

NEW PRODUCTION APPLICATION

ANTELOPE VALLEY WATERMASTER

Please include an application fee according to the fee schedule posted on the Watermaster website:

<https://avwatermaster.net>. Make check out to: Antelope Valley Watermaster

Mail to: Antelope Valley Watermaster, 500 Capitol Mall, Ste. 2350, Sacramento, CA 95814 OR email to:
info@avwatermaster.net

Call Watermaster Administrative staff at 661-234-8233 with questions.

Date 07/11/2025 Proposed Well Site APN 3023-006-067
Property Owner/Well Owner Magnolia, LP (Owner) / Pacific Communities Builder, Inc. (Developer)
Property Owner/Well Owner Mailing Address 1000 Dove Street, Suite 100, Newport Beach, CA 92660
Contact Phone Number (949) 660-8988 Contact email _____
New Well Latitude/Longitude (or x, y) 34°33'56.7"N 118°02'59.4"W Antelope Valley Subarea: Central Antelope Valley Subarea
Use of New Well (Agricultural, Domestic, Industrial, Municipal, Monitoring, etc.) Construction Water
If Domestic well, will well be used to supply one single family household only? Yes/No. n/a
Do other wells exist on this property? Yes/No. If Yes, indicate if active, inactive, or abandoned and show on Site Plan.
When will a meter be installed on the well? Prior to use

New Production requests are to include the following (Section 18.5.13 of the Judgment):

1. Payment of an application fee sufficient to recover all costs of application review, field investigation, reporting, and hearing, and other associated costs, incurred by the Watermaster and Watermaster Engineer in processing the application for New Production. Please attach a check to this application submittal for the fee associated with a New Production application as per the fee schedule posted on the Watermaster website. Check can be made out to Antelope Valley Watermaster.
2. Written summary describing the proposed quantity, sources of supply, season of use, purpose of use, place of use, manner of delivery, and other pertinent information regarding the New Production.
3. Maps¹ identifying the location of the proposed New Production, including Basin Subarea.
4. Well information² including proposed well design, estimated annual pumping, and agreement to install a meter in accordance with the Rules & Regulations. Plus, a statement that once the well is installed, the applicant will provide water well permits, specifications and well-log reports, pump specifications and testing results, and water meter specifications associated with the New Production.
5. Written confirmation that applicant has obtained all necessary entitlements and permits including all applicable Federal, State, County, and local land use entitlements and other permits necessary to commence the New Production.
6. Written confirmation that applicant has complied with applicable laws and regulations including all applicable Federal, State, County, and local laws, rules and regulations, including but not limited to, the California Environmental Quality Act (Public Resources Code §§ 21000, et. seq.).
7. Preparation of a water conservation plan, approved and stamped by a California licensed and registered professional civil engineer with expertise in groundwater hydrology, demonstrating that the New Production will be designed, constructed and implemented consistent with California best water management practices.
8. Preparation of an analysis of the economic impact of the New Production on the Basin and other Producers in the Subarea of the Basin.
9. Preparation of an analysis of the physical impact of the New Production on the Basin and other Producers in the Subarea of the Basin.
10. A written statement, signed by a California licensed and registered professional civil engineer with expertise in groundwater hydrology, determining that the New Production will not cause Material Injury. Material injury could be in the form of

¹ Maps are to include North arrow and scale, location of proposed well with dimensions in feet from well to nearest cross streets, and location of site features, including major buildings, landscaped areas, all existing wells, roads, etc.

² Please attach a diagram showing proposed well construction, including maximum well depth, casing diameter and materials, ground surface elevation, screen intervals, and estimated pumping capacity. A completed DWR Well Completion Report is required to be submitted to the Antelope Valley Watermaster upon completion of well.

- significant and unreasonable 1. Chronic lowering of groundwater levels, 2. Reduction of groundwater storage, 3. Degraded water quality, 4. Land subsidence, 5. Depletions of interconnected surface water such that beneficial uses are impacted.
11. Written confirmation that the applicant agrees to pay the applicable Replacement Water Assessment for any New Production.
 12. Other pertinent information which the Watermaster Engineer may require.

In addition, all New Production applicants who are not Parties to the Judgment³ are to comply with Section 20.9 of the Judgment, consult with the Watermaster Engineer, and seek the Watermaster's stipulation to allow them to intervene to become bound by the Judgment prior to commencing Production. The non-Party applicant must file a motion to intervene with the court that includes reference to their effort to obtain the Watermaster's stipulation to the intervention. It is strongly recommended that the non-Party applicant consult with a lawyer to assist them with compliance with Section 20.9 of the Judgment. If applicant believes they are part of the Non-Pumper Class (see footnote below) and therefore does not need to intervene in the Judgment, please provide supporting documents or statements demonstrating adherence to items 1-6 in the footnote.

SIGNATURES

Under penalty of perjury, I understand and agree to be bound by the terms of the Antelope Valley Adjudication Judgment and to pay the applicable Replacement Water Assessment for any New Production. I certify that the information provided on this Request for New Production is correct to the best of my knowledge and that the signature below, whether original, electronic, or photocopied, is authorized and valid, and is affixed with the intent to be enforceable. I understand that it is my responsibility to notify the Antelope Valley Watermaster of any changes in any of the information provided on this form within 15 days. I also understand that additional information may be required if there is a suspected potential for a material injury as defined in the Judgment. I further understand and agree that the purpose, place and quantity of New Production, if any, approved by the Watermaster pursuant to this application shall be the only purpose and place, and the maximum amount, of New Production that I can Produce in any given Year. I certify that I will comply with the restrictions set forth in Section 14.n of the Watermaster Rules and Regulations setting forth limitations on New Production, and that my failure to comply with these restrictions may result in a revocation of my New Production rights.

Signature of Applicant



Date 7/11/2025

³ An applicant may already be a Party to the Judgment if they are part of the Non-Pumper Class (Willis Class) and meet the criteria described in Section 3.5.22 of the Judgment, as follows:

1. They are a private party and not a "governmental" entity.
2. They (or their successor in interest—see no.4 below) own real property within the Adjudicated Area and were not pumping water at the time of the Judgment being entered as of December 2015.
3. They (or their successor in interest—see no. 4 below) did not pump water on their property "at any time during the five Years preceding January 18, 2006."
4. Non-Pumper class status applies to those who are successors in title or interest (via gift or purchase or inheritance or otherwise) to a Non-Pumper Class member's land that meets the above criteria.
5. Note the term "Non-Pumper Class Member" does not apply to those who opted out or to those connected to a municipal water system, public utility, or mutual water company from which they receive water service. Also, their land cannot be considered "improved" by the Assessor's Office of Los Angeles or Kern County, unless the person declares under penalty of perjury that they do not pump and have never pumped water on those properties.
6. Finally, the Non-Pumper Class does not include anyone individually named in the Public Water Suppliers' cross-complaint unless those persons opted into the Non-Pumper Class.

New Production Application

Antelope Valley Watermaster

Applicant: Pacific Communities, Inc.

July 2025

1. Payment to be included with submittal of application
2. Written Summary:
 - A. Proposed Quantity: up to approximately 93 Ac-Ft
 - B. Sources of Supply: Existing Well
 - C. Season of Use: Peak use will be during grading operations which is estimated to begin in Fall 2025. Additional use for dust control will be as needed throughout the year.
 - D. Purpose of Use: Supply water for the rough grading of Tract 060148 (130 Residential Lots) and for dust control through out construction
 - E. Place of Use: Site is adjacent to the well site and includes APN's 3023-006-006, 028, 029, 040, 041, 049 and 057.
 - F. Manner of Delivery: 4000-gal truck, 10,000-gal water tender, or temp piping/hoses to site.
3. Maps:
 - A. See attached Tentative Tract Map for Well Site location
 - B. Assessor's map showing APN 3023-006-067.
 - C. AVWM Boundary Map showing approximate well location in the Central AV Subarea
4. Well Information (existing well when property was purchased – no information provided by previous owner):
 - A. Borehole: Unknown. Casing: 8.25" steel, blank to 212.5' below top of casing, Mill Slot Perforations @ 212.5' – 380'. See attached Downhole Video Survey Log
 - B. Annual Pumping: Depends on grading contractor. Anticipate 3 ac-ft/ac for rough grading and dust control. The total site consists of 31 acres, thus, a total of 93 Ac-Ft is estimated.
 - C. Water Meter: To be installed prior to use of Well in accordance with the Water Master requirements.
 - D. Well Log: None available from DWR. See attached Log from the Down Hole Video performed on 8/15/24.
 - E. Pump Specs: 275 gpm, 40 hp pump set at 420' on 4" galvanized steel pipe column.
5. Confirmation of Entitlements and Permits: All permits required will be obtained by owner. Entitlements for the proposed housing tract development (TTM 60148) were granted by the City of Palmdale in 2022.

To be completed by the Watermaster:

Watermaster Engineer Approval Maura Reilly Date 9/10/2025

Watermaster Board Approval _____ Date _____

NOTE: This application is not for a well construction permit; a completed and approved application must be submitted to the appropriate well permitting agency (e.g., Kern or Los Angeles Counties) for a well construction permit, if the well is to be installed within the Antelope Valley Adjudicated Area.