

LOS ANGELES COUNTY WATERWORKS DISTRICT NO. 40

NOTICE OF DETERMINATION FOR REQUIRED WATER SUPPLY ASSESSMENT
(WSA) (SB 610)
Water Code §10910 *et seq.*

Lead Agency

Applicant's Name and Address

City of Lancaster
Community Development
44933 Fern Ave.
Lancaster, CA 93534

same

Project Information (Check all that apply)

Project Title: **Avenue M Development Project**

- ☐ Residential: No of dwelling units: _____
- ☐ Shopping center or business: _____ employees and/or _____ ft² of floor space
- ☐ Commercial office: _____ employees and/or _____ ft² of floor space
- ☐ Hotel or motel: No. of rooms _____
- ☒ Industrial, manufacturing, or processing: 37 acres, Undisclosed number of employees, and 793,205 ft² of floor space.
- ☐ Mixed use (check and complete all above that apply)
- ☒ Other: Landscape areas (5.45 acres)
- ☐ Number of existing service connections _____

Is this a project as defined by Water Code § 10912? **Yes**

Water Supply Assessment (WSA) (see supporting documents)

Date when water supply assessment was approved by the County of Los Angeles Board of Supervisors

3/18/2025

mm/dd/yyyy

- ☐ The projected water demand for the project was included in Los Angeles County Waterworks District No. 40 most recently adopted Urban Water Management Plan.
- ☒ A sufficient water supply is available for the project. The total water supplies available to Los Angeles County Waterworks District No. 40 during normal, single-dry, and multiple-dry years with a 20-year projection will meet the projected water demand of the project in addition to the demand of existing and other planned future uses, including, but not limited to, agricultural and manufacturing uses.
- ☐ A portion of the required water supply will be provided by projected water supplies.
- ☐ A sufficient water supply is not available for the Project. [Plan for acquiring and developing sufficient water supply attached. Water Code § 10911(a)]
- ☐ An independent supply of _____ acre-feet of water will be acquired via contract for the Project.

The foregoing determination is based on the following Water Supply Assessment Information and supporting information in the records of Los Angeles County Waterworks District No. 40, Antelope Valley.


Signature

Principal Engineer, Ramy Gindi
Title

3/19/2025
Date

Notice of Exemption

Appendix E

To: Office of Planning and Research
P.O. Box 3044, Room 113
Sacramento, CA 95812-3044

County Clerk

County of: Los Angeles

12400 Imperial Highway

Norwalk CA 90650-3134

From: (Public Agency): _____

Los Angeles County Waterworks Districts

900 S. Fremont Ave, Alhambra, CA 91803

(Address)

2025 069600



FILED

APR 07 2025

Debra L. Logan, Registrar - Recorder/County Clerk

Electronically signed by LAKESHIA MCCOY

Project Title: Water Supply Assessment for the Avenue M Development Project

Project Applicant: Los Angeles County Waterworks District No. 40, Antelope Valley

Project Location - Specific:

See attached map (Los Angeles county Waterworks District No. 40, Antelope Valley)

Project Location - City: City of Lancaster

Project Location - County: Los Angeles

Description of Nature, Purpose and Beneficiaries of Project:

Approve the Water Supply Assessment (WSA) for the proposed Avenue M Development Project in the City of Lancaster as required by California Water Code Section 10910, et Seq. The assessment shows Los Angeles County Waterworks District No. 40, Antelope Valley (District), has sufficient water supplies for the proposed development. The District's total projected water supplies available during normal, single-dry, and multiple-dry year scenarios during a 20 year projection are expected to meet the projected water demand associated with the project in addition to the District's existing and planned future water uses.

Name of Public Agency Approving Project: Los Angeles County Waterworks District No. 40, Antelope Valley

Name of Person or Agency Carrying Out Project: N/A

Exempt Status: (check one):

☐ Ministerial (Sec. 21080(b)(1); 15268);

☐ Declared Emergency (Sec. 21080(b)(3); 15269(a));

☐ Emergency Project (Sec. 21080(b)(4); 15269(b)(c));

☐ Categorical Exemption. State type and section number: _____

☒ Statutory Exemptions. State code number: PRC Sec. 15061 (b)(3), PRC Sec. 15378 (b)(5)

Reasons why project is exempt:

Approval of the Water Supply Assessment (WSA) for the proposed Avenue M Development Project in the City of Lancaster is exempt from CEQA pursuant to Public Resources Code and is excluded from the definition of a project pursuant to section 15061(b)(3). The WSA does not constitute a project under section 21065 of the Public Resources Code and is excluded from the definition of a project pursuant to section 15378 (b) (5) of the State CEQA Guidelines because it is an administrative activity of government that will not result in direct or indirect physical changes in the environment. Further, the WSA does not approve or authorize any project under CEQA, including the proposed Avenue M Development Project.

Lead Agency

Contact Person: Aracely Jaramillo

Area Code/Telephone/Extension: 626-300-3353

If filed by applicant:

1. Attach certified document of exemption finding.

2. Has a Notice of Exemption been filed by the public agency approving the project? Yes No

Signature: Aracely Jaramillo Date: 3/19/2025 Title: Senior Civil Engineer

■ Signed by Lead Agency Signed by Applicant

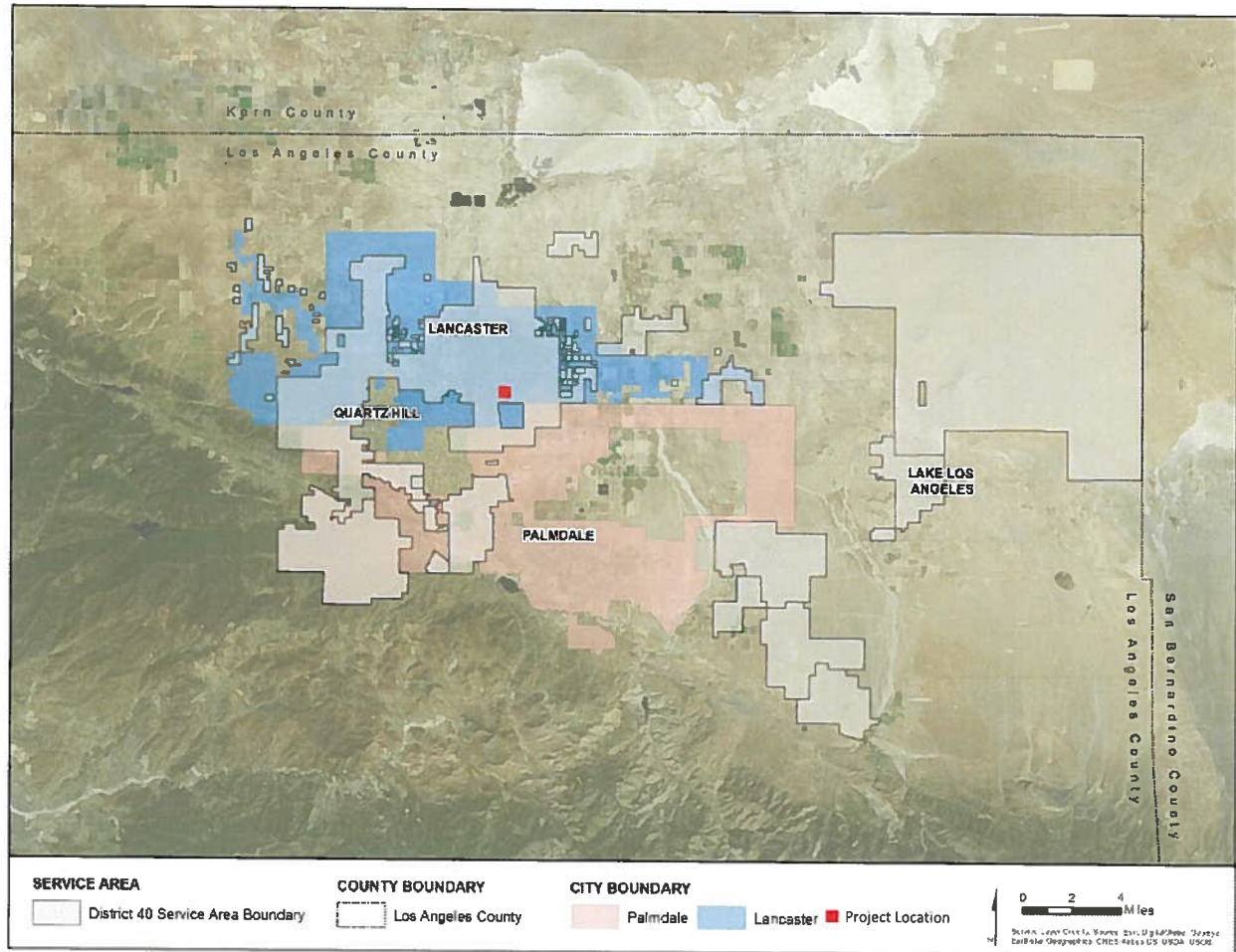
Authority cited: Sections 21083 and 21110, Public Resources Code.
Reference: Sections 21108, 21152, and 21152.1, Public Resources Code.

Date Received for ON April 07 2025

UNTIL May 07 2025

REGISTRAR - RECORDER/COUNTY CLERK

Los Angeles County Waterworks District No. 40



2025 069630

FILED

Apr 07 2025

Dean C. Logan, Registrar - Recorder/County Clerk

Electronically signed by T. K. LISHA MCCOY



MARK PESTRELLA, Director

COUNTY OF LOS ANGELES DEPARTMENT OF PUBLIC WORKS

"To Enrich Lives Through Effective and Caring Service"

900 SOUTH FREMONT AVENUE
ALHAMBRA, CALIFORNIA 91803-1331
Telephone (626) 458-5100
<http://dpw.lacounty.gov>

ADDRESS ALL CORRESPONDENCE TO:
P.O. BOX 1460
ALHAMBRA, CALIFORNIA 91802-1460

IN REPLY PLEASE
REFER TO FILE

March 18, 2025

The Honorable Board of Supervisors
County of Los Angeles
383 Kenneth Hahn Hall of Administration
500 West Temple Street
Los Angeles, California 90012

Dear Supervisors:

ADOPTED

BOARD OF SUPERVISORS
COUNTY OF LOS ANGELES

27 March 18, 2025

EDWARD YEN
EXECUTIVE OFFICER

**WATER RESOURCES CORE SERVICE AREA
LOS ANGELES COUNTY WATERWORKS DISTRICT NO. 40, ANTELOPE VALLEY
APPROVAL OF WATER SUPPLY ASSESSMENT FOR THE
AVENUE M DEVELOPMENT PROJECT
(SUPERVISORIAL DISTRICT 5)
(3 VOTES)**

SUBJECT

Public Works is seeking Board approval of the Water Supply Assessment for the proposed Avenue M Development Project in the City of Lancaster and to authorize the Director of Public Works or his designee to sign the Water Supply Assessment Senate Bill 610 Water Code Section 10910 et seq., Notice of Determination for the proposed Avenue M Development Project.

IT IS RECOMMENDED THAT THE BOARD ACTING AS THE GOVERNING BODY OF THE LOS ANGELES COUNTY WATERWORKS DISTRICT NO. 40, ANTELOPE VALLEY:

1. Find that the recommended action set forth in this Board letter is not a project pursuant to the California Environmental Quality Act pursuant to Section 21065 of the Public Resources Code and Section 15378(b) of the California Environmental Quality Act Guidelines and is exempt under Section 15061(b)(3).
2. Approve the Water Supply Assessment for the Avenue M Development Project in the City of Lancaster.
3. Authorize the Director of Public Works or his designee to sign the Water Supply Assessment Senate Bill 610 Water Code Section 10910 et seq., Notice of Determination for the proposed Avenue M Development Project.

PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION

The purpose of the recommended actions is to approve the Water Supply Assessment (WSA) (Enclosure A) for the proposed Avenue M Development Project in the City of Lancaster as required by California Water Code Section 10910 et seq., and Senate Bill 610, Notice of Determination (Enclosure B) showing Los Angeles County Waterworks District No. 40, Antelope Valley (District), has sufficient water supply to provide for the proposed development.

The 37-acre proposed development at the northwest corner of West Avenue M and Division Street in Lancaster consists of 793,205 square-foot warehousing facilities, 5.45 acres of landscaping, and parking for 430 automobiles and 148 trailers. The project's estimated water demand is approximately 43 acre-feet per year.

Implementation of Strategic Plan Goals

These recommendations support the County Strategy Plan: North Star 2, Foster Vibrant and Resilient Communities, Focus Area Goal D, Sustainability, Strategy iii, Natural Resources, and Strategy iv, Environmental Justice. The recommended actions promote sound, prudent, and transparent policies and practices that help ensure the maintenance of critical, high-priority County public services to protect and preserve our precious water resources while preserving the quality of life for County residents.

FISCAL IMPACT/FINANCING

There will be no impact to the County General Fund.

Sufficient funds are included in the District's General Fund (N63 – Services and Supplies) Fiscal Year 2024-25 Budget to cover the minor costs of the document review and confirmation that it conforms to the District's Urban Water Management Plan.

FACTS AND PROVISIONS/LEGAL REQUIREMENTS

California Water Code Section 10910 et seq., also known as Senate Bill 610, requires the District to prepare WSAs for certain proposed projects within its service area or sphere of influence subject to the California Environmental Quality Act (CEQA). The WSA must include a discussion of whether the District's total projected water supplies available during normal and single- and multiple-dry water years during a 20-year projection will meet the projected water demand associated with the project in addition to the District's existing and planned future water uses. Pursuant to California Water Code Section 10910(g)(1), the Board must approve the assessment at a regular or special meeting.

Based on the District's 2020 Urban Water Management Plan adopted by the Board on October 19, 2021, the assessment shows the District has sufficient supplies to meet the demands of the project in addition to existing and planned future uses.

Consistent with the provisions of Senate Bill 610, neither the WSA nor its approval shall be construed to create a right or entitlement to water service or any specific level of water service and shall not impose, expand, or limit any duty concerning the obligation of the District to provide certain service to its existing customers or any future potential customers.

The WSA does not constitute a will-serve, plan of service, or agreement to provide water service to the project and does not entitle or approve any project, project applicant, or any other person or entity to any right, priority, or allocation in any supply, capacity, or facility.

To receive water service, the proposed project would be subject to an agreement with the District, together with all applicable fees, charges, plans and specifications, conditions, and other applicable District requirements in place and as amended from time to time. Nor does anything in the WSA prevent or otherwise interfere with the District's discretionary authority to declare a water shortage emergency in accordance with the California Water Code.

ENVIRONMENTAL DOCUMENTATION

The District is required to approve a WSA for the project and submit it to the City under California Water Code Section 10910(g)(1). This action does not constitute an approval of a project under Section 21065 of the Public Resources Code and is excluded from the definition of a project pursuant to Section 15378(b)(5) of the CEQA Guidelines because it is an administrative activity of government that will not result in direct or indirect physical changes in the environment. Further, CEQA applies only to projects that have the potential to cause a significant effect on the environment. The proposed action includes an assessment of water supply. Pursuant to California Water Code Section 10911(b), the City, as the land-use authority responsible for approving the proposed project in question and the lead agency under CEQA for the proposed project, is required to include the WSA provided by the District in the Environmental Impact Report the City is preparing for the proposed project. Approval of the WSA does not approve or authorize any project under CEQA, including the proposed project. Prior to proceeding with any activity that would constitute a project, appropriate findings under CEQA and approval of the project activities would be necessary.

Upon the Board's approval of the recommended actions, Public Works will file a Notice of Exemption with the County Registrar-Recorder/County Clerk in accordance with Section 21152 of the Public Resources Code and will post the Notice to its website in accordance with Section 21092.2.

IMPACT ON CURRENT SERVICES (OR PROJECTS)

There will be no negative impact on current County services or projects during the performance of these actions.

CONCLUSION

Please return an adopted copy of this Board letter to Public Works, Waterworks Division.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Mark Pestrella". The signature is fluid and cursive, with the first name "Mark" and last name "Pestrella" clearly distinguishable.

MARK PESTRELLA, PE
Director

MP:CH:jc

Enclosures

c: Chief Executive Office (Chia-Ann Yen)
County Counsel
Executive Office, Board of Supervisors

WATER SUPPLY ASSESSMENT

AVENUE M DEVELOPMENT

Project No. 201538

Prepared for:

Lancaster M Ave LLC
13305 Penn Street Suite 200
Whittier, CA 90602

Prepared by:

Michael Baker International
5 Hutton Center Drive, Suite 500
Santa Ana, CA 92707



December 2024

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Avenue M Development
Water Supply Assessment

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ACRONYMS AND ABBREVIATIONS

ac-ft	acre-feet
AFY	acre-feet per year
ADA	Americans with Disabilities Act
AVEK	Antelope Valley-East Kern Agency
AVGB	Antelope Valley Groundwater Basin
AVLC	Antelope Valley Logistics Center - West
AVRWMG	Antelope Valley Regional Water Management Group
AVSWCA	Antelope Valley State Water Contractors Association
CASGEM	California Statewide Groundwater Elevation Monitoring
CEQA	California Environmental Quality Act
Court	Superior Court of California
CWC	California Water Code
District 40	Los Angeles County Waterworks District 40
DWR	California Department of Water Resources
ESFR	Early Suppression, Fast Response
ETWU	Estimated Total Water Use
EV	Electric Vehicle
GPCD	gallons per capita per day
gpd	gallons per day
gpm	gallons per minute
Guidebook	Guidebook for Implementation of Senate Bill 610 and Senate Bill 221 of 2001
Hwy	Highway
IRWM	Integrated Regional Water Management
IS/MND	Initial Study/Mitigated Negative Declaration
LACSD	Los Angeles County Sanitation Districts
LCID	Littlerock Creek Water District
LI	Light Industrial

ACRONYMS AND ABBREVIATIONS (CONT.)

MAWA	Maximum Allowed Water Allowance
MOU	Memorandum of Understanding
MFR	Manufacturing
OP	Office Professional
PWD	Palmdale Water District
QHWD	Quartz Hill Water District
RCSD	Rosamond Community Service District
SB	Senate Bill
SGMA	Sustainable Groundwater Management Act
SR	State Route
SWP	State Water Project
SWRCB	California State Water Resources Control Board
UWMP	Urban Water Management Plan
USBR	Bureau of Reclamation
WSCP	Water Supply Contingency Plan
WSA	Water Supply Assessment
WUCOLS	Water Use Classification of Landscape Species

1 INTRODUCTION

This Water Supply Assessment (WSA) was prepared for the Avenue M Development (Project) pursuant to California Water Code (CWC) Section 10910, as amended by Senate Bill 610 (SB 610). It identifies sources of water supply for the Project to determine if supply is adequate to meet the Project's water demand. A WSA under SB 610 must demonstrate there is sufficient water supply for the next 20 years, based on normal, single-dry, and multiple-dry years, to meet the demand of the Project, plus existing and planned future use, including agricultural and manufacturing uses. The water supply and demand information presented covers a 20-year period, in increments of 5 years. The estimated water demands for the Project is 42.8 AFY, including demands from the warehouse space and landscape irrigation.

This WSA is included as part of the Initial Study/Mitigated Negative Declaration (IS/MND) prepared for the Project pursuant to the California Environmental Quality Act (CEQA). CWC Section 10911 requires that the WSA be included in any environmental document pursuant to California Public Resources Code Division 13.

To fully comply with the requirements of SB 610, this report follows the organization of the *Guidebook for Implementation of Senate Bill 610 and Senate Bill 221 of 2001* (Guidebook) developed by the California Department of Water Resources (DWR). Section 2 of this report provides a description of the Project and Sections 3 through 7 provide the WSA under SB 610.

Upon completion of this WSA, the Los Angeles County Waterworks District 40 (District 40), the likely water supplier for the Project, will provide a Notice of Determination for if adequate water supplies are available for the Project. This will be included into the Project's environmental documentation. A brief summary of District 40 and its service area is included in Section 4.1.1.

Consistent with the provisions of SB 610, neither this WSA nor its approval shall be construed to create a right or entitlement to water service or any specific level of water service, and shall not impose, expand, or limit any duty concerning the obligation of District 40 to provide certain service to its existing customers or to any future potential customers.

This WSA does not constitute a will-serve, plan of service, or agreement to provide water service to the Project, and does not entitle the Project, Project Applicant, or any other person or entity to any right, priority or allocation in any supply, capacity, or facility. To receive water service, the Project will be subject to an agreement with District 40, together with any and all applicable fees, charges, plans and specifications, conditions, and any and all other applicable District 40 requirements in place and as amended from time to time. Nor does anything in the WSA prevent or otherwise interfere with District 40's discretionary authority to declare a water shortage emergency in accordance with the CWC.

2 PROJECT DESCRIPTION

2.1 Project Location

The Antelope Valley is located in the Northern portion of Los Angeles County, in the geographic sub-region of the western tip of the Mojave Desert and is situated between the Tehachapi, Sierra Pelona, and the San Gabriel Mountains as shown in **Figure 1**. Cities surrounding the area include the City of Lancaster to the north, City of Palmdale to the south, and unincorporated Los Angeles County to the east and west.

The Project site is located in the City of Lancaster. It is situated approximately 0.25-miles west of Sierra Highway. Specifically, the site is located within the northwestern corner of the intersection of West Avenue M and Division Street. Regional access to the site is available via Columbia Way and Sierra Highway (Hwy) as shown in **Figure 2**. Local access to the site is provided via West Avenue M and Avenue L-12. The project site consists of two parcels (Assessor's Parcel Numbers [APNs] 3128-013-010 and -011); however, the two designated parcels will combined into one with a new designation.

2.2 Project Characteristics

The approximately 37-acre industrial site currently consists of vacant land. No existing structures or paved roads are present on-site.

The Project site is bounded on the north by an unnamed unimproved road, commercial/industrial development, and disturbed vacant land, with West Avenue L beyond; to the east by Division Street (unimproved), commercial development, and Sierra Highway, with commercial/industrial development beyond; to the south by West Avenue M, vacant lands, and scattered commercial development, with West Avenue N beyond; and to the west by an unnamed unimproved road, undeveloped land, the Antelope Valley Courthouse, and commercial/utility development, with Tenth Street West beyond.

The Project site is zoned Office Professional (OP) and will undergo a zone change/general plan amendment from OP to Light Industrial (LI) per the City of Lancaster Petition for Zone Change and/or General Plan Amendment, included in Appendix B. Two 48-foot-tall high pile storage concrete tilt warehousing facilities are proposed to be approximately 692,405 square feet of warehouse space, approximately 80,800 square feet of manufacturing (MFR) space, and approximately 20,000 square feet of office space (793,205 square feet in total). Other ancillary improvements include roadway improvements along West Avenue M and Division Street, lighting and utility improvements, and others.

Access to the project site would be provided via four full access driveways along West Avenue M and four full access driveways along Avenue L-12. The project also includes a total of 114 dock doors, 148 trailer parking stalls, and 430 passenger vehicle parking spaces. Of the 430 parking passenger vehicle spaces, 14 spaces are proposed for Americans with Disabilities Act (ADA) parking, and 98 spaces are proposed for electric vehicle (EV) parking as shown in **Figure 3**.

Approximately 5.45 acres of landscape areas (15 percent landscaping coverage of the net site area) is proposed throughout the site.

The estimated 18-month construction duration is anticipated to begin in Fall of 2024 and conclude by Spring of 2026. It is assumed that construction activities would occur from 7:00 a.m. to 8:00 p.m. Monday through Saturday. Construction activities would primarily include excavation for the detention basins, grading, building construction, paving, and architectural coatings.

2.3 Environmental Setting

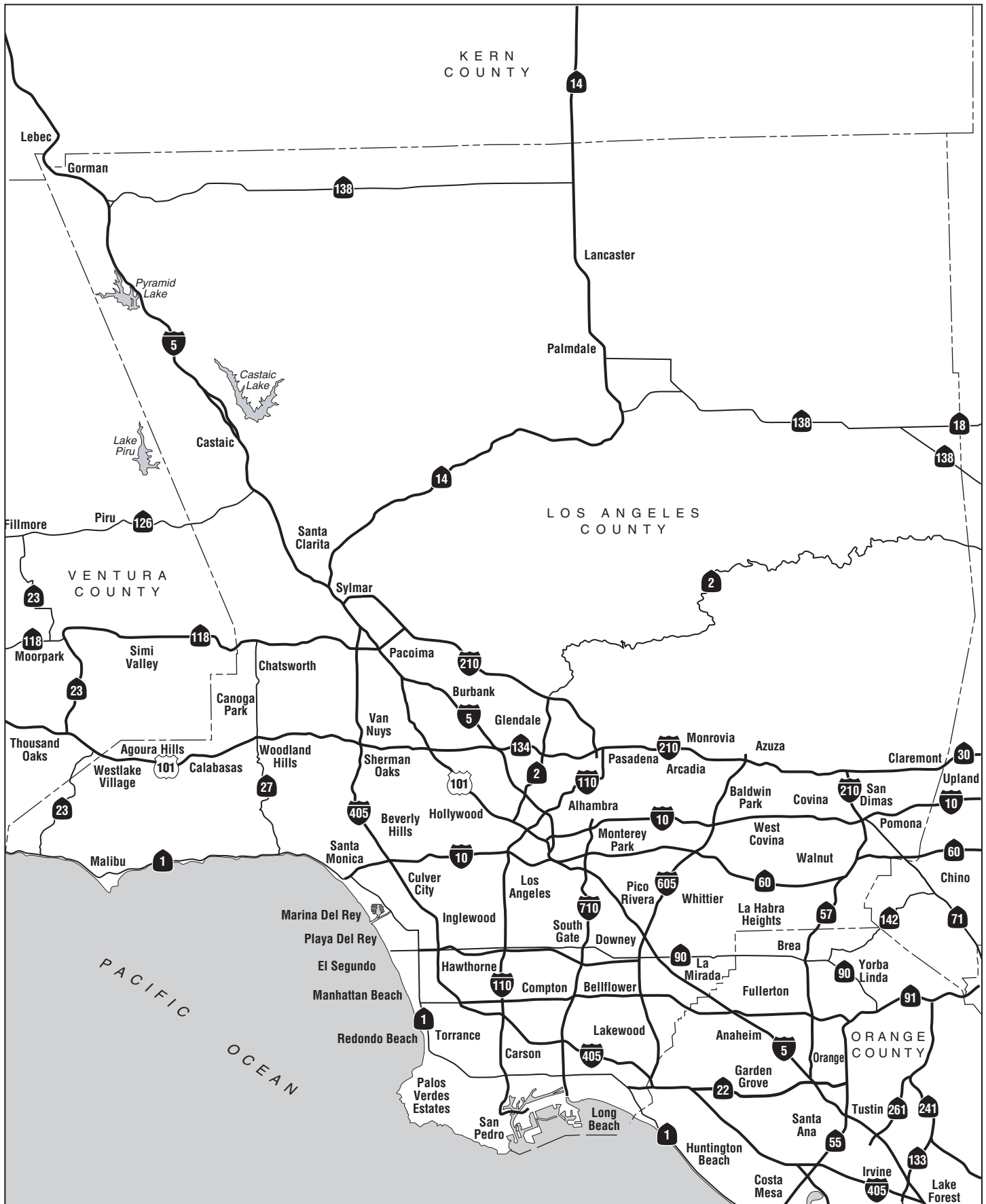
The Project site is situated in a geographic sub-region of the southwestern Mojave Desert known as Antelope Valley. The region is commonly referred to as the “High Desert” due to its approximate elevation of 2,900 ft above sea level. The Mojave Desert is bounded to the west by the Tehachapi Mountains and to the south by the San Gabriel and San Bernardino Mountains. The Project site and surrounding area are relatively flat. The site is vacant, and undeveloped; has not had any disturbance to date; and is void of any improved structures.

Hot summers, cool winters, low humidity, infrequent precipitation, and generally clear skies characterize the climate of the Antelope Valley area. According to the NOAA Weather Station Lancaster WM J Fox Fld, CA US USW 00003159 data ranging from 1991 to 2020, the daily low temperatures in winter range from 29.3 °F to 37.1 °F. The daily high temperatures in summer range from 86.9 °F to 98.6 °F in the summer. The mean annual rainfall is recorded at 6.81 inches per year, snowfall is typically 0 inches per year. Additionally, humidity rarely exceeds 50%.

The J Fox Fld weather station is located approximately 7 miles to the northeast of the project site, adjacent to the Apollo Community Regional Park at 4555 W Ave G, Lancaster, CA 93536.

2.4 Proposed Industrial Buildings

As noted previously, two pile storage concrete tilt warehousing facilities are proposed to be approximately 692,405 square feet of warehouse space, approximately 80,800 square feet of manufacturing (MFR) space, and approximately 20,000 square feet of office space (793,205 square feet in total). The proposed buildings would be approximately 48 feet in height. Other ancillary improvements include roadway improvements along West Avenue M and Division Street, lighting and utility improvements, and others.





AVENUE M DEVELOPMENT PROJECT

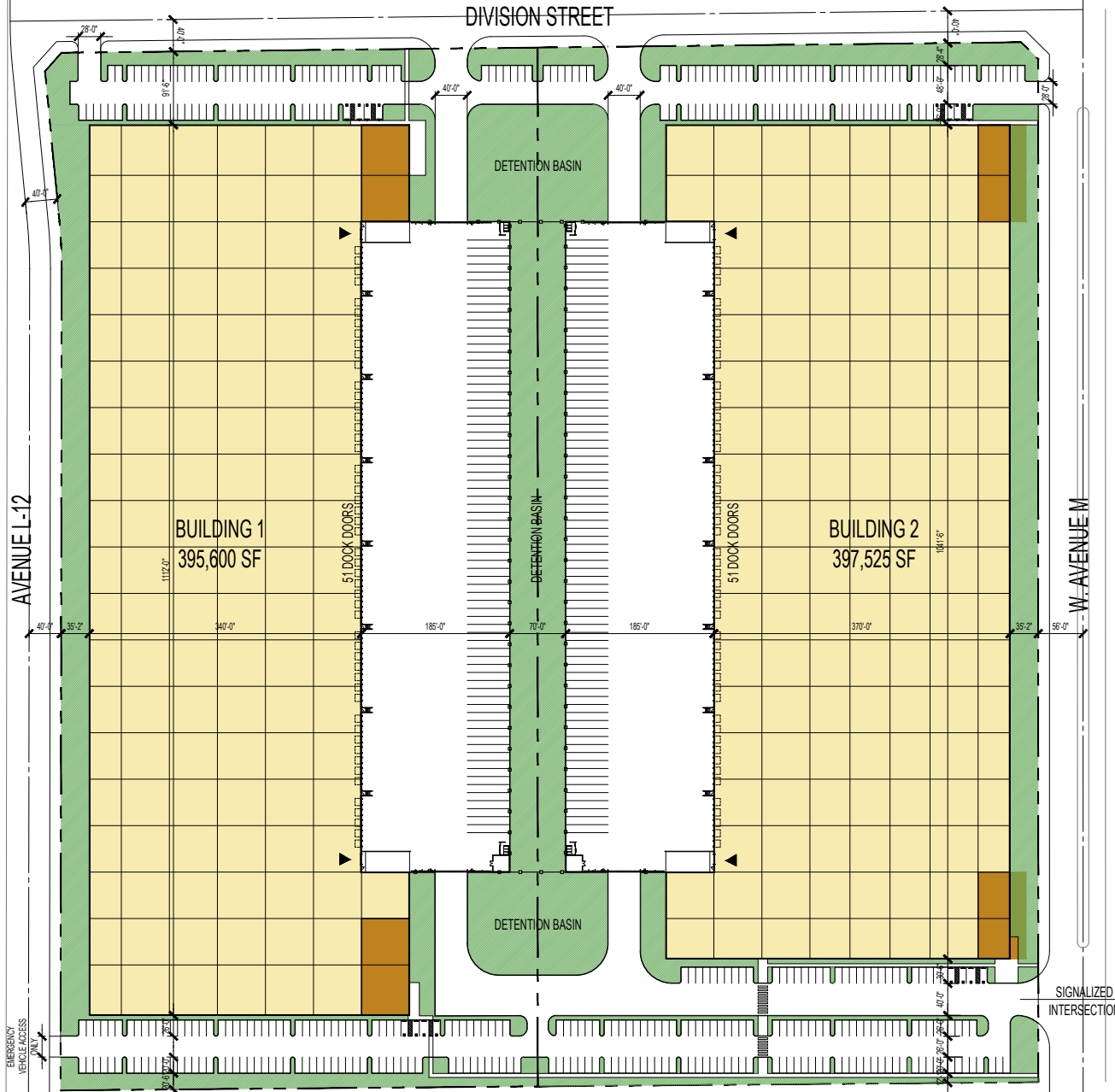
Site Vicinity

Figure 2

Michael Baker
INTERNATIONAL

06/2024 JN 201538

TOTAL SITE AREA: ±36.39 AC.
 TOTAL BUILDING AREA: ±793,205 S.F.
 TOTAL BUILDING COVERAGE: ±50.0 %



Lancaster					
	BLDG 1		BLDG 2		TOTAL
SITE AREA	773,949 SF 17.77 Acres		811,164 SF 18.62 Acres		1,585,113 SF 36.39 Acres
BUILDING AREA					
1ST FLOOR	WAREHOUSE	356,480 SF	335,925 SF		692,405 SF
	MFR	29,200 SF	51,600 SF		80,800 SF
	OFFICE	10,000 SF	10,000 SF		20,000 SF
1ST TOTAL		395,680 SF	397,525 SF		793,205 SF
PROJECT FACT					
FAR MAX		50%	50%		50%
CLEAR HEIGHT		42'	42'		
BLDG HEIGHT		50'	50'		
ZONING					
EXISTING ZONING	Office Professional				
PROPOSED ZONING	Light Industrial				
SET BACK					
FRONT		35'			
SIDE STREET		15'			
REAR		10'			
PARKING REQ					
AUTO PARKING					
SIZE	9' X 20'				
OFFICE	1/250 SF	40	40		80 STALLS
WAREHOUSE	5 + 1/5000 SF	76	72		148 STALLS
MANUFACTURE	1/400 SF	73	129		202 STALLS
TOTAL		189	241		430 STALLS
PROJECT PROVIDED					
AUTO PARKING					
STANDARD	9' X 20'	133	185		318 STALLS
ADA	9', 12' X 20'	7	7		14 STALLS
EV / CLEAN AIR	9' X 20'	49	49		98 STALLS
TOTAL		189	241		430 STALLS
TRAILER PARKING		74	74		148 STALLS
LANDSCAPE					
REQUIRED		7%	7%		7%
PROVIDED		15%	15%		15%



3 WSA SUBJECT TO SENATE BILL 610

SB 610 seeks to improve the link between water supply availability and land use planning for large development projects. If the project is subject to the California Environmental Quality Act (CEQA), and if it is defined as a “project” defined by CWC Section 10912, a WSA must be prepared.

The following sections address the questions that must be answered by a WSA:

- Is the Project subject to CEQA?
- Is it a “project” as defined by CWC Section 10912?
- Is there a public water system to serve the Project?
- Is there a current Urban Water Management Plan (UWMP) that accounts for the Project demand?
- Is the projected water supply sufficient for the Project?

3.1 Is the Project Subject to CEQA?

CWC Section 10910 states:

- (a) Any city or county that determines that a project, as defined in Section 10912, is subject to the California Environmental Quality Act Division 13 (commencing with Section 21000) of the Public Resources Code, under Section 21080 of the Public Resources Code shall comply with this part.*

The Project will undergo environment review pursuant to the requirements of CEQA.

3.2 Is it a “Project” as Defined by CWC Section 10912?

CWC Section 10912 states:

For the purposes of this part, the following terms have the following meanings:

- (a) “Project” means any of the following:*
- (1) A proposed residential development of more than 500 dwelling units.*
 - (2) A proposed shopping center or business establishment employing more than 1,000 persons or having more than 500,000 square feet of floor space.*
 - (3) A proposed commercial office building employing more than 1,000 persons or having more than 250,000 square feet of floor space.*
 - (4) A proposed hotel or motel, or both, having more than 500 rooms.*
 - (5) A proposed industrial, manufacturing, or processing plant, or industrial park planned to house more than 1,000 persons, occupying more than 40 acres of land, or having more than 650,000 square feet of floor area.*
 - (6) A mixed-use project that includes one or more of the projects specified in this subdivision.*
 - (7) A project that would demand an amount of water equivalent to, or greater than, the amount of water required by a 500 dwelling unit project.*
- (b) If a public water system has fewer than 5,000 service connections, then “project” means any proposed residential, business, commercial, hotel or motel, or industrial development*

that would account for an increase of 10 percent or more in the number of the public water system's existing service connections, or a mixed-use project that would demand an amount of water equivalent to, or greater than, the amount of water required by residential development that would represent an increase of 10 percent or more in the number of the public water system's existing service connections.

The Project is an industrial development that consists of approximately 793,205 square feet of floor space. Therefore, it is considered a "project" under CWC Section 10912.

3.3 Is There a Public Water System to Serve the Project?

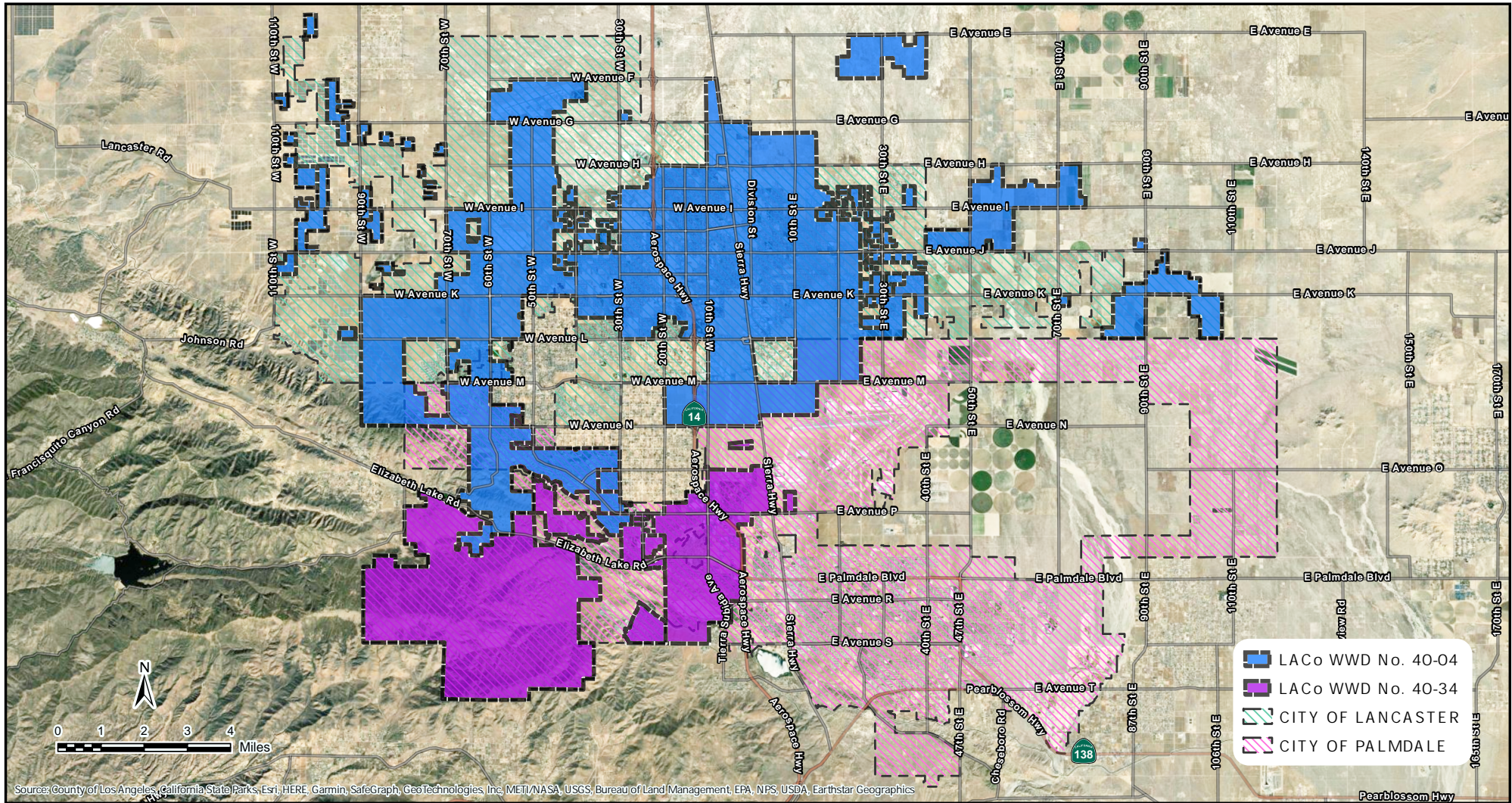
CWC Section 10912 states:

- (c) "Public water system" means a system for the provision of piped water to the public for human consumption that has 3,000 or more service connections. A public water system includes all of the following:
- (1) Any collection, treatment, storage, and distribution facility under control of the operator of the system which is used primarily in connection with the system.
 - (2) Any collection or pretreatment storage facility not under the control of the operator that is used primarily in connection with the system.
 - (3) Any person who treats water on behalf of one or more public water systems for the purpose of rendering it safe for human consumption.

The Project is located in an area that is currently serviced by Los Angeles County District 40's water system specifically District 40 Region 4. Therefore, it can be served by District 40's service connection, see **Figure 4** for the District 40 service boundary map.



Los Angeles County Waterworks District 40 Region 4, Lancaster & Region 34, Desert View Highlands



3.4 Is There a Current UWMP that Accounts for the Project Demand?

CWC Section 10910 states:

(c)

- (1) *The city or county, at the time it makes the determination required under Section 21080.1 of the Public Resources Code, shall request each public water system identified pursuant to subdivision (b) to determine whether the projected water demand associated with a proposed project was included as part of the most recently adopted urban water management plan adopted pursuant to Part 2.6 (commencing with Section 10610).*
- (2) *If the projected water demand associated with the proposed project was accounted for in the most recently adopted urban water management plan, the public water system may incorporate the requested information from the urban water management plan in preparing the elements of the assessment required to comply with subdivisions (d), (e), (f), and (g).*
- (3) *If the projected water demand associated with the proposed project was not accounted for in the most recently adopted urban water management plan, or the public water system has no urban water management plan, the water assessment for the project shall include a discussion with regard to whether the public water system's total projected water supplies available during normal, single dry, and multiple dry water years during a 20-year projection will meet the projected water demand associated with the proposed project, in addition to the public water system's existing and planned future uses, including agricultural and manufacturing uses.*
- (4) *If the city or county is required to comply with this part pursuant to subdivision (b), the water assessment for the project shall include a discussion with regard to whether the total projected water supplies, determined to be available by the city or county for the project during normal, single dry, and multiple dry water years during a 20-year projection, will meet the projected water demand associated with the proposed project, in addition to existing and planned future uses, including agricultural and manufacturing uses.*

District 40's 2020 UWMP does not specifically indicate a commitment to serve the Project, the projected water demand calculated in 2020 UWMP is based on gallons per capita per day (GPCD) and projected population. This projection included in the UWMP accounted for anticipated development within the service areas, including the Project. Therefore, a discussion of the water supplies from the potential sources is included in this WSA and is presented in Sections 4 through 7. District 40's Water Management Plans, including its 2020 UWMP.

It should also be noted that when the 2020 UWMP was prepared, California was in its 4th consecutive year of drought, and has just recovered from nearly 10 consecutive years of drought. Future UWMPs may consider evaluating the multiple dry water years differently to account for the uncertainty of future drought conditions and durations.

4 WATER SUPPLY

4.1 District 40 Water Supply

CWC Section 10910 states:

(d)

- (1) *The assessment required by this section shall include an identification of any existing water supply entitlements, water rights, or water service contracts relevant to the identified water supply for the proposed project, and a description of the quantities of water received in prior years by the public water system, or the city or county if either is required to comply with this part pursuant to subdivision (b), under the existing water supply entitlements, water rights, or water service contracts.*
- (2) *An identification of existing water supply entitlements, water rights, or water service contracts held by the public water system, or the city or county if either is required to comply with this part pursuant to subdivision (b), shall be demonstrated by providing information related to all of the following:*
 - (A) *Written contracts or other proof of entitlement to an identified water supply.*
 - (B) *Copies of a capital outlay program for financing the delivery of a water supply that has been adopted by the public water system.*
 - (C) *Federal, state, and local permits for construction of necessary infrastructure associated with delivering the water supply.*
 - (D) *Any necessary regulatory approvals that are required in order to be able to convey or deliver the water supply.*

4.1.1 District 40 System Description

The Los Angeles County Waterworks (District 40) was formed under CWC Division 16 to supply water throughout the Antelope Valley area. The District is operated by the Los Angeles County Public Works, Waterworks Division and is governed by the Los Angeles County Board of Supervisors. The District originally comprised of 8 regions and serves customers in Lancaster, Palmdale, and the unincorporated communities of Pearblossom, Littlerock, Sun Village, Rock Creek, Northeast Los Angeles County, and Lake Los Angeles. In November 1993, the 8 regions consolidated into a single district. District 40 service area is approximately 232 square miles.

4.1.2 District 40's Existing Water Supply

District 40's water supply is sourced from a combination of purchased imported water and groundwater. District 40 purchases its imported water from the Antelope Valley-East Kern Water Agency (AVEK) and is AVEK's largest municipal customer.

AVEK is a regional water wholesaler that supplies surface water to portions of Los Angeles, Kern, and Ventura County. The majority of AVEK's water is received as imported water from the State Water Project (SWP). AVEK has estimated that it receives 58% of its total water supplies from the SWP, through DWR, in an average year (District 40 2021/2020 UWMP). AVEK's total allotment from the SWP, also referred to as Table A water, is 144,844 ac-ft per year (AFY). A copy of the most recent water lease agreement between District 40 and AVEK can be found in

District 40's 2020 UWMP. Per the agreement, any "carry over" water, water allocated to District 40 but is not used in a given year, must be transferred to District 40 (2020 UWMP).

District 40's groundwater is drawn from the underlying Antelope Valley Groundwater Basin (AVGB). Groundwater from the AVGB is an important source and has historically been District 40's secondary supply source (2020 UWMP). The AVGB is described in detail in the following section. A summary of District 40's existing water supply and quantities in 2020 is provided in **Table 1**.

It should be noted that the supply tables provided herein are based on the best available information as of October 2021.

Table 1. 2020 UWMP Table 6-8. Retail: Water Supplies – Actual (AFY).

Water Supply	Additional Detail on Water Supply	2020	
		Actual Volume	Water Quality
Purchased	AVEK	31,552	Drinking Water
Groundwater	Antelope Valley Groundwater Basin	14,266	Drinking Water
Recycled Water	Refill lake at Apollo Park & City of Lancaster	361	Recycled Water
	Total	46,179	

Source: LACWD's 2020 UWMP

4.1.3 District 40'S Projected Water Supply

To meet the demands associated with future growth, District 40 has identified ways it will meet future demands with increased water conservation reduction actions through the Districts Water Shortage Contingency Plan in the event of a severe drought scenarios. District 40's projected water supply is summarized in **Table 2**.

Table 2. 2020 UWMP Table 6-9. Retail: Water Supplies – Projected (AFY).

Water Supply	Additional Detail on Water Supply	2025 Reasonably Available Volume	2030 Reasonably Available Volume	2035 Reasonably Available Volume	2040 Reasonably Available Volume	2045 Reasonably Available Volume
Purchased Water or Imported Water		57,300	55,800	54,200	52,700	52,700
Ground-water		23,289	23,289	23,289	23,289	23,289
Purchased Water or Imported water	New supply from AVEK	1,733	1,733	1,733	1,733	1,733
Recycled Water		764	902	1,102	1,302	1,302
	Total	83,086	81,764	80,024	79,024	79,024

Notes:7

1. A normal year is assumed. Doesn't Include rights to carry over water. Imported water return flows are calculated based on 2020 imported water use. As of 2020, the groundwater adjudication judgment provides non-overlying production rights of 6,789 ac-ft and approximately 3,500 ac-ft of unused Federal Reserve Rights. Return flows of 39% is based on District 40's use of SWP water supply (10,400 ac-ft). District 40 also leases approximately 2,600 ac-ft of groundwater rights from AVEK for a total of 23,289 ac-ft.

2. Groundwater does not include return flows from new supply. It is expected that new supply will generate return flows for District 40 but are not shown for simplicity.

3. Return flows from new supply are not included for clarity in interpreting Supply and Demand Assessment DWR tables 7-2, 7-3, and 7-4 of District 40's 2020 UWMP.

4. AVEK Table A SWP Allocation is 144,844 ac-ft, and AVEK indicated that the long-term average is 58% of their Table A allocation which is 84,010 ac-ft. District 40 typically purchases about 70% of that volume, which is 58,800 ac-ft.

5. Recycled water supplies are shown to equate to recycled water demands, but there is greater reasonably available volume of recycled water. However, there are no additional uses for the recycled water.

Source: LACWD's 2020 UWMP

6. This table is essentially Table 6-9 in 2020 UWMP with the correction of a typo in previous version.

4.2 Groundwater Supply

CWC Section 10910 states:

(f) If a water supply for a proposed project includes groundwater, the following additional information shall be included in the water assessment:

- (1) A review of any information contained in the urban water management plan relevant to the identified water supply for the proposed project.*
- (2) A description of any groundwater basin or basins from which the proposed project will be supplied. For those basins for which a court or the board has adjudicated the rights to pump groundwater, a copy of the order or decree adopted by the court or the board and a description of the amount of groundwater the public water system, or the city or county if either is required to comply with this part pursuant to subdivision (b), has the legal right to pump under the order or decree. For basins that have not been adjudicated, information as to whether the department has identified the basin or basins as overdrafted or has projected that the basin will*

become overdrafted if present management conditions continue, in the most current bulletin of the department that characterizes the condition of the groundwater basin, and a detailed description by the public water system, or the city or county if either is required to comply with this part pursuant to subdivision (b), of the efforts being undertaken in the basin or basins to eliminate the long-term overdraft condition.

- (3) A detailed description and analysis of the amount and location of groundwater pumped by the public water system, or the city or county if either is required to comply with this part pursuant to subdivision (b), for the past five years from any groundwater basin from which the proposed project will be supplied. The description and analysis shall be based on information that is reasonably available, including, but not limited to, historic use records.*
- (4) A detailed description and analysis of the amount and location of groundwater that is projected to be pumped by the public water system, or the city or county if either is required to comply with this part pursuant to subdivision (b), from any basin from which the proposed project will be supplied. The description and analysis shall be based on information that is reasonably available, including, but not limited to, historic use records.*
- (5) An analysis of the sufficiency of the groundwater from the basin or basins from which the proposed project will be supplied to meet the projected water demand associated with the proposed project. A water assessment shall not be required to include the information required by this paragraph if the public water system determines, as part of the review required by paragraph (1), that the sufficiency of groundwater necessary to meet the initial and projected water demand associated with the project was addressed in the description and analysis required by paragraph (4) of subdivision (b) of Section 10631*

4.2.1 Antelope Valley Groundwater Basin Description

The AVGB is located in the western Mojave Desert and covers a surface area of 1,580 square miles in Kern, Los Angeles, and San Bernardino Counties. The basin underlies an extensive alluvial valley and consists of two main aquifers: an upper aquifer and a lower aquifer. The upper aquifer, which is the primary source of groundwater for the valley, is generally unconfined whereas the lower aquifer is generally confined. An unconfined aquifer is an aquifer which has the water table as its upper boundary. Unconfined aquifers occur near the ground surface. A confined aquifer is an aquifer that is bounded above and below by confining beds. Confined aquifers generally occur at significant depth below the ground surface (USBR 2021). The average annual rainfall for the basin ranges from 5 to 10 inches. Recharge to the basin is primarily from runoff from surrounding mountains and hills. The estimated storage of the basin is 70,000,000 ac-ft (DWR 2004).

4.2.2 Basin Adjudication

In December 2015, the Superior Court of California (Court) issued a ruling for the adjudication of groundwater in the Antelope Valley. In an adjudicated area, the groundwater rights of all the overlying parties and appropriators are determined by the Court. Overlying parties are property owners that possess land above the aquifer. Appropriators, also called non-overlying parties, encompass public users, such as municipalities, that are entitled to the use of the surplus of water available after overlying parties' rights are satisfied.

The adjudication identified the basin in a state of overdraft, which it seeks to resolve through four phases of evaluation:

- Defined the boundaries of the basin
- Considered hydraulic connection throughout the basin
- Established the safe yield
- Quantified groundwater production (Todd Groundwater 2019)

The primary method for overcoming the overdraft is the establishment of the safe yield during Phase 3. The adjudication has determined, in the Phase 3 trial decision, that the minimum safe yield is 110,000 AFY which will vary annually depending on the volume of water that is imported.

This is only a significantly simplified summary of the basin's adjudication; the complete adjudication judgement is included in **Appendix A**. District 40's ability to produce groundwater is subject to the 2015 judgement. District 40 has non-overlying production rights of 6,789 ac-ft, approximately 3,500 ac-ft of unused federal reserve rights and return flows equivalent to 39% of the District 40's 5-year average of purchased SWP water supply (2020 UWMP). Federal reserve rights are allocations of water set aside by the federal government when it reserves land for the public domain (SWRCB 2020). Return flow is water that is returned to the surface or groundwater. A summary of District 40's groundwater rights, and other groundwater sources is provided in **Table 3**.

Table 3. 2020 UWMP Table 6-1A. Groundwater Volumes Available.

Description of Right	District 40 Annual Groundwater Right (ac-ft)
Non-overlying production right	6,789
55% of the unused Federal Reserve Right	3,500
Imported water return flows (39% of previous 5-year average of imported supplies)	10,400
AVEK lease	2,600
Total	23,289

Note: Non-overlying production right as provided by the Adjudication. Approximate values for Unused Federal Reserve Right and AVEK lease. Imported Water return flows are actuals as of 2020.

Source: LACWD's 2020 UWMP

As part of the 2015 judgment, a "Watermaster" board was appointed by the Court to implement and enforce the judgment. The Watermaster board is empowered to impose a replacement fee on any party that pumps more than its allocated right. The Watermaster board is composed of one representative each from AVEK and District 40, one other public water supplier representative, and two landowner representatives (2020 UWMP).

4.2.3 Regional Groundwater Management

Integrated Regional Water Management (IRWM) is a collaborative effort to best manage all aspects of water resources in a region. Funding programs for IRWM were created when State voters passed Proposition 50 in November 2002, Proposition 84 in November 2006, and Proposition 1 in 2014. In an effort to implement IRWM in the Antelope Valley region, a number of agencies joined together to form the Antelope Valley Regional Water Management Group (AVRWMG). In 2007, they signed an MOU and developed the Antelope Valley IRWM Plan. The

plan has been updated in 2013 and 2019. Members of the ARWVG include District 40, AVEK, Antelope Valley State Water Contractors Association (AVSWCA), City of Lancaster, City of Palmdale, Littlerock Creek Water District (LCID), Los Angeles County Sanitation Districts (LACSD) 14 and 20, Palmdale Water District (PWD), Quartz Hill Water District (QHWD), and Rosamond Community Service District (RCSD) (ARWVG 2019).

4.2.4 Sustainable Groundwater Management Act

The Sustainable Groundwater Management Act (SGMA) was signed into California state law in 2014. It sets a framework for local groundwater agencies to sustainably protect and manage groundwater as a long-term resource.

The California Statewide Groundwater Elevation Monitoring (CASGEM) Program, developed in response to legislation enacted in 2009, tracks and monitors groundwater levels to help achieve the goals set out in SGMA. The CASGEM Program also ranks groundwater basins statewide based on importance and groundwater reliance. The CASGEM Program has ranked the AVGB as low priority (2020 UWMP). Although the AVGB is a low-priority basin per CASGEM, District 40 continues to follow certain CASGEM guidelines, including maintaining reporting requirements, to monitor conditions of the basin.

SGMA directs DWR to identify groundwater basins and sub-basins in conditions of critical overdraft. DWR identified such basins in Bulletin-118 (DWR 2004). DWR issued an updated draft list of critically overdrafted basins in February 2019 (DWR 2019).

The AVGB is not on the list because it is an adjudicated basin (2020 UWMP).

4.2.5 Historical Groundwater Pumping

District 40's groundwater pumping over the last five years prior to the 2020 UWMP is presented in **Table 4**.

Table 4. 2020 UWMP Table 6-1. Retail: Groundwater Volume Pumped (AFY).

Groundwater Type	Location or Basin Name	2016	2017	2018	2019	2020
Alluvial Basin	Antelope Valley Groundwater Basin	16,002	17,397	17,274	12,813	14,266
	Total	16,002	17,397	17,274	12,813	14,266

Source: LACWD's 2020 UWMP

4.2.6 Regional Groundwater Supply Reliability

Although District 40 does have considerable groundwater supplies allocated to it, it does not yet have the infrastructure available to extract all of this supply. Additional groundwater extraction capacity would be needed to reach these ideal groundwater production values. Additionally, incoming changes to drinking water standards, particularly for PFAS and Chromium-6, will significantly impact District 40's existing groundwater extraction capacity.

5 WATER SUPPLY RELIABILITY

5.1 Dry Years Supply

CWC Section 10910 (c) (3) States:

(3) If the projected water demand associated with the proposed project was not accounted for in the most recently adopted urban water management plan, or the public water system has no urban water management plan, the water supply assessment for the project shall include a discussion with regard to whether the public water system's total projected water supplies available during normal, single dry, and multiple dry water years during a 20-year projection will meet the projected water demand associated with the proposed project, in addition to the public water system's existing and planned future uses, including agricultural and manufacturing uses.

To prepare for dry years when water demand cannot be met by normal supply, District 40 works to increase its local groundwater supplies through carryover water reserved in the basin. District 40 works with AVEK to use more surface water during wet years to allow AVEK to recharge and “bank” additional groundwater supplies. Water banking involves storing water in the aquifer during wet years and drawing it out during dry years. This opportunity exists inside and outside of the Antelope Valley. However, water banking inside the Antelope Valley is preferred because it minimizes the risks of conveyance interruptions (2020 UWMP).

AVEK has developed and is planning several groundwater banks to maximize the use of its SWP supply, including the Westside Water Bank, the Eastside Water Bank, the Upper Amargosa Creek Recharge Project, and the High Desert Water Bank.

5.2 AVEK's Supply Reliability

AVEK's supply reliability is important to understand because it will account for roughly 65% of District 40's supply between 2020 and 2040. AVEK's supply reliability begins by defining AVEK's average year supply. The average year supply is based on available records and is the average of the supplies between 1922 and 2003. In an average year, AVEK receives 58% of its Table A amount. Of that, 70% is available to District 40, which is roughly 58,800 AFY. For all years, it is assumed that District 40 will receive 70% of AVEK's Table A amount. Single-dry and multiple-dry year supplies can then be compared to the average year supply to evaluate the supply reliability (2020 UWMP).

When evaluating future supply, AVEK will compare the future supply to the supplies provided between 1988 and 1992, since this period represents AVEK's driest five-consecutive year historical sequence (2020 UWMP). Supplies from this period, along with the average year supply are presented in **Table 5** and are used in the evaluation presented in Section 7.

It should also be noted that when the 2020 UWMP was prepared, California was in its 4th consecutive year of drought, and has just recovered from nearly 10 consecutive years of drought. Future UWMPs may consider evaluating the multiple dry water years differently to account for the uncertainty of future drought conditions and durations.

Table 5. 2020 UWMP Table 7-1. Retail Basis of Water Year Data (Reliability Assessment).

Year Type	Base Year	Volume Available (ac-ft/yr) ^a	Percentage of Table A SWP Supply ^b
Average Year	1922-2003 avg	58,800	58%
Single-Dry Year	1977	5,000	5%
Consecutive Dry Years 1 st Year	1988	12,500	12%
Consecutive Dry Years 2 nd Year	1989	32,700	32%
Consecutive Dry Years 3 rd Year	1990	13,500	13%
Consecutive Dry Years 4 th Year	1991	25,900	26%
Consecutive Dry Years 5 th Year	1992	18,200	18%

^aVolume available to LACWD from AVEK's supply, which is typically 70% of AVEK's available supply from SWP. This does not include AVEK's banked groundwater supply. Volumes are rounded to the nearest 100.

^bThis is the percentage of Table A SWP supply for AVEK.

Source: LACWD's 2020 UWMP

District 40 has a considerable groundwater supply allocated to it; however, it does not yet have infrastructure available to extract all the allocated supply. Additional groundwater extraction capacity is needed to reach the planned groundwater production values. Furthermore, District 40's groundwater extraction capacity will be impacted due to the changes to drinking water standards, particularly related to Chromium-6.

District 40 has developed a Water Shortage Contingency Plan (WSCP) that proposes to increase its infrastructure in response to the growing demands and changing regulations. District 40 will implement measures in their WSCP to meet future gaps between water supply and demand during drought scenarios.

6 WATER DEMAND

6.1 Project Demand

Water demand for the Project consists of warehouse, manufacturing, office, and irrigation uses. The water demand was calculated based on demand factors for each land use. To conserve potable water use, the Project should consider utilizing recycled water for non-drinking construction activities such as dust control and soil compaction. The Lancaster Water Reclamation Plant is located 9 miles north of the Project site. The Project Site includes three (3) non-residential, irrigated landscape areas totaling approximately 5.46 acres or 237,837 square feet. Table 6 is summarizing the estimated water use for irrigation based on Estimated Total Water Use (ETWU) and Maximum Applied Water Allowance (MAWA).

Table 6. Estimated Water Use for Irrigation

Landscape Areas	Water Use	Plant Factor (PF)	Irrigation Method ^a	Irrigation Efficiency (IE) ^b	ETAF ^c (PF/IE)	Landscape Area (ft ²)	ETAF ^c x Area (ft ²)	Estimated Total Water-Use (ETWU) (Gal/Year) ^d
TREES	LOW	0.2	Drip	0.81	0.25	2,425	599	26,405
TREES	MOD	0.5	Drip	0.81	0.62	3,500	2,160	95,217
SHRUBS	LOW	0.2	Drip	0.81	0.25	231,912	57,978	2,555,786
Total						237,837	60,737	2,677,408
Estimated Total Water Use (ETWU)^d								2,677,408
Maximum Applied Water Allowance (MAWA)^e								4,201,852

^aIrrigation Method: 1.) Overhead Spray 2.) Drip

^bIrrigation Efficiency: 1.) 0.75 for Overhead Spray 2.) 0.81 for Drip

^cETAF = Evapotranspiration Adjustment Factor

^dETWU (Annual Gallons Required) = Eto * 0.62 * ETAF * Area

Where 0.62 is a conversion factor that converts acre-inches per acre per year to gallons per square foot per year.

^eMAWA (Annual Gallons Allowed) = Eto * 0.62 * [(ETAF * LA) + ((1-ETAF) * SLA)]

Where LA is the total landscape area in square feet, SLA is the total special landscape area in square feet, and ETAF is 0.55 for residential areas and 0.45 for non-residential areas.

Eto = 71.1

According to **Table 6**, the maximum applied water allowance for irrigation is 4,201,852 gal/year or 12.9 AFY (daily water use of 11,512 gallons/day). Therefore, the water demand factor for irrigation is 48.4 gpd/kft² (11,512/237,837). The calculated water demand for the Project is summarized in **Table 7**.

Table 7. Project Current Water Demand (AFY)

Structure	Land Use Type	Use Area (ft ²)	Water Duty Factor (gpd/kft ²)	Total Demand (gpd)	Total Water Demand (AFY)
Building 1	Warehouse	356,480	25	8,912	10.0
	MFR	29,200	93	2,716	3.0
	Office	10,000	93	930	1.0
Building 2	Warehouse	335,925	25	8,398	9.4
	MFR	51,600	93	4,799	5.4
	Office	10,000	93	930	1.0
Landscape Area	Irrigation	237,837	-	11,512	12.9
			Total	38,196	42.8

6.2 District 40 Demand

6.2.1 Existing Demand

District 40 currently serves 58,607 service connections. Water use is categorized into sectors and includes single-family, multi-family, commercial, industrial, and institutional/governmental customers. Water use sectors in 2020 are based on District 40's water sales and production records (2020 UWMP). A summary of District 40's existing water demands is shown in **Table 8**.

Table 8. 2020 UWMP Table 4-1. Retail: Demands for Potable and Non-Potable Water - Actual.

Use Type	2020 Actual		
	Additional Description	Level of Treatment when Delivered	Volume (ac-ft/yr)
Single-Family		Drinking Water	29,191
Multi-Family		Drinking Water	3,866
Commercial		Drinking Water	7,167
Industrial		Drinking Water	82
Institutional/Governmental	Includes large landscapes	Drinking Water	2,544
Other Potable	Includes construction meters	Drinking Water	266
Other	Includes other authorized consumption such as firefighting, flushing of water mains, and fire flow tests	Drinking Water	539
Losses ^a		Drinking Water	2,163
		Total	45,818

^a2020 water loss data is pending validation.

Source: 2020 UWMP

6.2.2 Projected Demand

Customers of District 40 continue to surpass the targeted level of water conservation set by District 40. However, factors such as fluctuation in the climate over the last five years, the global pandemic, and education of the AVGB have significantly impacted water demand within District 40. Other impacts include the new planned developments in urban areas of Palmdale and Lancaster. To ensure the projected supply will be sufficient to meet the projected demand, especially imported water, the projected demand also considered impacts when precipitation in the Northern Sierra Mountains differs greatly from the historical 10-year average rainfall (2020 UWMP). District 40's projected water demand through 2045 is summarized in **Table 9**.

Table 9. 2020 UWMP Table 4-2. Retail: Use for Potable and Non-Potable Water – Projected.

Use Type	Projected Water Use, ac-ft/yr				
	2025	2030	2035	2040	2045
Single-Family	40,919	43,706	46,599	49,601	52,116
Multi-Family	2,212	2,364	2,518	2,683	2,819
Commercial ^a	3,112	2,617	2,178	1,780	1,870
Industrial	3,315	3,546	3,777	4,022	4,226
Institutional/Governmental ^a	1,035	870	726	595	625
Losses ^b	3,808	3,998	4,202	4,419	4,643
Total	54,400	57,100	60,000	63,100	66,300

^aThe 2025 - 2040 projected water demand is based on GPCD times the projected population.

^bLosses are assumed to be 7% of projected water demand.

Source: 2020 UWMP

7 IS THE PROJECTED WATER SUPPLY SUFFICIENT FOR THE PROJECT?

The main question to answer in a WSA is:

Will the water supplier's total projected water supplies available during normal, single dry, and multiple dry water years during a 20-year projection meet the projected water demand of the proposed project, in addition to the water supplier's existing and planned future uses, including agricultural and manufacturing uses?

The following sections provide a comparison of normal, single-dry, and multiple dry year demand and supply for District 40, including water demand associated with the project.

7.1 Normal Year Water Supply and Demand

Table 10 presents District 40's normal water year scenario, showing a comparison of current and projected water supply for the current and projected demand. The proposed Project demands would be met with increased water conservation reduction actions through the District's Water Shortage Contingency Plan in the event of a severe drought scenario. District 40 has indicated that the project demands are low, and they do not anticipate an issue meeting water demands for the project with conservation actions alone.

Table 10. 2020 UWMP Table 7-2. Retail: Normal Year Water Supply and Demand Comparison.

	2025	2030	2035	2040	2045
Supply Totals ^a	83,086	81,724	80,324	79,024	79,024
AVEK SWP ^b	57,300	55,800	54,200	52,700	52,700
District's Groundwater Production Rights ^b	6,789	6,789	6,789	6,789	6,789
District's Unused Federal Reserve Right	3,500	3,500	3,500	3,500	3,500
District's Imported Water Return Flows	10,400	10,4000	10,4000	10,4000	10,4000
District/AVEK Lease	2,600	2,600	2,600	2,600	2,600
New supply from AVEK ^c	1,733	1,733	1,733	1,733	1,733
Recycled Water ^{b,d}	764	902	1,102	1,302	1,302
Demand Totals ^e	55,164	58,002	61,002	64,402	67,602
Difference (Supply Minus Demand)	27,922	23,722	19,222	14,622	11,422

^aSupply total from DWR Table 6-9.

^bSupply from DWR Tables 6-9.

^cNew supply projections are based on anticipated new water supply that will be acquired by AVEK for developers. These projections are consistent with the developer demands (Projections provided by New Water Supply and Development Services for the District).

^dRecycled water supply volumes are set equal to projected water demand.

^eDemand from the Project has been factored into the projected water demand calculation in the 2020 UWMP.

Source: 2020 UWMP

7.2 Single-Dry Year Water Supply and Demand

Table 11 presents District 40's single-dry water year scenario, showing a comparison of single-dry year water supply for the projected demand. The single-dry year scenario is based on the driest year on record for AVEK, 1977. District 40 and AVEK determined that water demand in the single-dry year will remain the same as a normal year.

In the single-dry year scenario, AVEK can meet District 40's demand by pumping groundwater from its banked supplies. No supply deficit is anticipated.

Table 11. 2020 UWMP Table 7-3. Single Dry Year Supply and Demand Comparison (AFY)

	2025	2030	2035	2040	2045
Supply Totals	55,164	58,002	61,102	64,402	67,602
AVEK SWP	5,000	5,000	5,000	5,000	5,000
AVEK Groundwater from Banked Supplies	24,378	27,078	29,978	33,078	36,278
District 40's Groundwater Production Rights	6,789	6,789	6,789	6,789	6,789
District 40's Unused Federal Reserve Right	3,500	3,500	3,500	3,500	3,500
District 40's Imported Water Return Flows	10,400	10,400	10,400	10,400	10,400
District 40/AVEK Lease	2,600	2,600	2,600	2,600	2,600
New supply from AVEK ^a	1,733	1,733	1,733	1,733	1,733
Recycled Water ^b	764	902	1,102	1,302	1,302
Demand Totals ^c	55,164	58,002	61,102	64,402	67,602
Difference (Supply Minus Demand)	0	0	0	0	0

^aNew supply projections are based on anticipated new water supply that will be acquired by AVEK for developers. These projections are consistent with the developer demands (Projections provided by New Water Supply and Development Services for the District). Return flows from new supply are not included for clarity in interpreting Supply and Demand Assessment tables 7-2, 7-3, and 7-4.

^bRecycled water supply volumes are projected water use and not reasonably available volumes.

^cDemand from the Project has been factored into the projected water demand calculation in the 2020 UWMP.

Source: 2020 UWMP

7.3 Multiple-Dry Year Water Supply and Demand

Table 12 presents District 40's multiple-dry water year scenario, showing a comparison of single-dry year water supply for the projected demand. The multiple-dry year scenario is based on five consecutive dry years. District 40 and AVEK determined that water demand in a multiple-dry year scenario will remain the same as a normal year.

In the multiple-dry year scenario, AVEK can meet District 40's demand by pumping groundwater from its banked supplies. No supply deficit is anticipated.

Table 12. 2020 UWMP Table 7-4. Multiple Dry Years Supply and Demand Comparison (AFY).

	Supply/Demand	2025	2030	2035	2040	2045
First Year	Supply Totals	55,164	58,002	61,102	64,402	67,602
	AVEK SWP	12,500	12,500	12,500	12,500	12,500
	AVEK Groundwater from Banked Supplies	16,878	19,578	22,487	25,578	28,778
	District 40's Groundwater Production Rights	6,789	6,789	6,789	6,789	6,789
	District's Unused Federal Reserve Right	3,500	3,500	3,500	3,500	3,500
	District's Imported Water Return Flows	10,400	10,400	10,400	10,400	10,400
	District/AVEK Lease	2,600	2,600	2,600	2,600	2,600
	New Supply from AVEK ^a	1,733	1,733	1,733	1,733	1,733
	Recycled Water ^b	764	902	1,102	1,302	1,302
	Demand Totals ^c	55,164	58,002	61,102	64,402	67,602
	Difference (Supply Minus Demand)	0	0	0	0	0
Second Year	Supply Totals	59,776	59,914	61,102	64,402	67,602
	AVEK SWP	32,700	32,700	32,700	32,700	32,700
	AVEK Groundwater from Banked Supplies	0	0	2,278	5,378	8,578
	District 40's Groundwater Production Rights	6,789	6,789	6,789	6,789	6,789
	District's Unused Federal Reserve Right	3,500	3,500	3,500	3,500	3,500
	District's Imported Water Return Flows	10,400	10,400	10,400	10,400	10,400
	District/AVEK Lease	2,600	2,600	2,600	2,600	2,600
	New Supply from AVEK ^a	1,733	1,733	1,733	1,733	1,733
	Recycled Water ^b	764	902	1,102	1,302	1,302
	Demand Totals ^c	55,164	58,002	61,102	64,402	67,602
	Difference (Supply Minus Demand)	4,612	1,912	0	0	0
Third Year	Supply Totals	55,164	58,002	61,102	64,402	67,602
	AVEK SWP	13,500	13,500	13,500	13,500	13,500
	AVEK Groundwater from Banked Supplies	15,878	18,578	21,478	24,578	27,778
	District 40's Groundwater Production Rights	6,789	6,789	6,789	6,789	6,789
	District's Unused Federal Reserve Right	3,500	3,500	3,500	3,500	3,500
	District's Imported Water Return Flows	10,400	10,400	10,400	10,400	10,400
	District/AVEK Lease	2,600	2,600	2,600	2,600	2,600
	New Supply from AVEK ^a	1,733	1,733	1,733	1,733	1,733

Avenue M Development
Water Supply Assessment

	Supply/Demand	2025	2030	2035	2040	2045
	Recycled Water ^b	764	902	1,102	1,302	1,302
	Demand Totals ^c	55,164	58,002	61,102	64,402	67,602
	Difference (Supply Minus Demand)	0	0	0	0	0
Fourth Year	Supply Totals	55,164	58,002	61,102	64,402	67,602
	AVEK SWP	25,900	25,900	25,900	25,900	25,900
	AVEK Groundwater from Banked Supplies	3,478	6,178	9,078	12,178	15,378
	District 40's Groundwater Production Rights	6,789	6,789	6,789	6,789	6,789
	District's Unused Federal Reserve Right	3,500	3,500	3,500	3,500	3,500
	District's Imported Water Return Flows	10,400	10,400	10,400	10,400	10,400
	District/AVEK Lease	2,600	2,600	2,600	2,600	2,600
	New Supply from AVEK ^a	1,733	1,733	1,733	1,733	1,733
	Recycled Water ^b	764	902	1,102	1,302	1,302
	Demand Totals ^c	55,164	58,002	61,102	64,402	67,602
	Difference (Supply Minus Demand)	0	0	0	0	0
Fifth Year	Supply Totals	55,164	58,002	61,102	64,402	67,602
	AVEK SWP	18,200	18,200	18,200	18,200	18,200
	AVEK Groundwater from Banked Supplies	11,178	13,878	16,778	19,878	23,078
	District 40's Groundwater Production Rights	6,789	6,789	6,789	6,789	6,789
	District's Unused Federal Reserve Right	3,500	3,500	3,500	3,500	3,500
	District's Imported Water Return Flows	10,400	10,400	10,400	10,400	10,400
	District/AVEK Lease	2,600	2,600	2,600	2,600	2,600
	New Supply from AVEK ^a	1,733	1,733	1,733	1,733	1,733
	Recycled Water ^b	764	902	1,102	1,302	1,302
	Demand Totals ^c	55,164	58,002	61,102	64,402	67,602
	Difference (Supply Minus Demand)	0	0	0	0	0

^aNew supply projections are based on anticipated new water supply that will be acquired by AVEK for developers. These projections are consistent with the developer demands (Projections provided by New Water Supply and Development Services for the District 40). Return flows from new supply are not included for clarity in interpreting Supply and Demand Assessment tables 7-2, 7-3, and 7-4.

^bRecycled water supply volumes are set equal to projected water demand.

^cDemand from the Project has been factored into the projected water demand calculation in the 2020 UWMP.

Source: 2020 UWMP

8 CONCLUSIONS

This WSA assessed water supplies available during normal, single-dry, multiple-dry water years to see if they can meet the projected water demand of the proposed Project, in addition to the water supplier's existing and planned future uses. The Project will add 42.8 AFY of water demand in the current year. Water demand for the Project was calculated using demand factors for each of the Project land uses. The Project is located in an area that is currently serviced by Los Angeles County District 40's water system, according to the service boundary map. Therefore, it is assumed that the Project demand can be met by a new service connection through District 40.

District 40 has sufficient supply to meet the current and projected supply during normal, single-dry, and multiple-dry years. In single-dry and multiple-dry years, AVEK, the primary supply of District 40, can meet District 40's demand together with the Project's demand by pumping groundwater from its banked supplies.

It should be noted that though District 40's 2020 UWMP concludes there are supplies to meet demand, District 40's water supply is very near the limit of what the region is able to accommodate, and the District relies heavily on its WSCP conservation actions to make up the difference in multi-year drought periods. The Project will add stress to an already stressed supply. With new extreme drought scenarios, it is growing more uncertain whether the region will be able to meet the demands of this and other large development projects.

Upon completion of this WSA, the Los Angeles County Waterworks District 40, the likely water supplier for the Project, will provide a Notice of Determination for if adequate water supplies are available for the Project. This will be included into the Project's environmental documentation.

Consistent with the provisions of SB 610, neither this WSA nor its approval shall be construed to create a right or entitlement to water service or any specific level of water service, and shall not impose, expand, or limit any duty concerning the obligation of District 40 to provide certain service to its existing customers or to any future potential customers.

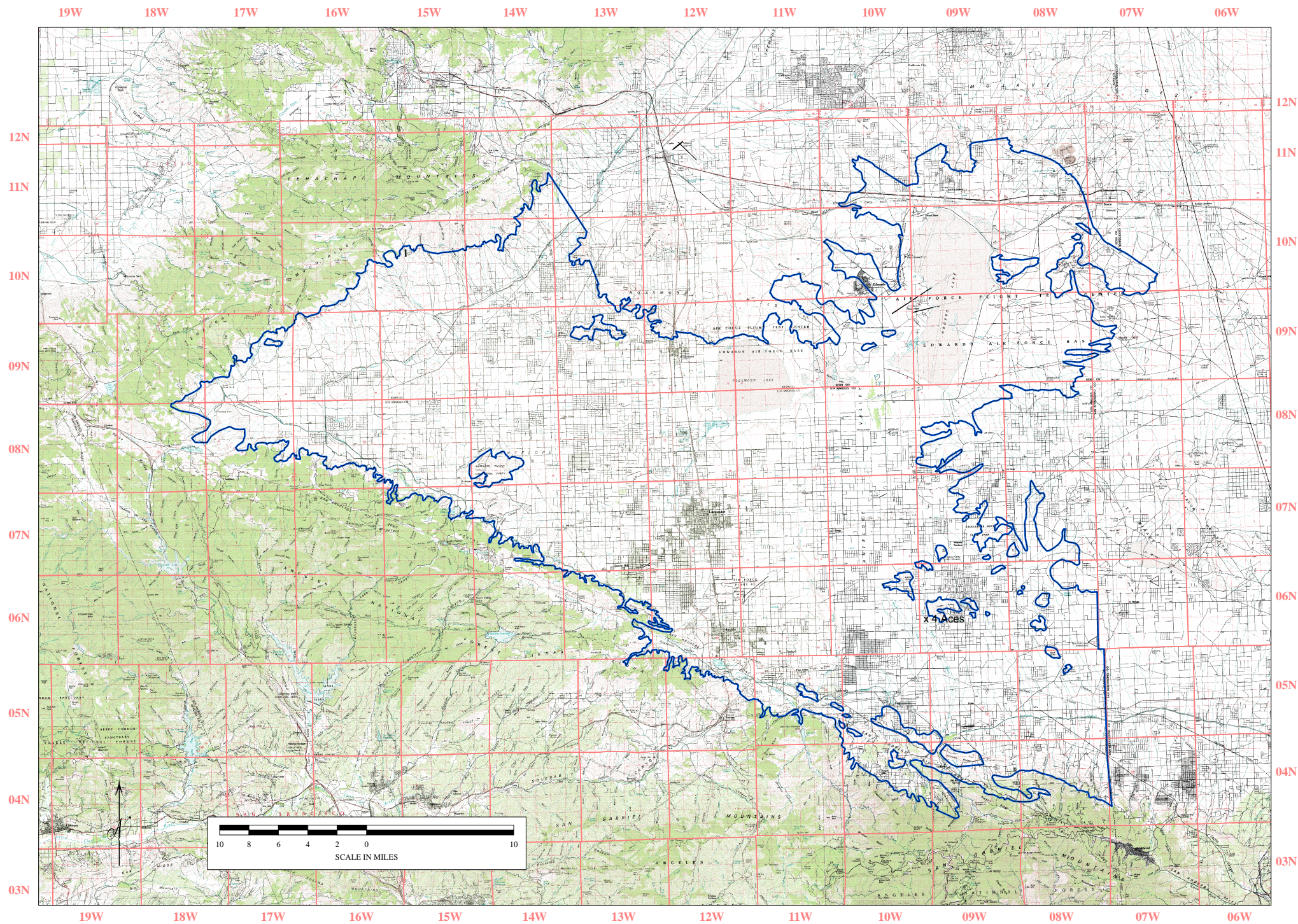
This WSA does not constitute a will-serve, plan of service, or agreement to provide water service to the Project, and does not entitle the Project, Project Applicant, or any other person or entity to any right, priority or allocation in any supply, capacity, or facility. To receive water service, the Project will be subject to an agreement with District 40, together with any and all applicable fees, charges, plans and specifications, conditions, and any and all other applicable District 40 requirements in place and as amended from time to time. Nor does anything in the WSA prevent or otherwise interfere with District 40's discretionary authority to declare a water shortage emergency in accordance with the CWC.

9 REFERENCES

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APPENDIX A

ANTELOPE VALLEY GROUNDWATER ADJUDICATION JUDGMENT



Jurisdictional Boundary
Antelope Valley Groundwater Adjudication

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SUPERIOR COURT OF THE STATE OF CALIFORNIA
COUNTY OF LOS ANGELES – CENTRAL DISTRICT

ANTELOPE VALLEY GROUNDWATER
CASES

Included Actions:
Los Angeles County Waterworks District No.
40 v. Diamond Farming Co., Superior Court of
California, County of Los Angeles, Case No.
BC 325201;

Los Angeles County Waterworks District No.
40 v. Diamond Farming Co., Superior Court of
California, County of Kern, Case No. S-1500-
CV-254-348;

Wm. Bolthouse Farms, Inc. v. City of
Lancaster, Diamond Farming Co. v. City of
Lancaster, Diamond Farming Co. v. Palmdale
Water Dist., Superior Court of California,
County of Riverside, Case Nos. RIC 353 840,
RIC 344 436, RIC 344 668

RICHARD WOOD, on behalf of himself and
all other similarly situated v. A.V. Materials,
Inc., et al., Superior Court of California,
County of Los Angeles, Case No. BC509546

Judicial Council Coordination Proceeding
No. 4408

CLASS ACTION

Santa Clara Case No. 1-05-CV-049053
Assigned to the Honorable Jack Komar

~~(PROPOSED)~~ JUDGMENT

1 The matter came on for trial in multiple phases. A large number of parties representing
2 the majority of groundwater production in the Antelope Valley Area of Adjudication ("Basin")
3 entered into a written stipulation to resolve their claims and requested that the Court enter their
4 [Proposed] Judgment and Physical Solution as part of the final judgment. As to all remaining
5 parties, including those who failed to answer or otherwise appear, the Court heard the testimony
6 of witnesses, considered the evidence, and heard the arguments of counsel. Good cause
7 appearing, the Court finds and orders judgment as follows:

- 8 1. The Second Amended Stipulation For Entry of Judgment and Physical Solution
9 among the stated stipulating parties is accepted and approved by the Court.
- 10 2. Consistent with the December 23 2015 Statement of Decision ("Decision"), the
11 Court adopts the Proposed Judgment and Physical Solution attached hereto as
12 Exhibit A and incorporated herein by reference, as the Court's own physical
13 solution ("Physical Solution"). The Physical Solution is binding upon all parties.
- 14 3. In addition to the terms and provisions of the Physical Solution the Court finds as
15 follows:
 - 16 a. Each of the Stipulating Parties to the Physical Solution has the right to
17 pump groundwater from the Antelope Valley Adjudication Area as stated
18 in the Decision and Physical Solution.
 - 19 b. The following entities are awarded prescriptive rights from the native safe
20 yield against the Tapia Parties, defaulted parties identified in Exhibit 1 to
21 the Physical Solution, and parties who did not appear at trial identified in
22 Exhibit B attached hereto, in the following amounts:

23 Los Angeles County Waterworks District No. 40	17,659.07 AFY
24 Palmdale Water District	8,297.91 AFY
25 Littlerock Creek Irrigation District	1,760 AFY
26 Quartz Hill Water District	1,413 AFY
27 Rosamond Community Services District	1,461.7 AFY
28 Palm Ranch Irrigation District	960 AFY

Desert Lake Community Services District 318 AFY

California Water Service Company 655 AFY

North Edwards Water District 111.67 AFY

No other parties are subject to these prescriptive rights.

- c. Each of the parties referred to in the Decision as Supporting Landowner Parties has the right to pump groundwater from the Antelope Valley Adjudication Area as stated in the Decision and in Paragraph 5.1.10 of the Physical Solution in the following amounts:

i. Desert Breeze MHP, LLC 18.1 AFY

ii. Milana VII, LLC dba Rosamond Mobile Home Park 21.7 AFY

iii. Reesdale Mutual Water Company 23 AFY

iv. Juanita Eyherabide, Eyherabide Land Co., LLC
and Eyherabide Sheep Company, collectively 12 AFY

v. Clan Keith Real Estate Investments, LLC.,
dba Leisure Lake Mobile Estates 64 AFY

vi. White Fence Farms Mutual Water Co. No. 3 4 AFY

vii. LV Ritter Ranch LLC 0 AFY

- viii. *Robar Enterprises Inc., Hi-Grade Materials Co., and CSR, a*
d. Each member of the Small Pumper Class can exercise an overlying right

pursuant to the Physical Solution. The Judgment Approving Small Pumper Class Action Settlements is attached as Exhibit C ("Small Pumper Class Judgment") and is incorporated herein by reference.

- e. Cross-defendant Charles Tapia, as an individual and as Trustee of Nellie Tapia Family Trust (collectively, "The Tapia Parties") has no right to pump groundwater from the Antelope Valley Adjudication Area except under the terms of the Physical Solution.

- f. Phelan Piñon Hills Community Services District ("Phelan") has no right to pump groundwater from the Antelope Valley Adjudication Area except under the terms of the Physical Solution.

1 g. The Willis Class members have an overlying right that is to be exercised in
2 accordance with the Physical Solution.

3 h. All defendants or cross-defendants who failed to appear in any of these
4 coordinated and consolidated cases are bound by the Physical Solution and
5 their overlying rights, if any, are subject to the prescriptive rights of the
6 Public Water Suppliers. A list of the parties who failed to appear is
7 attached hereto as Exhibit D.

8 i. ~~Robar Enterprises, Inc., Hi-Grade Materials Co., and CJR, a general~~
9 ~~partnership (collectively, "Robar") are~~
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14 4. Each party shall designate the name, address and email address, to be used for all
15 subsequent notices and service of process by a designation to be filed within thirty
16 days after entry of this Judgment. The list attached as Exhibit A to the Small
17 Pumper Class Judgment shall be used for notice purposes initially, until updated
18 by the Class members and/or Watermaster. The designation may be changed from
19 time to time by filing a written notice with the Court. Any party desiring to be
20 relieved of receiving notice may file a waiver of notice to be approved by the
21 Court. The Court will maintain a list of parties and their respective addresses to
22 whom notice or service of process is to be sent. If no designation is made as
23 required herein, a party's designee shall be deemed to be the attorney of record or,
24 in the absence of an attorney of record, the party at its specified address.

25 5. All real property owned by the parties within the Basin is subject to this Judgment.
26 It is binding upon all parties, their officers, agents, employees, successors and
27 assigns. Any party, or executor of a deceased party, who transfers real property
28 that is subject to this Judgment shall notify any transferee thereof of this Judgment.

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This Judgment shall not bind the parties that cease to own real property within the Basin, and cease to use groundwater, except to the extent required by the terms of an instrument, contract, or other agreement.

The Clerk shall enter this Judgment.

Dated: Dec 23,, 2015



JUDGE OF THE SUPERIOR COURT

EXHIBIT A

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**SUPERIOR COURT OF THE STATE OF CALIFORNIA
COUNTY OF LOS ANGELES - CENTRAL DISTRICT**

Coordination Proceeding Special Title
(Rule 1550(b))

**ANTELOPE VALLEY
GROUNDWATER CASES**

Judicial Council Coordination Proceeding No.
4408

Santa Clara Case No.: 1-05-CV-049053

Judge: The Honorable Jack Komar, Dept. 17

[PROPOSED] JUDGMENT AND PHYSICAL
SOLUTION

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INDEX OF EXHIBITS AND APPENDICES

Exhibits:

- Exhibit 1: Listing of Parties Against Which a Default Judgment Has Been Entered.
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- Exhibit 3: Non-Overlying Production Rights.
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- Exhibit 5: Phase 3 Trial Decision.
- Exhibit 6: Map of boundaries of Edwards Air Force Base.
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Appendices:

- Appendix A: Non-Pumper Class Judgment.
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1 A number of Parties have agreed and stipulated to entry of a Judgment consistent with the
2 terms of this Judgment and Physical Solution (hereafter “this Judgment”). The stipulations of the
3 Parties are conditioned upon further proceedings that will result in a Judgment binding all Parties
4 to the Action. The Court, having considered the pleadings, the stipulations of the Parties, and the
5 evidence presented, and being fully informed in the matter, approves the Physical Solution¹
6 contained herein. This Judgment is entered as a Judgment binding on all Parties served or
7 appearing in this Action, including without limitation, those Parties which have stipulated to this
8 Judgment, are subject to prior settlement(s) and judgment(s) of this Court, have defaulted or
9 hereafter stipulate to this Judgment.

10 **I. DESCRIPTION OF LITIGATION**

11 **1. PROCEDURAL HISTORY**

12 **1.1 Initiation of Litigation.**

13 On October 29, 1999, Diamond Farming Company (“Diamond Farming”) filed in
14 the Riverside County Superior Court (Case No. RIC 344436) the first complaint in what would
15 become these consolidated complex proceedings known as the Antelope Valley Groundwater
16 Cases. Diamond Farming's complaint names as defendants the City of Lancaster, Palmdale
17 Water District, Antelope Valley Water Company, Palm Ranch Irrigation District, Quartz Hill
18 Water District, Rosamond Community Services District, and Mojave Public Utility District.

19 On February 22, 2000, Diamond Farming filed another complaint in the Riverside
20 County Superior Court (Case No. RIC 344468). The two Diamond Farming actions were
21 subsequently consolidated.

22 On January 25, 2001, Wm. Bolthouse Farms, Inc. (“Bolthouse”) filed a complaint
23 in the same Court against the same entities, as well as Littlerock Creek Irrigation District and Los
24 Angeles Waterworks Districts Nos. 37 and 40 (Case No. RIC 353840).

25 ¹ A “physical solution” describes an agreed upon or judicially imposed resolution of conflicting claims in a manner
26 that advances the constitutional rule of reasonable and beneficial use of the state’s water supply. (*City of Santa Maria*
27 *v. Adam* (2012) 211 Cal. App. 4th 266, 288.) It is defined as “an equitable remedy designed to alleviate overdrafts
28 and the consequential depletion of water resources in a particular area, consistent with the constitutional mandate to
prevent waste and unreasonable water use and to maximize the beneficial use of this state’s limited resource.”
(*California American Water v. City of Seaside* (2010) 183 Cal. App. 4th 471, 480.)

1 The Diamond Farming and Bolthouse complaints variously allege that unregulated
2 pumping by these named public agencies (collectively the Public Water Suppliers) has irreparably
3 harmed Diamond Farming and Bolthouse's rights to produce Groundwater from the Antelope
4 Valley Groundwater Basin, and interfered with their rights to put that Groundwater to reasonable
5 and beneficial uses on property they own or lease. Diamond Farming and Bolthouse's complaints
6 seek a determination of their water rights and to quiet title as to the same.

7 In 2001, the Diamond Farming and Bolthouse actions were consolidated in the
8 Riverside County Superior Court.

9 In August 2002, a Phase 1 trial commenced in the Riverside County Superior
10 Court in the consolidated Diamond Farming/Bolthouse proceedings for the purpose of
11 determining the geographic boundary of the area to be adjudicated. That Phase 1 trial was not
12 concluded and the Court did not determine any issues or make any factual findings at that time.

13 **1.2 General Adjudication Commenced.**

14 In 2004, Los Angeles County Waterworks District No. 40 ("District No. 40")
15 initiated a general Groundwater adjudication for the Antelope Valley Ground Water Basin by
16 filing identical complaints for declaratory and injunctive relief in the Los Angeles and Kern
17 County Superior Courts (Los Angeles County Superior Court Case No. BC 325201 and Kern
18 County Superior Court Case No. S-1500-CV 254348). District No. 40's complaints sought a
19 judicial determination of the respective rights of the Parties to produce Groundwater from the
20 Antelope Valley Groundwater Basin.

21 On December 30, 2004, District No. 40 petitioned the Judicial Council of
22 California for coordination of the above-referenced actions. On June 17, 2005, the Judicial
23 Council of California granted the petition and assigned the "Antelope Valley Groundwater Cases"
24 (Judicial Council Coordination Proceeding No. 4408) to this Court (Santa Clara County Superior
25 Court Case No. 1-05-CV-049053 (Hon. Jack Komar)).

26 For procedural purposes, the Court requested that District No. 40 refile its
27 complaint as a first amended cross-complaint in the now coordinated proceedings. Joined by the
28

1 other Public Water Suppliers, District No. 40 filed a first amended cross-complaint seeking
2 declaratory and injunctive relief and an adjudication of the rights to all Groundwater within the
3 Antelope Valley Groundwater Basin. The Public Water Suppliers' cross-complaint, as currently
4 amended, requests an adjudication to protect the public's water supply, prevent water quality
5 degradation, and stop land subsidence. Some of the Public Water Suppliers allege they have
6 acquired prescriptive and equitable rights to the Groundwater in the Basin. They allege the Basin
7 has been in overdraft for more than five consecutive Years and they have pumped water from the
8 Basin for reasonable and beneficial purposes in an open, notorious, and continuous manner. They
9 allege each non-public cross-defendant had actual or constructive notice of these activities,
10 sufficient to establish prescriptive rights in their favor. In order to alleviate overdraft conditions
11 and protect the Basin, the Public Water Suppliers also request a physical solution.

12 **1.3 Other Actions**

13 In response to the Public Water Suppliers first amended cross-complaint,
14 numerous Parties filed cross-complaints seeking various forms of relief.

15 On August 30, 2006, Antelope Valley-East Kern Water Agency ("AVEK") filed a
16 cross-complaint seeking declaratory and injunctive relief and claiming overlying rights and rights
17 to pump the supplemental yield attributable to return flows from State Water Project water
18 imported to the Basin.

19 On January 11, 2007, Rebecca Lee Willis filed a class action complaint in the Los
20 Angeles County Superior Court (Case No. BC 364553) for herself and on behalf of a class of
21 non-pumping overlying property owners ("Non-Pumper Class"), through which she sought
22 declaratory relief and money damages from various public entities. Following certification, the
23 Non-Pumper Class entered into a settlement agreement with the Public Water Suppliers
24 concerning the matters at issue in the class complaint. On September 22, 2011, the Court
25 approved the settlement through an amended final judgment.

26 On June 2, 2008, Richard A. Wood filed a class action complaint for himself and
27 on behalf of a class of small property owners in this action ("Small Pumper Class"), *Wood v. Los*
28

1 *Angeles Co. Waterworks Dist. 40, et al.*, (Case No.: BC 391869) through which he sought
2 declaratory relief and money damages from various public entities. The Small Pumper Class was
3 certified on September 2, 2008.

4 On February 24, 2010, following various orders of coordination, the Court granted
5 the Public Water Suppliers' motion to transfer and consolidate all complaints and cross-
6 complaints in this matter, with the exception of the complaint in Sheldon R. Blum, etc. v. Wm.
7 Bolthouse Farms, Inc. (Santa Clara County Superior Court Case No. 1-05-CV-049053), which
8 remains related and coordinated.

9 **1.4 McCarran Amendment Issues**

10 The Public Water Suppliers' cross-complaint names Edwards Air Force Base,
11 California and the United States Department of the Air Force as cross-defendants, seeking the
12 same declaratory and injunctive relief as sought against the other cross-defendants. This
13 Judgment, or any other determination in this case regarding rights to water, is contingent on a
14 Judgment satisfying the requirements of the McCarran Amendment, 43 U.S.C. §666. The United
15 States reserves all rights to object or otherwise challenge any interlocutory judgment and reserves
16 all rights to appeal a Judgment that does not satisfy the requirements of the McCarran
17 Amendment.

18 **1.5 Phased Trials**

19 The Court has divided the trial in this matter into multiple phases, four of which
20 have been tried.

21 Through the Phase 1 trial, the Court determined the geographical boundaries of the
22 area adjudicated in this Action which is defined as the Basin. On November 3, 2006, the Court
23 entered an order determining that issue.

24 Through the Phase 2 trial, the Court determined that all areas within the Basin are
25 hydrologically connected and a single aquifer, and that there is sufficient hydraulic connection
26 between the disputed areas and the rest of the Basin such that the Court must include the disputed
27 areas within the adjudication area. The Court further determined that it would be premature to make
28

1 any determinations regarding, *inter alia*, claims that portions of the Basin should be treated as a
2 separate area for management purposes. On November 6, 2008, the Court entered its Order after
3 Phase Two Trial on Hydrologic Nature of Antelope Valley.

4 Through the Phase 3 trial, the Court determined the Basin is in a current state of
5 overdraft and the safe yield is 110,000 acre-feet per Year. The Court found the preponderance of
6 the evidence presented established that setting the safe yield at 110,000 acre-feet per Year will
7 permit management of the Basin in such a way as to preserve the rights of the Parties in
8 accordance with the California Constitution and California law. On July 13, 2011, the Court filed
9 its Statement of Decision.

10 Through the Phase 4 trial, the Court determined the overall Production occurring
11 in the Basin in calendar Years 2011 and 2012.

12 **1.6 Defaults**

13 Numerous Parties have failed to respond timely, or at all, to the Public Water
14 Suppliers' cross-complaint, as amended, and their defaults have been entered. The Court has
15 given the defaulted Parties notice of this Judgment and Physical Solution, together with the
16 opportunity to be heard regarding this Judgment, and hereby enters default judgments against all
17 such Parties and incorporates those default judgments into this Judgment. Pursuant to such
18 default judgments a defaulted Party has no right to Produce Groundwater from the Basin. All
19 Parties against which a default judgment has been entered are identified on Exhibit 1, attached
20 hereto and incorporated herein by reference.

21 **2. GENERAL ADJUDICATION DOES NOT APPLY TO SURFACE WATER**

22 Pursuant to California law, surface water use since 1914 has been governed by the Water
23 Code. This Judgment does not apply to surface water as defined in the Water Code and is not
24 intended to interfere with any State permitted or licensed surface water rights or pre-1914 surface
25 water right. The impact of any surface water diversion should be considered as part of the State
26 Water Resources Control Board permitting and licensing process and not as part of this Judgment.

1 **II. DECREE**

2 **3. JURISDICTION, PARTIES, DEFINITIONS.**

3 **3.1 Jurisdiction.** This Action is an *inter se* adjudication of all claims to the
4 rights to Produce Groundwater from the Basin alleged between and among all Parties. This Court
5 has jurisdiction over the subject matter and Parties herein to enter a Judgment declaring and
6 adjudicating the rights to reasonable and beneficial use of water by the Parties in the Action
7 pursuant to Article X, section 2 of the California Constitution.

8 **3.2 Parties.** The Court required that all Persons having or claiming any
9 right, title or interest to the Groundwater within the Basin be notified of the Action. Notice has
10 been given pursuant to the Court's order. All Public Water Suppliers, landowners, Non-Pumper
11 Class and Small Pumper Class members and other Persons having or making claims have been or
12 will be included as Parties to the Action. All named Parties who have not been dismissed have
13 appeared or have been given adequate opportunity to appear.

14 **3.3 Factual and Legal Issues.** The complaints and cross-complaints in the
15 Action frame many legal issues. The Action includes over 4,000 Parties, as well as the members
16 of the Non-Pumper Class and the members of the Small Pumper Class. The Basin's entire
17 Groundwater supply and Groundwater rights, extending over approximately 1390 square miles,
18 have been brought to issue. The numerous Groundwater rights at issue in the case include,
19 without limitation, overlying, appropriative, prescriptive, and federal reserved water rights to
20 Groundwater, rights to return flows from Imported Water, rights to recycled water, rights to
21 stored Imported Water subject to the Watermaster rules and regulations, and rights to utilize the
22 storage space within the Basin. After several months of trial, the Court made findings regarding
23 Basin characteristics and determined the Basin's Safe Yield. The Court's rulings and judgments
24 in this case, including the Safe Yield determination, form the basis for this Judgment.

25 **3.4 Need for a Declaration of Rights and Obligations for a Physical**
26 **Solution.** A Physical Solution for the Basin, based on a declaration of water rights and a formula
27 for allocation of rights and obligations, is necessary to implement the mandate of Article X,
28

1 section 2 of the California Constitution and to protect the Basin and the Parties' rights to the
2 Basin's water resources. The Physical Solution governs Groundwater, Imported Water and Basin
3 storage space, and is intended to ensure that the Basin can continue to support existing and future
4 reasonable and beneficial uses. A Physical Solution requires determining individual Groundwater
5 rights for the Public Water Suppliers, landowners, Non-Pumper Class and Small Pumper Class
6 members, and other Parties within the Basin. The Physical Solution set forth in this Judgment:
7 (1) is a fair and reasonable allocation of Groundwater rights in the Basin after giving due
8 consideration to water rights priorities and the mandate of Article X, section 2 of the California
9 Constitution; (2) provides for a reasonable sharing of Imported Water costs; (3) furthers the
10 mandates of the State Constitution and State water policy; and (4) is a remedy that gives due
11 consideration to applicable common law rights and priorities to use Basin water and storage space
12 without substantially impairing such rights. Combined with water conservation, water
13 reclamation, water transfers, water banking, and improved conveyance and distribution methods
14 within the Basin, present and future Imported Water sources are sufficient both in quantity and
15 quality to assure implementation of a Physical Solution. This Judgment will facilitate water
16 resource planning and development by the Public Water Suppliers and individual water users.

17 **3.5 Definitions.** As used in this Judgment, the following terms shall have the
18 meanings set forth herein:

19 **3.5.1 Action.** The coordinated and consolidated actions included in the
20 Antelope Valley Groundwater Cases, Judicial Council Coordination Proceeding No. 4408, Santa
21 Clara Superior Court Case No. 1-05-CV-049053.

22 **3.5.2 Adjusted Native Safe Yield.** The Native Safe Yield minus (1) the
23 Production Right allocated to the Small Pumper Class under Paragraph 5.1.3, (2) the Federal
24 Reserved Water Right under Paragraph 5.1.4, and (3) the State of California Production Right
25 under Paragraph 5.1.5. The Adjusted Native Safe Yield as of the date of entry of this Judgment is
26 70,686.6 acre-feet per year.

1 **3.5.3 Administrative Assessment.** The amount charged by the
2 Watermaster for the costs incurred by the Watermaster to administer this Judgment.

3 **3.5.4 Annual Period.** The calendar Year.

4 **3.5.5 Antelope Valley United Mutuals Group.** The members of the
5 Antelope Valley United Mutuals Group are Antelope Park Mutual Water Company, Aqua-J
6 Mutual Water Company, Averydale Mutual Water Company, Baxter Mutual Water Company,
7 Bleich Flat Mutual Water Company, Colorado Mutual Water Co., El Dorado Mutual Water
8 Company, Evergreen Mutual Water Company, Land Projects Mutual Water Co., Landale Mutual
9 Water Co., Shadow Acres Mutual Water Company, Sundale Mutual Water Company, Sunnyside
10 Farms Mutual Water Company, Inc., Tierra Bonita Mutual Water Company, West Side Park
11 Mutual Water Co. and White Fence Farms Mutual Water Co., together with the successor(s)-in-
12 interest to any member thereof. Each of the members of the Antelope Valley United Mutuals
13 Group was formed when the owner(s) of the lands that were being developed incorporated the
14 mutual water company and transferred their water rights to the mutual water company in
15 exchange for shares of common stock. The mutual water company owns, operates and maintains
16 the infrastructure for the production, storage, distribution and delivery of water solely to its
17 shareholders. The shareholders of each of these mutual water companies, who are the owners of
18 the real property that is situated within the mutual water company's service area, have the right to
19 have water delivered to their properties, a right appurtenant to their land. [*See, Erwin v. Gage*
20 *Canal Company* (1964) 226 Cal.App.2d 189].

21 **3.5.6 AVEK.** The Antelope Valley–East Kern Water Agency.

22 **3.5.7 Balance Assessment.** The amount of money charged by the
23 Watermaster on all Production Rights, excluding the United States' actual Production, to pay for
24 the costs, not including infrastructure, to purchase, deliver, produce in lieu, or arrange for
25 alternative pumping sources in the Basin.

26 **3.5.8 Basin.** The area adjudicated in this Action as shown on Exhibit 2,
27 attached hereto and incorporated herein by reference, which lies within the boundaries of the line
28

1 labeled “Boundaries of the Adjudicated Area” and described therein. The Basin generally
2 encompasses the Antelope Valley bordered on the West and South by the San Gabriel and
3 Tehachapi Mountains, with the eastern boundary being the Los Angeles-San Bernardino County
4 line, as determined by the Court.

5 **3.5.9 Carry Over.** The right to Produce an unproduced portion of an
6 annual Production Right or a Right to Imported Water Return Flows in a Year subsequent to the
7 Year in which the Production Right or Right to Imported Water Return Flows was originally
8 available.

9 **3.5.10 Conjunctive Use.** A method of operation of a groundwater basin
10 under which Imported Water is used or stored in the Basin in Years when it is available; allowing
11 the Basin to refill, and more Groundwater is Produced in Years when Imported Water is less
12 available.

13 **3.5.11 Defaulting Party.** A Party who failed to file a responsive pleading
14 and against which a default judgment has been entered. A list of Defaulting Parties is attached as
15 Exhibit 1.

16 **3.5.12 Drought Program.** The water management program in effect only
17 during the Rampdown period affecting the operations and Replacement Water Assessments of the
18 participating Public Water Suppliers.

19 **3.5.13 Judgment.** A judgment, consistent with Cal.C.C.P. §§ 577 and
20 1908(a)(1) and 43 U.S.C. § 666, determining all rights to Groundwater in the Basin, establishing
21 a Physical Solution, and resolving all claims in the Action.

22 **3.5.14 Groundwater.** Water beneath the surface of the ground and within
23 the zone of saturation, excluding water flowing through known and definite channels.

24 **3.5.15 Imported Water.** Water brought into the Basin from outside the
25 watershed of the Basin as shown in Exhibit 9.

26 **3.5.16 Imported Water Return Flows.** Imported Water that net
27 augments the Basin Groundwater supply after use.

1 **3.5.17 In Lieu Production.** The amount of Imported Water used by a
2 Producer in a Year instead of Producing an equal amount of that Producer's Production Right.

3 **3.5.18 Material Injury.** Material Injury means impacts to the Basin caused
4 by pumping or storage of Groundwater that:

5 **3.5.18.1** Causes material physical harm to the Basin, any
6 Subarea, or any Producer, Party or Production Right, including, but not limited to, Overdraft,
7 degradation of water quality by introduction of contaminants to the aquifer by a Party and/or
8 transmission of those introduced contaminants through the aquifer, liquefaction, land subsidence and
9 other material physical injury caused by elevated or lowered Groundwater levels. Material physical
10 harm does not include "economic injury" that results from other than direct physical causes, including
11 any adverse effect on water rates, lease rates, or demand for water.

12 **3.5.18.2** If fully mitigated, Material Injury shall no longer be
13 considered to be occurring.

14 **3.5.19 Native Safe Yield.** Naturally occurring Groundwater recharge to
15 the Basin, including "return flows" from pumping naturally occurring recharge, on an average
16 annual basis. Imported Water Return Flows are not included in Native Safe Yield.

17 **3.5.20 New Production.** Any Production of Groundwater from the Basin
18 not of right under this Judgment, as of the date of this Judgment.

19 **3.5.21 Non-Overlying Production Rights.** The rights held by the Parties
20 identified in Exhibit 3, attached hereto and incorporated herein by reference.

21 **3.5.22 Non-Pumper Class.** All private (i.e., non-governmental) Persons
22 and entities that own real property within the Basin, as adjudicated, that are not presently
23 pumping water on their property and did not do so at any time during the five Years preceding
24 January 18, 2006. The Non-Pumper Class includes the successors-in-interest by way of purchase,
25 gift, inheritance, or otherwise of such Non-Pumper Class members' land within the Basin. The
26 Non-Pumper Class excludes (1) all Persons to the extent their properties are connected to a
27 municipal water system, public utility, or mutual water company from which they receive water
28

1 service, (2) all properties that are listed as “improved” by the Los Angeles County or Kern
2 County Assessor's offices, unless the owners of such properties declare under penalty of perjury
3 that they do not pump and have never pumped water on those properties, and (3) those who opted
4 out of the Non-Pumper Class. The Non-Pumper Class does not include landowners who have
5 been individually named under the Public Water Suppliers' cross-complaint, unless such a
6 landowner has opted into such class.

7 **3.5.23 Non-Pumper Class Judgment.** The amended final Judgment that
8 settled the Non-Pumper Class claims against the Public Water Suppliers approved by the Court
9 on September 22, 2011.

10 **3.5.24 Non-Stipulating Party.** Any Party who had not executed a
11 Stipulation for Entry of this Judgment prior to the date of approval of this Judgment by the Court.

12 **3.5.25 Overdraft.** Extractions in excess of the Safe Yield of water from
13 an aquifer, which over time will lead to a depletion of the water supply within a groundwater
14 basin as well as other detrimental effects, if the imbalance between pumping and extraction
15 continues.

16 **3.5.26 Overlying Production Rights.** The rights held by the Parties
17 identified in Exhibit 4, attached hereto and incorporated herein by reference.

18 **3.5.27 Party (Parties).** Any Person(s) that has (have) been named and
19 served or otherwise properly joined, or has (have) become subject to this Judgment and any prior
20 judgments of this Court in this Action and all their respective heirs, successors-in-interest and
21 assigns. For purposes of this Judgment, a “Person” includes any natural person, firm, association,
22 organization, joint venture, partnership, business, trust, corporation, or public entity.

23 **3.5.28 Pre-Rampdown Production.** The reasonable and beneficial use of
24 Groundwater, excluding Imported Water Return Flows, at a time prior to this Judgment, or the
25 Production Right, whichever is greater.

26 **3.5.29 Produce(d).** To pump Groundwater for existing and future
27 reasonable beneficial uses.

1 **3.5.30 Producer(s).** A Party who Produces Groundwater.

2 **3.5.31 Production.** Annual amount of Groundwater Produced, stated in
3 acre-feet of water.

4 **3.5.32 Production Right.** The amount of Native Safe Yield that may be
5 Produced each Year free of any Replacement Water Assessment and Replacement Obligation.
6 The total of the Production Rights decreed in this Judgment equals the Native Safe Yield. A
7 Production Right does not include any right to Imported Water Return Flows pursuant to
8 Paragraph 5.2.

9 **3.5.33 Pro-Rata Increase.** The proportionate increase in the amount of a
10 Production Right, as provided in Paragraph 18.5.10, provided the total of all Production Rights
11 does not exceed the Native Safe Yield.

12 **3.5.34 Pro-Rata Reduction.** The proportionate reduction in the amount
13 of a Production Right, as provided in Paragraph 18.5.10, in order that the total of all Production
14 Rights does not exceed the Native Safe Yield.

15 **3.5.35 Public Water Suppliers.** The Public Water Suppliers are Los
16 Angeles County Waterworks District No. 40, Palmdale Water District, Quartz Hill Water District,
17 Littlerock Creek Irrigation District, California Water Service Company, Desert Lake Community
18 Services District, North Edwards Water District, City of Palmdale, City of Lancaster, Palm Ranch
19 Irrigation District, Rosamond Community Services District, and West Valley County Water
20 District.

21 **3.5.36 Purpose of Use.** The broad categories of type of water use
22 including but not limited to municipal, irrigation, agricultural and industrial uses.

23 **3.5.37 Rampdown.** The period of time for Pre-Rampdown Production to
24 be reduced to the Native Safe Yield in the manner described in this Judgment.

25 **3.5.38 Recycled Water.** Water that, as a result of treatment of waste, is
26 suitable for a direct beneficial use or a controlled use that would not otherwise occur and is
27 therefore considered a valuable resource.

1 **3.5.39 Replacement Obligation.** The obligation of a Producer to pay for
2 Replacement Water for Production of Groundwater from the Basin in any Year in excess of the
3 sum of such Producer's Production Right and Imported Water Return Flows.

4 **3.5.40 Replacement Water.** Water purchased by the Watermaster or
5 otherwise provided to satisfy a Replacement Obligation.

6 **3.5.41 Replacement Water Assessment.** The amount charged by the
7 Watermaster to pay for all costs incurred by the Watermaster related to Replacement Water.

8 **3.5.42 Responsible Party.** The Person designated by a Party as the
9 Person responsible for purposes of filing reports and receiving notices pursuant to the provisions
10 of this Judgment.

11 **3.5.43 Safe Yield.** The amount of annual extractions of water from the
12 Basin over time equal to the amount of water needed to recharge the Groundwater aquifer and
13 maintain it in equilibrium, plus any temporary surplus. [*City of Los Angeles v. City of San*
14 *Fernando* (1975) 14 Cal. 3d 199, 278.]

15 **3.5.44 Small Pumper Class.** All private (i.e., non-governmental)
16 Persons and entities that own real property within the Basin, as adjudicated, and that have been
17 pumping less than 25 acre-feet per Year on their property during any Year from 1946 to the
18 present. The Small Pumper Class excludes the defendants in *Wood v. Los Angeles Co.*
19 *Waterworks Dist. 40, et al.*, any Person, firm, trust, corporation, or other entity in which any such
20 defendants has a controlling interest or which is related to or affiliated with any such defendants,
21 and the representatives, heirs, affiliates, successors-in-interest or assigns of any such excluded
22 party. The Small Pumper Class also excludes all Persons and entities that are shareholders in a
23 mutual water company. The Small Pumper Class does not include those who opted out of the
24 Small Pumper Class.

25 **3.5.45 Small Pumper Class Members.** Individual members of the Small
26 Pumper Class who meet the Small Pumper Class definition, and for purposes of this Judgment
27 and any terms pertaining to water rights, where two or more Small Pumper Class Members reside
28

1 in the same household, they shall be treated as a single Small Pumper Class Member for purposes
2 of determining water rights.

3 **3.5.46 State of California.** As used herein, State of California shall mean
4 the State of California acting by and through the following State agencies, departments and
5 associations: (1) The California Department of Water Resources; (2) The California Department
6 of Parks and Recreation; (3) The California Department of Transportation; (4) The California
7 State Lands Commission; (5) The California Department of Corrections and Rehabilitation; (6)
8 The 50th District Agricultural Association; (7) The California Department of Veteran Affairs; (8)
9 The California Highway Patrol; and, (9) The California Department of Military.

10 **3.5.47 State Water Project.** Water storage and conveyance facilities
11 operated by the State of California Department of Water Resources from which it delivers water
12 diverted from the Feather River and the Sacramento-San Joaquin Delta via the California
13 Aqueduct to public agencies it has contracted with.

14 **3.5.48 Stipulating Party.** Any Party who has executed a Stipulation for
15 Entry of this Judgment prior to the date of approval of this Judgment by the Court.

16 **3.5.49 Stored Water.** Water held in storage in the Basin, as a result of
17 direct spreading or other methods, for subsequent withdrawal and use pursuant to agreement with
18 the Watermaster and as provided for in this Judgment. Stored Water does not include Imported
19 Water Return Flows.

20 **3.5.50 Subareas.** Portions of the Basin, as described in this document,
21 divided for management purposes.

22 **3.5.51 Total Safe Yield.** The amount of Groundwater that may be safely
23 pumped from the Basin on a long-term basis. Total Safe Yield is the sum of the Native Safe
24 Yield plus the Imported Water Return Flows.

25 **3.5.52 Watermaster.** The Person(s) appointed by the Court to administer
26 the provisions of this Judgment.

3.5.53 Watermaster Engineer. The engineering or hydrology expert or firm retained by the Watermaster to perform engineering and technical analysis and water administration functions as provided for in this Judgment.

3.5.54 District No. 40. Los Angeles County Waterworks District No. 40.

3.5.55 Year. Calendar year.

4. SAFE YIELD AND OVERDRAFT

4.1 Safe Yield: The Native Safe Yield of the Basin is 82,300 acre-feet per Year. With the addition of Imported Water Return Flows, the Total Safe Yield is approximately 110,000 acre-feet per Year, but will vary annually depending on the volume of Imported Water.

4.2 Overdraft: In its Phase 3 trial decision, the Court held that the Basin, defined by the Court's March 12, 2007 Revised Order After Hearing On Jurisdictional Boundaries, is in a state of overdraft based on estimate of extraction and recharge, corroborated by physical evidence of conditions in the Basin. Reliable estimates of the long-term extractions from the Basin have exceeded reliable estimates of the Basin's recharge by significant margins, and empirical evidence of overdraft in the Basin corroborates that conclusion. Portions of the aquifer have sustained a significant loss of Groundwater storage since 1951. The evidence is persuasive that current extractions exceed recharge and therefore that the Basin is in a state of overdraft. The Court's full Phase 3 trial decision is attached as Exhibit 5 and is incorporated herein by reference.

5. PRODUCTION RIGHTS

5.1 Allocation of Rights to Native Safe Yield. Consistent with the goals of this Judgment and to maximize reasonable and beneficial use of the Groundwater of the Basin pursuant to Article X, section 2 of the California Constitution, all the Production Rights established by this Judgment are of equal priority, except the Federal Reserved Water Right which is addressed in Paragraph 5.1.4, and with the reservation of the Small Pumper Class Members' right to claim a priority under Water Code section 106.

1 **5.1.1 Overlying Production Rights.** The Parties listed in Exhibit 4,
2 attached hereto and incorporated herein by reference, have Overlying Production Rights. Exhibit
3 4 sets forth the following for each Overlying Production Right: (1) the Pre-Rampdown
4 Production; (2) the Production Right; and (3) the percentage of the Production from the Adjusted
5 Native Safe Yield.

6 **5.1.1.1** The Parties listed on Exhibit 4 have the right to Produce
7 Groundwater, on an annual basis, up to their Overlying Production Right set forth in Exhibit 4 for
8 each Party. Each Party's Overlying Production Right is subject to the following conditions and
9 limitations:

10 **5.1.1.2** Pursuant to the terms of this Judgment, the Parties listed on
11 Exhibit 4 have the right to Produce their Overlying Production Right for use on land they own or
12 lease and without the need for Watermaster approval.

13 **5.1.1.3** Overlying Production Rights may be transferred pursuant to
14 the provisions of Paragraph 16 of this Judgment.

15 **5.1.1.4** Overlying Production Rights are subject to Pro-Rata
16 Reduction or Increase only pursuant to Paragraph 18.5.10.

17 **5.1.2 Non-Pumper Class Rights.** The Non-Pumper Class members
18 claim the right to Produce Groundwater from the Native Safe Yield for reasonable and beneficial
19 uses on their overlying land as provided for in this Judgment. On September 22, 2011, the Court
20 approved the Non-Pumper Class Stipulation of Settlement through an amended final judgment
21 that settled the Non-Pumper Class' claims against the Public Water Suppliers ("Non-Pumper
22 Class Judgment"). A copy of the Non-Pumper Class Judgment and the Non-Pumper Class
23 Stipulation of Settlement are attached for reference only as Appendices A and B. This Judgment
24 is consistent with the Non-Pumper Class Stipulation of Settlement and Judgment. Future
25 Production by a member of the Non-Pumper Class is addressed in the Physical Solution.

26 **5.1.2.1** The Non-Pumper Class members shall have no right to
27 transfer water pursuant to this Judgment.

1 **5.1.3 Small Pumper Class Production Rights.** Subject only to the
2 closure of the Small Pumper Class membership, the Small Pumper Class's aggregate Production
3 Right is 3806.4 acre-feet per Year. Allocation of water to the Small Pumper Class is set at an
4 average Small Pumper Class Member amount of 1.2 acre-feet per existing household or parcel
5 based upon the 3172 known Small Pumper Class Member parcels at the time of this Judgment.
6 Any Small Pumper Class Member may Produce up to and including 3 acre-feet per Year per
7 existing household for reasonable and beneficial use on their overlying land, and such Production
8 will not be subject to Replacement Water Assessment. Production by any Small Pumper Class
9 Member above 3 acre-feet per Year per household or parcel will be subject to Replacement Water
10 Assessment, as set forth in this Judgment. Administrative Assessments for unmetered Production
11 by Small Pumper Class Members shall be set based upon the allocation of 1.2 acre-feet per Year
12 per household or parcel, whichever is the case; metered Production shall be assessed in accord
13 with the actual Production. A Small Pumper Class Member who is lawfully, by permit, operating
14 a shared well with an adjoining Small Pumper Class Member, shall have all of the same rights
15 and obligations under this Judgment without regard to the location of the shared well, and such
16 shared use is not considered a prohibited transfer of a pumping right under Paragraph 5.1.3.3.

17 **5.1.3.1** The Production of Small Pumper Class Members of up to 3
18 acre-feet per Year of Groundwater per household or per parcel for reasonable and beneficial use
19 shall only be subject to reduction if: (1) the reduction is based upon a statistically credible study
20 and analysis of the Small Pumper Class' actual Native Safe Yield Production, as well as the
21 nature of the use of such Native Safe Yield, over at least a three Year period; and (2) the
22 reduction is mandated by Court order after notice to the Small Pumper Class Members affording a
23 reasonable opportunity for the Court to hear any Small Pumper Class Member objections to such
24 reduction, including a determination that Water Code section 106 may apply so as to prevent a
25 reduction.

26 **5.1.3.2** The primary means for monitoring the Small Pumper Class
27 Members' Groundwater use under the Physical Solution will be based on physical inspection by
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1 the Watermaster, including the use of aerial photographs and satellite imagery. All Small Pumper
2 Class Members agree to permit the Watermaster to subpoena the electrical meter records
3 associated with their Groundwater wells on an annual basis. Should the Watermaster develop a
4 reasonable belief that a Small Pumper Class Member household is using in excess of 3 acre-feet
5 per Year, the Watermaster may cause to be installed a meter on such Small Pumper Class
6 Member's well at the Small Pumper Class Member's expense.

7 **5.1.3.3** The pumping rights of Small Pumper Class Members are
8 not transferable separately from the parcel of property on which the water is pumped, provided
9 however a Small Pumper Class Member may move their water right to another parcel owned by
10 that Small Pumper Class Member with approval of the Court. If a Small Pumper Class Member
11 parcel is sold, absent a written contract stating otherwise and subject to the provisions of this
12 Judgment, the water right for that Small Pumper Class Member parcel shall transfer to the new
13 owners of that Small Pumper Class Member parcel. The pumping rights of Small Pumper Class
14 Members may not be aggregated for use by a purchaser of more than one Small Pumper Class
15 Member's property.

16 **5.1.3.4** Defaults or default judgments entered against any Small
17 Pumper Class Member who did not opt out of the Small Pumper Class are hereby deemed non-
18 operative and vacated *nunc pro tunc*, but only with respect to their ownership of real property
19 meeting the Small Pumper Class definition.

20 **5.1.3.5** The Small Pumper Class shall be permanently closed to new
21 membership upon issuance by the Court of its order granting final approval of the Small Pumper
22 Class Settlement (the "Class Closure Date"), after the provision of notice to the Class of the Class
23 Closure Date. Any Person or entity that does not meet the Small Pumper Class definition prior to
24 the Class Closure Date is not a Member of the Small Pumper Class. Similarly, any additional
25 household constructed on a Small Pumper Class Member parcel after the Class Closure Date is
26 not entitled to a Production Right as set forth in Paragraphs 5.1.3 and 5.1.3.1.

1 **5.1.3.6** Unknown Small Pumper Class Members are defined as: (1)
2 those Persons or entities that are not identified on the list of known Small Pumper Class Members
3 maintained by class counsel and supervised and controlled by the Court as of the Class Closure
4 Date; and (2) any unidentified households existing on a Small Pumper Class Member parcel prior
5 to the Class Closure Date. Within ten (10) Court days of the Class Closure Date, class counsel
6 for the Small Pumper Class shall publish to the Court website and file with the Court a list of the
7 known Small Pumper Class Members.

8 **5.1.3.7** Given the limited number of additions to the Small Pumper
9 Class during the more than five Years since the initial notice was provided to the Class, the Court
10 finds that the number of potentially unknown Small Pumper Class Members and their associated
11 water use is likely very low, and any Production by unknown Small Pumper Class Members is
12 hereby deemed to be *de minimis* in the context of this Physical Solution and shall not alter the
13 Production Rights decreed in this Judgment. However, whenever the identity of any unknown
14 Small Pumper Class Member becomes known, that Small Pumper Class Member shall be bound
15 by all provisions of this Judgment, including without limitation, the assessment obligations
16 applicable to Small Pumper Class Members.

17 **5.1.3.8** In recognition of his service as class representative, Richard
18 Wood has a Production Right of up to five 5 acre-feet per Year for reasonable and beneficial use
19 on his parcel free of Replacement Water Assessment. This Production Right shall not be
20 transferable and is otherwise subject to the provisions of this Judgment.

21 **5.1.4 Federal Reserved Water Right.** The United States has a right to
22 Produce 7,600 acre-feet per Year from the Native Safe Yield as a Federal Reserved Water Right
23 for use for military purposes at Edwards Air Force Base and Air Force Plant 42. *See Cappaert v.*
24 *United States*, 426 U.S. 128, 138 (1976); *United States v. New Mexico*, 438 U.S. 696, 700 (1978).
25 Maps of the boundaries of Edwards Air Force Base and Plant 42 are attached hereto as Exhibits 6
26 and 7. The United States may Produce any or all of this water at any time for uses consistent with
27 the purposes of its Federal Reserved Water Right. Water uses at Edwards Air Force Base and
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1 Plant 42 as of the date of this Judgment are consistent with the military purposes of the facilities.
2 The Federal Reserved Water Right to Produce 7,600 acre-feet per Year is not subject to
3 Rampdown or any reduction including Pro-Rata Reduction due to Overdraft.

4 **5.1.4.1** In the event the United States does not Produce its
5 entire 7,600 acre-feet in any given Year, the unused amount in any Year will be allocated to the
6 Non-Overlying Production Rights holders, except for Boron Community Services District and
7 West Valley County Water District, in the following Year, in proportion to Production Rights set
8 forth in Exhibit 3. This Production of unused Federal Reserved Water Right Production does not
9 increase any Non-Overlying Production Right holder's decreed Non-Overlying Production Right
10 amount or percentage, and does not affect the United States' ability to fully Produce its Federal
11 Reserved Water Right as provided in Paragraph 5.1.4 in any subsequent Year. Upon entry of a
12 judgment confirming its Federal Reserved Water Rights consistent with this Judgment, the United
13 States waives any rights under State law to a correlative share of the Groundwater in the Basin
14 underlying Edwards Air Force Base and Air Force Plant 42.

15 **5.1.4.2** The United States is not precluded from acquiring State law
16 based Production Rights in excess of its Federal Reserved Water Right through the acquisition of
17 Production Rights in the Basin.

18 **5.1.5 State of California Production Rights.** The State of California
19 shall have a Production Right of 207 acre-feet per Year from the Native Safe Yield and shall have
20 the additional right to Produce Native Safe Yield as set forth in Paragraphs 5.1.5.3 and 5.1.5.4
21 below. This Production of Native Safe Yield shall not be subject to Pro-Rata Reduction. Any
22 Production by the State of California above 207 acre-feet per Year that is not Produced pursuant
23 to Paragraphs 5.1.5.3 and 5.1.5.4 below shall be subject to Replacement Assessments. All
24 Production by the State of California shall also be subject to the Administrative Assessment and
25 the Balance Assessment except in emergency situations as provided in Paragraph 5.1.5.4.3 below.
26 Any Production of Native Safe Yield pursuant to Paragraphs 5.1.5.3 and 5.1.5.4 below shall not
27 reduce any other Party's Production Rights pursuant to this Judgment.

5.1.5.1 The State of California's Production Right in the amount of 207 acre-feet per Year is allocated separately to each of the State agencies, departments, and associations as listed below in Paragraph 5.1.5.2. Notwithstanding the separate allocations, any Production Right, or portion thereof, of one of the State agencies, departments, and associations may be transferred or used by the other State agencies, departments, and associations on parcels within the Basin. This transfer shall be done by agreement between the State agencies, departments, or associations without a Replacement Water Assessment and without the need for Watermaster approval. Prior to the transfer of another State agency, department, or association's Production Right, the State agency, department, or association receiving the ability to use the Production Right shall obtain written consent from the transferor. Further, the State agency, department, or association receiving the Production Right shall notify the Watermaster of the transfer.

5.1.5.2 The Production Rights are allocated as follows and may be exercised by the following nine (9) State agencies:

acre- feet per Year.

5.1.5.2.2 The California Department of Parks and Recreation-
9 acre-feet per Year.

5.1.5.2.3 The California Department of Transportation -47

acre-feet per Year.

5.1.5.2.4 The California State Lands Commission-3 acre-feet per Year

5.1.5.2.5 The California Department of Corrections and Rehabilitation-3 acre-feet per Year.

5.1.5.2.6 The 50th District Agricultural Association-32 acre-feet per Year.

1 **5.1.5.2.7** The California Department of Veteran Affairs-3
2 acre-feet per Year.

3 **5.1.5.2.8** The California Highway Patrol -3 acre- feet per
4 Year.

5 **5.1.5.2.9** The California Department of Military-3 acre-feet
6 per Year.

7 **5.1.5.3** If at any time, the amount of water supplied to the State of
8 California by District No. 40, AVEK, or Rosamond Community Service District is no longer
9 available or no longer available at reasonable rates to the State of California, the State of
10 California shall have the additional right to Produce Native Safe Yield to meet its reasonable and
11 beneficial needs up to 787 acre-feet per Year, the amount provided by District No. 40, AVEK and
12 Rosamond Community Services District to the State of California in the Year 2013.

13 **5.1.5.4** The following provisions will also apply to each specific
14 agency listed below:

15 **5.1.5.4.1** California Department of Corrections &
16 Rehabilitation (CDCR). In addition to its Production Right pursuant to Paragraphs 5.1.5.2.5 and
17 5.1.5.3, CDCR may also pump Groundwater: (1) to the extent necessary to conduct periodic
18 maintenance of its well pumping equipment; and (2) as a supplementary source of drinking water
19 or as an emergency back-up supply as set forth in Water Code section 55338.

20 **5.1.5.4.2** California Department of Water Resources (DWR).
21 In addition to its Production pursuant to Paragraphs 5.1.5.2.1 and 5.1.5.3 above, DWR may also
22 pump Native Safe Yield from the area adjacent to and beneath the California Aqueduct and
23 related facilities at a time and in an amount it determines is reasonably necessary to protect the
24 physical integrity of the California Aqueduct and related facilities from high Groundwater.
25 Further, notwithstanding provisions of this Judgment prohibiting the export of Native Safe Yield
26 from the Basin, DWR may place the Native Safe Yield that it pumps for the protection of the
27 California Aqueduct into the California Aqueduct, whether or not such Native Safe Yield is
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1 ultimately returned to the Basin. However, DWR and AVEK shall use their best efforts to enter
2 into an agreement allowing AVEK to recapture the Native Safe Yield DWR puts into the
3 California Aqueduct and return it to the Basin.

4 **5.1.5.4.3** Department of Military. The Department of Military
5 may Produce additional Groundwater in an amount necessary to protect and promote public
6 health and safety during an event deemed to be an emergency by the Department of Military
7 pursuant to California Government Code sections 8567 and 8571, and California Military and
8 Veterans Code sections 143 and 146. Such Production shall be free from any assessment,
9 including any Administrative, Balance, or Replacement Water Assessment.

10 **5.1.5.4.4** The California Department of Veterans Affairs. The
11 California Department of Veteran Affairs has begun the expansion and increased occupancy
12 project of the Veterans Home of California – Lancaster facility owned by the State of California
13 by and on behalf of the California Department of Veterans Affairs. The California Department of
14 Veterans Affairs fully expects that it will be able to purchase up to an additional 40 acre-feet per
15 Year for use at this facility from District No. 40.

16 **5.1.6 Non-Overlying Production Rights.** The Parties listed in Exhibit 3
17 have Production Rights in the amounts listed in Exhibit 3. Exhibit 3 is attached hereto, and
18 incorporated herein by reference. Non-Overlying Production Rights are subject to Pro-Rata
19 Reduction or Increase only pursuant to Paragraph 18.5.10.

20 **5.1.7 City of Lancaster.** The City of Lancaster ("Lancaster") can
21 Produce up to 500 acre-feet of Groundwater for reasonable and beneficial uses at its National
22 Soccer Complex. Such production shall only be subject to Administrative Assessment and no
23 other assessments. Lancaster will stop Producing Groundwater and will use Recycled Water
24 supplied from District No. 40, when it becomes available, to meet the reasonable and beneficial
25 water uses of the National Soccer Complex. Lancaster may continue to Produce up to 500 acre-
26 feet of Groundwater until Recycled Water becomes available to serve the reasonable and
27 beneficial water uses of the National Soccer Complex. Nothing in this paragraph shall be

1 construed as requiring Lancaster to have any responsibility for constructing, or in any way
2 contributing to the cost of, any infrastructure necessary to deliver Recycled Water to the National
3 Soccer Complex.

4 **5.1.8 Antelope Valley Joint Union High School District.** Antelope
5 Valley Joint Union High School District is a public school entity duly organized and existing
6 under the laws of the State of California. In addition to the amounts allocated to Antelope Valley
7 Joint Union High School District (“AVJUHS”) and pursuant to Exhibit 4, AVJUHS can
8 additionally produce up to 29 acre-feet of Groundwater for reasonable and beneficial uses on its
9 athletic fields and other public spaces. When recycled water becomes available to Quartz Hill
10 High School (located at 6040 West Avenue L, Quartz Hill, CA 93535) which is a site that is part
11 of AVJUHS, at a price equal to or less than the lowest cost of any of the following:
12 Replacement Obligation, Replacement Water, or other water that is delivered to AVJUHS at
13 Quartz Hill High School, AVJUHS will stop producing the 29 acre-feet of Groundwater
14 allocated to it and use recycled water as a replacement to its 29 acre-feet production. AVJUHS
15 retains its production rights and allocation pursuant to Exhibit 4 of this Judgment.

16 **5.1.9 Construction of Solar Power Facilities.** Any Party may Produce
17 Groundwater in excess of its Production Right allocated to it in Exhibit 4 for the purpose of
18 constructing a facility located on land overlying the Basin that will generate, distribute or store
19 solar power through and including December 31, 2016 and shall not be charged a Replacement
20 Water Assessment or incur a Replacement Obligation for such Production in excess of its
21 Production Rights. Any amount of such production in excess of the Production Right through
22 and including December 31, 2016 shall be reasonable to accomplish such construction but shall
23 not exceed 500 acre-feet per Year for all Parties using such water.

24 **5.1.10 Production Rights Claimed by Non-Stipulating Parties.** Any
25 claim to a right to Produce Groundwater from the Basin by a Non-Stipulating Party shall be
26 subject to procedural or legal objection by any Stipulating Party. Should the Court, after taking
27 evidence, rule that a Non-Stipulating Party has a Production Right, the Non-Stipulating Party

1 shall be subject to all provisions of this Judgment, including reduction in Production necessary to
2 implement the Physical Solution and the requirements to pay assessments, but shall not be
3 entitled to benefits provided by Stipulation, including but not limited to Carry Over pursuant to
4 Paragraph 15 and Transfers pursuant to Paragraph 16. If the total Production by Non-Stipulating
5 Parties is less than seven percent (7%) of the Native Safe Yield, such Production will be
6 addressed when Native Safe Yield is reviewed pursuant to Paragraph 18.5.9. If the total
7 Production by Non-Stipulating Parties is greater than seven percent (7%) of the Native Safe
8 Yield, the Watermaster shall determine whether Production by Non-Stipulating Parties would
9 cause Material Injury, in which case the Watermaster shall take action to mitigate the Material
10 Injury, including, but not limited to, imposing a Balance Assessment, provided however, that the
11 Watermaster shall not recommend any changes to the allocations under Exhibits 3 and 4 prior to
12 the redetermination of Native Safe Yield pursuant to Paragraph 18.5.9. In all cases, however,
13 whenever the Watermaster re-determines the Native Safe Yield pursuant to Paragraph 18.5.9, the
14 Watermaster shall take action to prevent Native Safe Yield Production from exceeding the Native
15 Safe Yield on a long-term basis.

16 **5.2 Rights to Imported Water Return Flows.**

17 **5.2.1 Rights to Imported Water Return Flows.** Return Flows from
18 Imported Water used within the Basin which net augment the Basin Groundwater supply are not a
19 part of the Native Safe Yield. Subject to review pursuant to Paragraph 18.5.11, Imported Water
20 Return Flows from Agricultural Imported Water use are 34% and Imported Water Return Flows
21 from Municipal and Industrial Imported Water use are 39% of the amount of Imported Water
22 used.

23 **5.2.2 Water Imported Through AVEK.** The right to Produce Imported
24 Water Return Flows from water imported through AVEK belongs exclusively to the Parties
25 identified on Exhibit 8, attached hereto, and incorporated herein by reference. Each Party shown
26 on Exhibit 8 shall have a right to Produce an amount of Imported Water Return Flows in any
27 Year equal to the applicable percentage multiplied by the average amount of Imported Water used
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1 by that Party within the Basin in the preceding five Year period (not including Imported Stored
2 Water in the Basin). Any Party that uses Imported Water on lands outside the Basin but within the
3 watershed of the Basin shall be entitled to Produce Imported Water Return Flows to the extent
4 such Party establishes to the satisfaction of the Watermaster the amount that its Imported Water
5 Return Flows augment the Basin Groundwater supply. This right shall be in addition to that
6 Party's Overlying or Non-Overlying Production Right. Production of Imported Water Return
7 Flows is not subject to the Replacement Water Assessment. All Imported Water Return Flows
8 from water imported through AVEK and not allocated to Parties identified in Exhibit 8 belong
9 exclusively to AVEK, unless otherwise agreed by AVEK. Notwithstanding the foregoing, Boron
10 Community Services District shall have the right to Produce Imported Water Return Flows, up to
11 78 acre-feet annually, based on the applicable percentage multiplied by the average amount of
12 Imported Water used by Boron Community Services District outside the Basin, but within its
13 service area in the preceding five Year period (not including Imported Stored Water in the Basin)
14 without having to establish that the Imported Water Return Flows augment the Basin
15 Groundwater supply.

16 **5.2.3 Water Not Imported Through AVEK.** After entry of this
17 Judgment, a Party other than AVEK that brings Imported Water into the Basin from a source
18 other than AVEK shall notify the Watermaster each Year quantifying the amount and uses of the
19 Imported Water in the prior Year. The Party bringing such Imported Water into the Basin shall
20 have a right to Produce an amount of Imported Water Return Flows in any Year equal to the
21 applicable percentage set forth above multiplied by the average annual amount of Imported Water
22 used by that Party within the Basin in the preceding five Year period (not including Imported
23 Stored Water in the Basin).

24 **5.3 Rights to Recycled Water.** The owner of a waste water treatment plant
25 operated for the purpose of treating wastes from a sanitary sewer system shall hold the exclusive
26 right to the Recycled Water as against anyone who has supplied the water discharged into the
27 waste water collection and treatment system. At the time of this Judgment those Parties that
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1 produce Recycled Water are Los Angeles County Sanitation Districts No. 14 and No. 20,
2 Rosamond Community Services District, and Edwards Air Force Base. Nothing in this Judgment
3 affects or impairs this ownership or any existing or future agreements for the use of Recycled
4 Water within the Basin.

5 **6. INJUNCTION**

6 **6.1 Injunction Against Unauthorized Production**. Each and every Party, its
7 officers, directors, agents, employees, successors, and assigns, except for the United States, is
8 ENJOINED AND RESTRAINED from Producing Groundwater from the Basin except pursuant
9 to this Judgment. Without waiving or foreclosing any arguments or defenses it might have, the
10 United States agrees that nothing herein prevents or precludes the Watermaster or any Party from
11 seeking to enjoin the United States from Producing water in excess of its 7,600 acre-foot per Year
12 Reserved Water Right if and to the extent the United States has not paid the Replacement
13 Assessments for such excess Production or entered into written consent to the imposition of
14 Replacement Assessments as described in Paragraph 9.2.

15 **6.2 Injunction Re Change in Purpose of Use Without Notice to The**
16 **Watermaster**. Each and every Party, its officers, directors, agents, employees, successors, and
17 assigns, is ENJOINED AND RESTRAINED from changing its Purpose of Use of Groundwater at
18 any time without notifying the Watermaster.

19 **6.3 Injunction Against Unauthorized Capture of Stored Water**. Each and
20 every Party, its officers, directors, agents, employees, successors and assigns, is ENJOINED
21 AND RESTRAINED from claiming any right to Produce the Stored Water that has been
22 recharged in the Basin, except pursuant to a Storage Agreement with the Watermaster, and as
23 allowed by this Judgment, or pursuant to water banking operations in existence and operating at
24 the time of this Judgment as identified in Paragraph 14. This Paragraph does not prohibit Parties
25 from importing water into the Basin for direct use, or from Producing or using Imported Water
26 Return Flows owned by such Parties pursuant to Paragraph 5.2.

1 **6.4 Injunction Against Transportation From Basin.** Except upon further
2 order of the Court, each and every Party, its officers, agents, employees, successors and assigns,
3 is ENJOINED AND RESTRAINED from transporting Groundwater hereafter Produced from the
4 Basin to areas outside the Basin except as provided for by the following. The United States may
5 transport water Produced pursuant to its Federal Reserved Water Right to any portion of Edwards
6 Air Force Base, whether or not the location of use is within the Basin. This injunction does not
7 prevent Saint Andrew's Abbey, Inc., U.S. Borax and Tejon Ranchcorp/Tejon Ranch Company
8 from conducting business operations on lands both inside and outside the Basin boundary, and
9 transporting Groundwater Produced consistent with this Judgment for those operations and for
10 use on those lands outside the Basin and within the watershed of the Basin as shown in Exhibit 9.
11 This injunction also does not apply to any California Aqueduct protection dewatering Produced
12 by the California Department of Water Resources. This injunction does not apply to the recovery
13 and use of stored Imported Water by any Party that stores Imported Water in the Basin pursuant
14 to Paragraph 14 of this Judgment.

15 **6.4.1 Export by Boron and Phelan Piñon Hills Community Services**
16 **Districts.**

17 **6.4.1.1** The injunction does not prevent Boron Community Services
18 District from transporting Groundwater Produced consistent with this Judgment for use outside
19 the Basin, provided such water is delivered within its service area.

20 **6.4.1.2** The injunction does not apply to any Groundwater Produced
21 within the Basin by Phelan Piñon Hills Community Services District and delivered to its service
22 areas, so long as the total Production does not exceed 1,200 acre-feet per Year, such water is
23 available for Production without causing Material Injury, and the District pays a Replacement
24 Water Assessment pursuant to Paragraph 9.2, together with any other costs deemed necessary to
25 protect Production Rights decreed herein, on all water Produced and exported in this manner.

26 **6.5 Continuing Jurisdiction.** The Court retains and reserves full jurisdiction,
27 power and authority for the purpose of enabling the Court, upon a motion of a Party or Parties
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1 noticed in accordance with the notice procedures of Paragraph 20.6 hereof, to make such further
2 or supplemental order or directions as may be necessary or appropriate to interpret, enforce,
3 administer or carry out this Judgment and to provide for such other matters as are not
4 contemplated by this Judgment and which might occur in the future, and which if not provided for
5 would defeat the purpose of this Judgment.

6 **III. PHYSICAL SOLUTION**

7 **7. GENERAL**

8 **7.1 Purpose and Objective.** The Court finds that the Physical Solution
9 incorporated as part of this Judgment: (1) is a fair and equitable basis for satisfaction of all water
10 rights in the Basin; (2) is in furtherance of the State Constitution mandate and the State water
11 policy; and (3) takes into account water rights priorities, applicable public trust interests and the
12 Federal Reserved Water Right. The Court finds that the Physical Solution establishes a legal and
13 practical means for making the maximum reasonable and beneficial use of the waters of the Basin
14 by providing for the long-term Conjunctive Use of all available water in order to meet the
15 reasonable and beneficial use requirements of water users in the Basin. Therefore, the Court
16 adopts, and orders the Parties to comply with this Physical Solution.

17 **7.2 Need For Flexibility.** This Physical Solution must provide flexibility and
18 adaptability to allow the Court to use existing and future technological, social, institutional, and
19 economic options in order to maximize reasonable and beneficial water use in the Basin.

20 **7.3 General Pattern of Operations.** A fundamental premise of the Physical
21 Solution is that all Parties may Produce sufficient water to meet their reasonable and beneficial
22 use requirements in accordance with the terms of this Judgment. To the extent that Production by
23 a Producer exceeds such Producer's right to Produce a portion of the Total Safe Yield as provided
24 in this Judgment, the Producer will pay a Replacement Water Assessment to the Watermaster and
25 the Watermaster will provide Replacement Water to replace such excess production according to
26 the methods set forth in this Judgment.

1 **7.4 Water Rights.** A Physical Solution for the Basin based upon a declaration
2 of water rights and a formula for allocation of rights and obligations is necessary to implement
3 the mandate of Article X, section 2 of the California Constitution. The Physical Solution requires
4 quantifying the Producers' rights within the Basin in a manner which will reasonably allocate the
5 Native Safe Yield and Imported Water Return Flows and which will provide for sharing Imported
6 Water costs. Imported Water sources are or will be available in amounts which, when combined
7 with water conservation, water reclamation, water transfers, and improved conveyance and
8 distribution methods within the Basin, will be sufficient in quantity and quality to assure
9 implementation of the Physical Solution. Sufficient information and data exists to allocate
10 existing water supplies, taking into account water rights priorities, within the Basin and as among
11 the water users. The Physical Solution provides for delivery and equitable distribution of
12 Imported Water to the Basin.

13 **8. RAMPDOWN**

14 **8.1 Installation of Meters.** Within two (2) Years from the entry of this
15 Judgment all Parties other than the Small Pumper Class shall install meters on their wells for
16 monitoring Production. Each Party shall bear the cost of installing its meter(s). Monitoring or
17 metering of Production by the Small Pumper Class shall be at the discretion of the Watermaster,
18 subject to the provisions of Paragraph 5.1.3.2.

19 **8.2 Rampdown Period.** The "Rampdown Period" is seven Years beginning
20 on the January 1 following entry of this Judgment and continuing for the following seven (7)
21 Years.

22 **8.3 Reduction of Production During Rampdown.** During the first two Years
23 of the Rampdown Period no Producer will be subject to a Replacement Water Assessment.
24 During Years three through seven of the Rampdown Period, the amount that each Party may
25 Produce from the Native Safe Yield will be progressively reduced, as necessary, in equal annual
26 increments, from its Pre-Rampdown Production to its Production Right. Except as is determined
27 to be exempt during the Rampdown period pursuant to the Drought Program provided for in
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Paragraph 8.4, any amount Produced over the required reduction shall be subject to Replacement Water Assessment. The Federal Reserved Water Right is not subject to Rampdown.

8.4 Drought Program During Rampdown for Participating Public Water

Suppliers. During the Rampdown period a drought water management program (“Drought Program”) will be implemented by District No. 40, Quartz Hill Water District, Littlerock Creek Irrigation District, California Water Service Company, Desert Lake Community Services District, North Edwards Water District, City of Palmdale, and Palm Ranch Irrigation District, (collectively, "Drought Program Participants"), as follows:

8.4.1 During the Rampdown period, District No. 40 agrees to purchase from AVEK each Year at an amount equal to 70 percent of District No. 40's total annual demand if that amount is available from AVEK at no more than the then current AVEK treated water rate. If that amount is not available from AVEK, District No. 40 will purchase as much water as AVEK makes available to District No. 40 at no more than the then current AVEK treated water rate. Under no circumstances will District No. 40 be obligated to purchase more than 50,000 acre-feet of water annually from AVEK. Nothing in this Paragraph affects AVEK’s water allocation procedures as established by its Board of Directors and AVEK’s Act.

8.4.2 During the Rampdown period, the Drought Program Participants each agree that, in order to minimize the amount of excess Groundwater Production in the Basin, they will use all water made available by AVEK at no more than the then current AVEK treated water rate in any Year in which they Produce Groundwater in excess of their respective rights to Produce Groundwater under this Judgment. During the Rampdown period, no Production by a Drought Program Participant shall be considered excess Groundwater Production exempt from a Replacement Water Assessment under this Drought Program unless a Drought Program Participant has utilized all water supplies available to it including its Production Right to Native Safe Yield, Return Flow rights, unused Production allocation of the Federal Reserved Water Rights, Imported Water, and Production rights previously transferred from another party. Likewise, no Production by a Drought Program Participant will be considered excess

1 Groundwater Production exempt from a Replacement Water Assessment under this Drought
2 Program in any Year in which the Drought Program Participant has placed water from such
3 sources described in this Paragraph 8.4.2 into storage or has transferred such water to another
4 Person or entity.

5 **8.4.3** During the Rampdown period, the Drought Program Participants
6 will be exempt from the requirement to pay a Replacement Water Assessment for Groundwater
7 Production in excess of their respective rights to Produce Groundwater under this Judgment up to
8 a total of 40,000 acre-feet over the Rampdown Period with a maximum of 20,000 acre-feet in any
9 single Year for District No. 40 and a total of 5,000 acre-feet over the Rampdown Period for all
10 other Drought Program Participants combined. During any Year that excess Groundwater is
11 produced under this Drought Program, all Groundwater Production by the Drought Program
12 Participants will be for the purpose of a direct delivery to customers served within their respective
13 service areas and will not be transferred to other users within the Basin.

14 **8.4.4** Notwithstanding the foregoing, the Drought Program Participants
15 remain subject to the Material Injury limitation as provided in this Judgment.

16 **8.4.5** Notwithstanding the foregoing, the Drought Program Participants
17 remain subject to a Balance Assessment as provided in Paragraph 9.3 of this Judgment.

18 **9. ASSESSMENTS.**

19 **9.1 Administrative Assessment.** Administrative Assessments to fund the
20 Administrative Budget adopted by the Watermaster shall be levied uniformly on an annual basis
21 against (1) each acre foot of a Party's Production Right as described in Paragraph 5.1, (2) each
22 acre foot of a Party's right to Produce Imported Water Return Flows as determined pursuant to
23 Paragraph 5.2, (3) each acre foot of a Party's Production for which a Replacement Water
24 Assessment has been imposed pursuant to Paragraph 9.2, and (4) during the Rampdown, each
25 acre foot of a Party's Production in excess of (1)-(3), above, excluding Production from Stored
26 Water and/or Carry Over water, except that the United States shall be subject to the
27 Administrative Assessment only on the actual Production of the United States. During the
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Rampdown the Administrative Assessment shall be no more than five (5) dollars per acre foot, or as ordered by the Court upon petition of the Watermaster. Non-Overlying Production Rights holders using the unused Production allocation of the Federal Reserved Water Right shall be subject to Administrative Assessments on water the Non-Overlying Production Rights holders Produce pursuant to Paragraph 5.1.4.1.

9.2 Replacement Water Assessment. In order to ensure that each Party may fully exercise its Production Right, there will be a Replacement Water Assessment. Except as is determined to be exempt during the Rampdown period pursuant to the Drought Program provided for in Paragraph 8.4, the Watermaster shall impose the Replacement Water Assessment on any Producer whose Production of Groundwater from the Basin in any Year is in excess of the sum of such Producer's Production Right and Imported Water Return Flow available in that Year, provided that no Replacement Water Assessment shall be imposed on the United States except upon the United States' written consent to such imposition based on the appropriation by Congress, and the apportionment by the Office of Management and Budget, of funds that are available for the purpose of, and sufficient for, paying the United States' Replacement Water Assessment. The Replacement Water Assessment shall not be imposed on the Production of Stored Water, In-Lieu Production or Production of Imported Water Return Flows. The amount of the Replacement Water Assessment shall be the amount of such excess Production multiplied by the cost to the Watermaster of Replacement Water, including any Watermaster spreading costs. All Replacement Water Assessments collected by the Watermaster shall be used to acquire Imported Water from AVEK, Littlerock Creek Irrigation District, Palmdale Water District, or other entities. AVEK shall use its best efforts to acquire as much Imported Water as possible in a timely manner. If the Watermaster encounters delays in acquiring Imported Water which, due to cost increases, results in collected assessment proceeds being insufficient to purchase all Imported Water for which the Assessments were made, the Watermaster shall purchase as much water as the proceeds will allow when the water becomes available. If available Imported Water is insufficient to fully meet the Replacement Water obligations under contracts, the Watermaster

1 shall allocate the Imported Water for delivery to areas on an equitable and practicable basis
2 pursuant to the Watermaster rules and regulations.

3 **9.2.1** The Non-Pumper Class Stipulation of Settlement, executed by its
4 signatories and approved by the Court in the Non-Pumper Class Judgment, specifically provides
5 for imposition of a Replacement Water Assessment on Non-Pumper Class members. This
6 Judgment is consistent with the Non-Pumper Class Stipulation of Settlement and Judgment. The
7 Non-Pumper Class members specifically agreed to pay a replacement assessment if that member
8 produced “more than its annual share” of the Native Safe Yield less the amount of the Federal
9 Reserved Right. (See Appendix B at paragraph V., section D. Replacement Water.) In approving
10 the Non-Pumper Class Stipulation of Settlement this Court specifically held in its Order after
11 Hearing dated November 18, 2010, that “the court determination of physical solution cannot be
12 limited by the Class Settlement.” The Court also held that the Non-Pumper Class Stipulation of
13 Settlement “may not affect parties who are not parties to the settlement.”

14 **9.2.2** Evidence presented to the Court demonstrates that Production by
15 one or more Public Water Suppliers satisfies the elements of prescription and that Production by
16 overlying landowners during portion(s) of the prescriptive period exceeded the Native Safe Yield.
17 At the time of this Judgment the entire Native Safe Yield is being applied to reasonable and
18 beneficial uses in the Basin. Members of the Non-Pumper Class do not and have never Produced
19 Groundwater for reasonable beneficial use as of the date of this Judgment. Pursuant to *Pasadena*
20 *v. Alhambra* (1949) 33 Cal 2d 908, 931-32 and other applicable law, the failure of the Non-
21 Pumper Class members to Produce any Groundwater under the facts here modifies their rights to
22 Produce Groundwater except as provided in this Judgment. Because this is a comprehensive
23 adjudication pursuant to the McCarran Amendment, consistent with the California Supreme Court
24 decisions, including *In Re Waters of Long Valley Creek Stream System* (1979) 25 Cal. 3d 339,
25 this Court makes the following findings: (1) certainty fosters reasonable and beneficial use of
26 water and is called for by the mandate of Article X, section 2; (2) because of this mandate for
27 certainty and in furtherance of the Physical Solution, any New Production, including that by a
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1 member of the Non-Pumper Class must comply with the New Production Application Procedure
2 specified in Paragraph 18.5.13; (3) as of this Judgment no member of the Non-Pumper Class has
3 established a Production Right to the reasonable and beneficial use of Groundwater based on their
4 unexercised claim of right to Produce Groundwater; (4) if in the future a member of the Non-
5 Pumper Class proposes to Produce Groundwater for reasonable and beneficial use, the
6 Watermaster as part of the New Production Application Procedure, has the authority to determine
7 whether such a member has established that the proposed New Production is a reasonable and
8 beneficial use in the context of other existing uses of Groundwater and then-current Basin
9 conditions; and (5) the Watermaster's determinations as to the approval, scope, nature and priority
10 of any New Production is reasonably necessary to the promotion of the State's interest in fostering
11 the most reasonable and beneficial use of its scarce water resources. All provisions of this
12 Judgment regarding the administration, use and enforcement of the Replacement Water
13 Assessment shall apply to each Non-Pumper Class member that Produces Groundwater. Prior to
14 the commencement of Production, each Producing Non-Pumper Class member shall install a
15 meter and report Production to the Watermaster. The Court finds that this Judgment is consistent
16 with the Non-Pumper Stipulation of Settlement and Judgment.

17 **9.3 Balance Assessment.** In order to ensure that after Rampdown each Party
18 may fully exercise its Production Right, there may be a Balance Assessment imposed by the
19 Watermaster. The Balance Assessment shall be assessed on all Production Rights, excluding the
20 United States' actual Production, but including that portion of the Federal Reserved Right
21 Produced by other Parties, in an amount determined by the Watermaster. A Balance Assessment
22 may not be imposed until after the end of the Rampdown. In determining whether to adopt a
23 Balance Assessment, and in what amount, the Watermaster Engineer shall consider current Basin
24 conditions as well as then-current pumping existing after Rampdown exclusive of any
25 consideration of an effect on then-current Basin conditions relating to Production of Groundwater
26 pursuant to the Drought Program which occurred during the Rampdown, and shall only assess a
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1 Balance Assessment or curtail a Party's Production under section 9.3.4 below, to avoid or
2 mitigate Material Injury that is caused by Production after the completion of the Rampdown.

3 **9.3.1** Any proceeds of the Balance Assessment will be used to purchase,
4 deliver, produce in lieu, or arrange for alternative pumping sources of water in the Basin, but shall
5 not include infrastructure costs.

6 **9.3.2** The Watermaster Engineer shall determine and collect from any
7 Party receiving direct benefit of the Balance Assessment proceeds an amount equal to that Party's
8 avoided Production costs.

9 **9.3.3** The Balance Assessment shall not be used to benefit the United
10 States unless the United States participates in paying the Balance Assessment.

11 **9.3.4** The Watermaster Engineer may curtail the exercise of a Party's
12 Production Right under this Judgment, except the United States' Production, if it is determined
13 necessary to avoid or mitigate a Material Injury to the Basin and provided that the Watermaster
14 provides an equivalent quantity of water to such Party as a substitute water supply, with such
15 water paid for from the Balance Assessment proceeds.

16 **10. SUBAREAS.** Subject to modification by the Watermaster the following Subareas
17 are recognized:

18 **10.1 Central Antelope Valley Subarea.** The Central Antelope Valley Subarea
19 is the largest of the five Subareas and underlies Rosamond, Quartz Hill, Lancaster, Edwards AFB
20 and much of Palmdale. This Subarea also contains the largest amount of remaining agricultural
21 land use in the Basin. The distinctive geological features of the Central Antelope Valley Subarea
22 are the presence of surficial playa and pluvial lake deposits; the widespread occurrence of thick,
23 older pluvial lake bed deposits; and alluvial deposits from which Groundwater is produced above
24 and below the lake bed deposits. The Central Antelope Valley Subarea is defined to be east of the
25 largely buried ridge of older granitic and tertiary rocks exposed at Antelope Buttes and extending
26 beyond Little Buttes and Tropico Hill. The Central Subarea is defined to be southwest and
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1 northeast of the extension of the Buttes Fault, and northwest of an unnamed fault historically
2 identified from Groundwater level differences, as shown on Exhibit 10.

3 **10.2 West Antelope Valley Subarea.** The West Antelope Valley Subarea is
4 the second largest subarea. The area is characterized by a lack of surficial lake bed deposits, and
5 little evidence of widespread subsurface lake beds, and thick alluvial deposits. The Western
6 Antelope Valley Subarea is defined to be south of the Willow Springs-Cottonwood Fault and
7 west of a largely buried ridge of older granitic and tertiary rocks that are exposed at Antelope
8 Buttes and Little Buttes, and continue to Tropico Hill, as shown on Exhibit 10.

9 **10.3 South East Subarea.** The South East Subarea is characterized by granitic
10 buttes to the north, shallow granitic rocks in the southwest, and a lack of lake bed deposits. The
11 South East Subarea is defined to encompass the remainder of the Basin from the unnamed fault
12 between the Central and South East subareas, to the county-line boundary of the Basin. Notably,
13 this area contains Littlerock and Big Rock creeks that emanate from the mountains to the south
14 and discharge onto the valley floor.

15 **10.4 Willow Springs Subarea.** The Willow Springs Subarea is separated from
16 the West Antelope Subarea primarily because the Willow Springs fault shows some signs of
17 recent movement and there is substantial Groundwater hydraulic separation between the two
18 adjacent areas, suggesting that the fault significantly impedes Groundwater flow from the Willow
19 Springs to the lower West Antelope Subarea. Otherwise, the Willow Springs Subarea is
20 comparable in land use to the West Antelope Subarea, with some limited agricultural land use and
21 no municipal development, as shown on Exhibit 10.

22 **10.5 Rogers Lake Subarea.** The Rogers Lake Subarea is characterized by
23 surficial pluvial Lake Thompson and playa deposits, and a narrow, fault-bound, central trough
24 filled with alluvial deposits. The area is divided into north and south subareas on opposite sides
25 of a buried ridge of granite rock in the north lake, as shown on Exhibit 10.

26 **11. INCREASE IN PRODUCTION BY THE UNITED STATES.**
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1 **11.1 Notice of Increase of Production Under Federal Reserved Water**

2 **Right.** After the date of entry of this Judgment, the United States shall provide the Watermaster
3 with at least ninety (90) days advanced notice if Production by the United States is reasonably
4 anticipated to increase more than 200 acre-feet per Year in a following 12 month period.

5 **11.2 Water Substitution to Reduce Production by United States.** The United

6 States agrees that maximizing Imported Water is essential to improving the Basin's health and
7 agrees that its increased demand can be met by either increasing its Production or by accepting
8 deliveries of Imported Water of sufficient quality to meet the purpose of its Federal Reserved
9 Water Right under the conditions provided for herein. Any Party may propose a water
10 substitution or replacement to the United States to secure a reduction in Groundwater Production
11 by the United States. Such an arrangement would be at the United States' sole discretion and
12 subject to applicable federal law, regulations and other requirements. If such a substitution or
13 replacement arrangement is agreed upon, the United States shall reduce Production by the amount
14 of Replacement Water provided to it, and the Party providing such substitution or replacement of
15 water to the United States may Produce a corresponding amount of Native Safe Yield free from
16 Replacement Water Assessment in addition to their Production Right.

17 **12. MOVEMENT OF PUBLIC WATER SUPPLIERS PRODUCTION**
18 **FACILITIES.**

19 **12.1 No Requirement to Move Public Water Suppliers' Production Wells.**

20 One or more of the Public Water Suppliers intend to seek Federal or State legislation to pay for
21 all costs related to moving the Public Water Suppliers Production wells to areas that will reduce
22 the impact of Public Water Supplier Production on the United States' current Production wells.
23 The Public Water Suppliers shall have no responsibility to move any Production wells until
24 Federal or State legislation fully funding the costs of moving the wells is effective or until
25 required to do so by order of this Court which order shall not be considered or made by this Court
26 until the seventeenth (17th) Year after entry of this Judgment. The Court may only make such an
27 order if it finds that the Public Water Supplier Production from those wells is causing Material
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1 Injury. The Court shall not impose the cost of moving the Public Water Supplier Production
2 Facilities on any non-Public Water Supplier Party to this Judgment.

3 **13. FEDERAL APPROVAL.** This Judgment is contingent on final approval by the
4 Department of Justice. Such approval will be sought upon final agreement of the terms of this
5 Judgment by the settling Parties. Nothing in this Judgment shall be interpreted or construed as a
6 commitment or requirement that the United States obligate or pay funds in contravention of the
7 Anti-Deficiency Act, 31 U.S.C. § 1341, or any other applicable provision of law. Nothing in this
8 Judgment, specifically including Paragraphs 9.1, 9.2 and 9.3, shall be construed to deprive any
9 federal official of the authority to revise, amend, or promulgate regulations. Nothing in this
10 Judgment shall be deemed to limit the authority of the executive branch to make
11 recommendations to Congress on any particular piece of legislation. Nothing in this Judgment
12 shall be construed to commit a federal official to expend federal funds not appropriated by
13 Congress. To the extent that the expenditure or advance of any money or the performance of any
14 obligation of the United States under this Judgment is to be funded by appropriation of funds by
15 Congress, the expenditure, advance, or performance shall be contingent upon the appropriation of
16 funds by Congress that are available for this purpose and the apportionment of such funds by the
17 Office of Management and Budget and certification by the appropriate Air Force official that
18 funding is available for this purpose, and an affirmative obligation of the funds for payment made
19 by the appropriate Air Force official. No breach of this Judgment shall result and no liability
20 shall accrue to the United States in the event such funds are not appropriated or apportioned.

21 **14. STORAGE.** All Parties shall have the right to store water in the Basin pursuant to
22 a Storage Agreement with the Watermaster. If Littlerock Creek Irrigation District or Palmdale
23 Water District stores Imported Water in the Basin it shall not export from its service area that
24 Stored Water. AVEK, Littlerock Creek Irrigation District or Palmdale Water District may enter
25 into exchanges of their State Water Project “Table A” Amounts. Nothing in this Judgment limits
26 or modifies operation of preexisting banking projects (including AVEK, District No. 40, Antelope
27 Valley Water Storage LLC, Tejon Ranchcorp and Tejon Ranch Company, Sheep Creek Water
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Co., Rosamond Community Services District and Palmdale Water District) or performance of preexisting exchange agreements of the Parties. The Watermaster shall promptly enter into Storage Agreements with the Parties at their request. The Watermaster shall not enter into Storage Agreements with non-Parties unless such non-Parties become expressly subject to the provisions of this Judgment and the jurisdiction of the Court. Storage Agreements shall expressly preclude operations which will cause a Material Injury on any Producer. If, pursuant to a Storage Agreement, a Party has provided for pre-delivery or post-delivery of Replacement Water for the Party's use, the Watermaster shall credit such water to the Party's Replacement Water Obligation at the Party's request. Any Stored Water that originated as State Water Project water imported by AVEK, Palmdale Water District or Littlerock Creek Irrigation District may be exported from the Basin for use in a portion of the service area of any city or public agency, including State Water Project Contractors, that are Parties to this action at the time of this Judgment and whose service area includes land outside the Basin. AVEK may export any of its Stored State Project Water to any area outside its jurisdictional boundaries and the Basin provided that all water demands within AVEK's jurisdictional boundaries are met. Any Stored Water that originated as other Imported Water may be exported from the Basin, subject to a requirement that the Watermaster make a technical determination of the percentage of the Stored Water that is unrecoverable and that such unrecoverable Stored Water is dedicated to the Basin.

15. CARRY OVER

15.1 In Lieu Production Right Carry Over. Any Producer identified in Paragraph 5.1.1, 5.1.5 and 5.1.6 can utilize In Lieu Production by purchasing Imported Water and foregoing Production of a corresponding amount of the annual Production of Native Safe Yield provided for in Paragraph 5 herein. In Lieu Production must result in a net reduction of annual Production from the Native Safe Yield in order to be entitled to the corresponding Carry Over benefits under this paragraph. In Lieu Production does not make additional water from the Native Safe Yield available to any other Producer. If a Producer foregoes pumping and uses Imported Water In Lieu of Production, the Producer may Carry Over its right to the unproduced portion of

1 its Production Right for up to ten (10) Years. A Producer must Produce its full current Year's
2 Production Right before any Carry Over water is Produced. Carry Over water will be Produced
3 on a first-in, first-out basis. At the end of the Carry Over period, the Producer may enter into a
4 Storage Agreement with the Watermaster to store unproduced portions, subject to terms and
5 conditions in the Watermaster's discretion. Any such Storage Agreements shall expressly
6 preclude operations, including the rate and amount of extraction, which will cause a Material
7 Injury to another Producer or Party, any subarea or the Basin. If not converted to a Storage
8 Agreement, Carry Over water not Produced by the end of the tenth Year reverts to the benefit of
9 the Basin and the Producer no longer has a right to the Carry Over water. The Producer may
10 transfer any Carry Over water or Carry Over water stored pursuant to a Storage Agreement.

11 **15.2 Imported Water Return Flow Carry Over.** If a Producer identified in
12 Paragraph 5.1.1, 5.1.5 and 5.1.6 fails to Produce its full amount of Imported Water Return Flows
13 in the Year following the Year in which the Imported Water was brought into the Basin, the
14 Producer may Carry Over its right to the unproduced portion of its Imported Water Return Flows
15 for up to ten (10) Years. A Producer must Produce its full Production Right before any Carry
16 Over water, or any other water, is Produced. Carry Over water will be Produced on a first-in,
17 first-out basis. At the end of the Carry Over period, the Producer may enter into a Storage
18 Agreement with the Watermaster to store unproduced portions, subject to terms and conditions in
19 the Watermaster's discretion. Any such Storage Agreements shall expressly preclude operations,
20 including the rate and amount of extraction, which will cause a Material Injury to another
21 Producer or Party, any subarea or the Basin. If not converted to a Storage Agreement, Carry Over
22 water not Produced by the end of the tenth Year reverts to the benefit of the Basin and the
23 Producer no longer has a right to the Carry Over water. The Producer may transfer any Carry
24 Over water or Carry Over water stored pursuant to a Storage Agreement.

25 **15.3 Production Right Carry Over.** If a Producer identified in Paragraph
26 5.1.1, 5.1.5 and 5.1.6 fails to Produce its full Production Right in any Year, the Producer may
27 Carry Over its right to the unproduced portion of its Production Right for up to ten (10) Years. A
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1 Producer must Produce its full Production Right before any Carry Over water, or any other water,
2 is Produced. Carry Over water will be Produced on a first-in, first-out basis. At the end of the
3 Carry Over period, the Producer may enter into a Storage Agreement with the Watermaster to
4 store unproduced portions, subject to terms and conditions in the Watermaster's discretion. Any
5 such Storage Agreements shall expressly preclude operations, including the rate and amount of
6 extraction, which will cause a Material Injury to another Producer or Party, any subarea or the
7 Basin. If not converted to a Storage Agreement, Carry Over water not Produced by the end of the
8 tenth Year reverts to the benefit of the Basin and the Producer no longer has a right to the Carry
9 Over water. The Producer may transfer any Carry Over water or Carry Over water stored
10 pursuant to a Storage Agreement.

11 **16. TRANSFERS.**

12 **16.1 When Transfers are Permitted.** Pursuant to terms and conditions to be
13 set forth in the Watermaster rules and regulations, and except as otherwise provided in this
14 Judgment, Parties may transfer all or any portion of their Production Right to another Party so
15 long as such transfer does not cause Material Injury. All transfers are subject to hydrologic
16 review by the Watermaster Engineer.

17 **16.2 Transfers to Non-Overlying Production Right Holders.** Overlying
18 Production Rights that are transferred to Non-Overlying Production Right holders shall remain on
19 Exhibit 4 and be subject to adjustment as provided in Paragraph 18.5.10, but may be used
20 anywhere in the transferee's service area.

21 **16.3 Limitation on Transfers of Water by Antelope Valley United Mutuals**
22 **Group.** After the date of this Judgment, any Overlying Production Rights pursuant to Paragraph
23 5.1.1, rights to Imported Water Return Flows pursuant to Paragraph 5.2, rights to Recycled Water
24 pursuant to Paragraph 5.3 and Carry Over water pursuant to Paragraph 15 (including any water
25 banked pursuant to a Storage Agreement with the Watermaster) that are at any time held by any
26 member of the Antelope Valley United Mutuals Group may only be transferred to or amongst
27 other members of the Antelope Valley United Mutuals Group, except as provided in Paragraph
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1 16.3.1. Transfers amongst members of the Antelope Valley United Mutuals Group shall be
2 separately reported in the Annual Report of the Watermaster pursuant to Paragraphs 18.4.8 and
3 18.5.17. Transfers amongst members of the Antelope Valley United Mutuals Group shall not be
4 deemed to constitute an abandonment of any member's non-transferred rights.

5 **16.3.1** Nothing in Paragraph 16.3 shall prevent Antelope Valley United
6 Mutuals Group members from transferring Overlying Production Rights to Public Water
7 Suppliers who assume service of an Antelope Valley United Mutuals Group member's
8 shareholders.

9 **16.4** Notwithstanding section 16.1, the Production Right of Boron Community
10 Services District shall not be transferable. If and when Boron Community Services District
11 permanently ceases all Production of Groundwater from the Basin, its Production Right shall be
12 allocated to the other holders of Non-Overlying Production Rights, except for West Valley
13 County Water District, in proportion to those rights.

14 **17. CHANGES IN POINT OF EXTRACTION AND NEW WELLS.** Parties may
15 change the point of extraction for any Production Right to another point of extraction so long as
16 such change of the point of extraction does not cause Material Injury. A replacement well for an
17 existing point of extraction which is located within 300 feet of a Party's existing well shall not be
18 considered a change in point of extraction.

19 **17.1 Notice of New Well.** Any Party seeking to construct a new well in order to
20 change the point of extraction for any Production Right to another point of extraction shall notify
21 the Watermaster at least 90 days in advance of drilling any well of the location of the new point
22 of extraction and the intended place of use of the water Produced.

23 **17.2 Change in Point of Extraction by the United States.** The point(s) of
24 extraction for the Federal Reserved Water Right may be changed, at the sole discretion of the
25 United States, and not subject to the preceding limitation on Material Injury, to any point or
26 points within the boundaries of Edwards Air Force Base or Plant 42. The point(s) of extraction
27 for the Federal Reserved Water Right may be changed to points outside the boundaries of
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1 Edwards Air Force Base or Plant 42, provided such change in the point of extraction does not
2 cause Material Injury. In exercising its discretion under this Paragraph 17.2, the United States
3 shall consider information in its possession regarding the effect of Production from the intended
4 new point of extraction on the Basin, and on other Producers. Any such change in point(s) of
5 extraction shall be at the expense of the United States. Nothing in this Paragraph is intended to
6 waive any monetary claim(s) another Party may have against the United States in federal court
7 based upon any change in point of extraction by the United States.

8 **18. WATERMASTER**

9 **18.1 Appointment of Initial Watermaster.**

10 **18.1.1** Appointment and Composition: The Court hereby appoints a
11 Watermaster. The Watermaster shall be a five (5) member board composed of one representative
12 each from AVEK and District No. 40, a second Public Water Supplier representative selected by
13 District No. 40, Palmdale Water District, Quartz Hill Water District, Littlerock Creek Irrigation
14 District, California Water Service Company, Desert Lake Community Services District, North
15 Edwards Water District, City of Palmdale, City of Lancaster, Palm Ranch Irrigation District, and
16 Rosamond Community Services District, and two (2) landowner Parties, exclusive of public
17 agencies and members of the Non-Pumper and Small Pumper Classes, selected by majority vote
18 of the landowners identified on Exhibit 4 (or their successors in interest) based on their
19 proportionate share of the total Production Rights identified in Exhibit 4. The United States may
20 also appoint a non-voting Department of Defense (DoD) Liaison to the Watermaster committee to
21 represent DoD interests. Participation by the DoD Liaison shall be governed by Joint Ethics
22 Regulation 3-201. The opinions or actions of the DoD liaison in participating in or contributing
23 to Watermaster proceedings cannot bind DoD or any of its components.

24 **18.1.2** Voting Protocol for Watermaster Actions:

25 **18.1.2.1** The Watermaster shall make decisions by unanimous vote
26 for the purpose of selecting or dismissing the Watermaster Engineer.
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1 **18.1.2.2** The Watermaster shall determine by unanimous vote, after
2 consultation with the Watermaster Engineer, the types of decisions that shall require unanimous
3 vote and those that shall require only a simple majority vote.

4 **18.1.2.3** All decisions of the Watermaster, other than those
5 specifically designated as being subject to a simple majority vote, shall be by a unanimous vote.

6 **18.1.2.4** All board members must be present to make any decision
7 requiring a unanimous vote.

8 **18.1.3** In carrying out this appointment, the Watermaster shall segregate
9 and separately exercise in all respects the Watermaster powers delegated by the Court under this
10 Judgment. All funds received, held, and disbursed by the Watermaster shall be by way of
11 separate Watermaster accounts, subject to separate accounting and auditing. Meetings and
12 hearings held by the Watermaster shall be noticed and conducted separately.

13 **18.1.4** Pursuant to duly adopted Watermaster rules, Watermaster staff and
14 administrative functions may be accomplished by AVEK, subject to strict time and cost
15 accounting principles so that this Judgment does not subsidize, and is not subsidized by AVEK.

16 **18.2 Standard of Performance.** The Watermaster shall carry out its duties,
17 powers and responsibilities in an impartial manner without favor or prejudice to any Subarea,
18 Producer, Party, or Purpose of Use.

19 **18.3 Removal of Watermaster.** The Court retains and reserves full
20 jurisdiction, power, and authority to remove any Watermaster for good cause and substitute a new
21 Watermaster in its place, upon its own motion or upon motion of any Party in accordance with the
22 notice and hearing procedures set forth in Paragraph 20.6. The Court shall find good cause for
23 the removal of a Watermaster upon a showing that the Watermaster has: (1) failed to exercise its
24 powers or perform its duties; (2) performed its powers in a biased manner; or (3) otherwise failed
25 to act in the manner consistent with the provisions set forth in this Judgment or subsequent order
26 of the Court.

1 **18.4 Powers and Duties of the Watermaster.** Subject to the continuing
2 supervision and control of the Court, the Watermaster shall have and may exercise the following
3 express powers and duties, together with any specific powers and duties set forth elsewhere in
4 this Judgment or ordered by the Court:

5 **18.4.1 Selection of the Watermaster Engineer.** The Watermaster shall
6 select the Watermaster Engineer with the advice of the Advisory Committee described in
7 Paragraph 19.

8 **18.4.2 Adoption of Rules and Regulations.** The Court may adopt
9 appropriate rules and regulations prepared by the Watermaster Engineer and proposed by the
10 Watermaster for conduct pursuant to this Judgment. Before proposing rules and regulations, the
11 Watermaster shall hold a public hearing. Thirty (30) days prior to the date of the hearing, the
12 Watermaster shall send to all Parties notice of the hearing and a copy of the proposed rules and
13 regulations or amendments thereto. All Watermaster rules and regulations, and any amendments
14 to the Watermaster rules and regulations, shall be consistent with this Judgment and are subject to
15 approval by the Court, for cause shown, after consideration of the objections of any Party.

16 **18.4.3 Employment of Experts and Agents.** The Watermaster may
17 employ such administrative personnel, engineering, legal, accounting, or other specialty services,
18 and consulting assistants as appropriate in carrying out the terms of this Judgment.

19 **18.4.4 Notice List.** The Watermaster shall maintain a current list of
20 Parties to receive notice. The Parties have an affirmative obligation to provide the Watermaster
21 with their current contact information. For Small Pumper Class Members, the Watermaster shall
22 initially use the contact information contained in the list of Small Pumper Class members filed
23 with the Court by class counsel.

24 **18.4.5 Annual Administrative Budget.** The Watermaster shall prepare a
25 proposed administrative budget for each Year. The Watermaster shall hold a public hearing
26 regarding the proposed administrative budget and adopt an administrative budget. The
27 administrative budget shall set forth budgeted items and Administrative Assessments in sufficient
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1 detail to show the allocation of the expense among the Producers. Following the adoption of the
2 budget, the Watermaster may make expenditures within budgeted items in the exercise of powers
3 herein granted, as a matter of course.

4 **18.4.6 Investment of Funds.** The Watermaster may hold and invest any
5 funds in investments authorized from time to time for public agencies in the State of California.
6 All funds shall be held in separate accounts and not comingled with the Watermaster's personal
7 funds.

8 **18.4.7 Borrowing.** The Watermaster may borrow in anticipation of
9 receipt of proceeds from any assessments authorized in Paragraph 9 in an amount not to exceed
10 the annual amount of assessments.

11 **18.4.8 Transfers.** On an annual basis, the Watermaster shall prepare and
12 maintain a report or record of any transfer of Production Rights among Parties. Upon reasonable
13 request, the Watermaster shall make such report or record available for inspection by any Party.
14 A report or records of transfer of Production Rights under this Paragraph shall be considered a
15 ministerial act.

16 **18.4.9 New Production Applications.** The Watermaster shall consider
17 and determine whether to approve applications for New Production after consideration of the
18 recommendation of the Watermaster Engineer.

19 **18.4.10 Unauthorized Actions.** The Watermaster shall bring such action
20 or motion as is necessary to enjoin any conduct prohibited by this Judgment.

21 **18.4.11 Meetings and Records.** Watermaster shall provide notice of and
22 conduct all meetings and hearings in a manner consistent with the standards and timetables set
23 forth in the Ralph M. Brown Act, Government Code sections 54950, et seq. Watermaster shall
24 make its files and records available to any Person consistent with the standards and timetables set
25 forth in the Public Records Act, Government Code sections 6200, et seq.

26 **18.4.12 Assessment Procedure.** Each Party hereto is ordered to pay the
27 assessments authorized in Paragraph 9 of this Judgment, which shall be levied and collected in
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accordance with the procedures and schedules determined by the Watermaster. Any assessment which becomes delinquent, as defined by rules and regulations promulgated by the Watermaster shall bear interest at the then current real property tax delinquency rate for the county in which the property of the delinquent Party is located. The United States shall not be subject to payment of interest absent congressional waiver of immunity for the imposition of such interest. This interest rate shall apply to any said delinquent assessment from the due date thereof until paid. The delinquent assessment, together with interest thereon, costs of suit, attorneys fees and reasonable costs of collection, may be collected pursuant to (1) motion by the Watermaster giving notice to the delinquent Party only; (2) Order to Show Cause proceeding, or (3) such other lawful proceeding as may be instituted by the Watermaster or the Court. The United States shall not be subject to costs and fees absent congressional waiver of immunity for such costs and fees. The delinquent assessment shall constitute a lien on the property of the Party as of the same time and in the same manner as does the tax lien securing county property taxes. The property of the United States shall not be subject to any lien. The Watermaster shall annually certify a list of all such unpaid delinquent assessments. The Watermaster shall include the names of those Parties and the amounts of the liens in its list to the County Assessor's Office in the same manner and at the same time as it does its Administrative Assessments. Watermaster shall account for receipt of all collections of assessments collected pursuant to this Judgment, and shall pay such amounts collected pursuant to this Judgment to the Watermaster. The Watermaster shall also have the ability to seek to enjoin Production of those Parties, other than the United States, who do not pay assessments pursuant to this Judgment.

18.5 Watermaster Engineer. The Watermaster Engineer shall have the following duties:

18.5.1 Monitoring of Safe Yield. The Watermaster Engineer shall monitor all the Safe Yield components and include them in the annual report for Court approval. The annual report shall include all relevant data for the Basin.

1 **18.5.2 Reduction in Groundwater Production.** The Watermaster
2 Engineer shall ensure that reductions of Groundwater Production to the Native Safe Yield
3 (Rampdown) take place pursuant to the terms of this Judgment and any orders by the Court.

4 **18.5.3 Determination of Replacement Obligations.** The Watermaster
5 Engineer shall determine Replacement Obligations for each Producer, pursuant to the terms of
6 this Judgment.

7 **18.5.4 Balance Obligations.** The Watermaster Engineer shall determine
8 Balance Assessment obligations for each Producer pursuant to the terms of this Judgment. In
9 addition, the Watermaster Engineer shall determine the amount of water derived from the Balance
10 Assessment that shall be allocated to any Producer to enable that Producer to fully exercise its
11 Production Right.

12 **18.5.5 Measuring Devices, Etc.** The Watermaster Engineer shall
13 propose, and the Watermaster shall adopt and maintain, rules and regulations regarding
14 determination of Production amounts and installation of individual water meters. The rules and
15 regulations shall set forth approved devices or methods to measure or estimate Production.
16 Producers who meter Production on the date of entry of this Judgment shall continue to meter
17 Production. The Watermaster rules and regulations shall require Producers who do not meter
18 Production on the effective date of entry of this Judgment, except the Small Pumper Class, to
19 install water meters within two Years.

20 **18.5.6 Hydrologic Data Collection.** The Watermaster Engineer shall (1)
21 operate, and maintain such wells, measuring devices, and/or meters necessary to monitor stream
22 flow, precipitation, Groundwater levels, and Basin Subareas, and (2) to obtain such other data as
23 may be necessary to carry out this Judgment.

24 **18.5.7 Purchases of and Recharge with Replacement Water.** To the
25 extent Imported Water is available, the Watermaster Engineer shall use Replacement Water
26 Assessment proceeds to purchase Replacement Water, and deliver such water to the area deemed
27 most appropriate as soon as practicable. The Watermaster Engineer may pre-purchase
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1 Replacement Water and apply subsequent assessments towards the costs of such pre-purchases.
2 The Watermaster Engineer shall reasonably and equitably actively manage the Basin to protect
3 and enhance the health of the Basin.

4 **18.5.8 Water Quality.** The Watermaster Engineer shall take all
5 reasonable steps to assist and encourage appropriate regulatory agencies to enforce reasonable
6 water quality regulations affecting the Basin, including regulation of solid and liquid waste
7 disposal, and establishing Memorandums of Understanding with Kern and Los Angeles Counties
8 regarding well drilling ordinances and reporting.

9 **18.5.9 Native Safe Yield.** Ten (10) Years following the end of the seven
10 Year Rampdown period, in the seventeenth (17th) Year, or any time thereafter, the Watermaster
11 Engineer may recommend to the Court an increase or reduction of the Native Safe Yield. The
12 Watermaster Engineer shall initiate no recommendation to change Native Safe Yield prior to the
13 end of the seventeenth (17th) Year. In the event the Watermaster Engineer recommends in its
14 report to the Court that the Native Safe Yield be revised based on the best available science, the
15 Court shall conduct a hearing regarding the recommendations and may order a change in Native
16 Safe Yield. Watermaster shall give notice of the hearing pursuant to Paragraph 20.3.2. The most
17 recent Native Safe Yield shall remain in effect until revised by Court order according to this
18 paragraph. If the Court approves a reduction in the Native Safe Yield, it shall impose a Pro-Rata
19 Reduction as set forth herein, such reduction to be implemented over a seven (7) Year period. If
20 the Court approves an increase in the Native Safe Yield, it shall impose a Pro-Rata Increase as set
21 forth herein, such increase to be implemented immediately. Only the Court can change the
22 Native Safe Yield.

23 **18.5.10 Change in Production Rights in Response to Change in Native**
24 **Safe Yield.** In the event the Court changes the Native Safe Yield pursuant to Paragraph 18.5.9,
25 the increase or decrease will be allocated among the Producers in the agreed percentages listed in
26 Exhibits 3 and 4, except that the Federal Reserved Water Right of the United States is not subject
27 to any increase or decrease.

1 **18.5.11 Review of Calculation of Imported Water Return Flow**

2 **Percentages.** Ten (10) Years following the end of the Rampdown, in the seventeenth (17th)
3 Year, or any time thereafter, the Watermaster Engineer may recommend to the Court an increase
4 or decrease of Imported Water Return Flow percentages. The Watermaster Engineer shall initiate
5 no recommendation to change Imported Water Return Flow percentages prior to end of the
6 seventeenth (17th) Year. In the event the Watermaster Engineer recommends in its report to the
7 Court that Imported Water Return Flow percentages for the Basin may need to be revised based
8 on the best available science, the Court shall conduct a hearing regarding the recommendations
9 and may order a change in Imported Water Return Flow percentages. Watermaster shall give
10 notice of the hearing pursuant to Paragraph 20.6. The Imported Water Return Flow percentages
11 set forth in Paragraph 5.2 shall remain in effect unless revised by Court order according to this
12 Paragraph. If the Court approves a reduction in the Imported Water Return Flow percentages,
13 such reduction shall be implemented over a seven (7) Year period. Only the Court can change the
14 Imported Water Return Flow percentages.

15 **18.5.12 Production Reports.** The Watermaster Engineer shall require each
16 Producer, other than unmetered Small Pumper Class Members, to file an annual Production report
17 with the Watermaster. Producers shall prepare the Production reports in a form prescribed by the
18 rules and regulations. The Production reports shall state the total Production for the reporting
19 Party, including Production per well, rounded off to the nearest tenth of an acre foot for each
20 reporting period. The Production reports shall include such additional information and supporting
21 documentation as the rules and regulations may reasonably require.

22 **18.5.13 New Production Application Procedure.** The Watermaster
23 Engineer shall determine whether a Party or Person seeking to commence New Production has
24 established the reasonableness of the New Production in the context of all other uses of
25 Groundwater in the Basin at the time of the application, including whether all of the Native Safe
26 Yield is then currently being used reasonably and beneficially. Considering common law water
27 rights and priorities, the mandate of certainty in Article X, section 2, and all other relevant
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1 factors, the Watermaster Engineer has authority to recommend that the application for New
2 Production be denied, or approved on condition of payment of a Replacement Water Assessment.
3 The Watermaster Engineer shall consider, investigate and recommend to the Watermaster
4 whether an application to commence New Production of Groundwater may be approved as
5 follows:

6 **18.5.13.1** All Parties or Person(s) seeking approval from the
7 Watermaster to commence New Production of Groundwater shall submit a written application to
8 the Watermaster Engineer which shall include the following:

9 **18.5.13.1.1** Payment of an application fee sufficient to recover
10 all costs of application review, field investigation, reporting, and hearing, and other associated
11 costs, incurred by the Watermaster and Watermaster Engineer in processing the application for
12 New Production;

13 **18.5.13.1.2** Written summary describing the proposed quantity,
14 sources of supply, season of use, Purpose of Use, place of use, manner of delivery, and other
15 pertinent information regarding the New Production;

16 **18.5.13.1.3** Maps identifying the location of the proposed New
17 Production, including Basin Subarea;

18 **18.5.13.1.4** Copy of any water well permits, specifications and
19 well-log reports, pump specifications and testing results, and water meter specifications
20 associated with the New Production;

21 **18.5.13.1.5** Written confirmation that the applicant has obtained
22 all applicable Federal, State, County, and local land use entitlements and other permits necessary
23 to commence the New Production;

24 **18.5.13.1.6** Written confirmation that the applicant has complied
25 with all applicable Federal, State, County, and local laws, rules and regulations, including but not
26 limited to, the California Environmental Quality Act (Public Resources Code §§ 21000, et. seq.);

18.5.13.1.7 Preparation of a water conservation plan, approved and stamped by a California licensed and registered professional civil engineer, demonstrating that the New Production will be designed, constructed and implemented consistent with California best water management practices.

18.5.13.1.8 Preparation of an analysis of the economic impact of the New Production on the Basin and other Producers in the Subarea of the Basin;

18.5.13.1.9 Preparation of an analysis of the physical impact of the New Production on the Basin and other Producers in the Subarea of the Basin;

18.5.13.1.10 A written statement, signed by a California licensed and registered professional civil engineer, determining that the New Production will not cause Material Injury;

18.5.13.1.11 Written confirmation that the applicant agrees to pay the applicable Replacement Water Assessment for any New Production.

18.5.13.1.12 Other pertinent information which the Watermaster Engineer may require.

18.5.13.2 Finding of No Material Injury. The Watermaster Engineer shall not make recommendation for approval of an application to commence New Production of Groundwater unless the Watermaster Engineer finds, after considering all the facts and circumstances including any requirement that the applicant pay a Replacement Water Assessment required by this Judgment or determined by the Watermaster Engineer to be required under the circumstances, that such New Production will not cause Material Injury. If the New Production is limited to domestic use for one single-family household, the Watermaster Engineer has the authority to determine the New Production to be *de minimis* and waive payment of a Replacement Water Assessment; *provided*, the right to Produce such *de minimis* Groundwater is not transferable, and shall not alter the Production Rights decreed in this Judgment.

1 **18.5.13.3 New Production.** No Party or Person shall commence New
2 Production of Groundwater from the Basin absent recommendation by the Watermaster Engineer
3 and approval by the Watermaster.

4 **18.5.13.4 Court Review.** Court review of a Watermaster decision on
5 a New Production application shall be pursuant to Paragraph 20.3.

6 **18.5.14 Storage Agreements.** The Watermaster shall adopt uniformly
7 applicable rules for Storage Agreements. The Watermaster Engineer shall calculate additions,
8 extractions and losses of water stored under Storage Agreements and maintain an Annual account
9 of all such water. Accounting done by the Watermaster Engineer under this Paragraph shall be
10 considered ministerial.

11 **18.5.15 Diversion of Storm Flow.** No Party may undertake or cause the
12 construction of any project within the Watershed of the Basin that will reduce the amount of
13 storm flows that would otherwise enter the Basin and contribute to the Native Safe Yield, without
14 prior notification to the Watermaster Engineer. The Watermaster Engineer may seek an
15 injunction or to otherwise impose restrictions or limitations on such project in order to prevent
16 reduction to Native Safe Yield. The Party sought to be enjoined or otherwise restricted or limited
17 is entitled to notice and an opportunity for the Party to respond prior to the imposition of any
18 restriction or limitation. Any Person may take emergency action as may be necessary to protect
19 the physical safety of its residents and personnel and its structures from flooding. Any such
20 action shall be done in a manner that will minimize any reduction in the quantity of Storm Flows.

21 **18.5.16 Data, Estimates and Procedures.** The Watermaster Engineer
22 shall rely on and use the best available science, records and data to support the implementation of
23 this Judgment. Where actual records of data are not available, the Watermaster Engineer shall
24 rely on and use sound scientific and engineering estimates. The Watermaster Engineer may use
25 preliminary records of measurements, and, if revisions are subsequently made, may reflect such
26 revisions in subsequent accounting.

1 **18.5.17 Filing of Annual Report.** The Watermaster Engineer shall prepare
2 an Annual Report for filing with the Court not later than April 1 of each Year, beginning April 1
3 following the first full Year after entry of this Judgment. Prior to filing the Annual Report with
4 the Court, Watermaster shall notify all Parties that a draft of the Annual Report is available for
5 review by the Parties. Watermaster shall provide notice to all Parties of a public hearing to
6 receive comments and recommendations for changes in the Annual Report. The public hearing
7 shall be conducted pursuant to rules and regulations promulgated by the Watermaster. The notice
8 of public hearing may include such summary of the draft Annual Report as Watermaster may
9 deem appropriate. Watermaster shall distribute the Annual Report to any Parties requesting
10 copies.

11 **18.5.18 Annual Report to Court.** The Annual Report shall include an
12 Annual fiscal report of the preceding Year's operation; details regarding the operation of each of
13 the Subareas; an audit of all Assessments and expenditures; and a review of Watermaster
14 activities. The Annual Report shall include a compilation of at least the following:

- 15 **18.5.18.1 Replacement Obligations;**
- 16 **18.5.18.2 Hydrologic Data Collection;**
- 17 **18.5.18.3 Purchase and Recharge of Imported Water;**
- 18 **18.5.18.4 Notice List;**
- 19 **18.5.18.5 New Production Applications**
- 20 **18.5.18.6 Rules and Regulations;**
- 21 **18.5.18.7 Measuring Devices, etc;**
- 22 **18.5.18.8 Storage Agreements;**
- 23 **18.5.18.9 Annual Administrative Budget;**
- 24 **18.5.18.10 Transfers;**
- 25 **18.5.18.11 Production Reports;**
- 26 **18.5.18.12 Prior Year Report;**
- 27 **18.5.18.13 Amount of Stored Water owned by each Party;**

- 1 **18.5.18.14** Amount of Stored Imported Water owned by each Party;
2 **18.5.18.15** Amount of unused Imported Water Return Flows owned by
3 each Party;
4 **18.5.18.16** Amount of Carry Over Water owned by each Party;
5 **18.5.18.17** All changes in use.

6 **18.6** **Recommendations of the Watermaster Engineer.** Unless otherwise
7 determined pursuant to Paragraph 18.1.2.2, all recommendations of the Watermaster Engineer
8 must be approved by unanimous vote of all members of the Watermaster. If there is not
9 unanimous vote among Watermaster members, Watermaster Engineer recommendations must be
10 presented to the Court for action and implementation.

11 **18.7** **Interim Approvals by the Court.** Until the Court approves rules and
12 regulations proposed by the Watermaster, the Court, upon noticed motion, may take or approve
13 any actions that the Watermaster or the Watermaster Engineer otherwise would be authorized to
14 take or approve under this Judgment.

15 **19.** **ADVISORY COMMITTEE**

16 **19.1** **Authorization.** The Producers are authorized and directed to cause a
17 committee of Producer representatives to be organized and to act as an Advisory Committee.

18 **19.2** **Compensation.** The Advisory Committee members shall serve without
19 compensation.

20 **19.3** **Powers and Functions.** The Advisory Committee shall act in an advisory
21 capacity only and shall have the duty to study, review, and make recommendations on all
22 discretionary determinations by Watermaster. Parties shall only provide input to the Watermaster
23 through the Advisory Committee.

24 **19.4** **Advisory Committee Meetings.** The Advisory Committee shall 1) meet
25 on a regular basis; 2) review Watermaster's activities pursuant to this Judgment on at least a
26 semi-annual basis; and 3) receive and make advisory recommendations to Watermaster.
27 Advisory Committee Meetings shall be open to all members of the public. Edwards Air Force
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1 Base and the State of California shall be ex officio members of the committee. The United States
2 may also appoint a DoD Liaison to the Watermaster pursuant to Joint Ethics Regulation 3-201.

3 **19.5 Subarea Advisory Management Committees.** Subarea Advisory
4 Management Committees will meet on a regular basis and at least semi-annually with the
5 Watermaster Engineer to review Watermaster activities pursuant to this Judgment and to submit
6 advisory recommendations.

7 **19.5.1 Authorization.** The Producers in each of the five Management
8 Subareas are hereby authorized and directed to cause committees of Producer representatives to
9 be organized and to act as Subarea Management Advisory Committees.

10 **19.5.2 Composition and Election.** Each Management Subarea
11 Management Advisory Committee shall consist of five (5) Persons who shall be called
12 Management Advisors. In the election of Management Advisors, every Party shall be entitled to
13 one vote for every acre-foot of Production Right for that Party in that particular subarea. Parties
14 may cumulate their votes and give one candidate a number of votes equal to the number of
15 advisors to be elected, multiplied by the number of votes to which the Party is normally entitled,
16 or distribute the Party's votes on the same principle among as many candidates as the Party thinks
17 fit. In any election of advisors, the candidates receiving the highest number of affirmative votes
18 of the Parties are elected. Elections shall be held upon entry of this Judgment and thereafter
19 every third Year. In the event a vacancy arises, a temporary advisor shall be appointed by
20 unanimous decision of the other four advisors to continue in office until the next scheduled
21 election. Rules and regulations regarding organization, meetings and other activities shall be at
22 the discretion of the individual Subarea Advisory Committees, except that all meetings of the
23 committees shall be open to the public.

24 **19.5.3 Compensation.** The Subarea Management Advisory
25 Committee shall serve without compensation.

26 **19.5.4 Powers and Functions.** The Subarea Management Advisory
27 Committee for each subarea shall act in an advisory capacity only and shall have the duty to
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study, review and make recommendations on all discretionary determinations made or to be made hereunder by Watermaster Engineer which may affect that subarea.

20. MISCELLANEOUS PROVISIONS.

20.1 Water Quality. Nothing in this Judgment shall be interpreted as relieving any Party of its responsibilities to comply with State or Federal laws for the protection of water quality or the provisions of any permits, standards, requirements, or orders promulgated thereunder.

20.2 Actions Not Subject to CEQA Regulation. Nothing in this Judgment or the Physical Solution, or in the implementation thereof, or the decisions of the Watermaster acting under the authority of this Judgment shall be deemed a "project" subject to the California Environmental Quality Act (CEQA). See e.g., *California American Water v. City of Seaside* (2010) 183 Cal.App.4th 471, and *Hillside Memorial Park & Mortuary v. Golden State Water Co.* (2011) 205 Cal.App.4th 534. Neither the Watermaster, the Watermaster Engineer, the Advisory Committee, any Subarea Management Committee, nor any other Board or committee formed pursuant to the Physical Solution and under the authority of this Judgment shall be deemed a "public agency" subject to CEQA. (See Public Resources Code section 21063.)

20.3 Court Review of Watermaster Actions. Any action, decision, rule, regulation, or procedure of Watermaster or the Watermaster Engineer pursuant to this Judgment shall be subject to review by the Court on its own motion or on timely motion by any Party as follows:

20.3.1 Effective Date of Watermaster Action. Any order, decision or action of Watermaster or Watermaster Engineer pursuant to this Judgment on noticed specific agenda items shall be deemed to have occurred on the date of the order, decision or action.

20.3.2 Notice of Motion. Any Party may move the Court for review of an action or decision pursuant to this Judgment by way of a noticed motion. The motion shall be served pursuant to Paragraph 20.7 of this Judgment. The moving Party shall ensure that the Watermaster is served with the motion under that Paragraph 20.7 or, if electronic service of the

1 Watermaster is not possible, by overnight mail with prepaid next-day delivery. Unless ordered by
2 the Court, any such petition shall not operate to stay the effect of any action or decision which is
3 challenged.

4 **20.3.3 Time for Motion.** A Party shall file a motion to review any action
5 or decision within ninety (90) days after such action or decision, except that motions to review
6 assessments hereunder shall be filed within thirty (30) days of Watermaster mailing notice of the
7 assessment.

8 **20.3.4 De Novo Nature of Proceeding.** Upon filing of a motion to review
9 a decision or action, the Watermaster shall notify the Parties of a date for a hearing at which time
10 the Court shall take evidence and hear argument. The Court's review shall be *de novo* and the
11 Watermaster's decision or action shall have no evidentiary weight in such proceeding.

12 **20.3.5 Decision.** The decision of the Court in such proceeding shall be an
13 appealable supplemental order in this case. When the Court's decision is final, it shall be binding
14 upon Watermaster and the Parties.

15 **20.4 Multiple Production Rights.** A Party simultaneously may be a member
16 of the Small Pumper Class and hold an Overlying Production Right by virtue of owning land
17 other than the parcel(s) meeting the Small Pumper Class definition. The Small Pumper Class
18 definition shall be construed in accordance with Paragraph 3.5.44 and 3.5.45.

19 **20.5 Payment of Assessments.** Payment of assessments levied by Watermaster
20 hereunder shall be made pursuant to the time schedule developed by the Watermaster,
21 notwithstanding any motion for review of Watermaster actions, decisions, rules or procedures,
22 including review of assessments implemented by the Watermaster.

23 **20.6 Designation of Address for Notice and Service.** Each Party shall
24 designate a name and address to be used for purposes of all subsequent notices and service herein,
25 either by its endorsement on this Judgment or by a separate designation to be filed within thirty
26 (30) days after judgment has been entered. A Party may change its designation by filing a written
27 notice of such change with Watermaster. A Party that desires to be relieved of receiving notices
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1 of Watermaster activity may file a waiver of notice in a form to be provided by Watermaster. At
2 all times, Watermaster shall maintain a current list of Parties to whom notices are to be sent and
3 their addresses for purpose of service. Watermaster shall also maintain a full current list of said
4 names and addresses of all Parties or their successors, as filed herein. Watermaster shall make
5 copies of such lists available to any requesting Person. If no designation is made, a Party's
6 designee shall be deemed to be, in order of priority: (1) the Party's attorney of record; (2) if the
7 Party does not have an attorney of record, the Party itself at the address on the Watermaster list;
8 (3) for Small Pumper Class Members, after this Judgment is final, the individual Small Pumper
9 Class Members at the service address maintained by the Watermaster.

10 **20.7** **Service of Documents**. Unless otherwise ordered by the Court, delivery to
11 or service to any Party by the Court or any Party of any document required to be served upon or
12 delivered to a Party pursuant to this Judgment shall be deemed made if made by e-filing on the
13 Court's website at www.scefiling.org. All Parties agree to waive service by mail if they receive
14 notifications via electronic filing at the above identified website.

15 **20.8** **No Abandonment of Rights**. In the interest of the Basin and its water
16 supply, and the principle of reasonable and beneficial use, no Party shall be encouraged to
17 Produce and use more water in any Year than is reasonably required. Failure to Produce all of the
18 Groundwater to which a Party is entitled shall not, in and of itself, be deemed or constitute an
19 abandonment of such Party's right, in whole or in part, except as specified in Paragraph 15.

20 **20.9** **Intervention After Judgment**. Any Person who is not a Party or
21 successor to a Party and who proposes to Produce Groundwater from the Basin, to store water in
22 the Basin, to acquire a Production Right or to otherwise take actions that may affect the Basin's
23 Groundwater is required to seek to become a Party subject to this Judgment through a noticed
24 motion to intervene in this Judgment prior to commencing Production. Prior to filing such a
25 motion, a proposed intervenor shall consult with the Watermaster Engineer and seek the
26 Watermaster's stipulation to the proposed intervention. A proposed intervenor's failure to consult
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1 with the Watermaster Engineer may be grounds for denying the intervention motion. Thereafter,
2 if approved by the Court, such intervenor shall be a Party bound by this Judgment.

3 **20.10 Judgment Binding on Successors, etc.** Subject to specific provisions
4 hereinbefore contained, this Judgment applies to and is binding upon, and inures to the benefit of
5 the Parties to this Action and all their respective heirs, successors-in-interest and assigns.

6 **20.11 Costs.** Except subject to any existing court orders, each Party shall bear its
7 own costs and attorneys fees arising from the Action.

8 **20.12 Headings; Paragraph References.** Captions and headings appearing in
9 this Judgment are inserted solely as reference aids for ease and convenience; they shall not be
10 deemed to define or limit the scope or substance of the provisions they introduce, nor shall they
11 be used in construing the intent or effect of such provisions.

12 **20.13 No Third Party Beneficiaries.** There are no intended third party
13 beneficiaries of any right or obligation of the Parties.

14 **20.14 Severability.** Except as specifically provided herein, the provisions of this
15 Judgment are not severable.

16 **20.15 Cooperation; Further Acts.** The Parties shall fully cooperate with one
17 another, and shall take any additional acts or sign any additional documents as may be necessary,
18 appropriate or convenient to attain the purposes of this Judgment.

19 **20.16 Exhibits and Other Writings.** Any and all exhibits, documents,
20 instruments, certificates or other writings attached hereto or required or provided for by this
21 Judgment, if any, shall be part of this Judgment and shall be considered set forth in full at each
22 reference thereto in this Judgment.

23
24 _____
Dated:

JUDGE OF THE SUPERIOR COURT

APPENDIX B

CITY OF LANCASTER PETITION FOR ZONE CHANGE AND/OR GENERAL PLAN AMENDMENT



Provide a detailed project description and justification statement for the proposed zone change and/or general plan amendment. Additional pages may be provided if necessary. The request must specifically address the following findings, as required by Lancaster Municipal Code (LMC) Section 17.24.120:

- A. That modified conditions warrant a revision in the zoning plan as it pertains to the area or district under consideration; and
- B. That a need for the proposed zone classification exists within such area or district; and
- C. That the particular property under consideration is a proper location for said zone classification within such area or district; and,
- D. That placement of the proposed zone at such location will be in the interest of public health, safety, and general welfare and in conformity with good zoning practice.

Applicant desires to rezone parcels 3128-013-010 and -011 from office professional OP to light industrial (LI). We feel that it's an appropriate use of the land because the supporting neighboring parcels are all zoned Light or Heavy industrial. It's been established by adoption of the Land Use Map for the City of Lancaster that the subject parcels would reflect the nature of the uses in the immediate area and compliment current land uses. Additionally, the rezoning of these parcels would create efficient production and distribution of goods.

Due to the fact that heavy and light industrial is in such close proximity, it is believed that this petition to rezone is consistent with the comprehensive plan to help better the City by providing employment-generating development to currently undeveloped land.

LOS ANGELES COUNTY WATERWORKS DISTRICT NO. 40

NOTICE OF DETERMINATION FOR REQUIRED WATER SUPPLY ASSESSMENT
(WSA) (SB 610)
Water Code §10910 *et seq.*

Lead Agency

Applicant's Name and Address

City of Lancaster
Community Development
44933 Fern Ave.
Lancaster, CA 93534

same

Project Information (Check all that apply)Project Title: **Avenue M Development Project**

- ☐ Residential: No of dwelling units: _____
- ☐ Shopping center or business: _____ employees and/or _____ ft² of floor space
- ☐ Commercial office: _____ employees and/or _____ ft² of floor space
- ☐ Hotel or motel: No. of rooms _____
- ☒ Industrial, manufacturing, or processing: 37 acres, Undisclosed number of employees, and 793,205 ft² of floor space.
- ☐ Mixed use (check and complete all above that apply)
- ☒ Other: Landscape areas (5.45 acres)
- ☐ Number of existing service connections _____

Is this a project as defined by Water Code § 10912? **Yes****Water Supply Assessment (WSA)** (see supporting documents)

Date when water supply assessment was approved by the County of Los Angeles Board of Supervisors

2025
mm/dd/yyyy

- ☐ The projected water demand for the project was included in Los Angeles County Waterworks District No. 40 most recently adopted Urban Water Management Plan.
- ☒ A sufficient water supply is available for the project. The total water supplies available to Los Angeles County Waterworks District No. 40 during normal, single-dry, and multiple-dry years with a 20-year projection will meet the projected water demand of the project in addition to the demand of existing and other planned future uses, including, but not limited to, agricultural and manufacturing uses.
- ☐ A portion of the required water supply will be provided by projected water supplies.
- ☐ A sufficient water supply is not available for the Project. [Plan for acquiring and developing sufficient water supply attached. Water Code § 10911(a)]
- ☐ An independent supply of _____ acre-feet of water will be acquired via contract for the Project.

The foregoing determination is based on the following Water Supply Assessment Information and supporting information in the records of Los Angeles County Waterworks District No. 40, Antelope Valley.

	<u>Principal Engineer</u>	<u>/ / 2025</u>
Signature	Title	Date