

FILED
SUPERIOR COURT
COUNTY OF SAN BERNARDINO
CHINO DISTRICT

JUL 20 2012

BY Julie Francis
DEPUTY

SUPERIOR COURT FOR THE STATE OF CALIFORNIA
FOR THE COUNTY OF SAN BERNARDINO

CHINO BASIN MUNICIPAL WATER
DISTRICT,

Plaintiff,

vs.

CITY OF CHINO, et al.,

Defendants

CASE NO. RCV 51010

~~TENTATIVE~~
RULING

Date: July 20, 2012

Dept: C-1

Time: 10:30 a.m.

The motion of California Steel Industries, Inc., is denied for the reasons set forth herein.

REQUEST FOR JUDICIAL NOTICE

The Court grants California Steel Industries Inc.'s (CSI) request for judicial notice as follows:

- 1) Exhibit 1, judgment of January 27, 1978;
- 2) Exhibit 2, stipulation and order for approval of water rights and stay of proceedings, approved December 20, 1995, by Judge King;
- 3) Exhibit 3, CCG Ontario LLC's petition in intervention and Watermaster's joinder to the petition filed June 29, 2001;

- 1 4) Exhibit 4, order granting final approval of Watermaster rules and regulations,
- 2 approving intervention of CCG Ontario, LLC, etc., file July 19, 2001;
- 3 5) Exhibit 5, the excerpts of Watermaster's notice of meetings and agenda package
- 4 for the public meetings held on November 18 and November 20, 2008, including
- 5 copies of the November 7, 2008, letters from CCG and ACM to Watermaster, Anna
- 6 November 13, 2008 summary and analysis, and the November 18 and 20, 2008, staff
- 7 reports;
- 8 6) Exhibit 6, motion requesting approval of intervention of Aqua Capital
- 9 Management dated December 22, 2008;
- 10 7) Reporter's transcript of oral proceedings, February 2, 2009;
- 11 8) Notice of rulings dated February 23, 2009;
- 12 9) April 19, 2011, letter from Brett Guge, Executive Vice President, Finance and
- 13 Administration, California Steel Industries, Inc. to Danielle Maurizio, Interim Chief
- 14 Executive Officer, Chino Basin Watermaster;
- 15 10) ACM's verified complaint;
- 16 11) 2000 grant deed from Kaiser entities to CCG Ontario, LLC.

17
18 The Court grants Aqua Capital Management LP's (ACM) request for judicial notice
19 as follows:

- 20 1) The docket for San Bernardino County Superior Court case number RCV RS
- 21 51010 *Chino Basin Municipal Water District v. City of Chino* (the "Chino Basin Action")
- 22 2) The verified complaint of ACM in San Bernardino County Superior Court case
- 23 number CIVRS 1108911, *Aqua Capital Management LP v. California Steel Industries, Inc.*
- 24 (the "quiet title action");
- 25 3) The demurrer of CSI to the verified complaint in the quiet title action;
- 26 4) ACM's opposition to CSI's demurrer;
- 27 5) CSI's reply to ACM's opposition;
- 28 6) The minute order dated December 19, 2011, in the quiet title action regarding

1 CSI's demurrer;

2 7) The notice of reassignment of case number CIVRS 1108911 from Judge Stanford
3 E Reichert to Judge Gilbert Ochoa for all purposes.

4
5 The court grants the partial joinder of Chino Basin Watermaster in CSI's motion.
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7

8 **FACTUAL BACKGROUND**
9

10 Paragraph 15(c) of the judgment states:

11 Full jurisdiction, power, and authority are retained and
12 reserved to the court as to all matters contained in this
13 judgment, except . . . "the determination of specific
14 quantitative rights and shares in the declared Safe Yield or
15 Operating Safe Yield herein declared in Exhibits "D" and
16 "E".

17 Exhibit D identifies Overlying Non--Agricultural rights, showing Kaiser Steel
18 Corp. having total overlying nonagricultural rights of 3,743 acre-feet and share of
19 Safe Yield of 2,930.274 acre-feet.

20 Exhibit E identifies appropriative rights not listing Kaiser Steel.

21 In a grant deed recorded August 16, 2000, various Kaiser Steel entities granted
22 to CCG Ontario, LLC, properties including the entities' interest in "those overlying
23 (non-cultural) pool water rights pursuant and subject to the judgment in Chino Basin
24 Municipal Water District v. City of Chino, et al., San Bernardino Superior Court Case
25 No. RCV 51010 (1978)." (CSI request for judicial notice exhibit 11, exhibit "C").

26 ACM has alleged that CCG conveyed water rights to ACM on December 24,
27 2008. The water rights grant deed was recorded on February 18, 2009 in San
28 Bernardino County, California. This deed was not an exhibit to the motion.

1 In 2008, ACM and CCG submitted letters and related information to Chino
2 Basin Watermaster requesting approval of (1) transfer of CCG's rights to 630.274
3 acre-feet per year to ACM and (2) ACM's intervention in the judgment is a member
4 of the Overlying Non-Agricultural Pool.

5 Watermaster staff prepared 2 analyses in connection with this proposed
6 transfer from CCG to ACM, one for the pool committees and Watermaster Board
7 and another for other interested parties. Watermaster concluded that "[CCG]
8 intervened into the judgment in 2000, at which time acquired 630.274 acre-feet of
9 Overlying (Non-Agricultural) Pool water rights from Kaiser Venture, Inc. Recently,
10 CCG executed a definitive agreement to sell real property overlying the Chino Basin
11 totaling 9.58 acres to Aqua Capital Management (Aqua). As part of the property sale,
12 CCG wishes to transfer all of its water rights and its water in storage to Aqua."

13 CSI states that sometime in 2011, CSI discovered that Watermaster's records
14 did not reflect the fact that CSI holds a joint ownership interest in the right to the
15 630.274 acre-feet per year. CSI further alleges that Watermaster records did not
16 reflect that ACM only acquired joint ownership interest in said rights from CCG.
17 Therefore, according to Section 3.3 of Watermaster Rules and Regulations, CSI
18 submitted a letter to Watermaster dated April 19, 2011, that requested a correction
19 records reflect CSI's joint ownership interest. CSI gave a copy of the letter to ACM.

20 ACM thereafter filed the quiet title action that alleges ACM had a "sole
21 ownership" interest to the 630.274 acre-feet per year ACM received from CCG (thus
22 excluding CSI's claimed joint ownership interest). The complaint also alleges that
23 CCG made representations to ACM that a sole ownership interest was being
24 conveyed to ACM. CSI argues that CCG did not have a "sole ownership" interest to
25 sell.

26 In its quiet title action, ACM alleges that in 2011, CSI produced what purports
27 to be a 1995 water rights acknowledgment between CSI and Kaiser Steel Corp. from
28 whom CCG acquired the water rights conveyed to ACM. According to the 1995

1 water rights acknowledgment, CSI and Kaiser agreed to hold the 630.274 acre-feet of
2 water rights as joint tenants. ACM claims it had no knowledge of the water rights
3 acknowledgment before 2011, and the water rights acknowledgment was never
4 recorded.

5 6 RULINGS

7
8 1. Judgment paragraph 15 does not require the court to make a declaration of
9 rights with respect to the nature of the ownership interest of California Steel
10 Industries, Inc. ("CSI") in the 630.274 acre-feet of water per year.

11 a) From the courts continuing jurisdiction, the judgment excepts "the
12 determination of specific quantitative rights and shares in the declared Safe
13 Yield or Operating Safe Yield herein declared in Exhibits "D" and "E".

14 b) The claims of both ACM and CSI derived from Kaiser's specific quantitative
15 rights under the original judgment.

16 c) Therefore, the court finds that whether CSI has a joint ownership interest in
17 the rights of ACM to be a determination of specific quantitative rights.

18 2. The court does not find a danger of inconsistent judgments.

19 a) CSI argues that there are two post judgment orders-1995 and 2001-which state
20 that the rights to the 630.274 acre-feet per year are held in joint ownership
21 with CSI is one of the co-owners. CSI claims that had ACM originally
22 brought the claims before this court, ACM would have been confronted
23 with the 1995 and 2001 orders.

24 b) In the quiet title action, Judge Ochoa has all the same orders, rulings, and
25 argument (*e.g.*, res judicata and collateral estoppel) available to this court.

26 1) Furthermore, for the court to rule on this motion, it would deny a full
27 hearing on all the issues of the quiet title action, including the alleged
28 representations by CCG to ACM that CCG had a "sole ownership"

1 interest to sell.

2 A) With the previous rulings by Judge Ochoa on demurrers, having this
3 court rule on CSI's same arguments in the instant motion would
4 create additional complex issues for res judicata and collateral
5 estoppel.

6 II) CCG disputes the credibility ACM's allegations, and the quiet title action is
7 the proper vehicle for a full exploration of the credibility issue.

8 III) The court sees no reason why CSI should not be able to "confront"
9 ACM with the 1995 and 2001 orders in the quiet title action.

10 c) With the rulings previously made in the quiet title action with respect to
11 similar arguments, there is a greater risk of inconsistent rulings by this court
12 ruling on CSI's motion.

13 d) Having granted the peremptory challenge to the quiet title action, it would also
14 be improper for this court to rule on any issues related to the quiet title
15 action.

16
17 Dated: July 20, 2012

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20 Stanford L. Reichert, Judge
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CHINO BASIN WATERMASTER

Case No. RCV 51010

Chino Basin Municipal Water District v. The City of Chino

PROOF OF SERVICE

I declare that:

I am employed in the County of San Bernardino, California. I am over the age of 18 years and not a party to the within action. My business address is Chino Basin Watermaster, 9641 San Bernardino Road, Rancho Cucamonga, California 91730; telephone (909) 484-3888.

On July 24, 2012 I served the following:

1. JULY 20, 2012 HEARING RULING

☒ BY MAIL: in said cause, by placing a true copy thereof enclosed with postage thereon fully prepaid, for delivery by United States Postal Service mail at Rancho Cucamonga, California, addresses as follows:

See attached service list: Mailing List 1

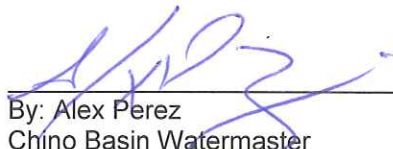
☐ BY PERSONAL SERVICE: I caused such envelope to be delivered by hand to the addressee.

☐ BY FACSIMILE: I transmitted said document by fax transmission from (909) 484-3890 to the fax number(s) indicated. The transmission was reported as complete on the transmission report, which was properly issued by the transmitting fax machine.

☒ BY ELECTRONIC MAIL: I transmitted notice of availability of electronic documents by electronic transmission to the email address indicated. The transmission was reported as complete on the transmission report, which was properly issued by the transmitting electronic mail device.

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

Executed on July 24, 2012 in Rancho Cucamonga, California.


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