



Alan Varela, Director

Mayor Timothy M. Keller

December 16, 2025

Mathew Vallejos
Green Globe Environmental, LLC
PO Box 400
Los Lunas NM, 87031

Re: **San Mateo Manor at 612 San Mateo Blvd SE**
Erosion and Sediment Control Plan
Engineer's Stamp Date: 11/4/25 – L18E088 - (SWQ-2025-00066)

Dear Mr. Vallejos,

Based on the information in your submittal received on 12/11/25, the ESC Plan can't be approved until the following comments are addressed.

1. The owner information, San Mateo Manor, LP, as shown on the ESC Plan, Information Sheet, and the NPDES documentation, does not agree with the available Bernalillo County records, which show George B. Haney as the sole proprietor. The property owner's NOI is required by City Ordinance § 14-5-2-11. Property rights may have changed hands recently; if so, please provide documentation in the form of a recorded deed. The accurate name and contact information for the entity in control of the property rights is required on the Information Sheet, the NPDES documentation, the SWPPP, and the ABQ-PLAN.
2. The person who signs the certification statement at the end of the NOI must be the owner per CGP G.11.1.2. The owner may delegate his signatory authority to an employee or general partner in accordance with CGP G.11.2 for the purpose of signing the remaining documents in the SWPPP and the required reports.
3. Add a separate sheet showing demolition areas, including the existing building, sidewalks, driveways, and other structures per CGP 7.2.4.b.i. Add a note to *“Provide waste containers (e.g., dumpster, trash receptacle) of sufficient size and number to contain construction and domestic wastes per CGP 2.3.3.e, including demolition debris.*
 - a. *For waste containers with lids, keep waste container lids closed when not in use, and close lids at the end of the business day and during storm events.*
 - b. *For waste containers without lids, provide either Cover (e.g., a tarp, plastic sheeting, temporary roof) to minimize exposure of wastes to precipitation or a similarly effective means designed to minimize the discharge of pollutants (e.g., secondary containment).”*
4. The SWPPP must include site-specific interim and permanent stabilization per CGP 9.6.1.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 it should be included in the SWPPP. Provide a specification on the ESC Plan for any disturbed areas not covered by the Landscape Plan.



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5. The limits of disturbance include some or all of the adjacent right-of-ways between the property lines and the streets. Correct the locations of the disturbance limits and the perimeter controls accordingly. All demolition and improvements in the right-of-way must be shown on a Work Order, since construction in the right-of-way includes a storm drain connection. Additional ESC inspection fees are required for the Work Order.
6. Add a sediment trap onsite between the building and parking lot at the primary discharge point on the north end of this site, and add a note stating that the private storm drains there may not be connected to the city's storm drain until construction and stabilization are complete. A 0.8-acre portion of this site drains to that point. Provide design calculations and construction specifications on the ESC Plan per CGP 2.2.12 and 9.6.1.c.1.
7. Update the engineer's stamp date on all sheets whenever a change is made to any of the sheets.

If you have any questions, contact me at 924-3420.

Sincerely,

James D. Hughes

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