

From: Cathie Raine <cjrRD@hotmail.com>
Sent: Tuesday, December 6, 2022 2:58 PM
To: Pauli, Elizabeth
Cc: Woodards, Victoria; City Clerk's Office; Heidi Stephens
Subject: 12/6/2022 City Council Meeting..'Consent Agenda'

Follow Up Flag: Follow up
Flag Status: Flagged

Dear Ms Pauli,

I am making a request that both Resolutions (No. 41075 and No. 41076) be removed from the 'Consent Agenda' portion of tonight's agenda. The use of the 'Consent Agenda' (for passing a consent-type of vote) is NOT appropriate as these resolutions are associated with a controversial Bridge Industrial permit application (LU21-0125). According to Robert's Rules of Orders, the topics placed on a Consent Agenda (Calendar) for meetings are those that are NON-CONTROVERSIAL with the topics previously discussed and documented from previous meetings. The decision regarding the permit # LU21-0125 is still (officially) pending. It is premature and inappropriate to place this type of topic/resolution on the 'Consent Agenda'.

Thank you for your time and consideration with this serious matter.

Cathie Urwin
(Phone #: (253) 431-6689)

From: DeeBee Cooper <mr_tjsmith@hotmail.com>
Sent: Tuesday, December 6, 2022 1:48 PM
To: Woodards, Victoria; Hines, John; Rumbaugh, Sarah; Blocker, Keith; Ushka, Catherine; Bushnell, Joe; Daniels, Kiara; Diaz, Olgy; Walker, Kristina; EPAULI@cityoftacoma
Cc: City Clerk's Office; Victor, Steve(Legal); Warren, Bucoda
Subject: Please remove from the agenda and delay vote on RES 41075 / 76

Importance: High

Follow Up Flag: Follow up

Flag Status: Flagged

City Manager, Mayor, and Council,

Please remove and delay voting on Resolutions 41075 and/or 41076 from tonight's agenda. These are far from simple street vacations, and they are part and parcel to the controversial ongoing Bridge Industrial Warehouse in South Tacoma.

While these resolutions only 'setting a hearing date', any discussion to vacate that property must wait for the final PDS SEPA Lead agency on the Critical Area Review for LU21-0125. ***These "streets" pass thru part of the critical area still not resolved by the PDS Lead Agency!***

The City should not set in motion any consideration of turning control over these last vestiges of critical areas unless all conditions put in place by the Federal Government EPA Consent Decree, the SEPA Environmental Review, and the strongly advised Health Impact Assessment are completed.

Rushing this thru removes one of the last levers of oversight this council can bring on this highly contested project. You speak of engagement and community involvement and then slide this into a very busy agenda at the holidays. We have heard you deflect and dodge saying you have "no control over the permitting process".

Well, tonight you do have control. Remove these resolutions from consideration.

Vr,
Timothy Smith
CW2(R) USA
All-Source Intelligence Technician

CC: Legal team at **MacDonald Hoague & Bayless**

From: DeeBee Cooper <mr_tjsmith@hotmail.com>
Sent: Tuesday, December 6, 2022 1:47 PM
To: Woodards, Victoria; Hines, John; Rumbaugh, Sarah; Blocker, Keith; Ushka, Catherine; Bushnell, Joe; Daniels, Kiara; Diaz, Olgy; Walker, Kristina; EPAULI@cityoftacoma
Cc: City Clerk's Office; Victor, Steve(Legal); Warren, Bucoda
Subject: Please remove from the agenda and delay vote on RES 41075 / 76

Importance: High

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Vr,
Timothy Smith
CW2(R) USA
All-Source Intelligence Technician

CC: Legal team at **MacDonald Hoague & Bayless**

From: Heidi S. <heidigs@hotmail.com>
Sent: Tuesday, December 6, 2022 11:46 AM
To: Woodards, Victoria; Hines, John; Rumbaugh, Sarah; Blocker, Keith; Ushka, Catherine; Bushnell, Joe; Daniels, Kiara; Diaz, Olgy; Walker, Kristina
Cc: City Clerk's Office
Subject: Please delay vote on RES 41075 / 76
Attachments: Malach Consulting Letter.pdf

Importance: High

Follow Up Flag: Follow up
Flag Status: Flagged

RE: Resolutions 41075 and 41076 in tonight's consent agenda

Mayor and City Council ~

Tonight is an example of something the City Council can do, regarding the mega-warehouse proposed for South Tacoma:

Please remove and delay voting on Resolutions 41075 and/or 41076 -- please do not mistakenly approve them unknowingly in tonight's consent agenda.

There is no reason to be rushing into vacating city streets for a project with still so many significant unknowns -- see the attached letter from an expert hydrologist regarding many questions which yet need to be answered about the Bridge Industrial project.

This is a vital opportunity for you to show that you care more about the residents (who you were elected to represent) than to an outside corporation which continues to thumb their nose at us, disrespecting city data and resubmitting their same inadequate SEPA answers.

We've heard you say over and over that you have no say in this permit process -- well, tonight you do.

So, please, please, defer the vote on these two resolutions (or even just one of them) until we have better assurances regarding the projected devastation of this project.

Thank you,
Heidi Stephens

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Steven H. Emerman, Ph.D.
Specializing in Groundwater and Mining

shemergen@gmail.com • (801) 921-1228
785 N 200 W, Spanish Fork, Utah 84660, USA

November 29, 2022

Heidi Stephens
South Tacoma Economic Green Zone
E-mail: heidigs@hotmail.com
Tel: (253) 671-8232

Dear Ms. Stephens,

I am writing to respond to the following question from you: Should the proposed moratorium on heavy industrial uses and storage of hazardous materials within the South Tacoma Groundwater Protection District include a moratorium on the construction of large impervious surfaces (greater than 10,000 square feet)? I understand that the purpose of the moratorium is to pause further development and possible groundwater degradation while awaiting an update of the South Tacoma Groundwater Protection District Code, as well as any new hydrogeologic studies that will form the basis for the update.

My answer is yes. The proposed moratorium should include a pause on the construction of any new large impervious surfaces (greater than 10,000 square feet). Before explaining my reasoning, I will first review my professional background and then the materials I reviewed in order to answer your question.

I have a B.S. in Mathematics from The Ohio State University, M.A. in Geophysics from Princeton University, and Ph.D. in Geophysics from Cornell University. I taught hydrology and geophysics at the university level for 31 years, including teaching as a Fulbright Professor in Ecuador and Nepal, and I have over 70 peer-reviewed publications in these areas. Since 2018 I have been the owner of Malach Consulting, which specializes in evaluating the hydrogeologic impacts of proposed and existing large-scale development, especially urban development, mining, and timber harvesting. I have evaluated proposed and existing large-scale development projects in North America, South America, Europe, Africa, Asia and Oceania, and I have testified on issues of water and large-scale development before the U.S. House of Representatives Subcommittee on Indigenous Peoples of the United States, the European Parliament, the United Nations Permanent Forum on Indigenous Issues, and the United Nations Environment Assembly. I am the Chair of the Body of Knowledge Subcommittee of the U.S. Society on Dams and one of the authors of Safety First: Guidelines for Responsible Mine Tailings Management.



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Prior to writing this memo, I reviewed the following materials:

- 1) Power Point presentation from July 27, 2022 entitled “South Tacoma Groundwater Protection District: Consideration of a Moratorium on Heavy Industrial Uses and Storage of Hazardous Materials”
- 2) Video of meeting of South Tacoma Groundwater Protection District on July 27, 2022
- 3) Video of meeting of Infrastructure, Planning and Sustainability Committee on November 9, 2022
- 4) Video of meeting of Tacoma City Council on November 15, 2022
- 5) Video of meeting of Tacoma City Council on November 22, 2022
- 6) Video of City of Tacoma Virtual Forum on November 22, 2022

I am in favor of a moratorium on the construction of large impervious surfaces because the hydrogeologic knowledge that could predict the impact of such construction appears to be non-existent. Thus, there is no basis for excluding large impervious surfaces from the proposed moratorium. The development of such hydrogeologic knowledge should form the basis for the update of the South Tacoma Groundwater Protection District Code.

Therefore, the inclusion of the construction of large impervious surfaces in the moratorium is perfectly in alignment with the purpose of the moratorium, which is to prevent further groundwater degradation while hydrogeologic knowledge is developed and the groundwater protection code is updated.

I understand from the meeting of the Infrastructure, Planning and Sustainability Committee on November 9 that, currently, the only industries that are being considered for inclusion in the moratorium are underground storage tanks, automotive crushing, metal recycling, and automotive service and repair. The first three industries in the list have a long history of groundwater pollution globally, but I am not familiar with their particular history in South Tacoma. The inclusion of automotive service and repair is somewhat surprising since this industry tends to be highly regulated at the local, state and federal levels. In addition, many automotive service and repair businesses are franchises and follow strict franchise regulations. However, I am not familiar with the particular history of groundwater pollution by automotive service and repair businesses in South Tacoma.



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785 N 200 W, Spanish Fork, Utah 84660, USA

The following is a partial listing of the critical questions that apparently cannot be answered based on existing hydrogeologic knowledge:

- 1) What is the current groundwater recharge rate of the South Tacoma Aquifer through the South Tacoma Groundwater Protection District? Note that this is a very different question than asking about the current groundwater recharge rate through the entire catchment area of the South Tacoma Aquifer, which appears to be reasonably well-known.
- 2) What would be the rate of replenishment of the South Tacoma Aquifer beneath the South Tacoma Groundwater Protection District if the groundwater recharge through the South Tacoma Groundwater Protection District were significantly restricted?
- 3) What is the functional dependence of the groundwater recharge rate of the South Tacoma Aquifer through the South Tacoma Groundwater Protection District on the quantity of impervious surface within the South Tacoma Groundwater Protection District?
- 4) What is the functional dependence of the water table of the South Tacoma Aquifer beneath the South Tacoma Groundwater Protection District on the quantity of impervious surface within the South Tacoma Groundwater Protection District?
- 5) What will be the impact of climate change on the recharge rate and water table of the South Tacoma Aquifer beneath the South Tacoma Groundwater Protection District?
- 6) What will be the combined impacts of climate change and an increase in the quantity of impervious surface in the South Tacoma Groundwater Protection District on the recharge rate and water table of the South Tacoma Aquifer beneath the South Tacoma Groundwater Protection District?
- 7) What will be the impact of population growth on the recharge rate and water table of the South Tacoma Aquifer beneath the South Tacoma Groundwater Protection District?
- 8) What will be the combined impacts of population growth, climate change, and an increase in the quantity of impervious surface in the South Tacoma Groundwater Protection District on the recharge rate and water table of the South Tacoma Aquifer beneath the South Tacoma Groundwater Protection District?



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- 9) How will climate change and population growth affect the availability of water in the Green River?
- 10) How will a change in the availability of water in the Green River affect the demand for groundwater from the South Tacoma Aquifer?
- 11) What will be the combined impacts of a decrease in the availability of water from the Green River, population growth, climate change, and an increase in the quantity of impervious surface in the South Tacoma Groundwater Protection District on the recharge rate and water table of the South Tacoma Aquifer beneath the South Tacoma Groundwater Protection District?
- 12) How will changes in the groundwater recharge rate or the water table of the South Tacoma Aquifer affect the water quality of the South Tacoma Aquifer beneath the South Tacoma Groundwater Protection District?

In summary, the proposed moratorium should include a prohibition against the construction of large impervious surfaces. In fact, the moratorium will be an ideal opportunity to fill the preceding gaps in hydrogeological knowledge prior to making critical decisions regarding the future of the South Tacoma Aquifer.

Please do not hesitate to contact me if I can answer any further questions.

Sincerely,

A handwritten signature in black ink that reads "Steven H. Emerman".

Steven H. Emerman

From: Cathie Raine <cjrRD@hotmail.com>
Sent: Monday, December 5, 2022 3:59 PM
To: City Clerk's Office
Subject: 12/6/222 City of Tacoma City Council Meeting Agenda (Consent Agenda comments)

Follow Up Flag: Follow up
Flag Status: Flagged

Dear City Council Members, Mayor Woodards,

I am voicing my concerns with the two resolutions listed on the 12/6/22 Consent Agenda:

**Res No. 41075 and Res No. 41076

(Both of these resolutions are connected with the Bridge Industrial Company permit application #: LU21-0125 for construction of their 'Bridge Point Tacoma 2MM' project in South Tacoma) for vacation of 2 portions of streets on the BI land to make space available for construction of buildings on that site.

It is premature to address these 2 resolutions as this permit application (LU21-0125) has not been approved (or, been completed under the SEPA Environmental process). Therefore, vacation of portions of these streets by the City officials would not be appropriate at this time.

Environmental and Health-related serious concerns associated with this Bridge Industrial proposal (permit #: LU21-0125) still have NOT been addressed by the Planning and Development Services and the Barghausen representative (for the Bridge Industrial

Company). The US EPA, Washington Departments of Ecology and Health, the Tacoma-Pierce County Health Department have all asked Tacoma Planning and Development Services (PDS) to conduct an intermediate Health Impact Assessment (HIA) to evaluate the health and environmental impacts of permit #: LU21-0125 on Tacoma and area residents.

Environmental Justice and further community inclusion needs to be a priority with the PDS evaluation of this permit application. The Department of Ecology has noted the 'Health Equity and Accountability Law' (HEAL) is now a statutory obligation with this and similar permit applications.

*****These city resolutions (for vacation of city land) is not appropriate at this time. Additionally, no related permits should be allowed until the Tacoma PDS has fully evaluated the environmental and health concerns...and, the PDS Department has ruled on this permit application.

Cathie Urwin
(Phone #: (253) 431-6689)

From: Michelle Mood <moodm@kenyon.edu>
Sent: Monday, December 5, 2022 10:53 AM
To: City Clerk's Office
Cc: City Manager; Pauli, Elizabeth; Blocker, Keith; Bushnell, Joe; Woodards, Victoria; Ushka, Catherine; rad.cunningham@doh.wa.gov; Hines, John; Rumbaugh, Sarah; Diaz, Olg; Daniels, Kiara; Walker, Kristina
Subject: RE: RES41075 and RES41076

Follow Up Flag: Follow up
Flag Status: Flagged

RE: RES41075 and RES41076 to "vacate" ownership by the city to allow Bridge Industrial to construct its 2.4 million square foot distribution warehouse in South Tacoma (LU21-0125). This project has NOT been permitted and therefore it is premature to vacate City ownership of adjacent streets. The US EPA and WA Departments of Ecology and of Health and Tacoma-Pierce County Health Department have all asked Tacoma City Planning and Development Services office to conduct a Health Impact Assessment to evaluate health and environmental impacts of LU21-0125 on South Tacoma. They also requested environmental justice and community inclusion be front and center in handling this project, while Department of Ecology noted the Health Equity and Accountability Law (HEAL) is now a statutory obligation (see September 2022 letters from these offices). Detailed questions about why the Lead Agency has not requested compliance with HEAL, a Health Impact Assessment, environmental justice and community inclusion have not been answered. No related permits should be allowed until the PDS has ruled on this permit, yay or nay.

Dr. Michelle S. Mood (she, her, hers)
3719 South Gunnison St
Tacoma, WA 98409(c) 740-233-6333

A boomer, not a zoomer.