

Darren: See my responses below in **RED**.

Questions:

1. The development agreement and associated documents refer to 422 acres. However, it appears Cimmaron Ridge is the 240-acre portion owned by the Rawlings (R30022, R30039, R30143). I assume the Gray properties are included as the Gray's intend or want to have the option to develop in the future. For the purposes of the current study, should I consider 240 acres or 422 acres? **240 acres.**
2. The approval indicates 1 dwelling unit per acre, which I assume is an average as there was testimony regarding lots sizes less than 1 acres. Further, Terry Scanlan's water balance memo refers to an increase to 240 units. As above, to confirm, should this study focus on 240 units?
Yes, 240 dwelling units on ½ acre parcels. Density is based upon the total acreage of the project.
3. To make sure I frame the report correctly, the "proposed water transfer" is a transfer of use of 81-acre feet from its current agriculture use to a domestic water use by the proposed 240 dwelling units? Coincidentally, Terry and I had a conversation about the exact meaning of "use" last week.
I don't know the answer to this question. I believe HDR can answer this question.
4. How are the properties currently farmed? What agricultural products are produced and quantities if available? Assuming this report is focused on the Rawlings' 240 acres, then this question applies to those parcels.
It is currently being farmed by the McIntyre Family Farms. In 2022 the crop was Pearl Millet, 2023 was Teff Grass and 2024 is to be Teff Grass again. They have been farming 95 acres during this time.
5. One document mentioned "McIntyre Farms put in pivot on Rawlings' property." Which parcel? Is that current? Did it change agricultural production?
McIntyre had installed pivots in 2008/2009, those pivots were removed in the winter of 2018/2019. McIntyre is currently using wheel lines to irrigate the property.