

Bellevue Land Use Code – Proposed CARA Section

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20.25H.025 Designation of critical areas.

The areas identified in the table directly below are hereby designated as [critical areas](#). For additional information about identifying each [critical area](#), see the specific sections noted. Together, [streams](#), [habitats](#) associated with species of local importance, and steep slopes comprise fish and wildlife [habitat](#) conservation areas..

Critical Area Category or Type	Additional Information Identifying Critical Area
Streams	
Type S water	LUC 20.25H.075
Type F water	LUC 20.25H.075
Type N water	LUC 20.25H.075
Type O water	LUC 20.25H.075
Closed segment, regardless of type; Kelsey Creek drainage basin	LUC 20.25H.075
Closed segment, regardless of type; all other drainage basins	LUC 20.25H.075
Wetlands	
Category I	LUC 20.25H.095
Category II	LUC 20.25H.095
Category III	LUC 20.25H.095
Category IV over 2,500 square feet	LUC 20.25H.095
Geologic Hazard Areas	
Landslide hazards	LUC 20.25H.120
Steep slopes	LUC 20.25H.120
Coal mine hazard areas	LUC 20.25H.120

Seismic hazard areas	LUC 20.25H.120
Habitat Associated with Species of Local Importance	
Habitat associated with species of local importance	LUC 20.25H.150
Frequently Flooded Areas	
Frequently flooded areas	LUC 20.25H.175
Critical Aquifer Recharge Areas	
(placeholder for categories as appropriate)	(placeholder for code ref)

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20.25H.0XX – CRITICAL AQUIFER RECHARGE AREAS (CARAs)

20.25H.XXX Designation of CARAs

- A. CARAs are classified pursuant to WAC 365-190-100, which are designated as areas with a critical recharging effect on aquifers used for potable water. The only areas designated as CARAs in Bellevue are wellhead protection areas pursuant to the Federal Safe Drinking Water Act., including:

1. Areas within 3,500 feet of a Group A public water supply well.
2. Areas identified as high susceptibility in the WA Dept. of Health Source Water Assessment Program.
3. Areas identified by adjacent jurisdictions as part of mapped 1-, 5-, or 10-year time-of-travel capture zonesWellhead protection areas.

B. CARA Classification

1. CARA I: Areas located within a 1,000-foot radius of a Group A public water supply well. These are considered the highest-risk zones for potential groundwater contamination and are subject to the most protective standards., or within a delineated 1-year time-of-travel capture zone.
2. CARA II: Areas located between 1,000 feet and within a 2,500-foot radius of from a Group A public water supply well., or within a delineated 5-year time-of-travel capture zone.
3. CARA III: Informational areas within a 3,500-foot radius or within a delineated 10-year time-of-travel zone. These do not carry regulatory standards but may guide future planning.

~~4. Areas identified by adjacent jurisdictions as part of mapped 1-, 5-, or 10-year time-of-travel capture zones.~~

Table 1 Map of Designated CARAs (Insert)

20.25H.XXX Development standards of CARAs

A. Prohibited Uses. The following land uses and activities are prohibited within CARA I unless otherwise approved through a hydrogeologic assessment demonstrating no adverse impact:

1. Gas stations
2. Dry cleaners
3. Landfills or transfer stations
4. Underground fuel or chemical storage tanks
5. Wood treatment facilities
6. Hazardous waste generators and storage facilities

B. Performance Standards

1. All uses within CARAs shall implement best management practices (BMPs) for groundwater protection, consistent with Chapter 24.06 BCC.
2. Stormwater infiltration shall comply with Chapter 24.06 BCC and the 2019 Stormwater Management Manual for Western Washington, as amended.

~~3. Development proposals within CARA I or II shall submit a hydrogeologic assessment identifying site-specific recharge conditions, potential contamination risks, and mitigation measures.~~

20.25H.XXX Mitigation and Adaptive Management of CARAs

~~A. New and existing commercial and industrial land uses and activities located in Class 1 and Class 2 CARAs shall submit a hazardous materials inventory statement with a development proposal.~~

~~B. Mitigation measures may include lined containment, spill prevention plans, or relocation outside of CARA I zones.~~

~~C. CARA maps and buffer distances may be updated upon receipt of new hydrogeologic studies or modeling from Bellevue Utilities or the Washington Department of Health.~~

20.25H.XXX Definitions.

The following definitions are specific to the regulations for the critical aquifer recharge areas in the Land Use Code and shall have the following meanings:

“Critical aquifer recharge area” (CARA) means areas with a critical recharging effect on aquifers used for potable water, including areas where an aquifer that is a source of drinking water is vulnerable to contamination that would affect the potability of the water, or is susceptible to reduced recharge (WAC 365-190-030).

“Domestic water system” means any system providing a supply of potable water which is deemed adequate pursuant to RCW 19.27.097 for the intended use of a development.

“Wellhead protection area” (WHPA) means protective areas associated with public drinking water sources established by water systems and approved or assigned by the state Department of Health (WAC 365-190-030).