



CERTIFICATION OF PUBLIC NOTICE

I, Tami Merriman, Permit Manager for the City of Tumwater hereby certify that public notice for the Project # TUM-23-0794; Blomberg 99-2 Conditional Use Permit was given as follows:

NOTICE OF APPLICATION WITH OPTIONAL DNS

| | |
|--|----------------------------------|
| Notice of Application Published in Olympian: | September 1, 2023 |
| Notice of Application Uploaded to Website: | August 31, 2023 |
| Notice of Application Mailed: | August 31, 2023 |
| Notice of Application Posted: | on or before September 1, 2023 |
| Posting Locations: | On property facing Blomberg Road |
| | |
| Environmental Determination Published: | September 18, 2023 |
| Environmental Determination Uploaded to Website: | September 15, 2023 |
| Environmental Determination Mailed: | September 15, 2023 |
| Environmental Determination Posted: | September 20, 2023 |
| Posting Locations: | On property facing Blomberg Road |

NOTICE OF PUBLIC HEARING

| | |
|--|----------------------------------|
| Notice of Application Published in Olympian: | October 13, 2023 |
| Notice of Application Uploaded to Website: | on or before October 13, 2023 |
| Notice of Application Mailed: | on or before October 13, 2023 |
| Notice of Application Posted: | on or before October 13, 2023 |
| Posting Locations: | On property facing Blomberg Road |

The above is an accurate accounting of the public notice provided for the project.

Tami Merriman, Permit Manager

NAME, TITLE

October 9, 2023

Date

Tumwater City Hall
555 Israel Road SW
Tumwater WA 98501

www.ci.tumwater.wa.us



**NOTICE OF APPLICATION AND
SEPA REVIEW NOTICE OPTIONAL DNS PROCESS
Blomberg 99-2 Marijuana Processing CUP
TUM-23-0794
September 1, 2023**

Description of Proposal: Convert existing manufacturing warehouses into marijuana processing facilities.

Applicant: Blomberg LLC, 4220 S 164th, Ste #101, Tukwila, WA 98188

Representative: Hatton Godat Pantier, Attn: Chris Carlson, 3910 Martin Way E. Ste B, Olympia, WA 98506

Location of Proposal: 9630 Blomberg Street SW, Tumwater, WA 98512

Required Permits/Approvals: The following may be required: Site Plan Review Approval, Environmental Review (SEPA Determination), Design Review Approval, Landscape Plan Approval, Transportation Concurrency Ruling, Conditional Use Permit, Building Permit(s).

Date of Complete Application: August 22, 2023.

Determination of Consistency: At this time, no determination of consistency with City plans or standards has been made. At a minimum, this project will be subject to the following regulations: Tumwater Comprehensive Plan, Zoning Code, Shoreline Master Program, Wetland Protection Ordinance, Fish and Wildlife Habitat Protection Ordinance, Tree Protection Ordinance, and Development Guide (street, utility and storm water standards), and International Building and Fire Codes.

SEPA Review: The Tumwater Community Development Department expects to issue a Determination of Non-Significance (DNS) for the proposal. This project is being reviewed under the optional DNS process in accordance with WAC 197-11-355.

This decision was made after review of a completed environmental checklist and other information on file with the City of Tumwater. This information is available to the public upon request. A copy of the subsequent threshold determination for the proposal may also be obtained upon request. This may be the only opportunity to comment on the environmental impacts of the proposal. The proposal may include mitigation measures

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under applicable codes, and the project review process may incorporate or require mitigation measures regardless of whether an EIS is prepared.

Public Hearing: A public hearing is required due to the use being a conditional use permit in the light industrial zoning district. Public notice will take place once the meeting date is scheduled.

Public Comment Period: The duration of the comment period for this notice is 15 days. Written comments may be submitted to City of Tumwater, Community Development Department, Attn: Tami Merriman, 555 Israel Road SW, Tumwater, WA 98501, or email to tmerriman@ci.tumwater.wa.us, and must be received by 5:00 p.m. on September 18, 2023.

If you have any questions or would like additional information, please contact Tami Merriman, Permit Manager, at 360-754-4180.

Do not publish below this line

Published: September 1, 2023

Posted: On or before September 1, 2023

9630 BLOMBERG CUP

9630 BLOMBERG ST SW, TUMWATER, WA 98512

PROJECT PROPONENT

BLOMBERG LLC
SIAVOOSH PAZOOKI
4220 164TH STREET, UNIT 101
TUKWILA, WA 98189-3296



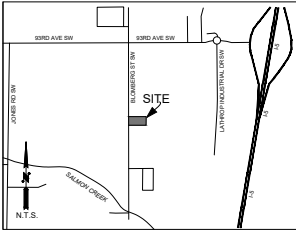
CITY OF TUMWATER

VERTICAL DATUM
NGVD 29
THURSTON COUNTY
TARGET # 196AT
BRASS DISK AT INTERSECTION
93RD AVE. SW & BLOMBERG RD.
ELEV. = 194.68

MERIDIAN HORIZONTAL DATUM
SURVEY RECORDED UNDER
AUDITOR'S FILE NO. 9206250204

DESIGNED BY: SCH
DRAWN BY: MAM
CHECKED BY: SCH
DATE: JULY 2023
SCALE: H V

30 15 0 30 60
SCALE: 1" = 30'

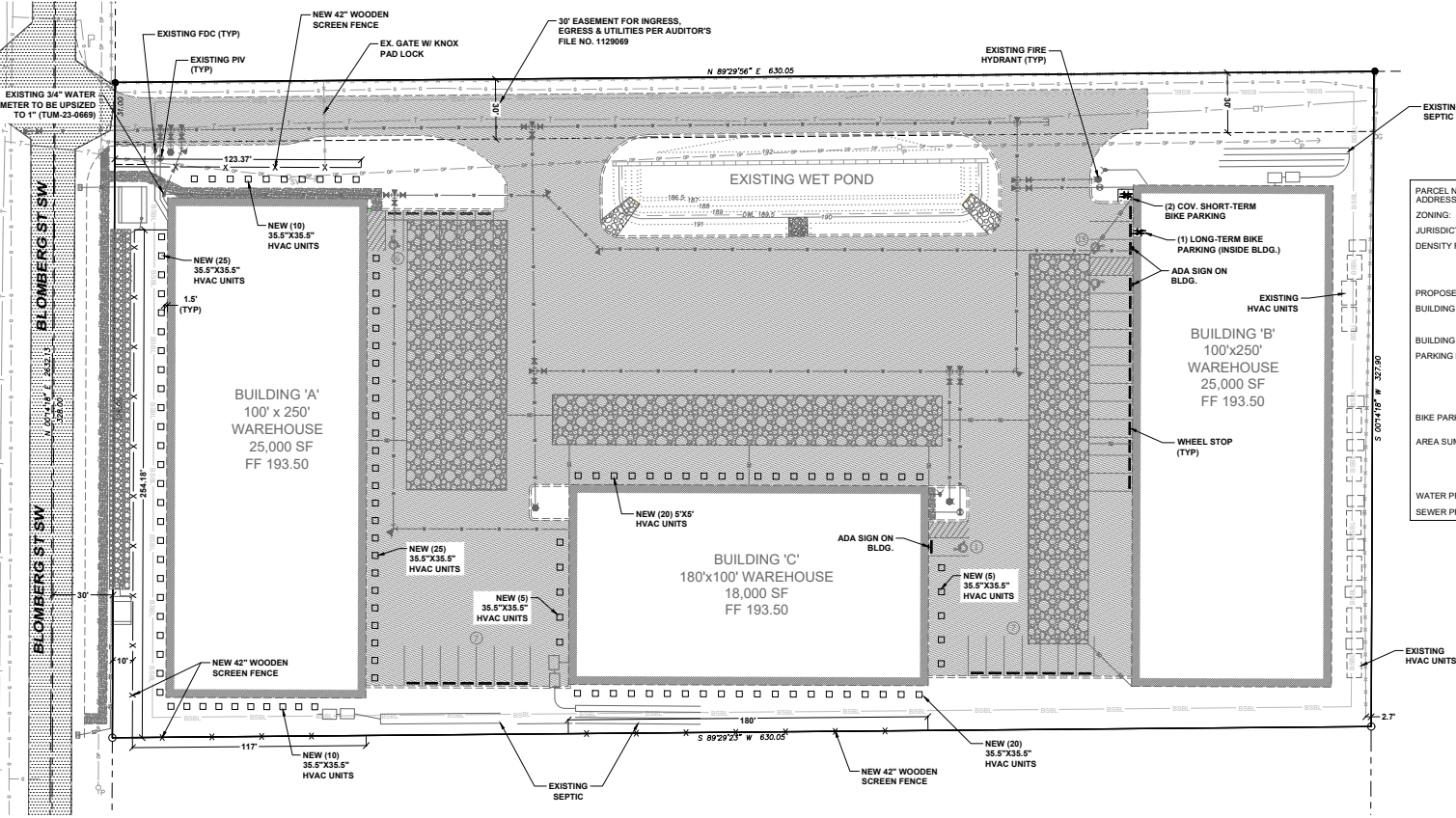


HATTON GODAT PANTIER
AND
SURVEYORS
ENGINEERS
3910 MARTIN WAY E, SUITE B
TUMWATER, WA 98561
TEL: 360.943.1599 FAX: 360.357.6299
hatterpantier.com

| REVISIONS: | DATE: |
|------------|-------|
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| | |

9630 BLOMBERG ST SW
9630 BLOMBERG ST SW, TUMWATER, WA 98512
PRELIMINARY SITE PLAN
A PORTION OF SECTION 21, TOWNSHIP 17 NORTH, RANGE 2 WEST, W.M.

AGENCY NO.
SHEET: 1 OF 1
H:\00002-04\123-041 PRELIMINARY
INDEX: 23-041-cup.dwg
JOB: 23-041



SITE DATA / PROJECT INFORMATION

| | |
|-----------------------|--|
| PARCEL NUMBER: | #1271230500 |
| ADDRESS: | 9630 BLOMBERG ST SW, TUMWATER, WA 98501 |
| ZONING: | I1 (LIGHT INDUSTRIAL) |
| JURISDICTION: | TUMWATER |
| DENSITY REGULATIONS: | YARDS: FRONT = 20' SIDE = 10' REAR = 10' LOT COVERAGE (IMPERVIOUS) = 85% MAX |
| PROPOSED IBC TYPE: | TYPE IIB - F1 |
| BUILDING SIZE: | BUILDING A: 25,000 SF BUILDING B: 25,000 SF BUILDING C: 18,000 SF |
| BUILDING HEIGHT: | 30' |
| PARKING REQUIREMENTS: | MANUFACTURING: 1 STALL PER EMPLOYEE ON THE LARGEST SHIFT (5 STALLS MINIMUM) TOTAL EMPLOYEES: 33 TOTAL: 33 STALLS REQ. TOTAL PROVIDED: 36 STALLS (4 ADA) 10% INCREASE PER TMC 18.50.075.A |
| BIKE PARKING: | TOTAL REQ. STALLS: 2 (SHORT-TERM COVERED) TOTAL REQ. STALLS: 1 (LONG-TERM INSIDE WAREHOUSE 'B') |
| AREA SUMMARY: | TOTAL LOT AREA: 206,608 SF (4.74 ACRES) EXISTING BUILDING FOOTPRINTS: 68,000 SF ASPHALT: 84,545 SF CONCRETE: 802 SF TOTAL IMPERVIOUS COVERAGE: 153,346 SF (74%) |
| WATER PROVIDER: | CITY OF TUMWATER |
| SEWER PROVIDER: | ON-SITE SEPTIC |



**DETERMINATION OF NON-SIGNIFICANCE (DNS)
TUM-23-0794
Blomberg 99-2 Marijuana Processing**

Description of Proposal: Convert existing manufacturing warehouses into marijuana processing facilities.

Applicant: Blomberg LLC, 4220 S 164th , Ste #101, Tukwila, WA 98188

Location of Proposal: 9630 Blomberg Street SW, Tumwater, WA 98512


Lead agency: City of Tumwater, Community Development Department.

As provided by RCW 43.21C.240 and WAC 197-11-158, the lead agency has determined that the requirements for environmental analysis, protection, and mitigation measures have been adequately addressed in the applicable development regulations and comprehensive plan adopted under RCW 36.70A and in other local, state, or federal laws or rules. Therefore, this proposal is not likely to have a probable significant adverse impact on the environment. An Environmental Impact Statement is not required under RCW 43.21C.030(2)(c), and the lead agency will not require additional mitigation measures under SEPA. This decision was made after review of a completed environmental checklist and other information on file with the lead agency. This information is available to the public on request.

This DNS is issued under WAC 197-11-355, the optional DNS process. No comment period is provided with this DNS pursuant to WAC 197-11-355(4)(a).

Date: September 18, 2023

Responsible official:


Mike Matlock, AICP
Community Development Director

Contact person: Tami Merriman, Permit Manager, 360-754-4180
555 Israel Road SW Tumwater, WA 98501

Appeals of this DNS must be made to the City Clerk, no later than September 25, 2023, by 5:00 p.m. All appeals shall be in writing, be signed by the appellant, be accompanied by a filing fee of \$175, and set forth the specific basis for such appeal, error alleged and relief requested.

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NOTICE OF PUBLIC HEARING
Blomberg 99-2 Conditional Use Permit

October 13, 2023

NOTICE IS HEREBY GIVEN that the City of Tumwater Hearing Examiner will conduct a public hearing at or about 7:00 p.m. on **Wednesday, October 28, 2023**, for consideration of the following items:

Case #: TUM-23-1327 Blomberg 99-2 Conditional Use Permit for Marijuana Producer/Processor.

Description of Proposal: Convert existing manufacturing warehouses into marijuana processing facilities.

Applicant: Blomberg LLC, 4220 S 164th, Ste #101, Tukwila, WA 98188

Location of Proposal: 9630 Blomberg Street SW, Tumwater, WA 98512

The public hearing will be held both virtually via Zoom and in person at Tumwater City Hall.

ATTEND in Person

Tumwater City Hall, 555 Israel Rd. SW, Tumwater, WA 98501.

WATCH Online

Go to <http://www.zoom.us/join>, and enter the Webinar ID: 833 2077 4230 and Passcode 882351.

LISTEN by Telephone

Call (253) 215-8782, listen for the prompts, and enter the Webinar ID: 833 2077 4230 and Passcode 882351

The City of Tumwater Hearing Examiner will hear testimony from interested parties in person or via computer audio or by telephone. To provide comments via computer audio or by telephone you must register in advance:

https://us02web.zoom.us/webinar/register/WN_asvcFg7SSHanEEM4Y1_zjg

After registering, you will receive a confirmation email containing information about joining the webinar.

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Written comments may be submitted to City of Tumwater, Community Development Department, 555 Israel Road SW, Tumwater, WA 98501, or by email at tmerriman@ci.tumwater.wa.us, and must be received by 5:00 p.m. on Wednesday, October 25, 2023. Verbal testimony will be received during the hearing either virtually, or in person.

The staff report for this request will be available for review at least five business-days prior to the public hearing. If you have any questions or would like additional information, please contact Tami Merriman at 360-754-4180.

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