



City of Albuquerque Stormwater Construction Site Inspection Report

General Information						
ESC File No.	B14E010C		Project Name:		Take 5 Car Wash Coors	
NPDES Id. No.	NMR1005E5		Location:		10084 Coors Blvd NW	
7/18/2024	Owner		Contractor			
Operator	Boing US Holdco, Inc.		Spinoff Construction			
Contact name & title	Jorge Primo Planta		Zane Dirkson			
e-mail	Jorge.planta@drivenbrands.com		zdirksen@Spinoffconstruction.com			
Contact Phone #	919-699-7198		623-432-6226			
COA Inspector	James Hughes		Start/End Time:		11AM	
Construction Phase:	verticals, concrete/perimeter walls					
Type of Inspection:	Regular	Storm Event	Post Storm Event >0.25"	311/Complaint	Follow Up	
Weather at time of inspection?		Clear		Temperature: ~		91
Estimated date of last storm 0.25" or greater				7/20/2024		
Item Number	Deficiency/ Corrective Action					
1	NOI - Take 5 Car Wash construction support activities were no longer taking place on Lot 5 of Cottonwood Crossing Phase 2, except for one Portable Toilet, and the disturbed areas still weren't stabilized; however, the owner of lot 5 doesn't have CGP coverage in violation of CGP 1.4, and the ESC Plan and NOI for the activities on lot 5 had not been submitted to the City for approval in violation of Ordinance § 14-5-2-11. Required Mitigation: You must either provide an ESC Plan and NOI per CGP 1.4 to the City's Storm Water Quality (SWQ) Section for approval for Gourmet Investors, LLC, the owner of Lot 5 per ordinance § 14-5-2-11, or you must remove all construction support activity and stabilize the disturbed portion of Lot 5 with "Native Seed and Aggregate Mulch" per City Std Spec 2012 or equivalent, to comply with the Stabilization Criteria in the CGP ay Part 2.2.14					
2	SWPPP - The SWPPP wasn't up-to-date in violation of CGP 7.1 because the construction support activities and limits of land disturbing activities on Lot 5 were not indicated on the SWPPP Map in violation of 7.2.4.b.vii. Also, recent self-inspection reports, signed by the owner/operator, were not available on site in violation of Ordinance § 14-5-2-11(C)(1) and CGP 4.7.2 and Appendix G.11.2. The most recent report available onsite is dated 6/1/24. Zane emailed a link to the city on 7/17/24 was flagged as a security threat by the City's IT security. Zane didn't provide a PDF copy at the inspection on the 18th, and the PDF of the July 1st inspection that he emailed during the inspection on 7/10/24 wasn't signed by the Owner/Operator. Required mitigation: You must keep the SWPPP Up-to-date per CGP 7.1 including a SWPPP map of the area of construction support activities at offsite locations per CGP 7.2.4.b.vii. You must keep a copy of your up-to-date SWPPP and all inspection reports at the site or at an easily accessible location so that it can be made available at the time of an on-site inspection per CGP Parts 4.7.3 and 7.3.					
3	BMPs - The stormwater controls (BMPs), including silt fence and construction exit, had been removed in violation of CGP Parts 2.1.4, and controls were completely missing from Lot 5. Required mitigation: If at any time you find that a stormwater control needs routine maintenance, you must immediately initiate the needed maintenance work and complete such work by the close of the next business day. When 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.					
4	Washout - The concrete washout from the previous inspection was still on the ground on 7/18/24 but was being removed. During the inspection on 7/18/24, a lined roll-off container was delivered to the site to contain new wash water. Wash water compliance was noted during the inspection on 7/22/24.					
2.1	Discharge off site? (Y/N)		yes			
4	Self Inspection Reports		ok		Latest report Date: 7/1/2024	
Notes:						
<p>The SWPPP is in the Take 5 building. The Owner of lot 5 is Gourmet Investors, LLC, Ray Trombino Member at 505-480-5974 - Ray@trombinos.com. Chris Wagner at 505-550-1225 Chris@Trombinos.com is on his stormwater team. The violations on lot 5 were explained to Ray on the phone on 7/22/24, and he said he has not been contacted by anyone from the Take 5 project, nor has he ever given them any permission. Some Erosion was evident at the outfall in the northeast corner of Lot 5. The entire project drains to that outfall and sediment in the parking lot downstream of Take 5 indicated that the site had recent stormwater discharge. Mitigation was discussed again with Zane, the DA for Mr Planta. I tried to call Mr Planta but no answer. An auto-reply was received from the NOV#3 email sent to Mr. Planta saying he is out of the office and suggested sending emails for construction questions to Gabe Thompson: gabriel.thompson@drivenbrands.com and permitting questions to Sumaia Alamoudi: sumaia.alamoudi@drivenbrands.com, so it was forwarded.</p>						

City of Albuquerque Stormwater Inspector Signature and date: 7/23/24
Contact information: James Hughes (505) 924-3420
jhughes@cabq.gov

James D. Hughes