connected to a 7500 gallon septic tank and dispersal system. At this time, the dispersal system is functioning, but is in need of replacement. The MBMI has currently submitted the Inland Foundation Engineering Inc. Onsite Wastewater Treatment System Report dated December 22, 2023 and the Onsite Wastewater Treatment System Design Plans and Specifications to the Santa Ana Regional Water Quality Control Board for review and approval. Once that has been completed, the MBMI will submit the aforementioned documents to the City of Beaumont in order to obtain a Building Permit. Both agencies have been consulted on this project and we do not expect any major changes to the project. Existing facilities are identified in Exhibit C.

## **Background**

This MBMI is seeking a qualified CONTRACTOR (proposer) to provide complete turnkey replacement of the **existing dispersal system [leach pits], extension of existing discharge piping, and abandonment of the existing leach pits** associated with the onsite wastewater treatment system [OWTS]. Identified in Exhibit A [Inland Foundation Engineering Inc. Onsite Wastewater Treatment System Report dated December 22, 2023] and Exhibit B [Onsite Wastewater Treatment System Design Plans and Specifications].

This RFP will be solicited to qualified CONTRACTORS (proposers) that meet the project criteria(s). All Contractor's shall have the ability to provide said services combined with the ability to support the Scope of Work for the project.

The aforementioned services shall be in accordance with all applicable Local, State, and Federal laws. The scope of this project requires a diversity of expertise and the ability to deal with and help resolve issues as they arise. Once a Contractor has been selected, the MBMI shall provide a "draft" contract for review and approval of said Contractor/proposer. A Notice To Proceed shall be issued upon contract execution.

## **RFP Process and Intent:**

The intent of this RFP is to obtain competitive pricing from qualified Contractors for furnishing and delivery of equipment, material, permitting, and required labor. Contractors are to submit written quotations, which present the Contractors qualifications and understanding of the work performed as well as price commitment. The Contractors quotations should be prepared simply and economically and should provide all the information that it considers pertinent to its qualifications for the project, and which responds to the Scope of Services and Evaluation Criteria listed herein. Emphasis should be placed on completeness of services offered, time to complete such work, and clarity of content.

Contractor shall not employ any Subcontractor, Supplier, or other individual or entity whether initially or as a replacement, against whom Owner may have reasonable objection. Contractor shall not be required to employ any Subcontractor, Supplier, or other individual or entity to furnish or perform any of the Work against whom Contractor has reasonable objection.

All Work performed for Contractor by a Subcontractor or Supplier will be pursuant to an appropriate agreement between Contractor and the Subcontractor or Supplier which specifically binds the Subcontractor or Supplier to the applicable terms and conditions of any such RFP for the benefit of Owner. Whenever any such agreement is with a Subcontractor or Supplier who is listed as a loss payee on the property insurance, the agreement between the Contractor and the Subcontractor or Supplier will contain provisions whereby the Subcontractor or Supplier waives all rights against Owner, Contractor, or Engineer, and all other individuals or entities identified herein to be listed as insureds or loss payees (and the officers, directors, members, partners, employees, agents, consultants, and subcontractors of each and any of them) for all losses and damages caused by, arising out of, relating to, or resulting from any of the perils or causes of loss covered by such policies and any other property insurance applicable to the Work. If the insurers on any such policies require separate waiver forms to be signed by any Subcontractor or Supplier, Contractor will obtain the same.

## **General Scope of Work:**

- This proposal is for the mobilization/demobilization to said facilities
- Excavate existing facilities as shown on plans
- Install required SDR35 discharge piping as shown on plans
- Install required percolation pits [7] and D-Box [2] as shown on plans

- Install cleanouts as shown on plans
- Replace/repair any damaged concrete, grass, sprinklers, etc.. Solis to be removed from site as needed and disposed by contractor
- Abandoned [in place] existing D-Box, and seepage pits according to California Plumbing Code Section 722, provide any required chemical treatment. Liquid material shall be disposed off- site as required [can be disposed at the MBMI WWTP, Cabazon CA]
- Provide site safety fencing/delineation at all times
- Furnish submittals within 10 working days after Notice To Proceed has been issued identifying all material to be used, must be approved by owner
- Furnish evidence of Insurance coverage, including Workers Compensation
- Overtime should not be included.
- Contractor responsible for notification to Underground Service Alert
- Contractor responsible for job security/work area safety/construction site
- Contractor shall follow and is responsible for all California/Federal safety laws and regulations [CAL- FED OSHA]
- Contractor is responsible for spill containment/clean-up
- Contractor is responsible for all necessary permits [Except Regional Board/City of Beaumont]
- Workdays M-F [weekends must be approved by owner]
- Non Prevailing wage
- Non-Mandatory Pre-Bid meeting
- **Provide construction schedule as part of bid proposal**

### **Sales and Use Taxes:**

Owner is exempt from California state sales tax and use taxes on material and equipment to be incorporated into this project. Said taxes shall NOT be included in the quotation.

### **Salary and Wages:**

The MBMI, a Federally Recognized Tribe is a recipient of a federal grant issued by the US Treasury Department. Funding from such grants requires all recipients to be in compliance with 2 CFR Part 200 §317-327 of said statute. The Davis- Bacon Act set forth the procedures for making and applying such determinations of prevailing wage rates and fringe benefits and any other Federal statute providing for determinations of such wages by the Secretary of Labor in accordance with the provisions of the Davis-Bacon Act. **This project is NOT subject to conform with the requirements of the Davis-Bacon Act.**

## **Owners Responsibilities:**

- Owner shall promptly furnish data required of Owner
- Owner shall make payments to Contractor when they are due.
- Owner's duties with respect to providing lands and easements and identifying and making available to Contractor copies of reports of explorations and tests of subsurface conditions and drawings of physical conditions relating to existing surface or subsurface structures at the Site as applicable to the project.
- Owner's responsibilities, if any, with respect to purchasing and maintaining liability and property insurance.
- Owner is obligated to execute Owner approved Change Orders.
- The Owner shall not supervise, direct, or have control or authority over, nor be responsible for, Contractor's means, methods, techniques, sequences, or procedures of construction, or the safety precautions and programs incident thereto, or for any failure of Contractor to comply with Laws and Regulations applicable to the performance of the Work. Owner will not be responsible for Contractor's failure to perform the Work in accordance with this RFP.
- Owner's responsibility in respect to an undisclosed Hazardous Environmental Condition.
- Upon request of Contractor, Owner shall furnish Contractor reasonable evidence that financial arrangements have been made to satisfy Owner's obligations under the RFP.
- Owner at its sole cost, shall furnish a Tribal Monitor at time of excavation

## **Contractor Responsibilities:**

- Contractor shall not be entitled to an increase in the project price or an extension of the project times with respect to any work performed that is not required by the RFP as amended, modified, or supplemented except in the case of an emergency in the case of uncovering Work that was not otherwise disclosed.
- Contractor shall supervise, inspect, and direct the Work competently and efficiently, devoting such attention thereto and applying such skills and expertise as may be necessary to perform the Work in accordance with the RFP. Contractor shall be solely responsible for the means, methods, techniques, sequences, and

procedures of construction. Contractor shall not be responsible for the negligence of Owner or Engineer in the design or specification of a specific means, method, technique, sequence, or procedure of construction which is shown or indicated in and expressly required by the RFP. At all times during the progress of the Work, Contractor shall assign a competent resident superintendent or project manager who shall not be replaced without written notice to Owner or Engineer except under extraordinary circumstances.

- Contractor shall provide competent, suitably qualified personnel to survey and lay out the Work and perform construction as required by the RFP. Contractor shall at all times maintain good discipline and order at the Site.
- Except as otherwise required for the safety or protection of persons or the Work or property at the Site or adjacent thereto, and except as otherwise stated in the RFP, all Work at the Site shall be performed during regular working hours. Contractor will not permit the performance of Work on a Saturday, Sunday, or any legal holiday without Owner's written consent (which will not be unreasonably withheld).
- Unless otherwise specified in the RFP, Contractor shall provide and assume full responsibility for all services, materials, equipment, labor, transportation, construction equipment and machinery, tools, appliances, fuel, power, light, heat, telephone, hydrostatic testing and related equipment, drinking water for workers, sanitary facilities, temporary facilities, and all other facilities and incidentals necessary for the performance, testing, start-up, and completion of the Work.
- All materials and equipment incorporated into the Work shall be as specified or, if not specified, shall be of excellent quality and new, except as otherwise provided in the RFP. All special warranties and guarantees required shall expressly run to the benefit of Owner. If required by Owner or Engineer, Contractor shall furnish satisfactory evidence (including reports of required tests) as to the source, kind, and quality of materials and equipment.
- All materials and equipment shall be stored, applied, installed, connected, erected, protected, used, cleaned, and conditioned in accordance with instructions of the applicable Supplier, except as otherwise may be provided in the RFP.
- Notwithstanding any other provision in the RFP, it is understood and agreed that Contractor shall function as both the seller and installer of all materials to be incorporated into the Work and title of all such materials shall pass from

Contractor to Owner on the Morongo Indian Reservation prior to the time such materials are installed.

- Contractor shall adhere to the Progress Schedule established as it may be adjusted from time to time. Proposed adjustments in the Progress Schedule that will change the project schedule may only be made by an approved Change Order.

### **Safety Requirements:**

All Safety requirements shall be adhered to in Accordance with OSHA Standards, Safety Orders from the Division of Industrial Safety and the State of California, including the Morongo Band of Mission Indians. Copies of Safety Orders issued by the State of California are available at the Printing Division, Documents Section, State of California, Sacramento, CA 95814

### **Cost of Work:**

Each item as identified in the General Scope of Work and the Technical Specifications (Exhibit A and B) or any additional items to be added to the General Scope of Work by Contractor after reviewing the RFP, shall be identified separately per unit cost [Exhibit D]. The total cost shall follow.

### **Project Completion Date:**

The Contractor shall complete all work under this RFP and its contents within the following number of calendar days from and after the date of "Notice to Proceed". The Completion Schedule is and shall be based on commencing on the date the Contractor is notified in writing of the Notice to Proceed. Time of delivery will be considered in evaluating the proposals; thus, the Contractor may list an alternate number of calendar days for completion of work. Contractor shall consider and include in the calendar days listed the time necessary for shop drawing review, if any.

## **Schedule**

This is a tentative schedule which is subject to modification at the Tribes discretion:

<b>TASK</b>	<b>DATE</b>
Notice Inviting Proposal	June 04, 2024
Non-Mandatory Pre-Bid	June 17, 2024
Proposal Due Date	July 02, 2024
Public Bid Opening	July 09, 2024
Proposal Review and Evaluation	July 10-12, 2024
Tribal Council Review/Award	August 06, 2024
Execute Contract	TBD
Issue Notice to Proceed	TBD

## **Insurance Requirements**

1. **Worker's Compensation:** Contractor shall maintain Worker's Compensation insurance, as required by law in the state of California, and Employer's Liability Insurance in an amount not less than \$1,000,000 per occurrence. The insurance shall also waive all right to subrogation against the Tribe, its members, officers, employees, representatives, and agents.
2. **General Liability:** Contractor shall maintain general liability insurance including provisions for contractual liability, independent contractors, and broad form property damage coverage. This insurance shall be on a comprehensive, occurrence basis form with a standard cross liability clause and endorsement (ISO CG 2010 or equivalent). The Tribe shall be named as an additional insured, and the limit for this insurance shall be no less than \$2,000,000.00 per occurrence, combined single limit for bodily injury and property damage and \$4,000, 000 aggregate.
3. **Automobile Liability:** Contractor shall maintain automobile liability insurance with coverage for any vehicle including those owned, leased, rented, or borrowed. This insurance shall have an endorsement naming the Tribe as an additional insured and with a standard cross liability clause and endorsement (ISO CG 2010 or

equivalent). The limit amount for this insurance shall be not less than \$1000,000.00 per occurrence, combined single limit for bodily injury and property damage.

4. Professional Liability: Contractor shall maintain professional liability insurance with coverage for wrongful acts, errors, or omissions committed by Contractor in the course of work performed for the Tribe under this agreement. This insurance shall include coverage for liability assumed under this agreement when Contractor's wrongful acts, errors, or omissions cause such liability. The limit for this insurance shall be not less than \$1,000,000.00 per occurrence and \$2,000,000 annual aggregate.

### **Proposal Submittal Format**

Proposals shall be limited to thirty (30) pages (single sided pages, not counting the table of contents, cover letter or dividers). The proposals should be clear, concise, and comprehensive. Excessive or irrelevant material shall not be included.

The Tribe hereby notifies all respondents that it will ensure that any contract entered pursuant to this advertisement will be awarded without discrimination on the grounds of any protected status. All qualified applicants will receive consideration for employment without regard to race, color, religion, sex, age, handicap, or national origin. Bidders on this work will be required to comply with the President's Executive Order No. 11246, as amended by Executive Order 11375, and as supplemented in Department of Labor regulations 41 CFR Part 60. All Disadvantaged Business Enterprises (DBE), Minority Business Enterprises (MBE), Women's Business Enterprises (WBE), and Small Business Enterprises (SBE), etc... shall be solicited in compliance with 2 CFR Part 200 §321, (Contracting with small and minority business, women's business enterprises, and labor surplus area Contractors).

In addition to all requirements for proposal submission, the selected CONTRACTOR (proposer) will be required to maintain and provide evidence of insurance as indicated in this RFP. Only Contractors demonstrating experience with projects of similar experience and scope of work will be considered. Consideration shall be given to such factors as the contractor's capacity, integrity, compliance with public policy, record of past performance, and financial and technical resources.

Contracts shall be awarded only to responsible Contractors that possess the ability to perform successfully under the terms and conditions of the proposed procurement. A Contractor fixed price contract (either lump sum or unit price), or a Guaranteed Maximum Price contract shall be awarded to the responsive and responsible bidder whose proposal conforms to all the material terms and conditions of the advertisement for bids.

### **Competitive Sealed Bids/Formal Advertising:**

Under Federal Procurement Regulation 2 CFR, Title 2, Subtitle A, Chapter II, Part 200 § 200.320, bids are publicly sought in accordance with this Policy. Public solicitation includes advertising to an adequate number of qualified sources, providing a sufficient response time prior to the date for opening bids. In addition, solicitation must be made through publication in a newspaper of general circulation deemed appropriate, based on the size of the circulation and the area in which it is circulated, by the Authorizing Official. All sealed bids will be publicly opened and announced as indicated in the Schedule. Proposers are not required to attend the public bid opening, which will be held at the Tribal Administration Building, 12700 Pumarra Rd. Banning, CA 92220. Results of such opening may be sent via email or other form of notification.

### **Cancellation of Solicitation:**

An invitation for bids, request for proposals, or other solicitation may be canceled before offers are due for any of the following reasons: the MBMI no longer requires the supplies, services or construction; can no longer reasonably expects to fund the procurement; proposed amendments to the solicitation would be of such magnitude that a new solicitation would be desirable; ambiguous or otherwise inadequate specifications were part of the solicitation; the solicitation did not provide for consideration of all factors of significance to the MBMI; prices exceed available funds and it would not be appropriate to adjust quantities to come within available funds; there is reason to believe that bids or proposals may not have been independent or in open competition, may have been collusive, or may have been submitted in bad faith; or for good cause of a similar nature when it is in the best interest of the MBMI. If all otherwise acceptable bids received in response to an invitation for bids are at unreasonable prices, or only one bid is received and the price is unreasonable, the MBMI may cancel the solicitation and re-solicit using a new RFP. If only one bid is

received at an unreasonable price, the MBMI may consider using the noncompetitive proposals method.

## **Proposal Submittal Instructions**

Sealed proposals addressed to: Morongo MBMI of Mission Indians, ATTN: John Covington, 12700 Pumarra Road, Banning, CA 92220, **will be received until 4 PM, on July 02, 2024.** Proposals shall be submitted in sealed envelopes clearly marked on the outside "TO BE OPENED BY ADDRESSEE ONLY- TUKWET CANYON GOLF CLUB – ONSITE WASTEWATER TREATMENT DISPERSAL SYSTEM

A total of two (2) copies of each proposal must be submitted for consideration. Each copy shall be bound separately. One copy shall be identified as ORIGINAL, and all others identified as COPIES. One additional Electronic copy shall also be submitted.

**Proposals shall be signed by an individual authorized to bind the Contractor and shall contain a statement that the proposal is a Contract offer for a 45- day period subject to control of CONTRACTOR (proposer).**

The Tribe reserves the right to reject any and all proposals, to withdraw this RFP at any time and to waive any irregularities or informalities in the proposals received. The Tribe also reserves the right to negotiate all aspects of the proposals submitted in response to the RFP at any time during the evaluation period. It shall be the sole responsibility of proposer to ensure that the Tribe has proposer's proper mailing address. The Tribe shall not be responsible for any misdirection, late delivery, or non-delivery of mail to proposer.

The Project Manager, Mr. John Covington, whose telephone number is (951) 755-5270 and e-mail address is: [jcovington@morongo-nsn.gov](mailto:jcovington@morongo-nsn.gov), also the person responsible for opening and examining the proposals submitted to the Tribe, except when otherwise specified.

All questions must be submitted in writing to Mr. John Covington at 12700 Pumarra Road, Banning, CA 92220 or by e-mail no later than 1 week before the proposal deadline. All replies will be published for distribution to all prospective respondents via e-mail only.

# Exhibit A

Inland Foundation Engineering Inc. Onsite Wastewater  
Treatment System Report dated December 22, 2023



December 22, 2023  
Project No. M332-006

**Morongo Band of Mission Indians**  
12700 Pumarra Road  
Banning, California 92220

Attention: Mr. John Covington

Subject: Onsite Wastewater Treatment System (OWTS) Report  
Proposed Replacement Seepage Pits  
Morongo Golf Club at Tukwet Canyon  
36211 Champions Drive, Beaumont, California  
A.P.N.: 400-020-030  
P.R. No. 8471

Dear Mr. Covington:

This report presents the results of the onsite wastewater treatment system (OWTS) evaluation for the replacement of the failed septic system at the Morongo Golf Club at Tukwet Canyon. Our services were performed in accordance with the current requirements of the County of Riverside, Department of Environmental Health and contemporary soil engineering principles and practice. We make no other warranty, either expressed or implied. The following reference was used for this report.

- *Certification of Existing Subsurface Disposal System (C-42 Inspection), Morongo / Tukwet Golf Course, prepared by Wright Septic, dated November 21, 2019*

### **PROJECT DESCRIPTION**

The project will consist of the replacement of the existing failed system of the Morongo Golf Club at Tukwet Canyon, located at 36211 Champions Drive Beaumont. According to the certification of existing subsurface disposal system prepared by Wright Septic on November 21, 2019, the existing system composed of six seepage pits extending to a depth of 30 feet below the inlet depth, have failed. New seepage pits are planned approximately 300 feet south of the existing seepage pits in an area landscaped with grass. The existing 7,500-gallon septic tank is to be left in place. The following is a topographic map and aerial photograph showing the site location of the existing and proposed seepage pits.

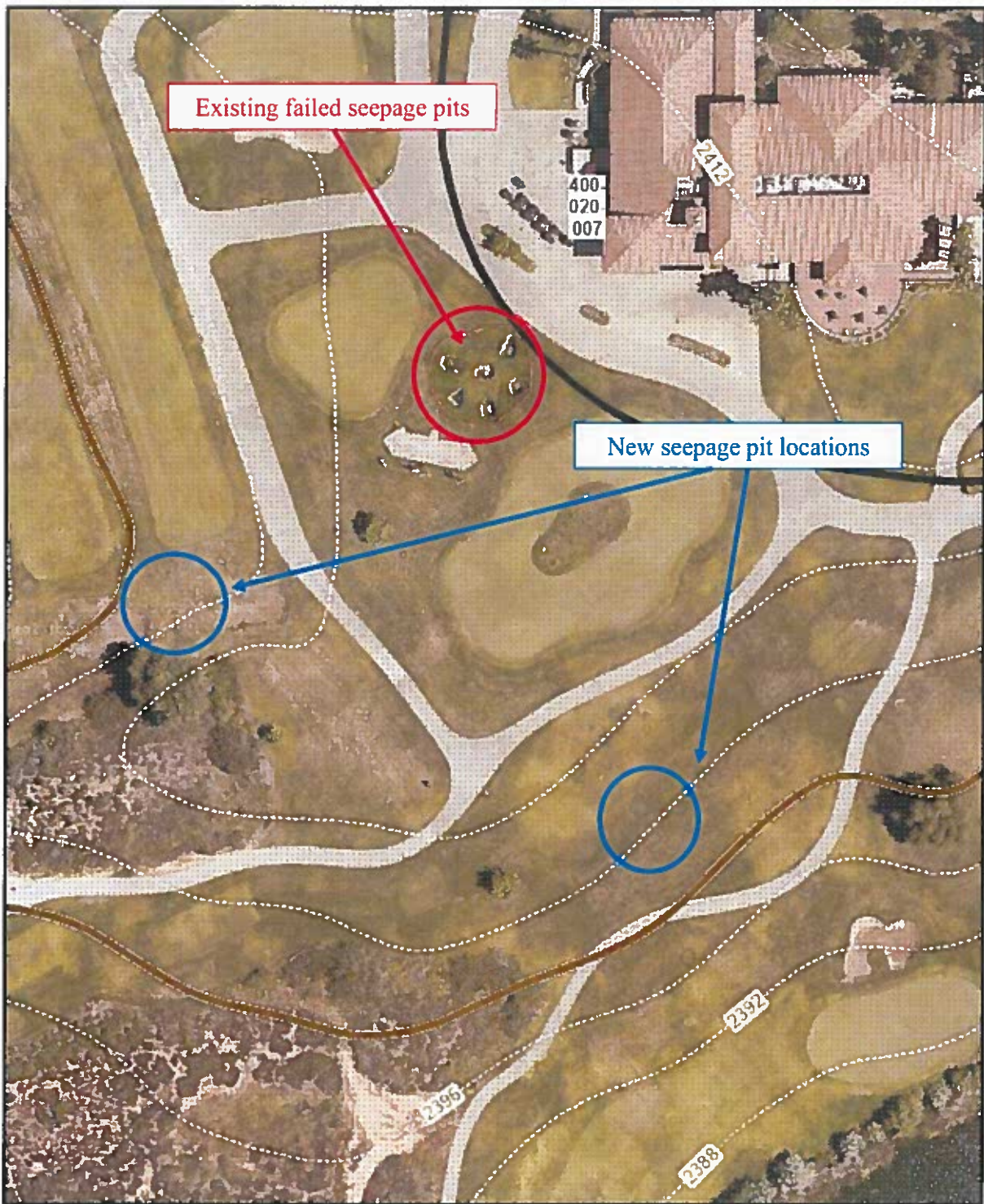


Figure 1. Site Location (Reference: Riverside County Map My County Website, 2023)

## ***SITE DESCRIPTION***

The onsite waste water treatment system area is bounded by the existing golf course on all sides. Notable geomorphic features include a pond located to the south of the proposed new seepage pit location. Topographic relief within the proposed seepage pit and 100 percent expansion area is relatively moderate with terrain generally gently sloping to the south. Site elevations range from approximately 2,388 feet msl to 2,412 msl for a difference of 24 feet across the proposed disposal area.

No water wells, significant rock out crops, or other impediments to subsurface wastewater disposal were observed or are known to exist in the immediate vicinity of the proposed OWTS. The proposed new seepage pit location will meet the minimum 200 foot setback to the existing pond. Site vegetation in the proposed OWTS area consists of grass landscaping.

## ***SUBSURFACE CONDITIONS***

Exploratory Boring B-01 was drilled at the location shown of Figure A-1. Quaternary very old fan deposits (Qvof) were encountered in boring B-01 to the maximum depth explored of 60 feet below ground surface. This material was noted to consist predominantly of brown gravel with sand and silty sand, in a slightly moist and loose to dense state. A log of the exploratory boring is included with this report as Figure A-2.

## ***GROUNDWATER***

Groundwater was not encountered and no soil mottling was noted in the borings drilled for this report. Local well data from the California Department of Water Resources indicates groundwater levels at depths greater than 300 feet below ground surface.

## ***PERCOLATION TESTING***

One exploratory boring and two seepage pit 8-inch diameter test borings were drilled with a truck-mounted drill rig on November 20, 2023 at the approximate locations shown on the attached site map.

Exploratory boring B-01 was drilled to a depth of 60 feet below ground surface. Upon completion, a 3-inch diameter perforated PVC pipe with filter sock was placed in the hole and the hole was backfilled with native soil.

Seepage pit test borings P-01 and P-02 were drilled to a depth of 40 feet below ground surface. A 3-inch diameter perforated pipe was installed in both borings and

the borings were backfilled with gravel to ground surface to prevent caving during testing. The test borings were filled water on November 20, 2023 and allowed to pre-soak for 24 hours. The percolation testing was conducted on November 21, 2023.

In both test holes P-01 and P-02, more than half the wetted depth of water did not seep away twice consecutively in 25 minutes. Therefore, the tests were run for six hour with readings taken at 30-minute intervals. Refilling was performed after every 30-minute reading.

Percolation test data is included with this report in Appendix A-3. The seepage pit application rate (Q) for each test was calculated using the following formula.

$$Q = \frac{(F/T) \times D \times 9}{L_{avg}}$$

Q = rate (gallons / square foot / day)

F = drop during time interval (ft)

D = boring diameter (ft)

T = time interval (hr)

L = average wetted depth (ft)

Seepage pit application rates are summarized in Table 2. A gravel correction factor of 0.40 was used in the application rate calculation. A design rate (Q) of 2.6 gal/ft<sup>2</sup>/day was utilized for the design.

**Table 2: Seepage Pit Application Rates (Q)**

Test No.	Depth (ft.)	Application Rate (Q) (gal/ft <sup>2</sup> /day)
P-01	40.0	2.6
P-02	40.0	2.8

## **DISCUSSION**

The existing 7,500-gallon septic tank was used for the design calculations. The seepage pit depths were calculated using the formula below. For the design rate (Q) of 2.6 gal/ft<sup>2</sup>/day, five (5) 5-ft. diameter seepage pits, 40 feet deep (36 feet below 4-ft deep inlet) are required. The proposed OWTS layout and components are shown on the attached Site Plan, Figure A-1.

$$\text{Septic Tank Capacity} = \text{Total Depth Below Inlet} \times Q \cdot (15.7)$$

## **CONCLUSIONS**

Based on the percolation testing and above estimates regarding wastewater flow, subsurface disposal consisting of an onsite wastewater treatment system (OWTS) utilizing seepage pits at this site is feasible. This is provided that the OWTS is constructed as recommended in this report. The appended plans show the locations of the treatment system components. The location of the OWTS system should not deviate from the area depicted in the design.

## **LIMITATIONS**

The findings and recommendations provided in this report are based on an interpolation of subsurface conditions between test and boring locations. The data obtained from the various points of observation and testing may only be representative of the condition at those specific locations. Therefore, conditions may be encountered during construction that appear to be different than those indicated herein. We cannot assume any responsibility for such unforeseen conditions but should be notified if they occur in order to determine the necessity of revising our recommendations. Our conclusions presented concerning groundwater are based on our field observations, a limited literature review, and our knowledge of the general area. Therefore, our opinions are based on limited data and may not accurately represent future or historical groundwater levels. The Health Department may have more thorough records, which may provide a more accurate representation of prior groundwater levels in the area. A review of such records is not within the scope of services normally provided for an investigation of this type.

"Based on the data presented in the report and using the recommendations set forth, it is the judgment of this professional that there is sufficient area on this lot to support a primary and expansion OWTS that will meet the current standards of the Department of Environmental Health and the Regional Water Quality Control Board (RWQCB)." \*

"The designed system shall be located in natural undisturbed soil at the depth of the tests performed."\*

"The natural occurring body of mineral and organic matter at the proposed wastewater disposal area contains earthen materials having more than 50% of its volume composed of particles smaller than 0.08 inches (2mm) in size." \*

"Based on the data presented in the report and the testing information accumulated, it is the judgment of this professional that the groundwater table will not encroach within the current allowable limit set forth by County and State requirements." \*

*\*Local Agency Management Program for Onsite Wastewater Treatment Systems (LAMP), County of Riverside Department of Environmental Health, Environmental Protection and Oversight Division, Land Use and Water Resources Program (2022).*

We appreciate being of service to you on this project. If you any questions, please contact our office.

Respectfully,

INLAND FOUNDATION ENGINEERING, INC.



Allen D. Evans, P.E., G.E.  
Principal

A handwritten signature in blue ink, appearing to read "Christopher Hogan Rangel".

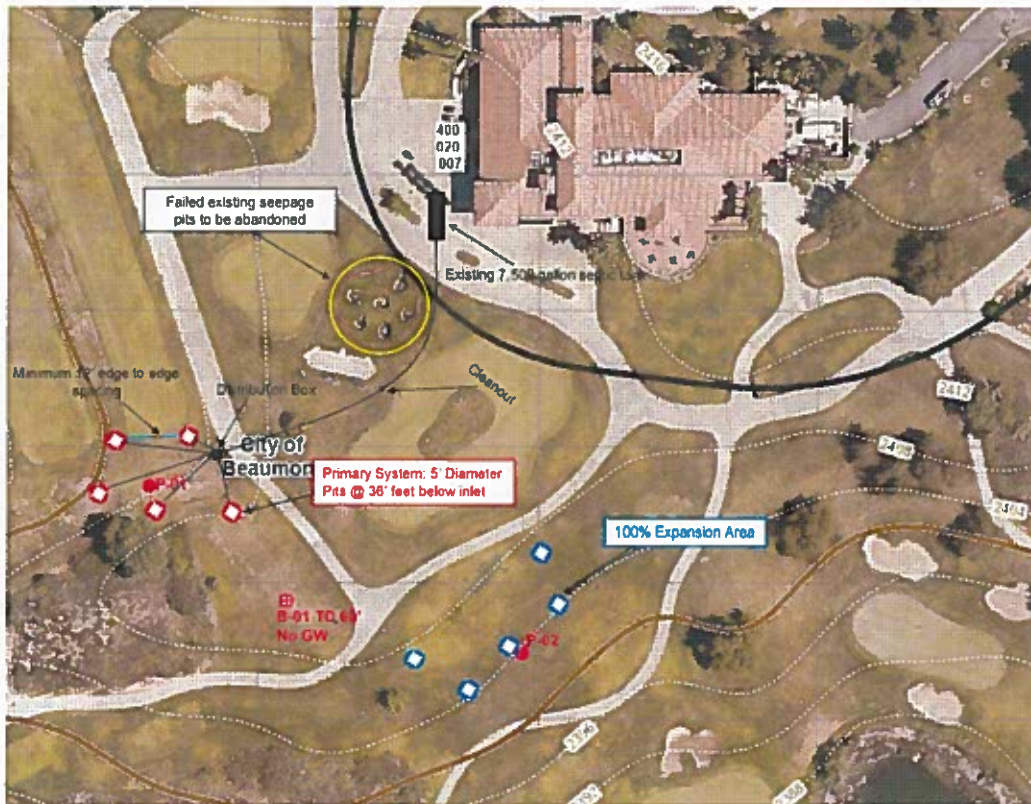
Christopher Hogan Rangel, PG  
Project Geologist



**SITE PLAN**  
**Proposed Seepage Pit Replacement**  
**Morongo Golf Club at Tukwet Canyon**  
**Riverside County, California**  
**APN 400-020-030**  
**P.R. No. 6471**

**LEGEND**

- ⊕ Approximate Location of Exploratory Boring
- Approximate Location of Percolation Test



Base Map: Riverside County GIS

**IFE** Inland Foundation Engineering, Inc.  
 1310 S. Santa Fe Avenue, San Jacinto, CA 92583 | (951) 654-1555

Figure No. A-1

Morongo Band of Mission Indians Proposed Seepage Pit Replacement Morongo Golf Club at Tukwet Canyon Riverside County, California	
Drawn By: HR	Project No. M332-006
1" = 30'	Date: December 2023

## LOG OF BORING B-01

DRILLING RIG	<u>Gtech G-16</u>	DATE DRILLED	<u>11/20/23</u>
DRILLING METHOD	<u>Rotary Auger</u>	HAMMER TYPE	<u>Auto-Trip</u>
LOGGED BY	<u>FWC</u>	HAMMER WEIGHT	<u>140-lb.</u>
GROUND ELEVATION	<u>+/-</u>	HAMMER DROP	<u>30-inches</u>
		BORING DIAMETER	<u>8-inches</u>

### SUMMARY OF SUBSURFACE CONDITIONS

This summary applies only at the location of the trench and at the time of excavation. Subsurface conditions may differ at other locations and may change at this location with the passage of time. The data presented is a simplification of actual conditions encountered and is representative of interpretations made during drilling. Contrasting data derived from laboratory analysis may not be reflected in these representations.

DEPTH (ft)	U.S.C.S.	GRAPHIC LOG	DESCRIPTION
0			
5	SC		<b>CLAYEY SAND</b> , trace gravel, fine- to medium, moist, dense.
10	SM		<b>SILTY SAND</b> , trace clay and gravel, fine- to medium, dark yellow-brown, moist, medium dense.
10	SC		<b>CLAYEY SAND</b> , very fine- to fine, dark yellow-brown, very moist, medium dense.
15			<b>SILTY SAND</b> , with gravel and trace clay, fine- to medium, dark yellow-brown, moist, medium dense.
20			
25	SM		Thin gravel layers
30			
35			
40			<b>SILTY CLAYEY SAND</b> , fine- to medium, dark yellow-brown, moist, dense, strongly cemented, (hard drilling).
45			
50	SC- SM		
55			
60			End of boring at 60 feet. No groundwater or molting encountered. 3 inch perforated pipe installed and backfilled with native soil.

IFE BORING - NO SAMPLES - GINT STD US LAB.GDT - 12/1/23 12:55 - P. M332\M332-006\GINT.GPJ



CLIENT	<u>Morongo Band of Mission Indians</u>
PROJECT NAME	<u>OWTS Investigation</u>
PROJECT LOCATION	<u>Morongo Golf Club at Tukwet Canyon</u> <u>Beaumont, California</u>
PROJECT NUMBER	<u>M332-006</u>

FIGURE NO.  
  
  
  
  
  
  
  
  
  
  
**A-2**

**PERCOLATION TEST - SEEPAGE PITS - DOUBLE RING INFILTRMETERS**

Hole No.: P-01		Diameter (in.)	Area (in <sup>2</sup> )
Depth: 40'	Inner Ring:	3	113
Ground Temp.: -	Annular Space:	8	339
Water Table Depth:	Liquid Used:		

Penetration of Rings into Soil (in.): Inner: \_\_\_\_\_ Outer: \_\_\_\_\_

Liquid Level Maintained by Using: ( ) Flow Valve ( ) Float Valve ( ) Mariotte Tube ( ) Other: \_\_\_\_\_

EVENT	TIME	LEVEL	DROP	REMARKS	H2O TEMP. INSIDE RINGS
Fill	8:02	4	18.1	I =	
Read	8:32	22.1		O =	
Fill	8:41	4	17.25	I =	
Read	9:11	17.25		O =	
Fill	9:17	4	17.25	I =	
Read	9:47	21.25		O =	
Fill	9:50	4	17.2	I =	
Read	10:20	21.2		O =	
Fill	10:24	4	17.0	I =	
Read	10:54	21.0		O =	
Fill	10:58	4	16.5	I =	
Read	11:28	20.5		O =	
Fill	11:34	4	15.7	I =	
Read	12:04	19.7		O =	
Fill	12:07	4	15.4	I =	
Read	12:37	19.4		O =	
Fill	12:43	4	15.4	I =	
Read	1:13	19.4		O =	
Fill	1:18	4	15.4	I =	
Read	1:48	19.4		O =	
Fill	1:52	4	15.4	I =	
Read	2:22	19.4		O =	
Fill	2:27	4	15.4	I =	
Read	2:57	19.4		O =	
Fill	:			I =	
Read	:			O =	
Fill	:			I =	
Read	:			O =	

Hole Log:  
Hole presoaked on 11/20/23. Dry hole next day.  
Hole gravel packed around 3" diameter perforated pipe.

<i>Inland Foundation Engineering, Inc.</i>		
Date	Project No.	Figure No.
11/21/2023	M332-006	

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
By: Floyd Collins

**PERCOLATION TEST - SEEPAGE PITS - DOUBLE RING INFILTRMETERS**

Hole No.: P-02		Diameter (in.)	Area (in <sup>2</sup> )
Depth: 40'	Inner Ring:	3	113
Ground Temp.: -	Annular Space:	8	339
Water Table Depth:	Liquid Used:		

Penetration of Rings into Soil (in.): Inner: \_\_\_\_\_ Outer: \_\_\_\_\_

Liquid Level Maintained by Using: ( ) Flow Valve ( ) Float Valve ( ) Mariotte Tube ( ) Other:

EVENT	TIME	LEVEL	DROP	REMARKS	H2O TEMP. INSIDE RINGS
Fill	8:08	4	18.6	I =	
Read	8:38	22.6		O =	
Fill	8:51	4	17.2	I =	
Read	9:21	21.2		O =	
Fill	9:25	4	17	I =	
Read	9:55	21.0		O =	
Fill	10:00	4	16.8	I =	
Read	10:30	20.8		O =	
Fill	10:33	4	16.4	I =	
Read	11:03	20.4		O =	
Fill	11:08	4	16.4	I =	
Read	11:38	20.4		O =	
Fill	11:42	4	16.3	I =	
Read	12:12	20.3		O =	
Fill	12:17	4	16.1	I =	
Read	12:47	20.1		O =	
Fill	12:52	4	16.1	I =	
Read	1:22	20.1		O =	
Fill	1:27	4	16.1	I =	
Read	1:57	20.1		O =	
Fill	2:02	4	16.1	I =	
Read	2:32	20.1		O =	
Fill	2:36	4	16.0	I =	
Read	3:06	20.0		O =	
Fill	:			I =	
Read	:			O =	
Fill	:			I =	
Read	:			O =	

Hole Log:  
 Hole presoaked on 11/20/23. Dry hole next day.  
 Hole gravel packed around 3" diameter perforated pipe.  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 By: Floyd Collins

*Inland Foundation Engineering, Inc.*

---

Date	Project No.	Figure No.
11/21/2023	M332-006	

**PERCOLATION TEST FOR SEEPAGE PITS**

DATE: November 21, 2023

PROJECT: Morongo Golf Club	Original Depth	40.00 Ft.
PROJ. NO.: M332-006	Pipe Diameter	0.25 Ft.
	Gravel Correction:	0.40
TEST NO: <u>    P-01    </u>	Hole Diameter:	0.67 Ft.
	Equivalent Diameter	0.47 Ft.

TIME INCREMENT	INITIAL LEVEL	FINAL LEVEL	DEPTH	WETTED DEPTH	DROP	RATE
0.50	4.0	22.1	40.0	27.0	18.1	3.2
0.50	4.0	17.3	40.0	29.4	13.3	2.2
0.50	4.0	21.3	40.0	27.4	17.3	3.0
0.50	4.0	21.2	40.0	27.4	17.2	3.0
0.50	4.0	21.0	40.0	27.5	17.0	3.0
0.50	4.0	20.5	40.0	27.8	16.5	2.9
0.50	4.0	19.7	40.0	28.2	15.7	2.7
0.50	4.0	19.4	40.0	28.3	15.4	2.6
0.50	4.0	19.4	40.0	28.3	15.4	2.6
0.50	4.0	19.4	40.0	28.3	15.4	2.6
0.50	4.0	19.4	40.0	28.3	15.4	2.6
0.50	4.0	19.4	40.0	28.3	15.4	2.6

DATE: November 21, 2023

	Original Depth	40.00 Ft.
	Pipe Diameter	0.25 Ft.
	Gravel Correction:	0.40 Ft.
TEST NO: <u>    P-02    </u>	Hole Diameter:	0.67 Ft.
	Equivalent Diameter	0.47 Ft.

TIME INCREMENT	INITIAL LEVEL	FINAL LEVEL	DEPTH	WETTED DEPTH	DROP	RATE
0.50	4.0	22.6	40.0	26.7	18.6	3.4
0.50	4.0	21.2	40.0	27.4	17.2	3.0
0.50	4.0	21.0	40.0	27.5	17.0	3.0
0.50	4.0	20.8	40.0	27.6	16.8	2.9
0.50	4.0	20.4	40.0	27.8	16.4	2.8
0.50	4.0	20.4	40.0	27.8	16.4	2.8
0.50	4.0	20.3	40.0	27.9	16.3	2.8
0.50	4.0	20.1	40.0	28.0	16.1	2.8
0.50	4.0	20.1	40.0	28.0	16.1	2.8
0.50	4.0	20.1	40.0	28.0	16.1	2.8
0.50	4.0	20.1	40.0	28.0	16.1	2.8
0.50	4.0	20.0	40.0	28.0	16.0	2.8

Equivalent Diameter=(Void Ratio\*(Hole Diameter<sup>2</sup>-Pipe Diameter<sup>2</sup>)+Pipe Diameter<sup>2</sup>)<sup>0.5</sup>  
 Wetted Depth=Depth-(Final level-Initial Level)/2  
 Rate=((Drop\*(Equivalent Diameter<sup>2</sup>\*pi/4)<sup>0.748</sup>)/(Wetted Depth\*Hole Diameter\*pi)/Time Increment/24/5

## Exhibit B

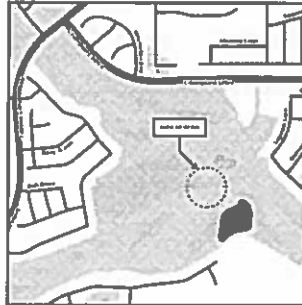
### Onsite Wastewater Treatment System Design Plans and Specifications

**MORONGO GOLF CLUB AT TUKWET CANYON  
ONSITE WASTEWATER TREATMENT SYSTEM PLANS**

**GENERAL NOTES**

1. ALL WORK SPECIFIED HEREIN SHALL BE PERFORMED PER APPLICABLE LAWS, ORDINANCES, AND REGULATIONS.
2. CONTRACTOR SHALL VERIFY ALL DIMENSIONS IN FIELD AND SHALL REPORT ANY DISCREPANCIES TO OWNER PRIOR TO CONSTRUCTION.
3. CONTRACTOR SHALL VERIFY LOCATION OF ALL UTILITIES PRIOR TO START OF WORK, AND SHALL BE RESPONSIBLE FOR ANY DAMAGE INCURRED TO SAME.
4. CONTRACTOR SHALL RETAIN ONE SET OF PERMIT PLANS ON-SITE TO DOCUMENT ALL CHANGES MADE DURING CONSTRUCTION. THE AS-BUILT DRAWINGS SHALL BE ISSUED TO THE OWNER AT PROJECT CLOSE-OUT.
5. FOR THE PURPOSE OF THE DOCUMENTS, TO "INSTALL" SHALL MEAN TO PROVIDE ALL FASTENERS, MISCELLANEOUS HARDWARE, ELECTRICAL CONNECTIONS, PLUMBING CONNECTIONS AND OTHER ITEMS REQUIRED FOR A COMPLETE AND OPERATIONAL INSTALLATION.
6. CONTRACTOR SHALL NOTIFY OWNER PRIOR TO CONSTRUCTION.
7. CONTRACTOR SHALL NOTIFY OWNER WHEN THE WORK IS COMPLETED.
8. SEE INDIVIDUAL SHEETS FOR LEGEND DESCRIPTIONS AND SHEET NOTES.
9. INSTALL ALL FINISH MATERIALS AND MANUFACTURED SYSTEMS PER THE MANUFACTURER'S INSTALLATION INSTRUCTIONS AS REQUIRED FOR THE SPECIFIC PROJECT APPLICATION.
10. VERIFY LOCATIONS OF ALL INTERFERING UTILITIES BEFORE PROCEEDING WITH THE WORK.
11. ALL SITE CONSTRUCTION DEBRIS SHALL BE REMOVED ON A DAILY BASIS; RUBBISH AND DEBRIS SHALL NOT BE ALLOWED TO ACCUMULATE ON SITE.
12. "TYPICAL" OR "TYP" AS USED IN THESE DOCUMENTS SHALL MEAN THAT THE CONDITION IS THE SAME OR REPRESENTATIVE FOR ALL SIMILAR CONDITIONS THROUGHOUT UNLESS NOTED OTHERWISE.
13. SHOULD A CONFLICT OCCUR IN OR BETWEEN DRAWINGS AND SPECIFICATIONS, PARADIGM ENGINEERING GROUP SHALL BE ASKED FOR CLARIFICATION.
14. VERTICAL AND HORIZONTAL ALIGNMENT OF NEW SEEPAGE PIT FACILITIES MUST BE SURVEYED FOR AS-BUILT PLANS AT OWNER'S EXPENSE.

**VICINITY MAP**



**SHEET INDEX**

COVER SHEET	C3.0
OVERALL SITE PLAN	C.0
ENLARGED SITE PLAN	C.1
DETAILS	C.2
DISTRIBUTION BOX DETAILS	C.3
SEEPAGE PIT LAYER DETAILS	C.4
SEEPAGE PIT COVER DETAILS	C.5

**LIST OF APPLICABLE CODES**

- 2022 CALIFORNIA BUILDING CODE
- 2022 CALIFORNIA PLUMBING CODE
- 2022 CALIFORNIA ELECTRICAL CODE
- 2022 CALIFORNIA MECHANICAL CODE
- 2022 CALIFORNIA ENERGY CODE
- 2022 CALIFORNIA FIRE CODE
- 2022 CALIFORNIA GREEN BUILDING STANDARD'S CODE (CALGREEN)

**PROJECT DIRECTORY**

**OWNER**  
MORONGO BAND OF MISSION INDIANS  
12700 PULGARRA ROAD  
BANKING, CA 92220  
JCDVINGTON@MORONGO-NSN.GOV

**SOILS ENGINEER**  
WLAND FOUNDATION ENGINEERING, INC  
1310 SOUTH SANTA FE AVE  
PO BOX 937  
SAN JACINTO, CA 92581  
(951) 854-1555

**PREPARED BY**  
PARADIGM ENGINEERING GROUP  
427 E. 17TH STREET SUITE 201  
COSTA MESA, CA 92627  
(909) 208-2971  
PETERMOLAH@HOTMAIL.COM

**SCOPE OF WORK**

**SITE LOCATION**  
36211 CHAMPIONS DRIVE  
BEAUMONT CA 92253

**PROJECT DESCRIPTION**

ABANDON EXISTING SEEPAGE PITS AND INSTALL NEW SEEPAGE PITS, DISTRIBUTION BOX AND DRAINAGE LINE

**ASSESSOR PARCEL #**  
490-020-030

**TOTAL LOT SIZE**  
450+ ACRES

REVISIONS		
NO.	DATE	DESCRIPTION



MORONGO GOLF CLUB  
36211 CHAMPIONS DRIVE  
BEAUMONT CA 92253

DATE	BY	DESCRIPTION

PARADIGM ENGINEERING GROUP  
427 E. 17TH STREET #201  
COSTA MESA CA. 92627  
(909) 208-2971

**COVER SHEET**

**SHEET**  
**CS.0**



**SHEET NOTES**

- 1 EXISTING 7500 GALLON SEPTIC TANK. PROTECT IN PLACE
- 2 EXISTING 6" SDR35 DRAIN LINE
- 3 DENOTES APPROXIMATE LOCATION OF POINT OF CONNECTION TO EXISTING SEPTIC TANK DISCHARGE PIPE. WHEN INSTALLING THE NEW 6" SDR35 DRAIN LINE, CARE MUST BE TAKEN TO ENSURE 8" OF CLEARANCE FROM THE EXISTING BEEPAGE PITS SCHEDULED FOR ABANDONMENT
- 4 FAILED EXISTING LEACH FIELD TO BE ABANDONED IN ACCORDANCE WITH CALIFORNIA PLUMBING CODE SECTION 722
- 5 NEW 6" SDR35 DISCHARGE PIPE MUST BE INSTALLED AT A MINIMUM 1/4" 1% PERCENTAGE OF FALL
- 6 CLEANOUT SHALL BE INSTALLED APPROXIMATELY HALFWAY BETWEEN THE SEPTIC TANK AND THE NEW PRIMARY DISTRIBUTION BOX
- 7 INSTALL DISTRIBUTION BOX PER DETAIL ON SHEET C.3
- 8 INSTALL 6'-0" DIAMETER BEEPAGE PITS @ 25'-0" BELOW INLET PER DETAILS ON SHEETS C.3 AND C.4
- 9 FUTURE 100% EXPANSION AREA. EXACT LOCATION TO BE DETERMINED IN THE FIELD

**LEGEND**

- PROPOSED BEEPAGE PIT LOCATION
- PROPOSED 100% EXPANSION LOCATION
- PROPOSED DISTRIBUTION BOX LOCATION
- PROPOSED TIE IN LOCATION FROM EXISTING DRAINAGE LINE
- APPROXIMATE LOCATION OF PERCOLATION TEST
- APPROXIMATE LOCATION OF EXPLORATORY BORING

REVISIONS	
NO.	DESCRIPTION



MORONGO GOLF CLUB  
36211 CHAMPIONS DRIVE  
BEAUMONT, CA 92253

PARADIGM ENGINEERING GROUP  
427 E. 17TH STREET #201  
COSTA MESA, CA. 92627  
(909) 208-2971

OVERALL SITE PLAN

C.0



**SHEET NOTES**

- 1 EXISTING 7500 GALLON SEPTIC TANK. PROTECT IN PLACE
- 2 EXISTING 6" BDR35 DRAIN LINE
- 3 DENOTES APPROXIMATE LOCATION OF POINT OF CONNECTION TO EXISTING SEPTIC TANK DISCHARGE PIPE. WHEN INSTALLING THE NEW 6" BDR35 DRAIN LINE, CARE MUST BE TAKEN TO ENSURE 6" OF CLEARANCE FROM THE EXISTING SEEPAGE PITS SCHEDULED FOR ABANDONMENT
- 4 FAILED EXISTING LEACH FIELD TO BE ABANDONED IN ACCORDANCE WITH CALIFORNIA PLUMBING CODE SECTION 722
- 5 NEW 6" BDR35 DISCHARGE PIPE MUST BE INSTALLED AT A MINIMUM 1/4" PERCENTAGE OF FALL
- 6 CLEANOUT SHALL BE INSTALLED APPROXIMATELY HALFWAY BETWEEN THE SEPTIC TANK AND THE NEW PRIMARY DISTRIBUTION BOX
- 7 INSTALL DISTRIBUTION BOX PER DETAIL ON SHEET C.3
- 8 INSTALL 6'-0" DIAMETER SEEPAGE PITS @ 25'-0" BELOW INLET PER DETAILS ON SHEETS C.2 AND C.4
- 9 SAWCUT AND REPLACE CONCRETE CART PATH TO INSTALL DISCHARGE PIPE

**LEGEND**

- PROPOSED SEEPAGE PIT LOCATION
- PROPOSED DISTRIBUTION BOX LOCATION
- PROPOSED TIE-IN LOCATION FROM EXISTING DRAINAGE LINE



REVISIONS	
NO.	DESCRIPTION



MORONGO GOLF CLUB  
30211 CHAMPIONS DRIVE  
BEAUMONT, CA 92253

DATE: 08/20/2018	BY: JPM
CHECKED BY: JPM	DATE: 08/20/2018
PROJECT NO: 18-001	JOB NO: 18-001

PARADIGM ENGINEERING GROUP  
427 E. 17TH STREET, #251  
COSTA MESA, CA. 92627  
(909) 208-2971

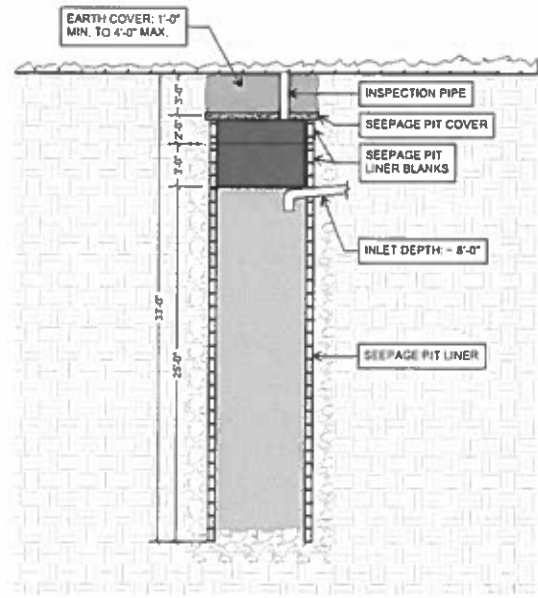
**ENLARGED SITE PLAN**

SHEET  
**C.1**

**CALIFORNIA PLUMBING CODE  
SECTION 722**

**722.0 Abandoned Sewers and Sewage Disposal Facilities.**  
**722.1 Building (House) Sewer.** An abandoned building (house) sewer, or part thereof, shall be plugged or capped in an approved manner within 5 feet (1524 mm) of the property line.  
**722.2 Cesspools, Septic Tanks, and Seepage Pits.** A cesspool, septic tank, and seepage pit that has been abandoned or has been discontinued otherwise from further use, or to which no waste or soil pipe from a plumbing fixture is connected, shall have the sewage removed therefrom and be completely filled with earth, sand, gravel, concrete, or other approved material.  
**722.3 Filling.** The top cover or arch over the cesspool, septic tank, or seepage pit shall be removed before filling, and the filling shall not extend above the top of the vertical portions of the sidewalls or above the level of the outlet pipe until inspection has been called and the cesspool, septic tank, or seepage pit has been inspected. After such inspection, the cesspool, septic tank, or seepage pit shall be filled to the level of the top of the ground.  
**722.4 Ownership.** No person owning or controlling a cesspool, septic tank or seepage pit on the premises of such person or in that portion of a public street, alley, or other public property abutting such premises, shall fail, refuse, or neglect to comply with the provisions of this section or upon receipt of notice so to comply from the Authority Having Jurisdiction.  
**722.5 Disposal Facilities.** Where disposal facilities are abandoned consequent to connecting premises with the public sewer, the permittee making the connection shall fill abandoned facilities in accordance with the Authority Having Jurisdiction within 30 days from the time of connecting to the public sewer.

**SEEPAGE PIT SECTION**



NOT TO SCALE

REVISIONS	
NO.	DATE



MORONGO GOLF CLUB  
 38211 CHAMPIONS DRIVE  
 BEAUMONT, CA 92253

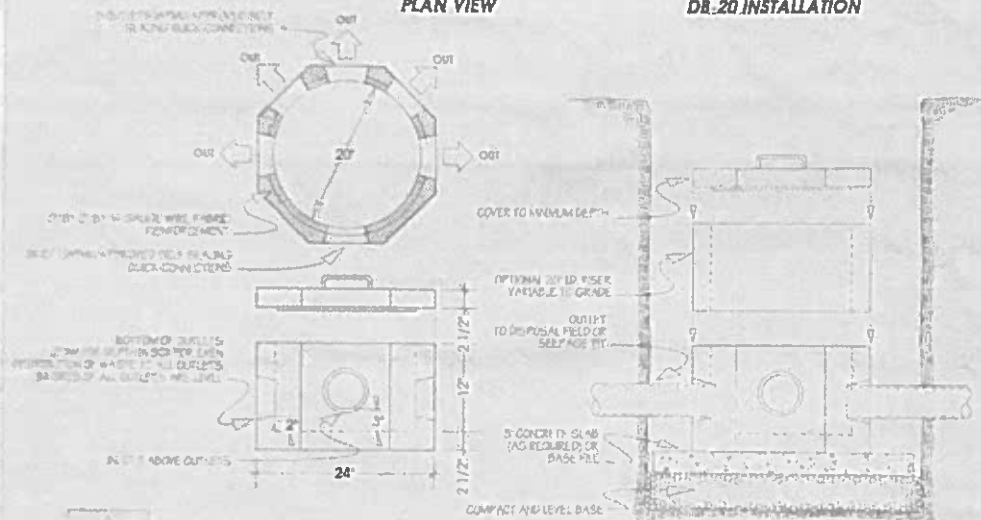
PARADIGM ENGINEERING GROUP  
 427 E. 17TH STREET, #261  
 COSTA MESA, CA. 92627  
 (909) 208-2971

**DETAILS**

**C.2**

**PLAN VIEW**

**DB-20 INSTALLATION**



**DB-20 DISTRIBUTION BOX & COVER**

**GENERAL NOTES**

1. CONCRETE BOX & COVER OF PORTLAND CEMENT DESIGN, POLISHED AND VIBRATED TO DEVELOPE 3000 P.S.I. COMPRESSIVE STRENGTH IN 28 DAYS.
2. INSTALLATION MAY BE USED IN 20-17\"/>



**DB-20**  
Distribution Box  
Design & Installation



INDUSTRIAL WASTE CLARIFIERS  
SAND AND GREASE INTERCEPTORS  
SEPTIC TANKS & DISTRIBUTION BOXES

DATA WOOD #  
PST030019A  
DRAWN BY  
S T BENART  
SCALE  
1:1.5

REVISIONS	
NO.	DESCRIPTION

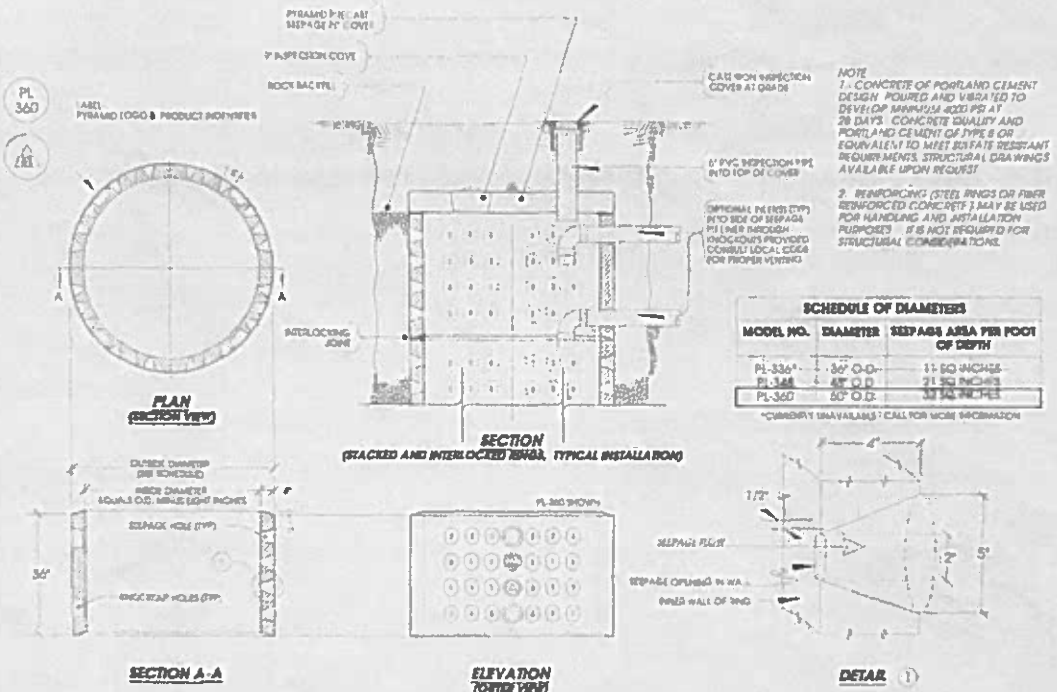


MORONGO GOLF CLUB  
30211 CHAMPIONS DRIVE  
BEAUMONT CA 92253

PARADIGM ENGINEERING GROUP  
427 E. 17TH STREET #251  
COSTA MESA CA. 92627  
(709) 208-2971

**DISTRIBUTION BOX DETAILS**

**C.3**



**NOTE**

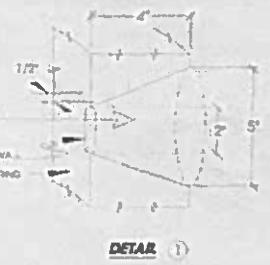
1. CONCRETE OF PORTLAND CEMENT DESIGN, Poured and vibrated to develop minimum 4000 PSI AT 28 DAYS. CONCRETE QUALITY AND PORTLAND CEMENT TYPE & OR EQUIVALENT TO MEET SEEPAGE RESISTANT REQUIREMENTS. STRUCTURAL DRAWINGS AVAILABLE UPON REQUEST.

2. REINFORCING (STEEL RINGS OR FIBER REINFORCED CONCRETE) MAY BE USED FOR HANDLING AND INSTALLATION PURPOSES. IT IS NOT REQUIRED FOR STRUCTURAL CONSIDERATIONS.

**SCHEDULE OF DIAMETERS**

MODEL NO.	DIAMETER	SEEPAGE AREA PER FOOT OF DEPTH
PL-336*	36" O.D.	11.50 SQUARE FEET
PL-348*	48" O.D.	21.50 SQUARE FEET
PL-360*	60" O.D.	33.00 SQUARE FEET

\*CUMULATIVE UNAVAILABLE; CALL FOR MORE INFORMATION



**PL-300 Series  
Seepage Pit Liner  
Design & Installation Notes**



INDUSTRIAL WASTE CLARIFIERS  
 OIL AND GREASE INTERCEPTORS  
 SEPTIC TANKS & DISTRIBUTION SYSTEMS

4438 ROCKWELL AVE. #3410, CA P.O. BOX 633 92626 FAX (949) 858-8887

Drawn by: PSTB/BJJ/3B  
 Checked by: ST/BE/AMH  
 SCALE: 1/32

**REVISIONS**

NO.	DATE	DESCRIPTION



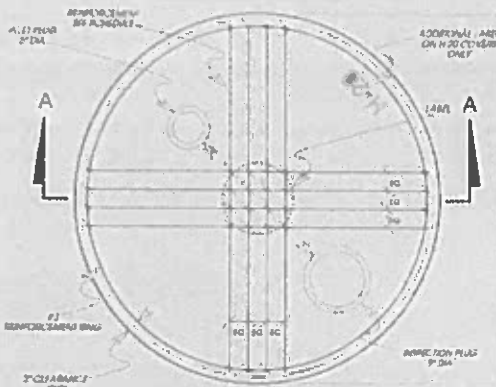
MORONGO GOLF CLUB  
 38211 CHAMPIONS DRIVE  
 BEAUMONT, CA 92523

DATE	BY	DESCRIPTION

PARADIGM ENGINEERING GROUP  
 427 E. 17TH STREET, #261  
 COSTA MESA CA, 92627  
 (909) 208-2971

**SEEPAGE PIT LINER DETAILS**

**PLAN VIEW OF COVER**



COVER SCHEDULE				
MODEL NO.	MAXIMUM CLEAR SPAN	ACTUAL DIAMETER	REBAR EACH WAY	
			H-10 RATE	H-20 RATE
C-48	40 INCHES	48 INCHES	3 BARS - #3	4 BARS - #3
C-60	52 INCHES	60 INCHES	4 BARS - #3	6 BARS - #3
C-72	64 INCHES	72 INCHES	7 BARS - #3	11 BARS - #3

**NOTE - H-20 TRAFFIC RATED COVER SHOWN - ALL H-20 COVERS MUST BE LABELED AS SUCH**

**GENERAL NOTES:**

1. CONCRETE OF PORTLAND CEMENT DESIGN. POURED AND VIBRATED TO ACHIEVE 4000 PSI MIN CONCRETE STRENGTH @ 28 DAYS AND REINFORCED WITH #3 STEEL DEFORMED BARS REINFORCEMENT TO CONFORM TO A S.T.M. SPECIFICATION A 615.
2. H-10 RATED SEEPAGE PIT COVERS TO BE INSTALLED IN H-10 REQUIREMENT LOCATIONS. MINIMUM EARTH COVER TO BE 2' 0".
3. H-20 RATED SEEPAGE PIT COVERS TO BE INSTALLED IN H-10 OR H-20 REQUIREMENT LOCATIONS. MINIMUM EARTH COVER TO BE 2' 6".
4. H-20 RATING TO BE ACHIEVED WITH ADDITIONAL REINFORCEMENT AND TO BE LABELED "H-20" ON TOP OF COVER.

**SECTION AA OF COVER**



LABEL LOCATED IN CENTER OF COVER

**Model C-XX  
Seepage Pit Cover**



\* INDUSTRIAL WASTE CLARIFIERS  
\* SAND AND GREASE INTERCEPTORS  
\* SEPTIC TANKS & DISTRIBUTION BOXES

DRAWING # 032119v1.5  
DRAWN BY S-I BENATI  
SCALE 1:18

REVISIONS	
NO.	DESCRIPTION



MORONGO GOLF CLUB  
38211 CHAMPIONS DRIVE  
BEAUMONT, CA 92253

DATE	BY	DESCRIPTION

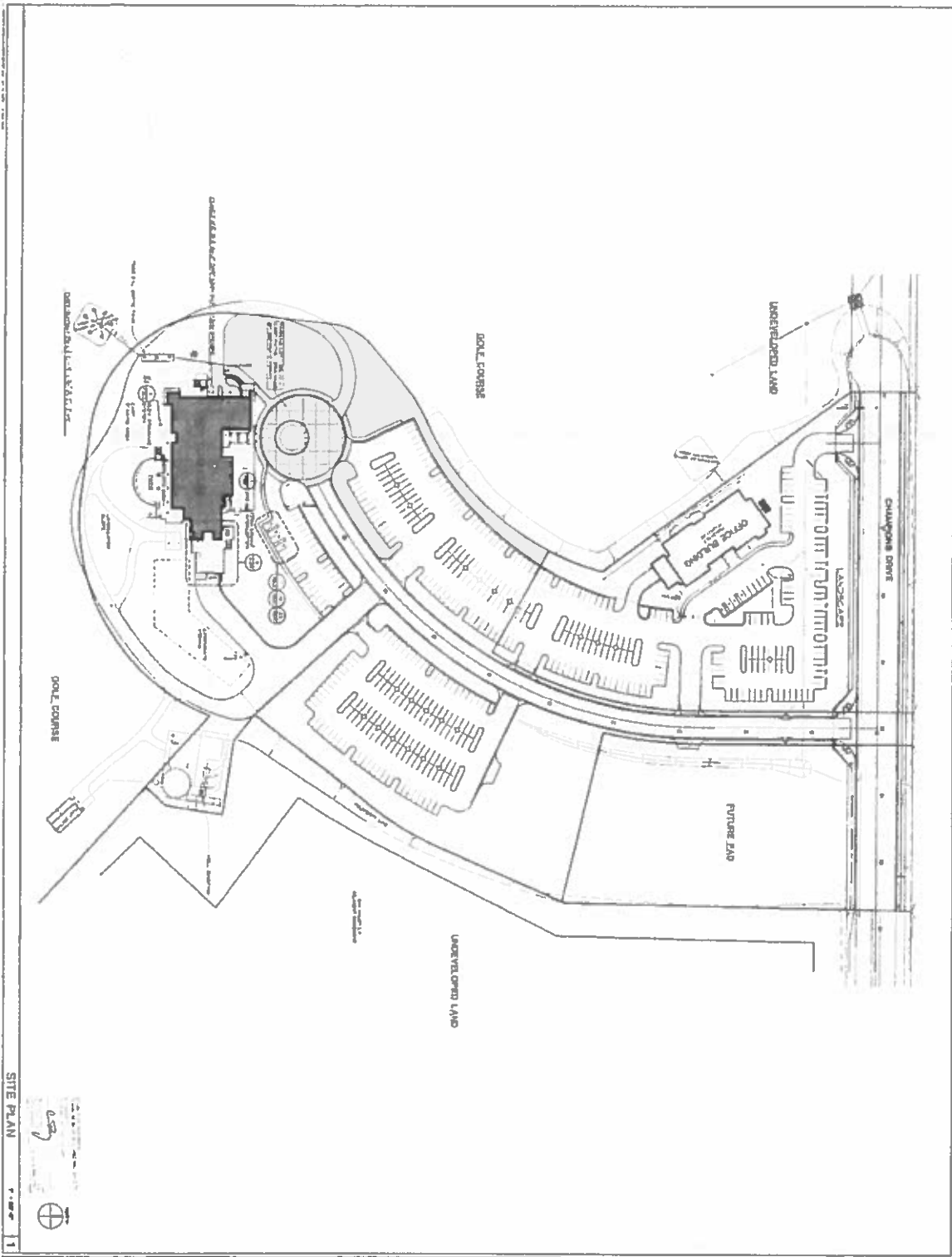
PARADIGM ENGINEERING GROUP  
427 E. 17TH STREET, #261  
COSTA MESA CA. 92627  
(909) 206-2971

**SEEPAGE PIT COVER DETAILS**

**C.5**

# Exhibit C

## Existing Site Plan



SITE PLAN 1

A001

NO.	DESCRIPTION	DATE	BY	CHKD.
1	PRELIMINARY PLAN	11/11/00	...	...
2	...	...	...	...
3	...	...	...	...
4	...	...	...	...
5	...	...	...	...
6	...	...	...	...
7	...	...	...	...
8	...	...	...	...
9	...	...	...	...
10	...	...	...	...

**The PGA of Southern California Golf Club At Oak Valley Golf Clubhouse**


  
 PROFESSIONAL ENGINEER
   
 STATE OF CALIFORNIA
   
 No. 10000
   
 EXPIRES 12/31/01
   
 JOHN J. ...
   
 CIVIL ENGINEER
   
 1000 ...
   
 ...

# Exhibit D

## Fee Schedule

Exhibit D

REQUEST FOR PROPOSAL- TUKWET CANYON GOLF CLUB PROPOSED DISPERSAL SYSTEM					
Description	Direct Costs				
Permitting					
Mobilize/Demobilize					
Install SDR35 Discharge piping (material /labor/equipment)					
Install D-Box percolation pits, cleanouts (material/labor/equipment)					
Abandoned existing percolation pits per CPC 722, RFP					
Chemical Treatment/Sewage Disposal					
Demobilize/Site Cleanup					
Safety Compliance					
Grand Total		\$	-		

labor/

labor/