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February 23, 2026

James D. Hughes, P.E., CPESC
City of Albuquerque, Development and Review Services
600 2nd St. NW
Ste. 300
Albuquerque, NM 87102

Re: ESC Plan for Carlisle Blvd. & Menaul Blvd. Commercial Development Subdivision, 3535
Menaul Blvd NE - H16E083F - NMR1007QA - (SWQ-2026-00012)

Mr. Hughes,

E2RC thanks you for your correspondence and comments regarding the Carlisle Blvd. & Menaul Blvd. Commercial Development Subdivision project. This letter responds to each comment in your letter.

Your letter discusses the following items:

1. We believe submitting a separate Notice of Intent (NOI) for the infrastructure phase of construction is appropriate as the upcoming work is distinctly different than that authorized by NPDES ID NMR10068E.

NPDES ID NMR10068E and the associated SWPPP, erosion control drawing and permit were specific to the demolition work. The upcoming work does not include demolition. As you know, the CGP has specific requirements when demolition is anticipated.

Separating the permit authorizations due to the differences in scope allows the Operator to more clearly demonstrate its compliance with the requirements necessitated by these specific activities. The NOI associated with NPDES ID NMR10068E will be terminated upon the authorization of the NOI associated with NMR1007QA.

2. We removed the prospective buyers that were listed in the 'Operators' section on Sheet 2 and Sheet 10. An amended version of your suggested note has been added to the same section on Sheet 2.
3. The 'Sequence of Activities' has been updated according to your directions and moved to Sheet 3 due to its length.

4. Page 4 reflects the February 2, 2026, City of Albuquerque (COA) standard ESC notes and notes that the COA BMP details referenced are still in 'draft' status as of the engineer's stamp date. However, we did not replace the BMP details included in the first submittal, as the BMP specifications developed by the COA are open to comment and change.

We acknowledge COA is developing and has published a draft version of a future standard on the COA website. We also acknowledge other service providers have chosen to incorporate the draft BMP details in current submissions. We believe that is premature due to the possibility of changes before finalization.

Additionally, the silt fence presently installed was completed under the first submittal which was accepted by COA. Is it COA's expectation that the Operator will remove and replace the silt fence to satisfy a draft BMP detail?

Furthermore, the drawing provides BMPs which are accepted by the Environmental Protection Agency (EPA) and meet the 2022 CGP requirements. The drawings carry an engineer's stamp and the requirements of the licensing law of NM. Additionally, the SWPPP narrative thoroughly discusses the design specifications, construction specifications, maintenance requirements and inspection criteria for each BMP identified in the erosion control drawing, satisfying CGP Part 9.1.c.i. Lastly, the BMPs are supported by the RUSLE2 calculation which is also included in the full SWPPP binder.

We remind the Stormwater Quality Department (SQD) that the erosion control drawing and SWPPP narrative are to be used together. The erosion control drawing is one part to the larger plan. The SQD's preference to list the CGP Part 9.1.c.i components in the drawing has the potential to create an unwieldy document for the Operator.

5. Sheet 10 identifies the areas which may be reseeded per the NM APWA 1012 seeding specification if the infrastructure work is completed before the lots are purchased by prospective buyers. We note that the project is subject to the final stabilization exception for projects in arid, semi-arid or drought-stricken environments.

It may cost prohibitive for the Operator to place aggregate mulch as an interim stabilization measure in areas which will be commercially developed.

When the lots are purchased and the buyer's obtain separate authorization and COA erosion control permit, the temporary and permanent stabilization requirements become the responsibility of the buyer. The NM APWA 1012 seeding specification is included in the 'Stabilization BMP Details' of the SWPPP.

6. The label on Sheet 9 specifies the TESCP is for Phase II. We added a diversion swale on the south side of lots 2-B-3 and 2-B-2 to prevent drainage into the streets on Sheets 9 and 10. Diversion channels to prevent cross-lot drainage should be executed by the prospective buyers' prior to construction as part of the individual lot ESC plans. The *Temporary Diversion Channel* detail drafted by COA is still 'draft' and open to both comment and change. The earthen swale installation detail which was approved by COA Hydrology as part of the *Overall Grading Plan* is included on Page 9.

7. The note on Sheet 9 was moved to follow the additional notes in the 'Sequence of Activities'. We modified the note slightly, as it was duplicative of the notes your letter directs in item #3 as well as the *Standard* notes #10 on Sheet 4.
8. The additional note requested in item 8.a was added to the Phase IV section in the 'Sequence of Activities' on Sheet 3 for consistency and coherency. The note requested in item 8.b was not added, as this note has been addressed in the requested changes for item #3 and #7, and would be redundant.
9. The engineer's stamp has been updated to reflect the current date.

Please advise if questions remain.

Sincerely,

A handwritten signature in blue ink, appearing to read "Kelley V. Fetter". The signature is fluid and cursive, with the first name "Kelley" being the most prominent.

Kelley V. Fetter, P.E., CPMSM, CPSWQ, CISEC
President