



City of Albuquerque Stormwater Construction Site Inspection Report

General Information					
ESC File No.	G11E067C	Project Name:	Lot 3 of the University of Albuquerque Center Subdivision		
NPDES Id. No.	NMR1006GI	Location:	3835 Coors Boulevard NW		
10/21/2024	Owner	Contractor			
Operator	Red Shamrock 12, LLC		Tangelwood Construction		
Contact name & title	Joshua J. Skarsgard		Todd Granath		
e-mail	JOSH@RETAILSOUTHWEST.COM		toddg@tanglewoodconstructionnm.com		
Contact Phone #	505-998-9093		505-668-0495		
COA Inspector	James Hughes		Time	10AM	
Construction Phase:	overexcavation				
Type of Inspection:	Regular	Storm Event	Post Storm Event >0.25"	311/Complaint	Follow Up
Weather at time of inspection?			Temperature: ~ 50		
Estimated date of last storm 0.25" or greater			10/19/2029		
Item Number	Deficiency/ Corrective Action				
1	NOI - Lot 3 is part of a 29.5-acre "common plan of development or sale" owned by Red Shamrock 12, LLC, which already has permit coverage under NMR1006GI; however, the construction on lot 3 isn't part of the ESC Plan approved by the City for that owner/operator or for any other Owner/Operator in violation of City Ordinance § 14-5-2-11(A). Required Mitigation: The ESC Plan and NOI must be provided to the city for approval. Bernalillo County records show Red Shamrock 12, LLC is the property owner, but there may be an additional Operator with ownership/ lease rights. Provide a recorded deed if the property has been transferredProvide NOIs for every owner/operator and identify their areas of control on the ESC Plan and whether or not they will be sharing inspection reports and SWPPPs. Controls must be consistent with adjacent projects, and the operator responsible for overlapping controls must be identified.				
2	Posting - CGP coverage was not posted so it is visible from the public road nearest to the active part of the construction site, using a font large enough to be readily viewed from a public right-of-way in violation of CGP 1.5. Required Mitigation: You must post a sign or other notice of your permit coverage at a safe, publicly accessible location in close proximity to the construction site. The notice must be located so it is visible from the public road that is nearest to the active part of the construction site, and it must use a font large enough to be readily viewed from a public right-of-way per CGP 1.5.				
3	SWPPP - The SWPPP map was not up-to-date. It neither showed the construction on Lot 3 nor did it show the transfer of Lot 3 to a new operator, in violation of CGP 7.1. The SWPPP wasn't available on-site (Same as paper) in violation of CGP 7.3. Required Mitigation: The SWPPP, including the SWPPP Map, Self-Inspection Reports, and Corrective Action Reports, must be kept up-to-date per CGP 7.1 and available on-site (same as paper) per CGP 4.7.3, 5.4.3 and 7.3. If an on-site location is unavailable to keep the SWPPP when no personnel are present, notice of the plan's location must be posted near the main entrance of your construction site CGP 7.3. Both the date construction began and the date of transfer (if applicable) should be indicated on the map.				
4	BMPs - Perimeter Silt Fence (SF) was not installed correctly and the Construction Exit (CE) was missing in violation of CGP 2.2.3 & 2.2.4 The SF wasn't embedded on the low side of the site and there was a gate that will not be allowed along coors. The installation of the stormwater controls wasn't complete before the beginning of Construction Activities in Violation of CGP 2.1.3. Required mitigation: Embed the silt fence across the low edge of the site and add a construction entrance on the west side after the adjacent road is paved. Stormwater controls, SF, CE, ponds, berm, and CE must be designed and installed in accordance with CGP 2.1.4 no later than seven (7) calendar days from the time of discovery per CGP 5.2.1. Controls should be consistent with the adjacent ESC Plans.				
5	Washout (from Concrete, paint, and/or stucco) wasn't in a lined container in violation of CGP 2.3.4.a. Required Mitigation: Remove and dispose of contaminated soils and hardened concrete with other waste per CGP 2.2.3. Direct all future wash water from concrete, paint, and stucco into a leak-proof container per CGP 2.3.4				
2.1	Discharge off site? (Y/N)	no			
4	Self Inspection Reports	requested	Latest report Date:	none	
Notes: This inspection was conducted 2 days after a 0.36" rain but no discharge.					
No SWPPP was available (same as Paper). QR Code download of the SWPPP map and SWPPP only showed information at the time of original approval with no delegation of signature authority and no reports signed by the Owner/operator.					

City of Albuquerque Stormwater Inspector Signature and date:
Contact information: James Hughes
jhughes@cabq.gov

11/12/24
James D. Hughes