

## **EXHIBIT C**

**Resolution R-25-47**  
**New Production Application**  
**Magnolia, LP**

**RESOLUTION NO. R-25-47**

**APPROVING APPLICATIONS FOR NEW PRODUCTION WITH REQUIREMENTS  
TO INTERVENE PURSUANT TO THE TERMS OF THE JUDGMENT;  
ATTACHED EXHIBIT A**

WHEREAS, the Antelope Valley Watermaster, formed by the Antelope Valley Groundwater Cases Final Judgment (“Judgment”), Santa Clara Case No. 1-05-CV-049053 signed December 23, 2015, is to administer the Judgment; and

WHEREAS, a process for considering and approving applications for new production is set forth in the Judgment and in the Rules and Regulations unanimously adopted by the Board on June 24, 2020 pursuant to Resolution No. R-20-12; and

WHEREAS, the Watermaster Engineer is authorized under the Judgment to recommend to the Watermaster Board that applications for new production be denied or approved and that approval may be pursuant to certain conditions; and

WHEREAS, pursuant to the terms of the Judgment, the Watermaster Engineer is required to make certain findings and to consider, investigate and recommend to the Watermaster Board denial or approval, or approval with certain conditions, this application consistent with the terms of the Judgment; and

WHEREAS, the Watermaster Engineer has reviewed all the applications listed on attached Exhibit A and has made the appropriate findings, including that the applicant has a right to produce groundwater under the Judgment or otherwise agrees to purchase replacement water, that all conditions for new production are met under the Judgment and the Rules and Regulations, and that no Material Injury will result from the proposed production; and

WHEREAS, Magnolia, LP is not a Party to the Judgment, and as such, Magnolia, LP may not receive New Production Rights until they successfully intervene as Parties to the Judgment; and

WHEREAS, in consultation with the Watermaster General Counsel, the Watermaster Engineer has reviewed the Application and, if the Board chooses to approve the Applications, recommends that approval be subject to the following conditions, as noted on Exhibit A:

- (1) Magnolia, LP must file a motion to intervene as Party to the Judgment no later than thirty (30) days after the date of this Resolution;
- (2) Magnolia, LP must satisfy all Replacement Water Obligations
- (3) The proposed New Production Application shall be of no force or effect until Magnolia, LP has successfully intervened as a Party to the Judgment .

- (4) nothing in this Resolution shall be construed as precedent or authority for any non-Party to receive a New Production Right without first intervening in the Judgment.

WHEREAS, the Watermaster Board has considered the findings and recommendations of the Watermaster Engineer set forth above and attached in Exhibit A and is prepared to approve the Applications pursuant to such conditions recommended by the Watermaster Engineer.

NOW, THEREFORE, BE IT RESOLVED, that the Watermaster Board unanimously approves the applications for new production in attached Exhibit A to this Resolution as being consistent with the terms of the Judgment and applicable Rules and Regulations, subject to the conditions set forth in the Recitals above and attached in Exhibit A.

**I certify that this is a true copy of Resolution No. R-25-47 as passed by the Board of Directors of the Antelope Valley Watermaster at its meeting held September 24, 2025, in Palmdale, California.**

Date: \_\_\_\_\_

\_\_\_\_\_  
Robert Parris, Chairman

ATTEST: \_\_\_\_\_  
Patricia Rose – Secretary

**EXHIBIT A Attachment to  
Resolution No. R-25.47  
Approving New Production Application  
Pursuant to the Terms of the Judgment**

| <b>APN#</b>  | <b>Amount Requested</b> | <b>Use of Well</b> | <b>Subarea</b>   | <b>Applicant/Property Owner</b> |
|--------------|-------------------------|--------------------|------------------|---------------------------------|
| 3023-006-067 | 93 AF Over a 2- years   | Commercial         | Central Antelope | Magnolia, LP                    |

September 10, 2025

Robert Parris, Chair  
Antelope Valley Watermaster Board

Re: APN #3023-006-067 (Magnolia, LP/Pacific Communities Builder, Inc.) New Production Application Findings

Watermaster Board:

Todd Groundwater has determined that the above-mentioned application for New Production in the Central Antelope Subarea for commercial use is complete provided the applicant agrees to the following:

- Intervene in the Judgment
- Install a Watermaster-approved meter on the well from a pre-approved meter installer.
- Report Annual Production to the Watermaster each year.
- Provide quarterly meter production reports, including photographs of the meter reading.
- Pay Administrative Assessments or Replacement Water Assessments for all future production. If the Annual Production is not reported, the New Production Party will be invoiced for the full amount of approved New Production rights.
- Contact the Watermaster if the anticipated volume of production or use changes.

Magnolia, LP/Pacific Communities Builder, Inc., (Magnolia LP) is requesting temporary New Production of 93 AF to provide construction water to Pacific Mesquite development over two years. Magnolia, LP, is the owner, and Pacific Communities Builder, Inc., is the developer. The water would be pumped from an existing well on parcel number 3023-006-067 that will be rehabilitated and have a meter installed prior to production. The development will be constructed nearby on the parcels 3023-006-006, 3023-006-028, 3023-006-029, 3023-006-040, 3023-006-041, 3023-006-049, and 3023-006-057. The water would be used for rough grading operations and dust control, beginning in Fall 2025 and is estimated to be completed in 2027. Palmdale Water District (PWD) does not currently have the infrastructure in place to provide water to this project and has provided conditional consent to use this water well within PWD service area boundaries.

**Figure 1** shows the location of APN #3023-006-067, and the location of the existing well. Water for this project will be delivered with a 4,000 gallon water truck, 10,000 gallon water tender or temporary hoses/piping. **Figure 2** shows the proximity of this parcel to known wells owned by Parties, color-coded by the volume each well produced in 2024. Small Pumper wells are shown as gray squares.

Monitoring and production wells near the well show that water levels have, in general, increased in recent years (**Figure 3**). This is most pronounced in the wells east of the parcel

