



Alan Varela, Director

January 18, 2024

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

**Re: Sandia Laboratory Federal Credit Union at 5700 St Joseph's Dr. NW  
Erosion and Sediment Control Plan  
Engineer's Stamp Date 1/4/24 (G11E067B)**

Mr. Bohannon,

Based upon the information provided in your submittal received 1/11/2024, the above-referenced ESC Plan cannot be approved for Grading Permit or Building Permit until the following comments are addressed.

1. The owner information shown on the Information Sheet, "Sandia Laboratory Federal Credit Union leased from Red Shamrock 12, LLC", implies that both entities qualify as operators, but the only NOI submitted is for Sandia Laboratory Federal Credit Union. An additional NOI for Red Shamrock 12, LLC is required per CGP 1.1.1. Oxbow Center is Common Plan of Development or Sale as defined in Appendix A of the CGP, and Sandia Labs FCU's site is part of the common plan. You must identify all other operators who will be engaged in construction activities at the site, and the areas of the site over which each operator has control per CGP 7.2.1. The ESC Plan(s) must The terms of the lease are unclear and these two operators may have overlapping areas of control at different times during the development of this site. Please provide a copy of the lease to help clarify the how the areas of control will vary over time. Also identify if these two operators will have separate SWPPPs or if they will share one SWPPP.
2. 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 or Work Order sheets.
3. Provide calculations for the Sediment Trap design showing compliance with CGP Part 2.2.12.c which requires storage for either:
  - a. The calculated volume of runoff from a 2-year, 24-hour storm; or
  - b. 3,600 cubic feet per acre drained.
4. The City Standard ESC Notes are outdated. Please use the current City Standard ESC Notes attached.
5. Update the engineer's stamp date each time the plan is changed.

If you have any questions, you can 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 Services



Mayor Timothy M. Keller