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**PUBLIC HEALTH AND
 SOCIAL SERVICES DEPARTMENT**

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MEMORANDUM

December 13, 2023

TO: Scott McCormick, Community Planning & Economic Development Department

FROM: Dawn Peebles, Thurston County Environmental Health Division

SUBJECT: Project 2023100892, Folder Sequences 23-106025 ZM and 23-102456 XA,
 Tax Parcels 09330005000, 09330005001, 09330008002, and 09330006000,
 Olympia School District (OSD) and Olympia Parks, Arts & Recreation Department
 (OPARD) Special Use Permit Application and Environmental Checklist

PROJECT PROPOSAL: This project is proposing a community park and high school with public amenities among four parcels totaling approximately 86.25 acres. The school will be located on the northern portion and the park facilities will be located on the southern portion. Most of the project site is currently utilized by Spooner Berry Farms. Parcels 09330005001 and 09330008002 are currently developed with residences. The project will be phased over time as funding becomes available to develop the community amenities included in the proposal. Park improvements will include playgrounds, basketball courts, pickleball courts, walking paths, restrooms, picnic shelters, mountain bike skills area, a skate park, dog park, sprayground, climbing area, community garden, wetland boardwalk, a park maintenance facility and parking. Four full-size turf fields with lighting will be constructed, three of which will be located on the park site, and one located on the school site which will also include a tract and field. The fields will be shared by the city and school district. The proposed school is planned to accommodate 1400 students with a 3-4 story building and approximately 297 parking spaces. While the anticipated construction of the school is 10-20 years out, the school district will be building the track and field concurrent with Phase 1 development of the park. Additional shared facilities with the park include a community gym, tennis courts, and parking.

GROUND & SURFACE WATER PROTECTION: The property is located within a Category I, II, and III Aquifer Recharge Area as defined by the Thurston County Critical Areas Ordinance and within a Group A water system wellhead protection area. Both OSD and OPARD have submitted their current Integrated Pest Management Plans (IPMPs) that will apply to the project outlining landscape management practices to help reduce impacts to surface and ground water. The IPMPs have been reviewed and accepted by Environmental Health. Off-site wells within 200 feet of the project site have been identified with one existing well encroaching on the site located on adjacent Parcel 09330004000. A restrictive covenant will be required to be recorded with the Thurston County Auditor's Office for the existing off-site well.

WATER SUPPLY: Parcel 09330008002 is served by a single-family well. Parcel 09330005001 is served by a Group B public water system with the source well located on the site. Parcel 09330006000 was previously developed with a residence served by a single-family well. The duplex and mobile home located on Parcel 09330005001 will be removed through the project and the residence on Parcel 09330008002 will remain. This project is proposing to connect all development to City of Olympia public water. Our office has received confirmation of water availability from the City of Olympia. The project is proposing to drill an irrigation well near the community garden. The proposed irrigation well as shown on the site plan does not meet setback requirements to the proposed stormwater infiltration facility. Any new irrigation well must receive approval from City of Olympia and be located 100 feet from any stormwater infiltration facilities.

WASTEWATER TREATMENT & DISPOSAL: Parcel 09330008002 is served by an existing on-site septic system. Parcel 09330005001 is served by two existing on-site septic systems, one permitted in 1971 to serve a duplex and the second permitted in 1979 to serve a mobile home. Parcel 09330006000 was previously developed with a residence served by an on-site septic system. The residence has since been removed, although there is no septic abandonment permit on file for the property. The duplex and mobile home located on Parcel 09330005001 will be removed through the project and the residence on Parcel 09330008002 will remain. This project is proposing to connect all development to City of Olympia sanitary sewer. Our office has received confirmation of sewer availability from the City of Olympia.

Environmental Health's review is complete, and approval of the application is hereby recommended subject to the following conditions:

1. The applicant must prepare a non-public restrictive covenant for the existing off-site well on Parcel 09330004000 encroaching on the site. The covenant must be submitted to Environmental Health for review prior to being recorded with the Thurston County Auditor's Office.
2. As the property is located within City of Olympia's water service area, the applicant must obtain a no objection letter from City of Olympia to drill the proposed irrigation well onsite. The irrigation well must be relocated at minimum 100 feet from any stormwater infiltration. The applicant must prepare a non-public declaration of covenant for the proposed well. The covenant must be submitted to Environmental Health for review prior to being recorded with the Thurston County Auditor's Office.
3. The existing wells must be decommissioned by a licensed well driller per Washington State Department of Ecology standards. Copies of the decommissioning reports must be submitted to Environmental Health.
4. The four existing septic systems must be properly abandoned per Article IV of the Thurston County Sanitary Code. Abandonment permits are required and copies of all abandonment documentation from a certified septic system pumper must be provided.
5. Confirmation of final water and sewer construction approval from the City of Olympia must be submitted to Environmental Health.
6. Prior to release of the building permit for the sprayground water recreation facility, the plans and specifications must be reviewed and approved by the Washington State Department of Health Water Recreation Program. More information, including a Water Recreation Facility Construction Permit, may be obtained by contacting the Washington State Department of Health Water Recreation Program at 360-236-3330 or by visiting their website at <http://www.doh.wa.gov/CommunityandEnvironment/WaterRecreation/RegulatedFacilities/DesignerandBuilder>.

7. Prior to final occupancy approval of the water recreation facility, a pre-opening construction inspection must be satisfactorily completed by the Food & Environmental Services Section (FESS). The applicant must contact FESS at 360-867-2667 to schedule an inspection.
8. Prior to release of the school building permit, a School Facility Plan Review Application must be submitted to the Food & Environmental Services Section for review and approval. An application may be obtained at <http://www.co.thurston.wa.us/health/ehlc/schools.html> or by calling 360-867-2667.
9. Prior to final building occupancy approval of the school, a pre-opening inspection must be satisfactorily completed by the Food and Environmental Services Section (FESS). The applicant will need to contact FESS at 360-867-2667 to schedule an inspection.

If you or the applicants have any questions regarding Environmental Health's review of this application, I can be reached at (360) 867-2650 or dawn.peebles@co.thurston.wa.us.

