



Alan Varela, Director

June 5, 2025

Gaylen Barnett, CPESC
Eight14 Solutions
5750 Pino Ave NE
Albuquerque, NM 87109



Mayor Timothy M. Keller

Re: Twilight Homes at Montage 6 at 2200 O’Keefe Ave. SE
Block 1 : Lots 1 – 13
Block 2: Lots 1 - 26
Block 3: Lots 1-26
Block 4: Lots 1-23
Erosion and Sediment Control Plan
Engineer’s Stamp Date 5/28/25 (R16E003C)

Mrs. Barnett,

Based on the information in your submittal received on 5/28/25, the ESC Plan is acceptable for inclusion in the SWPPP with the following conditions. Additionally, the EPA Notice of Intent (NOI) has been reviewed and signed by the city, and it is attached. Therefore, this project is approved for Building Permit (BP) provided that the following corrections are made to the ESC Plan and emailed to the SWQ section before commencing BP construction and before placing it in the SWPPP.

1. The ESC Plan Standard notes on sheet 1 are outdated and must be updated to the attached version.
2. The City of Albuquerque has a long-standing policy of allowing sediment in new subdivision streets until the first house in the subdivision is occupied. Thereafter, sediment isn’t allowed in the streets, and controls are required on all of the bare dirt lots that don’t satisfy the Final Stabilization Criteria of CGP 2.2.14.c. However, a note on sheets 2 and 4 states, “BMPs shall be installed at the individual lots as building commences,” implying that the controls will only be installed on lots where building permit construction has commenced. To clarify, please change the note to say “These controls must be installed on all of the lots by the time the first house in the subdivision is occupied.
3. The stabilization requirements of CGP 2.2.14 are not included in the ESC Plan. Notes must be added to the ESC Plan stating how this site will comply with the CGP.

Please include a copy of this letter and a signed copy of the NOI in all Building Permit applications.



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The operator must ensure that the following personnel on the stormwater team understand the requirements of this permit and their specific responsibilities with respect to those requirements:

- a. Personnel who are responsible for the design, installation, Maintenance, and/or repair of stormwater controls (including pollution prevention controls);
- b. Personnel responsible for the application and storage of treatment chemicals (if applicable);
- c. Personnel who are responsible for conducting inspections as required in Part 4.1; and
- d. Personnel who are responsible for taking corrective actions as required in Part 5.

You must also post your notice of CGP coverage per Part 1.5 and install the BMP controls.

In accordance with City Ordinance 14-5-2-11 (C)(1), self-inspections must continue until the site is “determined as stabilized by the city.” The property owner/operator is responsible for determining when the “Conditions for Terminating Coverage” per CGP Part 8.2 are satisfied and then for filing their Notice of Termination (NOT) with the EPA. Each operator may terminate CGP coverage only if one or more of the conditions in Part 8.2.1, 8.2.2, or 8.2.3 has occurred. After filing the NOT with the EPA, the property owner is responsible for requesting a Determination of Stabilization with the City.

If you have any questions, contact me at 924-3420 or jhughes@cabq.gov.

Sincerely,

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