



**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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555 Israel Road SW
Tumwater WA 98501

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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

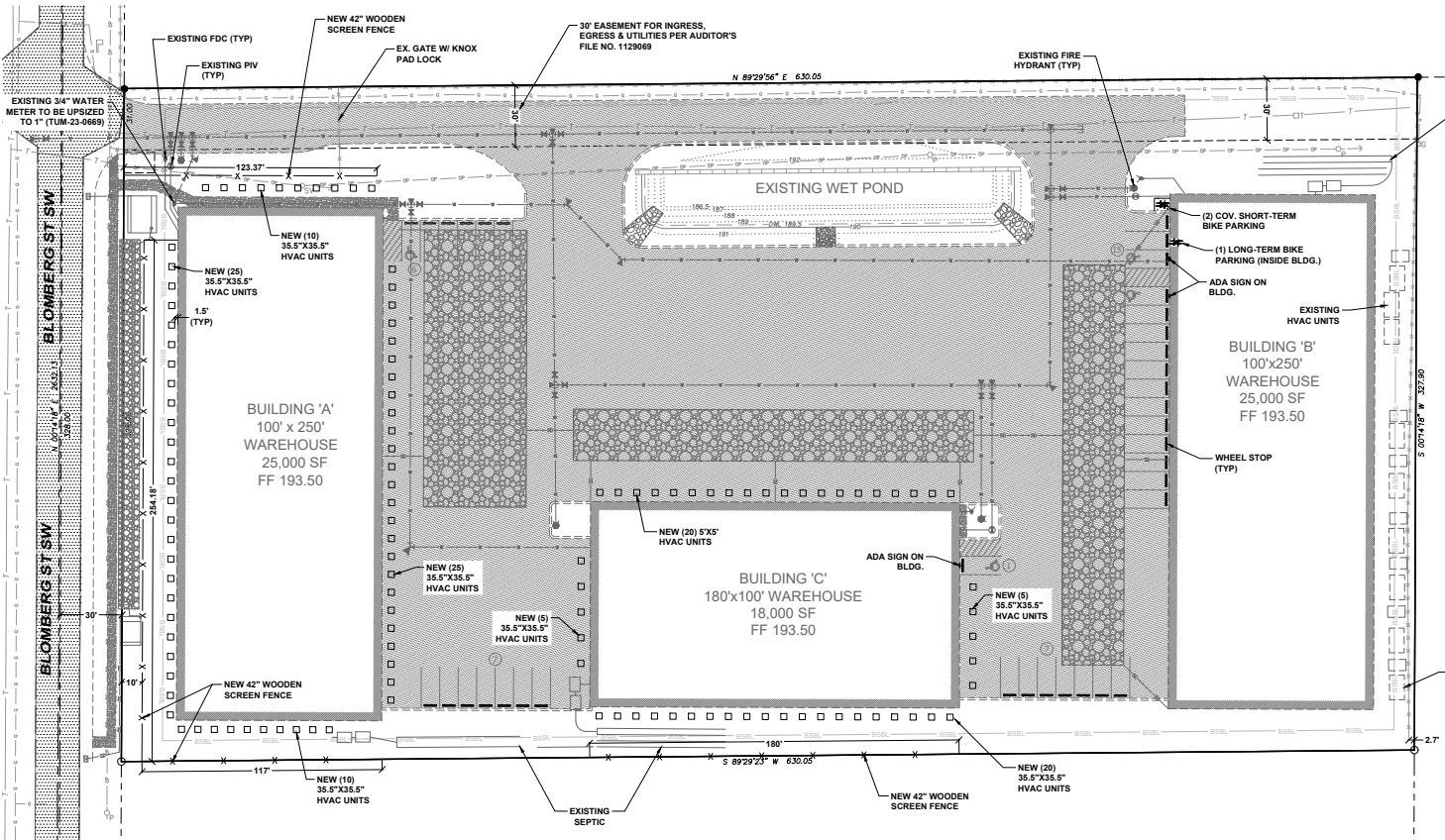
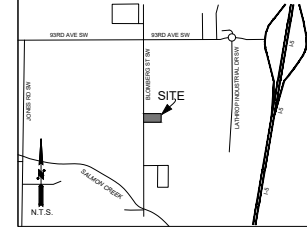
PROJECT PROPONENT

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



| CITY OF TUMWATER | |
|--|--|
| VERTICAL DATUM NGVD 29 THURSTON COUNTY TARGET # 198AT BRASS DISK AT INTERSECTION 93RD AVE. SW & BLOMBERG RD. ELEV. = 194.68 | MERIDIAN HORIZONTAL DATUM SURVEY RECORDED UNDER AUDITOR'S FILE NO. 9206250204 |
| 30 15 0 30 60 SCALE: 1" = 30' | |

| | |
|------------------|-----------------|
| DESIGNED BY: SJA | DATE: JULY 2023 |
| DRAWN BY: MAM | SCALE: H. V. |
| CHECKED BY: SJA | |



SITE DATA / PROJECT INFORMATION

| | |
|-----------------------|--|
| PARCEL NUMBER: | #1271230500 |
| ADDRESS: | 9630 BLOMBERG ST SW, TUMWATER, WA 98501 |
| ZONING: | LI (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 SHEET (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: 206,698 SF (4.74 ACRES) EXISTING BUILDING FOOTPRINTS: 68,000 SF ASPHALT: 84,545 SF CONCRETE: 892 SF TOTAL IMPERVIOUS COVERAGE: 153,346 SF (74%) |
| WATER PROVIDER: | CITY OF TUMWATER |
| SEWER PROVIDER: | ON-SITE SEPTIC |

HATTON GODAT PANTIER
 ENGINEERS AND SURVEYORS
 3910 MARTIN WAY E, SUITE B
 TUMWATER, WA 98563
 TEL: 360.945.1599 FAX: 360.557.6299
 hattonpantier.com

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

TPW 1271230500
9630 BLOMBERG ST SW
9630 BLOMBERG ST SW, TUMWATER, WA 98512
PRELIMINARY SITE PLAN
 A PORTION OF SECTION 21, TOWNSHIP 17 NORTH, RANGE 12 WEST, W.M.

| | |
|---------------|------------------------------|
| AGENCY NO.: | |
| SHEET: 1 OF 1 | H:\0002\04123041\PRELIMINARY |
| INDEX: | 23-041-cup.dwg |
| NO. JOB: | 23-041 |



CITY OF TUMWATER
555 ISRAEL RD. SW, TUMWATER, WA 98501
Email: cdd@ci.tumwater.wa.us
(360) 754-4180

TUM- 23 - 1328

DATE STAMP

RECEIVED BY: _____

Any person proposing to develop in the incorporated limits of the City of Tumwater is required to submit an environmental checklist unless the project is exempt as specified in WAC 197-11-800 (Categorical Exemptions) of the State Environmental Policy Act Rules. **SUBMITTAL REQUIREMENTS** are as follows:

1. **A COMPLETE ENVIRONMENTAL CHECKLIST.** If the project is located within the Port of Olympia property, the checklist must also be signed by a representative of the Port.
2. **FEE OF \$880.00 TO BE PAID UPON SUBMITTAL.** This includes the Public Notice fee.
3. **NAME AND ADDRESS LIST OF PROPERTY OWNERS WITHIN 300 FEET OF THE SUBJECT PROPERTY.**

SEPA ENVIRONMENTAL CHECKLIST

Purpose of checklist

Governmental agencies use this checklist to help determine whether the environmental impacts of your proposal are significant. This information is also helpful to determine if available avoidance, minimization, or compensatory mitigation measures will address the probable significant impacts or if an environmental impact statement will be prepared to further analyze the proposal.

Instructions for applicants

This environmental checklist asks you to describe some basic information about your proposal. Please answer each question accurately and carefully, to the best of your knowledge. You may need to consult with an agency specialist or private consultant for some questions. **You may use "not applicable" or "does not apply" only when you can explain why it does not apply and not when the answer is unknown.** You may also attach or incorporate by reference additional studies reports. Complete and accurate answers to these questions often avoid delays with the SEPA process as well as later in the decision-making process.

The checklist questions apply to **all parts of your proposal**, even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will help describe your proposal or its environmental effects. The agency to which you submit this checklist may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impact.

Instructions for lead agencies

Please adjust the format of this template as needed. Additional information may be necessary to evaluate the existing environment, all interrelated aspects of the proposal and an analysis of adverse impacts. The checklist is considered the first but not necessarily the only source of information needed to make an adequate threshold determination. Once a threshold

determination is made, the lead agency is responsible for the completeness and accuracy of the checklist and other supporting documents.

Use of checklist for nonproject proposals

For nonproject proposals (such as ordinances, regulations, plans and programs), complete the applicable parts of sections A and B, plus the [Supplemental Sheet for Nonproject Actions \(Part D\)](#). Please completely answer all questions that apply and note that the words "project," "applicant," and "property or site" should be read as "proposal," "proponent," and "affected geographic area," respectively. The lead agency may exclude (for non-projects) questions in "Part B: Environmental Elements" that do not contribute meaningfully to the analysis of the proposal.

A. Background [Find help answering background questions](#)

1. Name of proposed project, if applicable:

9630 Blomberg CUP

AKA Blomberg 99-2

2. Name of applicant:

Blomberg LLC, Attn: Siavoosh Pazooki

3. Address and phone number of applicant and contact person:

Blomberg LLC, Attn: Siavoosh Pazooki, 4220 164th Street, Unit 101, Tukwila, WA 98189-3296

4. Date checklist prepared:

August 4, 2023

5. Agency requesting checklist:

City of Tumwater

6. Proposed timing or schedule (including phasing, if applicable):

It is intended that tenant improvement work to the existing buildings would begin after Hearing Examiner approval of the conditional use permit and issuance of building permits by the City of Tumwater.

7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain.

No.

8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal.

Transportation Concurrency Application.

9. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain.

No applications are pending for other governmental approvals for the property.

10. List any government approvals or permits that will be needed for your proposal, if known. Preliminary and Formal Site Plan Reviews, Conditional Use Permit, building permits, Transportation Concurrency Ruling.

11. Give a brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page. (Lead agencies may modify this form to include additional specific information on project description.)

Conditional Use Permit and tenant improvement permits to convert existing buildings to marijuana production and processing.

12. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township, and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist.

The site is located in the 9630 Blomberg Street SW, Tumwater WA.

The West 660 feet of the North one-half of the Southwest one-quarter of the Northwest one-quarter of Section 21, Township 17 North, Range 2 West, W.M.; EXCEPT therefrom the south 330 feet and EXCEPT County Road known as Nursery Road, now known as Blomberg St SW, along the west boundary.

B. Environmental Elements

1. Earth [Find help answering earth questions](#)

a. General description of the site:

Circle or highlight one: **Flat**, rolling, hilly, steep slopes, mountainous, other:

b. What is the steepest slope on the site (approximate percent slope)?

Approximately 4%.

- c. **What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them, and note any agricultural land of long-term commercial significance and whether the proposal results in removing any of these soils.**

The USDA soils map for Thurston County identifies one soil type within the project boundary. Cagey Loamy Sand.

- d. **Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe.**

No.

- e. **Describe the purpose, type, total area, and approximate quantities and total affected area of any filling, excavation, and grading proposed. Indicate source of fill.**

No grading is proposed.

- f. **Could erosion occur because of clearing, construction, or use? If so, generally describe.**

No grading is proposed.

- g. **About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)?**

Approximately 74% for buildings, driving surfaces, parking and sidewalks.

- h. **Proposed measures to reduce or control erosion, or other impacts to the earth, if any.**

Not applicable



2. [Air](#) [Find help answering air questions](#)

- a. **What types of emissions to the air would result from the proposal during construction, operation, and maintenance when the project is completed? If any, generally describe and give approximate quantities if known.**

None. HVAC systems will be designed to keep odor from processing/production within the boundary of the property.

- b. **Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe.**

No.

- c. **Proposed measures to reduce or control emissions or other impacts to air, if any.**

None. HVAC systems will be designed to keep odor from processing/production within the boundary of the property.



3. Water [Find help answering water questions](#)

a. Surface Water: [Find help answering surface water questions](#)

1. **Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into.**

No.

2. **Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans.**

No.

3. **Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material.**

Not applicable.

4. **Will the proposal require surface water withdrawals or diversions? Give a general description, purpose, and approximate quantities if known.**

No.

5. **Does the proposal lie within a 100-year floodplain? If so, note location on the site plan.**

The FEMA Flood Map Panel associated with the project site indicates that the project site is not within a 100-year floodplain. The Panel No. for the project site is 53067C0280E.

6. **Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge.**

No.



b. Ground Water: [Find help answering ground water questions](#)

1. **Will groundwater be withdrawn from a well for drinking water or other purposes? If so, give a general description of the well, proposed uses and approximate quantities withdrawn from the well. Will water be discharged to groundwater? Give a general description, purpose, and approximate quantities if known.**

No withdrawal of groundwater is proposed. The buildings are connected to the City of Tumwater's municipal water system for domestic consumption, irrigation and fire protection needs.

2. **Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (domestic sewage; industrial, containing the following chemicals...; agricultural; etc.). Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve.**

No waste materials are proposed to be discharged into the ground. Production water will be



from product production/processing will be recycled.

c. Water Runoff (including stormwater):

- a) Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe.**

Stormwater generated from pollution generating impervious surfaces on the project site are collected in a series of catch basins and pipes and directed to approved treatment/filtration facilities on site.

Roof water from structures are tight-lined to onsite stormwater retention systems.

- b) Could waste materials enter ground or surface waters? If so, generally describe.**

Not likely.

- c) Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe.**

No.



- d) Proposed measures to reduce or control surface, ground, and runoff water, and drainage pattern impacts, if any.**

100% recycling of production/processing water.

4. Plants [Find help answering plants questions](#)

- a. Check the types of vegetation found on the site:**

deciduous tree: alder, maple, aspen, other

evergreen tree: fir, cedar, pine, other

shrubs

grass

pasture

crop or grain

orchards, vineyards, or other permanent crops.

wet soil plants: cattail, buttercup, bullrush, skunk cabbage, other

water plants: water lily, eelgrass, milfoil, other

other types of vegetation

- b. What kind and amount of vegetation will be removed or altered?**

None

- c. List threatened and endangered species known to be on or near the site.**


After searching the US Fish & Wildlife information for Planning and Consultation (IPaC) database, the Golden Paintbrush was listed as potentially affected.

A search of Washington State Department of Natural Resources Natural Heritage database did not find any State listed threatened or endangered species on or near the site.

- d. **Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any.**

None proposed.

- e. **List all noxious weeds and invasive species known to be on or near the site.**

A search of the Thurston County Geodata website does not show any occurrences of invasive or noxious weed on or near the site. 

5. **Animals** [Find help answering animal questions](#)

- a. **List any birds and other animals that have been observed on or near the site or are known to be on or near the site.**

Examples include:

- **Birds:** hawk, heron, eagle, songbirds, other:
- **Mammals:** deer, bear, elk, beaver, other:
- **Fish:** bass, salmon, trout, herring, shellfish, other:

Other typical urban mammals would include rabbit, raccoon, squirrel, opossum, rats, mice, moles, voles, coyote, bats, frogs and salamanders.

- b. **List any threatened and endangered species known to be on or near the site.**

The Mazama Pocket Gopher, Oregon Spotted Frog, Streaked Horn Lark and Oregon Vesper Sparrow, and Taylor's Checkerspot Butterfly are known to occur in the southern part of the City of Tumwater and Thurston County.

- c. **Is the site part of a migration route? If so, explain.**

Western Washington is a part of the Pacific Flyway for migratory bird species.

- d. **Proposed measures to preserve or enhance wildlife, if any.**

None proposed.

- e. **List any invasive animal species known to be on or near the site.**

Although no invasive species have been observed on or near the site, the Gypsy Moth is considered invasive with known occurrences in Thurston County. The Norway Rat is also known to be present in Thurston County.

Project meets City of Tumwater Administrative Decision, dated 07-25-2018 to not require a critical areas report.

6. **Energy and Natural Resources** [Find help answering energy and natural resource questions](#)

1. **What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc.**

Energy needs for the project will include electricity and natural gas. Both energy sources will be used for heating and lighting the building and lighting the site.

2. **Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe.**

No.

- 3. What kinds of energy conservation features are included in the plans of this proposal? List other proposed measures to reduce or control energy impacts, if any.**

Building improvements will be designed in compliance with current WA State Energy Code requirements.



7. Environmental Health [Find help with answering environmental health questions](#)

- a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste, that could occur because of this proposal? If so, describe.**

No.

- 1. Describe any known or possible contamination at the site from present or past uses.**

A search of the WA State Dept. of Ecology Toxic Cleanup database and the contaminated site layer on the Thurston Geodata website resulted in the following cleanup site in the vicinity of the project site. WA Dept. of Natural Resources Webster Nursery, Shell Station on 93rd Ave. at I-5, Restover Truck Stop and USDA Pacific NW Forest Range Exp.

- 2. Describe existing hazardous chemicals/conditions that might affect project development and design. This includes underground hazardous liquid and gas transmission pipelines located within the project area and in the vicinity.**

There are no known hazardous chemical/conditions or active hazardous liquid or gas transmission pipelines in the immediate vicinity of the project site.

- 3. Describe any toxic or hazardous chemicals that might be stored, used, or produced during the project's development or construction, or at any time during the operating life of the project.**

It is not anticipated that toxic or hazardous chemicals will be used during project development and construction.



The building tenant may store small quantities of hazardous or toxic chemicals for building maintenance and cleaning.

- 4. Describe special emergency services that might be required.**

It is not anticipated that special emergency services will be needed related to toxic or hazardous materials.

- 5. Proposed measures to reduce or control environmental health hazards, if any.**

None proposed.

b. Noise

- 1. What types of noise exist in the area which may affect your project (for example:**

traffic, equipment, operation, other)?

Various industrial uses to the south and east and traffic from Interstate 5 will be the primary noise generators affecting the property.

- 2. What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example: traffic, construction, operation, other)? Indicate what hours noise would come from the site)?**

Short-term noise will be created during construction of the project by construction tools.

Long-term noise will be created by the building occupant employees, guest and delivery vehicles coming to and from the site.

Short-term noise will be created during normal construction operating hours. The project will abide by the City of Tumwater’s noise regulations listed in Tumwater Municipal Code 8.08 which limit construction hour from 7 am to 8 pm on weekdays and 9 am and 8 pm on weekends.

Long-term noise from the building occupant and guests will vary based on the specific uses throughout the day.

- 3. Proposed measures to reduce or control noise impacts, if any.**

Compliance with City of Tumwater noise regulations outlined in Tumwater Municipal Code 8.08 and with WA State Permissible Noise Standards outline in WAC 173-60.



8. Land and Shoreline Use [Find help answering land and shoreline use questions](#)

- a. What is the current use of the site and adjacent properties? Will the proposal affect current land uses on nearby or adjacent properties? If so, describe.**

The eastern bldg. on site is currently used as a licensed marijuana production/processing facility. The remaining two buildings are currently used for manufacturing of building wall systems.

Developed land use in the vicinity of the site include Dairy Fresh Farms to the south, the WA State Dept. of Natural Resources Webster Nursery to the west. Vacant industrial zoned land to the north and east.

- b. Has the project site been used as working farmlands or working forest lands? If so, describe. How much agricultural or forest land of long-term commercial significance will be converted to other uses because of the proposal, if any? If resource lands have not been designated, how many acres in farmland or forest land tax status will be converted to nonfarm or nonforest use?**

To our knowledge, the site has not been used for agricultural purposes in the last 60 years.

- 1. Will the proposal affect or be affected by surrounding working farm or forest land**

normal business operations, such as oversize equipment access, the application of pesticides, tilling, and harvesting? If so, how?

No.

c. Describe any structures on the site.

There are 3 existing commercial/industrial buildings on the site. Two of the building are 25,000 sf and one building is 18,000 sf.

d. Will any structures be demolished? If so, what?

No.

e. What is the current zoning classification of the site?

The zoning for the site is Light Industrial (LI) with an Aquifer Protection Overlay (AQP).

f. What is the current comprehensive plan designation of the site?

The Comprehensive Plan designation of the site is Light Industrial (LI).

g. If applicable, what is the current shoreline master program designation of the site?

Not applicable.

h. Has any part of the site been classified as a critical area by the city or county? If so, specify.

No.

i. Approximately how many people would reside or work in the completed project?

After the project is completed, approximately 30 people would work at the project site.

j. Approximately how many people would the completed project displace?

None.

k. Proposed measures to avoid or reduce displacement impacts, if any.

None

l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any.

The project will be designed to meet all applicable Comprehensive Plan policies, Zoning regulations, Development Standards, Design Guidelines and Building and Fire Code standards adopted by the City of Tumwater.



m. Proposed measures to reduce or control impacts to agricultural and forest lands of long-term commercial significance, if any.

There are no agricultural or forest lands of long-term significance that will be impacted by the project.

9. Housing [Find help answering housing questions](#)

a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing.

None.

b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing.

None.



c. Proposed measures to reduce or control housing impacts, if any.

None.

10. Aesthetics [Find help answering aesthetics questions](#)

a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed?

The existing buildings are approximately 30' in height.

Exterior materials are metal with brick accents.

b. What views in the immediate vicinity would be altered or obstructed?

None.



c. Proposed measures to reduce or control aesthetic impacts, if any.

Screening new mechanical equipment with 42" solid wood fence.

11. Light and Glare [Find help answering light and glare questions](#)

a. What type of light or glare will the proposal produce? What time of day would it mainly occur?

Light from the project is produced by existing fixtures outside the building.

b. Could light or glare from the finished project be a safety hazard or interfere with views?

Not likely.

c. What existing off-site sources of light or glare may affect your proposal

Typical lighting from existing industrial land uses and public streets in vicinity of the project site.

d. Proposed measures to reduce or control light and glare impacts, if any. 

No new lighting is proposed.

12. Recreation [Find help answering recreation questions](#)

a. What designated and informal recreational opportunities are in the immediate vicinity

Black Hills Soccer Club fields and American Heritage Campground.

b. Would the proposed project displace any existing recreational uses? If so, describe. 

No.

c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any.

None proposed.

13. Historic and Cultural Preservation [Find help answering historic and cultural preservation questions](#)

a. Are there any buildings, structures, or sites, located on or near the site that are over 45 years old listed in or eligible for listing in national, state, or local preservation registers? If so, specifically describe.

A search of the Thurston County Geodata website Historic Sites Layer shows no buildings, structures or site listed in or eligible for listing on said registers on or near the project site.

b. Are there any landmarks, features, or other evidence of Indian or historic use or occupation? This may include human burials or old cemeteries. Are there any material evidence, artifacts, or areas of cultural importance on or near the site? Please list any professional studies conducted at the site to identify such resources.

No.

c. Describe the methods used to assess the potential impacts to cultural and historic resources on or near the project site. Examples include consultation with tribes and the department of archeology and historic preservation, archaeological surveys, historic maps, GIS data, etc.

A search of the Thurston Geodata website Historic Sites layer shows no buildings, structures or sites listed in or eligible for listing on said registers on or near the project site.

The Dept of Archaeology and Historic Preservation WISSARD predictive model indicates a high risk of encountering historic/cultural resources.



d. Proposed measures to avoid, minimize, or compensate for loss, changes to, and disturbance to resources. Please include plans for the above and any permits that may be required.

None. No excavation or ground disturbance is proposed. All work on the site will be in the interiors of the existing buildings.

14. Transportation [Find help with answering transportation questions](#)

a. Identify public streets and highways serving the site or affected geographic area and describe proposed access to the existing street system. Show on site plans, if any.

The site will be served from Interstate 5, 93rd Ave SW and Blomberg Street SW.

The site has an existing driveway access from Blomberg Street SW.

b. Is the site or affected geographic area currently served by public transit? If so, generally describe. If not, what is the approximate distance to the nearest transit stop?

No. The nearest Intercity Transit stop is approximately 3.5 miles northwest of the project site near the intersection of Tumwater Blvd. and Linderson Way.

c. Will the proposal require any new or improvements to existing roads, streets, pedestrian, bicycle, or state transportation facilities, not including driveways? If so, generally describe (indicate whether public or private).

30 parking stalls for employees and guests are proposed.

d. Will the project or proposal use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe.

No.

e. How many vehicular trips per day would be generated by the completed project or proposal? If known, indicate when peak volumes would occur and what percentage of the volume would be trucks (such as commercial and nonpassenger vehicles). What data or transportation models were used to make these estimates?

No new vehicular trips are anticipated from the change of use inside the existing buildings.

f. Will the proposal interfere with, affect, or be affected by the movement of agricultural and forest products on roads or streets in the area? If so, generally describe.

The project will not generate any new daily weekday trips as all of the existing buildings are currently used for manufacturing.



Exempt from Concurrency as the change of use does not create new trip generation.
TMC 15.48.050.A

g. Proposed measures to reduce or control transportation impacts, if any.

None.

15. Public Services [Find help answering public service questions](#)

a. Would the project result in an increased need for public services (for example: fire protection, police protection, public transit, health care, schools, other)? If so, generally describe.

No.

b. Proposed measures to reduce or control direct impacts on public services, if any.

Update building fire alarm systems to current code.



16. Utilities [Find help answering utilities questions](#)

a. Circle utilities currently available at the site: electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other:

b. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed.

Water is currently provided by the City of Tumwater. Electricity and natural gas is currently provided by Puget Sound Energy. Telephone is currently provided by both Comcast and Centurylink. Refuse service is provided by LeMay Inc.

Applicant to provide documentation from TC Health that existing system is adequate to serve proposed use.



C. Signature [Find help about who should sign](#)

The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.

X Chris Carlson

Type name of signee: Chris Carlson, AICP

Position and agency/organization: Planning Manager / Hatton Godat Pantier

Date submitted: Click or tap to enter a date.

D. Supplemental sheet for nonproject actions [Find help for the nonproject actions worksheet](#)

IT IS NOT REQUIRED to use this section for project actions.

Because these questions are very general, it may be helpful to read them in conjunction with the list of the elements of the environment.

When answering these questions, be aware of the extent the proposal, or the types of activities likely to result from the proposal, would affect the item at a greater intensity or at a faster rate than if the proposal were not implemented. Respond briefly and in general terms.

- 1. How would the proposal be likely to increase discharge to water; emissions to air; production, storage, or release of toxic or hazardous substances; or production of noise?**
 - **Proposed measures to avoid or reduce such increases are:**

- 2. How would the proposal be likely to affect plants, animals, fish, or marine life?**
 - **Proposed measures to protect or conserve plants, animals, fish, or marine life are:**

- 3. How would the proposal be likely to deplete energy or natural resources?**
 - **Proposed measures to protect or conserve energy and natural resources are:**

- 4. How would the proposal be likely to use or affect environmentally sensitive areas or areas designated (or eligible or under study) for governmental protection, such as parks, wilderness, wild and scenic rivers, threatened or endangered species habitat, historic or cultural sites, wetlands, floodplains, or prime farmlands?**

- **Proposed measures to protect such resources or to avoid or reduce impacts are:**

5. How would the proposal be likely to affect land and shoreline use, including whether it would allow or encourage land or shoreline uses incompatible with existing plans?

- **Proposed measures to avoid or reduce shoreline and land use impacts are:**

6. How would the proposal be likely to increase demands on transportation or public services and utilities?

- **Proposed measures to reduce or respond to such demand(s) are:**

7. Identify, if possible, whether the proposal may conflict with local, state, or federal laws or requirements for the protection of the environment.

9630 BLOMBERG CUP

9630 BLOMBERG ST SW, TUMWATER, WA 98512

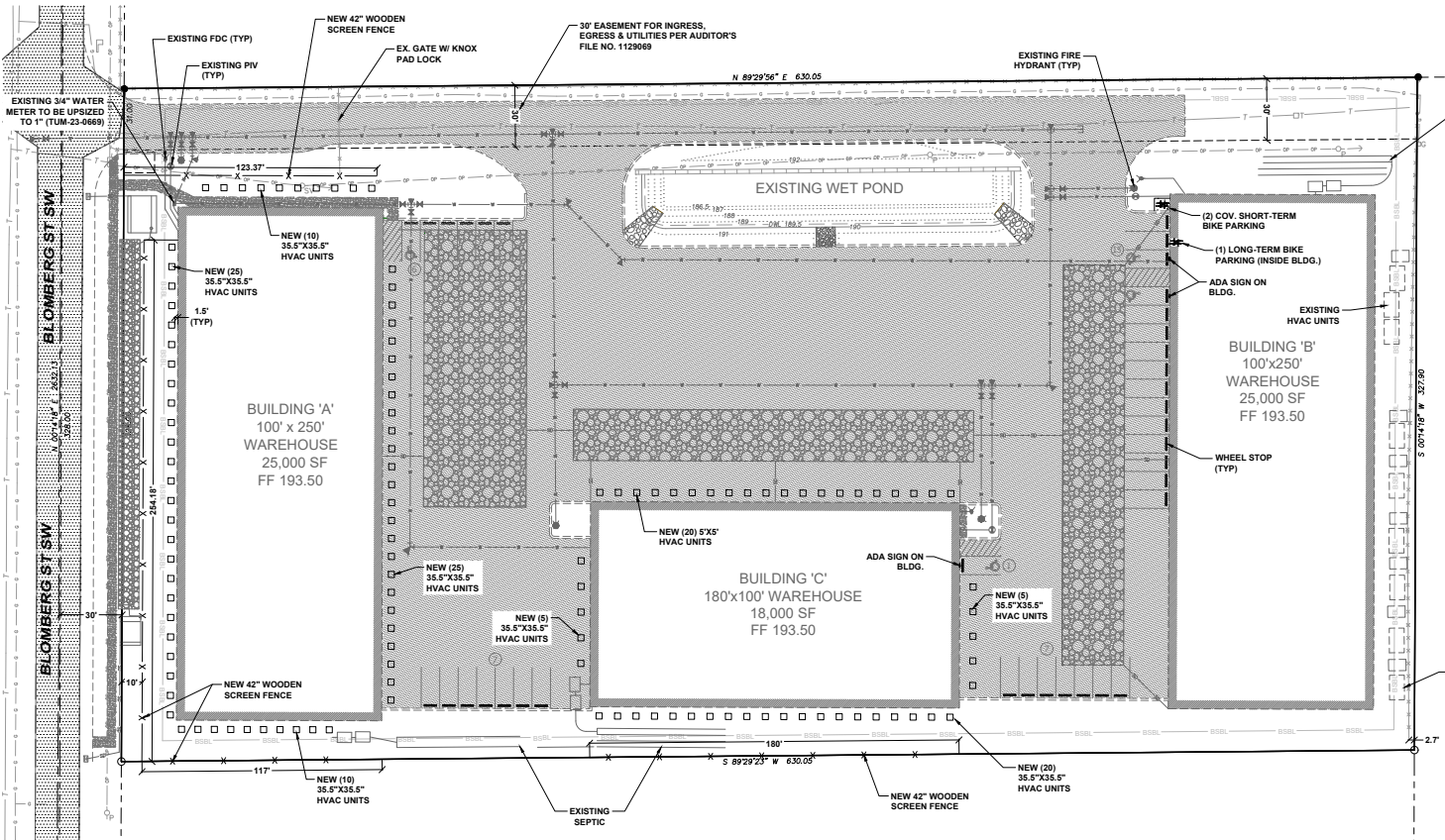
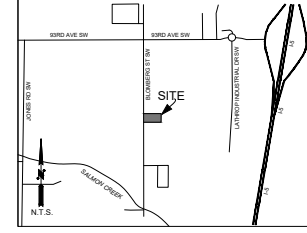
PROJECT PROPONENT

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



| CITY OF TUMWATER | |
|--|--|
| VERTICAL DATUM NGVD 29 THURSTON COUNTY TARGET # 198AT BRASS DISK AT INTERSECTION 93RD AVE. SW & BLOMBERG RD. ELEV. = 194.68 | MERIDIAN HORIZONTAL DATUM SURVEY RECORDED UNDER AUDITOR'S FILE NO. 9206250204 |
| 30 15 0 30 60 SCALE: 1" = 30' | |

| | |
|------------------|-----------------|
| DESIGNED BY: SJA | DATE: JULY 2023 |
| DRAWN BY: MAM | SCALE: H. V. |
| CHECKED BY: SJA | |



SITE DATA / PROJECT INFORMATION

| | |
|-----------------------|--|
| PARCEL NUMBER: | #12721230500 |
| ADDRESS: | 9630 BLOMBERG ST SW, TUMWATER, WA 98501 |
| ZONING: | LI (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 SHEET (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: 206,698 SF (4.74 ACRES) EXISTING BUILDING FOOTPRINTS: 68,000 SF ASPHALT: 84,545 SF CONCRETE: 892 SF TOTAL IMPERVIOUS COVERAGE: 153,346 SF (74%) |
| WATER PROVIDER: | CITY OF TUMWATER |
| SEWER PROVIDER: | ON-SITE SEPTIC |

HATTON GODAT PANTIER
 ENGINEERS AND SURVEYORS
 3910 MARTIN WAY E, SUITE B
 TUMWATER, WA 98563
 TEL: 360.945.1599 FAX: 360.357.6299
 hattonpantier.com

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

TPW 12721230500
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 | |
| INDEX: 23-041-cup.dwg | |
| NO. JOB: 23-041 | |

August 23, 2023

H A T T O N G O D A T P A N T I E R

City of Tumwater Community Development
Attn: Tami Merriman
555 Israel Road SW
Tumwater, WA 98501

RE: 9630 Blomberg CUP
TUM-23-1327

Dear Ms. Merriman:

We are supplementing the above referenced application with responses to the City's conditional use permit criteria outlined in TMC 18.56.035, TMC 18.56.220, TMC 18.42.080(A)(1) and TMC 18.42.080(A)(2).

Our responses are as follows:

TMC 18.56.035 Conditional use permit criteria.

- A. The hearing examiner shall be guided by the following criteria in granting a conditional use permit:
1. The proposed use shall be in keeping with the goals and policies of the Tumwater comprehensive plan, including subarea plans, and applicable ordinances;

Response: The project site is in the SW Tumwater neighborhood and has a Light Industrial designation according to the City's Comprehensive Plan. The zoning designation for the property is also Light Industrial.

Section 2.9 of the Comprehensive Plan Land Use Element reads as follows:

To augment the role of industry in Tumwater's future, it is necessary to provide a reasonable supply of land for a variety of uses consistent with the policies of the Tumwater Economic Development Element. The Light Industrial designation provides for the location of a broad array of activities, including manufacturing, wholesale trade, and distribution activities. The purpose of the Light Industrial designation is to provide lands for industrial development that will allow for attraction of new industries and expansion of existing ones while maintaining a high-quality environment.

Industrial uses should be grouped on a variety of parcel sizes in order to provide coordinated development and sharing of facilities and services. Light industrial areas should also have controls to establish compatibility with surrounding non-industrial development and to protect from nuisance-creating occurrences such as noise, dust, odor, vibration, and air and water

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3910 Martin Way E, Suite B
Olympia, WA 98506

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August 23, 2023

pollution. Additionally, areas designated Light Industrial in Tumwater should follow the recommendations and regulations of the North Thurston Groundwater Protection Plan. Light industrial areas need to be located within reasonable access to truck routes, rail, freeway, or air routes. Similarly, public sewer, water, and storm drainage either should be presently available or should be easily provided during the development process.

Chapter 9, Section 9.2 Light Industrial – SW Tumwater Neighborhood of the Comprehensive Land Use Plan – Neighborhood Appendix reads as follows:

The Economic Development Element makes several recommendations for portions of this area. The Land Use Element incorporates these Economic Development Element recommendations. For the area immediately south of the Olympia Regional Airport, the Economic Development Element recommends Industrial/Commercial land uses, with specific preferred land uses being the following:

- Wholesale
- Warehouse
- Industrial
- Heavy equipment

The Economic Development Element also recommends industrial/commercial uses for the vicinity of the Interstate 5 - 93rd Avenue interchange. North of the interchange area, the element also recommends industrial/commercial uses, except for low density residential along the west side of the interstate in areas containing environmentally sensitive conditions. Current City zoning limits the size of distribution warehouses in this area to reduce the impacts of truck traffic on the neighborhoods to the east of Kimmie Road. This restriction should remain in place and further clarifications made to City code to better define allowable industrial uses in this area.

The recommendations of the Economic Development Element are reaffirmed by the Light Industrial land use designations in this plan. The southern subarea includes several features that provide a supportive and attractive environment in which businesses could locate. These include good access to Interstate 5 at the 93rd Avenue interchange, close proximity to the Olympia Regional Airport, availability of a variety of large and small parcels for different types of businesses, primarily flat topography, and the prospect of municipal utilities available in the future.

The area also has some potential constraints to this type of development, including areas with sensitive aquifers, poor drainage, and the existence of wetlands. The portions of the area that are designated Light Industrial are those that can most likely take advantage of the favorable conditions for industrial/commercial development while avoiding significant adverse impacts to the environmentally sensitive features in this subarea.

The Light Industrial designation has been applied to several properties on the east side of Interstate 5, south of 93rd Avenue, that currently take direct access off 101st Avenue and Nunn Road. In order to ensure that any industrial uses on these properties do not impact residential uses that abut them to the south, industrial development can only occur if direct road access is provided from 93rd Avenue or Kimmie Road.

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It is recommended that all areas designated Light Industrial west of Interstate 5 and north of 93rd Avenue in this area be provided automobile access from 93rd Avenue. A network of internal connections and shared access between parcels and developments should also be required. This would be the most advantageous access for these uses because it provides convenient ingress and egress from the interstate. Access to light industrial uses should be avoided along Blomberg Road north of 93rd Avenue because of potential conflicts of truck traffic with the residential neighborhood in this area. An access road parallel to and east of Blomberg Road, north of 93rd Avenue is recommended to provide access to the light industrial uses west of Interstate 5. Once this access is provided, use of Blomberg Road by industrial traffic should be curtailed.

Light industrial uses adjacent to residential areas should be buffered from adjacent residential development, using required setbacks, landscaping, walls, or other appropriate means. The intent of this buffering is to ensure that residential areas are not adversely affected by noise, light, dust, traffic or other impacts that may be associated with industrial development.

Based on the language the above language, the project is consistent with the Comprehensive Land Use Plan and Light Industrial zone designation.

2. The proposed use shall not be materially detrimental to the public health or welfare, the environment, or injurious to the property or improvements near the proposed use or in the zone district in which the subject property is situated. The following shall be considered in making a decision on a conditional use permit:
 - a. The generation of noise, noxious or offensive odors or emissions, light, glare, traffic, surface water or groundwater pollution, electronic interference, impacts to environmentally sensitive areas or protected species, impacts to historic or cultural resources, or other impacts or nuisances that may be injurious to the public health or welfare or to property or improvements in the vicinity of the proposed use or in the district in which the subject property is situated;

Response: The project will not be detrimental be materially detrimental to the public health or welfare, the environment, or injurious to the property or improvement near the proposed use or in the zone district in which the subject property is located as follows:

- *All production and processing will occur within the existing buildings. Noise associated with the operation will be limited to the HVAC systems necessary to control the indoor climate of the buildings.*

All new HVAC equipment will be located out of the required building setbacks per TMC 18.42.040.D.

- *Odors from the production process will be addressed through the engineered design of the HVAC systems for the buildings. This normally takes the form of activated carbon filtration systems, although there are other technologies that are used to address the odor issue.*
- *No additional outdoor lighting is proposed for the project.*

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- *No additional traffic impacts are anticipated as a result of repurposing the buildings.*
- *Since all production/processing will be occurring inside the existing buildings, no impacts to surface water or groundwater, electronic interference, environmentally sensitive areas or protected species or historic or cultural resources will occur.*
 - b. Availability of public services, which may be necessary or desirable for the support of the proposed use. These may include, but shall not be limited to, availability of utilities, transportation systems, education, police and fire facilities, and social and health services; and

Response: The project site is currently served by the City of Tumwater water system. The applicant is in the process of upsizing the existing domestic water meter serving the site to meet the needs of the anticipated operation.

Fire protection is available on-site by way of existing City watermains and fire hydrants. All of the existing buildings have fire sprinklers and fire alarm systems.

City sewer is not currently available at the site. The existing buildings are served by on-site septic systems. The systems are designed to accommodate a maximum of 33 employees (13 employees – eastern building, 7 employees – center building and 13 employees western building).

The production/processing of the product will utilize a state-of-the-art drip irrigation system. No discharge of production/processing water will be directed to the on-site septic systems.

- c. The adequacy of landscaping and screening consistent with TMC Chapter 18.47, yard setbacks, open spaces, or other development characteristics necessary to mitigate the impact of the proposed use upon neighboring properties;

Response: The site has existing perimeter landscaping/native vegetation along the north, south and west property boundaries. The properties to the north and east of the site are set aside as a Mazama Pocket Gopher conservation areas through a federally approved Habitat Conservation Plan. No additional landscaping is necessary to mitigate impacts of repurposing the buildings on the project site.

The existing buildings meet current building setback requirements.

- 3. The proposed use shall meet or exceed the performance standards that are required in the zone district it will occupy; and

Response: The existing developed site meets all requirements outlined in TMC 18.24.050.

- 4. Any additional minimum conditions identified for a particular type of proposed use in TMC 18.56.100 through TMC 18.56.350.

Response: See below.

TMC 18.56.220

“Marijuana producer”

A. Minimum Conditions.

1. Those conditions as listed under TMC 18.42.080(A)(1), “Marijuana producer.”

Response: See below.

“Marijuana processor”

A. Minimum Conditions.

1. Those conditions as listed under TMC 18.42.080(A)(2), “Marijuana processor.”

Response: See below.

TMC 18.42.080(A)(1) & TMC 18.42.080(A)(2)

A. Conditions of Approval. Marijuana businesses may be permitted but only if the following conditions are met:

1. Marijuana Producer. A marijuana producer shall be a conditional use in LI and ARI zone districts and shall be subject to the following requirements:
 - a. Meet Washington State licensing requirements (Chapter 314-55 WAC);

Response: We acknowledge that all Washington State licensing requirements will need to be met to be granted a license by the Washington State Liquor and Cannabis Control Board.

- b. Comply with all building, fire safety, health code and business licensing requirements;

Response: We acknowledge that the project must comply with all building, fire safety, health code and business licensing requirements.

- c. Lot size, building size, setbacks and lot coverage conform to the standards of the zone district except if the structure is a legal nonconforming structure;

Response: The existing developed site meets all requirements outlined in TMC 18.24.050.

- d. Signage, if any, will conform to TMC Chapter 18.44;

Response: No signs are proposed at this time. Should signage be proposed in the future, we acknowledge that signs will be required to conform to TMC 18.44 and any building permit requirements.

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- e. Be within a fully enclosed secure indoor structure;

Response: All production/processing is proposed within existing enclosed and secure indoor structures.

- f. All buildings must be equipped with ventilation/air filtration systems so that no odors are detectable at the property line;

Response: We acknowledge that all buildings must be equipped with ventilation/air filtration systems to mitigate odors per City requirements.

- g. All buildings associated with the production of marijuana must be set back a minimum of three hundred feet from RSR, SFL, SFM, MFM, MFH, MU, CBC, TC, BD, GB, OS, and MHP zone districts; and

Response: There are no properties with the above zone classifications within 300 feet of the project site.

- h. The city may suspend or revoke conditional use permits based on a finding that the provisions of this section have not been met.

Response: Acknowledged.

- 2. Marijuana Processor. A marijuana processor shall be a conditional use in the LI and ARI zone districts and shall be subject to the following requirements:

- a. Meet Washington State licensing requirements (Chapter 314-55 WAC);

Response: We acknowledge that all Washington State licensing requirements will need to be met to be granted a license by the Washington State Liquor and Cannabis Control Board.

- b. Comply with all building, fire safety, health code and business licensing requirements;

Response: We acknowledge that the project must comply with all building, fire safety, health code and business licensing requirements.

- c. Lot size, building size, setbacks and lot coverage conform to the standards of the zone district except if the structure is a legal nonconforming structure;

Response: The existing developed site meets all requirements outlined in TMC 18.24.050.

- d. Signage, if any, will conform to TMC Chapter 18.44;

Response: No signs are proposed at this time. Should signage be proposed in the future, we acknowledge that signs will be required to conform to TMC 18.44 and any building permit requirements.

August 23, 2023

- e. Be within a fully enclosed secure indoor structure;

Response: All production/processing is proposed within existing enclosed and secure indoor structures.

- f. All buildings must be equipped with ventilation/air filtration systems so that no odors are detectable at the property line;

Response: We acknowledge that all buildings must be equipped with ventilation/air filtration systems to mitigate odors per City requirements.

- g. All buildings associated with the production of marijuana must be set back a minimum of three hundred feet from RSR, SFL, SFM, MFM, MFH, MU, CBC, TC, BD, GB, OS, and MHP zone districts; and

Response: There are no properties with the above zone classifications within 300 feet of the project site.

- h. The city may suspend or revoke conditional use permits based on a finding that the provisions of this section have not been met.

Response: Acknowledged.

In closing, the project is consistent with the Comprehensive Land Use Plan and applicable zoning and Conditional Use Permit criteria.

Respectfully,



Chris Carlson, AICP
Planning Manager