



MEMORANDUM

TO: Soboba Economic Development Corp.
FROM: *Engineering Resources of Southern California, Inc.*
DATE: July 2nd, 2026
SUBJECT: SEDC – SOVOVATUM VILLAGE PHASE II – ADDENDUM A

The table below summarizes and provides explanations for the modifications made to the Civil Plan Set for SEDC – Sovovatum Village Phase II – Addendum A. Please refer to the Addendum A Civil Plan set issued along with this Memorandum review the modifications.

SHEET No.	MODIFICATIONS:
1	<ol style="list-style-type: none"> 1. Updated the Grading General Notes. 2. Updated the Index Map. 3. Added Demolition Plan to the Sheet Index. 4. Updated the Soil’s Engineer Certification.
2	<ol style="list-style-type: none"> 1. Updated/added Construction Notes 3, 8, 11, 12, 17, 25, 29-39. 2. Updated/added Storm Drain Notes and Water Notes. Updated Quantities as well. 3. Updated/added Demolition Notes. Updated Quantities as well. 4. Updated the Note to Contractor. 5. Updated Detail “B” to note the installation of signage behind the designated path of travel. 6. Updated Detail “E” to identify concrete specifications.
3	<ol style="list-style-type: none"> 1. Added a demolition plan to the Civil Plan Set. The demolition items are generally related to construction of the path of travel throughout the site. It also includes the removal of existing items necessary to complete construction of the drive aisle south and east of the car wash pad. It <i>does not</i> include demolition necessary to construct the path of travel from Lake Park Drive to the temporary dispensary building nor between the temporary dispensary building and the car wash. It is ERSC’s understanding that these improvements will be constructed during Phase III. There are now 9 sheets in the Civil Plan Set. 2. Added removal of AC pavement for electrical conduit.
4	<ol style="list-style-type: none"> 1. Added riprap to the end of the shotcrete v-ditch. 2. Identified grind & overlay limits for the median island that is being shifted west. 3. Updated/added additional spot elevations and to Enlarged Detail “M”.

	<p>4. Added SCE Pads.</p>
5	<ol style="list-style-type: none"> 1. We have added inlets and a drain line at the cold joint associated with existing and proposed flatwork between the C-Store and 2-story retail building. This drain outlets through the curb per Detail “Q” provided on Sheet 7. 2. Updated the C-Store building pad elevation. 3. Updated/added elevations along the existing southern curb line. 4. Updated proposed elevations on the northern and eastern sides of the C-Store to reduce landscape slopes between building and back of sidewalk. 5. Remove and salvage existing signage and relocate as directed in field for the ADA ramp south of the C-Store. 6. Moved all SD Data to the UT Plan for construction.
6	<ol style="list-style-type: none"> 1. The north curb line on the northerly planter island for the Car Wash has been modified to include curb and gutter and barrier curb to maintain the width of the proposed planter. This curb line is located along the southerly edge of the concrete slab associated with the existing UST’s. The plans currently show barrier curb along the southerly edge of the concrete slab and curb and gutter at other locations along the same curb line. The barrier curb is Detail “R” on Sheet 7. 2. Added the grading the SCE Pad west of the Car Wash building. 3. Added the grading for the SCE Pad at the curb return west on Riro Access Road, west of the Car Wash. 4. Added a drain line in the drive aisle south of the Car Wash to provide drainage for a low point at the eastern end of the access drive. The drain line outlets into the existing basin located near the SCE substation. 5. Added Storm Drain Notes and Storm Drain Line Data. 6. Updated the Car Wash building pad elevation. 7. Updated elevations northeast of the Trash Enclosure. 8. Removed duplicated surface elevations in Enlarged Detail “N” and Enlarged Detail “P”. 9. Updated the location of the sand/oil separator. 10. Moved ramps to accommodate the grading at the entrance of the Car Wash tunnel. Replaced one of the Case F Curb Ramps with the Case A Curb Ramp. 11. Moved all SD Data to the UT Plan for construction.
7	<ol style="list-style-type: none"> 1. Sheet 7 shows the construction of the path of travel from the Car Wash to the C-Store and Overflow Parking easterly of the C-Store. 2. Added Section C-C Keying and Benching to provide the contractor with the requirements for the construction of the fill necessary to support the proposed sidewalk. This should be discussed at the pre-bid meeting, if there is one, and at the pre-construction meeting so the contractor understands the requirements and understands this operation can, and

	<p>should be, completed without damaging the existing curb and gutter and catch basin along the east side the drive aisle.</p> <ol style="list-style-type: none"> 3. Added the details for the grading and retaining wall construction required to support the transformer serving the future dispensary. This includes a plan view and wall cross section. 4. Moved all SD Data to UT Plan (this sheet) for construction.
8	<ol style="list-style-type: none"> 1. This sheet now shows the 8-inch waterline south and east of the Car Wash as existing. This was previously shown as proposed construction. This was coordinated through Oak and Stone. There remains approximately 40 feet of 8-inch waterline to be constructed easterly of the Car Wash. 2. Removed callouts for the Point of Connections for the existing Gas Station Store. 3. Updated callout for future dispensary to emphasize separate set of plans for future construction. 4. Notice: Prior to starting any site work, grading drainage or site improvements, the contractor shall pothole all points of connection shown on this plan. The points of connection shall be located horizontally and vertically and plotted on this plan showing x, y, & z coordinates. pothole data shall be provided to the engineer of record for verification of all wet utility connections. adjustments to the points of connection may occur and no additional compensation will be allowed for said adjustments. 5. Added trenching for electrical conduit. 6. Added POC for sewer inlet/outlet for the sand/oil separator, roof drains, and storm drains.
9	<ol style="list-style-type: none"> 1. Updated callout for future dispensary to emphasize separate set of plans for future construction.