



# City of Albuquerque Stormwater Construction Site Inspection Report

## General Information

Project Name and Location	Ca Luz Del Oeste Wine Rd & Dillinger		
Site Contact Name & Agency	Scott Ashcraft Las Ventanas Home	ESC File No.	F11E0021
Date of Inspection	3-9-18	Start/End Time	10:30 / 10:40
Inspector Name, COA Dept.	Curtis Cherne, Stormwater Quality		
Describe Present Phase of Construction	Stabilized		

### Type of Inspection:

☒ Regular    ☐ During storm event    ☐ Post-storm event (> 0.5 inch)    ☐ 311 / Complaint Response    ☐ Follow-Up

## Weather Information

Weather at time of this inspection?

Temperature: ~60 F°

☒ Clear    ☐ Cloudy    ☐ Rain    ☐ Sleet    ☐ Fog    ☐ Snowing    ☐ Windy

Has there been a storm event since the site was Permitted? ☒ Yes    ☐ No

Amount: ☐ < 1/4"    ☒ 1/4" to 3/4"    ☐ > 3/4"    ☐ Snow \_\_\_\_\_"

## Erosion & Sediment Control Inspection

Entrance / Track-Out	N/A
Sediment Controls / Silt Fence, Inlet Protection, Wattles, etc.	Stabilized
Inspection Reports	
Erosion Controls	
Housekeeping/Pollutant Controls	
Debris/Pollutants/Sediment in MS4	
Notes	

Is site being maintained in compliance with the Drainage Ordinance? ☒ Yes    ☐ No

Curtis A. Cherne  
Signature

3-9-18  
Date

# CITY OF ALBUQUERQUE



## City of Albuquerque Stormwater Construction Site Inspection Report



### General Information

Project Name and Location	66 WIND RD NW LA LUZ DEL OESTE UNIT 4		
Site Contact Name & Agency	SCOTT ASHCROFT	ESC File No.	FILE022A
Date of Inspection	1-17-18	Start/End Time	8:00 / 3:15
Inspector Name, COA Dept.	Stanice "Totten" Elliott, Stormwater Quality		
Describe Present Phase of Construction	BUILDING FENCE WALL, INT. WORK		
Type of Inspection:	<input checked="" type="checkbox"/> Regular <input type="checkbox"/> During storm event <input type="checkbox"/> Post-storm event (> 0.5 inch) <input type="checkbox"/> 311 / Complaint Response <input type="checkbox"/> Follow-Up		

### Weather Information

Weather at time of this inspection?      Temperature: ~ 42 F°

☐ Clear   
 ☒ Cloudy   
 ☐ Rain   
 ☐ Sleet   
 ☐ Fog   
 ☐ Snowing   
 ☐ Windy

Has there been a storm event since the site was Permitted? ☐ Yes ☐ No

PO Box 1293 Amount: ☒ < 1/4"   
 ☐ 1/4" to 3/4"   
 ☐ > 3/4"   
 ☐ Snow \_\_\_\_\_

### Erosion & Sediment Control Inspection

Entrance / Track-Out \_\_\_\_\_

Sediment Controls / Silt Fence, Inlet Protection, Wattles, etc. \_\_\_\_\_

NM 87103 \_\_\_\_\_

www.cabq.gov \_\_\_\_\_

Erosion Controls \_\_\_\_\_

Housekeeping/Pollutant Controls WASHOUT RUNOFF BETWEEN 66 & 67 goes to asphalt parking pad

Debris/Pollutants/Sediment in MS4 \_\_\_\_\_

Notes \_\_\_\_\_

Is site being maintained in compliance with the Drainage Ordinance? ☐ Yes ☒ No

Signature S. Elliott Date 1-17-18



City of Albuquerque  
Stormwater Construction Site  
Inspection Report

General Information

Project Name and Location	LA LUZ DEL OESTE UNIT 4 68 WIND		
Site Contact Name & Agency	SCOTT ASHCROFT	ESC File No.	FILE002A
Date of Inspection	9-26-17	Start/End Time	9:05 / 9:20
Inspector Name, COA Dept.	Stanice "Totten" Elliott, Stormwater Quality		
Describe Present Phase of Construction	FRAMING		
Type of Inspection:	<input checked="" type="checkbox"/> Regular <input type="checkbox"/> During storm event <input type="checkbox"/> Post-storm event (> 0.5 inch) <input type="checkbox"/> 311 / Complaint Response <input type="checkbox"/> Follow-Up		

Weather Information

Weather at time of this inspection?	Temperature: ~60 F°
<input checked="" type="checkbox"/> Clear <input type="checkbox"/> Cloudy <input type="checkbox"/> Rain <input type="checkbox"/> Sleet <input type="checkbox"/> Fog <input type="checkbox"/> Snowing <input type="checkbox"/> Windy	
Has there been a storm event since the site was Permitted? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Amount: <input checked="" type="checkbox"/> < 1/4" <input type="checkbox"/> 1/4" to 3/4" <input type="checkbox"/> > 3/4" <input type="checkbox"/> Snow _____	

Erosion & Sediment Control Inspection

Entrance / Track-Out	N/A
Sediment Controls / Silt Fence, Inlet Protection, Wattles, etc.	STREET DIRT REMOVAL END OF DAY
Erosion Controls	
Housekeeping/Pollutant Controls	CONCRETE WASHOUT IN PLACE TRASH DUMPSTER ON SITE
Debris/Pollutants/Sediment in MS4	NO
Notes	

Is site being maintained in compliance with the Drainage Ordinance? ☒ Yes ☐ No

*S. Elliott* 9-26-17  
Signature Date



## City of Albuquerque Stormwater Construction Site Inspection Report

### General Information

Project Name and Location	La Luz del Oeste Unit 4 Delllyne and wind Rd		
Site Contact Name & Agency	Scott Ashcroft Las Ventanas Homes LLC	Contact Phone #/ E-mail	tscott@ lasventanasllc.com
Date of Inspection	10-18-16	Start/End Time	12:30 / 12:50
Inspector Name, COA Dept.	Curtis Cherne, Stormwater Quality		
Inspector Phone / E-mail	505-924-3420/ccherne@cabq.gov		
Inspector Qualifications	Qualified Compliance Inspector of Stormwater- Stormwater One		
Describe Present Phase of Construction	building house		
Type of Inspection:	<input type="checkbox"/> Regular <input type="checkbox"/> During storm event <input type="checkbox"/> Post-storm event (> 0.5 inch) <input type="checkbox"/> 311 / Complaint Response <input checked="" type="checkbox"/> Follow-Up		

### Weather Information

Weather at time of this inspection?	Temperature: ~ <u>80</u> F°
<input checked="" type="checkbox"/> Clear <input type="checkbox"/> Cloudy <input type="checkbox"/> Rain <input type="checkbox"/> Sleet <input type="checkbox"/> Fog <input type="checkbox"/> Snowing <input type="checkbox"/> Windy	
Has there been a storm event since the site was Permitted? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Amount: <input type="checkbox"/> < 1/4" <input checked="" type="checkbox"/> 1/4" to 3/4" <input type="checkbox"/> > 3/4" <input type="checkbox"/> Snow _____"	

### Erosion & Sediment Control Inspection

- Entrance / Track-Out ok
- Sediment Controls / Silt Fence, Check Dams, Waddles, etc. ok - 1km mitigated
- Erosion Controls / Mulch, Seed, gravel on bank LHS
- Housekeeping/Pollutant Controls ok
- Debris/Pollutants/Sediment in MS4 no
- Notes Adam site Super, Chris not fixed

 Is site being maintained in compliance with the Drainage Ordinance? ☒ Yes ☐ No

 Signature Curtis Cherne

 Date 10-18-16



## City of Albuquerque Stormwater Construction Site Inspection Report

### General Information

Project Name and Location	La Luz del Oeste Unit 4 Del Rio and W. 1st St		
Site Contact Name & Agency	Scott Ashcroft Las Lunas Homes LLC	Contact Phone #	362-6027
Date of Inspection	9-19-16	Start/End Time	10:24 11:06
Inspector Name, COA Dept.	Curtis Cherne, Stormwater Quality		
Inspector Phone / E-mail	505-924-3420/ccherne@cabq.gov		
Inspector Qualifications	Qualified Compliance Inspector of Stormwater- Stormwater One		
Describe Present Phase of Construction	Construction of new houses		
Type of Inspection:	<input checked="" type="checkbox"/> Regular <input type="checkbox"/> During storm event <input type="checkbox"/> Post-storm event (> 0.5 inch) <input type="checkbox"/> 311 / Complaint Response <input checked="" type="checkbox"/> Follow-Up		

### Weather Information

Weather at time of this inspection?	Temperature: ~ <u>75</u> F°
<input checked="" type="radio"/> Clear <input type="radio"/> Cloudy <input type="radio"/> Rain <input type="radio"/> Sleet <input type="radio"/> Fog <input type="radio"/> Snowing <input type="radio"/> Windy	
Has there been a storm event since the site was Permitted?	<input checked="" type="radio"/> Yes <input type="radio"/> No
Amount:	<input type="radio"/> < 1/4" <input checked="" type="radio"/> 1/4" to 3/4" <input type="radio"/> > 3/4" <input type="radio"/> Snow _____

### Erosion & Sediment Control Inspection

- Entrance / Track-Out entrance still needs maintenance
- Sediment Controls / Silt Fence, Check Dams, Waddles, etc. Silt fence installed along Del Rio, however, it is not buried - sediment on sidewalk
- Erosion Controls / Mulch, Seed, 5 inches of mulch pollution due to Silt fence
- Housekeeping/Pollutant Controls \_\_\_\_\_
- Debris/Pollutants/Sediment in MS4 \_\_\_\_\_
- Notes explained proper BMP installation to Chris and Adam

 Is site being maintained in compliance with the Drainage Ordinance? • Yes ☒ No ☐

Signature

Date

Curtis Cherne 9-19-16

Gypsum

# CITY OF ALBUQUERQUE



September 19, 2016

Scott Ashcroft: tscott@lasventanasnm.com  
Las Ventanas NM Inc.  
8504 Waterford NE  
Albuquerque, NM 87122

**Re: Drainage Control Ordinance (14-5-2-1) and NPDES CGP Violations for Erosion and Sediment Control and pollution - La Luz Del Oeste Unit 4**

Dear Mr. Ashcroft,

On August 19th, 2016, the City issued a Violation Letter (Order) that listed the numerous violations that were to be mitigated. They are listed below:

1. A silt fence to be added along Dellyne Ave. to prevent sediment from leaving the site.
2. The construction entrance needed maintenance.
3. Numerous instances of cement pollution.

During the follow-up inspection conducted September 19<sup>th</sup>, 2106 the following violations were observed:

1. Construction entrance needs maintenance.
2. Multiple instances of cement pollution.
3. Silt fence was installed along Dellyne, Ave., however, it was not installed so that it would function to prevent sediment from leaving the site as it was not buried.

Photos of the violations are shown on pages 2 and 3.

You were notified that "In addition, if the violations are not mitigated within 30 days or are found again after 30 days, the property owner is subject to a fine up to \$500/day per the City's Drainage Control Ordinance."

**Required Mitigation:**

1. Install/maintain the silt fence at the site per approved plan.
2. Install a stabilized entrance per the approved plan.
2. Remove cement pollution material per acceptable methods.

Per the previous Violation letter, the City is assessing a fine of \$500. This fine is for one day. Additional days may be added if the violations are not mitigated upon a follow-up inspection in seven days or violations are observed in future inspections.

If you have any questions, you can contact me at 924-3420.

Sincerely,

  
Curtis Cherne, P.E.

Principal Engineer, Stormwater Quality  
Planning Dept.



# CITY OF ALBUQUERQUE



Construction entrance to the site poorly maintained.

PO Box 1293

Albuquerque

New Mexico 87103

[www.cabq.gov](http://www.cabq.gov)



Silt fence along Dellyne Ave. not buried; ineffective.



# CITY OF ALBUQUERQUE



Cement pollution.

PO Box 1293

Albuquerque

New Mexico 87103

[www.cabq.gov](http://www.cabq.gov)



Second photo of cement pollution.

End of photos/letter





**City of Albuquerque Planning Department  
One Stop Shop-Development and Building Services  
Drainage Control Ordinance  
Violation Invoice  
Date 9-19-16**

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**Permit Number: 2016 000 004**

**Category Code: 971**

**Project: La Luz Del Oeste Unit 4**

**Property Legal Description/Address: Lot N1 Block 000 La Luz Del Oeste Unit 4**

**Property Owner: Sevano Development LLC**

**Property Contact/Invoice sent to: Scott Ashcroft @ [tscott@lasventanasnm.com](mailto:tscott@lasventanasnm.com)**

**Description of Violation: Poorly maintained construction entrance, ineffective installation of silt fence, cement pollution**

**Date(s) of Violation: 9-19-16**

**Fine:**

<b>\$500/day</b>	<b>\$500.00</b>
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<b>Number of days:</b>	<b>1</b>
------------------------	----------

<b>Total due:</b>	<b>\$500.00</b>
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Total due is to be paid within 30 days of receipt of this invoice. After 30 days if payment is not made, a municipal lien may be placed on the property and non- payment will result in delay of future approvals related to the project.

The fine can be paid at any City of Albuquerque Treasury location. The most convenient may be at Plaza del Sol, 600 2<sup>nd</sup> St. NW. Provide a copy of the receipt to Stormwater Quality, Suite 400 600 2<sup>nd</sup> St. NW, or e-mail to [ccherne@cabq.gov](mailto:ccherne@cabq.gov).

# CITY OF ALBUQUERQUE



August 19, 2016

Scott Ashcroft, Las Ventanas NM Inc.: [tscott@lasventanasnm.com](mailto:tscott@lasventanasnm.com)

**Re: Drainage Control Ordinance (14-5-2-1) and NPDES CGP Violations for Erosion and Sediment Control and Pollution – La Luz Del Oeste Unit 4**

On May 2nd, 2016 you were notified of the following violations that required mitigation:

1. A silt fence was to be added along Dellyne Ave. to prevent sediment from leaving the site.
2. The construction entrance needed maintenance.
3. Sediment BMP across road to Mill Rd needed improvement. ESC plan shows a series of wattles.

Similar violations were noticed at today's inspection conducted 8-19-16:

1. Missing silt fence along Dellyne Ave. Sediment was observed leaving the site.
2. The construction entrance needs maintenance.
3. The sediment BMP across road to Mill Rd needs improvement. Sediment observed in Mill Rd.
4. In addition to the repeat violations listed above, numerous instances of cement pollution were observed. See photos with descriptions.

Photos of the violations are shown on pages 2 through 4.

**Required Mitigation:**

1. Install silt fence along project boundary along Dellyne Rd and remove sediment from the sidewalk.
2. Improve the construction entrance to Erosion Control Plan specifications.
3. Install the series of wattles across the road to Mill Rd. per the Erosion Control Plan.
4. Remove cement pollution material and have an acceptable concrete wash-out on site.

The above listed violations are to be mitigated within seven days to be in compliance with the EPA NPDES Construction General Permit.

In addition, if violations are not mitigated within 30 days or are found again after 30 days, or if sediment leaves the site due to improper sediment BMPS the property owner is subject to a fine of \$500/day per the City's Drainage Control Ordinance.

If you have any questions, you can contact me at 924-3420.

Sincerely,

# CITY OF ALBUQUERQUE



Curtis Cherne, P.E.  
Principal Engineer, Stormwater Quality  
Planning Dept.



PO Box 1293

No silt fence along Dellyne Ave. Sediment leaving site.

Albuquerque

New Mexico 87103

[www.cabq.gov](http://www.cabq.gov)



Construction entrance not maintained.



# CITY OF ALBUQUERQUE



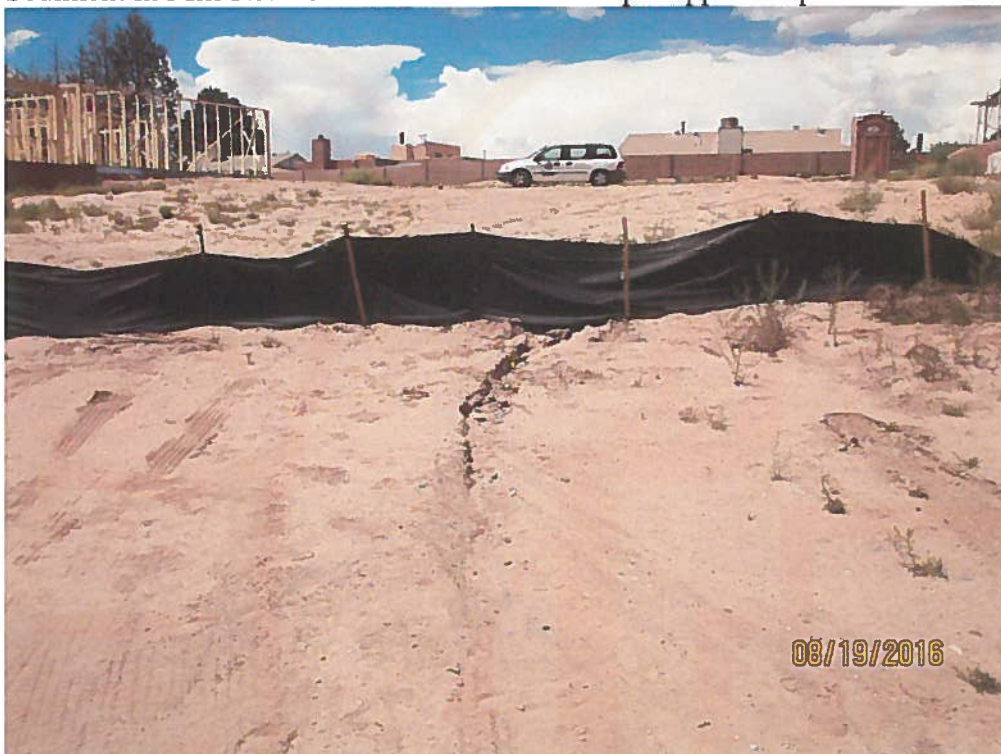
Sediment in Mill Rd. from ineffective BMP not per approved plan.

PO Box 1293

Albuquerque

New Mexico 87103

[www.cabq.gov](http://www.cabq.gov)



Erosion from ineffective BMP not per plan.



# CITY OF ALBUQUERQUE



Large are of cement pollution.

PO Box 1293

Albuquerque

New Mexico 87103

[www.cabq.gov](http://www.cabq.gov)



Cement pollution in ponding area.

End of photos/letter.



City of Albuquerque Planning Department  
One Stop Shop-Development and Building Services  
Drainage Control Ordinance  
Violation Invoice  
Date 9-19-16

OK  
VIO  
ray

Permit Number: 2016 000 004

Category Code: 971

Project: La Luz Del Oeste Unit 4

Property Legal Description/Address: Lot N1 Block 000 La Luz Del Oeste Unit 4

Property Owner: Sevano Development LLC

Property Contact/Invoice sent to: Scott Ashcroft @ tscott@lasventanasnm.com

Description of Violation: Poorly maintained construction entrance, ineffective installation of silt fence, cement pollution

Date(s) of Violation: 9-19-16

Fine:

\$500/day \$500.00

Number of days: 1

Total due: \$500.00

Total due is to be paid within 30 days of receipt of this invoice. After 30 days if payment is not made, a municipal lien may be placed on the property and non-payment will result in delay of future approvals related to the project.

The fine can be paid at any City of Albuquerque Treasury location. The most convenient location is at Plaza del Sol, 600 2<sup>nd</sup> St. NW. Provide a copy of the receipt to Stormwater Quality 600 2<sup>nd</sup> St. NW, or e-mail to ccherne@cabq.gov.

City of Albuquerque Treasury  
Date: 9/27/2016 Office: ANNEX  
Staff ID: W3000067 Cashier: TRSOLF  
Batch #: 7393  
Permit #: 2016000004  
Receipt Num 0037558  
Amount Total \$500.00  
0910 Drainage Non-Complai  
check number: 1  
\$500  
\$500



# City of Albuquerque Stormwater Construction Site Inspection Report

## General Information

Project Name and Location	La Casa del Oeste Unit 4 Dellyne and Wind Rd		
Site Contact Name & Agency	Scott Ashcroft Las Ventanas Homes LLC	Contact Phone #	312-6824 <del>362-6823</del>
Date of Inspection	8-19-16	Start/End Time	1:50/
Inspector Name, COA Dept.	Curtis Cherne, Stormwater Quality		
Inspector Phone / E-mail	505-924-3420/ccherne@cabq.gov		
Inspector Qualifications	Qualified Compliance Inspector of Stormwater- Stormwater One		
Describe Present Phase of Construction	Building Homes		

## Type of Inspection:

☒ Regular • During storm event • Post-storm event (> 0.5 inch) • 311 / Complaint Response • Follow-Up

## Weather Information

### Weather at time of this inspection?

Temperature: ~ 95 F°

☐ Clear ☒ Cloudy • Rain • Sleet • Fog • Snowing • Windy

### Has there been a storm event since the site was Permitted? • Yes • No

Amount: • < 1/4" • 1/4" to 3/4" • > 3/4" • Snow \_\_\_\_\_"

## Erosion & Sediment Control Inspection

- Entrance / Track-Out \_\_\_\_\_
- Sediment Controls / Silt Fence, Check Dams, Waddles, etc. Sediment in mill Rd. BMP needs improvement w another layer at edge of mill Rd - regrade  
no sediment BMP near along Dellyne
- Erosion Controls / Mulch, Seed, 1 cement polluter unit GS, large cement polluter southern pond
- Housekeeping/Pollutant Controls 1 large area of cement polluter
- Debris/Pollutants/Sediment in MS4 Need concrete washout area
- Notes how bldg houses without a street?

Is site being maintained in compliance with the Drainage Ordinance? • Yes • ☒ No

Signature

Date

## Cherne, Curtis

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**From:** Scott Ashcraft <tscott@lasventanasnm.com>  
**Sent:** Friday, August 19, 2016 6:03 PM  
**To:** Cherne, Curtis  
**Subject:** Re: La Luz Del Oeste Unit 4 Drainage Control Ordinance and NPDES CGP Violation letter

Curtis,

We corrected the items the first time in May. It looks to me like some of these issues may be new. I have already sent your letter to the superintendent and he will have them repaired by 8/26.

T. Scott Ashcraft  
President  
Las Ventanas NM, Inc  
505-362-6824  
[lasventanasnm.com](http://lasventanasnm.com)

On Aug 19, 2016, at 3:41 PM, Cherne, Curtis <[CCherne@cabq.gov](mailto:CCherne@cabq.gov)> wrote:

Scott,

Items previously identified as needing mitigation were not mitigated and numerous instances of cement pollution were observed.

Curtis Cherne, PE, QCIS  
Stormwater Quality Engineer  
COA  
505-924-3420

"Cement (concrete, stucco, mortar...) pollution is preventable.....Let's prevent it. Thank you."

<La Luz\_del\_Oeste\_4\_violation\_letter.pdf>





## City of Albuquerque Stormwater Construction Site Inspection Report

### General Information

Project Name and Location	La Luz del Oeste unit 4 Dellgale and Wind Road		
Site Contact Name & Agency	<del>Scott Smith</del> Scott Aschcroft Las Ventanas Homes LLC	Contact Phone #	<del>362-6023</del> 362-6023
Date of Inspection	4-29-16	Start/End Time	11:00/11:00
Inspector Name, COA Dept.	Curtis Cherne, Stormwater Quality		
Inspector Phone / E-mail	505-924-3420/ccherne@cabq.gov		
Inspector Qualifications	Qualified Compliance Inspector of Stormwater- Stormwater One		
Describe Present Phase of Construction	fine graded		
Type of Inspection:			
<input checked="" type="radio"/> Regular    • During storm event    • Post-storm event (> 0.5 inch)    • 311 / Complaint Response    • Follow-Up			
Weather Information			
Weather at time of this inspection?		Temperature: ~ 85 F°	
<input type="radio"/> Clear <input checked="" type="radio"/> Cloudy    • Rain    • Sleet    • Fog    • Snowing    • Windy			
Has there been a storm event since the site was Permitted? <input checked="" type="radio"/> Yes    • No			
Amount: <input checked="" type="radio"/> < 1/4"    • 1/4" to 3/4"    • > 3/4"    • Snow _____			
Erosion & Sediment Control Inspection			
<ul style="list-style-type: none"> <li>▪ Entrance / Track-Out <u>needs maintenance - <del>not</del> no track-out</u></li> <li>▪ Sediment Controls / Silt Fence, Check Dams, Waddles, etc. <u>no silt fence on Dellgale St. from waddles</u> <u>1 strand on silt fence rather than waddles on Rd</u></li> <li>▪ Erosion Controls / Mulch, Seed, <u>no</u></li> <li>▪ Housekeeping/Pollutant Controls <u>ok</u></li> <li>▪ Debris/Pollutants/Sediment in MS4 <u>good</u></li> <li>▪ Notes _____</li> </ul>			
Is site being maintained in compliance with the Drainage Ordinance ? • Yes <input checked="" type="radio"/> No <input type="radio"/>			
Signature <u>Curtis Cherne</u>			Date <u>4-29-16</u>

## Cherne, Curtis

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**From:** Cherne, Curtis  
**Sent:** Monday, May 02, 2016 1:11 PM  
**To:** Scott Ashcraft <tscott@lasventanasnm.com> (tscott@lasventanasnm.com)  
**Subject:** La Luz del Oeste, Unit4 SWPPP inspection  
**Attachments:** windblown\_north\_side.jpg; windblown\_south-side.jpg; not\_per\_plan.jpg; no\_silt\_fence.jpg; entrance\_maintenance.jpg

Scott,  
Good morning.

I went out to La Luz del Oeste for a SWPPP inspection last Friday and observed the following issues/changes from the approved ESC plan:

1. For the most part the sediment BMPs on your approved ESC plan were not observed; silt fence on the edges and the wattles across the road down to La Luz.
  - a. It appears the mass grading has occurred, so the ESC plan (local) or SWPPP map could be updated by removing the silt fence along the eastern edge. However, due to seeing all the windblown sediment in Dellyne, it seems a silt fence would be beneficial there. I walked up Dellyne Ave. to the next block looking for other causes of wind-blown sediment, but could not find any.
  - b. The approved ESC plan shows a series of wattles across the connecting road to La Luz. The reason this was designed this way was to reduce erosion on the steep slope. This should help preserve the grading. The one row of silt fence that is currently installed will not prevent erosion and will get overtaken (blown-out) in a larger storm.
2. The construction entrance needs maintenance.
3. I would appreciate it if you would sweep both sides of Dellyne, where the windblown sediment is present.

Thanks,  
Curtis  
505-924-3420

"Cement (concrete, stucco, mortar...) pollution is preventable.....Let's prevent it. Thank you."

## Cherne, Curtis

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**From:** Scott Ashcraft <tscott@lasventanasnm.com>  
**Sent:** Wednesday, May 11, 2016 9:20 AM  
**To:** Cherne, Curtis  
**Subject:** Re: La Luz del Oeste, Unit4 SWPPP inspection

Curtis,

I am sorry for the delay in getting back to you regarding your email. I have forwarded these comments to my onsite superintendent and asked him to address these items promptly. We have finished the mass grading and are about to move into utility install so it was time for us to make some of these changes anyway.

Thans,  
T. Scott Ashcraft  
President  
Las Ventanas NM, Inc  
505-362-6824  
[lasventanasnm.com](http://lasventanasnm.com)

On May 2, 2016, at 1:11 PM, Cherne, Curtis <[CCherne@cabq.gov](mailto:CCherne@cabq.gov)> wrote:

Scott,  
Good morning.

I went out to La Luz del Oeste for a SWPPP inspection last Friday and observed the following issues/changes from the approved ESC plan:

1. For the most part the sediment BMPs on your approved ESC plan were not observed; silt fence on the edges and the wattles across the road down to La Luz.
  - a. It appears the mass grading has occurred, so the ESC plan (local) or SWPPP map could be updated by removing the silt fence along the eastern edge. However, due to seeing all the windblown sediment in Dellyne, it seems a silt fence would be beneficial there. I walked up Dellyne Ave. to the next block looking for other causes of wind-blown sediment, but could not find any.
  - b. The approved ESC plan shows a series of wattles across the connecting road to La Luz. The reason this was designed this way was to reduce erosion on the steep slope. This should help preserve the grading. The one row of silt fence that is currently installed will not prevent erosion and will get overtaken (blown-out) in a larger storm.
2. The construction entrance needs maintenance.
3. I would appreciate it if you would sweep both sides of Dellyne, where the windblown sediment is present.

Thanks,  
Curtis  
505-924-3420

"Cement (concrete, stucco, mortar...) pollution is preventable.....Let's prevent it. Thank you."



# City of Albuquerque Stormwater Construction Site Inspection Report

## General Information

Project Name and Location	<u>La Luz de Orosk</u> <u>Dellyne and Wind Rd</u>	ESC PERMIT #	<u>N6</u>
Site Contact Name & Agency	<u>David Kleinferd</u> <u>Aked 2 LLC</u> <u>dauidk@swcp.com</u>	Contact Phone #	<u>505-362-6821</u>
Date of Inspection	<u>6-29-15</u>	Start/End Time	<u>11:05/11:25</u>
Inspector Name, COA Dept.	<u>Curtis Cherne, Stormwater Quality</u>		
Inspector Phone / E-mail	<u>505-924-3420/ccherne@cabq.gov</u>		
Inspector Qualifications	<u>Stormwater USA</u>		
Describe Present Phase of Construction	<u>Houses under construction, building walls, future Rd rough grade</u>		
Type of Inspection:	<input checked="" type="checkbox"/> Regular <input type="checkbox"/> Drive-By/Random <input type="checkbox"/> During storm event <input type="checkbox"/> Post-storm event <input type="checkbox"/> 311 / Complaint Response <input checked="" type="checkbox"/> Follow-Up		

## Weather Information

Weather at time of this inspection?	Temperature: ~ <u>85</u> F°
<input checked="" type="checkbox"/> Clear <input type="checkbox"/> Cloudy <input type="checkbox"/> Rain <input type="checkbox"/> Sleet <input type="checkbox"/> Fog <input type="checkbox"/> Snowing <input type="checkbox"/> High Winds <input type="checkbox"/> Other: _____	
Has there been a storm event since the site was Permitted? • Yes • No	
Amount: • < 1/4"    • 1/4" to 3/4"    • > 3/4"    Intensity: • Light • Med. • Hvy.    • Snow _____"	

## Erosion & Sediment Control Inspection

### Check any BMPs that have FAILED or REQUIRE MAINTENANCE

- Entrance / Off Tracking needs maintenance, no track-out
- Sediment Controls / Silt Fence, Check Dams, Waddles, etc. replace all silt fence - one 30' section not staked in
- Erosion Controls / Mulch, Seed, no
- Wind Blown Erosion no
- Housekeeping / Pollutant Controls constant firm concrete washout station
- most concrete wash-out mitigated, one pile near northern house - no track

Is site being maintained in compliance with Const. Gen. Permit? • Yes • ☒ No

Signature

Date



## Cherne, Curtis

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**From:** Cherne, Curtis  
**Sent:** Monday, June 29, 2015 2:27 PM  
**To:** david kleinfeld (davidk@swcp.com); Scott Ashcraft <tscott@lasventanasnm.com> (tscott@lasventanasnm.com)  
**Subject:** la Luz De Oeste SWPPP follow-up  
**Attachments:** one-concrete-washout.jpg; silt-fence-not-staked.jpg

Scott/David,  
Went back out to La Luz De Oeste this morning.  
It looks way better.  
Couldn't give it a pass though, due to a concrete-washout on the lot north of the furthest north house and some silt fence wasn't staked in.  
Almost there.  
Thanks,  
Curtis

**Cherne, Curtis**

*FILED 002A*

**From:** Scott Ashcraft <tscott@lasventanasnm.com>  
**Sent:** Thursday, June 18, 2015 4:34 PM  
**To:** Cherne, Curtis  
**Cc:** Dave Thompson (tecnm@yahoo.com)  
**Subject:** Re: SWPPP issues at La Luz del Oeste

Thank you Curtis we will mitigate the issues you have itemized within the timeframe described.

T. Scott Ashcraft  
Las Ventanas Homes  
505-362-6824

[Lasventanasnm.com](http://Lasventanasnm.com)

On Jun 18, 2015, at 4:59 PM, Cherne, Curtis <[CCherne@cabq.gov](mailto:CCherne@cabq.gov)> wrote:

Dave/Scott,

As part of the City's construction inspection program I visited La Luz Del Oeste this morning and found the following issues.

1. Concrete wash-out in numerous locations. Appears to be related to wall footer construction.
2. There was no concrete wash-out station.
3. The silt fence was damaged or missing along a large portion of the eastern edge.
4. The construction entrance on Dellyne, is full of sediment and requires maintenance. The track-out onto Dellyne is not too bad, but it will get worse.
5. The road that goes down the middle does not have a BMP to prevent sediment from entering the existing subdivision (entrance-no-bmp.jpg). If this is formally not an entrance it does not require a rock construction entrance, however, something (waddle, silt fence, or divert flows to a pond) should be built to prevent sediment from depositing to the east.

The items addressed above should be mitigated within 7 days.

Thank you for your cooperation.

Curtis Cherne, P.E.  
Stormwater Quality Engineer  
924-3420

<concrete-wash-out.jpg>

<concrete-wash-out2.jpg>

<concrete-wash-out-large.jpg>

<construction-entrance-silted-up.jpg>

<entrance-no-bmp.jpg>

<silt-fence-damaged.jpg>

<silt-fence-damaged2.jpg>

<silt-fence-damaged-3.jpg>



# City of Albuquerque Stormwater Construction Site Inspection Report

## General Information

Project Name and Location	Delhym and Wind Rd La Luz de Oeste		ESC PERMIT #	NO
Site Contact Name & Agency	Guy Jackson - Developer Scott Jackson Ashcroft Builder		Contact Phone #	
Date of Inspection	6-18-15	Start/End Time	9:15/9:40	
Inspector Name, COA Dept.	Curtis Cherne, Stormwater Quality			
Inspector Phone / E-mail	505-924-3420/ccherne@cabq.gov			
Inspector Qualifications	Stormwater USA			
Describe Present Phase of Construction	houses being constructed, building walls, future RL rough graded			
Type of Inspection:	<input type="checkbox"/> Regular <input checked="" type="checkbox"/> Drive-By/Random <input type="checkbox"/> During storm event <input type="checkbox"/> Post-storm event <input type="checkbox"/> 311 / Complaint Response <input type="checkbox"/> Follow-Up			
Weather Information				
Weather at time of this inspection?			Temperature: ~ 80 F°	
<input checked="" type="checkbox"/> Clear <input type="checkbox"/> Cloudy <input type="checkbox"/> Rain <input type="checkbox"/> Sleet <input type="checkbox"/> Fog <input type="checkbox"/> Snowing <input type="checkbox"/> High Winds <input type="checkbox"/> Other: _____				
Has there been a storm event since the site was Permitted? <input type="checkbox"/> Yes <input type="checkbox"/> No				
Amount: <input type="checkbox"/> < 1/4" <input type="checkbox"/> 1/4" to 3/4" <input type="checkbox"/> > 3/4"            Intensity: <input type="checkbox"/> Light <input type="checkbox"/> Med. <input type="checkbox"/> Hvy. <input type="checkbox"/> Snow _____"				
Erosion & Sediment Control Inspection				
<u>Check any BMPs that have FAILED or REQUIRE MAINTENANCE</u>				
Entrance / Off Tracking	entrance is full require maintain, minor off-tracking			
Sediment Controls / Silt Fence, Check Dams, Waddles, etc.	silt fence is very old require maintain numerous locations			
Erosion Controls / Mulch, Seed,	NO			
Wind Blown Erosion	NO			
Housekeeping / Pollutant Controls	concrete wash-out numerous locations			
Is site being maintained in compliance with Const. Gen. Permit ? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No            _____            Signature            _____            Date				

## Cherne, Curtis

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**From:** Cherne, Curtis  
**Sent:** Thursday, June 18, 2015 3:59 PM  
**To:** Dave Thompson (tecnm@yahoo.com); 'Scott Ashcraft'  
**Subject:** SWPPP issues at La Luz del Oeste  
**Attachments:** concrete-wash-out.jpg; concrete-wash-out2.jpg; concrete-wash-out-large.jpg; construction-entrance-silted-up.jpg; entrance-no-bmp.jpg; silt-fence-damaged.jpg; silt-fence-damaged2.jpg; silt-fence-damaged-3.jpg

Dave/Scott,

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