**[INSERT DATE]**

Shirley Schultz, Principal Planner

City of Tacoma, Planning and Development Services

747 Market St, Room 345

Tacoma, WA 98402

[shirley.schultz@cityoftacoma.org](mailto:shirley.schultz@cityoftacoma.org)

**Re: Comments on Application No. LU16-0230; Conditional Use Permit to Reopen Coski Surface Mine on Marine View Drive**

Dear Ms. Schultz:

Thank you for providing the opportunity to review and comment on the Conditional Use Permit application to extract 400,000 cubic yards of sand and gravel from the Coski Surface Mine over the next ten years.

I am a Tacoma resident concerned about the potential environmental and human health impacts of these proposed mining activities. **[*Insert any other background information about yourself that may be applicable (i.e., NE Tacoma residency, professional experience, etc.)*]** Commencement Bay and surrounding land is a source of pride for both myself and the larger community, and they deserve the utmost protection. The slopes between the Hylebos Waterway and the neighborhoods of Northeast Tacoma are particularly important as they are critical buffer between a waterway struggling with toxic pollution, from sources like the Occidental Chemical Superfund site, and the homes of Northeast Tacoma residents. Any proposed industrial activities in this area stand to significantly impact the health of nearby waters and communities – therefore, such activities warrant particularly careful and thorough environmental review.

Given the sensitive nature of the site, as well as the potential impacts of surface mining itself, I believe that the project is deserving of a full Environmental Impact Statement (EIS) under the State Environmental Policy Act (SEPA). Although mining has historically taken place at that site, much has changed since operations stopped almost 20 years ago, including the construction of homes less than 500 feet away. The City of Tacoma’s preliminary determination of a Mitigated Determination of Non-significance does not do justice to these concerns.

My specific concerns are outlined below:

* Noise impacts from daytime mining/loading and nighttime loading significantly disturbing both wildlife and local residents.
* Particulates and other air emissions from mining will not be contained on-site, thereby further degrading air quality already suffering from other pollution sources.
* Inappropriate land use as the site is primarily zoned for residential use.
* The site may include contaminated materials from undocumented historical landfills, as have been found on neighboring sites.
* The SEPA checklist submitted by the project backers to the City of Tacoma is fraught with incomplete or incorrect information, and as a result does not accurately portray the possible impacts of the project. Examples include the following:
  + Failure to list heron, eagle, deer, salmon and other animals known to be on or near the site;
  + Failure to list evergreens, wetland species and other plants known to be on-site;
  + Failure to list invasive plants known to be on or near the site;
  + Failure to list the Hylebos waterway as a nearby water body;
  + Failure to provide specific information on air emissions.
* Impacts from truck traffic (600 daily trips at full operation) stand to impact local air quality and increase polluted stormwater runoff from roads along their route. They also stand to impact traffic, especially given that the project’s Traffic Impact Analysis failed to take into consideration the left turn needed to leave the site or impacts to the three lane portion of Marine View Drive where there is already an inadequate left turn lane.

These potential impacts are impossible to adequately assess without the systematic and scientific information provided by a full Environmental Impact Statement. In addition, the scoping and EIS drafting processes would provide further opportunities for meaningful public involvement from a community desperate to be heard by their decision-makers. Therefore, I ask the City of Tacoma to declare a Determination of Significance for the reopening of the Coski mine.

Please contact me if there are questions regarding my comments. Thank you for the opportunity to provide comments on this Conditional Use Permit Application for the Coski surface mine reopening.

Sincerely,

***[Your name]***

***[Your contact information]***