



COMMUNITY DEVELOPMENT DEPARTMENT  
80 Columbia Avenue ♦ Marysville, WA 98270  
(360) 363-8100 ♦ (360) 651-5099 FAX

July 25, 2022

Latta Engineering PLLC  
Attn: Neil Latta, PE  
5970 Birch Point Rd  
Blaine, WA 98230

**Re: PA22-019 - Groundhog PRD – Technical Review 2**

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Dear Neil,

After preliminary review of the above referenced proposal, the Planning Division has the following comment(s):

1. Pursuant to MMC 22E.010.120(3)(c) for wetland mitigation ratios, Category III wetlands require mitigation of ratios of 2:1 for enhancement areas along with 1:1 for re-establishment or creation of buffers.

Provide an addendum to the Conceptual Mitigation Plan that clarifies that these required ratios would be satisfied through onsite compensatory mitigation and off-site contribution to the SBMB.

After you have had an opportunity to review, please let me know what technical review comments you need clarification on. Once received I can set up a conference meeting with all of the applicable city and agency representatives, if needed. If you have any questions, please do not hesitate to contact me at 360.363.8216, or by e-mail at [emorgan@marysvillewa.gov](mailto:emorgan@marysvillewa.gov).

Sincerely,

*Emily Morgan*

**Emily Morgan**  
Senior Planner

cc: Chris Holland, Planning Manger  
Joey Ferrick, Groundhog Land Development Company, LLC