

# Exhibit I

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Maira Blanco, Assistant Planner  
Monterey County Resource Management Agency  
Planning Department  
1441 Schilling Place, South 2<sup>nd</sup> Floor  
Salinas, California 93901-4527

January 6, 2018

***RE: Compensation for the loss of three Yadon's rein orchid (Piperia yadonii) plants by the establishment of the conservation easement on the Martinez Family Trust Property, 1631 Sonado Road, Pebble Beach California. PLN 110247, APN 008-201-013.***

Dear Ms. Blanco:

On my July 12, 2011 survey of the Martinez Family Trust Property, 3 Yadon's rein orchid plants were observed to be very close to the footprint of the proposed new driveway. These plants were unfortunately lost during construction of the driveway despite efforts to protect them.

Most of the Yadon's rein orchid plants on the property were observed in the northwestern portion of the property where approximately 50 plants were observed. This area of the property containing the vast majority of the Yadon's rein orchids plants was dedicated as conservation easement in order to permanently protect these resources on the property and as mitigation for the loss of the 3 Yadon's rein orchid plants in the construction of the new driveway. This conservation easement is 5,458.5 square feet in size and includes over 98 percent of the Yadon's rein orchid plants that I observed on the property and enough central maritime chaparral plants to mitigate 3:1 for the central maritime chaparral plants lost due to construction of the new driveway. Most of the Hooker's manzanitas (*Arctostaphylos hookeri* ssp. *hookeri*) on the property are present in this easement, as well as many shaggy-barked manzanitas (*Arctostaphylos tomentosa*), and some native Monterey pines and coast live oaks.

I conducted a survey of the current condition of the conservation easement area on January 6, 2018. I observed the areas where most of the sensitive plant species were located to be environmentally as expected and most of the observable plants healthy. As mentioned in my biological survey report for the Martinez Family Trust Property submitted on July 12, 2011, Yadon's rein orchids grow annually from an underground bulb and numbers of Yadon's rein orchid plants are best assessed during the month of February, when most of the plants will put out their new leaves for the year. Before February, the plants are generally undetectable by new growth. By the time April arrives, the leaves of many of the plants may be withered, dry and browsed by deer and thus less able to be identified. I did not expect to be able to observe any Yadon's rein orchids on this survey, but the new growth of one plant growing in one of the wetter areas was observed.

Some changes in the areas surrounding the conservation easement were observed. Monterey cypress (*Hesperocyparis macrocarpa*) had been planted for screening along the sides of the easement facing Sonado Road and facing the home. Fencing has also been placed along the side

facing the home and along the side facing the rest of the property. These additions to the property do not appear to significantly affect the condition of the conservation easement at this time, but I strongly recommend that the Monterey cypress trees planted in this area be periodically pruned to keep them small enough and compact enough so as not to significantly increase the shading of the peripheral areas of the conservation easement near these trees.

Please contact me if you have any questions.

Best regards,

A handwritten signature in black ink, appearing to read "Ed Mercurio". The signature is fluid and cursive, with a long horizontal stroke extending to the right.

Ed Mercurio,  
Biological Consultant