

CITY OF ALBUQUERQUE

Planning Department
Alan Varela, Director



Mayor Timothy M. Keller

February 25, 2026

7501 La Morada LLC – Ted Jaramillo – ted@allseasonnm.com – 505-918-4111

**Site: 7501 La Morada Pl NW (H10E039) (SWQ-2025-00010) (Previously H10E006_LM)
Tr 3 Plat for Ladera Business Park Unit 1**

Re: Drainage Ordinance (14-5-6-6) Violations for Erosion and Sediment Control

Mr. Jaramillo;

The City recently conducted a stormwater inspection for the construction at 7501 La Morada Pl NW. This site has a history of violations of the EPA's CGP and has not been fully compliant during any previous City inspections. This Notice of Violation addresses two recently repeated violations of the CGP and City Ordinance §14-5-6-6. On 11/18/25, the City reported that your self-inspection reports were not available for the inspection and identified that the concrete washout facilities were not leak-proof and lined. During the inspection conducted on 2/24/2026, the same violations were observed. Specifically, the violations are as follows:

1. **Inspection Reports** – There were no self-inspection reports on-site, which is a violation of both CGP Part 4.7.3 and City Ordinance §14-5-6-6. The City has not conducted an on-site inspection where the inspection reports were available for review.
2. **Washout** – The concrete washout pit still has no liner, and contaminated wash water is being allowed to infiltrate the groundwater in violation of CGP Part 2.3.4. The City reported the washout pit being unlined during the previous routine inspection.



Required Mitigation:

1. **Inspection Reports** – You must keep a copy of all inspection reports at the site or at an easily accessible location so they can be made immediately available at the time of an on-site inspection per CGP Part 4.7.3. The reports of self-inspections shall be kept by the person or entity authorized to direct the construction activities per City Ordinance §14-5-6-6(C)(1). An owner's or their agent's failure to properly maintain records shall subject the owner to the penalty provisions of the Flood Damage Prevention Ordinance.
2. **Washout** – Direct wash water to a leak-proof container or a leak-proof and lined pit designed so no overflows can occur due to inadequate sizing or precipitation per CGP Part 2.3.4. Do not allow liquid wastes to be disposed of through infiltration or to otherwise be disposed of on the ground.

History of Violations:

Notice of the following types of violations was sent on the dates noted below:

1. NOI - 1/3/25, 1/17/25, 1/24/25, 2/4/25 (mitigated 2/12/25)
2. Posting - 1/3/25, 1/17/25, 1/24/25, 2/4/25 (mitigated 2/19/25)
3. SWPPP – 1/3/25, 1/17/25, 1/24/25, 2/4/25 (mitigated 2/19/25)
4. BMPs - 1/3/25, 1/17/25 (mitigated 1/24/25)
5. Inspection reports – 11/18/25, 2/25/26 (Level 2)
6. Washout - 11/18/25, 2/25/26 (Level 2)

The City Escalation Process (attached) describes four levels of escalation based on the number of repeats and/or recalcitrant violations of each type. Two egregious violation types are considered automatic Level 2 violations: either starting land disturbance without approval from the City or starting land disturbance without BMPs.

If the Level 2 violations are not mitigated within 7 days, the property owner is subject to a \$500/day financial penalty per the City's Flood Damage Prevention Ordinance, and the non-compliance will be reported to the EPA. Recalcitrant or repeat offenders are subject to a \$500/day fine.

If you have any questions, contact me at 505-924-3325 or cenglish@cabq.gov.

Sincerely,

Chancellor English

Chancellor English, CPESC

Erosion and Sediment Control Specialist - Stormwater Quality

Planning Dept.