EXHIBIT 1-B

Rancho Canada Village Project
Consumptive Use Calculation

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Water Supply for the Rancho Cañada Village Project

The Environmental Impact Report (EIR) for the Rancho Cañada Village Project (Project) states that the Project's proposed water uses are as follows: Residential and irrigation uses 70 acre-feet per year (AFY); a proposal to transfer up to 60 AFY for new connections (subscriber uses) pursuant to an appropriative right – that has yet to be approved by SWRCB – to be served by Cal-Am anywhere within the Cal-Am service area, and to dedicate an additional approximately 50 AFY for beneficial instream uses in the Carmel River to bring the total project water use to 180 AFY. Water use for domestic and municipal purposes would be diverted from an existing well or rehabilitated well(s) located onsite. A pipeline from the existing or new well to the nearby Cal-Am water distribution system would be constructed. The water use proposed under this alternative requires approval from the State Water Resources Control Board and Monterey Peninsula Water Management District (District.)[1]

Water District Records

The 180 AFY dedicated to the site is consistent with District records. It is approximately one-half the historical production average for both golf courses on the prior Rancho Cañada Golf Course site.

In 2016, the District reported a ten-year water production average of 381.11 AFY, based on historical water production data over Water Years 2006 through 2015. The "Voluntary Agreement for the Temporary Forbearance of Diversion of Water", between Cal-Am and Trust for Public Land, dated 4/25/2016, includes the 381 AFY in its recitals and the agreement recognizes 381 AFY as the "Annual Forbearance Amounts." The Project will utilize approximately one-half the site, hence the 180 AFY in the EIR is justified. The District utilized the 180 AFY in its analysis pursuant to its Rule 40.A.4.

Rule 40-A-4 Analysis

District Rule 40-A-4 was established by Ordinance No. 175 adopted on November 14, 2016. The reduction in consumptive use from pre- to post-project for larger projects is a criteria set in Ordinance No. 175 to address Monterey County General Plan Section PS 3.1 which states that any new development requiring a discretionary permit must demonstrate that there is a long-term

[1] Second Revised Draft Environmental Impact Report SCH# 2006081150, page 2-24, beginning at line 15.

sustainable water supply for the project. In addition, Monterey County General Plan PS 3.2 lists a specific set of criteria that can be used to determine there is such a supply. The factor most relevant for compliance with this County policy is "cumulative impacts of existing and projected future demand for water from the source, and the ability to reverse trends contributing to an overdraft condition or otherwise affecting the supply." The Carmel Valley Alluvial Aquifer (CVAA) has been recognized to recharge to "full" storage at the end of most winters, however groundwater pumping during the spring, summer, and fall lower groundwater levels and deplete base flow, which adversely affects threatened species, including Carmel River steelhead and their habitat. The reduction in consumptive use from pre- to post-project in the CVAA is the focus of Ordinance No. 175 and is to be used to satisfy this component of the Monterey County General Plan.

The District analysis can be summarized as follows:

- 180 AFY recognized prior production history X 69% consumptive use for grass or cover crops (same as used in Wolter property calculations) equals 124.2 AFY consumptive use.

- Rule 40.A.4 Environmental set-aside = 25% = 31.05 AFY of consumptive use to be "retired." This is the same as retiring 45 AFY of production (Note: EIR indicates 50 AFY of production to be set aside for the environment.)

- Net remaining = 93.15 AFY consumptive use remaining for development (Pre-Project Consumptive Use Limit.) This is the same as having 135 AFY of production available.

- The 1/24/2025 "Water Use Analysis for RCV" prepared by Lombardo and Associates indicates the net metered water use of 46.57 AFY, all considered to be 100% consumptive use.

- Adjusting for line losses and treatment at the Begonia Iron Removal Plant of a combined 10% (see September Ranch Condition #13) the "wheeled water" production by Cal-Am to serve the project is 51.74 AFY. However, the line losses are deemed to be 100% returned to the aquifer, hence the Begonia losses are 100% consumptive use, or 1.55 AFY.

- At this point, consumptive use for the project is as follows:

Rule 40.A.4 Environmental Set-aside:	31.05 AFY
Consumptive Use of Development:	46.57 AFY
Consumptive Use of BIRP:	1.55 AFY
Total Consumptive Use	79.62 AFY

  Which leaves 124.2 AFY minus 79.62 AFY, or 44.58 AFY of consumptive use remaining available.

- Therefore, remaining Consumptive Use available post-project = 44.58 AFY, meaning the maximum that could be wheeled off-site for use throughout the Cal-Am system, adjusted for losses at 10% yields 49.53 AFY of production.

  Note that at this point, production (not consumptive use) remaining is as follows:

Total Production Assigned	180.00 AFY
Rule 40.A.4 Environmental Set-aside	(45.00 AFY)
Production for Development	(51.74 AFY)
Total Production Remaining	83.26 AFY
Production "Capped" for Offsite Use	(49.53 AFY)
Production that cannot be Accessed	33.73 AFY

This is based on Lombardo's "Water Use Analysis for RCV." However, final water required on the site will be determined upon plan review and final inspection by the District. Also, developer must resolve stated objective of 50 AFY of production set aside for environmental purposes, versus District Rule 40.A.4 requirement of only 45 AFY.