



Alan Varela, Director

December 20, 2024

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



Mayor Timothy M. Keller

**Re: AutoZone #9260 at 9510 Universe Blvd. NW  
Erosion and Sediment Control Plan  
Engineer's Stamp Date 12/10/24 (B10E003C3A)**

Mr. Bohannon.

Based on the information in your submittal, received on 12/12/24, the ESC Plan can't be approved until the following comments are addressed.

1. The owner information, "AutoZone Parts, Inc.," as shown on the SWQ Information Sheet, and "AutoZone, Inc.," as shown on the NPDES documentation, does not agree with the available Bernalillo County records which show "Capital Advantage, LLC" as the property owner. 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 controlling the property rights is required on the Information Sheet, the NPDES documentation, the SWPPP, and the ESC Plan.
2. The person who signs the certification statement at the end of the NOI must be a "responsible corporate officer" per CGP G.11.1. Provide documentation in the form of the Operating Agreement (AKA Certificate of Formation or Certificate of Organization) for an LLC, or articles of incorporation, bylaws, or board meeting minutes for a corporation showing that the officer signing the NOI satisfies the requirements of the CGP. The officer may delegate his signatory authority to another member of the corporation in accordance with CGP G.11.1.2 for the purpose of signing the remaining documents in the SWPPP and the required reports.
3. The location of the area of "Construction Support Activities" must be shown on the ESC Plan. If it is located offsite, the offsite property owner's NOI is required, and stabilization specifications must be included in the ESC Plan.
4. The SWPPP must include site-specific interim and permanent stabilization per CGP 9.6.1.c.i. The Landscape Plan and Work Order sheets 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 they 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 Construction Exit (CE) is located in one of the two locations where concentrated flow enters this site. Basin B is a 2.57-acre offsite area, 90% impervious, contributing about 8400 cf of stormwater during the 2-yr 24-hr storm that enters the site at the northwest corner. That corner of the site will be muddy every time it rains until a lined conveyance system is constructed. Please consider moving the CE out of the concentrated flow path. Also, consider constructing a stabilized flow path through the site earlier in the construction sequence.
6. Please add a note stating that the sediment trap can be removed after stabilization of the flow path from the northwest to the southeast corner of the site. Concentrated flows entering the site's northeast corner are relatively minor since Basin A is mostly undeveloped, so a silt fence should be sufficient there.
7. Update the Engineer's stamp date on all sheets when changes are made to any of the ESC Plan sheets.

If you have any questions, contact me at 924-3420 or [jhughes@cabq.gov](mailto:jhughes@cabq.gov).

Sincerely,

*James D. Hughes*

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