



CITY OF LA CENTER
SEPA DNS – Non-Project Action
La Center **Outdoor Lighting Code** (File # 2019-003-SEPA)

Public Comment Period: The City of La Center invites public comment on the SEPA Determination of Nonsignificance (DNS) for a Non-Project Action relating to amendment to the La Center Municipal Code, Title 18. Written comments on the DNS must be received at La Center City Hall no later than **4:30 PM on March 16, 2019**.

Applicant: City of La Center, 305 NW Pacific Highway, La Center, WA. 98632. Contact: Eric Eisemann, Planning Consultant, 360.750.0038, e.eisemann@e2landuse.com

General Location: City of La Center

Non-Project Action: La Center Municipal Code Title 18: create Chapter 18.282, Outdoor Lighting, and amending 18.40, Definitions, regulating to exterior lighting in all zoning districts.

SEPA: The City of La Center, as lead agency, has determined that this non-project action will not have a probable significant adverse impact on the environment. An environmental impact statement is not required under RCW 43.21C.030(2)(c). This decision was made after review of a completed environmental checklist and other information on file with the lead agency, available to the public on request. This DNS is issued under WAC 197-11-340. The City will not act on this proposal until after 14 days from date of issuance, February 13, 2019.

Applicable Standards and Approval Criteria: La Center Municipal Code 18.30, Procedures; 18.130; 18.120, Plan Amendments and Zone Changes.

Review of File Information: The file may be examined between the hours of 8:00 a.m. and 4:30 p.m., Monday through Friday (except holidays) in the La Center Public Works Office, 305 NW Pacific Highway, La Center, WA. Contact: Naomi Hansen, Associate Planner, (360) 263-7665, nhansen@ci.lacenter.wa.us

A handwritten signature in blue ink, appearing to read "Greg Thornton".

Greg Thornton, Mayor

Issued: March 1, 2019



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Greg Thornton, Mayor

Issued: February 25, 2019

WAC 197-11-960 Environmental checklist.

ENVIRONMENTAL CHECKLIST

Purpose of checklist:

The State Environmental Policy Act (SEPA), chapter 43.21C RCW, requires all governmental agencies to consider the environmental impacts of a proposal before making decisions. An environmental impact statement (EIS) must be prepared for all proposals with probable significant adverse impacts on the quality of the environment. The purpose of this checklist is to provide information to help you and the agency identify impacts from your proposal (and to reduce or avoid impacts from the proposal, if it can be done) and to help the agency decide whether an EIS is required.

Instructions for applicants:

This environmental checklist asks you to describe some basic information about your proposal. Governmental agencies use this checklist to determine whether the environmental impacts of your proposal are significant, requiring preparation of an EIS. Answer the questions briefly, with the most precise information known, or give the best description you can.

You must answer each question accurately and carefully, to the best of your knowledge. In most cases, you should be able to answer the questions from your own observations or project plans without the need to hire experts. If you really do not know the answer, or if a question does not apply to your proposal, write "do not know" or "does not apply." Complete answers to the questions now may avoid unnecessary delays later.

Some questions ask about governmental regulations, such as zoning, shoreline, and landmark designations. Answer these questions if you can. If you have problems, the governmental agencies can assist you.

The checklist questions apply to all parts of your proposal, even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will help describe your proposal or its environmental effects. The agency to which you submit this checklist may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impact.

Use of checklist for nonproject proposals:

Complete this checklist for nonproject proposals, even though questions may be answered "does not apply." IN ADDITION, complete the SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS (part D).

For nonproject actions, the references in the checklist to the words "project," "applicant," and "property or site" should be read as "proposal," "proposer," and "affected geographic area," respectively.

A. BACKGROUND

1. Name of proposed project, if applicable:

La Center Outdoor Lighting Code (LCMC 18.282)

2. Name of applicant: City of La Center
3. Address and phone number of applicant and contact person:
Eric Eisemann, La Center Planning Consultant
City of La Center
305 NW Pacific Highway
La Center, WA 98629
Phone: (360) 750-0038; e.eisemann@e2landuse.com
4. Date checklist prepared: February 6, 2019
5. Agency requesting checklist: City of La Center
6. Proposed timing or schedule (including phasing, if applicable):

Amendments to the Municipal Code, Title 18 will become effective after adoption by the La Center City Council, approximately Spring 2019.

7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain.

No, as this is a non-project action.

8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal.

- Supplemental Environmental Impact Statement (SEIS) for Clark County 2016 Comprehensive Growth Management Plan Update.

9. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain.

There are no other known proposals pending for the property covered by this proposal.

10. List any government approvals or permits that will be needed for your proposal, if known.

None

11. Give brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page. (Lead agencies may modify this form to include additional specific information on project description.)

- Create Chapter 18.282 – development regulations relating to outdoor lighting on lands within the La Center city limits.
- Amend 18.40 – adding and amending definitions relating to outdoor lighting

12. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township, and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist.

City of La Center affecting all new development requiring a building permit and remodeling, by 25% or more, of existing non-residential buildings and site.

B. ENVIRONMENTAL ELEMENTS

1. Earth

a. General description of the site (circle one): Flat, rolling, hilly, steep slopes, mountainous, other

The City of La Center is located on the banks of the East Fork of the Lewis River. The city is primarily located on rolling hills.

b. What is the steepest slope on the site (approximate percent slope)?

The steepest slopes with the City's UGA exceed 25% in the northeast. The elevation ranges from about 20 feet near the East Fork to over 200 feet near I-5.

c. What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them and note any prime farmland.

The general types of soils in the city include: Soils in the lowlands belong to the Caples-Clato-Newburg association and were formed from alluvial sediments of the Lewis and Columbia rivers. In the hillsides adjacent to the city the soils belong to the Kelso-Minneice-Kalama associations. The Caples-Clato-Newburg soils are prime farmland.

d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe.

The slopes along the western bank of McCormick Creek have areas of instability. The city regulates development on steep slopes.

e. Describe the purpose, type, and approximate quantities of any filling or grading proposed. Indicate source of fill.

This is not a project-specific proposal. The amendments to the zoning code will not change the amount of filling and grading activity.

f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe.

This is not a project-specific proposal. The city development regulations and engineering standards regulate fill and grading activity during time of development and construction review.

g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)?

This is not a project-specific proposal. Amount of impervious surface allowed under the new land use designations and zones will not increase relative to previous designations.

h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any:

This is not a project-specific proposal. The city development regulations and engineering standards regulate fill and grading activity during time of development and construction review. The Critical Area code regulates development of steep slopes. The Plan requires compliance with the NPDES Municipal Stormwater Permit requirements.

2. Air

a. What types of emissions to the air would result from the proposal (i.e., dust, automobile, odors, industrial wood smoke) during construction and when the project is completed? If any, generally describe and give approximate quantities if known.

This is not a project-specific proposal which does not affect air quality.

b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe.

This is not a project-specific proposal which will not generate additional emissions.

c. Proposed measures to reduce or control emissions or other impacts to air, if any:

This is not a project-specific proposal that will not result in emissions other than light.

3. Water

a. Surface:

1) Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into.

Surface water bodies and streams are mapped, and wetland locations are forecasted.

2) Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans.

The amendments do not intensify development activity within the shoreline of the Lewis River. Lighting will not occur over the described waters.

3) Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material.

No additional fill and dredge materials will result from this proposal; zone area and intensities do not change.

4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known.

No this is a non-project action

5) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan.

No this is a non-project action

6) Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge.

No this is a non-project action

b. Ground:

1) Will ground water be withdrawn, or will water be discharged to ground water? Give general description, purpose, and approximate quantities if known.

No this is a non-project action

2) Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: Domestic sewage; industrial, containing the following chemicals. . . ; agricultural; etc.). Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve.

New lighting will not result in discharges of waste material.

development within the UGA is required to connect to the public sewer system at time of development or when public sewer

c. Water runoff (including stormwater):

1) Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe.

Regulations relating to outdoor lighting will not increase the amount of impervious surface and the total stormwater generation.

2) Could waste materials enter ground or surface waters? If so, generally describe.

All development within the city limits must be designed and constructed to prevent waste materials from entering ground or surface waters. Waste materials could enter ground or surface waters by accident rather than design. Waste materials might include, soil, oils and heavy metals, chemicals, pesticides and herbicides and similar pollutants.

d. Proposed measures to reduce or control surface, ground, and runoff water impacts, if any:

None, this is a non-project action

4. Plants

a. Check or circle types of vegetation found on the site:

X_____ deciduous tree: alder, maple, aspen, other

X_____ evergreen tree: fir, cedar, pine, other

X_____ shrubs

X_____ grass

X_____ wet soil plants: cattail, buttercup, bullrush, skunk cabbage, other

X_____ other types of vegetation

b. What kind and amount of vegetation will be removed or altered?

None, this is a non-project action.

c. List threatened or endangered species known to be on or near the site.

Oregon white oak present in some residential zones

d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any:
This is a non-project action. Future impacts to the landscape will be evaluated at the time of development permit application.

5. Animals

a. Circle any birds and animals which have been observed on or near the site or are known to be on or near the site:

birds: hawk, eagle, songbirds,
other: falcon, owl, woodpecker
mammals: deer, raccoons, other:
fish: none

b. List any threatened or endangered species known to be on or near the site.

Columbian white-tailed deer, Purple martin, Western pond turtle, are known to be on or near La Center

c. Is the site part of a migration route? If so, explain.

La Center is within the general area of the Pacific Flyway for migratory birds.

d. Proposed measures to preserve or enhance wildlife, if any:

The Critical Areas ordinance requires identification and preservation of fish and wildlife habitat conservation areas based on Best Available Science.

6. Energy and natural resources

a. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc.

This is a non-project action. Outdoor lighting will be powered by electricity. All lights will be shielded and aimed downward to reduce glare.

b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe.

No, this is a non-project action.

c. What kinds of energy conservation features are included in the plans of this proposal? List other proposed measures to reduce or control energy impacts, if any:

LED lighting will be required.

7. Environmental health

a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste that could occur as a result of this proposal? If so, describe.

No, this is a non-project action.

1) Describe special emergency services that might be required.

None known - the La Center Police Department and Clark County Fire & Rescue are the local emergency service providers.

2) Proposed measures to reduce or control environmental health hazards, if any:

No new measures to reduce or control environmental health hazards are proposed as part of these code amendments.

b. Noise

1) What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)?

This is a non-project action. Outdoor lighting will not generate noise.

- 2) What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example: traffic, construction, operation, other)? Indicate what hours noise would come from the site.

There are no specific types or levels of noise anticipated with the changes to the zoning code. This is a non-project action.

- 3) Proposed measures to reduce or control noise impacts, if any:

All development in the UGA must comply with the maximum environmental noise levels in WAC Chapter 173-60.

8. Land and shoreline use

- a. What is the current use of the site and adjacent properties?

This is a non-project action. Lighting regulations will impact residential, commercial and public uses.

- b. Has the site been used for agriculture? If so, describe.

Historically, agricultural use was present but not today.

- c. Describe any structures on the site.

There are a variety of structures including commercial and residential uses.

- d. Will any structures be demolished? If so, what?

No. This is not a project-specific proposal.

- e. What is the current zoning classification of the site?

This is a non-project action affecting all zones within the city limits.

- f. What is the current comprehensive plan designation of the site?

The current comprehensive plan designations include: Residential, commercial, industrial, public facilities, parks and open space.

- g. If applicable, what is the current shoreline master program designation of the site?

Not applicable

- h. Has any part of the site been classified as an "environmentally sensitive" area? If so, specify.

Yes. Critical Areas include Critical Aquifer Recharge Areas, Fish and Wildlife Habit Conservation areas, Hazardous and Steep Slopes, and Wetlands occur within the city.

- i. Approximately how many people would reside or work in the completed project?

This is a non-project code amendment which will not result in residential development.

- j. Approximately how many people would the completed project displace?

None, this is a none project action

- k. Proposed measures to avoid or reduce displacement impacts, if any:

None

- l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any:

The zoning code establishes a range of commercial, employment and mixed uses.

9. Housing

a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing.

None

b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing.

None

c. Proposed measures to reduce or control housing impacts, if any:

None

10. Aesthetics

a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed?

This is a non-project action. Signs will; not exceed 35 feet.

b. What views in the immediate vicinity would be altered or obstructed?

None known

c. Proposed measures to reduce or control aesthetic impacts, if any:

Future development will have to comply with the proposed height and design standards in the outdoor lighting code .

11. Light and glare

a. What type of light or glare will the proposal produce? What time of day would it mainly occur?

This is a non-project action. The outdoor lighting code is designed to reduce glare and light pollution. Dark sky measures, such as shielding lights, aiming light downward, use of LEDs, and specific BUG ratings will help eliminate light pollution city-wide.

b. Could light or glare from the finished project be a safety hazard or interfere with views?

This is a non-project action designed to reduce light and glare.

c. What existing off-site sources of light or glare may affect your proposal?

Interstate 5 and existing lighting.

d. Proposed measures to reduce or control light and glare impacts, if any:

Future development must comply with 18.282 and compliance will reduce light and glare impacts.

12. Recreation

a. What designated and informal recreational opportunities are in the immediate vicinity?

There are multiple municipal parks and trails within the city and one proposed in the new zoning area.

b. Would the proposed project displace any existing recreational uses? If so, describe.

No. This is a non-project action.

c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any:

The city adopted a new parks and recreation plan in 2017 which details plans for future parks, trails, and open space development to serve the projected population.

13. Historic and cultural preservation

a. Are there any places or objects listed on, or proposed for, national, state, or local preservation registers known to be on or next to the site? If so, generally describe.

None, known

b. Generally describe any landmarks or evidence of historic, archaeological, scientific, or cultural importance known to be on or next to the site.

None, known that will be affected by the lighting code.

c. Proposed measures to reduce or control impacts, if any:

The City will continue to participate in the national, state and county archaeological protection and historical preservation programs.

14. Transportation

a. Identify public streets and highways serving the site and describe proposed access to the existing street system. Show on site plans, if any.

This is a non-project action; city engineering standards regulate lighting on public right-of-way.

b. Is site currently served by public transit? If not, what is the approximate distance to the nearest transit stop?

La Center is served by C-Tran.

c. How many parking spaces would the completed project have? How many would the project eliminate?

None This is a non-project action relating to lighting.

d. Will the proposal require any new roads or streets, or improvements to existing roads or streets, not including driveways? If so, generally describe (indicate whether public or private).

No, this is a non-project action. The city's Transportation Plan identifies current and planned roadways and necessary capital improvements.

e. Will the project use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe.

No

f. How many vehicular trips per day would be generated by the completed project? If known, indicate when peak volumes would occur.

This is a non-project action; the code amendments are not related to vehicle trips.

g. Proposed measures to reduce or control transportation impacts, if any:

This is a non-project action. It does not generate any trips, per se.

15. Public services

- a. Would the project result in an increased need for public services (for example: fire protection, police protection, health care, schools, other)? If so, generally describe.

This is a non-project action and will not generate an increased need for public services

- b. Proposed measures to reduce or control direct impacts on public services, if any.

This is a non-project action.

16. Utilities

- a. Circle utilities currently available at the site: electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other.

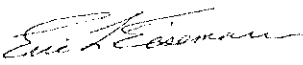
Utility services are available within the city and will be provided at time of development review.

- b. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed.

This is a non-project action. Electricity is required to illuminate outdoor lighting but the amount required will be reduced because of LED requirements.

C. SIGNATURE

The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.

Signature: 
Eric Eisemann, E² Land Use Planning Services, LLC

Date Prepared: February 6, 2019

D. SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS

Because these questions are very general, it may be helpful to read them in conjunction with the list of the elements of the environment.

When answering these questions, be aware of the extent the proposal, or the types of activities likely to result from the proposal, would affect the item at a greater intensity or at a faster rate than if the proposal were not implemented. Respond briefly and in general terms.

1. How would the proposal be likely to increase discharge to water; emissions to air; production, storage, or release of toxic or hazardous substances; or production of noise?

The proposed changes to significantly reduce outdoor lighting glare and trespass will decrease potential impacts and discharges.

Proposed measures to avoid or reduce such increases are:

Future development will be subject to review and must meet adopted zoning and development regulations and well as applicable engineering Standards, state regulations, and project-specific SEPA review when required.

Water: Outdoor lighting is not expected to increase stormwater impacts.

Air: All development is required to comply with federal and state standards established for ambient air quality, emissions and pollutants.

Toxic or hazardous substances: The City has adopted the Model Toxics Control Act (MTCA) to regulate the use and cleanup of any toxic materials.

Noise: The outdoor lighting code should not result in any increase in noise levels.

2. How would the proposal be likely to affect plants, animals, fish, or marine life?

Reducing light glare and trespass should have a beneficial effect on native plants and animals. A goal underlying the code amendments is to protect the sensitive bottomlands and its inhabitants from light pollution.

Proposed measures to protect or conserve plants, animals, fish, or marine life are:

All future development will be required to comply with Critical Area regulations, which identify and protect Critical Aquifer Recharge Areas, Fish and Wildlife Habit Conservation areas, Frequently Flooded areas, Hazardous and Steep Slopes and Wetlands to ensure no net loss of ecological function.

3. How would the proposal be likely to deplete energy or natural resources?

Implementation of the outdoor lighting code regulations will reduce the amount of electricity needed to power night-time lights. Therefore, this non-project action is anticipated to have a positive effect on the conservation of energy and natural resource used to generate electricity.

Proposed measures to protect or conserve energy and natural resources are:

Outdoor lighting based on LED use will help conserve electricity. Critical Areas regulations, based on Best Available Science, protect natural resources within the UGA.

4. How would the proposal be likely to use or affect environmentally sensitive areas or areas designated (or eligible or under study) for governmental protection; such as parks, wilderness, wild and scenic rivers, threatened or endangered species habitat, historic or cultural sites, wetlands, floodplains, or prime farmlands?

Reducing night-time lighting near critical areas, such as the la Center Bottoms and riparian corridors should improve wildlife use of such areas. There are no known future environmentally sensitive areas, other than the East Fork of the Lewis River, that this proposal will adversely impact or. The city protects known critical areas through avoidance or reduced impacts and mitigation.

Proposed measures to protect such resources or to avoid or reduce impacts are:

Environmentally sensitive areas: Implement and update the city's Critical Areas ordinance to ensure no net loss of ecological functions results from development. Continue to update mapping system to more accurately predict and delineate critical areas. Monitor development activity to calculate whether the ordinance adequately protects Critical Areas.

Parks and wilderness: The Parks and Recreation Master Plan identifies existing and proposed park sites. The city will work with developers to acquire the planned parks and trails facilities through purchase or dedication of property.

Rivers: There are no wild and scenic rivers in city residential zones.

Species habitat: Critical habitat areas are identified on local and state mapping tools. City regulations onsite evaluation of existing habitat resources and protection of habitat resources to ensure no net loss of ecological functions results from development.

Historic or cultural sites: The city participates in national, state and local historic preservation programs to protect historic sites. The city requires archaeological predetermination for sites with a high probability of archaeological remains through the development process, and fully complies with RCW 27.53.060 to protect any resources discovered during development.

Wetlands: Critical habitat areas are identified on local and state mapping tools. City regulations onsite evaluation of existing habitat resources and protection of habitat resources to ensure no net loss of ecological functions results from development.

Floodplains: The city has partnered with FEMA to update its floodplain maps and regulations. Local regulations govern development within floodplains to avoid or reduce impacts associated with flooding. There are no flood plains in the residential zones.

Prime farmlands: Outdoor lighting regulations will not affect farmlands within the La Center UGA.

5. How would the proposal be likely to affect land and shoreline use, including whether it would allow or encourage land or shoreline uses incompatible with existing plans?

The code is designed to significantly reduce lighting impacts on the East Fork of the Lewis River.

6. How would the proposal be likely to increase demands on transportation or public services and utilities?

The lighting code amendments will have no effect on transportation demand.
Proposed measures to reduce or respond to such demand(s) are:

Transportation: Concurrency provisions prohibit the approval of any land use application if approval of the proposal will cause the LOS on a transportation facility to fall below the LOS identified in the Transportation element of the Plan.

Public services: Future development will connect to needed public services; the code amendments do not create additional demand for public services.

Utilities: The Capital Facilities element identifies future utility need related to anticipated development. The CFPs for water and sewer also identify future needs and projected facilities to meet those needs. Private providers will provide electricity, natural gas, refuse service, and telephone service on demand.

7. Identify, if possible, whether the proposal may conflict with local, state, or federal laws or requirements for the protection of the environment.

The outdoor lighting regulations will help reduce the adverse effects of light pollution on humans and the natural environment. New residents will continue to be able to enjoy the night sky. There are no know conflicts between this non-project action and other state or federal regulations.



File Name: 2019-003 (Outdoor Lighting Code)

Date Issued: March 1, 2019

Attached is an environmental determination of Non-Significance (DNS) and associated environmental checklist issued pursuant to the State Environmental Policy Act (SEPA) rules (WAC 197-11). The enclosed review comments reflect evaluation of the environmental checklist by the lead agency as required by WAC 197-11. You may comment on this determination within fourteen (14) days of the DNS publication date. The lead agency will not act on this proposal until the close of the **14-day comment period, which ends March 16, 2019.**

Please address any correspondence to: Mayor Greg Thornton
ATTN: SEPA COMMENTS – Outdoor Lighting Code
c/o 305 NW Pacific Highway
La Center, WA 98629

DISTRIBUTION:

Federal Agencies: National Marine Fisheries, PRD Division (Mail)
US Army Corps of Engineers, Regulatory Functions (Mail)

Native American Interests: Confederated Tribes of the Grande Ronde (Mail)
Cowlitz Tribe, Longview, WA (Mail)

State Agencies: Dept of Commerce (Email)
Dept of Fish & Wildlife, Region 5 (Email)
Dept of Natural Resources, SEPA Center (Email)
Dept of Transportation, Environmental Services (Email)
Dept of Transportation, SW Region (Email)
Office of Archaeology & Historic Preservation (Email)
Washington Parks & Recreation Commission (Email)

Local Agencies: City of Ridgefield (Email)
Clark County, Dept of Community Development (Email)
Clark County, Dept of Health (Email)
Clark County, Dept of Parks & Recreation (Mail)
Clark County, Dept of Public Works (Email)
Town of Yacolt (Email)

School Districts: La Center (WA) School District (Mail)

Special Purpose Agencies: Clark Public Utilities (Email)
Columbia River Economic Development Council (Email)
C-TRAN (Email)
Lower Columbia Fish Recovery Board

Southwest Clean Air Agency
Southwest Washington Regional Transportation Council

Libraries: Fort Vancouver Regional Library, La Center (Mail)

Fire Districts: Clark County Fire & Rescue

Media: The (Battle Ground) Reflector

Other Interested Parties: Audubon Society, Vancouver (Mail)
Clark County Natural Resources Council (Email)
NW Natural (Mail)
Vancouver Wildlife League (Mail)

Chapter 18.282 OUTDOOR LIGHTING¹

Sections:

- 18.282.010 Purpose
- 18.282.020 Applicability
- 18.282.030 General Requirements
- 18.282.040 Critical Area Lighting
- 18.282.050 Non-Residential Lighting
- 18.282.060 Residential Lighting
- 18.282.070 Luminaire Shielding
- 18.282.080 Submission of Plans and Evidence of Compliance
- 18.282.090 Lighting Allowed By Special Permit

18.282.010 **Purpose.** The purpose of this lighting code is to:

- (1) Minimize the obtrusive aspects of outdoor light usage while provide standards for appropriate lighting practices and systems that will permit reasonable amounts of exterior lighting for night-time safety, utility, security, productivity, enjoyment and commerce.
- (2) Help protect the natural environment and inhabitant from the adverse effects of artificial night lighting,
- (3) Make destinations appealing by highlighting streetscape elements and gathering places,
- (4) Minimize adverse impacts of lighting such as *light trespass*, *glare*, *skyglow*, and obtrusive light,
- (5) Conserve energy and resources to the greatest extent possible, and
- (6) Decrease the use of poorly shielded or inappropriately directed lighting fixtures.

18.282.020 **Applicability.**

(1) New Uses, Buildings and Major Additions or Modifications. All proposed new land uses, developments, buildings, and structures that require a permit shall meet the requirements of this Chapter. All additions or modifications of twenty-five (25) percent or more to non-residential buildings in terms of additional gross floor area or parking spaces, either with a single addition or with cumulative additions subsequent to the effective date of this provision, shall comply with the requirements of this Chapter for the entire property, including previously installed and any new outdoor lighting. Cumulative modification or replacement of outdoor lighting over a three year period in a single phase or multiple phases constituting twenty-five (25) percent or more of the

¹ *Italicized* words are defined at LCMC 18.40.

permitted *lumens* for the parcel, no matter the actual amount of lighting already on a non-conforming site, shall constitute a major addition for purposes of this section.

(2) Minor Additions. Additions or modifications of less than twenty-five (25) percent to existing uses, as defined in paragraph (1) above, and that require a permit, shall require the submission of a complete inventory and site plan detailing all existing and any proposed new *outdoor lighting fixtures*. Any new *outdoor lighting fixtures* on the site shall meet the requirements of this Code with regard to shielding and lamp type; the *total outdoor light output* after the modifications are complete shall not exceed that on the site before the modification, or that permitted by this Chapter, whichever is less.

(3) Resumption of use after discontinuance. If a property or use with non-conforming lighting is discontinued for more than six months, all outdoor lighting shall be brought into compliance with this Chapter before the use is resumed.

(4) Exemptions. All outdoor lighting shall comply with this Chapter except the following:

(a) Lighting within public right-of-way or easement for the principal purpose of illuminating streets, roads or sidewalks is regulated by the La Center Engineering Standards. No exemption shall apply to any lighting within the public right of way or easement when the purpose of the *luminaire* is to illuminate areas outside the public right of way or easement,

(b) Lighting solely for signs which are regulated by the LCMC 8.60, Sign Regulations.

(c) Repairs to existing *luminaires* on a property not exceeding 25% of total installed *luminaires*,

(d) Temporary lighting for theatrical, television, performance areas and construction sites lasting no longer than ten (10) calendar days within any 12 calendar month period, except as allowed by permit at the discretion of the *Review Official*,

(e) Temporary exterior lighting intended as holiday/seasonal decorations displayed between November 15 and the following January 15, provided that individual lamps do not exceed 70 *lumens* and neither cause *light trespass* nor interfere with the reasonable use and enjoyment of any other property,

(f) Lighting that is only used under emergency conditions by emergency response personnel,

(g) Underwater lighting in swimming pools,

(h) Lighting required by federal, state, or county laws or regulations, or

(i) Lighting specified or identified in a specific use permit as described in Section 18.282.090, Lighting Allowed By Special Permit.

18.282.030 General Requirements.

(1) Lighting Control Requirements.

(a) Controls shall be provided that automatically extinguish all outdoor lighting when sufficient daylight is available using a control device or system such as a photoelectric switch, astronomic time switch or equivalent functions from a programmable lighting controller, building automation system or lighting energy management system, all with battery or similar backup power or device.

(b) The *Review Official* shall establish *curfew* time(s) after which total outdoor lighting *lumens* shall be reduced by at least 30% to match the usage needs of the illuminated space or extinguished if the space is unused or commonly unoccupied.

(c) The above Lighting Control Requirements do not apply to the following:

(i) Lighting for tunnels, parking garages, garage entrances, and similar conditions,

(ii) Exterior lighting of structures, landscape lighting, lighting for residential properties including multiple residential properties not having a *common outdoor area*,

(iii) Lighting for steps, stairs, walkways, and building entrances required by the Building Code,

(iv) When, in the opinion of the *Review Official*, a specific public safety hazard exists that can only be mitigated through the use of outdoor light.,

(v) Motion activated lighting that automatically reduces illumination intensity by at least 50%, or extinguishes entirely, within fifteen (15) minutes of activation due to inactivity,

(vi) Lighting governed by a special use permit in which times of operation are specifically identified, or

(vii) Businesses that operate and are continuously staffed on a 24-hour basis.

(2) Lighting Spectrum Requirement.

(a) All lighting shall use LED lamps whose correlated color temperature (CCT) does not exceed 3,000 Kelvin.

(b) The CCT of lighting may exceed 3,000 Kelvin in situations where the *Review Official* determines that accurate color rendition is crucial to public safety, to law enforcement activities or commerce. In no case shall the CCT of such critical lighting exceed 5,000 Kelvin.

(3) Lighting Zones. Lighting limitations and standards are established for specifically defined lighting zones. The following are the three lighting zones established by this Chapter:

(a) Lighting Zone 0 (LZ-0) includes areas where the natural environment will be adversely affected by lighting. Impacts include disturbing the biological cycles of flora and fauna and/or detracting from human enjoyment and appreciation of the natural environment. Human activity is subordinate in importance to nature. The vision of human residents and users is adapted to the darkness, and they expect to see little or no lighting. When not

needed, lighting should be extinguished. This lighting zone includes the La Center Bottoms, critical areas and critical area buffers.

(b) Lighting Zone 1 (LZ-1) includes predominantly residential areas, including small neighborhood commercial areas mostly surrounded by residential areas. This lighting zone includes the City Zoning Districts of LDR 7.5, MDR-16, MX, RP, and JP (TRx).

(c) Lighting Zone 2 (LZ-2) includes urban areas with primary land uses for commercial, business and industrial activity. This lighting zone includes the City Zoning Districts of C-1, C-2, JP (TC, TG and TE), and UP.

18.282.040 Critical Area Lighting. Exterior lighting fixtures and accent lighting regardless of the lighting zone in which they are installed shall not directly illuminate the La Center Bottoms, critical areas and critical area buffers, even if these areas are privately owned.

18.282.050 Non-Residential Lighting. All non-residential uses including commercial, industrial, institutional and public uses, and multiple family residential uses with seven or more dwelling units and having a *common outdoor area* shall comply with the lighting standards of this subsection.

(1) The total installed *initial lumens* of all outdoor lighting shall be specified by either the Parking Space Method or the Hardscape Area Method. Only one method shall be used per permit application. Any existing lighting shall be included in the calculation of total installed *initial lumens*. The total installed *initial lumens* is the sum of the *initial lumens* for all *luminaires* installed at a given site.

(a) Parking Space Method. The Parking Space Method may be used for properties with up to 10 parking spaces, including handicap spaces. The total site *initial lumens* per parking spaces for each lighting zone are specified in Table 18.282-1.

Table 18.282-1. Parking Space Method

LZ-0	LZ-1	LZ-2
350 <i>lumens</i> per space	490 <i>lumens</i> per space	630 <i>lumens</i> per space

(b) Hardscape Area Method. The Hardscape Area Method may be used for any non-residential project as defined in paragraph 18.282.050 above. The *hardscape area* is the area measured in square feet of all site *hardscape*. The site allowance consists of a base allowance plus an additional allowance for specific situations. The base and additional allowances are specified in Table 18.282-2. The additional allowances provided increase illumination for specific situations and are added to the base allowance as appropriate. No more than two additional allowances may be applied to a site.

Table 18.282-2. Hardscape Area Method

	LZ-0	LZ-1	LZ-2
Base Allowance of lumens per square feet of hardscape	0.5	1	2
Additional Illumination Allowances			
Pedestrian-Oriented Streets as defined in LCMC Title 18 ² . This additional allowance shall apply to each side of a street individually.	0	50.0 lumens per linear foot of Pedestrian-Oriented Street	75.0 lumens per linear foot of Pedestrian-Oriented Street
Pedestrian-Oriented Space as defined in LCMC Title 18 ²	0	2.0 lumens per square feet of Pedestrian-Oriented Space	3.0 lumens per square feet of Pedestrian-Oriented Space
Vehicle Service Station. Allowance is lumens per installed fuel pump (For the purposes of this Chapter a fuel pump is a single integrated structure that may have multiple dispensing hoses on one or two sides.)	0	0	8,000 lumens per pump
Outdoor Sales Lots. This allowance is lumens per square foot of un-covered sales lots used exclusively for the display of vehicles or other merchandise for sale, and shall not include driveways, parking or other non-sales areas. To use this allowance, luminaires must be within two (2) mounting heights of sales lot area.	0	0	8.0 lumens per square foot

2 The additional illumination allowance for Pedestrian-Oriented Streets and Spaces shall only be used for streets or spaces specifically designated as Pedestrian-Oriented by the Review Authority.

	LZ-0	LZ-1	LZ-2
Outdoor Sales Frontage. This allowance is for linear feet of sales frontage immediately adjacent to the principal viewing location(s) and unobstructed for its viewing length. A corner sales lot may include two adjacent sides provided that a different principal viewing location exists for each side. In order to use this allowance, <i>luminaires</i> must be located between the principal viewing location and the frontage outdoor sales area.	0	0	800 <i>lumens</i> per linear foot
Drive Up Windows. In order to use this allowance, <i>luminaires</i> must be within 20 feet horizontal distance of the center of the window.	0	2,000 <i>lumens</i> per window	4,000 <i>lumens</i> per per window

18.282.060 **Residential Lighting.** All residential dwellings approved after the effective date of this Chapter and multiple family residences not having a *common outdoor area* shall not exceed the *initial lumens* specified in Table 18.282-3.

Table 18.282-3, Residential Lighting

	LZ-0	LZ-1	LZ-2
Total maximum allowed <i>lumens</i> for each <i>full cutoff</i> shielded <i>luminaire</i>	630	1260	1260
Maximum allowed <i>lumens</i> for each landscaping lighting	0	0	1050
Maximum allowed <i>lumens</i> for each <i>full cutoff</i> shielded area lighting	0	0	1260

18.282.070 **Luminaire Shielding.** *Luminaires* shall meet the IES *BUG Ratings* as specified in Table 18.282-4. *Full Cutoff* shielded *luminaires* shall be used in canopies or for residential dwellings when *BUG rated luminaires* are not available. *Luminaires* shall be install to direct the light downward to prevent light trespass.

Table 18.282-4. Luminaire Shielding – BUG Rating

	LZ-0	LZ-1	LZ-2
Maximum allowed <i>backlight</i> rating for <i>luminaires</i> mounted greater than 2 mounting heights from adjacent property line	B1	B3	B4
Maximum allowed <i>backlight</i> rating for <i>luminaires</i> mounted greater than 1 and less than 2 mounting heights from adjacent property line	B1	B2	B3
Maximum allowed <i>backlight</i> rating for <i>luminaires</i> mounted Less than 1 mounting heights from adjacent property line	B0	B0	B1
Maximum allowed <i>uplight</i> rating	U0	U0	U1
Maximum allowed <i>uplight</i> rating on <i>Pedestrian-Oriented Streets</i> and <i>Pedestrian-Oriented Spaces</i>	U0	U3	U3
Maximum allowed <i>uplight</i> rating for street, parking lots or area lighting	U0	U0	U0
Maximum allowed <i>glare</i> rating	G0	G1	G2

18.282.080 Submittal of Plans and Evidence of Compliance

(1) Submittal Content. A development proposal subject to LCMC Title 18 that includes outdoor lighting fixtures subject to LCMC 18.282.020, Applicability, shall submit, as part of the application for land use and building permit, evidence that the proposed outdoor lighting complies with the applicable provisions of this Chapter. The installation or modification of any outdoor lighting subject to LCMC 18.282.020, Applicability, (except for routine servicing and same-type lamp replacement) shall provide the information required under this section. The evidence provided shall contain, at a minimum, the requirements described below in subsection 18.282.080(1)(a) through(c):

(a) Plans demonstrating compliance with the requirements of this Chapter including the total number and location on the premises of all outdoor luminaries, both proposed and any already existing on the site;

(b) Analysis demonstrating non-residential compliance with any applicable photometric standards in the Chapter; and

(c) Description of all outdoor luminaries, both proposed and existing. The description may include, but is not limited to, catalog cuts and illustrations by manufacturers (including sections where required); lamp types, BUG rating, wattages, and *initial lumen* outputs;

(2) The above required plans, descriptions and data shall be sufficiently complete to enable the *Review Official* to readily determine whether compliance with the requirements of this Chapter will be secured. If the *Review Official* finds that the required plans, descriptions and data are not sufficient, the *Review Official* may request additional evidence including, but not limited to reports of tests performed by a certified testing laboratory.

18.282.090 Lighting Allowed By Special Permit.

(1) High Intensity and Special Purpose Lighting. The following are prohibited from being installed or used except by special use permit:

(a) Temporary lighting in which any single *luminaire* exceeds 20,000 *lumens* or the total quantity of light exceeds 160,000 *lumens*,

(b) Lasers,

(c) Searchlights, or

(d) Other very intense lighting, defined as having a light source of a luminous flux exceeding 200,000 *initial lumens* or a radiant intensity in any direction of more than 2,000,000 candelas.

(2) Complex and Non-Conforming Uses.

(a) The *Review Official* may issue a special permit for lighting not in compliance with the technical requirements of this Chapter but consistent with its intent for the following or similar lighting needs:

(i) Outdoor sports facilities, including but not limited to outdoor rinks, open courts, fields, and stadiums. Such lighting must be fully extinguished by 10PM or one hour after the end of play, whichever comes first, and must be fitted with automatic timers to prevent lighting from operating inadvertently after this time,

(ii) Urban parks,

(iii) Lighting for industrial sites having unique security lighting requirements,

(iv) Parking structures. Uncovered top decks of parking structures shall be regulated according to this section, or

(v) Theme and amusement parks, during normal operating hours and when otherwise occupied.

(b) An application for a Complex or Non-conforming Use permit shall provide written evidence that:

(i) Every reasonable effort has been undertaken to mitigate the effects of light on both the environment and surrounding properties, and

(ii) The use employs lighting controls to reduce lighting at a Project Specific *Curfew* time to be established in the Permit.

(c) The applicant shall furnish documentation describing the nature and scope of all mitigation efforts undertaken.

(d) The *Review Official* shall review each such application and may issue a Complex or Non-conforming Use permit if the *Review Official* finds that the proposed lighting will not create unwarranted *glare, skyglow, or light trespass*.

Chapter 18.40 Definitions

18.40.010 Definitions

Definitions to be added to LCMC 18.40.010:

"Backlight" means for an exterior *luminaire*, the *lumens* emitted in the quarter sphere below horizontal and in the opposite direction of the intended orientation of the *luminaire*. For *luminaires* with symmetric distribution, backlight will be the same as front light.

"BUG Rating" or "BUG" means the Illuminating Engineering Society's (IES) *luminaire* rating system that quantifies how well a *luminaire* controls *backlight* (B), *uplight* (U), and *glare* (G).

"Common Outdoor Area" means one or more of the following: a parking lot; a parking structure or covered vehicular entrance; a common entrance or public space shared by all occupants of the domiciles.

"Curfew" means a regular period of time defined by the *Review Official* when outdoor lighting is reduced or extinguished. The hours of day in question may be seasonally adjusted, at the *Review Official's* discretion, to account for annual variation in the length of the day.

"Discontinue" means to cease doing or providing (something), typically something provided on a regular basis, for a continuous period of six months.

"Footcandle" is the standard imperial unit used to measure *illuminance*, or the amount of light falling onto a surface, such as a roadway or athletic field. One footcandle equals one *lumen* per square foot. One footcandle equals approximately 10 lux.

"Full Cutoff" means a shielded *luminaire* where zero luminous flux is emitted above the horizontal (90 degrees above nadir) and not more than 10% of lamp *lumens* are emitted at or above 80 degrees above the *nadir*.

"Glare" means light entering the eye directly from *luminaires* or indirectly from reflective surfaces that causes visual discomfort or reduced visibility. The IES BUG rating defines glare has luminous flux emitted from the spherical wedge between 60 and 90 degrees from the *nadir*.

"Hardscape" means permanent improvements to a site including (but not limited to) parking lots, drives, entrances, curbs, ramps, stairs, steps, medians, walkways and non-vegetated landscaping that is ten (10) feet or less in extent measured away from edges of structures. Hardscape materials may include concrete, asphalt, stone, brick, gravel and similar substances.

"Hardscape Area" means the area measured in square feet of all *hardscape*. It is used to calculate the Total Site Lumen Limit.

"Illuminance" means the quantity of light striking a surface, which varies with distance and angle. Also known as luminous flux density.

"LED" means Light Emitting Diode.

"Light Trespass" means any light that falls beyond the legal boundaries of the property it is intended to illuminate.

“Initial Lumens” means the total luminous flux of *luminaire* assuming it is new and not subject to diminution of light output due to age or condition.

“Lumen” (lm) means a unit of luminous flux used to quantify the amount of light produced by a lamp or emitted from a *luminaire* that is independent of the distance between the lamp and the viewer.

“Luminaire” means the complete lighting unit (fixture), consisting of a lamp, or lamps, ballasts (when applicable), electrical and electronic components, the parts designed to distribute the light (reflector, lens, diffuser), to position and protect the lamps, and to connect the lamps to the power supply. The lumen rating of a luminaire assumes the lamp or luminaire is new and has not depreciated in light output; see *Initial Lumens*.

“Nadir” means the local direction corresponding to the vector between any point on the surface on the Earth and the center of the Earth, which may be visualized with the use of a plumb bob.

“Pedestrian-Oriented Space” means a outdoor space intended to feature a concentration of commercial and pedestrian activity. Such spaces feature have a pedestrian scale and feature multiple pedestrian amenities such as benches and tables, artwork, drinking fountains, decorative waste receptacles, bicycle racks, landscaping, and fountains. Pedestrian-Oriented spaces may include plazas, court yards, or parkways. A Pedestrian-Oriented Space shall be specifically designated by the *Review Official*.

“Pedestrian-Oriented Street” means a street intended to feature a concentration of commercial and pedestrian activity. Such streets feature multiple pedestrian amenities, pedestrian scale features, slow moving traffic, narrow travel lanes, limited on-street parking, wide sidewalks. A Pedestrian-Oriented Street shall be specifically designated by the *Review Official*.

“Skyglow” means the brightening of the nighttime sky that results from scattering and reflection of artificial light by moisture and dust particles in the atmosphere and has the effect of reducing one's ability to view the night sky.

“Uplight” means the luminous flux radiated in the hemisphere at or above the horizontal plane defined perpendicular to the *nadir* direction at the photometric center of exterior *luminaire*.



File Name: 2019-003 (Outdoor Lighting Code)

Date Issued: February 25, 2019

Attached is an environmental determination of Non-Significance (DNS) and associated environmental checklist issued pursuant to the State Environmental Policy Act (SEPA) rules (WAC 197-11). The enclosed review comments reflect evaluation of the environmental checklist by the lead agency as required by WAC 197-11. You may comment on this determination within fourteen (14) days of the DNS publication date. The lead agency will not act on this proposal until the close of the **14-day comment period, which ends March 11, 2019.**

Please address any correspondence to: Mayor Greg Thornton
ATTN: SEPA COMMENTS – Outdoor Lighting Code
c/o 305 NW Pacific Highway
La Center, WA 98629

DISTRIBUTION:

Federal Agencies: National Marine Fisheries, PRD Division (Mail)
US Army Corps of Engineers, Regulatory Functions (Mail)

Native American Interests: Confederated Tribes of the Grande Ronde (Mail)
Cowlitz Tribe, Longview, WA (Mail)

State Agencies: Dept of Commerce (Email)
Dept of Fish & Wildlife, Region 5 (Email)
Dept of Natural Resources, SEPA Center (Email)
Dept of Transportation, Environmental Services (Email)
Dept of Transportation, SW Region (Email)
Office of Archaeology & Historic Preservation (Email)
Washington Parks & Recreation Commission (Email)

Local Agencies: City of Ridgefield (Email)
Clark County, Dept of Community Development (Email)
Clark County, Dept of Health (Email)
Clark County, Dept of Parks & Recreation (Mail)
Clark County, Dept of Public Works (Email)
Town of Yacolt (Email)

School Districts: La Center (WA) School District (Mail)

Special Purpose Agencies: Clark Public Utilities (Email)
Columbia River Economic Development Council (Email)
C-TRAN (Email)
Lower Columbia Fish Recovery Board

Southwest Clean Air Agency
Southwest Washington Regional Transportation Council

Libraries: Fort Vancouver Regional Library, La Center (Mail)

Fire Districts: Clark County Fire & Rescue

Media: The (Battle Ground) Reflector

Other Interested Parties: Audubon Society, Vancouver (Mail)
Clark County Natural Resources Council (Email)
NW Natural (Mail)
Vancouver Wildlife League (Mail)

Naomi Hansen

From: COM GMU Review Team <reviewteam@commerce.wa.gov>
Sent: Saturday, February 16, 2019 5:37 PM
To: Naomi Hansen
Cc: Andersen, Dave (COM)
Subject: 25746, City of La Center, Expedited Review Granted, DevRegs

Dear Ms. Hansen:

The City of La Center has been granted expedited review for the: Proposed amendment to the La Center Municipal Code (LCMC) to create chapter 18.40, Definitions, to define the terms identified in the proposed Outdoor Lighting Code LCMC 18.282. This proposal was submitted for the required state agency review under RCW 36.70A.106.

As of receipt of this email, the City of La Center has met the Growth Management Act notice to state agency requirements in RCW 36.70A.106 for this submittal. For the purpose of documentation, please keep this email as confirmation.

If you have any questions, please contact reviewteam@commerce.wa.gov

Naomi Hansen

From: COM GMU Review Team <reviewteam@commerce.wa.gov>
Sent: Saturday, February 16, 2019 5:48 PM
To: Naomi Hansen
Cc: Andersen, Dave (COM)
Subject: 25744, City of La Center, Expedited Review Granted, DevRegs

Dear Ms. Hansen:

The City of La Center has been granted expedited review for the: Proposed amendment to the La Center Municipal Code (LCMC) to create chapter 18.282, Outdoor Lighting, which establish clear and objective standards relating to outdoor lighting so as to minimize light pollution and encourage 'dark sky' outdoor lighting. This proposal was submitted for the required state agency review under RCW 36.70A.106.

As of receipt of this email, the City of La Center has met the Growth Management Act notice to state agency requirements in RCW 36.70A.106 for this submittal. For the purpose of documentation, please keep this email as confirmation.

If you have any questions, please contact reviewteam@commerce.wa.gov