

CITY OF ALBUQUE

Planning Department
Brennon Williams, Director



Mayor Timothy M. Keller

April 15, 2021
Ron Bohannon
Tierra West, LLC
5571 Midway Park Place, NE
Albuquerque, NM 87109

**Re: Unser/McMahon Mixed Use 10715 Unser Blvd. NW
Erosion and Sediment Control Plan
Engineer's Stamp Date 04/12/2021 (A11E017)**

Dear Mr. Bohannon,

Based upon the information provided in your submittal received 4/13/2021, the above-referenced ESC Plan is approved to be included in the SWPPP and Work Order Plans with the following conditions.

1. The property owner's permit coverage must continue until the Final Stabilization Criteria of the EPA's CGP is satisfied or the property is transferred to another operator. So, the project end date of 09/20/2021 on the NOI will need to be updated unless the combination of seed and aggregate mulch mentioned in the first half of the first sentence under "Stabeilization Measures" is completed and the BMPs removed by that date.
2. Two operators are known, the owner and the contractor. Presumably, they will be sharing one SWPPP. If so, Please update the operator information on the ESC plan and provide a copy.
3. Similarly, the SWPPP team is known by the contractor. Please update the team members on the ESC plan and provide a copy.
4. The distinction between temporary and final stabilization is unclear in the "Stabilization Measures" paragraph. There seems to be an inference that crimped straw, a temporary measure, would satisfy the final, Arid exception, criteria. Later in that paragraph, the critical word "and" is omitted from the attempted quote of the Arid Exception, CGP 2.2.14.b.iii. The term "and" joins the seeding portion of the criteria with the "non-vegetative erosion control" portion. The word "and" makes it clear that both are required. So please correct this paragraph and provide an updated copy of the plan.
5. The EPA identifies several methods of temporary stabilization in CGP 2.2.14.a and allows Reductions In Inspection Frequency for Stabilized areas in CGP 4.4.1. Please delete the paragraph titled Annual inspections from the plan and replace it with the minimum requirements of the CGP.

6. Add silt fence along the new roads after the infrastructure phase and throughout the sales phase to keep sediment out of the streets and storm drains.
7. Please keep the SWPPP up-to-date by identifying transfers as they occur.

If you have any questions, you can contact me at 924-3420 or jhughes@cabq.gov .

Sincerely,

James D. Hughes

James D. Hughes, P.E.
Principal Engineer, Planning Dept.
Development and Review Services