

Ventana Inn & Spa
Hwy. 1
Big Sur, CA 93920
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Date: September 16, 2007

To: California Regional Water Quality Control Board

Attention: Roger W. Briggs

CC: Matthew Keeling, Harvey Packard, Richard LeWarne, Roger Van Horn

From: Lance Rennka, Chief Engineer

Reference: Letter dated September 4, 2007

Subject: Corrections, "As Is" plot plan, Monitoring reports

Mid May – change of ownership, temporary General Manager, temporary Controller (on our third temporary one now), most of middle management are gone. Exiting Mgmt. Co. took all the records or destroyed them. The new ownership has few if any records prior to taking over.

I'm the "temporary" Chief Engineer (4 month contract – which will extend into the first part of December unless extended) – My wife was the Controller at Ventana in 2001-2002. The Chief Engineer gave one weeks notice and I stepped in with only ½ days orientation in 2002 and did the job for 4 ½ months until the mgmt. co. could hire a new Chief Engineer. NOTE: there have been 11 Chief Engineers in the last eight years not counting me here for the second time. The Maintenance staff and head of housekeeping requested I be hired back. I have 12 maintenance employees – One of the long-time, key employees is out on medical leave due to had a pneumothoracs (blew a hole in his lung) two days after I took over and is still not back to work. Six of my maintenance staff are new 1 to three months on the job.

When I took over on July 12th, the ownership was busy trying to identify, verify and pay the vendors' six months (and more) of back bills – credit with vendors was shut-down and we could not purchase materials and tools needed to complete work until the old companies' bills were paid. Maintenance inventory was almost zero – no light bulbs or anything else. All maintenance purchases had been stopped for the last six months of the exiting Mgmt. Cos. Tenure.

With-in two weeks of taking over, I talked to eight different Monterey County Health Department officials. So far, in less than two months, the following has happened:

- Employee housing re-inspection (30 units) Sept. 11th for 2007 & inspection for 2008, re-inspection on Nov. 8th (5 pages of items to address, including replacing siding on multiple units) almost all units need to be re-sided – major job.
- State Propane inspector, inspection (two parts) "Fix or I'll shut off the gas." (approximately 40 propane tanks on property)

- Inspection w/ Fire Marshall, Art Black, CDF Battalion Chief and First Alarm fire alarm system representative – “Get the New fire alarm system designed and installed by December, 2007.” As per State requirement we must install a new 120K gal. water tank for available water to fight fires – regulations pertaining to “commercial operations requires 185K gals of available water.
- State Water Quality Letter dated Sept 4, 2007 – received 9/8/07
- Main beam to one of the Inn Units had collapsed two inches due to termite and fungus damage (temporary repair to hold it up until season is over)
- The surface water system in non-functional and is our most reliable source of water. McCarthy Springs pump house destroyed, pump not working, flood damage to catchments and piping.
- The potable water and control lines to & from the water treatment plant are in the five new leach fields – former Mgmt. Co. was told but refused to allot the \$ to move the lines around the leach fields. Tom’s Plumbing is staging the materials on property and will re-route the water lines and control wires soon.
- The water plant was never finished correctly because the former Mgmt. Co. did not finish paying the bill. All of our water tanks are leaking. MCHD requires a catwalk to access the tops of the filter system – main beam is on property, the catwalk will be constructed as soon as the rest of the materials are on hand and labor is allotted
- The sewer plant is being pushed beyond its maximum capacity, a new variable speed, higher capacity blower is on order and will be installed as soon as it arrives.
- The 10K gal. + 30K gal new septic transfer tanks were never hooked up or monitored correctly
- The five new leach fields were never wired for monitoring and automatic switching – panel constructed, conduit sticking out of the ground with wires hanging out but the control panel was not funded.
- Ten New Room spas are not commercial spas and not able to be certified.
- Five Inn buildings need new roofs
- Deck, stairs and most structures need work
- Infected Oak trees need to be cut down before they destroy buildings
- Leach fields breaching when Inn occupancy is high.
- Septic transfer tank leaking (green grass)
- Water restrictors, as required some time ago, were never installed.
- Since I started we have been operating at almost 100% occupancy at the Inn, Campground and Employee Housing.
- Etc., Etc. Etc.

(NOTE: Most of these things were noted and reported by me to the previous administration six years ago, they refused to address or fund the corrections.)

I made a 2 ½ verbal report to the new ownership and mgmt. co, which included two engineers and a Blaze representative, on the 14th and am in the process of preparing a “To Do” list including priorities about the deferred maintenance and problems. On September 16th the new management company took over, it will take some time to bring on-board the upper and middle

mgmt. necessary to run this place. Based on our meeting with them, they appear to be willing to address the issues with staff & money.

Page #2 of your letter dated Sept. 4th, 2007

Item #1 – Staff Housing septic distribution excavation has been lined with Rail Road ties and covered with redwood with access ports. The Homestead House septic system now has a new leach field and is covered over (installed by PSTS)

Item #2 – 30K gal. septic transfer system – Electrical wires have been put in conduit, buried and a new control panel support built. PSTS is coming this next week to pump the sludge from this unit. There are no monitoring reports – as far as I know reporting was never implemented.

NOTE: My recommendation to ownership and mgmt. co. was that we contract with Carmel Lahaina to take over the sampling, monitoring and reporting required – I expect a proposal from them this week. The grass has been cut down. Tom's Plumbing is aware of and addressing the blow-off riser.

Item #3 "As Is" plot map & drawings were trashed by a pissed-off former Chief Engineer when he left property. I am working with PSTS & Blaze engineering to re-construct what I had finished when I was here six years ago – I'm not sure how long this will take, but as soon as I have it, I'll seed copies to everyone concerned.

Item #4 The installation of the sensors and remote telemetry systems for the new leachfields was stopped by the previous administration. I will be addressing this issue ASAP.

Item #5 Tom's Plumbing has been helping to operate the sewer and water plants as the only "knowledgeable" person who has even a clue as to how they operate – he is not, nor is he interested in getting certified. No one on this staff is "capable" or interested in being trained in water or waste water monitoring, therefore the contract with Carmel Lahaina.

Item #6 Six years ago, I was involved in the concept and planning stage of a complete revamping of the sewer/water systems at Ventana. I presented to the new ownership and mgmt. co. the idea of "three new small batch sewer plant facilities, re-plumbing of our fire and irrigation water systems (using untreated surface water and effluent), addition of the 120K gal potable water tank and using the existing tanks (after lining) as the storage system for the effluent water. They seemed amenable to the concept as a real solution the total sewer/water/fire/irrigation systems.

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Item #1 – Completed

Item #2 – Completed

Item #3 – All but the pump blow-off pipe and securing of the lids has been completed.

Item #4 – Gathering these from PSTS

Item #5 – Currently negotiating with Carmel Lahaina to take over this responsibility

Item #6 – See item #5

Item #7 - Drawings will be updated as soon as I can get the information from PSTS, Blaze, Tom's Plumbing and other sources

Item #8 - Completing these items as materials, tools and labor/contractors are available

Item #9 - See item #5

All items will have been addressed and completed in advance of the December 31, 2007 deadline.



Lance Remka, Chief Engineer

Cc: