

Wellhead Protection Update*Zoning Code Change Purpose and Rationale Table*

Item	Current Zoning Code Section	Proposed Zoning Code Section	Type of Change	Nature of Proposed Change	Rationale
1	21.64.010.B.3.d and 21.64.010.E.1.f	21.64.010.B.3.d and 21.64.010.E.1.f	CARA	Replaces Wellhead Protection Zones with Critical Aquifer Recharge Areas (CARA).	Simplifies regulations by replacing four zones with two areas.
2	Map 64.6	Map 64.6	CARA	Replaces Wellhead Protection Zones on map with CARAs.	Simplifies regulations by replacing four zones with two areas.
3	21.64.010.E.1.j	21.64.010.E.1.g and Map 64.10	CARA	Replaces map of whole CARA boundary with map defining CARA I and CARA II.	Replaces interim ordinance map.
4	21.64.050.A	21.64.050.A	CARA	Replaces Wellhead Protection Zones with CARAs and builds a cross-walk between the two terms.	Simplifies regulations by replacing four zones with two areas.
5	21.64.050.C	21.64.050.C	Development	<ul style="list-style-type: none">• Replaces Wellhead Protection language with CARAs.• Adds exception for legal pre-existing uses.• Removes prohibition of fuel with MTBE additive.• Adds recycled water to reclaimed water prohibition and allows exception for uses that discharge to sanitary sewer.• Adds prohibitions q-w in CARA I• Adds prohibitions x and y in CARA I• Expands prohibition of permanent dewatering of groundwater.	<ul style="list-style-type: none">• Consistency• Allows current uses• Washington limits MTBE additive sales• Modifies interim ordinance language.• Provides consistency with King County prohibitions in CARAs.• Provides consistency with other business type prohibitions that pose similar risks to the aquifer.• Prohibition expanded based on current aquifer knowledge from model.
6	21.64.050.D - 21.64.050.D.2	21.64.050.D - 21.64.050.D.2	Administrative	Replace Wellhead Protection reference with CARA and clean up language for ease of use.	

Wellhead Protection Update*Zoning Code Change Purpose and Rationale Table*

Item	Current Zoning Code Section	Proposed Zoning Code Section	Type of Change	Nature of Proposed Change	Rationale
7	21.64.050.D.3.a- 21.64.050.D.3.b	21.64.050.D.3.a- 21.64.050.D.3.b	Development	<ul style="list-style-type: none">• Adds requirements for maintaining hazardous waste secondary containment concrete pads.• Adds requirements for new vehicle fueling areas:<ul style="list-style-type: none">○ Tank pit liners○ Onsite attendant during fueling operations.○ Fueling and maintenance pad constructed with Portland cement concrete and drains to sanitary sewer.○ Wrecked vehicles stored on Portland cement concrete pad and drains to an oil water separator or dead-end sump.	Improves installation requirements for high risk activities (fueling and wrecked vehicle storage) to reduce risk of environmental release.
8	21.64.050.D.3.c- 21.64.050.D.5	21.64.050.D.3.c- 21.64.050.D.4	Administrative	<ul style="list-style-type: none">• Cleans up language for ease of use.• Removes circular references.• Removes construction performance standards.• Clarifies standards for cathodic protection wells and hydraulic cylinders.	Performance standards are in the Stormwater Technical Notebook, which is adopted by reference in RMC 15.24.
9	NA	21.64.050.D.5	Administrative	Clarifies requirement for Environmental Site Assessment process.	
10	NA	21.64.050.D.6	Development	Adds requirements for groundwater monitoring at high risk sites.	Ensures activities are implementing protection efforts equivalent with the level of risk.
11	21.78	21.78	Administrative	Adds and revises definitions to remove ambiguity in code.	