

From: [Jeffrey Delapena](#)
To: ["louis@remaxaccord.com"](mailto:louis@remaxaccord.com)
Cc: [Oliver Orjiako](#); [Jose Alvarez](#); [Rebecca Messinger](#)
Subject: RE: MEETING, 1/15/2026, PUBLIC COMMENT & PHOTOS
Date: Thursday, January 15, 2026 3:17:00 PM
Attachments: [West I-5.docx](#)
[East I-5.docx](#)
[image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)

Good day, Louis,

Thank you for providing this feedback related to the Joint Hearing to select the Preferred Land Use Alternative for the 2025 Comprehensive Plan Update.

I am forwarding to additional members of Staff. Your comments will also be brought to the attention of the Planning Commission ahead of tonight's continuation of the Hearing. This will also be added to the Index of Record.

Best,



Jeff Delapena
Program Assistant
COMMUNITY PLANNING

564.397.4558



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From: Louis Rivara <louis@remaxaccord.com>
Sent: Thursday, January 15, 2026 2:50 PM
To: Sue Marshall <Sue.Marshall@clark.wa.gov>; Wil Fuentes <Wil.Fuentes@clark.wa.gov>; Glen Yung <Glen.Yung@clark.wa.gov>; Matt Little <Matt.Little@clark.wa.gov>; Michelle Belkot <Michelle.Belkot@clark.wa.gov>
Cc: Jeffrey Delapena <Jeffrey.Delapena@clark.wa.gov>

Subject: MEETING, 1/15/2026, PUBLIC COMMENT & PHOTOS

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EXTERNAL: This email originated from outside of Clark County. Do not click links or open attachments unless you recognize the sender and know the content is safe.

I reside in La Center and was present but not called to speak last week.
Please review the attached photos and comments.

Thank you,
Louis Rivara
La Center, WA
925-200-6917

La Center De-Designation Request for Land EAST of Interstate 5.



Ilani Casino parking.

Ilani hotel, casino, & restaurants. Marijuana & cigarette business.

Site of new Marriott hotel & shops.

A new Marriott hotel is under construction at the La Center freeway exit and is within the City of La Center. It is approximately 100 yards from the ag land the city would like de-designated on the East side of the freeway. The hotel include a hotel and retail shops. Also, closer to the ag land across from the hotel is a gas station and market that have opened within the last year. There is also a large school bus parking facility near the ag land. The land the City of La Center would like de-designated on the East side of I-5 has not been used for ag purposes for many years. Much of the land is wetlands or lacking in water rights. Jobs created by an alternative use of the land would help all, including those that are struggling with food insufficiency. It is not economically feasible for anyone to use this land for ag purposes in the future, which is also the reason it is not used today. De-designation would provide jobs, income, and revenue to the county and city. It would also enhance the community in ways that are presently not possible. Note: Other images above are on West side of I-5. The casino property is approximately 200 yards from land requested for de-designation on East side of I-5. Also, current La Center city limit extends to West side of I-5 and abuts the casino property. The casino property is over 400,000 square feet and includes a 100,000 square foot gaming floor, a 300-room hotel; and a six story, one million square foot parking structure. Marijuana, cigarettes, and a second gas station are also at the junction.

Submitted by:

Louis Rivara

1264 E. Caples Court

La Center, WA

925-200-6917

La Center Land West of Interstate 5 that Staff Recommends Be Retained As-Is for Ag Purposes. This Land Abuts I-5 and the City.



Above “Ag land” can’t be used for ag.

“Ag land” used for Diesel repair & debris.

“Ag land” above used for truck storage & rental.

The above are examples of land the City of La Center would like de-designated and ultimately brought into the city. County staff recommends it remain as-is for “agricultural purposes”. Much of this land abuts Interstate 5 near Ilani Casino and the La Center exit. Other agricultural land that the City of La Center, community members, and landowners would like de-designated and brought into the City of La Center adjoins the land above or the freeway. It is not being used and will not be used for ag purposes. Further, it would not be economically feasible for ag purposes. This type of misuse fails to solve food insecurity, reduces revenue sources for the county and cities, and forces higher density into areas that will be adversely impacted the additional traffic and congestion. Also, setting aside parcels that could otherwise be used commercially or for residential purposes causes the limited land that is viable to become more valuable. This further adversely impacts those of limited means and those who struggle with food insecurity. We need logical areas for growth rather than land permanently sitting idle.

Submitted by:

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