



Alan Varela, Director



Mayor Timothy M. Keller

December 22, 2022

James Tolman, CPESC  
Inspections Plus Inc.  
504 El Paraiso Rd. NE Suite B  
Albuquerque, NM 87113-1590

**Re: Mercado El Milagro, Building D – 10,000 Central Ave SW  
Erosion and Sediment Control Plan  
Engineer's Stamp Date 12/12/2022 (L09E042)**

Mr. Tolman,

Based upon the information provided in your submittal received 12/12/2021, the above-referenced ESC Plan is conditionally approved to be in the SWPPP for the purposes of Grading Permit., however it is not approved for Building Permit until the following additional information is provided.

1. Correct the name of the Operator on the NOI # NMR10056E. It is misspelled as PPP II, LLC instead of PPI II, LLC. as shown on the tax records. Include "Building D" in the name of the project. The area should also be corrected to include not only this phase but also all of the future phases. So the total estimated area to be disturbed should be 8.67 acres as shown on sheet 2 of 8 on the ESC Plan. That is a good approximation of the size of the Mercado El Milagro "Common Plan of Development or Sale" that began in 2018 with frontage improvements on Central and 98<sup>th</sup> St and continued in 2019 under NMR1001RM for the Sunset Road Improvements which included a 1.5 acre staging area on this site in 2020 that has remained disturbed, without BMPs, and without permit coverage until now. It seems likely that some portions of this phase, will not satisfy the Final Stabilization Criteria until future phases are constructed, so coverage under NMR10056E should remain active until those future phases are completed on all 8.67 acres of this Common Plan of Development or Sale.
2. The SWPPP must include site-specific interim and permanent stabilization per CGP 9.4.1.c.i. The Landscape Plan can be used to satisfy this requirement and should be submitted separate from the ESC Plan with the application to the Stormwater Quality Section of the Planning Department and they should be included in the SWPPP. Provide a specification on the ESC Plan for any disturbed areas not covered by the Landscape Plan.
3. Update the engineer's stamp date each time the plan is changed.

If you have any questions, you can contact me at 924-3420 or [jhughes@cabq.gov](mailto:jhughes@cabq.gov) .

Sincerely,

*James D. Hughes*

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