

EXHIBIT A

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"WAntelope 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? —/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.

To be completed by the Watermaster:

Watermaster Engineer Approval _____ Date _____

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.

New Production Application

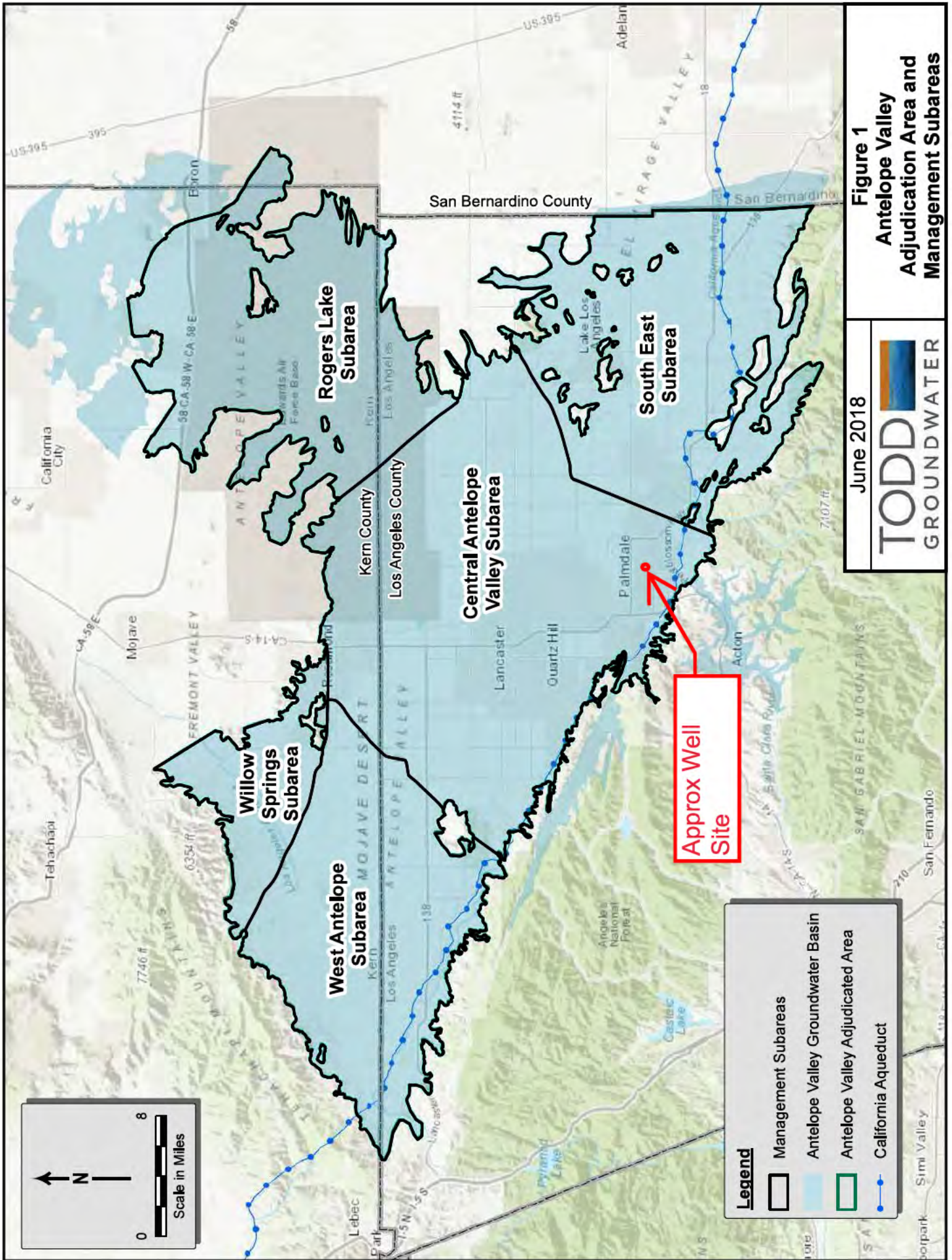
Antelope Valley Watermaster

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.

6. We will comply will all rules and regulations pertaining to the well and its use.
7. See the Water Conservation Practices form. Water will be used for grading and dust control as well as implementing BMP's for the construction of this residential development.
8. Economic Impact: Any potential economic impact to the basin and other producers in this subarea of the basin will be minis from this new production well and will be mitigated by the payment of replacement water assessments levied by the Water Master so that an equal amount of imported water can be used to recharge the basin. We agree to pay the applicable replacement water assessments for this new production.
9. Physical impact: With payment of assessments for replacement water, we will be paying for an equal amount of imported water to replace water that is used, so any physical impact will be mitigated. As such, this new production well will not create any physical impact to the ground water basin nor will it have any impact to other producers in this subarea of the basin.
10. California Licensed and Registered Professional Civil Engineer: See Letter from Antelope Valley Engineering included.
11. We will pay any and all Replacement Water Assessments as levied by the Water Master.
12. Other Information: This well was existing when the property was purchased and is ideally situated to provide the necessary water for the construction of this housing tract, minimizing any hauled water or use of potable water from other sources, reducing other potential direct or indirect impacts.








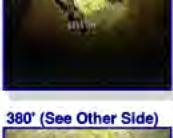



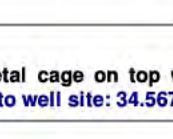


DOWNHOLE VIDEO SURVEY

Well Rehabilitation Services, Inc

Contractor License No.: CA. 983846
 PO Box 80365 Bakersfield, CA. 93380
 Phone: 661-587-0914 Fax: 661-587-0981 Web: Shelley@wellrehabservices.com

Client: RoadRunner Pump Service Survey Date: August 15, 2024
 Address: PO Box 1052 Invoice: pending Run: 1
 City: Pearblossom State: CA Zip: 93553 Well Name: Ave R-8 & 45th St
 Requested By: Archie Floyd P.O.: N/A Well Owner: Pacific Communities
 Copy To: Camera: Aries BT9700 Color Camera
 Reason For Survey: General Inspection Zero Datum: Top Of Casing
 Location: 100' W/O 45th St, 90' N/O E Avenue R-8
 Field: Palmdale Depth: 434.3 ft. Vehicle: W20
 County: Los Angeles Gas Detected: NO LEL: 0.0 H2S: 0.0 CO: 0.0 Type Perfs: Mill Slots
 Perf Intervals: 212.5-434.3 ft.
 1st Csg I.D.: 8.25" Steel Csg thickness: .187" From: 0 ft. To: 434.3 ft. 2nd Csg I.D.: Csg Weight: From: To:
 I.D Reference: Measured Casing Buildup: Light S.W.L.: 142 ft. P.W.L.: Pump Depth:
 Operator: Montoya Latitude: 34.56574° Longitude.: 118.04981° Section: Range: Township:
 Other Information:

WELLBORE SNAPSHOTS	DEPTHS (SideScan-Feet)	WELLBORE / CASING INFORMATION
0' (See Other Side)  0' (See Other Side) 	0.0 Ft.	Downview 18' deeper than sideview
	142.0 Ft.	Sideview-Zero Datum
		Sideview-Static Water Level, no oil
		Downview visibly cloudy to 210'
142' (See Other Side)  212.5' (See Other Side) 	212.5 Ft.	Sideview-Top of Mill Slot Perforations (Joint)
	213.2 Ft.	Sideview-Observed water entry from perforations, no gravel pack visible
	220.0 Ft.	Sideview-Perforations plugged
213.2' (See Other Side)  220' (See Other Side) 	260.0 Ft.	Downview-Lighth buildup & sand residual
	300.0 Ft.	Downview-Very few perforations visible throughout casing
	354.8-355 Ft.	Sideview-Large hole, water entry (1) (piece of tape stuck on)
260' (See Other Side)  300' (See Other Side) 	380.0 Ft.	Sideview-Perforations plugged
354.8' (See Other Side)  355' (See Other Side) 		
355' (See Other Side)  380' (See Other Side) 		

Click or Scan QR Code

Watch Video



Notes: Small metal cage on top well must be removed with rig-crane
 Entrance to well site: 34.56737,-118.04959

WELLBORE SNAPSHOT(S)

Depth: 0 Feet



Depth: 0 Feet



Depth: 142 Feet



Depth: 212.5 Feet



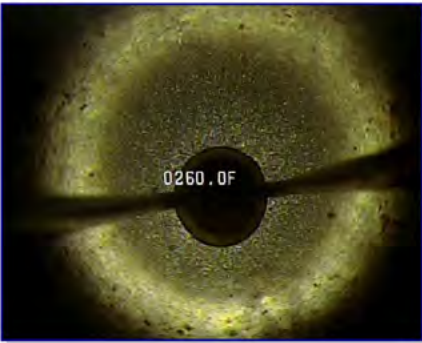
Depth: 213.2 Feet



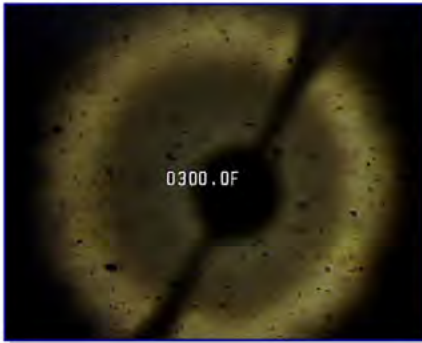
Depth: 220 Feet



Depth: 260 Feet



Depth: 300 Feet



Depth: 354.8 Feet



Depth: 355 Feet



Depth: 355 Feet



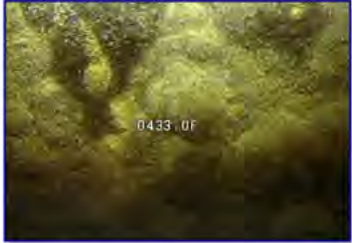
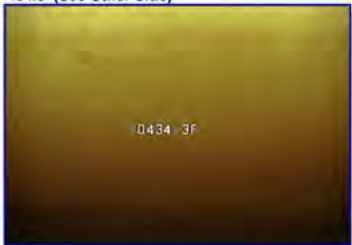


Depth: 380 Feet



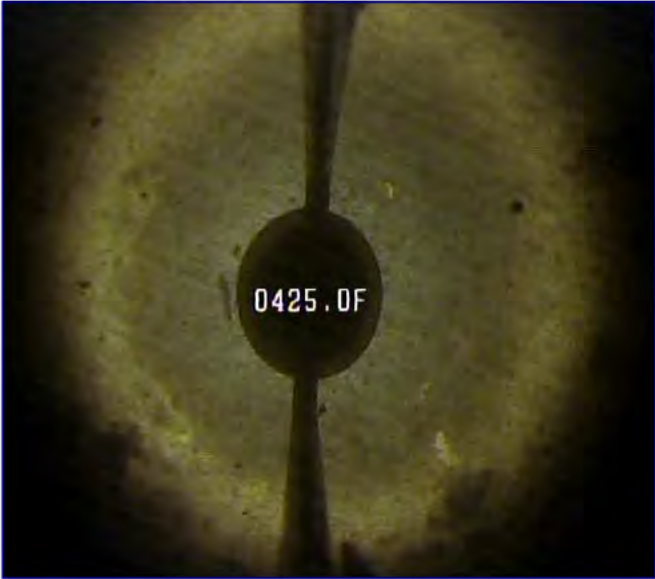
DOWNHOLE VIDEO SURVEY

Survey Date: August 15, 2024
 Client: RoadRunner Pump Service
 Well Name: Ave R-8 & 45th St
 Depth: 434.3 ft.
 1st Csg I.D.: 8.25 in. From: 0 ft. To: 434.3 ft.
 2nd Csg I.D.: _____ From: _____ To: _____
 S.W.L.: 142 ft. P.W.L.: _____ Pump Depth: _____
 Type Perfs: Mill Slots
 Perf Intervals: 212.5-434.3 ft.

WELLBORE SNAPSHOTS	DEPTHS (SideScan-Feet)	WELLBORE / CASING INFORMATION
<p>425' (See Other Side)</p> 	<p>425.0 Ft.</p> <p>430.0 Ft.</p> <p>433.0 Ft.</p> <p>434.3 Ft.</p>	<p><i>Downview visibility decreases with depth</i></p> <p><i>Sideview-Appears to be a perforation</i></p> <p>Sideview-Moderate buildup & sand</p> <p>Sideview-Bottom fill, soft</p> <p>End of Survey</p>
<p>430' (See Other Side)</p> 		
<p>433' (See Other Side)</p> 		
<p>434.3' (See Other Side)</p> 		

WELLBORE SNAPSHOT(S)

Depth: 425 Feet



Depth: 430 Feet



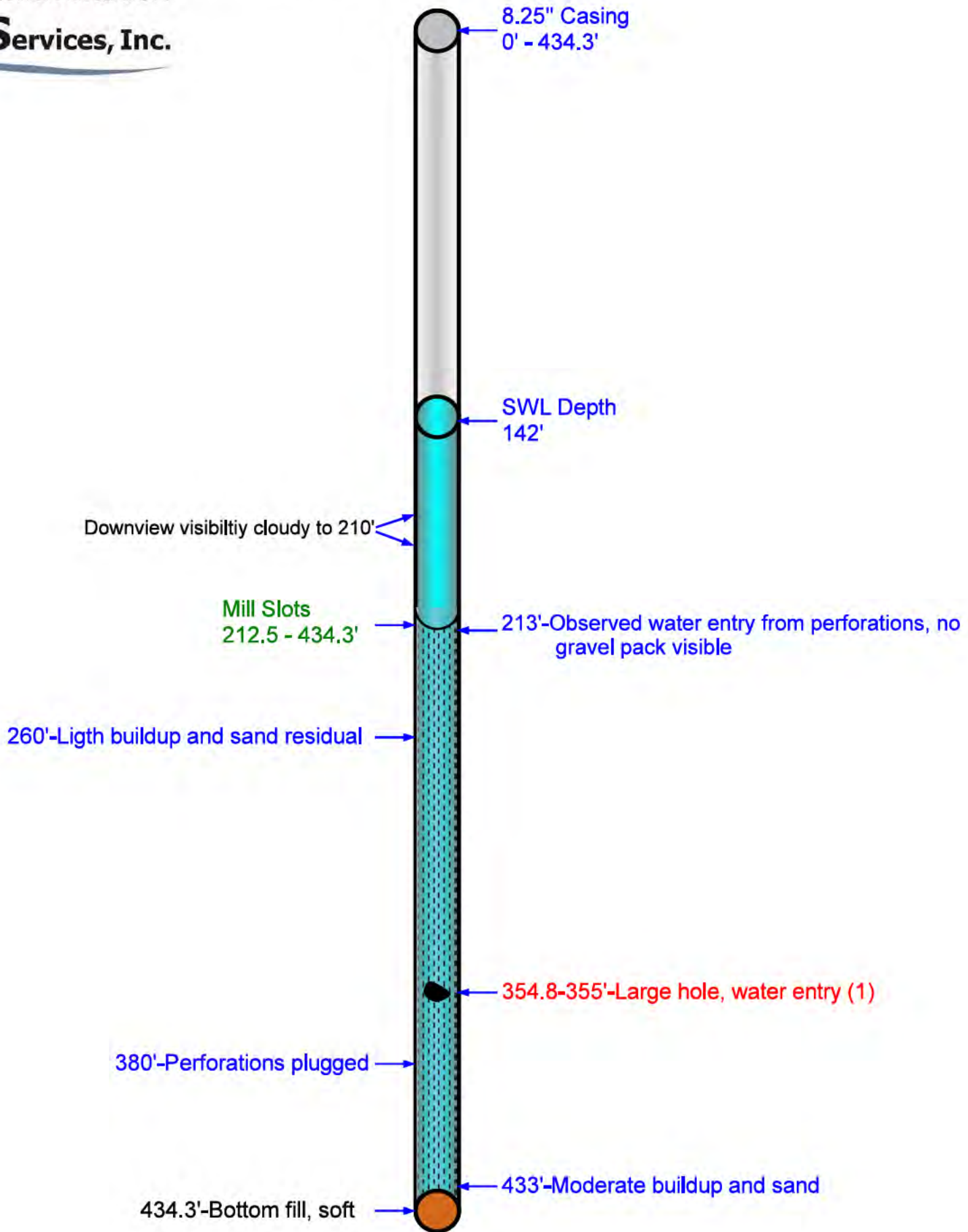
Depth: 433 Feet



Depth: 434.3 Feet



AVE R-8 & 45TH RUN 1



Water Conservation Practices

ANTELOPE VALLEY WATERMASTER

Domestic Agricultural Commercial/Industrial Municipal Monitoring

Date 7/11/2025 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 Elaine@pcbinc.com

Estimated annual pumping from New Well 93 acre-feet/~~year~~ Well capacity 275 gallons/minute

Describe the proposed use of the New Well (attach back up information as necessary) Temporary for grading and dust control water for the development of a new housing tract under same ownership.

Lot/Parcel Size 0.35 (acres)

Proposed Structure(s) (e.g. home, office, barn, etc.) and size (square feet) No proposed structures.
Temporary electrical equipment to provide power to the well pump, discharge piping/hose from the well to an elevated water tank to facilitate filling of water trucks, etc.

Number of full bathrooms N/A Number of half bathrooms N/A

Is there (or will there be) a pool? N/A Size of pool N/A (gallons)

Is there (or will there be) a spa/hot tub? N/A Size of spa/hot tube N/A (gallons)

Area to contain irrigated landscaping N/A square-feet

Describe all proposed landscaping (type and how many) N/A

Area to contain irrigated crops or fruit trees N/A square-feet

Describe all proposed crops and fruit trees (type and how many) N/A

Please provide details on potential water use not mentioned above (e.g. farm animals, etc.)

N/A

Water Conservation Checklist


Please indicate which of the following measures will be used:

- ENERGY STAR® water-conserving appliances installed, e.g., dishwasher, washing machine appl.
- Water-efficient showerhead using conventional aerator or venturi technology for flow rate < 2.5 gpm fixture
- Water-efficient sink faucets/aerators < 2.2 gallons/minute
- Ultra-low flow (< 1.6 gpm/flush) toilets installed
- Low-volume, non-spray irrigation system installed, e.g., drip irrigation, bubblers, drip emitters, soaker hose, stream-rotator spray heads
- Weather-based irrigation controllers, e.g., computer-based weather record
- Collect and use rainwater as permitted by local code
- Separate and re-use greywater as permitted by local code
- Composting or waterless toilet as permitted by local code
- Drought-resistant, native plants (site-appropriate)
- Xeriscape landscaping
- Evapotranspiration-based irrigation controller with a rain sensor
- Soil moisture sensor-based irrigation controller

Please provide additional details here This is a temporary use for grading and dust control. No buildings, agriculture or animals. It is anticipated that the grading and dust control will take approximately 3 ac-ft/ac over the course of the development of this housing tract project.

SIGNATURES

I understand and agree to abide by the terms of the Antelope Valley Adjudication Judgment. I certify that the information provided on this Water Conservation Practices for Single Family Home form 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.

Signature of Applicant  Date 7/11/2025