



202503130025

03/13/2025 10:29 AM Pages: 1 of 2 Fees: \$304.50
Skagit County Auditor

**MITIGATION PLAN
PUBLIC WATER SYSTEM WELLHEAD PROTECTION AREA
& SURFACE WATER SOURCE LIMITED**

Property Owner/Grantor: Mark Sniffen

Grantee: PUBLIC

Property ID #: P49915

Assessor's Tax Account #: 360425-1-002-0001

Site Address: 4248 STATE ROUTE 9

Legal Description: NE ¼ NE ¼ Sec. 25 Twp. 36N Rng. 4E

This property is located in the wellhead protection areas for the Gurno (PWSID: AD284) and Samish Valley Grange (PWSID: 06726) public water systems. Special precautions must be taken to protect the source of this public water system. These precautions are associated with Permit #: CAO-2025-0025 and include:

1. Store all chemicals (solvents, fuels, oils, pesticides etc.) with secondary containment or in a building with a concrete floor. It is assumed that these are normal household quantities only.
2. All application and disposal of all chemicals will be according to the manufacturer's label directions or best available County disposal practice. See Skagit County Health Department for more information.
3. No industrial, commercial or agricultural activities that utilize chemicals that could injure the aquifer will be conducted on this property.
4. On-site sewage system disposal installation, alteration, or repair shall be in accordance with Skagit County Code 12.05 or applicable Skagit County Rules and Regulations governing on-site sewage disposal systems.

This wellhead protection area map may be upgraded to a more accurate wellhead protection map by a professional hydrogeologist. If a new wellhead protection plan is created, the new map will take precedence. It is possible that this property will not be located in the future wellhead protection area of this water system. This public water system may cease operation as a public water system. This mitigation plan will become null and void if the public water system ceases to be a public water system.

Surface Water Source Limited Mitigation Plan

The following is a mitigation summary as required as a condition of issuance for Permit # CAO-2025-0025. Pursuant to Skagit County Code 14.24.340(2)(a) this summary shall be recorded with the title.

In that this development/project is within ½ mile of a Surface Water Source Limited stream (Samish River) as designated by the Washington State Department of Ecology, I, Mark A. Sniffen, the undersigned attest and agree to the following:

1. The water well(s) for my property will only be allowed for interim domestic use with the condition that the property shall be subject to mandatory participation in a Local Utility District (LUD) or Special Improvement District that will provide potable water service to my property and I hereby agree not to protest the LUD or Special Improvement District.
2. To connect all water fixtures to the public water system as soon as it is timely and reasonable and to decommission my well(s) in accordance with applicable State and County rules and regulations expediently following upon connection to the public system.
3. The total impervious surface of the property is less than and shall remain less than 5% of the total lot area, unless the proposed development provides mitigation that will collect runoff from the proposed development, will treat that runoff, if necessary to protect groundwater quality and discharge that collected runoff into a groundwater infiltration system on site.

Owner: Mark A. Sniffen Date: 3-13-25

On this day personally appeared before me Mark A. Sniffen, to me known to be the individual(s) described in and who executed the within and foregoing instrument, and acknowledged that he/she/they signed the same as his/her/their free and voluntary act and deed, for the uses and purposes therein mentioned.

Given under my hand and seal of office this 13th day of March, 2025

Rebecca Miller

Notary Public residing at Camano Island

My Commission Expires: 07/01/2028

