



**PRE-APPLICATION CONFERENCE NOTES**  
**Heritage Center Building B (File # 2021-003-PAC)**

**PROJECT INFORMATION**

Site Address	La Center, WA 98629. Legal Description: #72 and #73 JOHN TIMMONS & ANDREW BREZEE CL .47A.
Parcel Numbers:	62694000, 62715000
Applicant	Roy Heikkala, Genteel Investments, LLC, PO Box 1434, Vancouver, Washington 98668. Contact number 360-921-8244.
Applicant's Representative	Same as applicant
Property Owner	Same as applicant
Proposal	The applicant proposes to improve Building B at the existing Heritage Center commercial complex to allow Teresa's Little School, a pre-school and tutoring business, to occupy the building. Pre-schools, daycares, nursery schools and private educational uses require a conditional use permit under section 18.150.020 of the La Center Municipal Code (LCMC) in the C-1 zone where the building is located. New conditional use permits are a Type III process under LCMC 18.250 requiring a public hearing and approval by the City's hearing examiner and pre-application meetings are mandatory prior to application submittal.
Meeting Date	Friday, February 12, 2021 at 10:00 a.m.
Date of Issue	Friday, February 18, 2021

**SUMMARY**

The applicant proposes to improve Building B at the existing Heritage Center commercial complex to allow Teresa's Little School, a pre-school and tutoring business, to occupy the entire top floor and part of the bottom floor of the building. The top floor of the building is 3,600 square feet and the bottom floor of the building is 3,080 square feet. Pre-schools, daycares, nursery schools and private educational uses require a conditional use permit under section 18.150.020 of the La Center Municipal Code in the C-1 zone where the building is located. New conditional use permits are a Type III process under LCMC 18.250 and pre-application meetings are mandatory prior to application submittal. The Type III conditional use permit will require a public hearing and approval by the City's Hearing Examiner.

The building where the proposed uses would be located is currently constructed and was approved under Site Plan Review (2019-010-SPR/SEPA) in May 2019.

### **PRELIMINARY REVIEW**

Subsequent application(s) shall address the following development standards. Failure of the City to cite specific requirements of the La Center Municipal Code (LCMC) in this report does not relieve the applicant of the responsibility to meet all applicable criteria. If the proposal changes from what was presented in the pre-application conference, it may trigger other review standards and processes than what is identified in this report.

**Applicable Criteria:** The application will be reviewed for compliance with the La Center Municipal Code (LCMC): 3.35 Impact Fees; Title 12, Streets, Sidewalks & Public Ways; Title 13, Public Utilities; Title 18, Development Code (Chapter 18.150 Commercial Districts; LCMC 18.155 Downtown Overlay District; 18.250 Conditional Uses; 18.310 Environmental Policy); 18.320 Stormwater and Erosion Control.

#### Chapter 3.35 Impact Fees

The applicant will be provided an estimate of traffic impact fees based on the ITE manual for the use submitted with this application. Per the LCMC, the applicant can conduct a traffic study to determine the PM peak hour trips for their intended uses. Park and school Impact Fees are not assessed for commercial uses. Based on conversation in the pre-application meeting, the applicant indicated they will submit a trip generation estimate from a traffic consultant with the conditional use permit application to satisfy this requirement.

#### Conditions of Approval

- Traffic impact fees will be assessed and collected at the time of occupancy.

## Public Works Engineering Analysis

### **Chapter 13.10 -- Sewer System Rules and Regulations**

**Finding(s):** Connection to public sewer is required. LCMC 13.10. All work is to be performed by a duly licensed contractor in the City of La Center. LCMC 13.10.230. Work will be performed using an open trench method unless otherwise approved. LCMC 13.10.200. All costs associated with installing the side sewer shall be borne by the applicant. LCMC 13.10.110.

The sewer mapping shows there is an existing sewer lateral stub connected to the manhole in Cedar Avenue that is extended to the site.

**The applicant has paid the sewer connection fee.**

#### Conditions of Approval

- To verify the condition of the existing sewer lateral, a video inspection of the existing sewer lateral must be performed verifying its structural integrity and ability to accommodate the developer's preferred option.

## Stormwater

Section 18.320.120 (1) LCMC states that ground-disturbing activities of more than 500 square feet are subject to the requirements of *City of La Center Erosion Control Guidelines*. Section 18.320.120 (2)(a) LCMC limits the creation of more than, 1,000 square feet of impervious surface for commercial structures is subject to stormwater regulation. The applicant proposes to create new impervious surface for the new parking lot east of the site and the commercial building footprint.

A storm report was completed and submitted to the City for review. The City reviewed the storm report and determined that the area of the proposed building was included in the stormwater report and on-site construction previously completed.

- Per LCMC 18.320.210, treatment BMPs shall be sized to treat the water quality design storm, defined as the six-month, 24-hour storm runoff volume.
- The City has a final stormwater Technical Information Report (TIR) that complies with LCMC 18.320 that was submitted in 2010 for all the future Heritage buildings.
- Downspouts connections from the building must connect directly into the site stormwater system. This connection needs to be verified in the field.
- Provide a maintenance report of the existing underground detention and water quality structures. Provide the city with a yearly maintenance report showing that the detention and water quality system per the manufactures recommendations.

**Street Lighting.** Streetlight design and installation is reviewed and approved by the City of La Center. The existing streets adjacent to the development has cobra head LED lights on Clark Public Utility Poles.

### Condition of Approval

- To be consistent with the type of light of Cedar Avenue and East 5<sup>th</sup> Street, New lights may have to be added as necessary to meet the Engineering Standards. New streetlights may be needed to accommodate existing lighting on Cedar Avenue and meet the current lighting standards in the Engineering Standards.
- A Photometric analysis along 5<sup>th</sup> Street frontage improvements and the intersection of Cedar Avenue and 5<sup>th</sup> Street needs to be submitted to verify compliance with the Engineering Standards.

## Land Use Analysis

### **LCMC 18.30 Procedures**

#### **LCMC 18.30.100 Type III Procedures**

The request for a conditional use permit will be processed as a Type III application. Type III applications will be considered at a public hearing before the City's hearings examiner. A public hearing for an application will be scheduled within 78 calendar days after the date the city found the application was technically complete.

A staff report will be issued seven days before the date of the hearing.

#### **LCMC 18.30.050 Review for Technically complete status**

Upon receipt of the conditional use permit application, staff will conduct a completeness review. Applications that have undergone pre-application review are subject to a 14-day completeness review under LCMC 18.30.050. Following a determination of completeness, a notice of application is sent to property owners within 300 feet.

LCMC 18.30.050 provides a list of general submittal requirements applicable to all applications. **Bold** items are required for this application.

#### General submittal requirements

- **An application form with original signatures by the applicant and property owners. If there is more than one property owner, separate application forms and signatures are required.**
- *SEPA Checklist (not applicable)*
- *Site Plan*
  - **At a scale of no more than one inch equals 200 feet with north arrow, date, graphic scale, existing and proposed lots, tracts, easements, rights-of-way and structures on the site, and existing lots, tracts, easements, rights-of-way and structures abutting the site; provided, information about off-site structures and other features may be approximate if such information is not in the public record. The applicant shall provide one copy of the plan reduced to fit on an eight-and-one-half-inch by 11-inch page. Principal features of the plan shall be dimensioned**
- **Proof of ownership document such as deeds**
- **Legal description of the site**
- **A copy of this pre-application conference summary (since the applicant submitted the conditional use permit application prior to completion of the pre-application notes, the City will supply the pre-application notes as part of the submittal)**
- **A narrative discussing how the application complies with each applicable approval criterion and basic facts and other substantial evidence that supports the description; in particular the narrative should address the conditional use permit criteria in 18.250.040 as well as the conditions of approval from the preliminary site plan site plan review approval (2019-010-SPR/SEPA). .**
- **Names and addresses of owners of land within a radius of 300 feet:**
  - **The applicant shall submit a statement by the assessor's office or a title company certifying that the list is complete and accurate, based on the records of the Clark County assessor within 30 days of when the list is submitted;**
  - **If the applicant owns property adjoining or across a right-of-way or easement from the property that is the subject of the application, then notice shall be mailed to owners of property within a 300-foot radius, as provided above, of the edge of the property owned by the applicant adjoining or across a right-of-way or easement from the property that is the subject of the application;**
- **Maintenance report of underground detention system.**
- **Video evidence of condition of the existing sewer lateral.**
- **Clark County Fire and Rescue approval for fire suppression system**
- *Applications necessarily associated with the proposal, such as applications for exceptions, adjustments or variances to dimensional requirements of the base or overlay zones or for modifications to the road standards in Chapter 12.10 LCMC that are required to approve the proposal; (not applicable in this case)*
- *A wetlands delineation and assessment as required by LCMC 18.300. (not applicable in this case)*
- *A geotechnical study prepared by a geotechnical engineer or geologist (see further discussion below regarding critical areas). (not applicable in this case)*
- *An archaeological predetermination based on the site's moderate-high or high risk level for encountering resources. (not applicable in this case).*
- *Preliminary grading and erosion control plans (not applicable in this case)*

#### Previous Decisions

A notice of decision for the site plan review for building B was issued in May 2019 and included conditions of approval. These conditions of approval will need to be verified during the conditional use permit review. Conditions of approval that will be verified include:

- Site improvements related to fencing, waste handling, parking and landscaping as depicted in the original submission for site plan review.
- If any trees were removed without submitting a tree cutting permit and a mitigation plan.
- Downtown overlay design standards:
  - a. Facades shall be varied and articulated. Larger projects shall create the appearance of several smaller buildings with a maximum apparent storefront width of 60 feet.
  - b. Sidewalks within the available 60-foot right-of-way shall generally be 11 feet wide with a three-and-one-half-foot street furniture and landscaping zone and a seven-and-one-half-foot pedestrian zone. The street furniture zone is to accommodate street trees, lighting, benches, street signs, mailboxes, newspaper boxes and other urban accessories.
  - c. Street trees shall be provided at approximately 45 feet on center. Street trees shall be coordinated with parking and streetlights.
  - d. All street and parking lot lighting to have optics or shielding to direct the lighting downward.
  - e. Commercial lighting shall not produce glare or light trespass onto any residential use.
  - f. All parking lots shall contain a consistent distribution of street trees in order to enhance the lot's appearance and to provide shade, thereby lowering air temperatures.
  - g. Off-street parking areas that abut streets must be adequately screened.
  - h. Permitted colors for exterior building finishes are darkened and enriched shades of primary and secondary colors. White, earth tones, creams, and pastels of earth tones are also allowed.
  - k. All building entrances and exits must be well lighted. The minimum lighting level for building entries is four foot-candles. Lighting must be a pedestrian scale and the source light must be shielded to reduce glare.
  - l. All exterior building lighting shall be shielded and directed downwards.
- All handicap ramps must comply with current ADA standards, including street trees and street lighting according to the engineering standards. Any sidewalk that is damaged must be repaired to meet ADA current standards.
- Fire hydrants shall be spaced every 500' per IFC or as otherwise approved by the Fire District. The location of all the hydrants must be approved by the Fire District. CCF&R must approve the fire suppression system for the building sprinklers.
- Water system connections are regulated by Clark Public Utility (CPU) and a permit and plan approval will be required for City plan approval. CPU must approve the water pipe system and service to Heritage Building B for domestic and fire suppression. CPU needs to be contacted about the existing water system pressure and the applicant must meet CPU approval for the new water system.
- Street lighting on local streets shall be Acorn full cutoff single fixture on a black decorative fiberglass pole per the Engineering Standards. To be consistent with the type of light of Cedar Avenue and East 5th Street, new cobra head lights may need to be used if the photometric plan results in more lighting that needs to be placed.
- Submit a Photometric analysis along with the streetlight design to verify compliance with the Engineering Standards.

#### **LCMC Chapter 18.150 (Commercial Districts (C-1))**

The Downtown Commercial District (C-1) is intended for less intensive commercial areas including convenience shopping needs and limited trade area. These areas are held to a high standard of site plan review due to proximity to residential zones.

The applicant proposes to improve Building B at the existing Heritage Center commercial complex to allow Teresa's Little School, a pre-school and tutoring business, to occupy the building. Pre-schools, daycares, nursery schools and private educational uses require a **conditional use permit** under section 18.150.020 of the La Center Municipal Code in the C-1 zone where the building is located.

Prior to the pre-application meeting, the applicant inquired about the permit process for a prospective tenant at the facility for chiropractic services. Chiropractic services fall under “Services-Professional Office”, “Professional offices < 10,000 square feet gross floor area) which is a permitted use in the C-1 district. A conditional use permit is not required for this use. Necessary building permits, tenant improvement permits, and occupancy will need to be obtained for the chiropractic use and applicable impact fees and charges will need to be paid for this use.

As discussed in the pre-application conference, the City agreed to review tenant improvement permits for Teresa’s Little School prior to issuance of the conditional use permit provided the applicant signs a hold harmless agreement. The outcome of the conditional use permit process including approval and conditions that may affect Teresa’s is unknown meaning that any tenant improvements are undertaken at the applicant’s own risk. However, the City will not issue an occupancy permit for Teresa’s until after the conditional use permit is approved.

#### **LCMC Chapter 18.155 Downtown Overlay District (DT)**

The purpose of the downtown overlay district is to implement the adopted La Center Downtown Design Plan and Guidelines (2005). The guidelines found in this district were required as conditions of approval under the previously approved site plan review (2019-010-SPR/SEPA). The conditions of approval for the previous site plan review approval will need to be verified prior to the issuance of a decision for the conditional use permit.

#### **LCMC 18.250 Conditional Uses**

The applicant is proposing a pre-school and tutoring (private educational use) for Building B. The proposed use is classified as a “major conditional use permit” requiring a Type III review.

Application materials in LCMC 18.30.050 are required as noted above and the applicant’s narrative should address the conditional use permit criteria listed in LCMC 18.250.040, as follows:

*(a) The characteristics of the site are suitable to accommodate the proposed use and necessary mitigation of potential adverse impacts considering size, shape, location, topography and natural features;*

*(b) All required public facilities (i.e., water, sanitary waste, drainage and roads) have adequate capacity to serve the proposed use;*

*(c) The proposed use complies with the applicable requirements of the zone except as otherwise approved by variance or other means consistent with the La Center Municipal Code;*

*(d) The establishment, maintenance or operation of the proposed use will not, under the circumstances of the particular case, be significantly detrimental to the health, safety or general welfare of persons residing or working in the neighborhood of such proposed use or be detrimental or injurious to the property and improvements in the neighborhood or to the general welfare of the city.*

**SCHEDULE**

During the pre-application conference, staff discussed a tentative schedule with the applicant based on an anticipated hearing date of April 6, 2021. The schedule is dependent on the applicant providing the required submittal materials and being deemed complete as well as the applicant’s responsiveness during the permit review if additional information is required or if staff have questions. Should the application be deemed complete or if the review requires additional application materials or staff ask questions that require the City’s review be paused, the schedule below will be revised, and the City will inform the applicant.

Applicant submittal	February 16, 2021
Determination of Completeness issued	March 5, 2021
Notice of Application 14-day notice	March 5, 2021
Public Hearing Notice issued	March 23, 2021
Staff Report issued to applicant	March 23, 2021
Newspaper public notice	March 26, 2021
Receive applicants’ comments on staff report	March 26, 2021
Final Staff Report issued	March 30, 2021
Public Hearing (online)	April 6, 2021

**APPLICATION FEES**

Based upon the information provided to date, we estimate that the land use application fees will include:

- Pre-Application Conference Type III- \$500 (paid)
- Type III Conditional use permit - \$3,400

**ATTACHMENTS**

- Attachment A: Clark Public Utilities streetlight detail showing luminaire specifications of existing cobra head lights as well as the standard for cobra head lights. Schematic Plan of existing Street lights on 5<sup>th</sup> Street and Cedar Avenue.
- Attachment B: Teresa’s Little School City TIF rate based on Estimate of Peak PM Hour Trips

# Attachment A



E BIRCH AVE

515  
525  
218/2

523  
309  
319

DOGWOOD  
525530  
515  
439

M AVE  
51

E 5TH ST.



420  
427  
427

425(F.S.)  
414(F.S.)  
409  
203  
209  
219

BLDG "B"  
419  
314  
404  
BLDG "A"  
419  
BLDG "C"  
419

414  
438

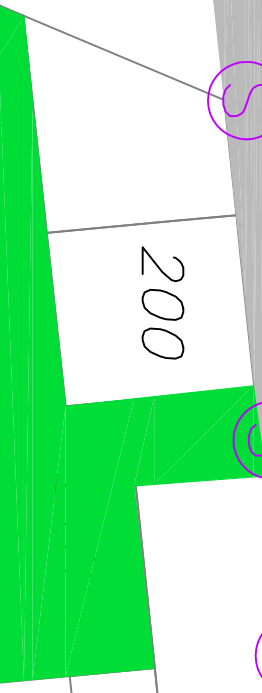
E 4TH ST.



200

314

214  
CITY HALL



Bulb and Electronic Photocontrol and disposal of existing HPS bulb and Photocontrol.

- C. Replacement of 92 existing Cobra style HID HPS street light heads with new LED replacement heads and Photo Control Cells to be provided by the City.

Wattages to vary as follows:

Existing HPS Wattage	Quantity	Replacement LED Wattage
100	46	39
150	27	39
200	17	96
400	2	96

- a. Replacement LED Cobra Head fixtures:

Leotek 39w # GCJ1-20H-MV-WW-3-GY-580-PCR7-WL-BBL  
Leotek 96w # GCM2-40F-MV-WW-3-GY (or BK)-700-PCR7-WL-BBL

- b. City to obtain Replacement LED Cobra Heads & Photoelectric Luminaire Controls based on existing piggyback contract with Clark Public Utilities.

- c. Replacement fixture to consist of LED Cobra Heads & Photoelectric Luminaire Controls to be delivered to contractor for storage. Contractor responsible for proper storage to prevent damage.

- d. Bid would consist of storage and labor to install LED Cobra Heads & Photoelectric Luminaire Controls and disposal of existing fixture and HPS bulb.

- D. Retrofitting of 3 existing Post Top style 100 Watt HID HPS street lights with new 39 watt LED Cobra Style Replacement Heads, Photo Control Cells, and Tenon Mount Street Light Arms.

- a. Replacement LED Cobra Head fixtures:

Leotek 39w # GCJ1-20H-MV-WW-3-GY-580-PCR7-WL-BBL

- b. City to obtain Replacement LED Cobra Heads and Photo Control Cells based on existing piggyback contract with Clark Public Utilities.

- c. Replacement LED Cobra Heads & Photo Control Cells to be delivered to contractor for storage. Contractor responsible for proper storage to prevent damage.

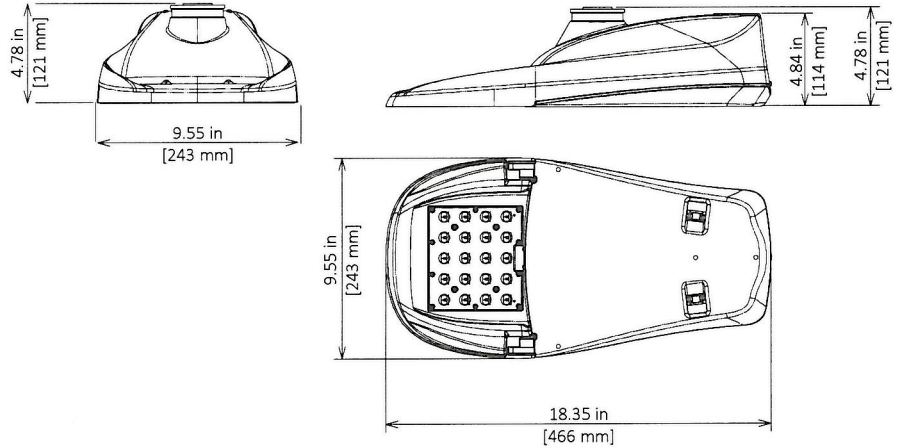
- d. Tenon Mount Street Light Arms to be provided by Contractor which meets the following specifications:

## 1.0 SCOPE

# GreenCobra™ Jr. LED Street Light GCJ H-Series Specification Data Sheet

## Luminaire Data

**Weight** 7 lbs [3.2 kg]  
**EPA** 0.39 ft<sup>2</sup>



## Ordering Information

Sample Catalog No. GCJ1 20H MV NW 2R GY 580

Product	LED Code	Voltage	Color Temperature	Distribution	Finish	GCJ0 Drive Current Code <sup>1</sup>	Options
GCJ0	15H	MV 120-277V	WW 3000K NW 4000K CW 5000K	2R Type 2 3 Type 3 4 Type 4 5 Type 5	GY Gray DB Dark Bronze BK Black	300 390 490 590 700	FDC <sup>2</sup> Fixed Drive Current LPCR Less Photocontrol Receptacle PCR5 <sup>3</sup> ANSI 5-wire Photocontrol Receptacle PCR7 <sup>3</sup> ANSI 7-wire Photocontrol Receptacle
GCJ1	20H					GCJ1 Drive Current Code <sup>1</sup> 350 450 530 580 680 700	PCR5-CR <sup>4</sup> Control Ready 5-wire PC Receptacle PCR7-CR <sup>4</sup> Control Ready 7-wire PC Receptacle WL Utility Wattage Label 4B 4-Bolt Mounting Bracket
GCJ2	20H					GCJ2 Drive Current Code <sup>1</sup> 700 830 900 1A	DSC Door Safety Cable RWG Rubber Wildlife Guard

### Notes:

- Factory set drive current, field adjustable standard. Refer to Performance Data Table. Consult factory if wattage limits require a special drive current.
- Non-field adjustable, fixed drive current. Specify required drive current code. Not available with PCR5-CR or PCR7-CR options.
- Field adjustable current selector included. Wireless node dimming is disabled, field changeable connectors included to enable dimming with PCR5/7.
- Control-ready wiring at factory for wireless node dimming. Default maximum drive current code (700 or 1A) must be specified.
- Flush mounted house side shield. Shield cuts light off at 1/2 mounting height behind luminaire.
- Flush mounted cul-de-sac shield. Shield cuts light off at 1/2 mounting height behind luminaire and 1-1/2 mounting height on either side of luminaire.
- Specify Color (GY, DB, BK)

### Accessories\*

HSS <sup>5</sup>	House Side Shield, Snap-On*
CSS <sup>6</sup>	Cul-De-Sac Side Shield, Snap-On*
SPB <sup>7</sup>	Square Pole Horizontal Arm Bracket
RPB <sup>7</sup>	Round Pole Horizontal Arm Bracket
PTB <sup>7</sup>	Pole Top Tenon Horizontal Arm Bracket
WB <sup>7</sup>	Wall Horizontal Arm Bracket
BSK	Bird Deterrent Spider Kit
PC	Twist Lock Photocontrol
LLPC	Long-Life Twist Lock Photocontrol
SC	Twist Lock Shorting Cap

\*Accessories are ordered separately and not to be included in the catalog number. For factory installed HSS, CSS specify as option in luminaire catalog number.

## Luminaire Specifications

### Housing

Die cast aluminum housing with universal two-bolt slip fitter mounts to 1-1/4" to 2" (1-5/8" to 2-3/8" O.D.) diameter mast arm. One-piece aluminum housing provides passive heat-sinking of the LEDs and has upper surfaces that shed precipitation. Four-bolt mounting bracket is available. Mounting provisions meet 3G vibration per ANSI C136.31-2001 Normal Application, Bridge & Overpass. Mounting has leveling adjustment from ± 5° in 2.5° steps. Electrical components are accessed without tools via a high-strength, non-conductive polycarbonate door with quick-release latches. Polycarbonate material meets UL 746C for outdoor usage. Available rubber wildlife guard (RWG option) conforms to mast arm with no gaps.

### Light Emitting Diodes

Hi-flux/Hi-power white LEDs produce a minimum of 90% of initial intensity at 100,000 hours of life based on IES TM-21. LEDs are tested in accordance with IES LM-80 testing procedures. LEDs have correlated color temperature of 3000K (WW), 4000K (NW), or 5000K (CW) and 70 CRI minimum. LEDs are 100% mercury and lead free.

### Optical Systems

Micro-lens optical systems produce IESNA Type 2, Type 3, Type 4, or Type 5 distributions and are fully sealed to maintain an IP66 rating. Luminaire produces 0% total lumens above 90° (BUG Rating, U=0). Optional house side shield cuts light off at 1/2 mounting height behind luminaire. Cul-de-sac shield provides back and side light control for end of cul-de-sac applications. Both shields are field installable without tools.

### Electrical

Rated life of electrical components is 100,000 hours. Uses isolated power supply that is 1-10V dimmable. Power supply is wired with quick-disconnect terminals. LED drive current can be changed in the field to adjust light output for local conditions (not available with PCR5-CR or PCR7-CR options). Power supply features a minimum power factor of .90 and <20% Total Harmonic Distortion (THD). EMC meets or exceeds FCC CFR Part 15. Terminal block accommodates 6 to 14 gauge wire. Surge protection complies with IEEE/ANSI C62.41 Category C High, 20kV/10kA.

### Controls

3-Wire photocontrol receptacle is standard. ANSI C136.41 5-wire (PCR5) or 7-wire (PCR7) photocontrol receptacles are available. All photocontrol receptacles have tool-less rotatable bases. Wireless control module is provided by others.

### Finish

Housing receives a durable, fade-resistant polyester powder coat finish. Finish tested to withstand 5000 hours in salt spray exposure per ASTM B117. Finish tested 500 hours in UV exposure per ASTM G154 and meets ASTM D523 gloss retention.

### Listings/Ratings/Labels

Luminaires are UL listed for use in wet locations in the United States and Canada. DesignLights Consortium™ qualified 120-277V product. International Dark Sky Association listed. Luminaire is qualified to operate at ambient temperatures of -40°C to 40°C. Assembled in the U.S.A

### Photometry

Luminaires photometrics are tested by certified independent testing laboratories in accordance with IES LM-79 testing procedures.

### Warranty

10-year limited warranty is standard on luminaire and components.

## Adjustable Drive Current Code Ranges

Field adjustable drive current selections can be made according to the table below. For GCJ0 and GCJ2, all drive current codes are selectable with all products. For GCJ1, the other selectable drive currents depend on if the product is specified with a drive current from Range 1 or Range 2 below.

GCJ0 Range	GCJ1		GCJ2 Range
	Range 1	Range 2	
300	350	450	700
390	580	530	830
490	700	680	900
590			1A
700			



**Performance Data: 3000K (WW)**

Consult factory for IES files or LM-79 reports.

Product	LED Code	Drive Current Code	System Wattage (W)	Delivered Lumens (Lm) <sup>1</sup>	Efficacy (Lm/W)
GCJ0	15H	300 <sup>2</sup>	15	1810	121
		390 <sup>2</sup>	19	2280	120
		490 <sup>3</sup>	24	2840	118
		590	30	3410	114
		700	35	3910	112
GCJ1	20H	350 <sup>3</sup>	25	3040	122
		450	29	3470	120
		530	34	3980	117
		580	39	4470	115
		680	44	4960	113
		700	46	5130	112
GCJ2	20H	700	45	5020	112
		830	54	5780	107
		900	58	6120	106
		1A	68	6960	102

Notes:

- 1 Nominal lumens. Normal tolerance  $\pm 10\%$  due to factors including distribution type, LED bin variance, and ambient temperatures.
- 2 DLC Approved only at 120VAC.
- 3 DLC Approved at 120-240VAC.

**Performance Data: 4000K (NW) and 5000K (CW)**

Consult factory for IES files or LM-79 reports.

Product	LED Code	Drive Current Code	System Wattage (W)	Delivered Lumens (Lm) <sup>1</sup>	Efficacy (Lm/W)
GCJ0	15H	300 <sup>2</sup>	15	2000	133
		390 <sup>2</sup>	19	2490	131
		490 <sup>3</sup>	24	3070	128
		590	30	3650	122
		700	35	4180	119
GCJ1	20H	350 <sup>3</sup>	25	3240	130
		450	29	3720	128
		530	34	4320	127
		580	39	4850	124
		680	44	5370	122
		700	46	5510	120
GCJ2	20H	700	45	5430	121
		830	54	6210	115
		900	58	6630	114
		1A	68	7430	109

Notes:

- 1 Nominal lumens. Normal tolerance  $\pm 10\%$  due to factors including distribution type, LED bin variance, and ambient temperatures.
- 2 DLC Approved only at 120VAC.
- 3 DLC Approved at 120-240VAC.

### BUG Ratings: 3000K (WW)

All data nominal. IES files for all CCTs are available at [leotek.com](http://leotek.com).

Product & LED Code	Drive Current Code	Type 2R	Type 3	Type 4	Type 5
		BUG Rating	BUG Rating	BUG Rating	BUG Rating
GCJ0 15H	300	B0 U0 G0	B1 U0 G1	B1 U0 G1	B1 U0 G0
	390	B1 U0 G0	B1 U0 G1	B1 U0 G1	B1 U0 G0
	490	B1 U0 G1	B1 U0 G1	B1 U0 G1	B2 U0 G0
	590	B1 U0 G1	B1 U0 G1	B1 U0 G1	B2 U0 G0
	700	B1 U0 G1	B1 U0 G1	B1 U0 G1	B2 U0 G1
GCJ1 20H	350	B1 U0 G1	B1 U0 G1	B1 U0 G1	B2 U0 G0
	450	B1 U0 G1	B1 U0 G1	B1 U0 G1	B2 U0 G0
	530	B1 U0 G1	B1 U0 G1	B1 U0 G1	B2 U0 G1
	580	B1 U0 G1	B1 U0 G1	B1 U0 G1	B2 U0 G1
	680	B1 U0 G1	B1 U0 G1	B2 U0 G1	B3 U0 G1
	700	B1 U0 G1	B2 U0 G1	B2 U0 G1	B3 U0 G1
GCJ2 20H	700	B1 U0 G1	B1 U0 G1	B2 U0 G1	B3 U0 G1
	830	B1 U0 G1	B2 U0 G2	B2 U0 G1	B3 U0 G1
	900	B1 U0 G1	B2 U0 G2	B2 U0 G1	B3 U0 G1
	1A	B1 U0 G2	B2 U0 G2	B2 U0 G2	B3 U0 G1

### BUG Ratings: 4000K (NW) and 5000K (CW)

All data nominal. IES files for all CCTs are available at [leotek.com](http://leotek.com).

Product & LED Code	Drive Current Code	Type 2R	Type 3	Type 4	Type 5
		BUG Rating	BUG Rating	BUG Rating	BUG Rating
GCJ0 15H	300	B1 U0 G0	B1 U0 G1	B1 U0 G1	B1 U0 G0
	390	B1 U0 G0	B1 U0 G1	B1 U0 G1	B1 U0 G0
	490	B1 U0 G1	B1 U0 G1	B1 U0 G1	B2 U0 G0
	590	B1 U0 G1	B1 U0 G1	B1 U0 G1	B2 U0 G1
	700	B1 U0 G1	B1 U0 G1	B1 U0 G1	B2 U0 G1
GCJ1 20H	350	B1 U0 G1	B1 U0 G1	B1 U0 G1	B2 U0 G1
	450	B1 U0 G1	B1 U0 G1	B1 U0 G1	B2 U0 G1
	530	B1 U0 G1	B1 U0 G1	B1 U0 G1	B2 U0 G1
	580	B1 U0 G1	B1 U0 G1	B2 U0 G1	B3 U0 G1
	680	B1 U0 G1	B2 U0 G1	B2 U0 G1	B3 U0 G1
	700	B1 U0 G1	B2 U0 G1	B2 U0 G1	B3 U0 G1
GCJ2 20H	700	B1 U0 G1	B2 U0 G1	B2 U0 G1	B3 U0 G1
	830	B1 U0 G1	B2 U0 G2	B2 U0 G1	B3 U0 G1
	900	B1 U0 G1	B2 U0 G2	B2 U0 G2	B3 U0 G1
	1A	B1 U0 G2	B2 U0 G2	B2 U0 G2	B3 U0 G1

# Attachment B



Public Works Department  
305 NW Pacific Highway  
La Center, WA 98629

February 17, 2021

**(Summary of Heritage Building B Traffic Impact Fees  
Teresa's Little School)**

This is an estimate of the Traffic Impact Fees for Teresa's Little School that is based on the square footage of the proposed use.

The First Floor Area = 3,080 Square Feet = 3.08 KSF  
The Second Floor Area = 3,600 Square Feet = 3.60 KSF

The 9<sup>th</sup> Edition of the ITE manual was used to determine the number of PM Peak Hour trips

Based on the square footage:

The PM Peak hour trips for the first floor are 10 trips  
The PM Peak hour trips for the second floor are 11 trips

Estimate of Total PM Peak hour trips are 21.

The TIF rate for each trip is \$7,561



Description/ITE Code	Units					Expected Units	Total Generated Trips			Total Distribution of Generated Trips						Impact fee	
		AM In	AM Out	PM In	PM Out		Daily	AM Hour	PM Hour	AM In	AM Out	Pass-By	PM In	PM Out	Pass-By	Unit	Impact fee
		Daycare Center 565	KSF <sup>2</sup>	53%	47%		47%	53%	3.08	228	38	38	10	9	19	10	10
Daycare Center 565	Students	53%	47%	47%	53%	18.0	79	14	15	4	3	7	3	4	7	\$7,561	\$25,906.25
Daycare Center 565	Employees	53%	47%	47%	53%	20.0	535	97	95	26	23	49	22	25	47	\$7,561	\$168,088.59

Peak PM

TIF First Floor	\$75,610.00	10.00
TIF Second Floor	\$83,171.00	11.00
Total TIF	\$158,781.00	

**NA** = Not Available      **KSF<sup>2</sup>** = Units of 1,000 square feet  
**DU** = Dwelling Unit      **Fuel Position** = the number of vehicles that could be fueled simultaneously  
**Occ.Room** = Occupied Room

Description/ITE Code	Units					Expected Units	Total Generated Trips			Total Distribution of Generated Trips						Impact fee	
		AM In	AM Out	PM In	PM Out		Daily	AM Hour	PM Hour	AM In	AM Out	Pass-By	PM In	PM Out	Pass-By	Unit	Impact fee
		Daycare Center 565	KSF <sup>2</sup>	53%	47%		47%	53%	3.60	267	44	44	11.62	10.30	21.92	11.00	11.77
Daycare Center 565	Students	53%	47%	47%	53%	20.0	88	16	16	4.24	3.76	8.00	3.81	4.29	8.10	\$7,561	\$28,784.73
Daycare Center 565	Employees	53%	47%	47%	53%	11.0	294	53	52	14.14	12.54	26.68	12.23	13.79	26.02	\$7,561	\$92,448.73

**NA** = Not Available      **KSF<sup>2</sup>** = Units of 1,000 square feet  
**DU** = Dwelling Unit      **Fuel Position** = the number of vehicles that could be fueled simultaneously  
**Occ.Room** = Occupied Room