



City of Albuquerque Stormwater Construction Site Inspection Report

General Information

ESC File No.	Q16E5000D	Project Name:	Kairos Power Phase 3		
NPDES Id. No.	NMR10069Y	Location:	5201 Hawking Dr SE		
2/2/2026	Owner		Contractor		
Operator	Kairos Power		Kairos Power		
Contact name & title	Mike Laufer		Rhonda Reynolds		
e-mail	laufer@kairospower.com		reynolds@kairospower.com		
Contact Phone #	510-808-5262		505-379-7175		
COA Inspector	James Hughes		Start/End Time:	2-4pm	
Construction Phase:	grading not complete, utilities not started, working on foundations				
Type of Inspection:	<input checked="" type="checkbox"/> Regular	<input type="checkbox"/> Storm Event	<input type="checkbox"/> Post Storm Event >0.25"	<input type="checkbox"/> 311/Complaint	<input type="checkbox"/> Follow Up
Weather at time of inspection?	cloudy		Temperature: ~	50	
Estimated date of last storm 0.25" or greater	1/29/2026				

Item Number	Deficiency/ Corrective Action				
1	<p>SWPPP - The SWPPP wasn't "up-to-date" in violation of CGP 7.1.</p> <p>1. The individuals responsible for the Kairos Power Storm Water team are not identified in the SWPPP, which violates CGP 6.1. Specifically: a) Ron Bohannon, PE of Tierra West, appears to be in charge of designing the stormwater control best management practices (BMPs), but his name and contact information are missing from the SWPPP; b) The SWPPP does not list the persons responsible for maintaining or repairing stormwater controls; c) The SWPPP fails to identify personnel responsible for applying and storing treatment chemicals; d) Diane Moore from Inspections Plus has been signing the self-inspection reports, but her role as the person responsible for inspections is not specified; e) The SWPPP does not specify who is responsible for taking corrective actions, as required in Part 5 of the CGP.</p> <p>2. Kairos Power failed to put the approved ESC Plan (aka SWPPP Map) in its SWPPP in violation of CGP 7.2.4. Luis Noriega and Tiara West developed Kairos Power's SWPPP and designed the Stormwater Control Best Management Practices (BMPs) on Kairos Power's ESC Plan, but didn't put the approved ESC Plan in Kairos Power's SWPPP. The map in the SWPPP was dated 2/2/2025, but the approved ESC Plan has an engineer's stamp date of 5/19/2025.</p> <p>3. Kairos Power failed to update the "Operator Point of Contact" on its NOI. Kairos Power's official point of contact, Lara Gutierrez, said she is no longer the point of contact and has repeatedly redirected incoming calls to fellow employees and to third-party consultants.</p> <p>4. A written delegation of Michael Laufer's signature authority to Rhonda Reynolds was missing from the SWPPP. Rhonda Reynolds signed the certification statements on the SWPPP and Self Inspection reports on behalf of Kairos Power without establishing a written delegation of Michael Laufer's signature authority in the SWPPP, which violates Appendix G11.2 of the CGP. Required Mitigation: The SWPPP, including the SWPPP Map, Self Inspection Reports, and Corrective Action Reports, must be kept up-to-date per CGP 7.1 and available on-site per CGP 4.7.3, 5.4.3, and 7.3. If an on-site location is unavailable to keep the SWPPP when no personnel are present, notice of the plan's location must be posted near the main entrance of your construction site. <i>CGP 7.3</i></p>				
2	<p>BMPs were not installed, which is a serious violation of CGP 2.1. Specifically, the north berm required by the city-approved ESC Plan, with the engineer's stamp dated 5/19/2025, was missing. A large pond on the west side of Kairos Power's site has served as Kairos Power's primary BMP since the beginning of their permit coverage in 2020, but the latest phase of construction activities disrupted the drainage pattern, creating a ridge between the site and the pond. Currently, a large portion of the drainage from Kairos Power's site has been diverted north by the earthwork, so the north side is now downgradient of the construction activities and lacks adequate BMPs. Required mitigation: If at any time you find that a stormwater control requires routine maintenance, you must promptly initiate the necessary repairs and complete them by the close of the next business day. Construction of the missing berm or other controls approved by the city is a corrective action and must be finished in accordance with CGP Part 5. The approved BMP must be installed and operational within seven (7) calendar days from the time of discovery, as specified in CGP 5.2.1.</p>				
2.1	Discharge off site? (Y/N)	no			
4	Self Inspection Reports	OK	Latest report Date:	?	

Notes: This inspection focused on the missing berm and out-of-date SWPPP.

General information – NMR10033B is Kairos Power's NOI NPDES ID# for Phase 1, certified on 8/24/2020. Portions of this site have remained disturbed since 2020, so CGP coverage has been required since then.

The SWPPP is in the construction support area south of the site, not shown on the SWPPP map since it is already stabilized.

City of Albuquerque Stormwater Inspector Signature and date: 2/4/26
 Contact information: James Hughes (505) 924-3420
jhughes@cabq.gov

James D. Hughes