

CITY OF ALBUQUERQUE

Planning Department
Alan Varela, Director



Mayor Timothy M. Keller

July 14, 2025

New Mexico Veterans Integration Centers – Jerry Becker, jerry@steamaticnm.com - 505-884-3578

Sites: Veterans Integration Center – 2701 Mulberry St. SE (M15E054) - NMR1005M1

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

The City conducted an ESC Inspection on 7/11/2025 for the construction of the Veterans Integration Center on Mulberry St. The building exterior has been completed, and some paving has been installed, but an area of previously disturbed land has not been stabilized, and the site is still under active CGP coverage. Since the permit coverage is still active, the following violations of the CGP were observed at the site:

1. **SWPPP** – The SWPPP and self-inspection reports were unavailable at the time of the inspection in violation of CGP Parts 4.7.3 and 7.3. These have been unavailable since the contractor changed.
2. **Stabilization** – There is approximately one acre of land still disturbed that is inactive of construction activity for longer than 14 consecutive days in violation of CGP Part 2.2.14.

Required Mitigation:

1. **SWPPP** – You must keep a current copy of the SWPPP and copies of all inspection reports at the site or at an easily accessible location so that they can be made immediately available at the time of an on-site inspection per CGP Parts 4.7.3 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.
2. **Stabilization** – Initiate the installation of stabilization measures immediately in any areas of exposed soil where construction activities have permanently ceased or will be temporarily inactive for 14 or more calendar days, and complete the installation of stabilization measures as soon as practicable, but no later than 14 days.

History of violations:

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

1. SWPPP 5/15/23, 8/2/23, 1/28/25, 7/14/25 (Level 2)
2. Stabilization 7/14/25 (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 violation is 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, you can contact me at 924-3325, cenglish@cabq.gov.

Sincerely,

Chancellor English

Chancellor English, CPESC

Erosion and Sediment Control Program Specialist - Stormwater Quality

Planning Dept.