

Edward J. Casey (SBN 119571)
Neal Maguire (SBN 234531)
ALSTON & BIRD LLP
333 South Hope Street, 16th Floor
Los Angeles, CA 90071-1410
Telephone: 213-576-1000
Facsimile: 213-576-1100
ed.casey@alston.com
neal.maguire@alston.com

Attorneys for Cross-Defendant
AV SOLAR RANCH 1, LLC

SUPERIOR COURT OF THE STATE OF CALIFORNIA
FOR THE COUNTY OF LOS ANGELES

ANTELOPE VALLEY
GROUNDWATER CASES

INCLUDED ACTIONS:

LOS ANGELES COUNTY
WATERWORKS DISTRICT NO. 40 v.
DIAMOND FARMING COMPANY, et
al., Los Angeles Superior Court Case No.
BC325201;

LOS ANGELES COUNTY
WATERWORKS DISTRICT NO. 40 v.
DIAMOND FARMING COMPANY, et
al., Kern County Superior Court Case
No. S-1500-CV-254-348;

DIAMOND FARMING COMPANY,
and W.M. BOLTHOUSE FARMS, INC.,
v. CITY OF LANCASTER, et al.,
Riverside Superior Court Case No. RIC
344436 [c/w case no. RIC 344668 and
355840]

Judicial Council Coordination No. 4408

**AV SOLAR RANCH 1, LLC'S APPLICATION
FOR APPROVAL OF STIPULATION
CONCERNING LAND OWNERSHIP AND
PRIOR GROUNDWATER PRODUCTION;
[PROPOSED] ORDER**

Case No. 1-05-CV-049053

Assigned to The Honorable Jack Komar

Trial Date: May 28, 2013
Time: 9:00 a.m.

1 Pursuant to the Court's March 1, 2013 Minute Order, AV Solar Ranch 1, LLC submits
2 this Application for Approval of Stipulation Concerning Land Ownership and Prior Groundwater
3 Production. The proposed Stipulation is attached to this application.
4

5 DATED: March 15, 2013

6 EDWARD J. CASEY
7 NEAL MAGUIRE
8 **ALSTON & BIRD LLP**

9 
10 Edward J. Casey
11 Attorneys for Cross-Defendant
12 AV SOLAR RANCH 1, LLC
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28

1 Los Angeles County Waterworks District No. 40, Quartz Hill Water District, Littlerock
2 Creek Irrigation District, Palm Ranch Irrigation District, Palmdale Water District, the City of
3 Palmdale, the City of Lancaster, and Rosamond Community Services District (the "PWAs") and
4 AV Solar Ranch 1, LLC ("Landowner") (collectively, the "Stipulating Parties") enter into this
5 Stipulation Between Certain Public Water Agencies And Landowner Concerning Land
6 Ownership, Prior Groundwater Production And Proposed Allocation Of Groundwater Rights;
7 And Order Thereon ("Stipulation") through their respective counsel of record. This Stipulation
8 is based on the matters set forth in Section I, below.

9 **I.**

10 **RECITALS**

11 A. Landowner owns land overlying the Antelope Valley Groundwater Basin (the
12 "AV Basin"). (For purposes of this Stipulation, the term "AV Basin" shall mean the Antelope
13 Valley Groundwater Basin as determined and defined by the Honorable Jack Komar in his
14 March 12, 2007 Revised Order After Hearing on Jurisdictional Boundaries.)

15 B. Landowner served its (i) Response To December 12, 2012 Discovery Order for
16 Phase 4 Trial and the Non-Expert Witness Designation ("Discovery Response") and (ii)
17 Stipulation In Lieu Of Deposition Testimony For Phase 4 Trial ("Declaration") on all parties in
18 the instant action.

19 **II.**

20 **TERMS OF THE STIPULATION**

21 A. Based on the Landowner's Discovery Response and Declaration, the PWAs have
22 no objection to the Court making the following findings of fact:

23 (1) Landowner currently owns approximately land overlying the AV Basin,
24 which land is comprised of Assessor Parcel Nos. ("APN") listed in Exhibit A to this Stipulation
25 (the "Subject Property").

26 (2) As of January 1, 2013, Landowner currently uses the Subject Property as
27 follows: for the operation of an approximately 230-megawatt solar photovoltaic electrical power
28 generation facility.

1 (3) Landowner used the Subject Property during calendar years 2011 and
2 2012 as follows: for the construction and operation of an approximately 230-megawatt solar
3 photovoltaic electrical power generation facility.

4 (4) Landowner produced the following quantities of groundwater from the
5 AV Basin during calendar years 2011 and 2012: 129 acre-feet per year ("AFY") in 2011 and
6 147 AFY in 2012.

7 (5) Landowner or its predecessor in interest to the Subject Property produced
8 the following quantities of groundwater from the AV Basin during the period from January 1,
9 2000 through December 31, 2004 (the "2000-04 Time Period"): 360 AFY in 2000, 360 AFY in
10 2001, 360 AFY in 2002, 360 AFY in 2003, and 360 AFY in 2004, for a total of 1,800 acre-feet
11 ("AF").

12 (6) Landowner or its predecessor used the groundwater described in this
13 Section II-A for "reasonable and beneficial" uses on the Subject Property. For purposes of this
14 Stipulation, the term "reasonable and beneficial" shall have the meaning as understood in Article
15 X, Section 2 of the California Constitution.

16 March _____, 2013 ALSTON & BIRD, LLP

17
18
19 By: _____
20 EDWARD J. CASEY
Attorneys for AV Solar Ranch 1, LLC

21 March _____, 2013 BEST BEST & KRIEGER LLP

22
23 By: _____
24 JEFFREY V. DUNN
Attorneys for Los Angeles County Waterworks District No. 40

25 March _____, 2013 CHARLTON WEEKS LLP

26
27 By: _____
28 BRADLEY T. WEEKS
Attorneys for Quartz Hill Water District

1 March _____, 2013 LEMIEUX & O'NEILL

2
3 By: _____

4 WAYNE K. LEMIEUX
5 Attorneys for Littlerock Creek Irrigation District and Palm Ranch
6 Irrigation District

7 March _____, 2013 LAGERLOF, SENECA, GOSNEY & KRUSE

8 By: _____

9 THOMAS BUNN III
10 Attorneys for Palmdale Water District

11 March _____, 2013 RICHARDS, WATSON & GERSHON

12 By: _____

13 STEVEN R. ORR
14 Attorneys for City of Palmdale

15 March _____, 2013 MURPHY & EVERTZ LLP

16 By: _____

17 DOUGLAS J. EVERTZ
18 Attorneys for City of Lancaster and Rosamond Community Services
19 District

EXHIBIT A

Landowner AV Solar owns, occupies, or otherwise controls property in Los Angeles County identified by the following Assessor Identification Numbers: 3236001024, 3236001025, 3236001026, 3236001027, 3236001028, 3236001029, 3236001030, 3236001031, 3236001032, 3236001033, 3236001034, 3236001035, 3236001036, 3236001037, 3236001038, 3236001039, 3257010033, 3257010034, 3257010035, 3257010036, 3257010037, 3257010038, 3257010039, 3257010040, 3257010041, 3257010042, 3257018006, 3257018007, 3257018008, 3257018009, 3257018010, 3257018011, 3257018012, 3257018013.

1 **[PROPOSED] ORDER**

2 On March 15, 2013, AV Solar Ranch 1, LLC filed its Application for Approval of
3 Stipulation Concerning Land Ownership and Prior Groundwater Production (the "Application").
4 Having read and considered all papers filed in connection with the Stipulation attached to the
5 Application, and having received no objections thereto,

6 **IT IS HEREBY ORDERED THAT:** the facts set forth in Section II of the Stipulation
7 are deemed admitted.


8
9 **IT IS SO ORDERED.**

10
11 DATED: _____

Honorable Jack Komar
Judge of the Santa Clara County Superior
Court

12
13
14 Respectfully submitted by:

15 NEAL MAGUIRE
16 ALSTON & BIRD LLP

17 
18 _____
19 Attorneys for Cross-Defendant
AV Solar Ranch 1, LLC

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28

PROOF OF SERVICE

I, Yolanda S. Ramos, declare:

I am employed in the County of Los Angeles, State of California. I am over the age of 18 and not a party to the within action. My business address is Alston & Bird LLP, 333 South Hope Street, Sixteenth Floor, Los Angeles, CA 90071. I am over the age of eighteen years and not a party to the action in which this service is made.

On March 15, 2013, I served the document(s) described as AV SOLAR RANCH 1, LLC'S APPLICATION FOR APPROVAL OF STIPULATION CONCERNING LAND OWNERSHIP AND PRIOR GROUNDWATER PRODUCTION; [PROPOSED] ORDER on the interested parties in this action by enclosing the document(s) in a sealed envelope addressed as follows:

☐ BY MAIL: I am "readily familiar" with this firm's practice for the collection and the processing of correspondence for mailing with the United States Postal Service. In the ordinary course of business, the correspondence would be deposited with the United States Postal Service at 333 South Hope Street, Los Angeles, California 90071 with postage thereon fully prepaid the same day on which the correspondence was placed for collection and mailing at the firm. Following ordinary business practices, I placed for collection and mailing with the United States Postal Service such envelope at Alston & Bird LLP, 333 South Hope Street, Los Angeles, California 90071.

☒ BY ELECTRONIC MAIL: By posting the document listed above to the Santa Clara Superior Court website: www.scefiling.org regarding the ANTELOPE VALLEY GROUNDWATER matter.

☐ BY FEDERAL EXPRESS ☐ UPS NEXT DAY AIR ☐ OVERNIGHT DELIVERY: I deposited such envelope in a facility regularly maintained by ☐ FEDERAL EXPRESS ☐ UPS ☐ Overnight Delivery [specify name of service:] with delivery fees fully provided for or delivered the envelope to a courier or driver of ☐ FEDERAL EXPRESS ☐ UPS ☐ OVERNIGHT DELIVERY [specify name of service:] authorized to receive documents at Alston & Bird LLP, 333 South Hope Street, Los Angeles, California 90071 with delivery fees fully provided for.

☐ BY FACSIMILE: I telecopied a copy of said document(s) to the following addressee(s) at the following number(s) in accordance with the written confirmation of counsel in this action.

☒ [State] I declare under penalty of perjury under the laws of the State of California that the above is true and correct.

☐ [Federal] I declare under penalty of perjury that the foregoing is true and correct.

Executed on March 15, 2013, at Los Angeles, California.


YOLANDA S. RAMOS