



Alan Varela, Director

Mayor Timothy M. Keller

October 27, 2025

Lauren Nuffer, PE
Kimley-Horn and Associates Inc.
13455 Noel Road, Suite 700,
Dallas, TX 75240

**Re: Albuquerque School of Excellence at 5310 Sequoia Rd NW
Erosion and Sediment Control Plan
Engineer's Stamp Date – 8/22/25 - G11E048 (SWQ-2025-00041)**

Ms. Nuffer,

Based on the information in your submittal received on 10/23/25, the ESC Plan can't be approved until the following comments are addressed.

1. The "Contacts" information in ABQ-PLAN was incomplete and inaccurate. The phone number, name, title, and email of the current property owner, "Building Hope Sequoia Road NW, LLC," were missing. Additionally, the superintendent for the contractor was incorrectly identified as the engineer responsible for designing the controls.
2. This project's scope includes demolition of a building larger than 10,000 sf. built before 1980. You must correct the NOI and identify controls on the ESC Plan to minimize the exposure of PCB-containing building materials to precipitation and stormwater. Specify covers for all waste, including PCB-containing demolition debris, during precipitation and non-work hours per CGP 2.3.3.e.
3. Note #11 of the Additional Site-Specific Notes says "*there are no waters of the us on the site or within a mile of the site,*" when they are less than a half mile from the site. The note must be corrected and *identify if any of these receiving waters are listed as impaired,* per CGP 7.2.4. The ESC Plan must also show the *Locations of all receiving waters within one mile downstream of the site's discharge point(s).*
4. Work Order Plans for City Project # 660267, including the construction of a left turn lane on Coors Blvd., were just sent to me by DRC chairman Richard Montoya. The turn lane construction must be incorporated into the ESC Plan with controls, and additional fees will be necessary for ESC inspection of that part of the construction.
5. Update the engineer's stamp date on all sheets whenever a change is made to any of the sheets. All ESC Plans must be prepared according to good engineering practices by qualified professionals (e.g., CPESC-certified engineers with proper training) specializing in erosion control, as specified in CGP 9.6.1.c.iii., and should be numbered sequentially.

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

Sincerely,

A handwritten signature in black ink that reads "James D. Hughes".

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