



Alan Varela, Director

May 16, 2025



Mayor Timothy M. Keller

Ron Bohannon
Tierra West, LLC
5571 Midway Park Place, NE
Albuquerque, NM 87109

**Re: Kairos Power Phase 3 – 5102 Hawking Dr. SE
Erosion and Sediment Control Plan Q16E5000D
Engineer's Stamp Date (2/18/25) SWQ-2025-00011**

Mr. Bohannon,

Based on the information in your submittal received on 5/8/25, the above-referenced ESC Plan cannot be approved until the following comments have been addressed.

1. The existing and proposed contours, location of structures, other impervious surfaces, and storm drains must be shown on the ESC Plan, and they must agree with the G&D Plan approved by Hydrology, per the EPA's CGP 7.2.4 and the city's ESC Plan Checklist (attached). This information is missing and inaccurate on the ESC Plan and must be revised and resubmitted to ABQ-PLAN.
2. Precautions must be added to the ESC Plan to prevent the discharge of stormwater north into adjacent property during construction. Since the G&D Plan shows a proposed swale draining most of this site to the north and a ridge between the swale and the west pond, additional downgradient controls are needed along the north limits of land disturbing activities, such as a temporary diversion berm with a minimum top elevation of 5299 or higher.

You submitted the same ESC Plan this time as you did in February, despite significant changes being made to the G&D Plan since the February submittal. You will need to resubmit a revised ESC Plan using the same SWQ-2025-00011, incorporating the information from the detailed G&D Plan approved by Hydrology. If you have any questions, contact me at 924-3420 or jhughes@cabq.gov.

Sincerely,

A handwritten signature in cursive script that reads 'James D. Hughes'.

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