

<b>Project Name and Location</b>	Bishop's Compound Rio Grande and Candelaria		
<b>Site Contact Name &amp; Agency</b>	Scott Ashcraft Las Ventanas Homes	<b>ESC File No. NPDES ID No.</b>	G12E032
<b>Date of Inspection</b>	11/01/18	<b>Start/End Time</b>	3:10pm 3:15pm
<b>COA Inspector Name</b>	Cassandra Durkin, Stormwater Quality		
<b>Describe Present Phase of Construction</b>	Stabilized		
<b>Type of Inspection:</b>			
<input checked="" type="checkbox"/> Regular <input type="checkbox"/> During storm event <input type="checkbox"/> Post-storm event (> 0.25 inch) <input type="checkbox"/> 311 / Complaint Response <input type="checkbox"/> Follow-Up			

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 "

[illegible]



2.2.6	Minimize Dust			
2.2.10	Protect Storm Drain Inlets			
2.2.10	Protect Storm Drain Inlets			
2.2.11	Minimize erosion of conveyance channels			
2.2.12	Sediment Basins			
2.2.14	Stabilize exposed portions of the site.			
2.2.14	Stabilize exposed portions of the site.			
2.2.14	Stabilize exposed portions of the site.			
2.2.14	Stabilize exposed portions of the site.			
2.3.1	Equipment and Vehicle Fueling			
2.3.2	Equipment and Vehicle Washing			
2.3.3	Building Material Storage			
2.3.3	Fuel, oil, hydraulic fluid, petroleum products and chemical storage			
2.3.3	Construction and Domestic Wastes			
2.3.3	Construction and Domestic Wastes			
2.3.4	Washing Applicators used for paint, stucco, concrete, etc.			
2.3.4	Washing Applicators used for paint, stucco, concrete, etc.			
2.3.4	Washing Applicators used for paint, stucco, concrete, etc.			
2.4	Dewatering			
2.1	Discharge off site?		<input type="checkbox"/> Yes <input type="checkbox"/> No	
4	Self-Inspection Reports			Latest Report Date:

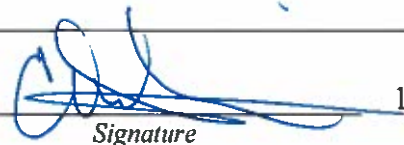
Notes: (City Inspector Use) Items in compliance can be left blank.

(1) Maintenance is to be complete by the end of the next business day.

(2) Corrective Actions are to be complete within 7 days.

Notes:

City of Albuquerque Stormwater Inspector Signature and Date:

  
Signature

11/01/18

Date

Contact Info: Cassandra Durkin, 505-924-983, [cdurkin@cabq.gov](mailto:cdurkin@cabq.gov)





City of Albuquerque  
Stormwater Construction Site  
Inspection Report

General Information

Project Name and Location	Bishop's Compound Rio Grande & Candelaria		
Site Contact Name & Agency	Scott Ashcraft Las Ventanas Homes	ESC File No.	G12E032
Date of Inspection	7-12-18	Start/End Time	8:45/
Inspector Name, COA Dept.	Curtis Cherne, Stormwater Quality		
Describe Present Phase of Construction	Office Review of self-inspection Records		
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: ~ _____ F°
<input 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	N/A
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	_____
Sediment Controls / Silt Fence, Inlet Protection, Wattles, etc.	_____
Inspection Reports	OK Last 7-10-18
Erosion Controls	_____
Housekeeping/Pollutant Controls	_____
Debris/Pollutants/Sediment in MS4	_____
Notes	_____

Is site being maintained in compliance with the Drainage Ordinance ?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Curtis A. Cherne	7-12-18
		Signature	Date



# CITY OF ALBUQUERQUE



No sediment BMP.

PO Box 1293

Albuquerque

NM 87103

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



Wash-out on a lot.





# CITY OF ALBUQUERQUE



## Required mitigation:

1. Install a sediment BMP (cutback/ mulch sock/wattle) on lots under construction.
2. Remove the wash-out from one of the lots and prevent this from occurring in the future.
3. Remove the sediment from Calle Obispo Lane.

If the violations are not mitigated within 30 days or are repeated, the property owner is subject to a fine of \$500/day per the City's Drainage Control Ordinance.

If you would like to schedule a follow-up inspection at a day and time of your convenience, prior to 30 days from the date of this letter please let me know.

PO Box 1293

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

Albuquerque

Sincerely,

Curtis Cherne, P.E.

Principal Engineer, Stormwater Quality  
Planning Dept.

NM 87103

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





City of Albuquerque  
Stormwater Construction Site  
Inspection Report

General Information

Project Name and Location	Bishop's compound Rio Grande & Candelaria		
Site Contact Name & Agency	Adam Romero Las Ventanas Homes	ESC File No.	G2E032
Date of Inspection	6-13-18	Start/End Time	9:20 / 9:30
Inspector Name, COA Dept.	Curtis Cherne, Stormwater Quality		
Describe Present Phase of Construction	constructing Hoses, poured slab for last 2		

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: ~ 80 °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. NO Sediment BMP 3612-3000 Catch Above  
NO Catch 3015 Catch 0615p0  
Sediment in catch above - remove

Inspection Reports checked

Erosion Controls gravel on slope left  
Housekeeping/Pollutant Controls wash-out 3012

Debris/Pollutants/Sediment in MS4 NO

Notes

had a wash-out w/ wash-out in it

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

Signature

Auth C Cher 6-13-18

Date



## **Cherne, Curtis**

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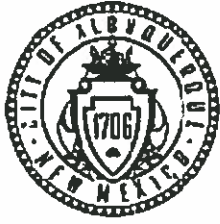
**From:** Cherne, Curtis  
**Sent:** Wednesday, June 13, 2018 11:08 AM  
**To:** 'scottashcraft@comcast.net'  
**Subject:** Bishop's Compound Violation Letter  
**Attachments:** G12E032\_Vioation\_Letter3.pdf

Scott,  
See attached Violation Letter.

In addition, please send the last three self-inspection reports.

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





**City of Albuquerque Planning Department  
One Stop Shop-Development and Building Services**

**Stormwater Quality Inspection Fee Invoice  
Date 6-14-18**

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**Project: Bishop's Compound**

**Erosion and Sediment Control Project Tracking Number: G12E032**

**Property Owner: Las Ventanas NM, Inc.**

**Invoice sent to: Scott Ashcraft: [scottashcraft@comcast.net](mailto:scottashcraft@comcast.net)**

**Date Inspection Performed: 6-14-18**

**Inspection performed by: Curtis Cherne**

**Inspection Fee: \$100**

Please pay the fee within **30 days** from the invoice date shown above. If payment is not made within 30 days, a hold will be placed on the project.

The fee can be paid at any City of Albuquerque Treasury location. **Bring three copies of this invoice to Treasury.** The most convenient location may be 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, Suite 400 or e-mail to [ccherne@cabq.gov](mailto:ccherne@cabq.gov).

---

**For Treasury Use:**

**Permit Number: 2018 100 002**

**Category Code: 971**

**account string: 110 441011 4961000**







# City of Albuquerque

## Planning Department

### Stormwater Control Permit for Erosion and Sediment Control

Project Title 3008 Calle Obispo

Project Location (Major Cross Streets/Arroyo  
or address) Candelaria - Rio Grande

**Property Owner:** (Note: If applying for a Building Permit, the "Company" or "Owner" name on this form must match the "Owner" name on the Building Permit.)

Company Name or Owner Name: LAS Ventanas Const.

Responsible Person: (Note: Name below may be the same as Owner Name above if there is no Company Name)

Name: Scott Ashcraft

Phone Number: 505-362-6824

E-mail: Scottashcraft@comcast.net

**Site Contact:** (if different than Property Owner info above.)

Name: SAME AS ABOVE

Phone: \_\_\_\_\_

e-mail: \_\_\_\_\_

**For City personnel use only:**

City Personnel Signature: Ante C. Chur Date 5-4-12





# City of Albuquerque

## Planning Department

### Stormwater Control Permit for Erosion and Sediment Control

Project Title 3012 Calle Obispo

Project Location (Major Cross Streets/Arroyo  
or address) Candelaria = Rio Grande

**Property Owner:** (Note: If applying for a Building Permit, the "Company" or "Owner" name on this form must match the "Owner" name on the Building Permit.)

Company Name or Owner Name: LAS Ventanas Const.

Responsible Person: (Note: Name below may be the same as Owner Name above if there is no Company Name)

Name: Scott Ashcraft

Phone Number: 505-362-6824

E-mail: Scottashcraft@lvcnast.net

**Site Contact:** (if different than Property Owner info above.)

Name: SAME AS ABOVE

Phone: \_\_\_\_\_

e-mail: \_\_\_\_\_

**For City personnel use only:**

City Personnel Signature: Ante C. Chaw Date 5-4-10

(Rev June 2017)

G12E032





City of Albuquerque  
Stormwater Construction Site  
Inspection Report

General Information

Project Name and Location	Bishop's compound Candelaria & Rio Grande		
Site Contact Name & Agency	Scott Ashcraft Las Ventanas Homes	ESC File No.	G12E032
Date of Inspection	2-21-18	Start/End Time	1:50/
Inspector Name, COA Dept.	Curtis Cherne, Stormwater Quality		
Describe Present Phase of Construction	office review of inspection records		
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: ~ _____ F°
<input type="checkbox"/> Clear <input type="checkbox"/> Cloudy <input type="checkbox"/> Rain <input type="checkbox"/> Sleet <input type="checkbox"/> Fog <input type="checkbox"/> Snowing <input checked="" type="checkbox"/> Windy N/A	
Has there been a storm event since the site was Permitted? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Amount: <input type="checkbox"/> < 1/4" <input type="checkbox"/> 1/4" to 3/4" <input type="checkbox"/> > 3/4" <input type="checkbox"/> Snow _____" N/A	

Erosion & Sediment Control Inspection

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

Is site being maintained in compliance with the Drainage Ordinance ?	<input checked="" type="radio"/> Yes <input type="radio"/> No	Signature	Date
		Curtis C. Cherne	2-21-18



## Cherne, Curtis

---

**From:** Scott Ashcraft <tscott@lasventanasnm.com>  
**Sent:** Tuesday, February 06, 2018 10:01 AM  
**To:** Cherne, Curtis  
**Cc:** aromero@lasventanasnm.com  
**Subject:** Re: Bishop's Compound Violation Letter

Curtis

We must have had some miscommunication on our side as I was not aware you were looking for reports. Would you like me to supply some past reports or just let you see new reports going forward?

T. Scott Ashcraft  
President  
Las Ventanas NM, Inc  
6501 Wyoming Blvd. NE  
Bldg. C Suite 200  
Albuquerque, NM 87109

[Lasventanasnm.com](http://Lasventanasnm.com)  
505-362-6824

On Feb 6, 2018, at 8:06 AM, Cherne, Curtis <[CCherne@cabq.gov](mailto:CCherne@cabq.gov)> wrote:

Scott,  
See attached letter.

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

<G12E032\_Violation\_Letter2.pdf>





## Cherne, Curtis

---

**From:** Cherne, Curtis  
**Sent:** Wednesday, February 21, 2018 2:08 PM  
**To:** 'Scott Ashcraft'  
**Subject:** RE: Inspection reports-OK

Scott,  
I do not need any additional reports.  
This "clears" the violation as described in the letter dated 2-6-18.

Have a good afternoon.

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

---

**From:** Scott Ashcraft [<mailto:tscott@lasventanasnm.com>]  
**Sent:** Wednesday, February 21, 2018 11:50 AM  
**To:** Cherne, Curtis  
**Cc:** Adam Romero  
**Subject:** Inspection reports

Please let me know if you would like additional reports.

T. Scott Ashcraft  
President  
Las Ventanas NM, Inc  
6501 Wyoming Blvd. NE  
Bldg. C Suite 200  
Albuquerque, NM 87109  
505-362-6824  
[lasventanasnm.com](http://lasventanasnm.com)



## Development & Commercial Stormwater Construction Site Inspection Report

General Information			
<b>Project Name</b>	Bishop's Compound		
<b>Owners/Operators Name</b>	Las Ventanas NM Inc.		
<b>Date of Inspection</b>	02/15/18	<b>Start Time</b>	1:10 pm
<b>Inspector's Name(s)</b>	Jeff Hart		
<b>Inspector's Title(s)</b>	Inspector		
<b>Inspector's Contact Information</b>	Bookkeeping@inspectionsplusinc.com -- Office 344-9410 -- Cell 550-6119		
<b>Inspector's Qualifications</b>	Training and work experience – see inspector qualification page in section 2 of the SWPPP.		
<b>Type of Inspection:</b>			
<input checked="" type="checkbox"/> Regular <input type="checkbox"/> During storm event <input checked="" type="checkbox"/> Post-storm event			
Weather Information			
<b>Has there been a storm event since the last inspection?</b> Yes <b>If yes, provide:</b> Storm Start Date: 02/14/18     Approximate Amount of Precipitation (in): 0.38" per Weather Underground, COCORHAS.			
<b>Weather at time of this inspection?</b> <input type="checkbox"/> Clear <input checked="" type="checkbox"/> Cloudy <input type="checkbox"/> Rain <input type="checkbox"/> Sleet <input type="checkbox"/> Snowing <input type="checkbox"/> High Winds <input type="checkbox"/> Partly Cloudy <input type="checkbox"/> Other:			
<b>Have any discharges occurred since the last inspection?</b> No <b>If yes, describe:</b> What did the water look like at the time of the discharge?    Clear <input type="checkbox"/> Partly turbid <input type="checkbox"/> Very turbid			
<b>Are there any discharges at the time of inspection?</b> No <b>If yes, describe:</b> What did the water look like at the time of the discharge?    Clear <input type="checkbox"/> Partly turbid <input type="checkbox"/> Very turbid			
1. Is a rain gage installed on site?    No    Where is it located?    Missing. 2. Has the Rain Event page been filled out?    No 3. Are there MSDS sheets on site?    Yes    Where are they located?    with Guzman subcontractor on site at this time 4. Has the SWPPP been signed on the certification page?    Yes    What companies have signed?    Las Ventanas 5. Have the delegation letters been signed?    Yes    What companies have signed?    Las Ventanas 6. Has a delegation of authority been filled out for who is signing the inspection reports?    No    Who is signing the inspection reports?    Scott Ashcraft 7. Has the "Chemical On Site" form been filled out?    Yes 8. Is there a spill kit on site?    Yes    Where is it located?    With the super 9. Have they done any training for the supervisors or others?    No 10. Was the inspector able to train any one on this visit?    No    Who did you speak with?			
<b>Are the SWPPP and inspections available on site?</b>	No	The SWPPP book and inspections are located at customers office.	
Notes			
1. Email inspections to Scott Ashcraft scottashcraft@comcast.net			
2. Street sweeper on site at time of inspection. 10/31/16			
3.			

Final Stabilization/Termination Checklist.			
1.	Are all soil-disturbing activities complete?	No	
2.	Have all inactive areas of the site not covered by pavement or structure achieved a density of 70% coverage?	No	
3.	Date of Final Stabilization.	No	
If construction ceases on the site for more than 14 days, the site must be stabilized until construction resumes.			
Date Construction Stopped		01/13/17	Date Construction Resumed 04/21/17
Measures Taken to Stabilize the Site.			

Verify what stage of construction the project is in, and record dates when activities started and were completed.		
Construction Phasing		
Activity	Current Status	Activity Started / Completed
Installed BMPs	Silt Fence, Rock pad entrance, mulch sock along the south end of the site, Chemical Toilet	Started: Completed: 10/31/16
Site Clearing and Grading	Guzman on site clearing the site.	Started: 10/31/16 Completed: 12/02/16
Installing Utilities	Utility installation	Started: 07/20/17 Completed:
Building Structure	Vertical in progress	Started: 07/26/17 Completed:
Paving and Walks	curb installation in prgress	Started: 06/29/17 Completed:
Final Grading/ Stabilize Site	In progress	Started: 10/27/17 Completed:
Other	Additional rock/ landscape on various lots.	Started: 02/15/18 Completed:

#### Site-specific BMPs

- The corrective actions initiated and date completed are in the *Corrective Action Log*.

	List of BMPs Installed	BMP Installed?	BMP Maintenance Required?	Notes
1	Stabilized Construction En	Yes	No	
2	Silt Fence	Yes	No	
3	Portable Toilet	Yes	No	
4	Mulch Socks	Yes	No	
5	Concrete Washout	Yes	No	
6	Cut-back at Curb	Yes	No	
7				
8				
9				
10				

1	Are the BMPs shown on the map?	Yes	
2	Were there changes to the SWPPP?	No	
3	Has the SWPPP been updated?	No	
4	Were the changes to the SWPPP implemented within 7 days?	No	

	New BMPs needed	Notes
1		
2		
3		
4		
5		

#### Overall Site Issues

*A list of corrective actions will be supplied with this inspection.*

	BMP/activity	Implemented?	Maintenance Required?	Corrective Action Needed and Notes.
1	Are all slopes and disturbed areas not actively being worked properly stabilized?	Yes	Yes	See the corrective action log
2	Are natural resource areas (e.g., streams, Arroyos, mature trees, etc.) protected with barriers or similar BMPs?	Yes	No	
3	Are perimeter controls and sediment barriers adequately installed (keyed into substrate) and maintained?	Yes	No	
4	Are discharge points and receiving waters free of any sediment deposits?	Yes	No	
5	Are storm drain inlets properly protected?	Yes	No	
6	Is the construction exit preventing sediment from being tracked into the street?	Yes	No	
7	Is trash/litter from work areas collected and placed in dumpsters?	Yes	No	
8	Are washout facilities (e.g., paint, stucco, concrete) available, clearly marked, and maintained?	Yes	No	

	BMP/activity	Implemented?	Maintenance Required?	Corrective Action Needed and Notes.
9	Are vehicle and equipment fueling, cleaning, and maintenance areas free of spills, leaks, or any other deleterious material?	Yes	No	
10	Are materials that are potential storm water contaminants stored inside or under cover?	Yes	No	
11	Are non-storm water discharges (e.g., wash water, dewatering) properly controlled?	No	No	
12	Has the Site map been updated to reflect current conditions?	Yes	No	The Inspectors map has been updated.
13	Is the NOI posted	Yes	No	NOI Posting Location: Reposted at connex.
14	Were previous corrections made within 7 days of last inspection or before the next storm event?	Yes	No	
15	(Other)			

Walk through the facility and look for signs of pollution including paint, solvents, chemicals, solid waste, oil, and fuel.			
1	Are there any signs of hazardous materials being exposed to storm water runoff?	No	
2	Have there been any reportable quantities releases of hazardous materials?	No	

#### CERTIFICATION STATEMENT

"I certify under penalty of law that this document and all attachments were prepared under my direction or supervision in accordance with a system designed to assure that qualified personnel properly gathered and evaluated the information submitted. Based on my inquiry of the person or persons who manage the system, or those persons directly responsible for gathering the information, the information submitted is, to the best of my knowledge and belief, true, accurate, and complete. I am aware that there are significant penalties for submitting false information, including the possibility of fine and imprisonment for knowing violations."

Print name: Jeff Hart

Title: Inspector

Signature: 

Date: 02/15/18

SWPPP Management Signature: 

Date: \_\_\_\_\_

# CITY OF ALBUQUERQUE



February 6, 2018

Scott Ashcraft, Las Ventanas NM, Inc., tscott@lasventanasnm.com

Site: Bishops Compound

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

Dear Mr. Ashcraft,

The following violations were observed at the inspection performed on 1-29-18:

1. Self-inspection reports were not available and were not made available within 7 days, as discussed with the site supervisor.

Self-inspections and accompanying reports are required once every 14 days and within 24 hours after a precipitation event of 0.25 inch or greater.

**Required mitigation:**

1. Perform self-inspections and document conditions on an inspection report(s). As noted above, self-inspection reports are required once every 14 days and within 24 hours after a precipitation event of 0.25 inch or greater.

Self-inspection reports can be hand-delivered, e-mailed or kept on-site. If kept on-site, the location is to be communicated to the City and the location must be accessible to the City during regular work hours.

If the violations are not mitigated within 30 days, 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, ccherne@cabq.gov.

Sincerely,

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





## **Cherne, Curtis**

---

**From:** Cherne, Curtis  
**Sent:** Friday, February 09, 2018 11:12 AM  
**To:** 'Scott Ashcraft'  
**Subject:** FW: Bishop's Compound Violation Letter-new reports

Scott,  
You can also provide reports going forward (from date on letter) per your previous question.  
They are to be provided prior to the 30 days as stated in the letter.

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

---

**From:** Cherne, Curtis  
**Sent:** Tuesday, February 06, 2018 10:13 AM  
**To:** 'Scott Ashcraft'  
**Subject:** RE: Bishop's Compound Violation Letter

Scott,  
If you can supply two or three past reports leading up to 1-29-18, that would be acceptable.

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

---

**From:** Scott Ashcraft [<mailto:tscott@lasventanasnm.com>]  
**Sent:** Tuesday, February 06, 2018 10:01 AM  
**To:** Cherne, Curtis  
**Cc:** [aromero@lasventanasnm.com](mailto:aromero@lasventanasnm.com)  
**Subject:** Re: Bishop's Compound Violation Letter

Curtis  
We must have had some miscommunication on our side as I was not aware you were looking for reports. Would you like me to supply some past reports or just let you see new reports going forward?

T. Scott Ashcraft  
President  
Las Ventanas NM, Inc  
6501 Wyoming Blvd. NE

---

Bldg. C Suite 200  
Albuquerque, NM 87109

[Lasventanasnm.com](http://Lasventanasnm.com)  
505-362-6824

On Feb 6, 2018, at 8:06 AM, Cherne, Curtis <[CCherne@cabq.gov](mailto:CCherne@cabq.gov)> wrote:

Scott,  
See attached letter.

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

<G12E032\_Violation\_Letter2.pdf>

## **Cherne, Curtis**

---

**From:** Cherne, Curtis  
**Sent:** Tuesday, February 06, 2018 9:06 AM  
**To:** 'Scott Ashcraft'  
**Subject:** Bishop's Compound Violation Letter  
**Attachments:** G12E032\_Violation\_Letter2.pdf

Scott,  
See attached letter.

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





City of Albuquerque  
Stormwater Construction Site  
Inspection Report

General Information

Project Name  
and Location

Bishop's compound  
Candelario & Rio Grande

Site Contact Name & Agency

Adan

ESC File No.

6125032

Date of Inspection

1-29-18

Start/End  
Time

Inspector Name, COA Dept.

Curtis Cherne, Stormwater Quality

Describe Present  
Phase of Construction

3 Ints left

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: ~ 45 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 OK

Sediment Controls / Silt Fence, OK  
Inlet Protection, Wattles, etc.

Inspection Reports NO

Erosion Controls NO  
Housekeeping/Pollutant Controls OK

Debris/Pollutants/Sediment in MS4 NO  
Notes

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

Signature

Curtis G. Cherne

Date

1-29-18

**Overall Site Issues:** Below are some general site issues that should be assessed during inspections.

	<b>BMP / Activity</b>	<b>Implemented?</b>	<b>Maintenance Required?</b>	<b>Corrective Action Needed and Notes</b>
<b>1</b>	Are all slopes and disturbed areas not actively being worked, properly stabilized ?	• Yes • No	• Yes • No	
<b>2</b>	Are natural resource areas (e.g., streams, wetlands, mature trees, etc.) protected with barriers or similar BMPs ?	• Yes • No	• Yes • No	
<b>3</b>	Are perimeter controls and sediment barriers adequately installed (keyed into substrate) and maintained?	• Yes • No	• Yes • No	
<b>4</b>	Are discharge points and receiving waters free of any sediment deposits ?	• Yes • No	• Yes • No	
<b>5</b>	Are storm drain inlets properly protected ?	• Yes • No	• Yes • No	
<b>6</b>	Is the construction exit preventing sediment from being tracked off-site, to the street?	• Yes • No	• Yes • No	
<b>7</b>	Is trash/litter from work areas collected and placed in covered dumpsters?	• Yes • No	• Yes • No	
<b>8</b>	Are washout facilities (e.g., paint, stucco, conc.) available, clearly marked, and maintained?	• Yes • No	• Yes • No	
<b>9</b>	Are vehicle & equipment fueling, cleaning, and maintenance areas free of spills, leaks, or any other deleterious material?	• Yes • No	• Yes • No	
<b>10</b>	Are materials that are potential stormwater contaminants stored inside or under cover?	• Yes • No	• Yes • No	
<b>11</b>	Are non-stormwater discharges (e.g., wash water, dewatering) properly controlled?	• Yes • No	• Yes • No	
<b>12</b>	Is site being maintained in compliance with Const. Gen. Permit ?	• Yes • No	• Yes • No	

**Non-Compliance**

Describe any incidents of non-compliance not documented above:

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City of Albuquerque  
Stormwater Construction Site  
Inspection Report

General Information

Project Name and Location	Bishop's Compound Rio Grande & Candelaria		
Site Contact Name & Agency	Adam Romero Las Ventanas Homes	ESC File No.	G12E032
Date of Inspection	1-17-18	Start/End Time	1:30 / 1:55
Inspector Name, COA Dept.	Curtis Cherne, Stormwater Quality		
Describe Present Phase of Construction	Constructing home		

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: - 46 F°
• Clear • <input checked="" type="radio"/> Cloudy • Rain • Sleet • Fog • Snowing • Windy	
Has there been a storm event since the site was Permitted? • Yes • <input checked="" type="radio"/> 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.	OK on silt fence new to remove from dirt by site house
Erosion Controls	N/A
Housekeeping/Pollutant Controls	OK
Debris/Pollutants/Sediment in MS4	
Notes	Adam to send 2 pics by next Thursday (1) front (2) by house

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

Signature

Date





## Cherne, Curtis

---

**From:** Cherne, Curtis  
**Sent:** Tuesday, January 09, 2018 2:33 PM  
**To:** 'Scott Ashcraft'  
**Subject:** Bishop's Compound Construction Site Inspection  
**Attachments:** wash-out.jpg; wash-out2.jpg; dirt\_pile\_street.jpg; silt\_fence\_maintenance.jpg; east edge.jpg; NW\_corner.jpg

Scott,  
Good afternoon.  
I went by Bishop's Compound today for an inspection.

The following issues were observed:

1. Wash-out in material storage area.
2. Wash-out near the lined pit and roll-off wash-out facility.
3. There was a dirt pile in the street in front of one of the houses. This seems like a short term item, but it is supposed to rain tomorrow. If it isn't filled in today, I saw some spare wattle onsite, could you place the wattle somewhere downhill from this pile?
4. Please maintain the silt fence as shown in the pic "silt\_fence\_maintenance.jpg".
5. "east\_edge.jpg" shows the drive into the wash-out area that does not have a track-out pad. If infrequently used the track-out could be managed by sweeping, else there should be a track-out pad. Similar situation on the west side. It also shows the lot without a sediment BMP. Please remove sediment from the street.
6. The pic "NW\_Corner.jpg" is the northwest corner of the site. It appears water would run off west out of the dirt area between the sidewalk and the wall. A short piece of wattle/silt fence/filter sock around the corner near the pole would help.

Thanks,

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





City of Albuquerque  
Stormwater Construction Site  
Inspection Report

General Information

Project Name and Location	Bishop's compound Candelaria & Rio Grande		
Site Contact Name & Agency	Adan Rintero Las Ventanas Homes	ESC File No.	G12E032
Date of Inspection	1-9-18	Start/End Time	9:15 / 9:30
Inspector Name, COA Dept.	Curtis Cherne, Stormwater Quality		
Describe Present Phase of Construction	Constructing Homes		
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: ~ 48 F°
• 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:	• < 1/4"    • 1/4" to 3/4"    • > 3/4"    • Snow _____

Erosion & Sediment Control Inspection

Entrance / Track-Out	no track-out pad to material storage area no track-out pad to wash-out area east side
Sediment Controls / Silt Fence, Inlet Protection, Wattles, etc.	will need sediment BMP at house when excavating silt fence at corner requires maintenance no sediment BMP east side & by 2nd house from the south silt fence missing section on Candelaria NW corner
Erosion Controls	
Housekeeping/Pollutant Controls	wash-out material storage area wash-out missing small lined pit which is full
Debris/Pollutants/Sediment in MS4	
Notes	has surplus wattle on-site

Is site being maintained in compliance with the Drainage Ordinance ?	Yes • <input checked="" type="radio"/> No	Signature: <i>Curtis Cherne</i>	Date: 1-9-18
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City of Albuquerque  
Stormwater Construction Site  
Inspection Report

General Information

Project Name  
and Location

Bishop's Compound  
Candelaria & Rio Grande

Site Contact Name & Agency

Adan Ponce  
Scott Ashcroft  
Las Ventanas Homes

ESC File No.

G12E032

Date of Inspection

10-27-17

Start/End  
Time

1:30 / 1:40

Inspector Name, COA Dept.

Curtis Cherne, Stormwater Quality

Describe Present  
Phase of Construction

Constructing 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: ~ 55 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 OK

Sediment Controls / Silt Fence,  
Inlet Protection, Wattles, etc. OK

Erosion Controls OK  
Housekeeping/Pollutant Controls OK

Debris/Pollutants/Sediment in MS4 NO  
Notes \_\_\_\_\_

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

Signature

Date

Curtis Cherne 10-27-17



## Cherne, Curtis

---

**From:** Cherne, Curtis  
**Sent:** Friday, September 29, 2017 2:17 PM  
**To:** 'Scott Ashcraft'  
**Subject:** RE: Bishops Compound Violation Letter

Scott,  
Will do.

*Stop by 10-21-17.*

Thanks,

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

*NOT ready.  
Spoke w/ Adam and walked  
site.  
Let him know if he needs a few  
more days that is OK*

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

---

**From:** Scott Ashcraft [<mailto:tscott@lasventanasnm.com>]  
**Sent:** Friday, September 29, 2017 12:54 PM  
**To:** Cherne, Curtis  
**Subject:** Re: Bishops Compound Violation Letter

That was a big storm we had. We have already begun corrections and clean up. Please take a look mid next week as everything will be taken care of by then.

T. Scott Ashcraft  
President  
Las Ventanas NM, Inc  
6501 Wyoming Blvd. NE  
Bldg. C Suite 200  
Albuquerque, NM 87109  
505-362-6824  
[lasventanasnm.com](http://lasventanasnm.com)

On Sep 27, 2017, at 3:47 PM, Cherne, Curtis <[CCherne@cabq.gov](mailto:CCherne@cabq.gov)> wrote:

Scott,  
See letter.

Curtis Cherne, PE, QCIS  
Principal Engineer  
Stormwater Quality

COA

505-924-3420

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

<G12E032\_Violation\_Letter.pdf>

*Aromero@LasVentanasNM.com*





## City of Albuquerque Stormwater Construction Site Inspection Report

### General Information

Project Name and Location	Bishop's Compound Candelaria & Rio Grande		
Site Contact Name & Agency	Scott Ashcroft Las Ventanas Homes	Contact Phone #/ E-mail	See file
Date of Inspection	6-28-17	Start/End Time	9:20/9:38
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	pouring curbs		
Type of Inspection:	<input checked="" type="radio"/> Regular <input type="radio"/> During storm event <input type="radio"/> Post-storm event (> 0.5 inch) <input type="radio"/> 311 / Complaint Response <input type="radio"/> Follow-Up		

### Weather Information

Weather at time of this inspection?	Temperature: - 75 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 checked="" type="radio"/> < 1/4" <input type="radio"/> 1/4" to 3/4" <input type="radio"/> > 3/4" <input type="radio"/> Snow _____"	

### Erosion & Sediment Control Inspection

- Entrance / Track-Out NO track-out pad - prepping to pour - NO track-out  
a little sediment in south gutter
- Sediment Controls / Silt Fence, Check Dams, Waddles, etc. \_\_\_\_\_
- Erosion Controls / Mulch, Seed, slat  
control pollution
- Housekeeping/Pollutant Controls \_\_\_\_\_
- Debris/Pollutants/Sediment in MS4 NO
- Notes \_\_\_\_\_

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

Signature

Date

Curtis C. Cherne 6-28-17



# CITY OF ALBUQUERQUE



September 27, 2017

Scott Ashcraft, Las Ventanas NM, Inc., tscott@lasventanasnm.com  
or scottashcraft@comcast.net  
Site: Bishops Compound

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

Dear Mr. Ashcraft,

The following violations were observed at today's inspection:

1. There were no sediment BMPs to prevent sediment from entering the City Street and drainage system.
2. Track-out onto internal street, which then drained to the City street.

Photos are shown below:

PO Box 1293

Albuquerque

New Mexico 87103

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



No sediment BMP.



# CITY OF ALBUQUERQUE



No sediment BMP.

PO Box 1293

## Required mitigation:

Albuquerque

New Mexico 87103

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

1. Remove sediment from sidewalk, street and gutter on Candelaria Rd from the project to Rio Grande Blvd. and from the internal street. The City was sweeping Candelaria Rd, so it is difficult to tell how much is remaining.
2. Install sediment BMPS to prevent sediment from entering the internal street as well as Candelaria Rd. On lots with houses under construction a sedimentation pond (cutback) may be used in lieu of silt fence or filter sock.
3. Provide a BMP to minimize track-out onto internal street. BMP could be a track-out pad or frequent sweeping. Another BMP is to keep vehicles on the street and off the lot.

If the violations are not mitigated within 30 days, the property owner is subject to a fine of \$500/day per the City's Drainage Control Ordinance.

If you would like to schedule a follow-up inspection at a day and time of your convenience, prior to 30 days from the date of this letter please let me know.

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



No sediment BMP.

PO Box 1293

Albuquerque

New Mexico 87103

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



No sediment BMP.







Project Name and Location	Bishop's Compound Candelaria + Rio Grande		
Site Contact Name & Agency	Scott Ashcraft	ESC File No.	G12E032
Date of Inspection	9-27-17	Start/End Time	12:00/12:15
Inspector Name, COA Dept.	Curtis Cherne, Stormwater Quality		
Describe Present Phase of Construction	Street constructed, bldg homes		
Type of Inspection:			
<input type="checkbox"/> Regular <input type="checkbox"/> During storm event <input checked="" type="checkbox"/> (Post-storm event (> 0.5 inch)) <input type="checkbox"/> 311 / Complaint Response <input type="checkbox"/> Follow-Up			

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 \_\_\_\_\_"

Entrance / Track-Out none - lots of track-out

Sediment Controls / Silt Fence, Inlet Protection, Wattles, etc. lots eroding into private st - no BMPs!  
no BMPs along canal area  
remove sediment from swk, gutter

Erosion Controls none

Housekeeping/Pollutant Controls ok

Is site being maintained in compliance with the Drainage Ordinance ? Yes ☐ No ☒ Ante a 9-27-17  
Signature Date



## **Cherne, Curtis**

---

**From:** Cherne, Curtis  
**Sent:** Wednesday, June 28, 2017 1:00 PM  
**To:** 'tscott@lasventanasnm.com'  
**Cc:** isaac@lasventanasnm.com  
**Subject:** pad cert and construction site inspection  
**Attachments:** cement\_pollution.jpg; sediment\_gutter.jpg; trash.jpg

Scott,

Good afternoon.

Totten and I were out at the site today. She had a pad cert to look at. I wasn't planning on doing a construction site inspection until I noticed the wash-out.

Issues observed at today's inspection:

1. Cement pollution. One curb has been poured and you are framing for more concrete work and I did not see a wash-out facility on-site. Please bring one in/install one.
2. Some trash. Not horrible, but I did not see a trash receptacle. Please bring one in. Probably don't need a big one.
3. Sediment is starting to build in the south gutter on Candelaria. It's not that bad yet, but please keep an eye on it.

A couple of your home buyers (lot 9?) stopped by to chat. They are very excited! They asked us what we were doing out there. After telling them, they were supportive of stormwater quality.

Curtis Cherne, PE, QCIS  
Principal Engineer  
Stormwater Quality  
COA  
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	Bishop's Compound Candelaria & Rio Grande		
Site Contact Name & Agency	Scott Ashcraft Las Ventanas Home	Contact Phone #/ E-mail	
Date of Inspection	6-16-17	Start/End Time	11:40 / 11:50
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	grade		

#### 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: ~ 90 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 OK
- Sediment Controls / Silt Fence, Check Dams, Waddles, etc. OK
- Erosion Controls / Mulch, Seed, NO
- Housekeeping/Pollutant Controls OK
- Debris/Pollutants/Sediment in MS4 NO
- Notes remove sediment from gutters and remove dry cement

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

 Signature Curtis Cherne

 Date 6-16-17



## Cherne, Curtis

---

**From:** Cherne, Curtis  
**Sent:** Wednesday, June 07, 2017 8:07 AM  
**To:** 'tscott@lasventanasnm.com'  
**Cc:** isaac@lasventanasnm.com  
**Subject:** Bishop's Compound construcion site inspection  
**Attachments:** track-out\_pad.jpg; dry\_cement.jpg

Scott,

Good morning.

I went out to Bishop's Compound yesterday for an inspection.

I saw the inlet protection east of the site. Thanks.

However, the following issues were observed:

1. Track-out pad needs maintenance and should be a little longer.
2. There was a small pile of dry cement on the ground. Dry cement should be stored in a bag, off the ground and covered. Please remove.
3. The gutters on Candelaria should be cleaner.

Thanks,

Curtis Cherne, PE, QCIS

Principal Engineer

Stormwater Quality

COA

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	Bishop's Compound Candelaria & Pro R. Grande		
Site Contact Name & Agency	Scott Ashcroft	Contact Phone #/ E-mail	see file
Date of Inspection	7-7-17	Start/End Time	11:25/11:35
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	installing Utilities		
Type of Inspection:	<input checked="" type="radio"/> Regular    • During storm event    • Post-storm event (> 0.5 inch)    • 311 / Complaint Response    • <input checked="" type="radio"/> Follow-Up		

### Weather Information

Weather at time of this inspection?	Temperature: ~ 90° F°
<input checked="" type="radio"/> Clear    • Cloudy    • Rain    • Sleet    • Fog    • Snowing    • Windy	
Has there been a storm event since the site was Permitted? <input checked="" type="radio"/> Yes    • No	
Amount:    • < 1/4"    • 1/4" to 3/4"    • > 3/4"    • Snow _____"	

### Erosion & Sediment Control Inspection

- Entrance / Track-Out Sweep bucket NO track-out pad when street paved? - no track-out
- Sediment Controls / Silt Fence, Check Dams, Waddles, etc. OK
- Erosion Controls / Mulch, Seed, Plat
- Housekeeping/Pollutant Controls OK
- Debris/Pollutants/Sediment in MS4 NO
- Notes brought in wash-out which was used  
" " trash receptacle

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

Signature

Date

Curtis Cherne 7-7-17

7-7-17



1. Brennan

Las Contas hour

4264 R. Ship Computer

330-1817

called to see how it is going  
well.

# CITY OF ALBUQUERQUE



June 28, 2017

Brian Patterson, Titan Journal Center Investors LLC and Titan Journal Center Land LLC,  
bpatterson@Titan-Development.com  
Site: Legacy at Journal Center

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

Dear Mr. Patterson,

The following violations were observed at today's inspection:

1. A large piece of trash in the inlet at the northwest corner of the site.
2. Trash in pond outlet structure.
3. No inlet protection for the inlet at the northwest corner of the site. Visible signs of flow carrying sediment into the inlet.
4. Trash along northern edge of the site and in ponds.

Photos are shown below:

PO Box 1293

Albuquerque

New Mexico 87103

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



Large piece of trash in inlet at the northwest corner of the site. Most likely there during construction as it is too big to fit through the grate.

## Cherne, Curtis

---

**From:** Scott Ashcraft <tscott@lasventanasnm.com>  
**Sent:** Wednesday, June 28, 2017 1:04 PM  
**To:** Cherne, Curtis  
**Cc:** isaac@lasventanasnm.com; Adam Romero  
**Subject:** Re: pad cert and construction site inspection

*aromero@lasventanasnm.com*

Thank you Curtis.

Since we are about to start homes I have assigned a new project manager. His name is Adam Romero, I believe you have met him at our project at la Luz Del Sol.

I have copied Adam on this email. Please copy him on future correspondence.

T. Scott Ashcraft  
President  
Las Ventanas NM, Inc  
6501 Wyoming Blvd. NE  
Bldg. C Suite 200  
Albuquerque, NM 87109

[Lasventanasnm.com](http://Lasventanasnm.com)  
505-362-6824

On Jun 28, 2017, at 12:59 PM, Cherne, Curtis <[CCherne@cabq.gov](mailto:CCherne@cabq.gov)> wrote:

Scott,  
Good afternoon.

Totten and I were out at the site today. She had a pad cert to look at. I wasn't planning on doing a construction site inspection until I noticed the wash-out.

Issues observed at today's inspection:

1. Cement pollution. One curb has been poured and you are framing for more concrete work and I did not see a wash-out facility on-site. Please bring one in/install one.
2. Some trash. Not horrible, but I did not see a trash receptacle. Please bring one in. Probably don't need a big one.
3. Sediment is starting to build in the south gutter on Candelaria. It's not that bad yet, but please keep an eye on it.

A couple of your home buyers (lot 9?) stopped by to chat. They are very excited! They asked us what we were doing out there. After telling them, they were supportive of stormwater quality.

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

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

<cement\_pollution.jpg>

<sediment\_gutter.jpg>

<trash.jpg>

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=====  
This message has been analyzed by Deep Discovery Email Inspector.



# City of Albuquerque

## Planning Department

### Stormwater Control Permit for Erosion and Sediment Control

Project Title Bishops Compound

Project Location (Major Cross Streets/Arroyo or address)

Candelaria NW and Rio Grande Blvd NW 350ft West

Property Owner: (or authorized agent provided in writing)

eNOI Number: NMR12BN01

Attach 2012 Construction General Permit eNOI Detail sheet.

Property Owner: Las Ventanas NM, Inc.

Site Contact Name Scott Ashcraft

Site Contact Phone 505-362-6824

Site Contact e-mail scottashcraft@comcast.net

Applicant: Print Name Scott Ashcraft

Date 10/11/2016



For City personnel use only: 6120039

Check boxes if plans/permit are approved:

☒ ESC Plan ☒ Grading Plan ☐ Flood Plain Permit (strike if not required)

The Project is approved for grading (enter date): 10-25-16

City Personnel Printed Name: Curtis Chene

(Rev January 2016)





## **Cherne, Curtis**

---

**From:** Cherne, Curtis  
**Sent:** Tuesday, March 28, 2017 1:00 PM  
**To:** isaac@lasventanasnm.com  
**Subject:** Bishop's compound inspection  
**Attachments:** cement\_pollution.jpg; cement\_pollution2.jpg; trash.jpg

Isaac,

Good afternoon.

I was checking all the sites in the valley today due to the storm.

The sediment controls were OK, the track-out pad was a little short. Track-out was minor.

There were a couple instances of cement pollution and trash from the wall builders and there was not an acceptable wash-out container for the mortar and I did not see a trash receptacle.

For the wash-out, if you don't want to bring in a roll-off, you should consider an Outpak. You could provide a lined pit.

Thanks,

Curtis Cherne, PE, QCIS

Principal Engineer


Stormwater Quality

COA

505-924-3420

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



 <b>City of Albuquerque Stormwater Construction Site Inspection Report</b>			
General Information			
Project Name and Location	BISHOP'S COMPOUND CANDELARIA & RIO GRANDE		
Site Contact Name & Agency	IS AAC LAS VENTANAS HOMES	Contact Phone #/ E-mail	ISACC @ LAS VENTANAS .COM
Date of Inspection	6-6-17	Start/End Time	10:20 / 10:40
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	INSTALLING UTILITIES		
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 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	SEDIMENT IN GUTTER SOUTH AND NORTH SIDE OF STREET TRACK OUT NEEDS MAINTENANCE-TRACK OUT MINOR		
Sediment Controls / Silt Fence, Check Dams, Waddles, etc.			
Erosion Controls / Mulch, Seed,			
Housekeeping/Pollutant Controls	LOOSE DRY CEMENT ON GROUND		
Debris/Pollutants/Sediment in MS4	NO		
Notes	INSTALLED INLET PROTECTION SOUTH SIDE		
Is site being maintained in compliance with the Drainage Ordinance ? * Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>			
Signature <u>Curtis C cherne</u>			Date <u>6-6-17</u>



## Cherne, Curtis

---

**From:** Scott Ashcraft <tscott@lasventanasnm.com>  
**Sent:** Wednesday, May 17, 2017 2:20 PM  
**To:** Grant Morrison  
**Cc:** Cherne, Curtis  
**Subject:** Fwd: Bishop's compound construction site inspection

Grant

Please install the mat that Curtis is referring to for inlet protection.

Curtis-

We have a dumpster being delivered to the site later this week and we are in the process of cleaning the street this afternoon. We also have asked our contractor to "fluff" the track out cobble.

T. Scott Ashcraft  
President  
Las Ventanas NM, Inc  
6501 Wyoming Blvd. NE  
Bldg. C Suite 200  
Albuquerque, NM 87109

[Lasventanasnm.com](http://Lasventanasnm.com)  
505-362-6824

Begin forwarded message:

**From:** "Cherne, Curtis" <[CCherne@cabq.gov](mailto:CCherne@cabq.gov)>  
**Date:** May 16, 2017 at 2:49:04 PM MDT  
**To:** "[isaac@lasventanasnm.com](mailto:isaac@lasventanasnm.com)" <[isaac@lasventanasnm.com](mailto:isaac@lasventanasnm.com)>  
**Cc:** "[tscott@lasventanasnm.com](mailto:tscott@lasventanasnm.com)" <[tscott@lasventanasnm.com](mailto:tscott@lasventanasnm.com)>  
**Subject:** Bishop's compound construction site inspection

Isaac,

Good afternoon.

I went to Bishop's compound today for an inspection.

The following issues were observed.

1. Sediment in north and south gutters of Candelaria from the site- east to Colonnade Ct. Please remove sediment.
2. Track-out pad requires maintenance.

I was reviewing inspection records for the site and noticed sediment in the street was a regular issue. Please install inlet protection at inlets at Colonnade Ct. The inlet protection on the south side should be "flush" (e.g. cocoa mat) as this area sees traffic.

I went back to the office about noon. A little later it started raining here. So I went back out to the site. It hadn't rained enough to produce runoff, but it looked like it may rain some more so I put some filter socks in the gutters on Candelaria. Please let me know when you have installed your inlet protection, so I can go get them.

There were additional issues which will be sent in another e-mail; as too many pictures will be too much data.

Thanks,

Curtis Cherne, PE, QCIS  
Principal Engineer  
Stormwater Quality  
COA  
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	Bishops Compound Candelaria + Rio Grande		
Site Contact Name & Agency	Isaac Los Ventanas Home	Contact Phone #/ E-mail	Isaac @ losventanas.com
Date of Inspection	5-16-17	Start/End Time	11:10/11:35
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	street work		

#### 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: - <u>61</u> °F
<input type="radio"/> Clear <input checked="" 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 Track-out pad requires maintenance
- Sediment Controls / Silt Fence, Check Dams, Waddles, etc. Sediment in south gutter pan east side  
" " north " " across from site  
gutter pan south side
- Erosion Controls / Mulch, Seed, \_\_\_\_\_
- Housekeeping/Pollutant Controls trash next to new curb - no trash regularly  
hydraulic fluid in street - remove on site
- Debris/Pollutants/Sediment in MS4 NO
- Notes \_\_\_\_\_

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

Signature

Date



## Cherne, Curtis

---

**From:** Cherne, Curtis  
**Sent:** Tuesday, May 16, 2017 2:49 PM  
**To:** isaac@lasventanasnm.com  
**Cc:** 'tscott@lasventanasnm.com'  
**Subject:** Bishop's compound construction site inspection  
**Attachments:** north\_gutter.jpg; north\_gutter2.jpg; south\_gutter.jpg; south\_gutter2.jpg; track-out\_pad.jpg; filter\_sock\_north.jpg; filter\_sock\_south.jpg

Isaac,

Good afternoon.

I went to Bishop's compound today for an inspection.

The following issues were observed.

1. Sediment in north and south gutters of Candelaria from the site- east to Colonnade Ct. Please remove sediment.
2. Track-out pad requires maintenance.

I was reviewing inspection records for the site and noticed sediment in the street was a regular issue. Please install inlet protection at inlets at Colonnade Ct. The inlet protection on the south side should be "flush" (e.g. cocoa mat) as this area sees traffic.

I went back to the office about noon. A little later it started raining here. So I went back out to the site. It hadn't rained enough to produce runoff, but it looked like it may rain some more so I put some filter socks in the gutters on Candelaria. Please let me know when you have installed your inlet protection, so I can go get them.

There were additional issues which will be sent in another e-mail; as too many pictures will be too much data.

Thanks,

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

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



## **Cherne, Curtis**

---

**From:** Cherne, Curtis  
**Sent:** Tuesday, May 16, 2017 2:54 PM  
**To:** isaac@lasventanasnm.com  
**Cc:** 'tscott@lasventanasnm.com'  
**Subject:** Bishop's Compound inspection part 2 of 2  
**Attachments:** trash.jpg; trash2.jpg; oil\_street.jpg; oil\_street2.jpg; oil\_street3.jpg; oil\_street4.jpg

Isaac,

Additional issues:

1. The site was starting to get trashy. It wasn't too bad, but I didn't see a trash receptacle, so I figured it was going to get worse. Please remove trash and bring in a trash receptacle.
2. One of the contractor's pieces of equipment was leaking hydraulic fluid or oil on the street. Please remove oil/fluid from street and if the equipment is to return, please let him know to fix the leak.

Thanks,

Curtis Cherne, PE, QCIS

Principal Engineer

Stormwater Quality

COA

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>Bishop's compound</u> <u>Candelaria &amp; Rio Grande</u>		
Site Contact Name & Agency		Contact Phone #/ E-mail	
Date of Inspection	<u>9-10-17</u>	Start/End Time	<u>12:35/12:15</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>Qualified Compliance Inspector of Stormwater- Stormwater One</u>		
Describe Present Phase of Construction	<u>Constructing walls</u>		
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>65</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 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" <input type="checkbox"/> Snow _____	

### Erosion & Sediment Control Inspection

- Entrance / Track-Out ok
- Sediment Controls / Silt Fence, Check Dams, Waddles, etc. ok
- Erosion Controls / Mulch, Seed, flat
- Housekeeping/Pollutant Controls ok
- Debris/Pollutants/Sediment in MS4 NO
- Notes \_\_\_\_\_

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

Curtis G. Cherne  
Signature

9-10-17  
Date





1. Tsam Lo's Contour

Aspirated compound  
clear by the end  
of the  
-h

Monday. Am





## City of Albuquerque Stormwater Construction Site Inspection Report

### General Information

Project Name and Location	Bishop's Compound Candelaria & Rio Grande		
Site Contact Name & Agency		Contact Phone #/ E-mail	
Date of Inspection	3-28-17	Start/End Time	8:50/9:00
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	grading, constructing walls		
Type of Inspection	<input checked="" type="radio"/> Regular <input type="radio"/> During storm event <input type="radio"/> Post-storm event (> 0.5 inch) <input type="radio"/> 311 / Complaint Response <input type="radio"/> Follow-Up		

### Weather Information

Weather at time of this inspection? <input type="radio"/> Clear <input type="radio"/> Cloudy <input checked="" type="radio"/> Rain <input type="radio"/> Sleet <input type="radio"/> Fog <input type="radio"/> Snowing <input type="radio"/> Windy	Temperature: ~ <u>45</u> F°
Has there been a storm event since the site was Permitted? <input type="radio"/> Yes <input type="radio"/> No Amount: <input type="radio"/> < 1/4" <input type="radio"/> 1/4" to 3/4" <input type="radio"/> > 3/4" <input type="radio"/> Snow _____	

### Erosion & Sediment Control Inspection

- Entrance / Track-Out OK, a little short - minor track-out
- Sediment Controls / Silt Fence, Check Dams, Waddles, etc. OK
- Erosion Controls / Mulch, Seed, no - site is flat
- Housekeeping/Pollutant Controls multiple instances of cement (mortar) pollutants  
no dedicated wash-out on-site
- Debris/Pollutants/Sediment in MS4 - a little trashy - no trash receptacle on-site
- Notes not working today

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

Signature

Date

Curtis Cherne 3-28-17



## Cherne, Curtis

---

**From:** Cherne, Curtis  
**Sent:** Tuesday, March 28, 2017 1:00 PM  
**To:** isaac@lasventanasnm.com  
**Subject:** Bishop's compound inspection  
**Attachments:** cement\_pollution.jpg; cement\_pollution2.jpg; trash.jpg

Isaac,

Good afternoon.

I was checking all the sites in the valley today due to the storm.

The sediment controls were OK, the track-out pad was a little short. Track-out was minor.

There were a couple instances of cement pollution and trash from the wall builders and there was not an acceptable wash-out container for the mortar and I did not see a trash receptacle.

For the wash-out, if you don't want to bring in a roll-off, you should consider an Outpak. You could provide a lined pit.

Thanks,

Curtis Cherne, PE, QCIS

Principal Engineer

Stormwater Quality

COA

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>Bishops compound</u> <u>Rio Grande and Conde Vista</u>		
Site Contact Name & Agency	<u>Scott Ashcroft</u> <u>Las Ventanas Homes</u>	Contact Phone #/ E-mail	<u>Scott Ashcroft</u> <u>comcast.net</u>
Date of Inspection	<u>12-22-16</u>	Start/End Time	<u>9:30</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>Qualified Compliance Inspector of Stormwater- Stormwater One</u>		
Describe Present Phase of Construction	<u>grading pads</u>		

## 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: 35 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 OK
- Sediment Controls / Silt Fence, Check Dams, Waddles, etc. OK - wash filter sock north edge ~1/2 foot dirt
- Erosion Controls / Mulch, Seed, no
- Housekeeping/Pollutant Controls OK
- Debris/Pollutants/Sediment in MS4 no
- Notes Street Sweeper on side

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

Signature

Date







## City of Albuquerque Stormwater Construction Site Inspection Report

### General Information

Project Name and Location	Bishop's compound Subd Rio Grande and Candelaria		
Site Contact Name & Agency	Scott Ashcroft Las Ventanas Homes	Contact Phone #/ E-mail	Scottashcroft@ cuncard.net
Date of Inspection	12-13-16	Start/End Time	12:30/12:45
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	pads & finish grade		
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>55</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 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 OK minor trackout
- Sediment Controls / Silt Fence, Check Dams, Waddles, etc. OK
- Erosion Controls / Mulch, Seed, NB
- Housekeeping/Pollutant Controls OK
- Debris/Pollutants/Sediment in MS4 NB
- Notes \_\_\_\_\_

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

Signature

Date

Curtis A. Cherne    12-13-16





## City of Albuquerque Stormwater Construction Site Inspection Report

### General Information

Project Name and Location	<u>Bishops Compound</u> <u>Rio Grande and Candelaria</u>		
Site Contact Name & Agency	<u>Isaac - site Sup</u> <u>Scott Ascroft</u> <u>Las Ventanas Home</u>	Contact Phone #/ E-mail	<u>Isaac</u> <u>LasVentanas.</u> <u>com</u>
Date of Inspection	<u>12-5-16</u>	Start/End Time	<u>11:25/11:58</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>Qualified Compliance Inspector of Stormwater- Stormwater One</u>		
Describe Present Phase of Construction	<u>grading, blinding soil</u>		

#### 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: -45 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 too short, no fabric, needs to be redone / track-out
- Sediment Controls / Silt Fence, Check Dams, Waddles, etc. OK
- Erosion Controls / Mulch, Seed, NO
- Housekeeping/Pollutant Controls OK
- Debris/Pollutants/Sediment in MS4 NO
- Notes met Scott Ascroft on-site, he told  
Guzman to stop hauling dirt and will fix entrance / sump

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

Curtis Cherne  
Signature

12-5-16  
Date



## Cherne, Curtis

---

**From:** Cherne, Curtis  
**Sent:** Friday, November 04, 2016 4:09 PM  
**To:** 'Isaac Sanchez'  
**Subject:** RE: Bishops Compound streets

OK,  
Thanks.  
Have a good weekend.

Curtis  
505-924-3420  
"Cement (concrete, stucco, mortar...) pollution is preventable.....Let's prevent it. Thank you."

-----Original Message-----

From: Isaac Sanchez [<mailto:isaac@lasventanasnm.com>]  
Sent: Friday, November 04, 2016 4:07 PM  
To: Cherne, Curtis  
Cc: [scottashcraft@comcast.net](mailto:scottashcraft@comcast.net)  
Subject: Re: Bishops Compound streets

Grant from Inspections Plus, told me he was going to call you to confirm that mulch rolls would work across the whole south side. Monday or Tuesday is when they were going to install that and rain gauge as well.

Sent from my iPhone

> On Nov 4, 2016, at 3:06 PM, Cherne, Curtis <[CCherne@cabq.gov](mailto:CCherne@cabq.gov)> wrote:  
>  
> Isaac,  
> Thanks for the cleaning and the pics.  
> Fabian and his crew from Guzman rolled up while I was out there.  
>  
> What is the timing on the silt fence along the southern boundary?  
>  
>  
> Curtis Cherne, PE, QCIS  
> Stormwater Quality Engineer  
> COA  
> 505-924-3420  
> "Cement (concrete, stucco, mortar...) pollution is preventable.....Let's prevent it. Thank you."  
>  
>



## Cherne, Curtis

---

**From:** Cherne, Curtis  
**Sent:** Friday, November 04, 2016 3:07 PM  
**To:** 'Isaac Sanchez'; scottashcraft@comcast.net  
**Subject:** RE: Bishops Compound streets

Isaac,  
Thanks for the cleaning and the pics.  
Fabian and his crew from Guzman rolled up while I was out there.

What is the timing on the silt fence along the southern boundary?

Curtis Cherne, PE, QCIS  
Stormwater Quality Engineer  
COA  
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>Bishop's Compound</u> <u>Rio Grande and Condelevia</u>		
Site Contact Name & Agency	<u>Isaac - site Super</u> <u>Scott Ashcraft</u> <u>Las Ventanas Home</u>	Contact Phone #/ E-mail	<u>Isaac @</u> <u>Las Ventanas nm.com</u>
Date of Inspection	<u>11-4-16</u>	Start/End Time	<u>10:50 / 11:00</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>Qualified Compliance Inspector of Stormwater- Stormwater One</u>		
Describe Present Phase of Construction	<u>graded</u>		

### 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: ~ <u>60</u> F°
<input type="checkbox"/> Clear <input checked="" 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	<u>still no silt fence</u>
Sediment Controls / Silt Fence, Check Dams, Waddles, etc.	<u>Guzman showed up mid-inspection to clean the street/sidewalk</u>
Erosion Controls / Mulch, Seed,	<u>no</u>
Housekeeping/Pollutant Controls	<u>ok</u>
Debris/Pollutants/Sediment in MS4	
Notes	<u>placed Rock bags for inlet protection east of site</u>

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

Signature

Date

Curtis Cherne 11-4-16





## City of Albuquerque Stormwater Construction Site Inspection Report

### General Information

Project Name and Location	Bishop's Compound Rio Grande and Condecará		
Site Contact Name & Agency	Scott Ashcraft Isaac Cas Ventanas Inc.	Contact Phone #/ E-mail	Isaac @ CasVentanasInc.com
Date of Inspection	11-2-16	Start/End Time	9:20 / 9:40
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	pads grade east half		

### 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? <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	Temperature: ~ <u>50</u> F°
Has there been a storm event since the site was Permitted?            Yes <input checked="" type="checkbox"/> No	
Amount:            < 1/4"            1/4" to 3/4"            > 3/4"            Snow _____	

### Erosion & Sediment Control Inspection



- Entrance / Track-Out entrance in poor condition - no fabric - not long enough
- Sediment Controls / Silt Fence, Check Dams, Waddles, etc. sediment in gutters both sides of street
- Erosion Controls / Mulch, Seed, mulch south side - most allow water through - until work area is complete
- Housekeeping/Pollutant Controls OK
- Debris/Pollutants/Sediment in MS4 ?
- Notes Sweeper on-site - driver needs to open both eyes  
Contractor NOT on-site - send violation letter

Is site being maintained in compliance with the Drainage Ordinance? • Yes • ☒ No Curtis Cherne 11-2-16  
 Signature Date

(C) Isaac called prior to generating violation letter and requests  
 2 more days. I told him OK.



10-22-16

Worklist		161028-001425		161028-000194	
 CITY OF ALBUQUERQUE					
INCIDENT					
Case Details		Notes		Map	
CONTACT DETAILS		Associated Requests		Attachments	
Audit Log		CASE SUMMARY			
Anonymous		Summary		complaint on company making mess while doing construct on job	
Contact	Anonymous Caller	Quick Code	Planning - Other	Department/Division	Planning
First Name	Anonymous	Case Type	Service Request	Call Type	Planning
Last Name	Caller	Category	Other	Provider Group *	PLAN-Ple
Phone Number	{##} ##-####	Specialty Type	Other	Assigned	[No Valu
Email		Detail	Other	Status *	Open.Ne
ADDRESS DETAILS		Priority	Medium	Source	Phone
Address Type	Intersection				
Address line 1	CANDELARIA RD NW				
Address line 2	RIO GRANDE BLVD NW				
City	Albuquerque				
State	New Mexico				
Postal/Zip Code	87107				
Zoning	[No Value]				
Jurisdiction	City of Albuquerque				
Within Limits	In Jurisdiction				
Trash Pickup Day	[No Value]				
Area Command	VALLEY				
Beat	235				
Council District	2				
<input type="checkbox"/> Wrong Division					
CASE DETAILS					
First Level Escalation		11/25/2016 08:20 AM		Second Level Escalation	
Description		On Candelaria just west of no grande there is a private company doing earth work and they are having a muddy soil and making a mess of it in the street and have hired a private street sweeper to clean it but its creating a bigger mess and safety concern.		Resolution	
					



## Cherne, Curtis

**From:** Cherne, Curtis  
**Sent:** Tuesday, October 25, 2016 11:14 AM  
**To:** Scott Ashcraft <tscott@lasventanasnm.com> (tscott@lasventanasnm.com)  
**Subject:** FW: Bishop's Compound SWPPP inspection  
**Attachments:** dirt\_camino\_cabellete.jpg; dirt\_camino\_cabellete2.jpg; dirt\_ramp\_and\_entrance.jpg; dirt\_Rio\_Grande.jpg; gaps\_silt\_fence.jpg; need\_silt\_fence.jpg

---

**From:** Cherne, Curtis  
**Sent:** Tuesday, October 25, 2016 11:09 AM  
**To:** 'scottaschcraft@comcast.net'  
**Subject:** Bishop's Compound SWPPP inspection

Scott,  
Good morning.

I received a citizen complaint about dirt in the streets and track-out near Rio Grande and Candelaria. Then, while I was at the site another person (lives a couple blocks down) came up to me to discuss the amount of dirt in the street and dirt falling out of dirt trucks on Rio Grande Blvd.

Guzman has a sweeper on-site, but they weren't sweeping the gutter or the street thorough enough.

The following issues were observed during today's inspection:

1. The entrance was too short, not wide enough and did not have any fabric underneath it. It's substandard condition presented itself in the large amount of sediment in the street(s). It also didn't help that Guzman was using a dirt ramp to get over the curb. Dirt ramps are not allowed. I told Fabian with Guzman to use cold mix or lumber placed parallel to the curb.
2. There is sediment in the street and gutter from Rio Grande to the west P/L of the project on both sides of the street. The sediment in Camino Cabellete (sp?) is due to filling the water truck.
3. There is sediment on the sidewalk on the south side of Candelaria.
4. There is no silt fence along the southern edge of the project. The fence has gaps between the poles and there is a section of the fence missing.

Please mitigate the above mentioned issues by:

1. Removing the dirt ramp from the street. ✓ *2 to 3 days*
2. Removing the existing track-out pad and reinstall a longer one with fabric underneath it. ✓ *16*
3. Install silt fence along southern boundary.
- ND* 4. Sweep both sides of Candelaria, including the gutter. from the West P/L to Rio Grande Blvd and the portion of Camino Cabellete (sp?). Including the gutter between the curb and the median island thing.
5. Sweep the sidewalk. *SH 1/2 Candelaria street*

I will send a second e-mail as there are too many photos for one e-mail.  
If you have any questions, please let me know.

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

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

*Isaac*  
*isaac@lasventanasnm.com*





## **Cherne, Curtis**

---

**From:** Isaac Sanchez <isaac@lasventanasnm.com>  
**Sent:** Friday, November 04, 2016 2:36 PM  
**To:** scottashcraft@comcast.net; Cherne, Curtis  
**Subject:** Bishops Compound streets  
**Attachments:** IMG\_2834.JPG; ATT00001.txt; IMG\_2835.JPG; ATT00002.txt; IMG\_2837.JPG; ATT00003.txt; IMG\_2836.JPG; ATT00004.txt; IMG\_2838.JPG; ATT00005.txt; IMG\_2839.JPG; ATT00006.txt

Hey Curtis, streets , sidewalks , gutters on both sides were thoroughly cleaned today. Entrance cobble and fabric will be addressed Monday or Tuesday. Thanks for your patience.





# City of Albuquerque Stormwater Construction Site Inspection Report

601-3577

## General Information

Project Name and Location	Bishop's Compound Rio Grande and Candalaria		rscoff @ Las Ventanas NM
Site Contact Name & Agency	Scott Ashcraft Las Ventanas NM Fac.	Contact Phone #/ E-mail	Scott.ashcraft@ lventanas.nm.gov
Date of Inspection	10-25-16	Start/End Time	0:40/
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	grading		

## 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?

- Clear • Cloudy • Rain • Sleet • Fog • Snowing • Windy

Temperature: -60 F°

### 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 Entrance in bad shape, major track-out all the way to Rio Grande and across the street at Camino Caballero
- Sediment Controls / Silt Fence, Check Dams, Waddles, etc. South side shall have silt fence.
- Erosion Controls / Mulch, Seed, Using dirt ramp
- Housekeeping/Pollutant Controls Sweep/Should
- Debris/Pollutants/Sediment in MS4
- Notes have a sweep on-site. Guzman is contractor. Fabric w/ Guzman, another citation shown by dirt fence

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

Signature

Date





You are here: [Permits Landing Page](#) [2012 CGP](#) [2012 CGP Details](#)

# 2012 Construction General Permit eNOI Detail

Quick J  
F

## Details for NMR12BN01

### General Information

Project / Site Name:	Bishops Compound
Current Status:	Submitted To EPA
Tracking Number:	NMR12BN01
Permit Type:	NOI

### Interview Page Answers

Is your project/site located in Indian Country Lands?	No
Are you requesting coverage under this NOI as a 'federal operator' as defined in Appendix A?	No

### Operator Information

Operator's Name:	Las Ventanas NM, Inc
Street:	6501 Wyoming Blvd NE
City:	Albuquerque
State:	New Mexico
Zip Code:	87109
Point of Contact Name:	Scott Ashcraft
Phone Number:	5053626824
Operator Email:	scottashcraft@comcast.net
Fax:	N/A
IRS Employer Identification Number (EIN):	N/A

### Project / Facility Information

Project / Site Name:	Bishops Compound
Street:	N/A
City:	Albuquerque
State:	New Mexico
Zip Code:	87107
Project / Facility on Indian Land?	No



Reservation Name: N/A

Additional Project Information

Is your project an 'emergency-related project' as defined in Appendix A? N/A  
Have stormwater discharges from your project/site been covered previously under an NPDES permit? No  
Estimated Project Start Date: 10/25/2016  
Estimated Project End Date 02/28/2017  
Have earth-disturbing activities commenced on your project/site? No  
County or Similar government subdivision: Bernalillo

Latitude and Longitude Information

Longitude: 106.6751  
Longitude Unit: (degrees, decimals)  
Latitude: 35.1251  
Latitude Unit: (degrees, decimals)  
Latitude / Longitude Data Source: google earth  
Horizontal Reference Datum Unknown  
Estimated Area to be Disturbed (to the nearest quarter acre): 1.34

Chemical Treatment Information

Will you use polymers, flocculants, or other treatment chemicals at your construction site? No

ESA

Under which criterion listed in Appendix D are you eligible for coverage under this permit?  
Provide the basis for criterion selection selected:  
1) Any federal listed species and/or designated habitat located in your area:  
C. Federally-listed threatened or endangered species or designated critical habitat(s) are likely to occur in or near site's "action area," and your site's discharges and discharge-related activities are not likely to adversely affect listed threatened or endangered species or critical habitat. This determination may include consideration of any stormwater controls and/or management practices you will adopt to that your discharges and discharge-related activities are likely to adversely affect listed species and critical habitat. To make this certification, you must include the following information: NOI: 1) any federally listed species and/or designated habitat located in your "action area"; and 2) the distance between site and the listed species or designated critical habitat. You must also include a copy of your site map with your US Fish and Wildlife website  
Silvery Minnow, SW Willow Flycatcher, Mexican Jumping





2) The distance between your site and the listed species or designated critical habitat (in miles): .5 mile

SWPPP Point of Contact

Name: Scott Ashcraft  
Organization Name: Las Ventanas NM Inc  
Phone: 5053626824  
Fax: N/A  
Email: scottashcraft@comcast.net

Discharge Information

Does your project/site discharge stormwater into a Municipal Separate Storm Sewer System (MS4)? Yes  
Are there any surface waters within 50 feet of your project's earth disturbances? No  
If a TMDL has been approved or established, identify the title or reference of the TMDL document: N/A

Impaired Surface Waters to Which you Discharge

Surface water(s) to which you discharge	Impaired Water	Listed Water Pollutant(s)	Tier 2, 2.5 or 3	Source	TM
Rio Grande	Yes	FISH CONSUMPTION ADV	Yes	2014-2016 NM 303 list	E.

Historic Preservation

Is your project/site located on a property of religious or cultural significance to an Indian tribe? No  
If yes, provide the name of the Indian tribe associated with the property: N/A  
Are you installing any stormwater controls as described in Appendix E that require? (Appendix E, Step 1): No  
If yes, have prior surveys or evaluations conducted on the site have already determined historic properties do not exist, or that prior disturbances have precluded the existence of historic properties? (Appendix E, Step 2): N/A  
If no, have you determined that your installation of subsurface earth-disturbing stormwater controls will have no effect on historic properties? (Appendix E, Step 3): N/A  
If no, did the SHPO, THPO, or other tribal representative (whichever applies) respond to you within the 15 calendar days to indicate whether the subsurface earth disturbances caused by the installation of stormwater controls affect historic properties? (Appendix E, Step 4) N/A  
If yes, describe the nature of their response: N/A



**Certifier Information**

Name:	Scott Ashcraft
Title:	N/A
Email:	scottashcraft@comcast.net
Certified Date:	10/11/2016

**Preparer Information**

Name:	Grant Morrison
Phone:	(505) 489-5077
Fax:	N/A
Organization:	INSPECTIONS PLUS, INC
Email:	grant@inspectionsplusinc.com

**Corresponding Documents**

File Name	File Size	File Section	Date Uploaded
Bishops Compound SWPPP map 24x36.pdf	2022099	ESA Section	11-OCT-16

[Back to Search Results](#)

 [Printer Friendly](#)

release 1.4



# CITY OF ALBUQUERQUE



October 18, 2016

David Soule, P.E.  
Rio Grande Engineering  
9171 Glendale Ave NE  
Albuquerque, NM 87122

**Re: Bishop's Compound  
Erosion and Sediment Control Plan  
Engineer's Stamp Date 10-11-16 (G12E032)**

Dear Mr. Soule,

Based upon the information provided in your submittal received 10-11-16 the above referenced plan is approved to be included in the SWPPP and to apply for an ESC Permit for grading and Building Permit and to be included in the Work Order Construction Plans.

Include a copy of the approved plan in the Work Order construction plans.

PO Box 1293

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

Albuquerque

Sincerely,

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

New Mexico 87103

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

C: email



G12D032



## Stormwater Quality

### ESC Plan Information Sheet

G, E, A



**Project Name:** Bishops Compound

**Project Location:** (address or major cross streets/arroyo)

Candelaria Blvd NW and Rio Grande Blvd NW

350ft West

#### Plan Preparer Information:

**Company:** Inspections Plus Inc

**Contact:** Grant Morrison

**Address:** 4382 Alexander Blvd NE Albuquerque, NM 87107

**Phone Number:** (O) 505-344-9410 (Cell (optional)) \_\_\_\_\_

**e-Mail:** grant@inspectionsplusinc.com

#### Owner Information:

**Company:** Las Ventanas NM Inc

**Contact:** Scott Ashcraft

**Address:** 6501 Wyoming Blvd NE Bldg C Ste 200  
Albuquerque, NM 87109

**Phone:** 505-362-6824

**e-Mail:** scottashcraft@comcast.net

#### I am submitting the ESC plan to obtain approval for:

☒ ESC Permit-Grading

☒ ESC Permit-Building Permit

☒ Work Order Construction Plans

**Note:** More than one item can be checked for a submittal

If you have questions, please contact Curtis Cherne, Stormwater Quality 924-3420, ccherne@cabq.gov

Rev April 2016





## Development & Commercial Stormwater Construction Site Inspection Report

General Information			
Project Name	Bishop's Compound		
Owners/Operators Name	Las Ventanas NM Inc.		
Date of Inspection	07/10/18	Start Time	3:15 pm
Inspector's Name(s)	Jeff Hart		
Inspector's Title(s)	Inspector		
Inspector's Contact Information	Bookkeeping@inspectionsplusinc.com -- Office 344-9410 -- Cell 550-6119		
Inspector's Qualifications	Training and work experience – see inspector qualification page in section 2 of the SWPPP.		
<b>Type of Inspection:</b> <input checked="" type="checkbox"/> Regular <input type="checkbox"/> During storm event <input type="checkbox"/> Post-storm event			
Weather Information			
Has there been a storm event since the last inspection?    Yes If yes, provide: Storm Start Date: Inspections resumed 07/10/18.    Approximate Amount of Precipitation (in):			
<b>Weather at time of this inspection?</b> <input checked="" type="checkbox"/> Clear <input type="checkbox"/> Cloudy <input type="checkbox"/> Rain <input type="checkbox"/> Sleet <input type="checkbox"/> Snowing <input type="checkbox"/> High Winds <input type="checkbox"/> Partly Cloudy <input type="checkbox"/> Other:			
Have any discharges occurred since the last inspection?    No If yes, describe: What did the water look like at the time of the discharge?    Clear <input type="checkbox"/> Partly turbid <input type="checkbox"/> Very turbid			
Are there any discharges at the time of inspection?    No If yes, describe: What did the water look like at the time of the discharge?    Clear <input type="checkbox"/> Partly turbid <input type="checkbox"/> Very turbid			
1. Is a rain gage installed on site?    No    Where is it located?    Unknown. 2. Has the Rain Event page been filled out?    No 3. Are there MSDS sheets on site?    Yes    Where are they located?    Model home. 4. Has the SWPPP been signed on the certification page?    Yes    What companies have signed?    Las Ventanas 5. Have the delegation letters been signed?    Yes    What companies have signed?    Las Ventanas 6. Has a delegation of authority been filled out for who is signing the inspection reports?    No    Who is signing the inspection reports?    Scott Ashcraft 7. Has the "Chemical On Site" form been filled out?    No 8. Is there a spill kit on site?    Yes    Where is it located?    Model home. 9. Have they done any training for the supervisors or others?    No 10. Was the inspector able to train any one on this visit?    No    Who did you speak with?			
Are the SWPPP and inspections available on site?		No	The SWPPP book and inspections are located at Unknown at this time. .
Notes			
1. Email inspections to Scott Ashcraft scottashcraft@comcast.net			
2. Two lots remain unstabilized but under construction during the time of inspection.			
3.			



Final Stabilization/Termination Checklist.			
1.	Are all soil-disturbing activities complete?	No	
2.	Have all inactive areas of the site not covered by pavement or structure achieved a density of 70% coverage?	Yes	
3.	Date of Final Stabilization.	No	
If construction ceases on the site for more than 14 days, the site must be stabilized until construction resumes.			
Date Construction Stopped		Date Construction Resumed	
Measures Taken to Stabilize the Site.			

Verify what stage of construction the project is in, and record dates when activities started and were completed.		
Construction Phasing		
Activity	Current Status	Activity Started / Completed
Installed BMPs	Silt Fence, Rock pad entrance, mulch sock along the south end of the site, Chemical Toilet	Started: Completed: 10/31/16
Site Clearing and Grading	Guzman on site clearing the site.	Started: 10/31/16 Completed: 12/02/16
Installing Utilities	Utility installation	Started: 07/20/17 Completed: 07/01/18
Building Structure	Vertical in progress	Started: 07/26/17 Completed: 07/10/18
Paving and Walks	Block walls in place.	Started: 07/10/18 Completed: 07/10/18
Final Grading/ Stabilize Site	In progress	Started: 07/10/18 Completed:
Other	Two lots remain unstabilized but under construction at the time of inspection.	Started: 07/10/18 Completed:

#### Site-specific BMPs

- The corrective actions initiated and date completed are in the Corrective Action Log.

	List of BMPs Installed	BMP Installed?	BMP Maintenance Required?	Notes
1	Stabilized Construction Er	Yes	No	
2	Wattles	Yes	No	
3	Portable Toilet	Yes	No	
4	Mulch Socks	Yes	No	
5	Concrete Washout	Yes	No	See the corrective action log Washout being cleared at time of inspection.
6	Cut-back at Curb	Yes	No	
7	Block Wall	Yes	No	
8	Existing Vegetation	Yes	No	
9				
10				



1	Are the BMPs shown on the map?	Yes	
2	Were there changes to the SWPPP?	No	
3	Has the SWPPP been updated?	No	
4	Were the changes to the SWPPP implemented within 7 days?	No	

	New BMPs needed	Notes
1		
2		
3		
4		
5		

#### Overall Site Issues

*A list of corrective actions will be supplied with this inspection.*

	BMP/activity	Implemented?	Maintenance Required?	Corrective Action Needed and Notes.
1	Are all slopes and disturbed areas not actively being worked properly stabilized?	Yes	No	
2	Are natural resource areas (e.g., streams, Arroyos, mature trees, etc.) protected with barriers or similar BMPs?	Yes	No	
3	Are perimeter controls and sediment barriers adequately installed (keyed into substrate) and maintained?	Yes	Yes	See the corrective action log
4	Are discharge points and receiving waters free of any sediment deposits?	Yes	No	
5	Are storm drain inlets properly protected?	Yes	No	
6	Is the construction exit preventing sediment from being tracked into the street?	Yes	No	
7	Is trash/litter from work areas collected and placed in dumpsters?	Yes	No	
8	Are washout facilities (e.g., paint, stucco, concrete) available, clearly marked, and maintained?	Yes	Yes	See the corrective action log



	BMP/activity	Implemented?	Maintenance Required?	Corrective Action Needed and Notes.
9	Are vehicle and equipment fueling, cleaning, and maintenance areas free of spills, leaks, or any other deleterious material?	Yes	No	
10	Are materials that are potential storm water contaminants stored inside or under cover?	Yes	No	
11	Are non-storm water discharges (e.g., wash water, dewatering) properly controlled?	No	No	
12	Has the Site map been updated to reflect current conditions?	Yes	No	The Inspectors map has been updated.
13	Is the NOI posted	Yes	Yes	NOI Posting Location: Unable to find at time of inspection.
14	Were previous corrections made within 7 days of last inspection or before the next storm event?	Yes	No	
15	(Other)			

**Walk through the facility and look for signs of pollution including paint, solvents, chemicals, solid waste, oil, and fuel.**

1	Are there any signs of hazardous materials being exposed to storm water runoff?	No	
2	Have there been any reportable quantities releases of hazardous materials?	No	

**CERTIFICATION STATEMENT**

"I certify under penalty of law that this document and all attachments were prepared under my direction or supervision in accordance with a system designed to assure that qualified personnel properly gathered and evaluated the information submitted. Based on my inquiry of the person or persons who manage the system, or those persons directly responsible for gathering the information, the information submitted is, to the best of my knowledge and belief, true, accurate, and complete. I am aware that there are significant penalties for submitting false information, including the possibility of fine and imprisonment for knowing violations."

Print name: Jeff Hart Title: Inspector

Signature:  Date: 07/10/18

SWPPP Management Signature: \_\_\_\_\_ Date: \_\_\_\_\_





## Cherne, Curtis

---

**From:** Cherne, Curtis  
**Sent:** Tuesday, July 10, 2018 2:02 PM  
**To:** 'Scott Ashcraft'; Jeff D Hart  
**Cc:** ellen chamberlin-jones  
**Subject:** RE: Last two inspections from Bishops Compound

Scott,  
Still haven't seen 'em.

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

---

**From:** Scott Ashcraft [<mailto:tscott@lasventanasnm.com>]  
**Sent:** Thursday, July 05, 2018 3:32 PM  
**To:** Jeff D Hart  
**Cc:** Cherne, Curtis; ellen chamberlin-jones  
**Subject:** Last two inspections from Bishops Compound

Jeff,

Please send Curtis Cherne (copied here) copies of the last two inspections you performed for Las Ventanas at the bishops compound subdivision.

Thank you,  
T. Scott Ashcraft  
President  
Las Ventanas NM, Inc  
8330-A Washington Place NE  
Albuquerque, NM 87113  
505-362-6824  
[lasventanasnm.com](http://lasventanasnm.com)

=====  
This message has been analyzed by Deep Discovery Email Inspector.



## Cherne, Curtis

---

**From:** Cherne, Curtis  
**Sent:** Thursday, July 05, 2018 1:50 PM  
**To:** 'Scott Ashcraft'  
**Cc:** ellen chamberlin-jones  
**Subject:** RE: Self-inspection reports for Bishop's compound

Scott,  
"Today" has come and gone.

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

---

**From:** Scott Ashcraft [<mailto:tscott@lasventanasnm.com>]  
**Sent:** Tuesday, July 03, 2018 7:52 AM  
**To:** Cherne, Curtis  
**Cc:** ellen chamberlin-jones  
**Subject:** Re: Self-inspection reports for Bishop's compound

Curtis,  
use the: [tscott@lasventanasnm.com](mailto:tscott@lasventanasnm.com) email for all correspondence.

I will have those two reports for you today.

T. Scott Ashcraft  
President  
Las Ventanas NM, Inc  
8330-A Washington Place NE  
Albuquerque, NM 87113  
505-362-6824  
[lasventanasnm.com](http://lasventanasnm.com)

On Jul 3, 2018, at 7:48 AM, Cherne, Curtis <[CCherne@cabq.gov](mailto:CCherne@cabq.gov)> wrote:

Scott,  
Msg didn't go through to other address.

Curtis

---

**From:** Cherne, Curtis  
**Sent:** Friday, June 29, 2018 1:55 PM  
**To:** '[scottashcraft@comcast.net](mailto:scottashcraft@comcast.net)'  
**Cc:** Adam Romero ([aromero@lasventanasnm.com](mailto:aromero@lasventanasnm.com))  
**Subject:** Self-inspection reports for Bishop's compound

Scott/Adam,  
Good afternoon.

Please send the last 2 self-inspection reports for Bishop's compound.

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

=====  
This message has been analyzed by Deep Discovery Email Inspector.

## Cherne, Curtis

---

**From:** Scott Ashcraft <tscott@lasventanasnm.com>  
**Sent:** Tuesday, July 03, 2018 7:52 AM  
**To:** Cherne, Curtis  
**Cc:** ellen chamberlin-jones  
**Subject:** Re: Self-inspection reports for Bishop's compound

Curtis,  
use the: [tscott@lasventanasnm.com](mailto:tscott@lasventanasnm.com) email for all correspondence.

I will have those two reports for you today.

T. Scott Ashcraft  
President  
Las Ventanas NM, Inc  
8330-A Washington Place NE  
Albuquerque, NM 87113  
505-362-6824  
[lasventanasnm.com](http://lasventanasnm.com)

On Jul 3, 2018, at 7:48 AM, Cherne, Curtis <[CCCherne@cabq.gov](mailto:CCCherne@cabq.gov)> wrote:

Scott,  
Msg didn't go through to other address.

Curtis

---

**From:** Cherne, Curtis  
**Sent:** Friday, June 29, 2018 1:55 PM  
**To:** 'scottashcraft@comcast.net'  
**Cc:** Adam Romero ([aromero@lasventanasnm.com](mailto:aromero@lasventanasnm.com))  
**Subject:** Self-inspection reports for Bishop's compound

Scott/Adam,  
Good afternoon.

Please send the last 2 self-inspection reports for Bishop's compound.

Thanks,  
Curtis Cherne, PE, QCIS  
Principal Engineer  
Stormwater Quality  
COA

---

505-924-3420

=====  
This message has been analyzed by Deep Discovery Email Inspector.

## **Cherne, Curtis**

---

**From:** Cherne, Curtis  
**Sent:** Friday, June 29, 2018 1:55 PM  
**To:** 'scottashcraft@comcast.net'  
**Cc:** Adam Romero (aromero@lasventanasnm.com)  
**Subject:** Self-inspection reports for Bishop's compound

Scott/Adam,  
Good afternoon.

Please send the last 2 self-inspection reports for Bishop's compound.

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







City of Albuquerque  
Stormwater Construction Site  
Inspection Report

General Information

Project Name and Location	Bishop's Compound Rio Grande & Candelaria		
Site Contact Name & Agency	Adam Purno Las Ventanas Homes	ESC File No.	G12E032
Date of Inspection	6-14-12	Start/End Time	1:00/
Inspector Name, COA Dept.	Curtis Cherne, Stormwater Quality		
Describe Present Phase of Construction	constructing Homes, last 2 pads poured		
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: ~ 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 N/A

Sediment Controls / Silt Fence, Inlet Protection, Wattles, etc. OK

Inspection Reports still waiting

Erosion Controls gravel

Housekeeping/Pollutant Controls OK

Debris/Pollutants/Sediment in MS4 NO

Notes \_\_\_\_\_

Is site being maintained in compliance with the Drainage Ordinance? • Yes ☒ No ☐ Curtis C. Cherne 6-14-12  
Signature Date



## **Cherne, Curtis**

---

**From:** Cherne, Curtis  
**Sent:** Thursday, June 14, 2018 3:47 PM  
**To:** 'Adam Romero'; Scott Ashcraft; 'scottashcraft@comcast.net'  
**Subject:** Bishop's Compound reinspection-looked good and inspection fee invoice  
**Attachments:** G12E032\_Inspection\_Invoice.pdf

Adam/Scott,  
The site looked good. Thanks.

The Planning Dept. published new fees about a month ago.  
A Stormwater Quality Inspection Fee is one of them.

The invoice is attached.

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

**From:** Adam Romero [<mailto:aromero@lasventanasnm.com>]  
**Sent:** Thursday, June 14, 2018 11:28 AM  
**To:** Cherne, Curtis; Scott Ashcraft  
**Subject:** Violation letter

Adam Romero  
Las Ventanas Homes  
(505)440-5277

=====  
This message has been analyzed by Deep Discovery Email Inspector.



# CITY OF ALBUQUERQUE



June 13, 2018

Scott Ashcraft, Las Ventanas NM, Inc., scottashcraft@comcast.net  
Site: Bishops Compound

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

Dear Mr. Ashcraft,

The following violations were observed at today's inspection:

1. There were no sediment BMPs on lots under construction.
2. Wash-out on one of the lots.
3. There was sediment in Calle Obispo Lane.

Photos are shown below:

PO Box 1293

Albuquerque

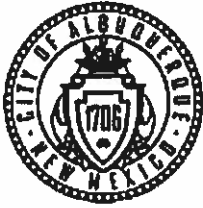
NM 87103

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



No sediment BMP and sediment in the street.





**City of Albuquerque Planning Department  
One Stop Shop-Development and Building Services**

**Stormwater Quality Inspection Fee Invoice  
Date 6-14-18**

**Project: Bishop's Compound**

**Erosion and Sediment Control Project Tracking Number: G12E032**

**Property Owner: Las Ventanas NM, Inc.**

**Invoice sent to: Scott Ashcraft: [scottashcraft@comcast.net](mailto:scottashcraft@comcast.net)**

**Date Inspection Performed: 6-14-18**

**Inspection performed by: Curtis Cherne**

**Inspection Fee: \$100**

Please pay the fee within **30 days** from the invoice date shown above. If payment is not made within 30 days, a hold will be placed on the project.

The fee can be paid at any City of Albuquerque Treasury location. **Bring three copies of this invoice to Treasury.** The most convenient location may be 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, Suite 400 or e-mail to [ccherne@cabq.gov](mailto:ccherne@cabq.gov).

**For Treasury Use:**

**Permit Number: 2018 100 002**

**Category Code: 971**

**account string: 110 441011 4961000**

Rev. May 2018, BP

City of Albuquerque Treasury  
Date: 7/31/2018 Office: ANH  
Stat ID: 9465 Cashier: TRS  
Batch: 2018100002 Trans #: 5  
Permit: 2018100002  
Receipt Num: 00510942  
Payment Total: \$100.00  
0510 Drainage Non Complai  
Check Tendered : \$100.00  
\$100.00





Date: 03/26/18

Project: Bishop's Compound

### Corrective Action Log

Number	Corrective Action Needed	Date Action Noted	Date Corrected	Date Correction Noted By Inspector
18	Site BMP's are in good working condition with no additional site BMP corrective actions noted at time of inspection.	03/24/17		03/24/17
19	No additional site BMP corrective actions noted at time of inspection.	04/07/17		04/07/17
20	Have all subcontractors on site sign the swppp acknowledgement page in tab 7 of the swppp book.	04/21/17		07/20/17
21	No additional site BMP corrective actions noted at time of inspection.	05/05/17		05/05/17
22	Site BMP's are in good working condition with no additional site BMP corrective actions noted at time of inspection.	05/19/17		05/19/17
23	Site BMP's in good condition and no corrective actions noted at time of inspection.	06/02/17		06/02/17
24	Relocate the rock entrance to the site for offsite tracking control.	06/16/17		08/17/17
25	No additional site BMP corrective actions noted at time of inspection.	06/22/17		06/22/17
26	sweep at the entrance to the site.	06/29/17		07/20/17
27	Clean up concrete spoils on site that are outside the designated concrete washout pit.	07/06/17		07/20/17
28	No additional site BMP corrective actions noted at time of inspection.	07/13/17		07/13/17
29	Site clean up and BMP maintenance at time of inspection. No additional site BMP corrective actions noted at time of inspection.	07/20/17		07/20/17
30	Sweep minor offsite tracking onto main road.	07/26/17		08/02/17
31	Sweep dirt from the main road	08/02/17		08/17/17
32	Maintain cut back at curb behind the houses on the east end of the site off Candelaria.	08/10/17		08/24/17
33	Block off entrance behind the houses on the east end of the site off Candelaria.	08/10/17		10/12/17
34	No additional site BMP corrective actions noted at time of inspection.	08/17/17		08/17/17
35	No additional site BMP corrective actions noted at time of inspection.	08/24/17		08/24/17

Project: **Bishop's Compound****Corrective Action Log**

<b>Number</b>	<b>Corrective Action Needed</b>	<b>Date Action Noted</b>	<b>Date Corrected</b>	<b>Date Correction Noted By Inspector</b>
1	Post the NOI at the entrance to the site.	10/31/16		11/18/16
2	Signatures required in the swppp book where tabbed.	10/31/16		07/20/17
3	Have Guzman sign the subcontractor swppp acknowledgement page in tab 7	10/31/16		07/20/17
4	The designated super on site needs to sign the 30 day swppp training in tab 7.	10/31/16		07/20/17
5	Install a rain gage on site.	10/31/16		11/18/16
6	Sign the NOI in the swppp book.	10/31/16		07/20/17
7	Extend the silt fence to the East of the entrance back towards the entrance. About 10 FT. The dirt is built up and slopes out toward the street.	10/31/16		12/02/16
8	Maintain the rock entrance.	10/31/16		12/02/16
9	Pull back the dirt from the entrance and sweep the drive way.	11/18/16		12/02/16
10	No additional site BMP corrective actions noted at time of inspection.	12/02/16		12/02/16
11	No damages to the BMP's on site and no BMP corrective actions noted at time of inspection.	12/16/16		12/16/16
12	BMP's are in good working condition and no corrective actions noted at time of inspection.	12/30/16		12/30/16
13	Site BMP's are in good working condition and no site BMP corrective actions noted at time of inspection.	01/13/17		01/13/17
14	Some dirt work in progress since the last inspection. Site BMP's are in good working condition and no site BMP corrective actions noted a time of inspection.	01/27/17		01/27/17
15	The site BMP's are in good working condition with no corrective actions noted at time of inspection.	02/10/17		02/10/17
16	Site BMP's in good working condition with no site BMP corrective actions noted at time of inspection.	02/24/17		02/24/17
17	Site BMP's are in good working condition. No additional site BMP corrective actions noted at time of inspection.	03/10/17		03/10/17

Project: Bishop's Compound

## Corrective Action Log

Number	Corrective Action Needed	Date Action Noted	Date Corrected	Date Correction Noted By Inspector
36	No additional site BMP corrective actions noted at time of inspection.	08/31/17		08/31/17
37	Replace silt fence along Candelaria. Requirement fir both erosion and dust control.	09/07/17		10/12/17
38	No additional site BMP corrective actions noted at time of inspection.	09/14/17		09/14/17
39	Concrete entrance in place, utilities tie in complete. Will require street sweeping upon completion of phase.	09/21/17		09/21/17
40	No additional site BMP corrective actions noted at time of inspection.	09/21/17		09/21/17
41	Sweep sidewalks and drivepad entrance. Maintain swale behind sidewalk or replace silt fence to contain offsite flow.	09/28/17		10/27/17
42	No additional site BMP corrective actions noted at time of inspection.	10/12/17		10/12/17
43	No additional site BMP corrective actions noted at time of inspection.	10/27/17		10/27/17
44	No additional site BMP corrective actions noted at time of inspection	11/10/17		11/10/17
45	No additional site BMP corrective actions noted at time of inspection	11/24/17		11/24/17
46	No additional site BMP corrective actions noted at time of inspection. Silt fence repair required for dust control, not affecting SWPPP controls due to cut back at curb.	12/07/17		12/07/17
47	No additional site BMP corrective actions noted at time of inspection.	12/21/17		12/21/17
	Repair downed silt fence on property, particularly at stockpile locations. Repost NOI.	01/05/18		02/15/18
48	No additional site BMP corrective actions noted at time of inspection	01/19/18		01/19/18
49	Install wattle, rock or silt fence at 3019.	02/01/18		07/10/18
50	Additional rock installed at various lot locations. No site BMP corrective actions noted at time of inspection.	02/15/18		02/15/18
51	No additional site BMP corrective actions noted at time of inspection	03/02/18		03/02/18

**Date: 03/26/18**

**Project:**     **Bishop's Compound**

**Corrective Action Log**

<b>Number</b>	<b>Corrective Action Needed</b>	<b>Date Action Noted</b>	<b>Date Corrected</b>	<b>Date Correction Noted By Inspector</b>
52	Repair downed silt fence, remove sediment in build up areas.	03/16/18		07/10/18
53	Concrete washout requires a plastic liner for the pit.	03/16/18		07/10/18
54	No additional site corrective actions at time of inspection.	03/26/18		03/26/18
55	Repost NOI at construction entrance.	07/10/18		
56	Concrete washout being cleared from working lots at the time of inspection. Two lots remain unstabilized but under construction at the time of inspection.	07/10/18		
<b>SWPPP Management Signature:</b> _____ <b>Date:</b> _____				