

CITY OF ALBUQUERQUE

Planning Department
Brennon Williams, Director



Mayor Timothy J. Taylor

September 14, 2020

Novus Properties LLC – Michael Montoya michael@cginm.com
4584 Nunzio Ave. (Tract C)

Learning Lab Development PER, LLC – Scooter Haynes – scooter@scmpartners.com
4580 Nunzio Ave. (Tract F)

Sites: TLE @ Paseo and Eagle Ranch - C12E003C

Re: Drainage Ordinance (14-5-2-1) Violations for Erosion and Sediment Control

The following violations were observed while inspecting the Site on Friday Sept. 11, 2020.

1. Grading began prior to approval of the NOI by the City. The disturbed area overlaps onto the adjacent property to the west owned by Novus Properties LLC. NPDES documentation is missing for Novus properties and may take the form of either an NOI or an easement. Grading Plan approval is missing and is required prior to approval of the NOI.



Sep 11, 2020 10:54:45 AM
4580 Loma Fuente Avenue
Albuquerque
Bernalillo County
New Mexico



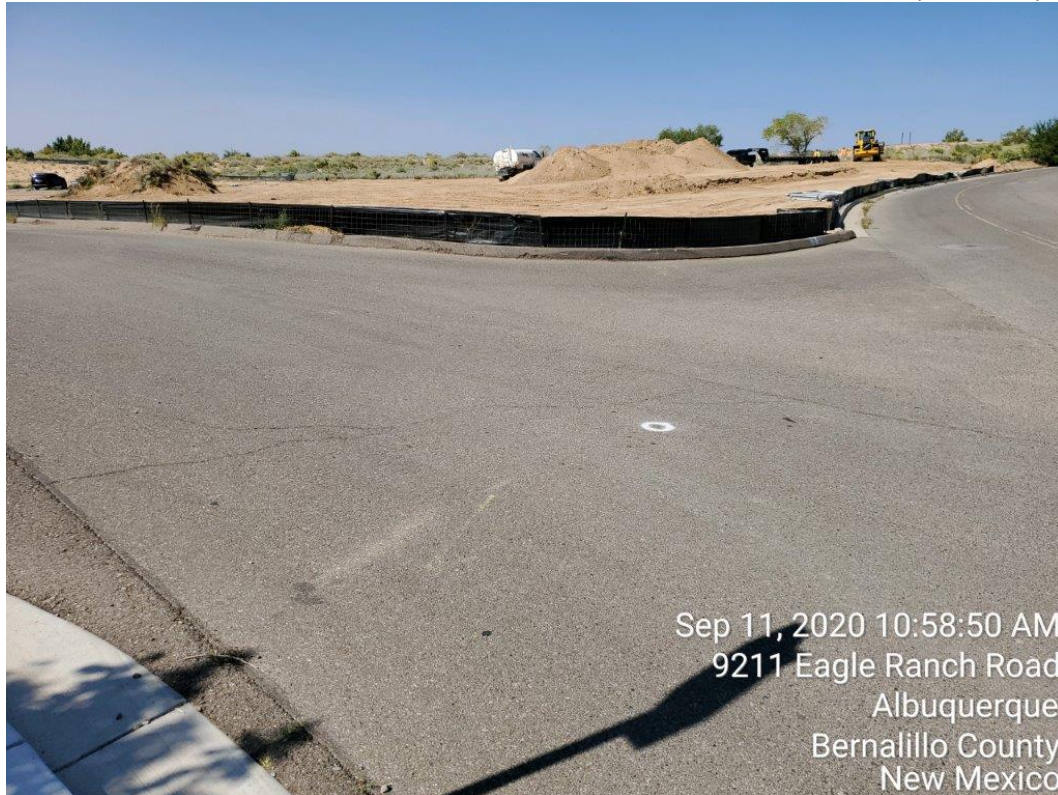
2. BMPs are mostly missing or in need of maintenance. The Construction Entrance, sediment trap, and most of the silt Fence are missing. The existing Silt Fence needs maintenance.

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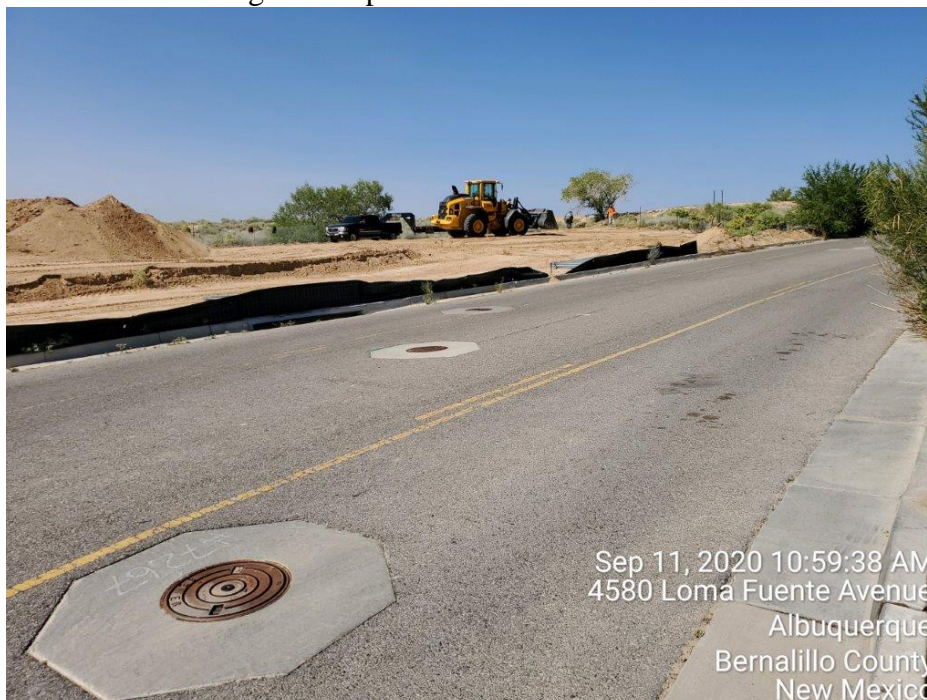
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3. The SWPPP was not available onsite when requested.
4. NPDES coverage is not posted.



Required Mitigation:

1. The property owner's NOI and related documentation must be submitted and approved by the City.
2. The Erosion and Sediment Control Plan must be revised and submitted to the City for approval after the G&D Plan is revised and approved.
3. 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. 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.
4. Conduct self-inspections Once every 14 calendar days and within 24 hours of the occurrence of a storm event of 0.25 inches or greater per CGP 4.2 and City ESC Ordinance § 14-5-2-11. Provide copies self-inspection reports per CGP 4.7 and Corrective action reports per CGP 5.4 when requested.
5. 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.
6. The SWPPP must be kept up-to-date and available onsite per CGP 7. 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.
7. Prior to the commencement of construction activities, you must ensure that the following personnel on the stormwater team understand the requirements of this permit and their specific responsibilities with respect to those requirements:
 - a. Personnel who are responsible for the design, installation, maintenance, and/or repair of stormwater controls (including pollution prevention controls);
 - b. Personnel responsible for the application and storage of treatment chemicals (if applicable);
 - c. Personnel who are responsible for conducting inspections as required in Part 4.1; and
 - d. Personnel who are responsible for taking corrective actions as required in Part 5.

If the violations are not mitigated within 10 days, the property owner is subject to a fine of \$500/day per the City's Drainage Control Ordinance and the non-compliance will be reported to the EPA.

If you have any questions, you can contact me at 924-3420, jhughes@cabq.gov.

Sincerely,

James D. Hughes

James D. Hughes, P.E.
Principal Engineer, Hydrology/Stormwater Quality
Planning Dept.