

CITY OF ALBUQUERQUE

Planning Department
Alan Varela, Director



Mayor Timothy M. Keller

November 14, 2025

Stripes Real Estate LLC – Saurabh Agrawal – stripesburrito@gmail.com – 505-275-0828

**Site: 260 98th St NW (K09E048F)
Tract B Plat for Tracts A Thru F, RS Bluewater Addition (Being comprised of
Tract 12, Avalon Subdivision, Unit 5)**

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

On 11/12/25, the City of Albuquerque performed a stormwater inspection for the construction of a Stripes Burrrito location at 260 98th St NW. Land-disturbing activity has occurred prior to the City of Albuquerque Stormwater Quality (SWQ) approval of a Notice of Intent submitted to the EPA and an Erosion and Sediment Control Plan for construction. The 1.2-acre lot (with approximately 0.8 acres of land disturbance) is part of a Common Plan of Development or Sale (CPODS) that exceeds 1 acre (2 adjacent undeveloped parcels totaling 2.3 acres). Each owner of a CPODS is required to submit a Notice of Intent (NOI) and an Erosion and Sediment Control (ESC) Plan to the SWQ Section of the Planning Department for approval at least 14 days prior to the start of land disturbing activities.

Specifically, the violations observed on 11/12/25 were:

1. **NOI** - Land-disturbing activities began before City approval of the property owner's ESC Plan and NOI in violation of Albuquerque's ordinance § 14-5-2-11(a) (attached) which requires the property owner to provide an ESC Plan and the EPA's Notice of Intent (NOI) to the City for review and approval before issuing construction permits and prior to any land-disturbing activity. It also requires compliance with the Construction General Permit (CGP) [2022 Construction General Permit \(CGP\) | US EPA](#).
2. **Posting**—There was no permit coverage posted at the site in violation of CGP Part 1.5.
3. **SWPPP** The up-to-date SWPPP and/or self-inspection reports were not available on-site at the time of inspection in violation of CGP Parts 4.7.3, 7.1, and 7.3. There were no supervisory personnel on-site during the inspection, and the location of the SWPPP was not posted on a sign near the site in violation of CGP Part 7.3.

Required Mitigation:

1. **NOI** – Being a part of a CPDOS, each property owner's NOI and ESC Plan must be submitted to the City of Albuquerque for review and approval per Albuquerque's Erosion and Sediment Control (ESC) ordinance § 14-5-2-11 (attached).

2. **Posting** - You must post a sign or other notice of your permit coverage at a safe, publicly accessible location in close proximity to the construction site. The notice must be located so it is visible from the public road that is nearest to the active part of the construction site, and it must use a font large enough to be readily viewed from a public right-of-way per CGP 1.5.
3. The **SWPPP**, including Self-Inspection Reports and Corrective Action Reports, must be kept up-to-date per CGP Part 7.1 and available on-site per CGP Parts 4.7.3, 5.4.3, and 7.3. If an on-site location is unavailable to keep the SWPPP when no personnel are present, a notice of the plan's location must be posted near the main entrance of your construction site per CGP Parts 4.7.3 and 7.3.

The City Escalation Process (attached) describes four levels of escalation based on the number of repeats and/or recalcitrant violations of each type. Level one is skipped if land disturbance began without City approval or before installation of BMPs.

If the violations are not mitigated within seven days, the property owner is subject to a fine of \$500/day per the City's Drainage Control Ordinance, and the non-compliance will be reported to the EPA. Repeat violations are also subject to a fine of \$500/day.

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.