

CITY OF ALBUQUERQUE

Planning Department
Brennon Williams, Director



Mayor Timothy M. Keller

May 18, 2021

Kevin Patton, Pulte Group of New Mexico, kevin.patton@pultegroup.com

Site: D10E003_P – Pulte owned lots in Volcano Cliffs Subdivision

Re: Drainage Ordinance (14-5-2-11) Violations for Erosion and Sediment Control

The following violations were observed while inspecting the Site on May 5th.

1. Earth disturbance began before approval of an NOI and ESC Plan by the City. The area includes simultaneous construction on about 17 contiguous lots on Alto Rey (8001, 8005, 8009, 8011, 8020, 8016, 8012, 8008, 8004, and 8000) and Agua Fria (8001, 8005, 8009, 8011, 8015, and 8019) totaling just under 5 acres. There are also about 20 more non-contiguous lots owned by Pulte that may not meet the definition of a Common Plan of Development. Still, other builders have been including all the lots in the subdivision, whether contiguous or not.



2. There was a hole in perimeter control that construction traffic using as an exit onto the street without a track-out control pad.
3. There was track-out in the street and sidewalk.



Required Mitigation:

1. You must submit the Erosion and Sediment Control Plan (ESC Plan) to the City for approval.
2. The property owner's NOI and related documentation must be submitted and approved by the City.
3. You must post a sign or other notice of your permit coverage at a safe, publicly accessible location near the construction site.
4. Install, inspect and maintain BMPs. 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.
5. Where sediment has been tracked out from your site onto paved roads and sidewalks, remove the deposited sediment by the end of the same business day CGP 2.2.4.d.

If the violations are not mitigated within 7 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.