

LATTA ENGINEERING, PLLC

Consulting Civil Engineers

August 9, 2022

Ms. Emily Morgan - Senior Planner
City of Marysville – Community Development Department
80 Columbia Avenue
Marysville, WA 98270

**Re: Technical Review #2 Comments – PA22-019
Groundhog PRD, 5110 83 Avenue NE, Marysville, WA**

Dear Ms. Morgan,

Latta Engineering Ltd has prepared this letter to summarize project design revisions in accordance with your City staff technical review comments letter dated July 25, 2022 (see attached copy for reference).

Planning Comments (Ms. Emily Morgan - Senior Planner)

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.
 - See attached Technical Memorandum prepared by Soundview Consultants dated Aug 9, 2022.
2. (Email Comment) – The cover sheet of the revised civil plans has the pre-app number. Please revise to include the PA number.
 - The File Number PA22-019 is now shown on the Civil cover sheet title as noted (see attached).

If you have any questions regarding this letter, please contact the undersigned at (360) 671-7002.

Sincerely,

Latta Engineering, PLLC



Neil Latta, P.E.
Principal Engineer

Attachments:

1. *Copy of City Technical Review #2 Comments – PA22-019 Groundhog PRD (dated July 25, 2022).*
2. *Technical Memorandum prepared by Soundview Consultants LLC (dated August 9, 2022).*
3. *Prelim Civil Plan Set Cover Sheet C-01 (Rev. 3 dated August 8, 2022)*



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

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.

Sincerely,

Emily Morgan

Emily Morgan
Senior Planner

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