

December 5, 2024

# Planning Commission

Case 2024-8898: 214 Camino De Los Marquez Rezoning

# ATTACHMENT A

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

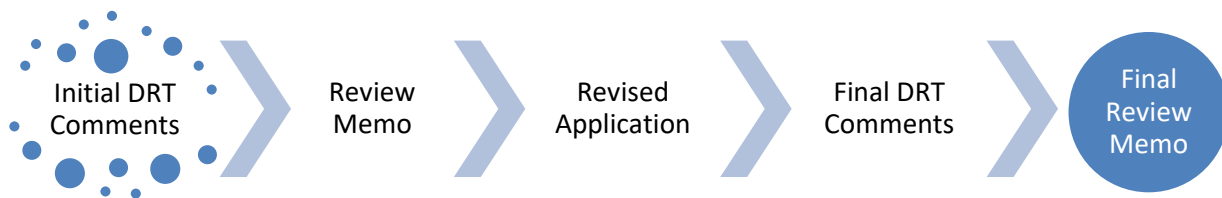
Case No.: 2024-8898 214 Camino De Los Marquez Rezoning

Case Planner: Janice Biletnikoff, AICP

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## 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.

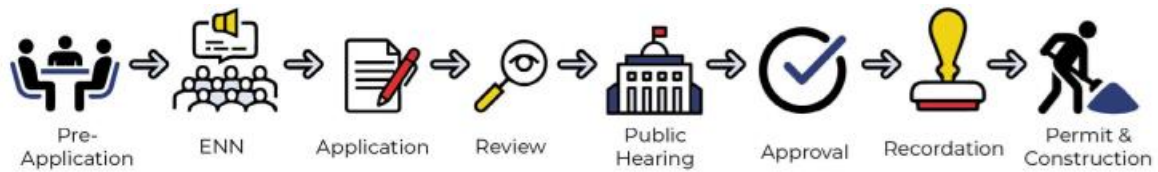


## Timing of Conditions of Approval + Technical Corrections

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- d. *At the time of Construction* – these conditions/technical corrections can be addressed during the construction and inspection processes.

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](#)

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

Get [Outlook for iOS](#)

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**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](mailto: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):

<b>TABLE 14-8.6-3: General Off-Street Bicycle Parking</b>	
For all uses except hotels or motels	
<b>Automobile Parking Spaces Required</b>	<b>Bicycle Spaces Required</b>
0—5	4
5—15	6
16—50	8
<b>51—100</b>	<b>10</b>
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](#)

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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](mailto:mamcdonald@santafenm.gov)  
505-303-9502



CITY OF SANTA FE  
PARKS & OPEN SPACE

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

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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](mailto:ebostwick@sfps.k12.nm.us)  
**Subject:** Re: [EXTERNAL SENDER] New Residential Development  
**Date:** Wednesday, August 14, 2024 1:50:57 PM  
**Attachments:** [image001.png](#)

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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

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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:

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](mailto: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](#)

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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](mailto:tsholland@santafenm.gov)

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# Development Review Team (DRT) Comment Form

Date: October 3, 2024

DRT Member: Stan Holland P.E.

Dept/Div: Utilities/Wastewater

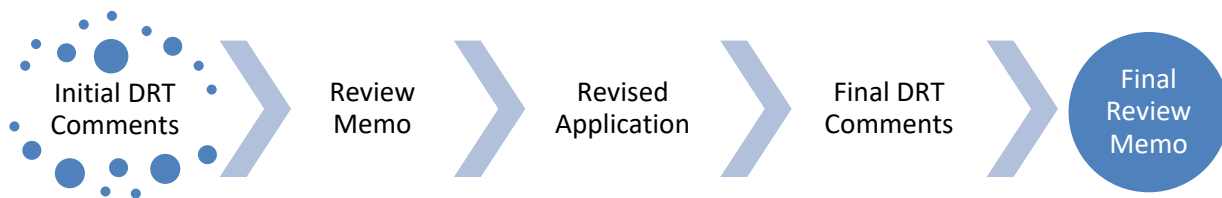
Case No. 2024-8898 – Camino de Los Marquez

Case Planner: Janice Biletnikoff, AICP

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## DRT Review Schedule – 9-12+ weeks\*

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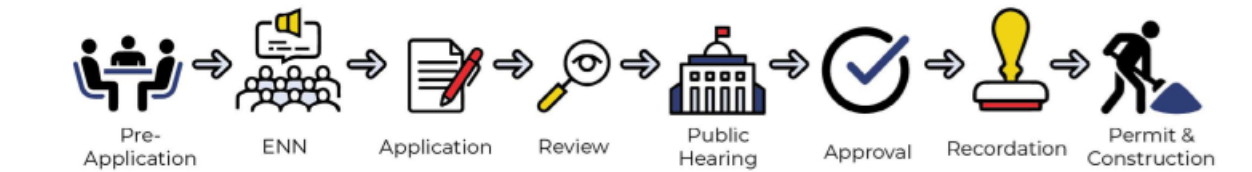


## Timing of Conditions of Approval + Technical Corrections

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## 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:

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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Date: October 3, 2024

DRT Member: Stan Holland P.E.

Dept/Div: Utilities/Wastewater

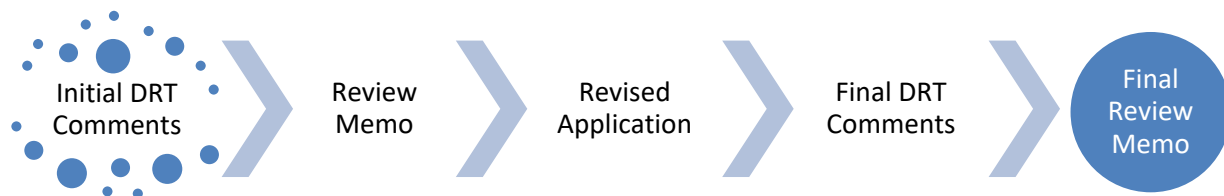
Case No. 2024-8898 – Camino de Los Marquez

Case Planner: Janice Biletnikoff, AICP

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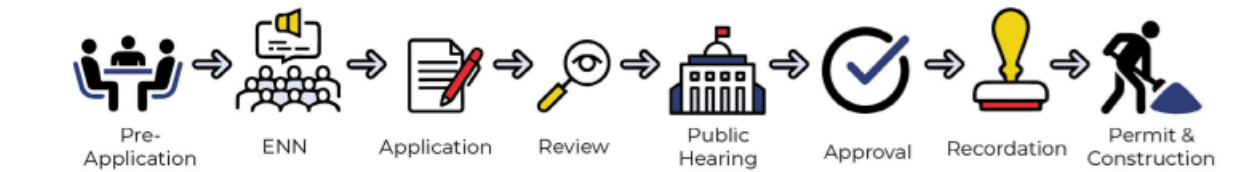


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(Ord. #1997-3, § 27)

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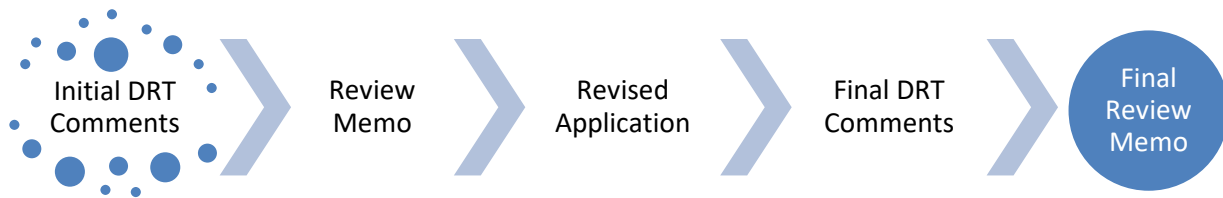
# Development Review Team (DRT) Comment Form

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

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- d. *At the time of development* -

## 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:

<b>Conditions of Approval:</b>	<b>Must be completed by:</b>	<b>Applicant response:</b>
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.		

<b>Technical Corrections:</b>	<b>Must be completed by:</b>	<b>Applicant Response:</b>
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](mailto: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](#)

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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.  
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(505) 955-4205 office  
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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

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**\*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.

<b>---- COMPLETED BY APPLICANT ----</b>		<b>---- COMPLETED BY STAFF ----</b>	
<b>Check Type of Use</b>	<b>Gross Floor Area</b>	<b>Water Use Factors</b>	<b>Annual Water Demand</b>
<b><u>Commercial</u></b>			
_____ Office – Non-medical	_____	(0.70 afy per 10,000 s.f.)	_____
_____ Medical Office	_____	(0.72 afy per 10,000 s.f.)	_____
_____ Office – City/State	_____	(0.58 afy per 10,000 s.f.)	_____
_____ Research and Development Lab	_____	(1.18 afy per 10,000 s.f.)	_____
_____ Manufacturing – Goods	_____	(0.21 afy per site)	_____
_____ Manufacturing – Consumables	_____	(2.33 afy per site)	_____
_____ Laundromat, Commercial	_____	(0.78 afy per machine)	_____
_____ Laundromat, Other	_____	(0.22 afy per machine)	_____
_____ Drycleaner	_____	(0.41 afy per site)	_____
_____ Plant Nursery	_____	(0.56 afy per 10,000 s.f.)	_____
_____ Gyms with showers	_____	(8.94 afy per site)	_____
_____ Gyms without showers	_____	(0.77 afy per site)	_____
_____ Salons	_____	(0.21 afy per site)	_____
_____ Pet Grooming	_____	(0.52 afy per site)	_____
_____ Pet Daycare	_____	(0.11 afy per site)	_____
_____ Retail, Large (Individual stores or shopping areas > 75,000 sq ft)	_____	(0.45 afy per 10,000 s.f.)	_____
_____ Neighborhood Center/Medium Retail (Individual stores or shopping areas 75,000-25,000 sq ft)	_____	(0.43 afy per 10,000 s.f.)	_____
_____ Retail, Small (Individual stores or shopping areas < 25,000 sq ft)	_____	(0.06 afy per site)	_____
_____ Gallery	_____	(0.60 afy per site)	_____
_____ Grocery Store	_____	(1.27 afy per 10,000 s.f.)	_____
_____ Restaurant (full service)	_____	(0.02 afy per seat)	_____
_____ Restaurant (limited service)	_____	(1.63 afy per Site)	_____
_____ Gasoline Station w/ Car Wash	_____	(6.56 afy per Site)	_____

\_\_\_\_\_ Gasoline Station \_\_\_\_\_ (0.88 afy per Site) \_\_\_\_\_

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\_\_\_\_\_ 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		
<b>SUBTOTAL PER UNIT</b>	<b>44,213.9</b>	<b>GPY</b>	<b>0.136</b>	<b>AFY</b>
TOTAL USAGE FOR 83 UNITS	3,669,753.7	GPY	11.26	AFY
LANDSCAPE IRRIGATION	244,388.3	GPY	0.75	AFY
<b>DEVELOPMENT WATER BUDGET*</b>			<b>12.01</b>	<b>AFY</b>
<b>9.8% Contingency per SFCC §14-8.13(E)(1)</b>			<b>1.177</b>	<b>AFY</b>
<b>TOTAL WATER DEMAN OFFSET</b>			<b>13.19</b>	<b>AFY</b>
<b>ANNUAL WATER USE PER DWELLING UNIT</b>			<b>0.145</b>	<b>AFY</b>

\*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.