

Dungeness Water Exchange: How it will work for building permit applicants

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Why have a mitigation exchange?

- The rule requires new groundwater uses to be mitigated
- Pumping wells typically affects more than one stream – mitigation projects will need to benefit more than one stream
- A mitigation exchange saves most new water users the time and difficulty of figuring out how to mitigate their proposed new use

The first mitigation projects:

- Ecology provided funding to WWT to negotiate and acquire water rights from DWUA
- WWT will purchase easements and equipment
- The purchased water will initially supply two aquifer recharge sites – one east and one west of the Dungeness River



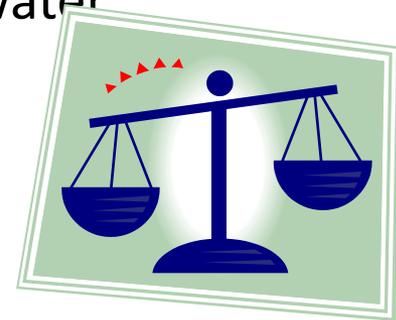
Keeping it simple:

- A single point of contact for people with applications for final plat approvals and for building permits
- If needed, complete an application for
- a mitigation certificate
- County will work with you on the application and coordinate with WWT and Ecology
- If eligible under Ecology's grant to Clallam County, \$1000 for domestic use mitigation will be covered by County



The process will determine:

- Whether the proposal is a new use of water or an existing use of water under the rule
- Inform you of potential options if there's already a water right on the property or irrigation water available
- If water and service is available from a public water system
- Mitigation needs/amounts



Mitigation Packages

Package Description	Daily Average – Indoor (gal/day)	Daily Average – Outdoor (gall/day)	Irrigated lawn area (Square Feet)	Irrigated lawn area (Acres)
Indoor Only Package (with incidental outdoor use only) \$1000	150	0	0	0
Indoor with Basic Outdoor Package \$2000	150	89	2500 sq. ft. (approx. 50x50 ft)	.06 acres
Indoor with Extended Outdoor Package \$3000	150	200	5625 sq. ft. (approx. 75x75 ft)	.13 acres

Obtaining a mitigation certificate through the Exchange

We encourage you to contact the County to discuss your development project.

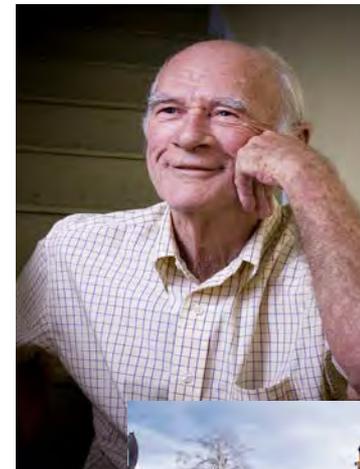
Record all Mitigation Certificates on the specific parcel with the County Auditor. The Mitigation Certificate will be attached to the specific parcel and cannot be transferred.

Deliver a copy of the notarized Certificate to DCD

Contact a well driller and drill your well (if one is not already drilled) to demonstrate adequate water is physically available.

Who Can Buy Mitigation Certificates through the Exchange?

- Applicants with pending building permit applications with the County
- Applicants requesting a final plat approval



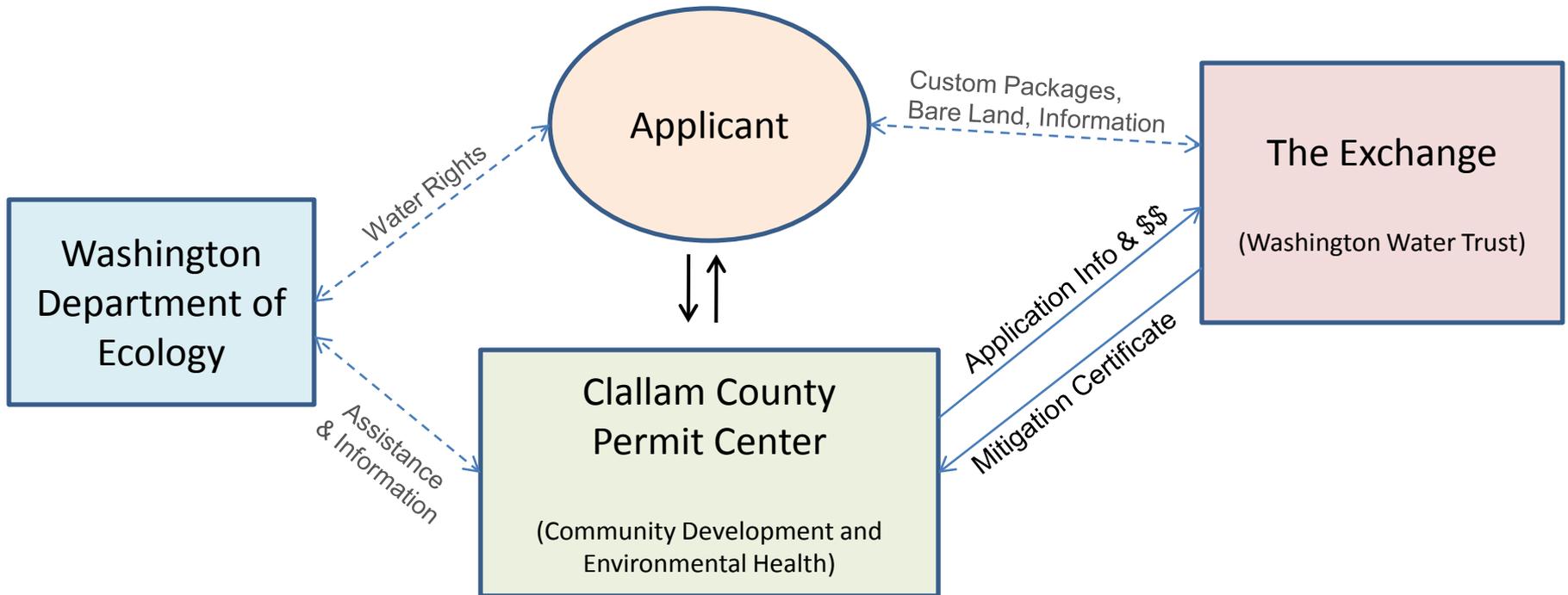
What if I want to plan ahead and buy mitigation?

- You can purchase a Mitigation Certificate Option:
 - Available to people with a property interest in one or more lots within the WRIA 18 rule area
 - Upfront payment of 25% (5%/yr) of \$1000 (\$250)
 - Can exercise in years 3, 4, or 5, or renew
 - If the option is exercised at the end of year 2, 3, or 4, then \$150, \$100, or \$50, respectively, will be credited towards the certificate purchase
 - The option can be renewed; the price would be based on market conditions at the time of renewal

The Role of the Permit Center...

- The Permit Center staff will help guide you through any Water Rule requirements for your development permits.
- Most situations will not require a separate contact with the exchange: we will work with the exchange on your behalf to satisfy your permit requirements.
- If you have unique water needs, or water needs that do not involve county permits, you will work directly with the exchange.
- At any time you may contact the Exchange, or Department of Ecology, county assistance is optional.

We will work together to meet your needs



County Services:

- Information
- Assistance through the entire permit process
 - Project Review
 - Coordination of all permit requirements
- Process Mitigation through the Exchange as part of the permit process
 - Permit related mitigation only
 - Standard packages only

County Services: Information

- Online Permits and Map information
- Recorded Documents
- Counter Assistance
- Phone Assistance

Clallam County Website Information

(The live presentation on 1/17/2013 included screen shots of numerous web pages.
This version omits the screen shots, and provides links to those pages instead.)

- County Home Page <http://www.clallam.net>
- Clallam County Map Page <http://www.clallam.net/Maps/index.html>
 - [Critical Area and Parcel Map \(the normal one used to identify regulatory issues\)](#)
 - [Jurisdictions and Boundaries Map \(shows irrigation district boundaries, will show water systems soon\)](#)
 - [Dept of Ecology Water Rule Area Map \(Shows Water Rule area, and selected base layers\)](#)
- Permits and Licenses Page <http://www.clallam.net/Permits/index.html>
 - [Clallam County Water Rule information page with links to Dept of Ecology, maps, documents, etc.](#)
 - [Clallam County Online Permit System \(Parcel information integrated with other county data\)](#)
 - [Building Permits Page](#)
 - [Drinking Water Availability Verification Page](#)
- [Online Permit System](#)
 - [Parcel Search Page](#) (Leads to parcel summary page with links to everything else about the parcel)
- [Clallam County Water Rule Page](#)
- [Ecology Water Rule Page](#)

Online Permits and Map information

From the Parcel Information page, you can: zoom to the parcel on the map, see the zoning code for that parcel's zone, view it's creating document, access Assessor records for the parcel, and see Permit System data and documents for that parcel. Each "Active" parcel in the Water Rule Area now has a "Tag" like the one below.

Clallam County Online Permit System

[County Home Page](#) | [Permit Info Start Page](#) | [Public Comment on Permits](#) | [Public Online Forms](#) | [Help](#)

Parcel Information

For Parcel No: **04-30-03-33-0040** [Zoom to Parcel on Critical Areas Map](#)

Status: **Active**

Site Address(es): *No Address*

Owner(s): **MARLENE R AND RALPH L DAVIS AND EDGINGTON ETAL**

Acres (GIS): **4.98 Acres**

Zoning: **R5**

Creating Doc Auditor File No. **1982-0536772** [Click to View this Document*](#)

Parcel Created: **11/16/1982**

*When clicking links to recorded documents, there are several steps:
On the "Log-In" screen, click the "Public Log In" button (first document of e...
On the "View Document" screen, in the upper left hand corner,
click the "View Attachment..." link
On the "View Image" screen, near the bottom, click the "Download PDF" lin

Link(s) to Assessor Records: *(Click Property ID for Assessor information)*

Assessor Property ID	Assessor Geo ID	Abbreviated Property Description
● 33826	043003330040 0000	PARCEL 4 SURVEY V8 P37 N2 SW SW

Permit Cases Associated with this Parcel Record *(Click the Case Number for more information)*

There are no cases associated with this parcel.

Documents Associated with this Parcel *(Click Document to Open)*

There are no documents associated directly with this parcel.

Documents Associated with Cases on this Parcel *(Click Document to Open)*

()

Tags Associated with this Parcel

Warning Tag Dungeness Water Rule Area Auto added from GIS overlay

County Services:

Assistance through the entire permit process

- Project Review
 - Will now incorporate all water rule related issues
- Coordinating all permit requirements
 - Community Development and Environmental Health are teaming up to deal with the Water Rule, mitigation certificates, and water availability requirements together

County Services: Process Mitigation through the Exchange as part of the permit process

- *For permits that require water availability:*
 - Screen for those that require mitigation certificate
 - Incorporate Mitigation Application into permit application process (including fees, if any)
 - Convey application information and fees to the Exchange
 - Receive Mitigation Certificate electronically from the Exchange
 - Walk the applicant through Recording
 - Incorporate Certificate into Water Availability requirement

Getting a Building Permit in the Water Rule Area

- Contact the Permit Center, tell us what you want to do, we'll help you determine the next step:
 - Project Review for complex projects
 - or
 - Start the Building Permit Process
 - We will help confirm whether mitigation is needed
 - We will help confirm whether mitigation is available
 - then
 - Drill your well, etc (\$\$)

Getting a Building Permit in the Water Rule Area

Building Permit Requirements

(some, all, or additional ones may apply)

- Road Approach
- Drainage Permit
- Critical Areas Review
- Septic Permit (or sewer connection)
- Potable Water Availability

Getting a Building Permit in the Water Rule Area

Changes to the process shown in red

Building Permit Requirements

(some, all, or additional ones may apply)

- Road Approach
- Drainage Permit
- Critical Areas Review
- Septic Permit (or sewer connection)
- Potable Water Availability
 - Quantity
 - Quality
 - Legality

Getting a Building Permit in the Water Rule Area

Changes to the process shown in red

Potable Water Availability

- Water System Connection
 - Must connect if “timely and reasonable”
 - We are working on improving water system information

or

- Well
 - Quantity: Well Log
 - Quality: Water Sample
 - Legality: Mitigation Certificate, if required

Getting a Building Permit in the Water Rule Area

Mitigation Certificate

(Most cases will fit county facilitation,
otherwise applicant contacts the Exchange or Dept of Ecology)

- County confirms need for mitigation
- Applicant chooses “package”
- County takes application and fees (if any)
- County sends info and fees to Exchange
- County receives Certificate for applicant’s parcel
- Applicant signs (notarizes) certificate at courthouse
- Applicant records certificate
- Mitigation requirement for Water Availability is signed off.
- Applicant supplies well log and water sample to complete Potable Water Availability Requirement (can be done anytime)

Getting a Building Permit in the Water Rule Area

Building Permit Requirements

(some, all, or additional ones may apply)

- Road Approach
- Drainage Permit
- Critical Areas Review
- Septic Permit (or sewer connection)
- Potable Water Availability *Requirement Met!!*



Plan Check



Fees
Permit Issuance

Subdivision Finals

- Applicant will contact the Exchange to obtain the necessary mitigation certificates
- Only Mitigation required by County to final will be “Indoor Only” package
- Plat notes will describe mitigation certificates

Bare Land

- No County Permit Involved...
- All transactions will be with the Exchange