

///, 2025

Governing Body

Case 2024-8898: 214 Camino De Los Marquez Rezoning

ATTACHMENT A

Development Review Team (DRT) Comments

Development Review Team (DRT) Comment Form

Date: 9/5/24

DRT Member: Dee Beingessner

Dept/Div: Land Use/Engineering

Case No.: Case #2024-///: ///

Case Planner: Janice Biletnikoff, AICP

Development Review Process Flow Chart



*See the *2024 Development Review Schedule* for details

Conditions of Approval and Technical Corrections Tables

Review by this division/department has determined that this application will meet applicable standards if the following Conditions of Approval and Technical Corrections are met:

Conditions of Approval:	Must be completed by:	Applicant Response**:
1. No comments on this rezoning. Comments will be provided when plans are submitted.		
2.		
3.		
4.		
5.		
6.		

Technical Corrections:	Must be completed by:	Applicant Response**:
1.		
2.		
3.		
4.		

***The Applicant must respond to the condition of approval or technical correction, indicating they have met the requirement and providing a reference in their revised submittals. If the applicant has not met the requirement, they must indicate as much and provide a response.*

The applicant should be aware that the following code provisions or other requirements will apply to future phases of development of this project:

1. [list any additional items]
- 2.

Development Review Team (DRT) Comment Form

Date: August 2, 2024

DRT Member: Geronimo Griego, Fire Marshal

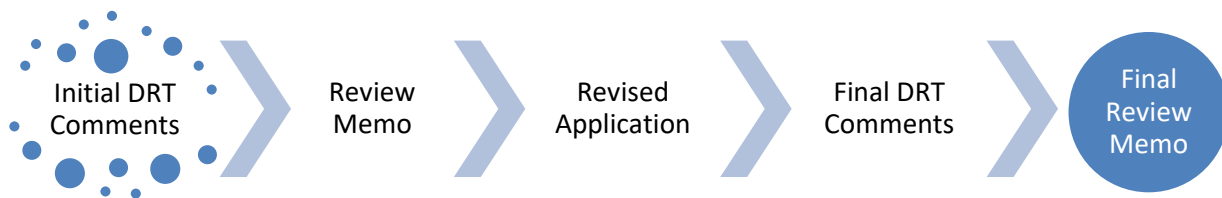
Dept/Div: Fire Prevention Divisions

Case No.: 2024-8898 214 Camino De Los Marquez Rezoning

Case Planner: Janice Biletnikoff, AICP

DRT Review Schedule – 9-12+ weeks*

Initial DRT Comments are due to the case planner within three weeks of the *DRT Application Intake* meeting. Initial DRT review should confirm that the application is complete (i.e. Water Budget has been submitted) and/or identify additional submittals or corrections (i.e. Water Budget needs revision). The case planner will review and convey all *Initial DRT Comments* to the applicant via a *Review Memo*. The applicant must respond to all *Initial DRT Comments* and submit a revised application for Final Review. *Final DRT Comments* are due to the case planner within two weeks of receipt of the revised application. The case planner will review and convey all *Final DRT Comments* to the applicant in a *Final Review Memo*. The complete DRT Review Timeline can range from 9-12+ weeks, depending on the complexity and quality of the application and the total number of applications under review.

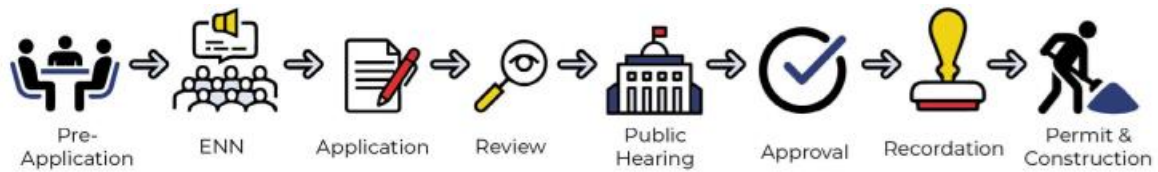


Timing of Conditions of Approval + Technical Corrections

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Development Review Process Flow Chart



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Conditions of Approval:	Must be completed by:	Applicant Response**:
1. Shall provide proposed building heights.	Prior to Public Hearing	
2. Shall verify fire sprinkler system.	Prior to Public Hearing	
3. Shall provide proposed hydrant locations	Prior to Public Hearing	
4. Shall provide apparatus access road widths.	Prior to Public Hearing	
5.		
6.		

Technical Corrections:	Must be completed by:	Applicant Response**:
1.		
2.		
3.		
4.		

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The applicant should be aware that the following code provisions or other requirements will apply to future phases of development of this project:

1. [list any additional items]
- 2.

Explanation of Conditions or Corrections (if needed):

(see following pages for notes required)

From: [GRIEGO, GERONIMO G.](#)
To: [BILETNIKOFF, JANICE I.](#)
Subject: Re: DRT Review Requested: Case 2024-8898 214 Camino De Los Marquez Rezoning
Date: Wednesday, August 21, 2024 2:35:02 PM
Attachments: [image001.png](#)

Yes, that makes sense. I don't have issues with the rezoning. Sorry for the confusion on my part.

Get [Outlook for iOS](#)

From: BILETNIKOFF, JANICE I. <jibiletnikoff@santafenm.gov>
Sent: Wednesday, August 21, 2024 2:08:00 PM
To: GRIEGO, GERONIMO G. <gggriego@santafenm.gov>
Subject: RE: DRT Review Requested: Case 2024-8898 214 Camino De Los Marquez Rezoning

Hi, Geronimo-

Just to clarify: the info needs that you've identified in your response letter will be provided in their future application for the Development Plan (once they've decided on what to build there).

The current request is just for the Rezoning – which will allow the landowner to increase the density and therefore their draw upon SFFD resources (i.e., 33 more units to respond to). Considering the increased households, are you OK with this potential increase in demand on SFFD capacity? I don't know how you guys calculate carrying capacity for emergency response, so I rely on you to inform us if there's not enough space in your current system. I apologize that I wasn't clearer about this initially.

Thank you,
Janice

Janice Biletnikoff, AICP
Long-Range Strategic Planner
Planning & Land Use Department
City of Santa Fe
(505)955-6325
jibiletnikoff@santafenm.gov

Development Review Team (DRT) Comment Form

Date: 9/6/2024

DRT Member: Leah Yngve

Dept/Div: PW/MPO

Case No.: **Case #2024-8898. 214 Camino De Los Marquez Rezoning.**

Case Planner: Janice Biletnikoff

Conditions of Approval and Technical Corrections Tables

Review by this division/department has determined that this application will meet applicable standards if the following Conditions of Approval and Technical Corrections are met:

Conditions of Approval:	Must be completed by:	Applicant response:
1.	Prior to Public Hearing	
2.	Prior to Public Hearing	

Technical Corrections:	Must be completed by:	Applicant Response:
1. 10 bicycle parking spaces are required achieved by 5 inverted U style racks and installed per specifications in code (below)	Prior to Public Hearing	
2.	Prior to Public Hearing	
3.	Prior to Public Hearing	

Explanation of Conditions or Corrections (if needed):

TABLE 14-8.6-3: General Off-Street Bicycle Parking For all uses except hotels or motels	
Automobile Parking Spaces Required	Bicycle Spaces Required
0—5	4
5—15	6
16—50	8
51—100	10
100 or more	12

Exhibit D Bicycle Rack Standards and Dimensions

(Subsection 14-8.6(E))

Racks:

- Inverted U type bicycle racks are the required bicycle parking rack.

- Each rack must be securely anchored and accommodate a bicycle frame where one wheel can be locked to the rack with a high security, U-shaped shackle lock if both wheels are left on the bicycle.
- A space of two (2) feet by six (6) feet (12 square feet) must be provided for each required bicycle parking space so that a bicycle six (6) feet long can be securely held with two points supported so that the bicycle cannot be pushed, or fall in a way that would damage the bicycle frame, wheel, or components.
- All racks must provide two points of contact with the frame at least 6" apart horizontally.
- If a bicycle corral is sought within a public street right-of-way, all design elements shall be developed in coordination with and approved by the city of Santa Fe public works department and parking division.

Distance to other racks:

- Racks placed parallel to each other (side by side) must be at least thirty-six (36) inches apart, this includes rack units sold as multiple units attached together.
- Racks aligned end to end must be at least ninety-six (96) inches apart.

Distance from wall:

- Racks placed perpendicular to a wall must be at least forty-eight (48) inches from the wall to the nearest vertical component of the rack.
- Racks parallel to a wall must be at least thirty-six (36) inches from the wall.

Distance from curb:

- Racks placed perpendicular to a curb must be at least forty-eight (48) inches from the curb to the nearest vertical component of the rack.
- Racks placed parallel to a curb must be at least twenty-four (24) inches from the curb to the rack.

Distance from pedestrian aisle:

- Rack units perpendicular to a pedestrian aisle must be at least forty-eight (48) inches from the rack to the edge of the aisle, and the pedestrian aisle should be at least sixty (60) inches wide.

Parking and maneuvering areas:

- Each required bicycle parking space must be accessible without needing to move another bicycle.
- There must be an aisle of at least five (5) feet wide behind all required bicycle parking to allow for maneuvering of the bicycle. Where bicycle parking is next to a sidewalk, the maneuvering area may extend into the sidewalk.
- The area devoted to bicycle parking must be hard surfaced.

From: [MCDONALD, MELISSA A.](#)
To: [BILETNIKOFF, JANICE I.](#)
Subject: FW: 214 Camino de los Marquez Rezone
Date: Friday, August 30, 2024 9:50:59 AM
Attachments: [image001.png](#)
[image002.png](#)

Hi Janice—

I'm satisfied with the increase in density and the distance to parks. I've never been asked to validate this further. Please let me know what you need from me.

Hope you have a great vacation, and we'll talk when you're back!

Thanks,
Melissa

Melissa McDonald, PLA
Parks and Open Space Division Director
mamcdonald@santafenm.gov
505-303-9502



CITY OF SANTA FE
PARKS & OPEN SPACE

From: [VALDEZ, BENJAMIN P.](#)
To: [Lauren McAllister](#); [BARNETT, LAWRENCE](#)
Cc: jennifer@jenkinsgavin.com; [BILETNIKOFF, JANICE I.](#)
Subject: Re: New Residential Development
Date: Friday, August 16, 2024 1:46:40 PM
Attachments: [image001.png](#)

Good afternoon Lauren,

I reviewed the proposal and it should have no impact on our call volume in this location based on historical records concerning police calls for services.

This of course can change based on the conduct of the residential occupants, but we have ordinances (Nuisance Abatement) that can be used to address those concerns if they arise.

Thank you,

Ben Valdez
Deputy Chief of Police / Administration
Santa Fe Police Department
Office # 505-955-5040



From: [Gabe Romero](#)
To: [Jennifer Jenkins](#)
Cc: [Lauren McAllister](#); [BILETNIKOFF, JANICE I.](#); ebostwick@sfps.k12.nm.us
Subject: Re: [EXTERNAL SENDER] New Residential Development
Date: Wednesday, August 14, 2024 1:50:57 PM
Attachments: [image001.png](#)

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi Jennifer,

We do not have objections to this redevelopment, and we will take the notification of the additional 33 units into consideration for our school planning.

Thank You,

Gabe D. Romero
Executive Director of Operations
Office# (505) 467-3414

Date: September 9, 2024

DRT Member: Leroy N. Pacheco, PE and Philip Gallegos, PE (Wilson & Company)

Dept/Div: Public Works/Traffic

Case No.: 214 Camino de los Marquez Case 2024-8898

Case Planner: Janice Biletnikoff, AICP – Long Range Strategic Planner

Conditions of Approval and Technical Corrections Tables

Review by this division/department has determined that this application will meet applicable standards if the following Conditions of Approval and Technical Corrections are met:

Case #

Conditions of Approval:	Must be completed by:	Applicant response**:
1.		
2.		
3.		
4.		
5.		
6.		

Technical Corrections:	Must be completed by:	Applicant response**:
1. None for the Rezone Approval (see note below)	N/A	
2.		
3.		
4.		

**The Applicant must respond to the condition of approval or technical correction, indicating they have met the requirement and providing a reference in their revised submittals. If the applicant has not met the requirement, they must indicate as much and provide a response.

The applicant should be aware that the following code provisions or other requirements will apply to future phases of development of this project:

1. Should the rezone be approved, a traffic study that considers the entire 83-unit proposed development will be required prior to the development's master plan development approval goes to planning commission.
2. City of Santa Fe Building Code, Chapter 23-3.2 states that before commencement of any new construction, it is **mandatory** for the owner to obtain approval from the public works department for any driveway curb cut or sidewalk crossing. This approval must be issued **before** a building permit for such new construction is approved.

Explanation of Conditions or Corrections (if needed):

(see following pages for notes required)

From: [HOLLAND, TOWNSEND S.](#)
To: [Lauren McAllister](#)
Cc: jennifer@jenkinsgavin.com; [BILETNIKOFF, JANICE I.](#)
Subject: RE: Waste Water Application- Camino de Los Marquez
Date: Friday, August 30, 2024 5:16:08 PM
Attachments: [image001.png](#)

I have reviewed the available video for the sewer lines that serves this site and further downstream. Overall, there does not appear to be a capacity issue of the existing system to serve the additional dwelling units. However, the 8-inch concrete sewer line that starts at the site is holding water. The pipe is over ½ full. We are going to video the line again as the video I had was older. As it is now, I would not allow any addition flows into this line.

We will try to get the line videoed ASAP

T. Stanley Holland, P. E.
Wastewater Division
73 Paseo Real
Santa Fe, New Mexico 87507
505-955-4637
tsholland@santafenm.gov

Development Review Team (DRT) Comment Form

Date: October 3, 2024

DRT Member: Stan Holland P.E.

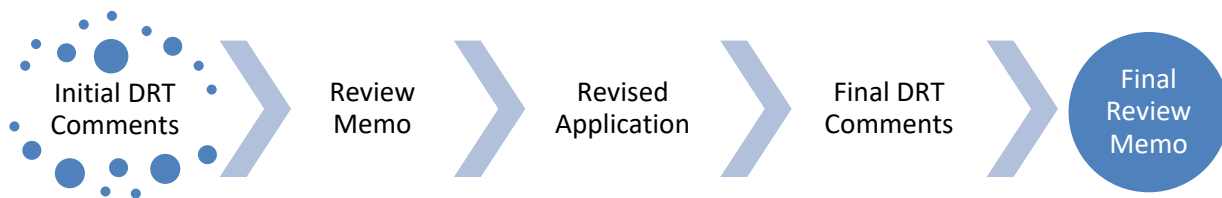
Dept/Div: Utilities/Wastewater

Case No. 2024-8898 – Camino de Los Marquez

Case Planner: Janice Biletnikoff, AICP

DRT Review Schedule – 9-12+ weeks*

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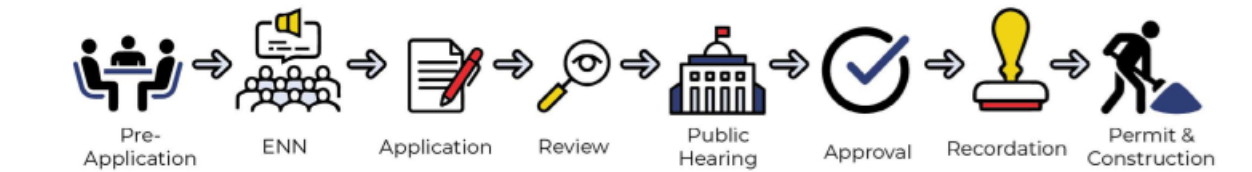


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Development Review Process Flow Chart



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Conditions of Approval and Technical Corrections Tables

Review by this division/department has determined that this application will meet applicable standards if the following Conditions of Approval and Technical Corrections are met:

The Wastewater Division received a Utility Sewer Service Application on August 20, 2024, from the Jenkin Gavins company for the Camino de Los Marquez project. We were informed the project was to redevelop the property to 83 units, increasing it by 33 units. The request was for the confirmation of adequate capacity of the existing public sewer system to serve the additional population they were proposing under the new density.

The Wastewater Division conducted a new T.V. of the public sewer line serving the property and inspected several manholes. We also had some previous videos of the same lines. The section of sewer line the property connects with starts at a terminal manhole and goes downstream approximately 125 feet to where the sewer line connects to another sewer manhole. There is a belly in the downstream section of sewer line where the camera went under water and the downstream sewer manhole is a relic from 1939. It is built with rocks and has a service line which sprays water into the manhole. The manhole is not constructed to current standards and not safe to enter.

Based upon this information the Wastewater Division will not approve the introduction of 33 additional units. To do so the existing rock sewer manhole will need to be replaced, and a section of the existing sewer line will need to be replaced.

Chapter 22 - Sewers

22-5.1 - Determination of Necessity.

Prior to the development or improvement of any property which may cause the generation of wastewater, the owner shall request a review by the division. The division shall provide a written response which shall establish the necessity for connection to the POTW, assess the availability of sanitary sewer service in the area and cite the conditions under which wastewater collection and treatment service may be provided by the city. This city's written response shall be obtained by the owner prior to the commencement of the design of any sanitary sewer improvements affecting the property.

(Ord. #1997-3, § 27)

Chapter 14 – Land Development

14-3.5 - REZONINGS

(C) Approval Criteria (1) (e)

The existing and proposed infrastructure , such as the streets system, sewer and water lines, and public facilities, such as fire stations and parks, will be able to accommodate the impacts of the proposed development .

14-3.5 - REZONINGS

Additional Applicant Requirements (D) (1)

If the impacts of the proposed development or rezoning cannot be accommodated by the existing infrastructure and public facilities, the city may require the developer to participate wholly or in part in the cost of construction of off-site facilities in conformance with any applicable city ordinances, regulations or policies

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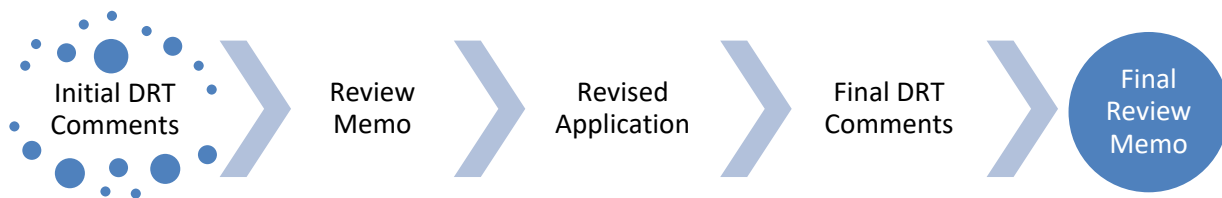
Dept/Div: Utilities/Wastewater

Case No. 2024-8898 – Camino de Los Marquez

Case Planner: Janice Biletnikoff, AICP

DRT Review Schedule – 9-12+ weeks*

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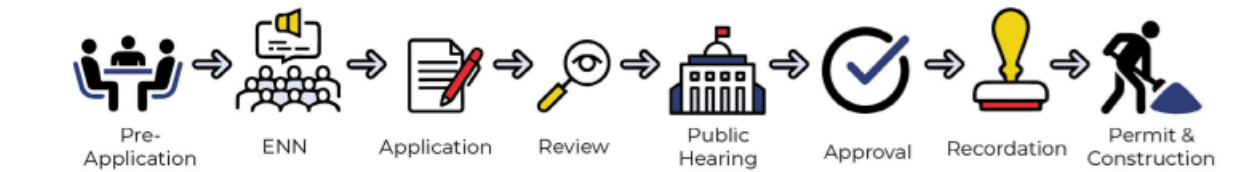


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Chapter 14 – Land Development

14-3.5 - REZONINGS

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14-3.5 - REZONINGS

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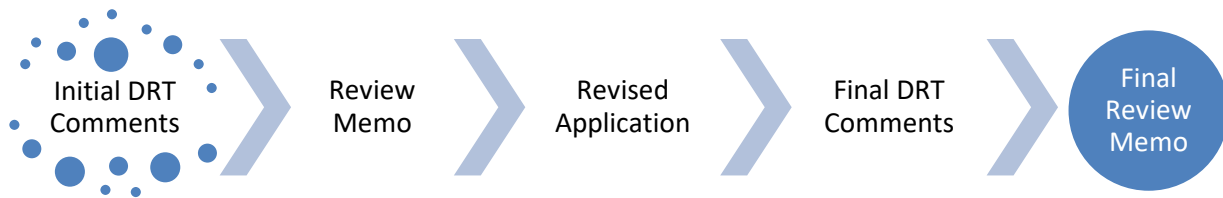
***The Applicant must respond to the condition of approval or technical correction, indicating they have met the requirement and providing a reference in their revised submittals. If the applicant has not met the requirement, they must indicate as much and provide a response.*

Development Review Team (DRT) Comment Form

Date: September 5, 2024
 DRT Member: Taylor Jurgens
 Dept/Div: Public Utilities/Water Division
 Case No.: Case 2024-8898: 214 Camino de los Marquez Rezoning
 Case Planner: Janice Biletnikoff

DRT Review Schedule – 9-12+ weeks*

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Development Review Process Flow Chart



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Conditions of Approval and Technical Corrections Tables

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Conditions of Approval:	Must be completed by:	Applicant response:
1. An approved Water Plan will be required for all new public water infrastructure and fire services. Water Plan to be submitted to the City Water Division for review as part of the Development Plan application and review.	Prior to approval of Development Plan	
2. An approved Agreement to Construct and Dedicate (ACD) will be required for new public water infrastructure and fire services.	Prior to building permit approval	
3.		
4.		
5.		
6.		

Technical Corrections:	Must be completed by:	Applicant Response:
1.		
2.		
3.		
4.		

The applicant should be aware that the following code provisions or other requirements will apply to future phases of development of this project:

1. [list any additional items]
- 2.

Explanation of Conditions or Corrections (if needed):

(see following pages for notes required)

From: [HOOK, ALAN G.](#)
To: [Lauren McAllister](#); [JURGENS, TAYLOR R.](#)
Cc: jennifer@jenkinsgavin.com; [BILETNIKOFF, JANICE I.](#); [MARQUEZ, DORA A.](#)
Subject: RE: Utility Service Application- Camino de Los Marquez
Date: Thursday, August 29, 2024 2:54:52 PM
Attachments: [image001.png](#)
[Application Utility Service - 214 Camino de Los Marquez.pdf](#)

Lauren,

To your question, *Is there adequate capacity/taps/lift/pressure/etc. to serve the additional population we are proposing under the new density?* I would refer you to our Water Engineering section and I have included Taylor Jurgens & Dora Marquez.

As for your alternative Development Water Budget, you will need to recalculate your units on page 5 of the attached application, which will change the contingency fee and the Total Demand Offset. BTW, don't forget:

- 25-12.4 - Tender of water rights.
 - A. Water rights proposed to be transferred to the city's water system for dedication to a development shall be tendered to the city attorney at whichever review stage is applicable and occurs first in the review of a particular development, according to the following requirements:
 - (2) Not later than sixty (60) days after the final land use approval of the final development plan by the planning and land use department, the planning commission or the governing body

Best,

Alan G. Hook

Water Resources Coordinator &
Santa Fe Municipal Watershed Program Manager
Water Resources & Conservation
City of Santa Fe Water
801 W. San Mateo Rd.
Santa Fe, NM 87501
(505) 955-4205 office
aghook@santafenm.gov

City of Santa Fe, New Mexico
UTILITY SERVICE APPLICATION

***Fill in all highlighted fields on this application. Applicant must sign and date application.**

- Check one only:**
- Sewer Service Technical Evaluation Request
 - Water Service Technical Evaluation Request
 - Agreement for Metered Service (AMS)
 - Agreement to Construct and Dedicate Public Improvements (ACD)
 - Annexation Application Water Budget
 - Water Offset Program/Water Rights Compliance Evaluation Request

WORK ORDER # _____

Applicant Name: Jennifer Jenkins

Project Address: 214 Camino de Los Marquez

***Required - Attach a Plat of the Property (legal lot of record and proposed development)**

Plat Filing Information: Year 1982 Book 122 Page 035 Township, Range, Section: T17N R9E S25

Location: (check one only) Inside Corporate City Limits Outside Corporate City Limits

Property Uniform Property Code: 1-054-098-018-184 **Existing Well:** Yes No

Legal Description including lot size: 2.501 acres lot at 214 Camino de Los Margez T17N R9E S25 with a UPC of 1-054-098-018-184

Short Description of Project: 50-unit multi-family project to a 83-unit community comprised of two three-story building

Construction Start Date: September 2026

***RESIDENTIAL PROJECT - Complete the following**

- 1. Type of project: (i.e. Single Family Residence, Subdivision, Lot split, Apartments) Apartment
- 2. Total number of lots approved on final plat/development plan: 33 Units
- 3. Total number of homes existing or under construction: 50 Units
- 4. Size of service requested: (5/8", 3/4", 1" or 2") TBD

***Please fill in all categories below that apply for which water service is requested:**

--- COMPLETED BY APPLICANT ---

Number of Lots or Units

- Single Family Dwelling Unit, lot size less than 6,000 sq. ft.
- Single Family Dwelling Unit, lot size 6,000-10,890 sq. ft.
- Single Family Dwelling Unit, lot size greater than 10,890 sq. ft.
- Mobile Home (in Mobile home park)
- Accessory Dwelling Unit
- 83 Apartment/Condominium
- Senior Complex

83* Total

--- COMPLETED BY STAFF ---

Water Use Factors	Annual Water Demand
.15 afy per d.u.	_____
.17 afy per d.u.	_____
.25 afy per d.u.	_____
.17 afy per d.u.	_____
.09 afy per d.u.	_____
.16 afy per d.u. *	_____
.12 afy per d.u.	_____

Total Residential Water Demand _____ AFY

*33 New Units

**City of Santa Fe, New Mexico
UTILITY SERVICE APPLICATION**

***COMMERCIAL PROJECT - Complete the following**

Type of Project: (i.e. Office, Retail, Mixed, etc.) _____

Total gross floor area of building: _____ square feet

Total area of lot, tract or parcel: _____ acres

Automatic Fire Sprinkler System: _____ Yes _____ No

Building Construction Type: _____

Building Square Footage: _____

Site Plan Attached: _____ Yes _____ No

*Please check all use categories below that are planned for the building and the gross floor areas of each use within the proposed building.

---- COMPLETED BY APPLICANT ----

Check Type of Use **Gross Floor Area**

Commercial

____ Office – Non-medical _____
 ____ Medical Office _____
 ____ Office – City/State _____
 ____ Research and Development Lab _____

____ Manufacturing – Goods _____
 ____ Manufacturing – Consumables _____

____ Laundromat, Commercial _____
 ____ Laundromat, Other _____
 ____ Drycleaner _____

____ Plant Nursery _____

____ Gyms with showers _____
 ____ Gyms without showers _____

____ Salons _____

____ Pet Grooming _____
 ____ Pet Daycare _____

____ Retail, Large _____
 (Individual stores or shopping areas > 75,000 sq ft)
 ____ Neighborhood Center/Medium Retail _____
 (Individual stores or shopping areas 75,000-25,000 sq ft)
 ____ Retail, Small _____
 (Individual stores or shopping areas < 25,000 sq ft)

____ Gallery _____

____ Grocery Store _____

____ Restaurant (full service) _____
 ____ Restaurant (limited service) _____

____ Gasoline Station w/ Car Wash _____

---- COMPLETED BY STAFF ----

Water Use Factors **Annual Water Demand**

(0.70 afy per 10,000 s.f.) _____
 (0.72 afy per 10,000 s.f.) _____
 (0.58 afy per 10,000 s.f.) _____
 (1.18 afy per 10,000 s.f.) _____

(0.21 afy per site) _____
 (2.33 afy per site) _____

(0.78 afy per machine) _____
 (0.22 afy per machine) _____
 (0.41 afy per site) _____

(0.56 afy per 10,000 s.f.) _____

(8.94 afy per site) _____
 (0.77 afy per site) _____

(0.21 afy per site) _____

(0.52 afy per site) _____
 (0.11 afy per site) _____

(0.45 afy per 10,000 s.f.) _____

(0.43 afy per 10,000 s.f.) _____

(0.06 afy per site) _____

(0.60 afy per site) _____

(1.27 afy per 10,000 s.f.) _____

(0.02 afy per seat) _____
 (1.63 afy per Site) _____

(6.56 afy per Site) _____

_____ Gasoline Station _____ (0.88 afy per Site) _____

City of Santa Fe, New Mexico
UTILITY SERVICE APPLICATION

_____ Car Wash (full service) _____ (5.66 afy per Site) _____
_____ Car Wash (limited service) _____ (0.94 afy per Wash Bay) _____
_____ Auto Repair _____ (0.12 afy per site) _____
_____ Car Rental _____ (0.12 afy per site) _____

_____ Car Sales _____ (0.07 afy per 10,000 s.f.) _____

_____ Self Storage _____ (0.13 afy per site) _____

_____ Wholesale, Warehousing _____ (0.4 afy per 10,000 s.f.) _____
_____ Industrial, Manufacturing _____ (applicant estimate of water use) _____

_____ Church w/ day care or school) _____ (1.3 afy per Site) _____
_____ Church w/o day care or school) _____ (0.6 afy per Site) _____

_____ Hotel _____ No. of rooms _____ (.13 afy per room) _____
_____ Motel _____ No. of rooms _____ (.09 afy per room) _____

Public Services

_____ School, Elementary _____ (0.53 afy per 100 students) _____
_____ School, Middle or Junior High _____ (1.68 afy per 100 students) _____
_____ School, Senior High _____ (2.64 afy per 100 students) _____
_____ Schools, Daycare _____ (0.85 afy per 100 kids) _____

_____ Places of Worship _____ (0.15 afy per site) _____
_____ With Daycare and school _____ (0.95 afy per site) _____

_____ Parks _____ (1.48 afy per acre) _____

_____ **Other** (not listed above) Please attach _____ (with attachment) _____

water demand calculations and assumptions used

Total Floor Area _____

Total Commercial Water Demand _____ **AFY**

Total Residential Water Demand _____ **AFY**

TOTAL PROJECT WATER DEMAND _____ **AFY**

13.19 AFY See attached water budget.

PRELIMINARY WATER BUDGET

214 Camino de Los Marquez Rezone
August 14, 2024

83 dwelling units
1.5 residents per dwelling unit

Usage Per Unit

4 FLUSHES/DAY @ 1.26 GAL EACH	2,759.4	GPY		
SHOWER - 10 MINUTES/DAY @ 1.5 GPM	8,212.5	GPY		
BATHROOM SINK - 5 MIN/DAY @ 2.5 GPM	6,843.8	GPY		
LAUNDRY - 0.3 LOADS /DAY @ 20 GAL/LOAD	3,650.0	GPY		
DISHWASHER - 0.3 LOADS/DAY @ 13 GAL/LOAD	2,135.3	GPY		
KITCHEN SINK - 7 MIN/DAY @ 2.0 GPM	7,665.0	GPY		
CLEANING - 3.0 GAL/WEEK	12,948.0	GPY		
<i>SUBTOTAL PER UNIT</i>	44,213.9	GPY	0.136	AFY
TOTAL USAGE FOR 83 UNITS	3,669,753.7	GPY	11.26	AFY
LANDSCAPE IRRIGATION	244,388.3	GPY	0.75	AFY
DEVELOPMENT WATER BUDGET*			12.01	AFY
9.8% Contingency per SFCC §14-8.13(E)(1)			1.177	AFY
TOTAL WATER DEMAN OFFSET			13.19	AFY
ANNUAL WATER USE PER DWELLING UNIT			0.145	AFY

*Per SFCC 14-8.13(B)(3) the Development Water Budget will be reduced by an amount equal to the average annual consumption in the twenty-four months that the highest water use was active during the preceding ten years.