



City of Albuquerque Stormwater Construction Site Inspection Report

General Information					
ESC File No.	J19E058I	Project Name:	Hotel at Winrock		
NPDES Id. No.	NMRT004SQ	Location:	2160 Louisiana Blvd NE		
4/20/2022	Owner		Owner #2		
Operator	Dreamcatcher, LLC		Winrock Lofts, LLC		
Contact name & title	Deepesh K. Kholwadwala		Fred Gorenz		
e-mail	deepesh@suncapitalhotels.com		gorenz@goodmanrealty.com		
Contact Phone #	505-508-0137		505-401-4650		
COA Inspector	James Hughes		Start/end time	9:30/10:40AM	
Construction Phase:	Rooms are furnished lobby floors and walls incomplete Paving 50%				
Type of Inspection:	Regular	Storm Event	Post Storm Event >0.25"	311/Complaint	Follow Up
Weather at time of inspection?			Temperature: ~ 50		
Estimated date of last storm 0.25" or greater			4/17/2024		
Item Number	Deficiency/ Corrective Action				
1	<b>NOI</b> —The owner of Parcel E-1-A, "Winrock Lofts, LLC,," has not submitted an NOI to the city for approval of the Construction Support activities in violation of §14-5-2-11(A). Required Mitigation: Winrock Lofts, LLC must submit their NOI and ESC Plan for the Construction Support Activities on Parcel E-1-A to the City of Albuquerque for review and approval per Albuquerque’s Erosion and Sediment Control (ESC) ordinance § 14-5-2-11(A).				
2	<b>SWPPP</b> - self-inspection reports were not available on-site during the inspection in Violation of CGP 7.3, City Ordinance § 14-5-2-11(C)(1), and CGP 4.7.3. The SWPPP Map didn't include the Construction Support Activities on Parcel E-1-A, owned by "Winrock Lofts, LLC,," located northeast of this site. <b>Required Mitigation:</b> The SWPPP, including the SWPPP Map, Self Inspection Reports, and Corrective Action Reports, must be kept up-to-date per CGP 7.1 and available on-site per CGP 4.7.3, 5.4.3 and 7.3. The SWPPP Map must include the area of the Construction Support Activities on Parcel E-1-A, Limits of Disturbance, BMPs, and stabilization specifications and be included with the property owner's NOI in the SWPPP per CGP 7.2.4.b.vii. Add the new operator to the list of operators in the SWPPP per CGP 7.2.1.				
3	<b>BMPs</b> - Erosion and sediment controls (Parimeter Controls) were not implemented and maintained in the parking area on the north side of the site and north of the hotel and in the offsite area of Construction Support Activities northeast of the site to minimize the discharge of pollutants in stormwater from this site in violation of CGP 2.1. The Perimeter Controls were missing in violation of CGP 2.2.3. The inlet protection was missing in the west corner of the Site. <b>Required mitigation:</b> Add perimeter controls around the offsite areas of Construction Support activities and the north parking lot. If at any time you find that a stormwater control needs routine Maintenance, you must immediately initiate the needed maintenance work and complete such work by the close of the next business day. When the problem requires a new or replacement control or significant repair, install the new or modified control and make it operational or complete the repair by no later than seven (7) calendar days from the time of discovery per CGP 5.2.1. Provide inlet protection per CGP 2.2.10.				
2.1	Discharge off site? (Y/N)	no			
2	Self Inspection Reports	missing	Latest report Date:	?	
Notes:					
The SWPPP was in the connex north of the hotel.					

City of Albuquerque Stormwater Inspector Signature and date: 4/8/24

Contact information: Doug Hughes (505) 924-3420

jhughes@cabq.gov

James D. Hughes