



Bretton Woods Addendum to Conditions of Approval

**COA 6.A.5** *The culvert used to cross the Covell Boulevard drainage channel to create Spirit Street shall be a wildlife connectivity culvert, sufficient in design capacity to convey drainage; include a natural creek bottom, and include one or more ledges to allow for below grade passage of various species. The final design and size of the ledges shall be to the satisfaction of the City Wildlife Biologist.*

**Our Request:** Remove Phrase: “*and include one or more ledges*”

**COA.30.C.8** *A crossing shall be constructed across the northern drainage channel, at the edge of the eastern detention basin, to provide a physical connection between the project and the northern side of the drainage channel. The crossing shall include a box culvert(s) similar to the box culverts on Covell Boulevard which include natural bottom and ledges for wildlife crossings. The final design of the vehicular crossing shall be approved by the City Engineer.*

**Our Request:** Remove “*and ledges for wildlife crossing*”

The Mass Grading Improvement Plans currently included a shelf on both sides of the culvert at both the Covell Channel and at the northeast culvert on the perimeter channel. Cunningham Engineering has communicated with Public Works that these shelves present a maintenance hazard and will be prone to build up of vegetation and debris clogging the box culverts and diminishing capacity. Our recommendation for storm water conveyance is to omit the wildlife shelves.

The Mass Grading Improvement Plans include a modification to the natural bottom culvert based on maintenance concerns from the City of Davis Public Works and Maintenance and Operations Departments. The natural bottom presented concerns that vegetation would grow within the culverts



and create major clogs or diminished capacities. Public Works provided a modified design which implemented a stamped concrete bottom to the culverts so that vegetation cannot grow and standard maintenance procedures can be used. In order to provide this stamped bottom, an oversized culvert is required with poured in place concrete with stamping. The end result of the stamped concrete bottom does not provide the natural bottom and presents no effective difference from a standard smooth culvert bottom.

**Our Request:** Remove requirement for *“stamped concrete bottom and the use of an oversized culvert”*

Respectfully submitted,

June 27, 2022

Bretton Woods, LLC by

J. David Taormino, Manager