



## 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		
10/27/2023	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	<a href="mailto:laurenb@laterradev.com">laurenb@laterradev.com</a>		<a href="mailto:williaml@ltbuildingcorp.com">williaml@ltbuildingcorp.com</a>		
Contact Phone #	310-552-0065		310-552-0065		
COA Inspector	Doug Hughes		Start/End Time:	8am/9am	
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: ~ 67	
Estimated date of last storm 0.25" or greater			9/13/2023		
Item Number	Deficiency/ Corrective Action				
1	<b>Tract 3 NOI</b> - PV Trails Albuquerque, LLC, the owner of Tract 3, still hasn't provided CGP coverage for the portion of that tract that has been disturbed. All of the stormwater runoff from Tract 3 discharges into the Bedrock site. <b>Required Mitigation: Unpermitted stormwater discharges from Tract 3 must be prevented.</b>				
	<b>Tract 3 Stabilization</b> - Tract 3 was seeded and mulched and was surrounded by construction fencing to keep construction traffic out. This portion of the site will not be Determined as Stabilized by the City until either 1) the cover satisfies the Final Stabilization Criteria CGP 2.2.14.C, or 2) the property owner's NOI and NOT are provided per the City's Stabilization and Termination Policy. <b>Required Mitigation:</b> No further escalation is needed, provided self-inspections continue, and all construction activities are prevented by protective fencing until the disturbed portion of Tract 3 is Determined as Stabilized by the City.				
1	<b>Posting</b> - The NPDES Posting sign was missing at the time of inspection in violation of CGP 1.5. <b>Required Mitigation:</b> 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.				
2	<b>SWPPP</b> - The SWPPP and self-inspection reports were not available on site in violation of CGP 4.7.3, 5.4.3, and 7.3. It is supposedly kept in the construction trailer, but it was locked, and Salls Brothers' superintendent, Travis, didn't have a key. Travis provided Brian Anderson's phone number, which I called and left a message at 8:21 a.m., but he didn't call back until 9:16 a.m., 16 minutes after the inspection was over, and I was already downtown getting ready for another meeting on this project. The QR Code wasn't available at the site because the NPDES Posting sign was missing. Later, I accessed the QR Code from pictures taken at the previous City Inspection. However, the version of the SWPPP accessed by the QR Code wasn't up-to-date in violation of CGP 7.1. In that version of the SWPPP, the NOIs and all signatures were missing. During both previous inspections, the property owner's signatures were missing. So this was the third Inspection during which the SWPPP certification for Bedrock ABQ Investors LLC., the owner of Tracts 4 & 5, is missing in violation of CGP G11.2. Tract 3 Stabilization was not available on the latest Map available on the QR Code dated 10/20/23. <b>Required Mitigation:</b> The SWPPP, including Self Inspection Reports and Corrective Action Reports, must be kept up-to-date per CGP 7.1 and available on-site 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. Include copies of each operator's NOI and SWPPP certifications in the SWPPP per CGP 7.2.11 and CGP G11.2.				

3	<p><b>BMPs.</b> The Silt Fence (SF) was improperly installed (no embedment, just laid on the existing ground) and improperly maintained (dirt pushed up against it to cover holes under the silt fence) in the same locations where holes in the silt fence have been noted during the last two inspections. So now, the SF is more than half full of sediment in violation of CGP 2.2.3.c.i. <b>Required Mitigation:</b> The embedment of the SF must be verified in all locations downhill from this site and reset where improperly installed. Corrective actions must begin immediately per CGP2.1.4d. "If at any time you find that a stormwater control needs a significant repair or that a new or replacement control is needed, you must comply with the corrective action deadlines for completing such work in Part 5.2.1c." The Corrective Action Log should identify the deadline for each action and differentiate between routine maintenance corrective actions. Explanations must be included for every corrective action not completed by the deadline. The actual date of completion and the operator's certification is required for each corrective action. All logs must be available at the site per CGP 5.4. Specific corrective actions that must be included in the report along with SWPPP modifications per CGP 5.2.1.c. include:</p> <ul style="list-style-type: none"> <li>i. <del>P</del>osting permit coverage where the public can read it.</li> <li>ii. <del>T</del>he replacement of perimeter BMP controls</li> <li>iii. <del>R</del>emove sediment from the pavement</li> <li>iv. <del>S</del>tabilization</li> </ul>			
2.1	Discharge off site? (Y/N)	No		
4	Self Inspection Reports	OK	Latest report Date:	10/18/2023
Notes:				
<p>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 Price 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.</p>				

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

10/30/23

*James D. Hughes*