From:	Roxanne Robles
To:	rdoeringpi@hotmail.com
Subject:	SEPA DNS Comment Responses
Date:	Thursday, May 18, 2023 12:44:00 PM
Attachments:	image001.png image002.png image003.png image007.png

---

Good afternoon Mr. Doering,

I received your comments on the Determination of Non-Significance issued on April 12, 2023. Please see answers to your questions below:

1. During your last meeting it was said that City of Gig Harbor would be monitoring the stream and retention pond for contaminants from run off during a 1-year period.
   While this is not a question, I can address it. The owner (future Homeowner's Association) is required to ensure safe and compliant maintenance and operation of the stormwater system per the Stormwater Maintenance Agreement which includes a source control manual and standards for water quality.

2. How many homes will actually be built in 1 year?
   As you note in the questions below, and as is stated on the plans, 14 homes will be built. However, I do not know the construction timeline for all 14 homes at this time.

3. Why can't the City of Gig Harbor continue to monitor the retention pond for environmental contamination, ever year until all 14 homes are built and beyond?
4. **The owner (future Homeowner's Association) is required to ensure safe and compliant maintenance and operation of the stormwater system per the Stormwater Maintenance Agreement which includes a source control manual and standards for water quality.**

5. What chemicals are used to treat water in the retention pond?
   Stormwater will be captured within a stormwater detention vault. The vault does not use any chemicals, but provides space and time for suspended solids to settle out. The stormwater vault will be maintained as outlined in the Stormwater Maintenance Agreement, and any solids will be disposed of off-site.

6. Because all this treated water will go through my property and ultimately directly into Crescent Creek has the state wild life and fisheries been notified?
   You have received a public notice based upon the state's required public noticing requirements. The City is required to send all public notices to parties of interest including the WA State Department of Ecology and the Washington Department of Fish and Wildlife.

7. The flow of this stream stays pretty much the same all year round. Will this proposed development increase the flow of water onto my property?
   No, the intention of the stormwater vault is to be able to release treated stormwater in a

controlled manner and keep the flow of water consistent so as not to overwhelm the stream.

8. What is the purpose of all the white ribbons hanging from trees and bushes onto my property.
   They are likely tags that identify which trees will be removed, retained, or pruned.

Roxanne (Roxy) Robles | Senior Planner

3510 Grandview St • Gig Harbor, WA 98335
253-525-0319 (direct) www.cityofgigharbor.net