

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)

Project Title: Water Supply Assessment for the Avanti North 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 Avanti North 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 Avanti North Project in 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 Avanti North 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

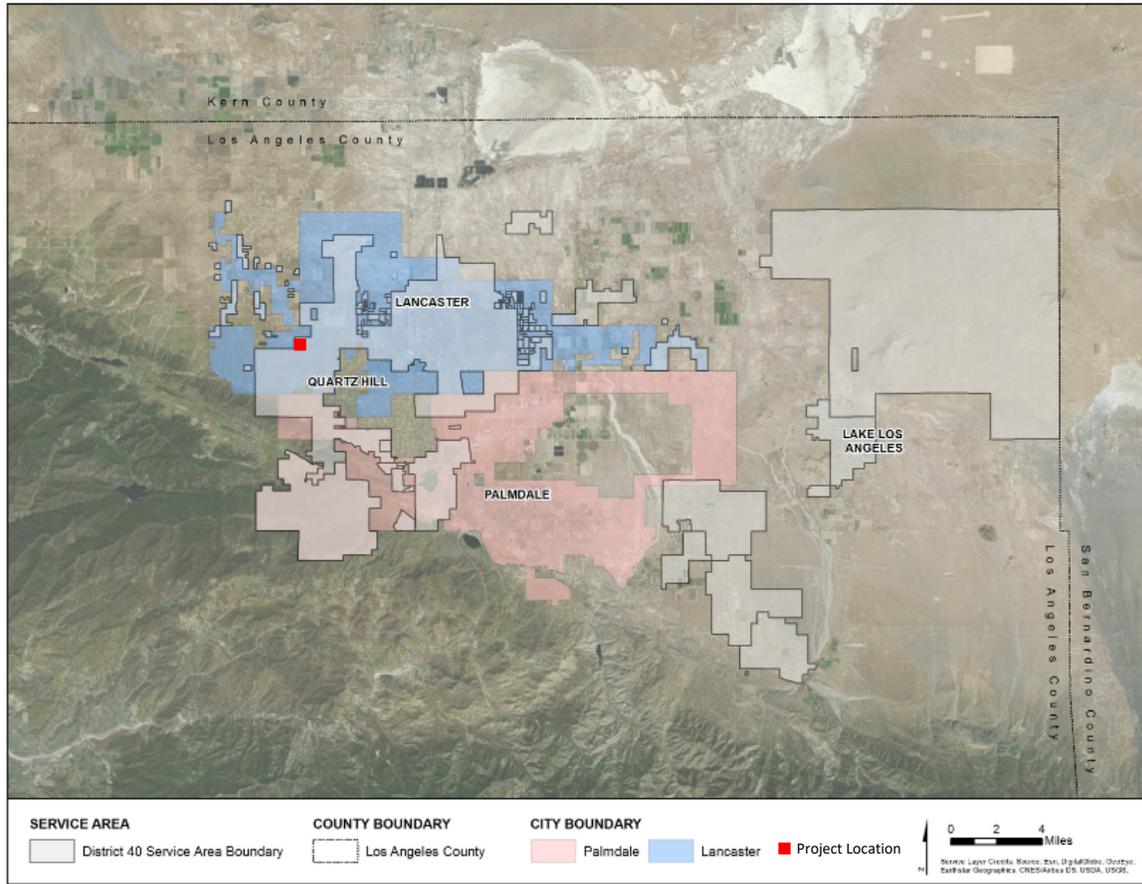
Signature: Aracely Jaramillo Date: 4/25/2024 Title: Senior Civil Engineer

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 filing at OPR:

Los Angeles County Waterworks District No. 40



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 North Fern Avenue
Lancaster, CA 93534

same

Project Information (Check all that apply)

Project Title: **Avanti North Project**

- Residential: No of dwelling units: 873
- 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: _____ acres, _____ employees, and _____ ft² of floor space.
- Mixed use (check and complete all above that apply)
- Other: Park and Detention Basin (20.6 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

03/19/2024

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

Title

03/26/2024

Date



MARK PESTRELLA, Director

**COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS**

"To Enrich Lives Through Effective and Caring Service"

900 SOUTH FREMONT AVENUE
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P.O. BOX 1460
ALHAMBRA, CALIFORNIA 91802-1460

ADOPTED

BOARD OF SUPERVISORS
COUNTY OF LOS ANGELES

IN REPLY PLEASE
REFER TO FILE

March 19, 2024

56 March 19, 2024

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


JEFF LEVINSON
INTERIM EXECUTIVE OFFICER

Dear Supervisors:

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

SUBJECT

Public Works is seeking Board approval of the Water Supply Assessment for the proposed Avanti North 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 Avanti North 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 Avanti North 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 Avanti North 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 Avanti North 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 237-acre proposed development at the southeast corner of Avenue K and 70th Street West in Lancaster consists of 873 residential single-family homes and 20 acres of neighborhood parks and open space. The project's estimated water demand is approximately 779 acre-feet per year. The development will create the much-needed housing for the region.

Implementation of Strategic Plan Goals

These recommendations support the County Strategy Plan: Strategy II.3, Make Environmental Sustainability Our Daily Reality; and Strategy III.3, Pursue Operational Effectiveness, Fiscal Responsibility, and Accountability. 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 2023-24 Budget to cover the minor costs of the document review and confirmation that it conforms to our 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 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 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 Los Angeles 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 letter to Public Works, Waterworks Division.

The Honorable Board of Supervisors

3/19/2024

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Respectfully submitted,

A handwritten signature in black ink, appearing to read "Mark Pestrella". The signature is written in a cursive, flowing style.

MARK PESTRELLA, PE

Director

MP:RB:jl

Enclosures

c: Chief Executive Office (Chia-Ann Yen)
County Counsel
Executive Office

Water Supply Assessment

Avanti-North Lancaster, California

January 2024
(October 2023 – Revised)

Prepared for:



City Ventures Communities
3121 Michelson Drive, Suite 150
Irvine, CA 92612

Prepared by:



Pacific Advanced Civil Engineering, Inc.
17520 Newhope Street, Suite 200
Fountain Valley, CA 92708
714-481-7300

Contact Person:

Jacob Peterson, PE
Matthew Mills, EIT



PACE A322

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1 Purpose of Report

To address uncertainty regarding water supply and provide a more detailed understanding of water availability for individual projects, the California State Legislature adopted Senate Bill 610 (SB 610). SB 610 requires that water supply availability be analyzed and documented as a part of the land use planning process to allow for a more collaborative planning effort between local water suppliers, cities, and counties.

1.1 Senate Bill 610

To be in compliance with SB 610, proposed projects shall conduct a Water Supply Assessment (WSA), which will need to be included in environmental documentation subject to the California Environmental Quality Act (CEQA). SB 610 §10912 defines a “project” that will require a WSA to be completed as any development that contains one of the following elements:

- (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.

The proposed development, Avanti-North, contains more than 500 dwelling units; therefore, qualifies as a project and requires a WSA pursuant to §10912. (a)(1).

The WSA must conclude that the supply of domestic water available to the development is adequate, and will continue to be adequate over the next 20 years during normal, dry, and multiple-dry years. The WSA conducted herein is produced for the Los Angeles County Waterworks Districts District 40 (District 40) to meet the requirements of SB 610. The 2020 Urban Water Master Plan (UWMP) for District 40 identifies both Avanti-North and Avanti-South in Table 4-2A: Water Demand Commitment Summary; however, the project has been modified slightly to include more homes from the data used in the UWMP, but the small increase in total water demand can be captured by the 2020 UWMP’s projected residential and population increases for the region. The existing water supply purchased from the State Water Program Project (SWP) imported through AVEK in conjunction with groundwater from the Antelope Valley Groundwater Basin is also sufficient to accommodate Avanti-North’s new water demand estimate under current drought scenarios. While the UWMP shows a sufficient water supply for the demands of the project there may need to be additional infrastructure required for the extraction and transmission of this water to the project.

2 Project Description and Water Demand

Avanti-North is 237.25 acres located within the City of Lancaster, California. The proposed development is bound by Avenue K, 62nd Street West, Avenue K-8, and 70th Street West (Figure 2-1), and will primarily consist of single-family residential lots with private parks lots. The land use summary for Avanti-North is presented in Table 2-1 and Table 2-2.

Avanti-North includes three major development land use types that require water supply: single family residential, private parks, and detention basins. The 2020 UWMP does not define water use duty factors; instead, the District demands are calculated based on available meter data in similar developments. The water use factor that has been utilized by development services staff for similar projects within the District is 0.82 acre-feet per year per single-family residential lot. Annual water demand for the non-residential lots was determined utilizing the California Natural Resource Agency (CNRA) Water Budget Calculator Tool. Pacific Advanced Civil Engineering, Inc, (PACE) has assumed that the private park will be irrigated by overhead sprinklers and that the detention basin will be drip irrigated. The Evapotranspiration (ET_o) from Appendix A of the Model Water Efficiency Landscape Ordinance (MWELO) for Lancaster is 71.1 inches per year. Utilizing the value and assumptions listed above the total water use in acre-feet per year has been summarized in

Table 2-3. The calculator provides the maximum applied water allowance (MAWA) and the estimated total water use (ETWU). For this analysis the estimated total water use in acre-feet per year was utilized to determine the amount of water that would need to be allocated for Avanti-North.

The Avanti-North Tentative Tract Map (Appendix C) divides the single family residential lots within the development into Planning Areas (P.A.) 'A' through 'E' as well as providing the Land Use Summary described in Table 2-1.

Table 2-1: Land Use Summary

Planning Area	Total Area (AC)	Percent (%)
Residential Homes	201.3	84.8
Neighborhood Parks	10.2	4.3
Open Space / Basin	10.4	4.4
Master Plan Streets	15.4	6.5
Total	237.3	100.0

The number of lots, average lot area, and the total area is provided in Table 2-2.

Table 2-2: Single Family Residential Acreage for Avanti-North

Planning Area	Number of Lots	Acres (ac)	Gross Density (du/ac)
P.A. 'A'	151	30.5	5.0
P.A. 'B'	153	34.2	4.5
P.A. 'C'	179	46.7	3.8
P.A. 'D'	97	18.6	5.2
	91	23.3	3.9
P.A. 'E'	104	23.4	4.4
	98	24.6	4.0
Total	873	201.3	-

Table 2-3: Maximum Applied Water Allowance and Estimated Total Water Use Calculation Summary

Irrigation System	Plant Water Use Type	Plant Factor	Area (FT ²)	Irrigation Efficiency	ETWU (AFY)
Zone 1 – Private Parks					
Overhead	Medium	0.5	444,312	0.75	40.1
Zone 2 – Detention Basin					
Drip	Low	0.3	453,024	0.81	22.7
Total Maximum Applied Water Allowance					66.8
Total Estimated Total Water Use					62.8

* See Appendix A and Appendix B for Calculation Breakdown.

The total water demand in acre-feet per year is a combination of SFR demand factor and the ETWU, which is summarized in Table 2-4.

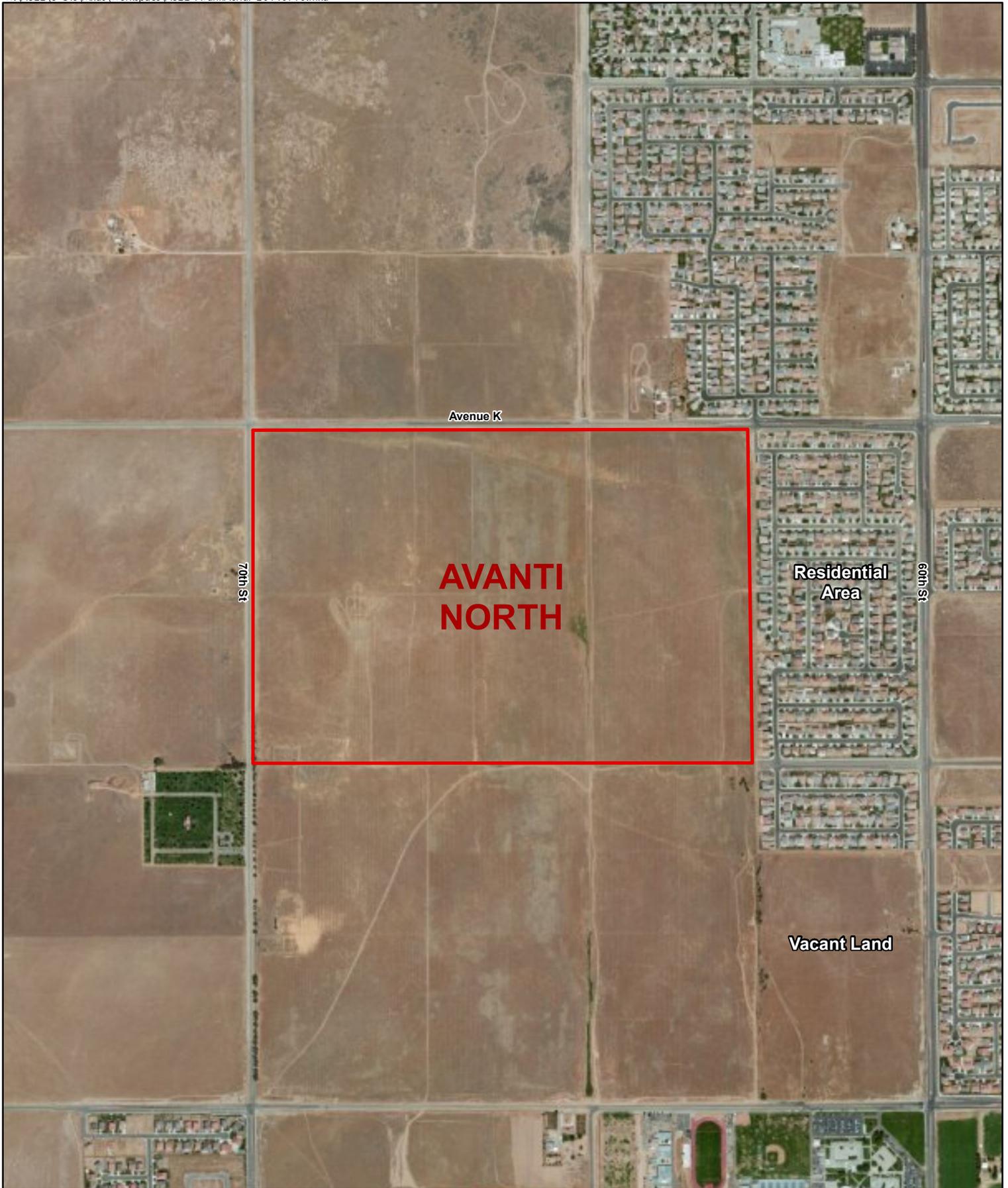
Table 2-4: Yearly Water Demand Estimate for Avanti North

Land Use	QTY	Demand Factor (AFY)	Demand (AFY)
Single-Family Residential	873 Unit	0.82	715.9
Park	-	-	40.1*
Detention Basin	-	-	22.7*
Total			778.7

* See Table 2-3 for Detailed Calculation Breakdown.

In the event that the recycled water system is built out, the potable water demand generated by the private parks and detention basins could be supplemented recycled water. The development of the recycled water system is discussed in further detail in Section 4.3. The WSA is conducted under the existing condition; therefore, recycled water is not available to supplement the demand increase.

To cross reference the amount of water supply required for Avanti-North, the target amount of water use of 225 gallons per capita per day, gpcd, (described in Section 3.3) was utilized to see if a higher AFY would be produced. The average number of residents in a single family residential home in Lancaster California is approximately 3.22 people. Utilizing these values, the water demand generated by the SFR in Avanti-North is 708.5 AFY, which is just short of the conservative estimate generated by the District. The WSA will use the higher value of 778.7 AFY as the water demand estimate to remain conservative.



PACE
Advanced Water Engineering

Job Number A322 Drawn By rflores

0 300 600 1,200
Feet

Date: 4/10/2015

AVANTI

Lancaster CA

Figure 2-1

**AVANTI NORTH
AERIAL**

3 2020 Urban Water Management Plan (UWMP)

The Avanti-North WSA utilizes data from the 2020 Urban Water Management Plan (UWMP) for Los Angeles County Waterworks (LACWD) District No. 40 for the Antelope Valley in conjunction with the CNRA Water Budget Calculator Tool.

3.1 Water Use

LACWD District 40 is composed of eight regions in the cities of Lancaster and Palmdale (Region 4 and 34), unincorporated communities of Pearblossom (Region 24), Littlerock (Region 27), Sun Village (Region 33), Rock Creek (Region 39), Northeast Los Angeles County (Region 35), and Lake Los Angeles (Region 38). Region 4 and Region 34 include a large majority of the existing residential development within the District 40 service area (See Page 3-2 for the District 40 Service Area from the 2020 UWMP) . The UWMP Table 4-2 provides a breakdown by land use type of District 40's projected water demand, which can be found in Table 3-1. The additional water use generated by Avanti-North has been factored into an "adjusted total".

Table 3-1: Potable and Non-Potable Water Use

Use Type	Projected Water Use (AC-FT/YR.)				
	2025	2030	2035	2040	2045
Single Family Residential	40,919	43,706	46,599	49,601	52,116
Multi-Family Residential	2,212	2,364	2,518	2,683	2,819
Commercial	3,112	2,617	2,178	1,780	1,870
Industrial	3,315	3,546	3,777	4,022	4,226
Institutional / Governmental	1,035	870	726	595	625
Losses	3,808	3,998	4,202	4,419	4,643
Total	54,400	57,100	60,000	63,100	66,300
Avanti-North	779	779	779	779	779
Adjusted Total	55,179	57,879	60,779	63,879	67,079

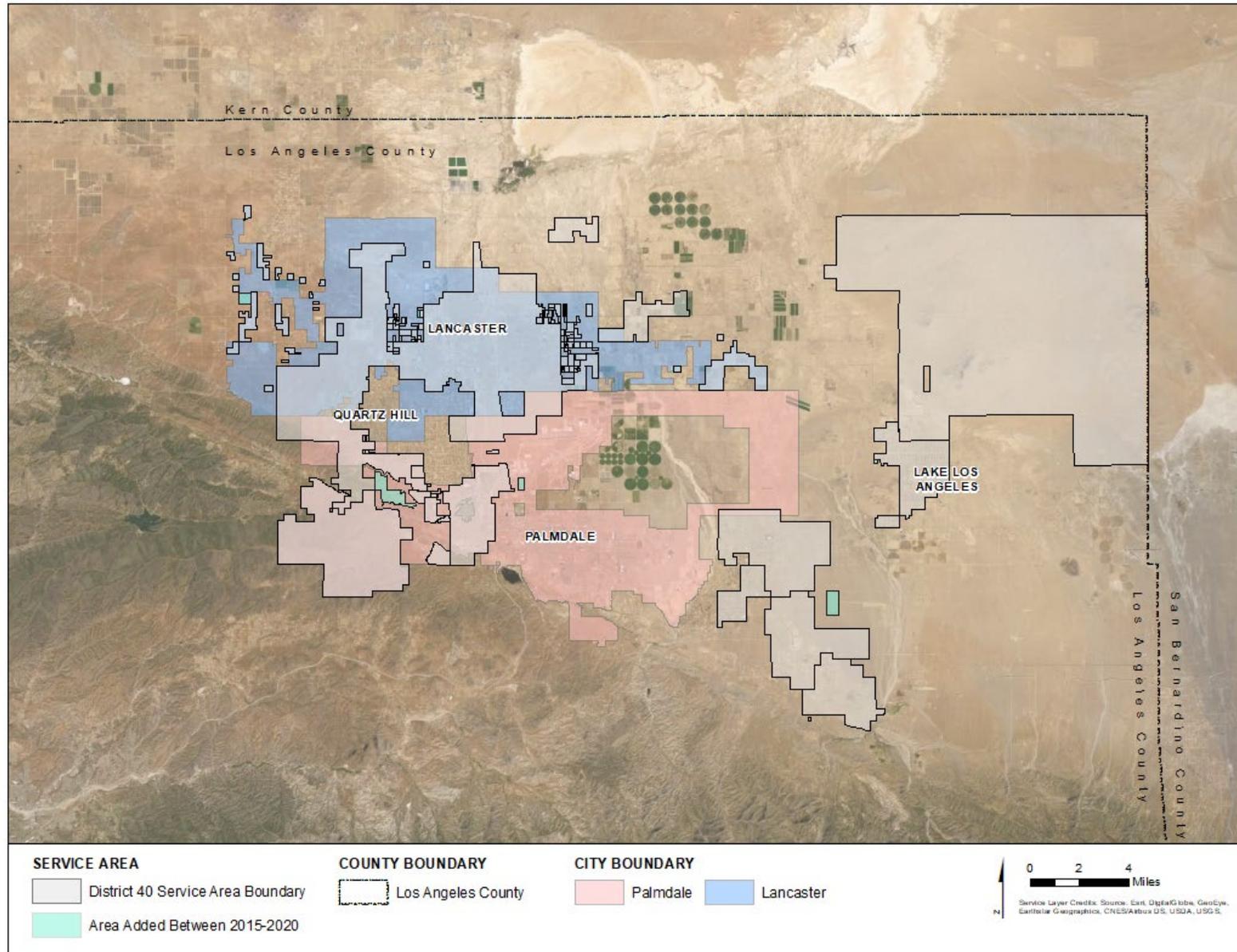


Figure 3-1. District Service Area

3.2 Water Supply

District 40 purchases water from the Antelope Valley East Kern Water District (AVEK), which receives the majority of its water supply as imported water from the State Water Project. AVEK is able to purchase additional SWP water from the DWR when available to be utilized to recharge the local groundwater basin in wet years or low-demand period to be utilized during periods of drought or high demand in a strategy called “water banking”, thus supplementing local groundwater supplies with imported water from AVEK. The UWMP states that groundwater quantity is unaffected by short-term drought conditions and is available during the normal, single, and multiple dry water year scenarios due to the sustainable yield determined by the adjudication process; however, additional infrastructure may be required for the extraction and transmission of this water to the project.

To address the water demand based on the projected level of growth in the service area, District 40 has executed a Memorandum of Understanding (MOU) with AVEK to implement a new Water Supply Entitlement Acquisition program for new developments that will be used to acquire additional imported water supplies. The UWMP identifies that in the normal, single, and multiple dry year scenarios, no supply shortage is anticipated because AVEK can meet District 40 demands by pumping groundwater from the banked supply. The Drought Risk Assessment (DRA) shows that no single year during the five-year drought period is projected to experience a supply shortage. The normal year water supply break down from the 2020 UWMP is provided in Table 3-2. However, with the addition of Avanti-North water demand, the water demand for District 40 exceeds the water supply during the 2025 drought year supply scenario by 15 ac-ft/yr, which may require the Project to develop a new water supply described in Section 3.3.2 later in this document.

Table 3-2: Retail Water Supplies – Projected (2020 UWMP Table 6-9)

Source Type	Water Supply (AC-FT/YR.)				
	2025	2030	2035	2040	2045
Purchased or Imported Water	57,300	55,800	54,200	52,700	52,700
Groundwater	23,298	23,298	23,298	23,298	23,298
Purchased or Imported Water	1,733	1,733	1,733	1,733	1,733
Recycled Water	764	902	1,102	1,302	1,302
Total	83,095	80,831	80,333	79,033	79,033

The normal year water supply is graphed against the projected water demand with Avanti-North in Figure 3-2 to show the impact on the total water available to the District under any year scenario.

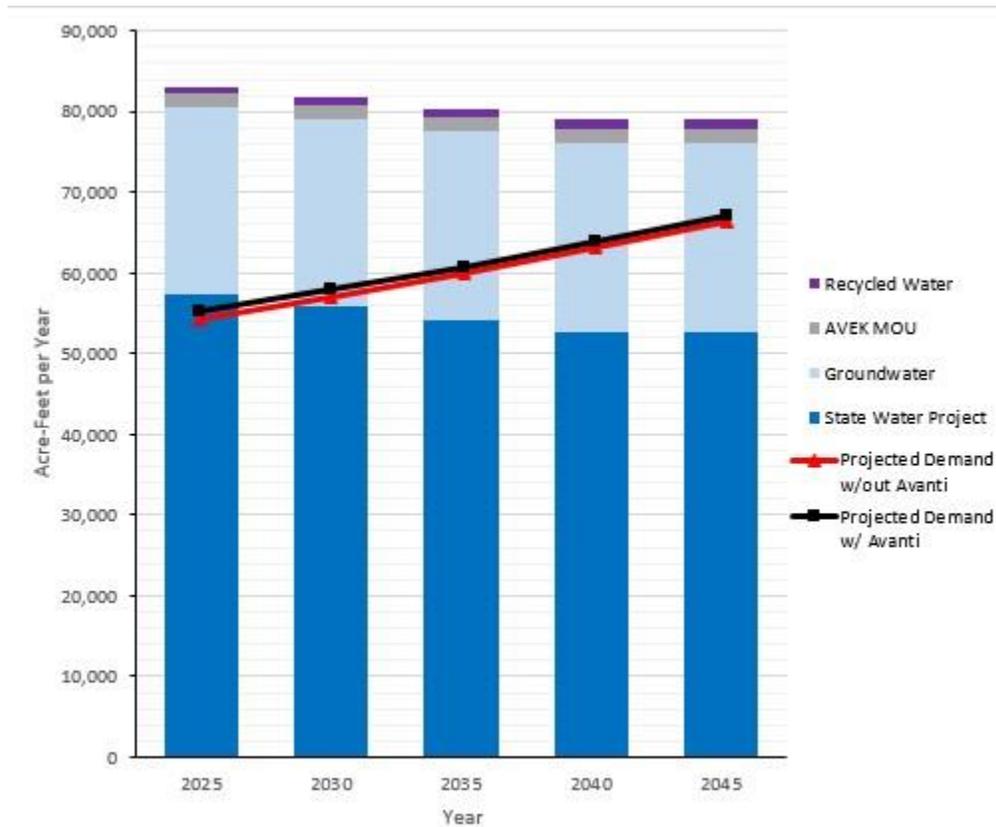


Figure 3-2: Available Water Supply vs Projected Demand (Normal Water Year)

3.3 SB X7-7 District 40 Baseline and Targets

The Water Conservation Act of 2009 (SB X7-7) requires that all water suppliers increase the water use efficiency. The improvements associated with the bill includes public process, law making, and improvements in reporting. The 2010 UWMP and 2015 UWMP established the target amount of gallons per capita demand (gpcd) value of 225. To calculate the 2020 gpcd, the District determined the 2020 service area population using the DWR Population Tool and completed the SB X7-7 Compliance Form. The summary of the District 2020 Compliance Form is shown in Table 3-3.

Table 3-3: SB X7-7 2020 Compliance Form

2020 GPCD			2020 Confirmed Target GPCD	Did supplier achieve targeted reduction for 2020? Y/N
Actual 2020 GPCD	Total Adjustments	Adjusted 2020 GPCD		
199	0	199	225	Yes

Note: All Values are in GPCD.

District 40 was able to exceed the water reduction requirements outlined by SB X7-7.

3.3.1 Recycled Water

There are currently two main wastewater treatment plants in the study area described in the UWMP: Lancaster Water Reclamation Plant (LWRP) and Palmdale Water Reclamation Plant (PWRP). Los Angeles County Sanitation District (LACSD) No. 14 owns, operates, and maintains the LWRP, while LACSD District 20 owns, operates, and maintains PWRP. LWRP and PWRP treat the effluent to a tertiary level that can be utilized for irrigation, agriculture, urban reuse, wildlife habitat, maintenance, and recreational impoundments. The Antelope Valley Backbone provides the necessary distribution infrastructure to convey recycled water to uses, and thereby offset potable water demands. Phase 1 of the Antelope Valley Backbone was completed; however, the development of Phase 2 is required to connect the LWRP. The recycled water available in the Antelope Valley is greater than the existing uses with the use of recycled water is contingent upon the completion of the Antelope Valley Backbone and establishment a recycled water purveyor for the region.

3.3.2 New Water Supply

Per Section 3.2, District 40 has executed a MOU with AVEK to implement a new Water Supply Entitlement Acquisition program for new developments that will be used to acquire additional imported water supplies. The MOU allows for coordination between the Developer, District 40, and AVEK by incentivizing the following; the Developer and District 40 work together to determine the volume of new water supply needed; the Developer then pays AVEK for a letter of commitment to provide the new water supply to District 40; AVEK designates the water supply to District 40 for the Developer in addition to the current allocation of water supply. Avanti-North water demand can be met by existing SWP and groundwater supplies during normal years and the majority of drought years; however, during the drought scenario described for 2025 in Table 3-4 Single Dry Year and for 2025 in Table 3-5 the projected water demand, including Avanti-North, exceeds the water supply by 19 ac-ft/yr. Therefore, the Project may need to enter into the new Water Supply Entitlement Acquisition program. Additional infrastructure may also need to be constructed for the extraction and transmission of this water.

3.3.3 Water Supply During Dry Years

Table 3-4 and Table 3-5 show the water supply projections under normal, single and multiple dry year scenarios from the 2020 UWMP.

**Table 3-4: Average and Single Dry Year Supply and demand Comparison
(2020 UWMP Table 7-2 and 7-3)**

		2025	2030	2035	2040	2045
Demand		55,164	58,002	61,102	64,402	67,602
Average Water Year - 2020 UWMP Table 7-2	Supply Total	83,086	81,724	80,324	79,024	79,024
	• AVEK SWP	57,300	55,800	54,200	52,700	52,700
	• Groundwater	6,789	6,789	6,789	6,789	6,789
	• Federal Reserve	3,500	3,500	3,500	3,500	3,500
	• Imported Return	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	1,733	1,733	1,733	1,733	1,733
	• Recycled Water	764	902	1,102	1,302	1,302
	Difference	27,922	23,722	19,222	14,622	11,422
<hr/>						
Single Dry Water Year - 2020 UWMP Table 7-3	Supply Total	55,164	58,002	61,102	64,402	67,602
	• AVEK SWP	5,000	5,000	5,000	5,000	5,000
	• AVEK Groundwater	24,378	27,078	29,978	33,078	36,278
	• Groundwater	6,789	6,789	6,789	6,789	6,789
	• Federal Reserve	3,500	3,500	3,500	3,500	3,500
	• Imported Return	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	1,733	1,733	1,733	1,733	1,733
	• Recycled Water	764	902	1,102	1,302	1,302
	Difference	0	0	0	0	0

Table 3-5: Multiple Dry Years Supply and Demand Comparison (2020 UWMP Table 7-4)

		2025	2030	2035	2040	2045
Demand		55,164	58,002	61,102	64,402	67,602
First Year	Supply Total	55,164	58,002	61,102	64,402	67,602
	• AVEK SWP	12,500	12,500	12,500	12,500	12,500
	• Banked Groundwater Supply	16,878	19,578	22,487	25,578	28,778
	• Groundwater Rights	6,789	6,789	6,789	6,789	6,789
	• Federal Reserve	3,500	3,500	3,500	3,500	3,500
	• Imported Return	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	1,733	1,733	1,733	1,733	1,733
	• Recycled Water	764	902	1,102	1,302	1,302
	Difference	0	0	0	0	0
Second Year	Supply Total	59,776	59,914	61,102	64,402	67,602
	• AVEK SWP	32,700	32,700	32,700	32,700	32,700
	• Banked Groundwater Supply	0	0	2,278	5,378	8,578
	• Groundwater	6,789	6,789	6,789	6,789	6,789
	• Federal Reserve	3,500	3,500	3,500	3,500	3,500
	• Imported Return	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	1,733	1,733	1,733	1,733	1,733
	• Recycled Water	764	902	1,102	1,302	1,302
	Difference	4,612	1,912	0	0	0
Third Year	Supply Total	55,164	58,002	61,102	64,402	67,602
	• AVEK SWP	13,500	13,500	13,500	13,500	13,500
	• AVEK Groundwater	15,878	18,578	21,478	24,578	27,778
	• Groundwater	6,789	6,789	6,789	6,789	6,789
	• Federal Reserve	3,500	3,500	3,500	3,500	3,500
	• Imported Return	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 (AVEK MOU) ¹	1,733	1,733	1,733	1,733	1,733
	• Recycled Water	764	902	1,102	1,302	1,302
	Difference	0	0	0	0	0

Table 3-5: Multiple Dry Years Supply and Demand Comparison (2020 UWMP Table 7-4) Continued

		2025	2030	2035	2040	2045
Demand		55,164	58,002	61,102	64,402	67,602
Fourth Year	Supply Total	55,164	58,002	61,102	64,402	67,602
	• AVEK SWP	25,900	25,900	25,900	25,900	25,900
	• Banked Groundwater Supply	3,478	6,178	9,078	12,178	15,378
	• Groundwater Rights	6,789	6,789	6,789	6,789	6,789
	• Federal Reserve	3,500	3,500	3,500	3,500	3,500
	• Imported Return	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	1,733	1,733	1,733	1,733	1,733
	• Recycled Water	764	902	1,102	1,302	1,302
	Difference	0	0	0	0	0
Fifth Year	Supply Total	55,164	58,002	61,102	64,402	67,602
	• AVEK SWP	18,200	18,200	18,200	18,200	18,200
	• Banked Groundwater Supply	11,178	13,878	16,778	19,878	23,078
	• Groundwater	6,789	6,789	6,789	6,789	6,789
	• Federal Reserve	3,500	3,500	3,500	3,500	3,500
	• Imported Return	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	1,733	1,733	1,733	1,733	1,733
	• Recycled Water	764	902	1,102	1,302	1,302
	Difference	0	0	0	0	0

3.4 UWMP Water Availability Summary

The two primary water supply sources for District 40 are imported water purchased from the SWP and provided through AVEK and groundwater from the Antelope Valley Groundwater Basin. Due to utilizing excess water available through the SWP to recharge the local groundwater basin and annual sustainable yield determined by the adjudication process, the UWMP assumes that District 40's available groundwater supply during all year types will be the same. It should be noted that the 2020 UWMP drought scenarios are based on historical information that may not fully capture the growing uncertainty regarding the length of droughts in the future. The AVEK SWP Table A allocation is 144,844 AC-AF/YR. No supply shortage is anticipated because AVEK can meet District 40's demands by pumping groundwater from the banked SWP supply, although additional infrastructure may need to be constructed to increase capacity of extraction and transmission of water. The Drought Risk Assessment (DRA) shows that no single year during the five-year drought period is projected to experience a supply shortage.

4 Water Supply Entitlements, Rights, & Service Contracts

Law

10910. (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.

The projected water supply and demand under normal, single, and multi-year drought scenarios has been shown in Table 3-4. Primary supply sources for District 40 included the following:

- Imported Water – Purchased from the Antelope Valley East-Kern Water Agency (AVEK)
- Groundwater – District 40 operates production wells with supply coming from the Antelope Valley Groundwater Basin, a sub-basin to the South Lahontan Hydrologic Region Basin
- Recycled Water – Distribution system is still in the process of being developed with the existing production exceeding the current demand.

4.1 Imported Water

District 40 purchases imported water from the AVEK Water Agency's entitlement to SWP delivered to the Antelope Valley. AVEK is a regional water agency formed in 1959 to supplement Antelope Valley groundwater supplies with surface water supplies. AVEK has a Table A contract with the California Department of Water Resources (DWR) which entitles it to 144,844 acre-feet per year of SWP water; however, in an average year, AVEK only receives 58% of its Table A entitlement.

4.2 Groundwater

District 40 extracts groundwater from the Antelope Valley Groundwater Basin. The groundwater basin has served the Antelope Valley as a key source of agricultural water. Groundwater extraction from 1926 to 1972 resulted in overdraft of the aquifer. As a result, management of the groundwater pumping rates has been instituted to bring extraction to the safe yield of the basin.

4.3 Recycled Water

Lancaster Water Reclamation Plant (LWRP) and Palmdale Water Reclamation Plant (PWRP) treat the effluent to a tertiary level that can be utilized for irrigation, agriculture, urban reuse, wildlife habitat, maintenance, and recreational impoundments. Recycled water is retailed by the City of Lancaster and Palmdale Water Authority. The Antelope Valley Backbone provides the necessary distribution infrastructure to convey recycled water, and thereby offset potable water demands. Currently, only a portion of the Antelope Valley Backbone has been constructed (Phase 1). Phase 2 of the project includes

construction of the distribution system. Future phases would connect the PWRP and LWRP, providing redundancy necessary to ensure a reliable source of supply. The recycled water available in the Antelope Valley is currently greater than the uses for it in District 40's service area, but uses can be expanded with future phases of the Antelope Valley Backbone project.

4.4 Summary

District 40 meets a majority of its water demands through a mixture of imported water from AVEK and groundwater extracted from the Antelope Valley Groundwater Basin, with a portion of recycled water as well. District 40 intends to develop the facilities and agreements necessary to meet future water demands to supplement the groundwater banking strategy developed over the previous years.

- New Water Supply through AVEK MOUs (Developer Fees)
- Development of Recycled Water Infrastructure

This water supply assessment estimates the water demand for Avanti-North to be 779 AF, which represents 0.9% of the total water supply projected in 2025, slightly increasing to 1% by 2045 of the water supply available to District 40. Available water supply for the Avanti-North development has been deemed adequate through 2045 based on the information provided in the 2020 UWMP, which included a previous water demand for Avanti-North that had slightly fewer homes, but the increase in water demand can be accounted for in the general residential and population growth forecasts. It should be noted that the 2020 UWMP drought scenarios are based on historical information that may not fully capture the growing uncertainty regarding the length of droughts in the future.

5 Groundwater

Law

10910. (f) *If a water supply for a proposed project includes groundwater, the following additional information shall be included in the water supply 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 over drafted or has projected that the basin will become over drafted 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 supply 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.*

5.1 Groundwater Basin Description

District 40 extracts groundwater from the Antelope Valley Groundwater Basin. The basin is a part of the South Lahontan Hydrologic Region. Two main aquifers, a lower and an upper aquifer, make up the Antelope Valley Groundwater Basin. The groundwater basin is bounded by the Garlock and San Andreas

Fault zones, and is recharged from the runoff of the local mountains. The principle recharge occurs at the foot of the mountains and hills by percolation through the head of the alluvial fan systems.

The groundwater basin underlying the District is the Antelope Valley Groundwater Basin. The basin does not have an associated groundwater sustainability plan and DWR Bulletin-118 does not currently identify the basin as being in overdraft but describes subsidence that has occurred. The Antelope Valley Groundwater Basin is a closed basin, and the only major groundwater outflow is due to pumping. The total storage capacity of the Basin has been reported at 68 million ac-ft.

In December 2015, the Superior Court of California entered a judgment in the Antelope Valley Groundwater Cases. The Court found that the Antelope Valley Groundwater Basin was in overdraft. As of 2020, the groundwater adjudication judgement provides non-overlying production rights of 6,789 AFY to the District, approximately 3,500 ac-ft of unused federal reserve rights, and return flow equivalent to 39% of the District's 5-year average of purchased SWP water supply (39% of 26,657 ac-ft or 10,400 ac-ft). District 40 also has the right to lease 2,600 ac-ft of groundwater rights from AVEK, for a total of 23,289 ac-ft. The ground water volumes are broken down in further detail in Table 5-1.

Table 5-1: District 40 Groundwater Volumes Available.

Description of Right	Groundwater Right (AFY)
Non-Overlying Production Right	6,879
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

6 Conclusion

1. The Los Angeles County Waterworks Districts (LACWD), District 40 has been identified as the water distributor for Avanti-North.
2. The calculated water demand for Avanti-North is 779 acre-feet per year, which represents approximately 1% of the water supply available to the District.
3. During the single and multi-year drought scenarios projected water demand, including Avanti-North, exceeds the water supply by 15 ac-ft/yr in the year of 2025. Therefore, the Project may need to enter into the new Water Supply Entitlement Acquisition program.
4. The District provides water from the following sources:
 - SWP Imported Water through AVEK
 - Groundwater from the Antelope Valley Groundwater Basin
 - Recycled Water from tertiary treatment facilities and the AV Backbone Distribution System

Through the use of the described programs and measures implemented by District 40 to reduce water demand and increase water supply found in the 2020 UWMP it has been determined that sufficient water supply is available to support the Avanti-North development by City Ventures Communities with the use of the new Water Supply Entitlement Acquisition program. While the UWMP shows a sufficient water supply for the demands of the project there may need to be additional infrastructure required for the extraction and transmission of this water to the project. It should be noted that the 2020 UWMP drought scenarios are based on historical information that may not fully capture the growing uncertainty regarding the length of droughts in the future.

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 LACWD-40, together with any and all applicable fees, charges, plans and specifications, conditions, and any and all other applicable LACWD-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 Water Code.

7 References

[2020 Urban Water Management Plan for Los Angeles County Waterworks District No. 40 Antelope Valley, Dated October 2021](#)

Superior Court of the State of California – County of Los Angeles – Central District, Judicial Council Coordination Proceeding No. 44088, Stipulation Exhibit 1: Antelope Valley Groundwater Cases, Proposed Judgment and Physical Solution, 2015

[Water Shortage Contingency Plan Los Angeles County Waterworks Districts, Dated July 2021](#)

Appendix A – Landscape ETWU Calculation



Estimated Total Water Use

Equation: $ETWU = ET_o \times 0.62 \times [((PF \times HA)/IE) + SLA]$; Considering precipitation $ETWA = (ETo - Eppt) \times 0.62 \times [((PF \times HA)/IE) + SLA]$

Enter values in Pale Blue Cells

Tan Cells Show Results

Messages and Warnings

Irrigation Efficiency Default Value for overhead 0.75 and drip 0.81.

Plant Water Use Type	Plant Factor
Very Low	0 - 0.1
Low	0.2 - 0.3
Medium	0.4 - 0.6
High	0.7 - 1.0
SLA	1

Hydrozone	Select System From the Dropdown List click on cell below	Plant Water Use Type (s) (low, medium, high)	Plant Factor (PF)	Hydrozone Area (HA) (ft ²) Without SLA	Irrigation Efficiency (IE)	(PF x HA (ft ²))/IE
Zone 1	Overhead Spray	High	0.86	-	0.75	0
Zone 2	Overhead Spray	Medium	0.50	444,312	0.75	296,208
Zone 3	Overhead Spray	Medium	0.50	-	0.75	0
Zone 4	Drip	Low	0.30	453,024	0.81	167,787
Zone 5	Drip	Low	0.30	-	0.81	0
Zone 6	Drip	Low	0.20	-	0.81	0
Zone 7						
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Zone 40						
		SLA		0		463,995
		Sum		897,336		0

Results

MAWA = 21,755,014

ETWU=	20,452,888	Gallons
	2,734,162	Cubic Feet
	27,342	ACF
	63	Acres-feet
	20	Millions of Gallons

ETWU complies with MAWA

Appendix B – Landscape MAWA Calculation

Instructions

Cells with pale blue background are for entering data

Results show in cells with tan background

Messages and warnings are displayed in cells with yellow background

1) Select city by clicking on blue cell and

choosing a city from the drop down menu ETo

appears in the tan cell below the name of the city

2) Enter square footage of overhead spray irrigated landscape area

3) Enter square footage of drip irrigated landscape area

4) Enter square footage of Special Landscape Area (SLA)

5) MAWA results appear in the tan cells

6) If you are considering effective precipitation (Eppt), enter total annual precipitation.

7) Eppt

8) For comparison, MAWA without effective precipitation is displayed below

MAWA without Eppt (Gallons)

21,756,001.05

Maximum Applied Water Allowance Calculations for New and Rehabilitated Residential Landscapes

Enter value in Pale Blue Cells

Tan Cells Show Results

Messages and Warnings



Click on the blue cell on right to Pick City Name

ET_o of City from Appendix A

Total Landscape Area

Results:

$(ET_o) \times (0.62) \times [(0.55 \times LA) + (1.0 - 0.55) \times SLA]$

MAWA calculation incorporating Effective Precipitation (Optional)

Precipitation (Optional)

ET_o of City from Appendix A

Total Landscape Area

Special Landscape Area

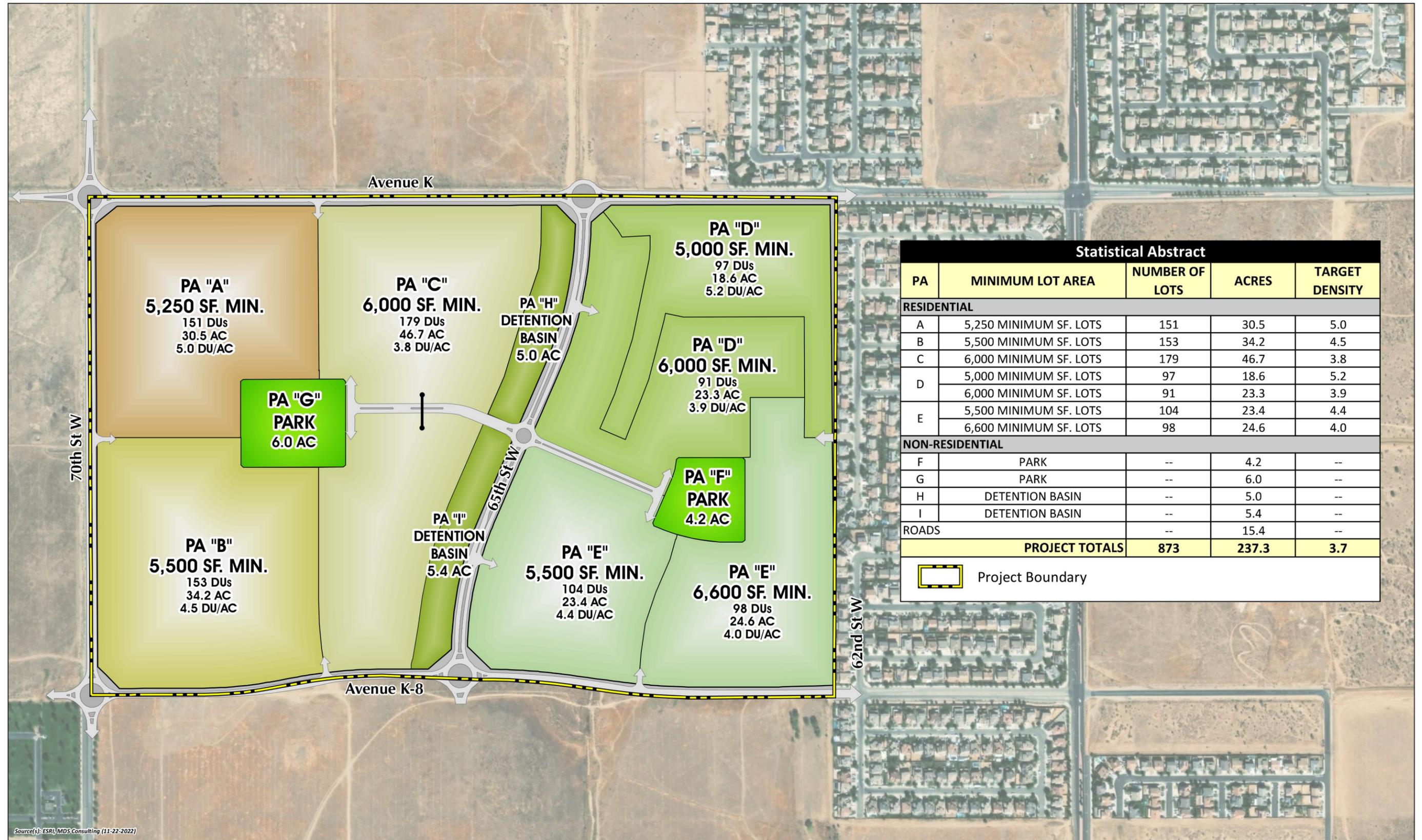
Enter Effective Precipitation

Results:

$MAWA = [(ET_o - Eppt) \times (0.62)] \times [(0.55 \times LA) + ((1.0 - 0.55) \times SLA)]$

Lancaster	Name of City
71.10	ET _o (inches/year)
444312	Overhead Landscape Area (ft ²)
453024	Drip Landscape Area (ft ²)
0	SLA (ft ²)
897,336.00	
21,755,013.98	Gallons
2,908,232.02	Cubic Feet
29,082.32	HCF
66.76	Acre-feet
21.76	Millions of Gallons
71.10	ET _o (inches/year)
897,336.00	LA (ft ²)
0.00	SLA (ft ²)
0	Total annual precipitation (inches/year)
0.00	Eppt (in/yr)(25% of total annual precipitation)
-	Gallons
-	Cubic Feet
-	HCF
-	Acre-feet
-	Millions of Gallons

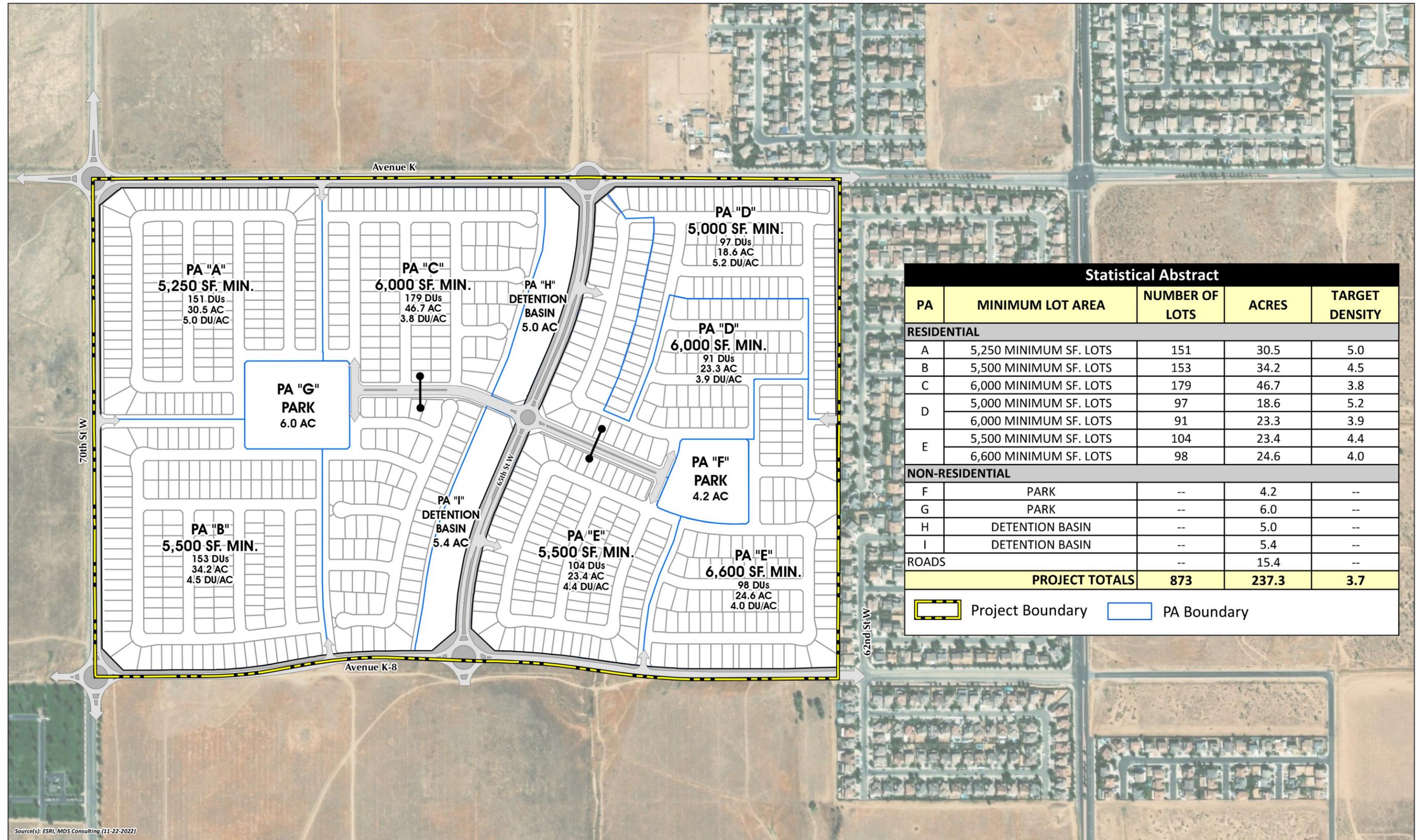
Appendix C – Specific Plan Land Use



Source(s): ESRI/MDS Consulting (11-22-2022)



SPECIFIC PLAN LAND USE PLAN



Source(s): ESRI, MDS Consulting (11-22-2022)



CONCEPTUAL RESIDENTIAL LOTTING DIAGRAM

Appendix D - Groundwater Basin Judgment / 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

1	Desert Lake Community Services District	318 AFY
2	California Water Service Company	655 AFY
3	North Edwards Water District	111.67 AFY

4 No other parties are subject to these prescriptive rights.

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

9	i. Desert Breeze MHP, LLC	18.1 AFY
10	ii. Milana VII, LLC dba Rosamond Mobile Home Park	21.7 AFY
11	iii. Reesdale Mutual Water Company	23 AFY
12	iv. Juanita Eyherabide, Eyherabide Land Co., LLC	
13	and Eyherabide Sheep Company, collectively	12 AFY
14	v. Clan Keith Real Estate Investments, LLC.,	
15	dba Leisure Lake Mobile Estates	64 AFY
16	vi. White Fence Farms Mutual Water Co. No. 3	4 AFY
17	vii. LV Ritter Ranch LLC	0 AFY

18 d. *viii. Robar Enterprises Inc., Hi-Grade Materials Co., and CSR, a*
Each member of the Small Pumper Class can exercise an overlying right
19 pursuant to the Physical Solution. The Judgment Approving Small Pumper
20 Class Action Settlements is attached as Exhibit C ("Small Pumper Class
21 Judgment") and is incorporated herein by reference.

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

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

General Partnership - 200 AFY

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~~

10 _____
11 _____
12 _____
13 _____
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, , 201 5



JUDGE OF THE SUPERIOR COURT