



City of Albuquerque
Stormwater, Erosion, and Sediment Control
Construction Site Inspection Report



General Information

ESC File #:	M14E038	Project Name:	Love's BP
ABQ-PLAN #:	SWQ-2025-00042	Project Address:	3200 Broadway Blvd SE
NPDES ID #:	NMR1006RE / 6AW	Inspection Type:	Follow-up
3/16/2026	Owner		Contractor
Operator:	ABQ Terminal LLC	Harris United	
Contact Name:	Spencer Haines	John Arenz	
Contact e-mail:	michelle.wright@loves.com	john@harrisunited.com	
Contact Phone:	405-847-5297	918-500-6678	

COA Inspector:	Chancellor English	Date of Inspection:	3/11/2026	Time of Inspection:	3-5pm
NPDES Posting?	Yes	SWPPP?	Yes	Notice of Intent?	Yes
Self-Inspection Reports?	Yes	Date of last report: 3/3/2026			
Weather during inspection:	Clear	Estimated date of last storm 0.25" or greater: 1/25/2026 Snow			
Temperature: ~	70	Construction Phase: Work Order, landscaping			
Discharge off-site?	No	ROW: N/A			

Item #	Violation Category	Deficiency/Corrective Action
1	NOI	The construction activity for the Arno St addition has extended to the neighboring property (Albuquerque Airpark Partners), which does not have CGP coverage recorded in the SWPPP via NOI in violation of City Ordinance §14-5-6-6. Required mitigation: You must repair and/or stabilize any land disturbance that has occurred on other property to the owners' satisfaction before terminating CGP coverage. You will need to obtain permission from and work with the owner of the property east of Arno St, Albuquerque Airpark Partners, to identify a solution that will satisfy the final stabilization criteria listed in CGP Part 2.2.14.c. Any land disturbance in the City's ROW must be stabilized to satisfy City Spec 1012 or 1013. Seeding and gravel mulch is a good example that would satisfy both criteria for final stabilization.
2	SWPPP	The on-site SWPPP is either out-of-date or incorrect in violation of CGP Part 7.1 and/or Part 7.4.1. An NOI (NMR1006BN) was prepared for the demolition of the old buildings in 3/2024 and terminated in 9/2024 by Inspections Plus. A different NOI (NMR1006RN) for construction was prepared in 10/2024 by Tierra West, changed in 6/2025, and approved by the City SWQ in 7/2025. The on-site SWPPP states that construction should have been completed in 6/2025, so it appears that the SWPPP was prepared in 10/2024 and partially updated to include new additions to the stormwater team, but no dates were adjusted. The two Delegations of Authority are from the SWPPP prepared for the demolition work because both were signed in 5/2024, and one is assigned to Inspections Plus (the EPA does not allow delegation to third parties). Required mitigation: You must modify your SWPPP, including the site map(s), within 7 days whenever you make changes to your construction plans, stormwater controls, or other activities at your site that are no longer accurately reflected in your SWPPP per CGP Part 7.4.1. You must maintain records showing the dates of all SWPPP modifications per CGP Part 7.4.2, which is required to include the name of the person authorizing each change and a brief summary of all changes. When departures from initial projections are necessary, this should be documented in the SWPPP itself as appropriate.



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Item #	Violation Category	Deficiency/Corrective Action
3	SWPPP	The on-site SWPPP Map was not the ESC Plan approved by the City (Engineer's Stamp 6/11/2025), and there are no plans with accurate post-construction contours for the Arno St addition in violation of CGP Part 7.2.4. Required mitigation: Resubmit an ESC Plan to the City SWQ showing existing and proposed grades and limits of disturbance based on field measurements per CGP Part 7.2.4.f. Ensure to differentiate between areas of slope stabilization (City Spec 1013) and native seed and aggregate mulch (City Spec 1012). Please include the amended and approved ESC Plan in the modified SWPPP.
4	BMPs	Silt fences have been removed downgradient of land still disturbed along the Arno St addition to prevent sediment run-on from the east property and sediment discharge to the west into the county pond in violation of CGP Parts 2.2.3 and 2.1.4. Required mitigation: Install sediment controls along any perimeter areas of the site that are downslope from any exposed soil or other disturbed areas per CGP Part 2.2.3. Ensure all stormwater controls are maintained and remain in effective operating condition during CGP coverage per CGP Part 2.1.4.

Notes:

The pond and the surrounding area, along with the disturbed areas along the Arno St addition require seeding and stabilization per City Specifications 1012 and 1013.

City of Albuquerque Stormwater Inspector Signature and date: 3/16/2026
 Contact information: Chancellor English (505) 924-3325
cenglish@cabq.gov

Chancellor English