

Exhibit F

This page intentionally left blank.



27875 Berwick Drive
 Carmel, CA 93923
 PH 831.659.3820
 FX 831.646.2106
 www.ranacreekdesign.com

May 30, 2019

Mr. Craig Smith
 Monterey County RMA – Planning Department
 168 West Alisal Street, Second Floor
 Salinas, CA 93901

Via E-mail

**RE: Raiser Project; PLN100396; Coastal Development Permit Application
 APN 243-341-001-000
 Otter House – 30650 Aurora Del Mar, Carmel Highlands, CA
 Stream Restoration**

Dear Mr. Smith:

As you know, a variety of activities have been performed at the above-referenced property in connection with a Hilfiker wire retaining wall (Emergency Permit PLN100094) that was constructed in 2010. In a letter to you dated June 28, 2018 we summarized the status and completion dates of project activities and the transmittal of additional information and studies requested by Monterey County RMA. Per your recent request for more detail concerning the stream restoration, we are providing our findings from site inspections performed on February 27, March 6, and August 1, 2018 as well as April 4, 2019.

Stream Restoration Landscape Plans

The stream restoration was guided by landscape plans prepared in 2011 by WRA (3 sheets, attached) and was implemented in 2011. The landscape plans call for revegetation of the creek channel (Zone 1), creek bank (Zone 2) and the Hilfiker wall (Zone 3). The creek bed and bank plantings consist of riparian species, such as willows (*Salix* spp.), while the Hilfiker wall plantings are characteristic of coastal bluffs. The landscape plans do not define specific success criteria and do not require establishment period monitoring or reporting.

The landscape plans also provide a design for the split flow inlet and bypass that was installed in the upstream section of the restoration area. The inlet and bypass structure was modified in fall 2014 based on recommendations by Grice Engineering and Geology in their letter dated June 18, 2014.

Condition of Stream Restoration

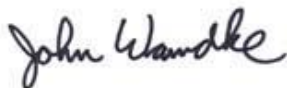
Our four site inspections were performed between approximately seven and eight years after initial implementation of the landscape plan. As a result, the vegetation has matured and spread into a mosaic of native plant cover that is characteristic of the surrounding area. At all of the site visits, we noted that most of the plant species listed on the plans were present in both the stream and Hilfiker wall planting zones. Additional native plant species not listed on the landscape plans had also recruited to the site; a typical and desirable occurrence at restoration sites. In the stream bed and bank we noted native plants species characteristic of intermittent coastal streams including arroyo willow (*Salix lasiolepis*), hedge nettle (*Stachys bullata*),

mugwort (*Artemisia douglasiana*) and miner's lettuce (*Claytonia perfoliata*). The upper creek banks grade into typical coastal bluff scrub vegetation that includes lizardtail (*Eriophyllum staechadifolium*), seaside daisy (*Erigeron glaucus*), California sagebrush (*Artemisia californica*) and coyotebrush (*Baccharis pilularis* ssp. *pilularis*). These same species have nearly completely covered the Hilfiker wall. Additional coastal bluff species observed include seaside painted cup (*Castillaja latifolia*), *Dudleya* sp., giant wildrye (*Elymus condensatus*) and black sage (*Salvia mellifera*). Due to the age of the revegetation, it is not possible to discern plants that were installed in 2011 from plants that naturally recruited to the site. In general, the native vegetation appears phenotypically consistent with the surrounding vegetation. It is estimated that native coverage in both the stream area and the Hilfiker wall is approximately 80 percent.

Some invasive non-native plant species were observed in the restoration areas, but in lower concentrations than some of the neighboring properties. At the guidance of Rana Creek, the owner performed a manual weed removal event during spring 2018 that targeted black mustard (*Brassica nigra*) and poison hemlock (*Conium maculatum*). Both of these species are still present on site, but in low numbers. Additional manual removal of these plants would be beneficial, although the site does not appear prone to a high density weed invasion due to its relatively robust native shrub coverage.

In summary, we feel that the site has been restored due to its lack of erosion and predominance of native vegetation coverage and that the general intent of the landscape plans has been achieved. I can be reached at (831) 659-3820 x119 or jwandke@ranacreekdesign.com if you have any questions.

Sincerely,



John Wandke
Rana Creek Habitat Restoration

enc: WRA Landscape Plans (3 Sheets)

cc: Phillip Raiser