



City of Albuquerque Stormwater Construction Site Inspection Report

General Information

ESC File No.	C09E011B	Project Name:	Bedrock at The Trails		
NPDES Id. No.	NMR1005SI	Location:	9300 Woodmont Ave. NW		
9/28/2023	Owner	Contractor			
Operator	Bedrock ABQ Investors, LLC (La Terra Development, LLC.)		LT Building Corp.		
Contact name & title	Lauren Boyd Chief Legal Officer		William Leahy President		
e-mail	laurenb@laterradev.com		williaml@ltbuildingcorp.com		
Contact Phone #	310-552-0065		310-552-0065		
COA Inspector	Doug Hughes		Start/End Time:	9am/11am	
Construction Phase:	Cleared, blasting, and grading				
Type of Inspection:	Regular	Storm Event	Past Storm Event >0.25"	311/Complaint	Follow Up
Weather at time of inspection?	Clear		Temperature:	~ 83	
Estimated date of last storm 0.25" or greater	9/13/2023				

Item Number	Deficiency/ Corrective Action			
1	NOI - The east half of Tract 3 has been cleared and graded without obtaining coverage under the Environmental Protection Agency's (EPA's) Construction General Permit (CGP) in violation of CGP 1.4.3 and without an ESC Plan and NOI approved by Albuquerque's Stormwater Quality (SWQ) Section in violation of Ordinance § 14-5-2-11. Required Mitigation: The owner Tract 3, PV Trails Albuquerque, LLC., must obtain CGP coverage from the EPA in accordance with part 1 of the CGP, and he must submit the ESC Plan and NOI to Albuquerque's SWQ Section for review and approval in accordance with Ordinance § 14-5-2-11.			
2	SWPPP - The SWPPP was not up-to-date in violation of CGP 7.3. The SWPPP certification for Bedrock ABQ Investors LLC., the owner of Tracts 4 & 5, is missing in violation of CGP G11.2. and the NOI is inaccurate and imprecise. The NOI and SWPPP certification is missing for Tract 3 in violation of CGP 7.2.11 and CGP G11.2. Required Mitigation: Correct the NOI for Bedrock ABQ Investors LLC. and file an NOI for the owner of Tract 3. Include copies of each operator's NOI and SWPPP certifications in the SWPPP per CGP 7.2.11 and CGP G11.2.			
3	BMPs . Sediment-laden stormwater has been discharged through at least three holes in the silt fence into Tract OS-2. due to a lack of maintenance of the perimeter controls in violation of CGP 2.1.4. Required Mitigation: you must ensure that all stormwater controls (BMPs) are maintained and remain in effective operating condition during permit coverage per CGP 2.1.4. 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.			
2.1	Discharge off site? (Y/N)	Yes		
4	Self Inspection Reports	OK	Latest report Date:	9/20/2023
Notes:				

SWPPP will be at construction trailer, and reports will be available by QR code. The delegation of Authority from William Leahy of LT Building Corp. to Brian Anderson of Price Land Development Group is invalid because Prices Land Development Group is a third party. The role of Price Land Development Group LLC is unclear. They may qualify as an Operator per CGP 1.1, but none of the Operators may delegate authority to this or any other third party per Appendix G11.2 of the CGP. All operators must sign all reports.

City of Albuquerque Stormwater Inspector Signature and date:
 Contact information: Doug Hughes (505-924-3420)
jhughes@cabq.gov

9/30/23

James D. Hughes