1 BEST BEST & KRIEGER LLP **EXEMPT FROM FILING FEES** ERIC L. GARNER, Bar No. 130665 UNDER GOVERNMENT CODE 2 JEFFREY V. DUNN, Bar No. 131926 **SECTION 6103** STEFANIE HEDLUND MORRIS, Bar No. 239787 3 18101 VON KARMAN AVENUE, SUITE 1000 IRVINE, CALIFORNIA 92612 4 TELEPHONE: (949) 263-2600 TELECOPIER: (949) 260-0972 Attorneys for Cross-Complainant 5 LOS ANGELES COUNTY WATERWORKS 6 DISTRICT NO. 40 7 OFFICE OF COUNTY COUNSEL COUNTY OF LOS ANGELES 8 JOHN F. KRATTLI, Bar No. 82149 **COUNTY COUNSEL** 9 WARREN WELLEN, Bar No. 139152 PRINCIPAL DEPUTY COUNTY COUNSEL 10 500 WEST TEMPLE STREET LOS ANGELES, CALIFORNIA 90012 11 TELEPHONE: (213) 974-8407 TELECOPIER: (213) 687-7337 12 Attorneys for Cross-Complainant LOS ANGELES COUNTY WATERWORKS DISTRICT NO. 40 13 14 SUPERIOR COURT OF THE STATE OF CALIFORNIA 15 COUNTY OF LOS ANGELES - CENTRAL DISTRICT 16 17 ANTELOPE VALLEY Judicial Council Coordination Proceeding **GROUNDWATER CASES** 18 No. 4408 Included Actions: 19 CLASS ACTION Los Angeles County Waterworks District No. 40 v. Diamond Farming Co., Superior 20 Santa Clara Case No. 1-05-CV-049053 Court of California, County of Los Assigned to the Honorable Jack Komar Angeles, Case No. BC 325201; 21 PETITION TO ADD-ON CASE: 22 Los Angeles County Waterworks District DECLARATION OF JEFFREY V. DUNN No. 40 v. Diamond Farming Co., Superior Court of California, County of Kern, Case 23 No. S-1500-CV-254-348: 24 Wm. Bolthouse Farms, Inc. v. City of Lancaster, Diamond Farming Co. v. City of 25 Lancaster, Diamond Farming Co. v. Palmdale Water Dist., Superior Court of 26 California, County of Riverside, Case Nos. RIC 353 840, RIC 344 436, RIC 344 668 27 28

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### TO THE COURT, ALL PARTIES, AND ATTORNEYS OF RECORD:

PLEASE TAKE NOTICE that defendant Los Angeles County Waterworks District No. 40 hereby petitions this Court for an Order that the following case be an "add on" case to the Antelope Valley Groundwater Cases, Judicial Council Coordination Proceeding No. 4408:

Richard Wood, on behalf of himself and all others similarly situated v. A.V. Materials, Inc., et al., Los Angeles County Superior Court Case No. BC509546.

The complaint in the above "add on" case seeks, among other things, adjudication of certain groundwater rights in the Antelope Valley Groundwater Adjudication Area in Judicial Council Coordination Proceeding No. 4408. (Declaration of Jeffrey V. Dunn, ¶ 1-3.)

No hearing is required under Rule of Court 3.544 unless ordered by the Coordination Trial Judge. Pursuant to Rule of Court 3.544, subdivision (b), 10 days after service of this Petition, any party may serve and submit a notice of opposition to this Petition.

Dated: July 11, 2013

BEST BEST & KRIEGER LLP

Bv

ERIC

STEFAŇIĚ D. HEDLUND

Attorneys for Cross-Complainant

LOS ANGELES COUNTY

WATERWORKS DISTRICT NO. 40

## LAW OFFICES OF BEST BEST & KRIEGER LLP 18101 VON KARMAN AVENUE, SUITE 1000 IRVINE, CALIFORNIA 92612

#### DECLARATION OF JEFFREY V. DUNN

I, Jeffrey V. Dunn, declare as follows:

- 1. I am an attorney duly licensed to practice before all courts of the State of California. I am an attorney of record for Los Angeles County Waterworks District No. 40 Judicial Council Coordination Proceeding 4408. The following is based on my personal knowledge and if called as a witness, I could and would testify competently thereto.
- 2. Pursuant to the requirements set forth in Rule of Court 3.544, I submit that the case of *Richard Wood, on behalf of himself and all others similarly situated v. A.V. Materials, Inc., et al.*, Los Angeles County Superior Court Case No. BC509546 is an "add on" case for the Antelope Valley Groundwater Cases, Judicial Council Coordination Proceeding 4408 because the "add on" case seeks to adjudicate groundwater rights within the Antelope Valley Adjudication Area. The existing coordination proceedings concern a comprehensive adjudication of groundwater rights within the Antelope Valley Adjudication Area.
- 3. Attached as Exhibit "A" is a true and correct copy of the "add on" case complaint.

  I declare under penalty of perjury under the laws of the State of California that the foregoing is true and correct.

Executed this 11th day of July, 2013, at Irvine, California.

JEFFREY M. DUNN

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# EXHIBIT "A"

Michael D. McLachlan (State Bar No. 181705) Michael D. McLachlan (State Bar No. 181703)
LAW OFFICES OF MICHAEL D. McLACHLAN, APC OF ORIGINAL FILED Los Angeles Superior Court CONFORMED COPY 10490 Santa Monica Boulevard Los Angeles, California 90025 MAY 2 1 7000 Telephone: (310) 954-8270 Facsimile: (310) 954-8271 mike@mclachlanlaw.com Daniel M. O'Leary (State Bar No. 175128) LAW OFFICE OF DANIEL M. O'LEÁRY 10490 Santa Monica Boulevard Los Angeles, California 90025 Telephone: (310) 481-2020 Facsimile: (310) 481-0049 dan@danolearylaw.com Attorneys for Plaintiff Richard A. Wood 10 11 12 SUPERIOR COURT FOR THE STATE OF CALIFORNIA 13 COUNTY OF LOS ANGELES BC509546 14 RICHARD A. WOOD, an individual, on behalf Case No.: of himself and all others similarly situated, 15 (related to JUDICIAL COUNCIL COORDINATION PROCEEDING No. 4408: Plaintiff, 16 Santa Clara Case No. 1-05-CV-049053, Honorable Jack Komar) γ. 17 A. V. Materials, Inc., a California Corporation; CLASS ACTION COMPLAINT 18 A.C. Warnack, as Trustee of The A.C. Warnack Trust; AV Solar Ranch 1, LLC; Adams Bennett 19 Investments, LLC; Alta Vista SunTower, LLC; 20 Antelope Valley Country Club Improvement Company, Inc., a business entity of form 21 unknown; Antelope Valley East-Kern Water Agency, a California Municipal Corporation; 22 Antelope Valley Water Storage LLC; Arklin Brothers Enterprises, a business entity of form 23 unknown; Philip H. Arklin; Gene T. Bahlman; William Barnes; Julie Barnes; William Barnes 24 as Trustee of the William R. Barnes & Eldora 25 M. Barnes Family Trust of 1989; Maria Balice; Norman Balice; Randall Blayney; Bolthouse 26 Properties, LLC; John Boruchin, as Trustee for the John and Dora Boruchin Living Trust; Dora 27 Boruchin, as Trustee for the John and Dora Boruchin Living Trust; Britton Associates, LLP; 28

CLASS ACTION COMPLAINT

Thomas M. Bookman; Burrows, Bruce; 300 A 40 H, LLC; Bujulian Brothers, Inc., a business entity of form unknown; Bushnell Enterprises, LLC; B.J. Calandri; John Calandri; John Calandri as Trustee of the John and B.J. Calandri 2001 Trust; Calmat Land Company, a business entity of unknown form; Sal Cardile; Connie L. Cardile; Efren Chavez; Luz Chavez; Consolidated Rock Products, a business entity of form unknown; Castle Ranch Estate, a business entity of form unknown; Cameron Properties, a business entity of form unknown: City of Los Angeles; Florence Cernicky as Trustee of the Cernicky Trust; Copa De Oro Land Company, a California general partnership; County Sanitation District Number 14 of Los Angeles County; County Sanitation District Number 20 of Los Angeles County; Crystal Organic Farms LLC; Del Sur Ranch, LLC; Diamond Farming Company; Genz Development, a business entity of form unknown; Steven Godde as Trustee of the Forrest G. Godde Trust; Lawrence A. Godde: Lawrence A. Godde and Godde Trust; Robert Gorrindo; Phillip Gorrindo; Robert Gorrindo as trustee of the Gorrindo Family Trust; Laura Griffin; Gaskell SunTower LLC; Granite Construction Company, a business entity of form unknown; Grimmway Enterprises, Inc., a business entity of form unknown; H&N Development Co. West, Inc., a business entity of form unknown; Steven Harris; Healy Enterprises, Inc., a business entity of form unknown; Healy Farms, a business entity of form unknown; David Herrmann; High Desert Investments, LLC; Holliday Rock Co., Inc., a business entity of form unknown; Clinto Huth: Habod Javadi; Eugene V. Kindig; Beverly A. Kindig; Paul S. Kindig; Sharon R. Kindig; Kootenai Properties, Inc., a business entity of form unknown; Gailen Kyle; Gailen Kyle as Trustee of the Kyle Trust; James W. Kyle; James W. Kyle as Trustee of the Kyle Family Trust; James W. Kyle as Trustee of the Kyle Family Trust; Julia Kyle; Wanda E. Kyle; Little Rock Sand and Gravel, Inc., a business entity of form unknown; LV Ritter Ranch LLC; Landiny, Inc., a business entity of form unknown; Lapis

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Land Company, LLC; Lebata, Inc., a business entity of form unknown; Larry V. Leduc; Sonia S Leduc; Leslie Property; Littlerock Aggregate Co., Inc. dba Antelope Valley Aggregate, Inc., a business entity of form unknown; David S. Mason; Jose Maritorena as Trustee of the Maritorena Living Trust; Jose Maritorena; Marie Maritorena; Richard H. Miner; Monte Vista Building Sites Inc.; Mountain Brook Ranch, LLC; Barry S. Munz; Terry A. Munz; Kathleen M. Munz; Patty Murphy; Eugene B. Nebeker; R and M Ranch, Inc., a business entity of form unknown; Richard Nelson; Michael Nelson; Robert Jones; New Anaverde, LLC; Nibbelink Family Trust; Northrop Grumman Corporation; Palmdale Hills Property, LLC; Robert D. Raney, as Trustee for the Robert and Shirley Raney Living Trust; Shirley B. Raney, as Trustee for the Robert and Shirley Raney Living Trust; John Reca; Adriene Reca; Edgar C. Ritter; Paula E. Ritter; Paula E. Ritter, as Trustee of the Ritter Family Trust; Red Dawn SunTower, LLC; Rosamond Ranch, ; SGS Antelope Valley Development LLC; Sahara Nursery, a business entity of form unknown; Mabel Selak; Jeffrey L. Siebert; Nancee J. Siebert; Saint Andrew's Abbey, Inc., a business entity of form unknown; Service Rock Products, L.P.; Sheep Creek Water Company, a business entity of form unknown; Sheldon R. Blum, Trustee for the Sheldon R. Blum Trust; Elias Shokrian; Shirley Shokrian; Sierra SunTower, LLC; Sorrento West Properties, Inc., a business entity of form unknown; Tejon Ranchcorp, a business entity of form unknown; Tierra Bonita Ranch Company, a business entity of form unknown; Beverly Tobias; Triple M Property, a business entity of form unknown; 3M Property Investment Co., a business entity of form unknown; Frank Lane as Trustee of The Frank and Yvonne Lane Family Trust, Dated March 5, 1993; George Lane as the Trustee of The George and Charlene Lane Family Trust; The Philip H. ArkJin Family Trust Dated April 28, 1994; The Three Arklin Limited Liability Company; Jung N. Tom; Tumbleweed SunTower, LLC; U.S. Borax, Inc., a business entity of form unknown; Craig Van Dam;

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Delmar D. Van Dam; Gary Van Dam; Gertrude J. Van Dam; Samuel Kremen; Vulcan Materials Company, a business entity of form unknown; Vulcan Lands Inc., a business entity of form unknown; WAGAS Land Company LLC; WDS California II, LLC; Wm. Bolthouse Farms, Inc., a business entity of form unknown; Willow Springs Company, a business entity of form unknown; Donna Wilson; Nina Wilson; Ramin Zomorodi; enXco Development Corporation, a business entity of form unknown; and DOES 1 through 1000;

Defendants.

Plaintiff, Richard A. Wood, by his counsel, alleges on information and belief as follows:

I.

### NATURE OF THE ACTION

- 1. Plaintiff brings this action on behalf of himself and the class of certain other private landowners in the Antelope Valley (as defined below) seeking a judicial determination of their rights to use the groundwater within the Antelope Valley Groundwater Basin ("the Basin").
- 2. As overlying landowners, Plaintiff and the Class have a property right in the water within the Basin. Plaintiff and the Class also have a priority to the use of the Basin's groundwater for domestic purposes under California Water Code section 106. The Basin has been adjudicated Basin, thereby requiring reduction or diminution of the groundwater rights of some parties overlying the Basis. Plaintiff and the Class contend that their domestic groundwater rights must be accorded priority over non-domestic uses, including those rights relating to farming.

II.

#### JURISDICTION AND VENUE

This Court has jurisdiction over this action pursuant to the California
 Constitution, Article XI, § 10 and under California Code of Civil Procedure ("CCP") § 410.10.

CLASS ACTION COMPLAINT

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4. Venue is proper in this jurisdiction pursuant to CCP § 395 in that Plaintiff resides in Los Angeles County, a number of defendants reside in this County, and a substantial part of the unlawful conduct at issue herein has taken place in this County. In addition, this case is related to Judicial Council Coordination Proceeding No. 4408, which is pending in this Court.

#### III.

#### THE PARTIES

- 6. Plaintiff RICHARD A. WOOD ("Wood" or "Plaintiff") resides in Lancaster, California. Wood owns approximately 10 acres of property at 45763 North 90<sup>th</sup> Street East in Lancaster, California, within the Basin. Plaintiff's property overlies percolating groundwater, the precise extent of which is unknown.
- 7. Defendants (referred to alternatively as "Overliers" or "Defendants") are persons and entities who claim rights to use groundwater from the Basin, whose interests are in conflict with Plaintiff's interests. On information and belief, each of the entity defendants is in good standing and legally permitted to conduct business in California.
- 8. Plaintiff alleges on information and belief that at all relevant times DOE
  Defendants 1 through 1000, inclusive, are persons or entities who either are currently taking or
  providing water from the Basin or claim rights to take groundwater from the Basin. Plaintiff is
  presently unaware of the true names and identities of those persons such herein as DOE
  Defendants 1 through 1000 and therefore such these Defendants by these fictitious names.
  Plaintiff will amend this Complaint to allege the Doe Defendants' legal names and capacities
  when that information is ascertained.

#### IV.

## FACTUAL ALLEGATIONS COMMON TO ALL CLAIMS

9. The Antelope Valley Groundwater Basin is part of the South Lahontan Hydrologic Region. The Basin underlies an extensive alluvial valley in the western Mojave Desert. The Basin is bounded on the northwest by the Garlock fault zone at the base of the Tehachapi Mountains and on the southwest by the San Andreas fault at the base of the San Gabriel Mountains. The Basin is bounded on the east by ridges and low hills that form a

- 10. Average annual rainfall in the Basin ranges from 5 to 10 inches. Most of the Basin's recharge comes from runoff from the surrounding mountains and hills in particular, from the San Gabriel and Tehachapi Mountains and from hills and ridges surrounding other portions of the Valley.
- 11. The Basin has two main aquifers an upper acquifer, which is the primary source of groundwater for the Valley, and a lower acquifer. Generally, in the past, wells in the Basin have been productive and have met the needs of users in conjunction with other sources of water, including the State Water Project.
- 12. In recent years, however, population growth and urban demands have led to increased pumping and declining groundwater levels. Plaintiff and the Class are informed and believe that at some yet unidentified point in the past, the Defendants began to extract groundwater from the Antelope Valley to a point above and beyond an average annual safe yield. Plaintiff and the Class are further informed and believe that future population growth and demands will place increased burdens on the Basin. If the trend continues, demand may exceed supply which will cause damage to private rights and ownership in real property. Presently, the rights to the Basin's groundwater have not been adjudicated and there are no legal restrictions on pumping. Each of the Defendants is pumping water from the Basin and/or claims an interest in the Basin's groundwater. Despite the actual and potential future damage to the water supply and the rights of owners of real property within the Valley, the Defendants have knowingly continued to extract groundwater from the Basin, and increased and continue to increase their extractions of groundwater over time. The Defendants continued the act of pumping with the knowledge that the continued extractions were damaging, long term, the Antelope Valley and in the short term, impairing the rights of the property owners.
- 13. Plaintiff and the Class are informed and believe that the Defendants have pumped water in excess of the safe yield.

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14. Various water users have instituted suit to assert rights to pump water from the Basin. In particular, Defendant L.A. Waterworks District 40 and other municipal Appropriators have brought suit asserting that they have prescriptive rights to pump water from the Basin, which they claim are paramount and superior to the overlying rights of Plaintiff and the Class. Those claims threaten Plaintiff's right to pump water on his property.

- 15. In 1983, Plaintiff purchased his ten (10) acre property in the Antelope Valley to serve as his sole residence, which has continued to be the case to date. The most important and fundamental aspect of his purchase was the property right to use water below his land. At all relevant times, Plaintiff has extracted and used groundwater from beneath his property for standard residential purposes. Plaintiff's right to use water below the surface of the land is a valuable property right. Without the right to use the water below his property, the value of Plaintiff's land is substantially reduced.
- from the Basin, by extracting non-surplus water that exceeds a safe yield for a period as yet undetermined, that his ability to pump water is threatened. Plaintiff is further informed and believes that the water level has fallen to such an unreasonable level that his property right in the use of the water has been infringed or extinguished and his interest in the real property has been impaired by the dimuntion of its fair market value. The Defendants have made it economically difficult, if not impossible, for his to exercise his future right to use the water because they have extracted too much water from the supply in the Basin. His water rights and the value in the real property have been damaged and will continue to be damaged unless this court intervenes on his behalf and on behalf of all class members.
  - 17. Plaintiff brings this action on behalf of the following class:

All private (i.e., non-governmental) persons and entities that own real property within the Basin, as adjudicated, and that have been pumping groundwater on their property within the five year period preceding the filing of this action for domestic purposes. The Class excludes the defendants herein, any person, firm, trust, corporation, or other entity in which any defendant has a controlling interest or which is related to or affiliated with any of the defendants,

and the representatives, heirs, affiliates, successors-in-interest or assigns of any such excluded party. The Class also excludes all persons and entities to the extent their properties are connected to a municipal water system, public utility, or mutual water company from which they receive water service, as well as all property pumping 25 acre-feet per year or more on an average annual basis at any time.

- 18. The Class is so numerous that joinder of all members is impracticable. Plaintiff's claims are typical of the claims of the members of the Class. Plaintiff and members of the class have sustained damages arising out of the conduct complained of herein.
- 19. Plaintiff will fairly and adequately protect the interests of the members of the Class and Plaintiff has no interests which are contrary to or in conflict with those of the Class members he seeks to represent. Plaintiff has retained competent counsel experienced in class action litigation to ensure such protection.
- 20. A class action is superior to other available methods for the fair and efficient adjudication of this controversy since joinder of all members is impracticable. Plaintiff knows of no difficulty that will be encountered in the management of this litigation that would preclude its maintenance as a class action.
- 21. There are common question of law and fact as to all members of the Class, which predominate over any questions affecting solely individual members of the Class. Specifically, the Class members are united in establishing (1) their priority to the use of the Basin's groundwater given their capacity as overlying landowners; (2) the determination of the Basin's characteristics including yield; and (3) the availability of injunctive relief.

## FIRST CAUSE OF ACTION

## (For Declaratory Relief Against All Defendants)

- 22. Plaintiff realleges and incorporates herein by reference each of the allegations contained in the preceding paragraphs of this Complaint.
- 23. By virtue of their property ownership, Plaintiff and the Class hold overlying rights to the Basin's groundwater, which entitle them to extract that water and put it to reasonable and beneficial uses on their respective properties.

## CLASS ACTION COMPLAINT

- 24. Plaintiff is informed and believes, and on the basis of that information and belief alleges, that each of the defendants presently extracts groundwater from the Basin and/or asserts rights to that groundwater which conflict with the overlying rights of Plaintiff and the Class.
- 25. Plaintiff is informed and believes and, on the basis of that information and belief, alleges that each of the Defendants extracts groundwater primarily for non-domestic use.
- 26. The Court has adjudicated the Basin as being in a state of overdraft, setting the safe yield at 110,000 acre-feet per annum. Plaintiff is informed and believes and on that basis alleges that the total claims to the groundwater rights in the Basin far exceed the safe yield set by the Court, thereby requiring reduction or diminution of the claims of some persons or entities claiming rights to use groundwater in the Basin.
- 27. Plaintiff's and the Class' present overlying domestic uses of the Basin's groundwater are superior in right to any non-domestic overlying rights held by the Defendants. As stated in California Water Code section 106, "It is hereby declared to be the established policy of this State that the use of water for domestic purposes is the highest use of water and that the next highest use is for irrigation."
- 28. Plaintiff's and the Class' overlying rights need to be adjudicated and apportioned in a fair and equitable manner as against all Defendants.
- 29. Plaintiff and the Class seek a judicial determination that their rights as overlying users are superior to the rights of the non-domestic overlying use of Defendants.
- 30. Plaintiff and the Class further seek a judicial determination as to the priority and amount of water that all parties in interest are entitled to pump from the Basin.

## SECOND CAUSE OF ACTION

## (Against All Defendants to Quiet Title)

- 31. Plaintiff realleges and incorporates herein by reference each of the allegations contained in the preceding paragraphs of this Complaint.
- 32. Plaintiff and the Class own land overlying the Antelope Valley alluvial groundwater basin. Accordingly, Plaintiff and the Class have appurtenant rights to pump and reasonably use groundwater on their land.

## CLASS ACTION COMPLAINT

33. Plaintiff and the Class herein request a declaration from the Court quieting title to their appurtenant rights to pump and reasonably use groundwater on their land in the future.

WHEREFORE, Plaintiff prays for judgment against Defendants, jointly and severally, as follows:

- Declaring that Plaintiff's and the Class' overlying rights to use water from the Basin are superior and have priority vis-a-vis all non-domesite overlying users;
- Apportioning water rights from the Basin in a fair and equitable manner and enjoining any and all uses inconsistent with such apportionment;
- 3. Awarding Plaintiff and the Class the costs of this suit, including reasonable attorneys' and experts' fees and other disbursements; as well as such other and further relief as may be just and proper.

DATED: May 21, 2013

LAW OFFICES OF MICHAEL D. McLACHLAN, APC LAW OFFICE OF DANIEL M. O'LEARY

Daniel M. O'Leary Attorneys for Plaintiff

#### 1 PROOF OF SERVICE 2 I, Kerry V. Keefe, declare: 3 I am a resident of the State of California and over the age of eighteen years, and not a party to the within action; my business address is Best & Krieger LLP, 5 Park Plaza, Suite 1500, Irvine, California, 92614. On July 11, 2013, I served the within document(s): 4 5 PETITION TO ADD-ON CASE; DECLARATION OF JEFFREY V. DUNN 6 by posting the document(s) listed above to the Santa Clara County Superior Court X 7 website in regard to the Antelope Valley Groundwater matter. 8 by placing the document(s) listed above in a sealed envelope with postage thereon fully prepaid, in the United States mail at Irvine, California addressed as set forth 9 below. 10 LAW OFFICES OF BEST BEST & KRIEGER LLP VON KARMAN AVENUE, SUITE 1000 IRVINE, CALIFORNIA 92612 by causing personal delivery by ASAP Corporate Services of the document(s) 11 listed above to the person(s) at the address(es) set forth below. 12 by personally delivering the document(s) listed above to the person(s) at the address(es) set forth below. 13 I caused such envelope to be delivered via overnight delivery addressed as 14 indicated on the attached service list. Such envelope was deposited for delivery by Federal Express following the firm's ordinary business practices. 15 8101 I caused such envelope to be delivered via email to the Chair of the Judicial 16 X Council at coordination@jud.ca.gov. 17 18 I am readily familiar with the firm's practice of collection and processing 19 correspondence for mailing. Under that practice it would be deposited with the U.S. Postal Service on that same day with postage thereon fully prepaid in the ordinary course of business. I 20 am aware that on motion of the party served, service is presumed invalid if postal cancellation date or postage meter date is more than one day after date of deposit for mailing in affidavit. 21 I declare under penalty of perjury under the laws of the State of California that the 22 above is true and correct. 23 Executed on July 11, 2013, at Irvine, California. 24 Kerry V. Keefe 25 26 27 28 26345.00000\6052781.1

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PROOF OF SERVICE