

*Planning Department*  
Alan Varela, Interim Director



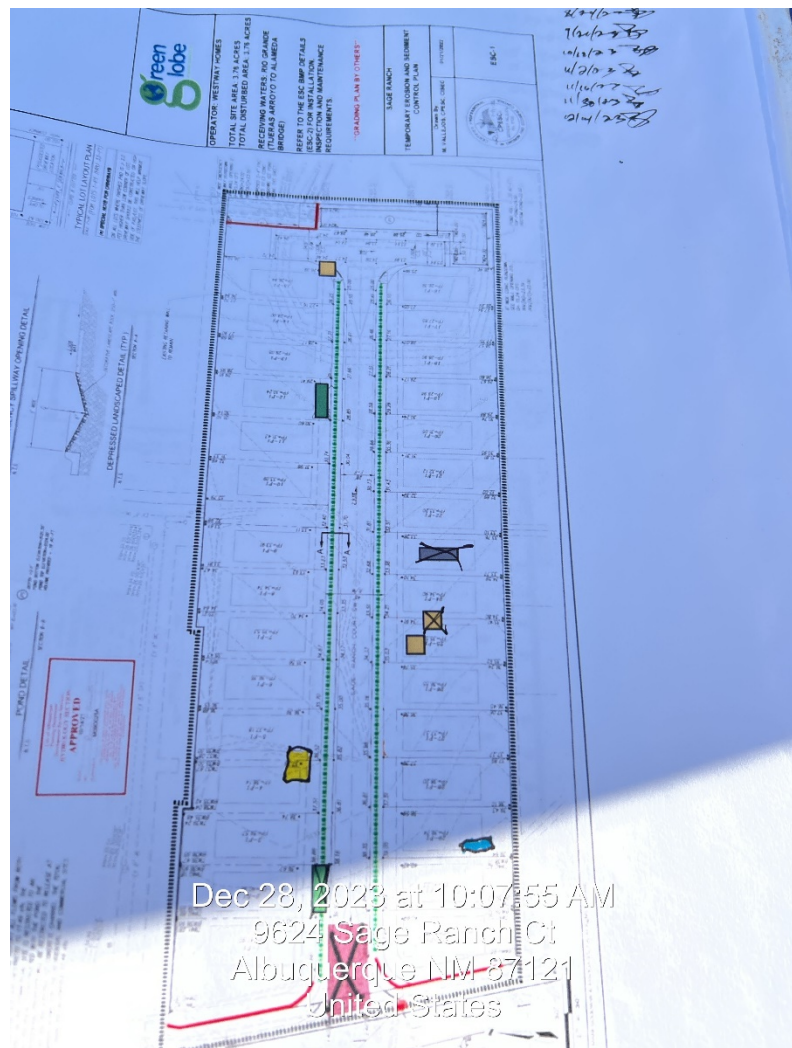
January 5, 2024

**Site: Sage Ranch Subdivision at Sage Ranch Ct. NW - M09E025A - NMR1004GM**

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

The City conducted a follow-up inspection on 12/28/2023. Only a few lots remain undeveloped, and according to tax records, they are owned by Sage Ranch, LLC. The original developer, Vuelo, LLC, is no longer in control of any part of this project, and their NOI, NMR1003YW, expired. Since the last inspection on 11/22/23, the sign was posted showing permit coverage, and the SWPPP was made available onsite. The following two violations were still observed while inspecting the site on 12/28/2023.

1. The **SWPPP** map wasn't up-to-date because it didn't identify the lots where construction was complete, BMPs had been removed, and the lots had been transferred to the new homeowner. The first informal notice of a SWPPP violation was emailed to you on 11/30/23.



2. Sediment has been tracked out of the lots and washed down the City's street.



# CITY OF ALBUQUERQUE

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Mayor Timothy M. Keller

Albuquerque's Erosion and Sediment Control (ESC) ordinance § 14-5-2-11 (attached) requires the property owner to comply with the Construction General Permit (CGP) (attached).

## Required Mitigation:

1. **SWPPP** - Your SWPPP map must show the accurate location of all BMPs and your area of control. You must indicate the lots where construction is complete and the Final Stabilization Criteria of 2.2.14c have been satisfied or where the ownership of the property has been transferred to a new owner. 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. If an on-site location is unavailable to keep the SWPPP when no personnel are present, notice of the plan's location must be posted near the main entrance of your construction site CGP 7.3.
2. **Sediment** - Where sediment has been tracked from your site onto paved roads and sidewalks, remove the deposited sediment by the end of the same business day. Remove the track-out by sweeping, shoveling, or vacuuming these surfaces or using other similarly effective means of sediment removal. You are prohibited from hosing or sweeping tracked-out per CGP 2.2.4.d.

## History of Violations:

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

1. SWPPP ---- 11/30/23, (Level 1), 1/5/24, (Level 2)
2. Sediment --11/30/23, (Level 1), 1/5/24, (Level 2)
3. Posting ---- 11/30/23, (Level 1)
4. Porta Potty- 1/5/24, (Level 1)
5. Washout ----1/5/24, (Level 1)
6. Waste -----1/5/24, (Level 1)

The City Escalation Process (attached) describes four levels of escalation based on the number of repeats and/or recalcitrant violations of each type.

If the Level 2 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 924-3420, [jhughes@cabq.gov](mailto:jhughes@cabq.gov).

Sincerely,

*James D. Hughes*

James D. Hughes, P.E.  
Principal Engineer, Hydrology/Stormwater Quality  
Planning Dept.