



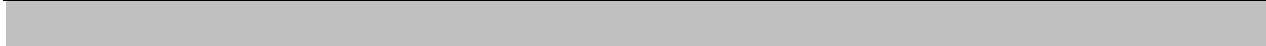
City of Albuquerque Stormwater Construction Site Inspection Report

General Information

ESC File No.	Q16E5000D	Project Name:	Kairos Power Phase 3		
NPDES Id. No.	NMR10069Y	Location:	5201 Hawking Dr SE		
3/11/2026	Owner		Contractor		
Operator	Kairos Power, LLC		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:	10am-1pm	
Construction Phase:	grading not complete, storm inlets & foundations in progress.				
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?	Clear/ Windy		Temperature: ~	55	
Estimated date of last storm 0.25" or greater	1/29/2026				

Item Number	Deficiency/ Corrective Action
1	<p>SWPPP - The SWPPP still wasn't "up-to-date" in violation of CGP 7.1. Several items from the 2/2/26 inspection had been addressed, but new deficiencies were identified during the 3/11/26 inspection.</p> <ol style="list-style-type: none"> NOI update – The updated NOI, adding Rhonda Reynolds as the operator point of contact on 3/6/26, wasn't in the SWPPP. SWPPP Modifications - Records showing the dates of SWPPP modifications, including the name of the person authorizing the changes and a brief summary of the changes, were missing in violation of CGP 7.4.2. The SWPPP Maps were also difficult to follow. The Phase 2 ESC Plan, with the engineer's stamp dated 9/6/22, was included in the SWPPP during the 3/11/26 inspection, but it was unclear which NOI or SWPPP change it pertained to, or who authorized it. The SWPPP Map (aka ESC Plan) had been reduced and wasn't legible. The originally designed location of the silt fence wasn't discernible. The person authorizing each change was missing. Missing reports - The Corrective action report dated 2/27/26 was missing. <p>Required Mitigation: The NOI certified on 3/6/26 must be added to the SWPPP along with records showing the dates of all SWPPP modifications, including the name of the person authorizing the changes and a brief summary of the changes as required by CGP 7.4.2. The records must include all of phases 2 and 3, but not Phase 1, NMR10033A & B, which began on 06/24/2020, since it was terminated on 02/18/22, more than three years ago per CGP 4.7.4. The records should include a map showing the area of permit coverage each time an NOI was filed or corrected beginning with Phase 2, NMR1004XE, originally certified on 7/8/22, and terminated by Laura Gutierrez on 6/16/2025. The records should also include Phase 3 NMR10069Y, which began on 3/25/24 as a 2-acre improvement to the pond west of Phase 2, and on 3/20/25, it was expanded to 15 acres, including all of Phases 2 and 3.</p> <p>The maps and records should be collated, perhaps adding a key map showing the past phases, areas of NOI coverage, dates, and identifying areas where construction and stabilization are complete. Also include a legible map of current conditions and the history of BMP installation, maintenance, and resets, including the date and the person who authorized the changes per CGP 7.4.3. Include the recent corrective action report in the SWPPP.</p>
2	<p>BMPs The silt fences had many holes and gaps in them, the most concerning being along the south and southeast sides of the site, down gradient from the land disturbing activities. Large sections of the silt fence were missing so their reset and replacement is another corrective action. There is also a gap between the berm on the north side of the site and the pond on the west side, so stormwater may escape the site in the northwest corner. 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. When, as in this case, the problem requires a new or replacement control or significant repair, install the new or modified control and make it operational or complete the repair by no later than seven (7) calendar days from the time of discovery per CGP 5.2.1. Corrective action is needed to the berm in the northwest corner of the site and the missing and delapidated sections of silt fence across the south and west sides of the downgradient from the land disturbing activities. Silt fence must be wrapped uphill on the ends or a modified BMPs design must be certified by CPESC or PE and approved by the Operator in writing as part of a SWPPP modification. You must prevent drainage from leaking through the gaps in the silt fence at the pedestrian gate and the CE. Include a corrective action report in your SWPPP within 7 days from the date you receive this report.</p>

3	<p>Sediment - There were thick piles of sediment in the street outside the Construction Exit. It appears that this is a private road owned and maintained by Kairos Power, LLC and might be incorporated into the site along with the pond west of the road where the sediment may drain to. Required mitigation. If the road and pond are not incorporated into the site as part of a SWPPP change then Pick up the sediment immediately and pu it back on the site. in the future, Remove sediment deposited in the streets by the end of the same business day. Remove the sediment by sweeping, shoveling, or vacuuming these surfaces or using other similarly effective means of sediment removal. You are prohibited from hosing or sweeping sediment per CGP 2.2.4.d.</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: 3/13/26
 Contact information: James Hughes (505) 924-3420
jhughes@cabq.gov

James D. Hughes