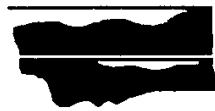




202503120009

03/12/2025 09:59 AM Pages: 1 of 5 Fees: \$307.50
Skagit County Auditor



DEPARTMENT OF
ECOLOGY
State of Washington

Proof of Mitigated Water Supply (New User)

*Confirmation of legal water availability under the Big Lake Mitigation Plan – Chapter
173-503 WAC, Instream Resources Protection Program – Lower and Upper Skagit Water
Resources Inventory Area (WRIA 3 and 4)*

Owner: John & Melissa Ballenger

Site Address: 15502 State Route 9, Mount Vernon, WA 98274

Legal Description of Parcel: (9.0000 ac) LOT 2, SKAGIT SHORT PLAT ALTERATION PL20-0442, RECORDED
UNDER AF#202108180001, PREVIOUSLY KNOWN AS LOT 2, SKAGIT COUNTY SHORT PLAT NO. PL01-0915,
RECORDED JUNE 19, 2002, UNDER AF#200206190047; BEING A PORTION OF THE NORTHWEST QUARTER
OF THE SOUTHEAST QUARTER OF SECTION 23, TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M., RECORDS
OF SKAGIT COUNTY, WASHINGTON.

Tax Parcel Number: P119250

Property ID (XrefID): 340423-0-039-0100

Proof of Mitigated Water Supply Document No: 00026

Water Right #: G1-29610M

Date Issued: 9/27/2024

This document confirms legal water availability for a single domestic unit located within the approved mitigation area described in the Big Lake Mitigation Plan. This Proof of Mitigated Water Supply is issued based upon the Big Lake Mitigation Plan and confirms a source of water supply that is senior in priority to the instream flows established in chapter 173-503 WAC. Issuance of this Proof of Mitigated Water Supply constitutes evidence of an adequate water supply to allow the issuance of a building permit by Skagit County under RCW 19.27.097. This document binds the aforementioned property owner(s), and successors and assigns, to the restrictions identified below.

This document is valid only after it is notarized and recorded with the Skagit County Auditor's office.

Property Owner Information

Name	John and Melissa Ballenger
Mailing Address	15502 State Route 9
City, State, Zip	Mount Vernon, WA 98274

Approved water use information

	Acre-Feet /Year	Gallons / Day (average)	Irrigated Area (approximate)
Indoor Use	0.20	175	
Outdoor Use	0.16	143	0.13 acres of lawn (75 feet X 75 feet)
Total	0.36	318	


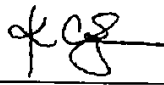
Declarations

The Department of Ecology (Ecology) and Skagit County (County) make the following declaration as to the limitations, restrictions, and uses for which the water may be put to use and specify that such declarations shall constitute covenants on the land, as provided by law, and shall be binding on all parties and all persons claiming under them, including all current and future owners of any portion of or interest in the property:

- (1) Average water use on this parcel from the approved groundwater well should not exceed the quantities described above for each specified use.
- (2) The well must be completed within the source known as the Advance Outwash Aquifer (Qga) or the alluvium near the confluence of Nookachamps Creek and the Skagit River, as shown in the mitigation area.
- (3) A remote-read meter measuring water use must be installed and maintained according to specifications outlined by Ecology and the County. The metering system must: (1) be installed at the source and inspected by the County and (2) transmit real time volumetric water use data to an Ecology-managed database via a cellular mobile phone network that has coverage on the applicant's parcel. It is the owner's responsibility to maintain an operating meter and it shall be maintained and replaced at the owner's expense.

- (4) The property owner shall allow Ecology to access the property to inspect the meter. Ecology will provide the property owner at least 48 hours of notice prior to inspection.
- (5) Household water use for domestic purposes normally varies based on the number of people in the household. This indoor use allocation is not an absolute limit on domestic use. Mitigation for domestic use applies to water for drinking, bathing, sanitary purposes, cooking, and laundering, and also includes incidental uses such as washing windows, car washing, cleaning exterior structures, care of household pets, and watering potted plants.
- (6) Mitigation for outdoor use, including irrigation is calculated based on ~0.13 acres of irrigated turf/lawn (approximately 75 feet x 75 feet area). This irrigated area allocation is a guide and does not limit other irrigation uses that align with the spirit and intent of the Big Lake Mitigation Plan and are within the total allocated annual quantity.
- (7) For accounting purposes, the Big Lake Mitigation Plan debits 0.156 acre-feet (50,833 gallons) per year for indoor domestic use and limited outdoor irrigation. This annual quantity is calculated based on average water use and an assumption that the home is served by an on-site septic disposal system. If the home is connected to sewer, 0.336 acre-feet will be debited.
- (8) Nothing in this Proof of Mitigated Water Supply document prevents the property owner from using other water on this parcel if the Grantor has a legal right to such other water. In addition, nothing in this Proof of Mitigated Water Supply document prevents the Grantor from using their approved groundwater well to withdraw additional water if Grantor has a legal right to such additional water.
- (9) The property owner must submit a complete building permit application to the County within one year of recording the Proof of Mitigated Water Supply. A water meter must be installed and inspected as part of the plumbing inspection within one year of the date that the building permit is issued. If these actions do not occur, Skagit County and Ecology will credit this quantity back to the water bank and a document will be recorded on the property owner's title stating that the Proof of Mitigated Water Supply is no longer valid.
- (10) Ecology retains compliance and enforcement authority to enforce the water laws and rules of the State of Washington. Enforcement and compliance shall be consistent with the provisions of RCW 90.03.605.
 - a. If Ecology observes water usage that significantly exceeds the average range, Ecology may contact the property owner or the property owner's successor in an effort to determine why water use exceeded the expectation. Ecology will work with the property owner to understand why there is above average use and, if necessary, the property owner will be required to address the causes.
 - b. Ecology's compliance priority is to ensure that the water bank is balanced rather than to enforce at the individual level. If Ecology determines that a water user is willfully and significantly exceeding their allocated quantity, Ecology will pursue

escalating levels of enforcement consistent with RCW 90.03.605: (1) technical assistance, (2) warning letter, (3) compliance order / penalty.

County Authorizing Agent	Ecology Authorizing Agent
Skagit County Planning and Development Services 1800 Continental Place Mount Vernon, WA 98273	Water Resources Program Department of Ecology PO Box 330316 Shoreline, WA 98133-9716
By:  Jack Moore, Planning Director	By:  Kasey Cykler, Section Manager

Property Owner(s) – Each property owner must provide a notarized signature.

I, John Ballenger, hereby certify, under the penalty of perjury, that I am the owner of certain real property in Skagit County, with a physical address of:

Name John Ballenger
Address 15502 State route 9
City Mount Vernon
State WA Zip 98274-9424

Parcel No. P119250

I also agree to comply with the Big Lake Water Mitigation Plan and the terms stated herein.

By: [Signature]
[Primary owner's signature]

Dated: 3/10/2025

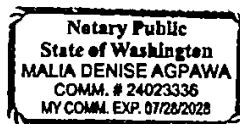
ACKNOWLEDGEMENTS

State of Washington

County of Skagit

I certify that I know or have satisfactory evidence that John Ballenger is the person(s) who appeared before me, and said person(s) acknowledged that he/she signed this instrument and acknowledged it to be his/her free and voluntary act for the uses and purposes mentioned in the instrument.

Dated 3/10/2025 Name: Malia Denise Agpawa



NOTARY PUBLIC for the State of WA

Residing at Sedro Woolley

My appointment expires: 07/28/2028