



Alan Varela, Director

Mayor Timothy M. Keller

February 11, 2026

James Tolman, CPESC
Inspections Plus Inc.
504 El Paraiso Rd. NE Suite B
Albuquerque, NM 87113-1590

Re: Ventana Square Self Storage at 9616 Universe Blvd. NW
Erosion and Sediment Control Plan – B10E003C3C – (SWQ-2026-00010)
Engineer’s Stamp Date: 2/3/26

Mr. Tolman,

Based on the information in your submittal received on 2/9/26, the ESC Plan is conditionally acceptable for inclusion in the SWPPP. Additionally, the EPA Notice of Intent (NOI) has been reviewed and signed by the city, and it is attached. Therefore, this project is approved for Building Permit with the following conditions.

- 1. An updated ESC plan must be submitted to the SWQ Section for approval before starting any further land disturbing activities. The plan should include modified Limits of Disturbance and controls that cover areas already disturbed and areas designated for construction support activities. Also, identify areas where existing perennial vegetation is to be preserved.
2. SWQ fees for a Work Order have not been paid. Neither Work Order Plans nor IIAs have been submitted to DRC, and a Work Order might not be necessary. However, SWQ fees will still need to be paid if this project requires a Work Order. Additional SWQ fees will also be required if the area of land disturbing activities exceeds 5 acres.

Please include a copy of this letter and a signed copy of the NOI in all Building Permit applications.

The operator must ensure that the following personnel on the stormwater team understand the requirements of this permit and their specific responsibilities with respect to those requirements:

- a. Personnel who are responsible for the design, installation, Maintenance, and/or repair of stormwater controls (including pollution prevention controls);
b. Personnel responsible for the application and storage of treatment chemicals (if applicable);
c. Personnel who are responsible for conducting inspections as required in Part 4.1; and
d. Personnel who are responsible for taking corrective actions as required in Part 5.

You must also post your notice of CGP coverage per Part 1.5 and install the BMP controls.

In accordance with City Ordinance 14-5-2-11(C)(1), self-inspections must continue until the site is “determined as stabilized by the city.” The property owner/operator is responsible for determining when the “Conditions for Terminating Coverage” per CGP Part 8.2 are satisfied and then for filing their Notice of Termination (NOT) with the EPA. Each operator may terminate CGP coverage only if one or more of the conditions in Part 8.2.1, 8.2.2, or 8.2.3 has occurred. After filing the NOT with the EPA, the property owner is responsible for requesting a Determination of Stabilization with the City.

If you have any questions, contact me at 924-3420 or jhughes@cabq.gov.

Sincerely,

James D. Hughes (handwritten signature)

James D. Hughes, P.E., CPESC
Principal Engineer, Planning Dept.
Development and Review Services