

KODIAK MANAGEMENT, INC.

General Engineering Contractors License # 63790

FAX NO (619) 233-8080 TEL NO (619) 233-8080



To: George
At: Rancho San Juan Golf Course
From: Kodiak Management

File No	12/1/98	Page	1
To	GEORGE W. WAINWRIGHT		
From	KODIAK		
Phone	233-8080		

This letter is to advise notice that the following upgrades have been done per the State of California Regulations for 1998.

- Striker Plate installed
- Corrosion Protection installed
- Ball Floor installed
- Drop Tube/CPV Ball- installed
- Sump pump/Leak Monitoring installed

Thank you

Michael...
Kodiak Management Inc.

INVOICE

1500 S. ...
 ...
 ...
 ...
 ...

INVOICE NO. 0178
 CUSTOMER NO. RANB

~~XXXX~~

SOLD TO: ...
 ...
 ...

SAN DIEGO ...
 ...
 ...

DATE	1-19-68	TERMS	Net 30
PURCHASE ORDER	ORDER DATE	SALES PERSON	OUR ORDER NUMBER

QUANTITY	REQ.	SHIPPED	ITEM NUMBER	DESCRIPTION	UNIT PRICE	EXTENDED PRICE
				ANNUAL SERVICE CONTRACT		
				SEMI-ANNUAL SERVICE CONTRACT		

40

10-15

Cost Due	427.00	Non-Taxable Subtotal	427.00
Tax	0.00	Taxable Subtotal	0.00
Total	427.00	Total	427.00



**County of San Diego
Department of Environmental Health**

June 4, 1998

Dear Tank Owner/Operator:

**SECOND NOTIFICATION - UNDERGROUND STORAGE TANK UPGRADE
DEADLINE: DECEMBER 22, 1998**

A recent review of our records indicates that minor equipment upgrades or verification of upgrades are needed for one or more of the underground storage tanks (USTs) located at your facility in order for you to meet the State and Federal 1998 UST upgrade requirements (California Code of Regulations, Title 23, Division 3, Chapter 16, Article 6 and 40 Code of Federal Regulations Section 280.21). The deadline for compliance with these requirements is **December 22, 1998**. All underground storage tank systems in operation at that time (including those tank systems that store waste oil) must be in compliance or enforcement measures, including restricting the tanks from continued operation, will be initiated.

With the passage of Assembly Bill (AB) 1491, starting January 1, 1999, fuel distributors will be prohibited from delivering fuel to facilities that do not meet the 1998 UST upgrade requirements. Facilities whose motor vehicle fuel tank systems are in compliance with the 1998 UST upgrade requirements will receive an UST Operating Permit and a State Certification of Compliance prior to January 1, 1999. In order for a facility to receive a State Certification of Compliance all motor vehicle fuel tank systems on site must be in compliance with the 1998 UST upgrade requirements and any non-compliant motor vehicle fuel tank systems must be removed or in temporary closure. Without this State Certification your fuel distributor will not be able to deliver fuel to your facility after January 1, 1999.

Enclosed is a printout of the tanks this Department has listed as being owned or operated by you and a check list of the necessary upgrades you must do to ensure compliance with the 1998 UST upgrade requirements. Prior to upgrading your tank system (including piping) you must first receive a permit from this Department. Please note that if you

already performed the required upgrades without first obtaining a permit from this Department we would have no record of completion. If this is the case, you must complete the enclosed "Certification of Compliance for Underground Storage Tank 'Minor Upgrade' Requirements" and submit that along with a proof of upgrade, such as an itemized work order/invoice, to this Department. Proof of compliance includes either: (1) detailed records showing the date of installation and purchase records including the make and model of the device; or (2) recent records (within the last year) from a qualified technician verifying installation or testing of the device. Test records used to verify electronic leak detectors, automatic tank gauges, pressurized product leak detectors, and high level alarm systems must be detailed including the name and model of the device, the number of devices tested, and the location of each device.

Please be advised, that after review of the certification of compliance along with any work order if DEH determines that the upgrade work required a permit from this office, a 1998 facility compliance certificate will not be issued until an application with fees and as-builts are submitted. In addition, if any or all of these minor upgrades have not been performed you must first receive a permit from this Department prior to performing the upgrades or modifications. Please mail all certification of compliance and proof of upgrade to:

San Diego County Department of Environmental Health
P.O. Box 12961
San Diego, CA 92112-9261
Attention: UST Plan Check

A 1998 UST upgrade hotline number, (619) 237-8484, has been established to answer your questions regarding the 1998 UST upgrade requirements. We encourage you to act now. Please remember it is your responsibility as the owner/operator of your tanks to ensure that they meet the 1998 UST upgrade requirements. Do not be caught without fuel on January 1, 1999.

Sincerely,



JANET ORTIZ, Chief
Hazardous Materials Management Division

Enclosures

MD.md



COUNTY OF SAN DIEGO

EST. NUMBER H 20208

DATE 2 / 18 / 99

PAGE 2 OF 4

SUPPLEMENTAL INSPECTION REPORT

Office Use Only

BUSINESS ADDRESS: 3121 Willow Glen Dr.

ZIP CODE: 92019

#3 - Spill Buckets on fill pipe for underground storage tanks have 3"-4" of free liquid. Be advised that spill bucket must be kept clean and dry at all times

corrective action - within 24 hours - clean/pump out free liquid in spill buckets. free liquid must be managed as a hazardous waste - keep disposal receipts available for 3 years.

#4 - Over fill protection - when obtaining your tanks, California Certificate to enable you to receive gasoline deliveries, it was indicated that you had auto shutoff and Ball float for over fill protection (to prevent the tanks from being filled over 90% of capacity + possibly overflow -)

visual observation of the fill tube - could not verify the presence of a "flapper Valve" which would give you auto-shutoff.

Corrective action - provide technician (independent certification) of the types + presence of over fill protection. If a flapper Valve is not present - have one installed to meet the requirements, within 15 days.

An alarm on the ball float would also meet this requirement but was not observed.

Within 30 days send evidence as described above or installation invoice of "flapper Valve" or Ball float alarm etc - Peter Manica at address below

P. [Signature]
Signature of Business Representative

2-17-99
Date Signed

[Signature]
Title

Department of Environmental Health, Hazardous Materials Management Division, P.O. Box ~~2000~~, San Diego, CA, ~~92161-0001~~

(619) 338-2222



COUNTY OF SAN DIEGO

EST. NUMBER H 20208

DATE 2 // 17 // 99

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SUPPLEMENTAL INSPECTION REPORT

Office Use Only

BUSINESS ADDRESS: 3121 Willow Glen Dr ZIP CODE: 92019

Remarks -

- Waste oil is currently stored in a single-wall steel tank (200 gallons.) Under Title 22, CCR, sections 66265.190 et seq. all hazardous waste (above ground) storage tanks in California must be Engineer certified double wall tanks (see attached handout.)
- to comply - within 30 days, provide evidence that the above tank has been replaced with * engineer certified double wall tank, or discontinue use - and utilize 55 gallon drums, which are exempt from this law (Note that waste oil ~~is~~ ~~must~~ ~~be~~ tanks in present use must be decontaminated prior to disposal - your waste hauler will provide information regarding decontamination - and should provide this service.
- Health Permit expires 6-30-99 -
- CA. certificate # 05056 for UST.
- Stormwater inspection completed
- Monitor sump for water clean + dry -
- Dispenser free of leaks (suction)
- Ronon monitor alarm working, (last certified 6-19-98) - annual requirement
- Leak training in hazardous material/waste handling and emergency response 1-5-98 - and is now overdue - annual requirement
- Business plan current + updated
- All disposal receipts for haz. waste available
- All haz. waste containers labelled + secure

P. Perry King
Signature of Business Representative

2-17-99
Date Signed

superintendent
Title

Department of Environmental Health, Hazardous Materials Management Division, P.O. Box 85261, San Diego, CA, 92186-5261

(619) 338-2222

DISTRIBUTION: WHITE - RETURN TO HHMW
YELLOW - BUSINESS RETAINING



COUNTY OF SAN DIEGO

EST. NUMBER H 20208

COMPLIANCE INSPECTION REPORT

DATE 2/18/99

PAGE 4 OF 4

BUSINESS ADDRESS: 3121 Willow Glen Drive

VIOLATION REPORT: The items checked below refer to specific section numbers of Titles 19/22/23 of the California Code of Regulations (CCR), Chapters 6.5, 6.7, 6.95 of the Health and Safety Code (HSC), and/or the San Diego County Code (SDCC).

I HAZARDOUS WASTE REQUIREMENTS:

RECORD KEEPING

- Health Permit not obtained SDCC 68.905 **V0108 W**
- No EPA Identification Number 66262.12 **V0105 W**
- Waste Manifests/Receipts not on-site for 3 years 66262.40 **V0118 W**
- Manifest not properly completed 66262.23 **V0120 W**
- Manifest copy not sent to DTSC 66262.23 **V0115 W**
- TSDF signed-manifest not on-site 66262.40 **V0121 W**
- Biennial report not sent to DTSC 66262.41 **V0122 W**
- LDR Documentation not available 66268.7 **V0123 W**
- Exception Rpt. not filed with DTSC 66262.42 **V0116 W**
- Operating TSDF without authorization 25201 **V0124 W**

STORAGE AND HANDLING

- Waste stored longer than 90, 180, or 270 days 66262.34 **V0221 W**
- Failure to clean up hazwaste off of floor surface 66262.10b **V0313 W**
- Waste container missing/improperly labeled 66262.34 **V0222 W**
- Haz Materials not properly labeled 25124 **V0223 W**
- Waste container not kept closed 66265.173 **V0202 W**
- Waste container in poor condition 66265.171 **V0205 W**
- Waste container(s) not properly managed 66265.173 **V0210 W**
- Damaged container not repackaged 66265.171 **V0226 W**
- Container incompatible with waste 66265.172 **V0207 W**
- Incompatibles in the same container 66265.177 **V0224 W**
- Incompatibles not stored separately 66265.177 **V0213 W**
- Ignitable Waste less than 50 feet 66265.176 **V0214 W**
- Ignitable Waste not grounded 66265.31 **V0215 W**
- Storage area not inspected weekly 66265.174 **V0216 W**

DISPOSAL AND TRANSPORTATION

- Unauth. disposal of waste to 25189.5 **V0313 W**
- Waste determination not made 66262.11 **V0319 W**
- Unlawful transport of haz. waste 25163 **V0315 W**
- Waste transported without manifest 66262.20 **V0316 W**
- Extremely Haz Waste Permit not obtained 25205.7 **V0317 W**

TRAINING, CONTINGENCY PLAN & EMERGENCY PROCEDURES

- Training records unavailable 66265.16 **V0405 W**
- Training program not adequate 66265.16 **V0406 W**
- Facility not designed to minimize release 66265.31 **V0501 W**
- Spill control equip not available 66265.32 **V0508 W**
- Aisle space is obstructed 66265.35 **V0509 W**
- Contingency plan not prepared and/or on file 66265.51, 66265.53 **V0609 W**

MISCELLANEOUS

- Waste oil contaminated 25250.7 **V0225 W**
- Used oil filters improperly managed 66266.130 **V0701 W**
- Damaged batteries improperly managed 66266.81 **V0702 W**
- Facility has failed to notify local CUPA and DTSC of onsite treatment of hazardous waste (tiered permitting) **V0125 W**
- Onsite treatment of waste without authorization 25201 **V0125 W**

II UNDERGROUND STORAGE TANK (UST) REQUIREMENTS:

GENERAL UST REQUIREMENTS

- Health Permit not obtained 68.1005, 25284 **V3002 T**
- Repair/modify/close permit not obtained 68.1005 **V3007 T**
- UST Permit Application not submitted 25286(a) **V3010 T**
- Operating permit conditions violated 2712 **V3011 T**
- Failed to notify HMMD of changes 25284 **V3012 T**
- No owner/operator agreement 25284 **V3005 T**
- No records of financial coverage 25292.2 **V3013 T**
- No maint/monit/calib records available 2712(b), 2641(j) **V3001 T**
- Monitoring Equip. not tested annually 2630, 2641 **V3003 T**

MONITORING REQUIREMENTS (SINGLE WALL)

- Leak Detection Method does not meet performance standards 2643 **V3014 T**
- Integrity test not conducted 25292 **V3015 T**
- Copy of tank test not submitted to HMMD within 30 days 2643 **V3016 T**
- Manual tank gauging (<2000 gal) 2645 not done properly **V3017 T**
- Reconciliation not done properly 2646 **V3018 T**
- Reconciliation not approved for facility 2646 **V3019 T**
- Dispenser meter(s) not calib annually 2646 **V3020 T**
- Improper liquid measurements 2646 **V3021 T**
- Stick in poor condition 2646 **V3022 T**
- Improper monthly reconciliation 2646 **V3023 T**
- Failed to report excessive variation 2646 **V3024 T**
- Pressurized Product Piping Leak Device not tested annually 25292 **V3025 T**
- No written monitoring procedure 2641 **V3027 T**
- No written emergency response plan 2641 **V3027 T**
- SIR reporting incorrectly done 2646.1 **V3004 T**

MONITORING REQUIREMENTS (DOUBLE WALL)

- Monitoring system not functional 2632 **V3026 T**
- No written monitoring procedure 2632 **V3027 T**
- Written emergency response plan not available 2632 **V3028 T**
- Spill/Overfill equip. not maintained or installed 2635 **V3029 T**

RELEASE REPORTING

- Failure to report an unauthorized release 25295 **V3009 T**
- Release record log not available 2651, 2650 **V3030 T**
- No leak report/investigation/action 2652 **V3031 T**

CLOSURE

- Temporary closure req. not completed 2671 **V3006 T**
- Unused tank not properly closed 25298 **V3032 T**
- Permanent closure req. not completed 2672 **V3033 T**
- Failed to apply for temporary closure 25298 **V3008 T**

III HAZARDOUS MATERIALS BUSINESS PLAN REQUIREMENTS:

RECORD KEEPING

- Health Permit not obtained SDCC 68.1105 **V2001 W**
- Business Plan not established/implemented 25503.5 **V2002 W**
- Business Plan not submitted to HMMD 25505 **V2007 W**
- Business Plan not amended 25505 **V2003 W**
- Personnel Training Records not available 19 CCR 2732 **V2302 W**

RELEASE REPORTING

- Failure to report a release/threatened release 25507 **V2008 W**

BUSINESS PLAN ELEMENTS

- Emergency Response Plan inadequate 25504 **V2201 W**
- Emergency Contacts not provided/current 25509 **V2203 W**
- Personnel Training Program inadequate 25504 **V2301 W**
- Inventory is incomplete 25504 **V2005 W**
- Site Map is not sufficient 25509 **V2202 W**
- Acutely Haz. Mat. not registered 25533 **V2009 W**

ALL VIOLATIONS MUST BE CORRECTED. PLEASE CALL (619) 338-2222 OR YOUR INSPECTOR IF YOU HAVE ANY QUESTIONS.

[Signature]
ESTABLISHMENT REPRESENTATIVE

2-17-99
DATE SIGNED

superintendent
TITLE

Department of Environmental Health, Hazardous Materials Management Division, P. O. Box 129261, San Diego, CA 92112-9261

DISTRIBUTION: WHITE-RETURN TO HMMD
YELLOW-BUSINESS RETAINS

FILE

H.20208



State of California
State Water Resources Control Board
Division of Clean Water Programs
P.O. Box 944312
Sacramento, CA 94244-2120

(Instructions on reverse)

Per State Use Only

CERTIFICATION OF FINANCIAL RESPONSIBILITY

FOR UNDERGROUND STORAGE TANKS AND SPILLING PREVENTION

A. I, the undersigned, certify financial responsibility for the required amount of coverage as follows: (Check one box)

\$100,000 dollar per occurrence AND \$1 million dollar annual aggregate

\$1 million dollar per occurrence AND \$1 million dollar annual aggregate

B. Cottonwood Golf Club @ RSD hereby certifies that this is in compliance with the requirements of Section 2607, Article 3, Chapter 18, Division 3, Title 23, California Code of Regulations. The mechanisms used to demonstrate financial responsibility as required by Section 2607 are as follows:

C. Mechanism Type	Name and Address of Issuer	Mechanism Number	Coverage Amount	Coverage Period	Corrective Action	Third Party Comp.
		NA	1,000,000	State UST Cleanup Fund Continuous	Yes	Yes
Chief Financial	Cottonwood GO @ RSD 3121 Willow Glen Dr. El Cajon, CA 92019	Na	5,000	Annual	Yes	Yes
	Marsh USA Risk & Insurance & Industry	Policy No 750-49-99	1,000,000	013100 Annual 013101	Yes	Yes

Note: If you are using the State Fund as any part of your demonstration of financial responsibility, your execution and submission of this certification also certifies that you are in compliance with all conditions for participation in the Fund.

D. Facility Name: Cottonwood GO @ RSD
3121 Willow Glen Dr
El Cajon, CA 92019

Facility Address: _____

Facility Name: _____ Facility Address: _____

Facility Name: _____ Facility Address: _____

Facility Name: _____ Facility Address: _____

E. Signature of Tank Owner or Operator: *[Signature]* Date: 03/07/00
Name and Title of Tank Owner or Operator: Gerry RUIZ Superintendent

Signature of Witness or Notary: *[Signature]* Date: 03/07/00
Name of Witness or Notary: George R. GILBERT

H/20208

The Chief Financial Officer or the owner or operator must sign, under penalty of perjury, a letter worded EXACTLY as follows or you may complete this letter by filling in the blanks with appropriate information:

LETTER FROM CHIEF FINANCIAL OFFICER

I am the Chief Financial Officer for Cottonwood Golf Club @ Rancho San Diego
(Business name, business address, and correspondence address of owner or operator)
3121 Willow Glen Dr, El Cajon, CA 92019

This letter is in support of the use of the Underground Storage Tank Cleanup Fund to demonstrate financial responsibility for taking corrective action and/or compensating third parties for bodily injury and property damage caused by an unauthorized release of petroleum in the amount of at least \$ 5,000.00 per occurrence and \$ 5,000.00 annual aggregate coverage.
(Dollar Amount) (Dollar Amount)

Underground storage tanks at the following facilities are assured by this letter:

Cottonwood Golf Club @ RSD
(Name and address of each facility where tanks for which financial responsibility is being demonstrated is located.)
3121 Willow Glen Dr, El Cajon, CA 92019

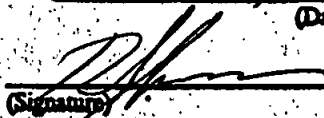
- 1. Amount of annual aggregate coverage being assured by this letter..... \$ 5,000.00
- 2. Total tangible assets..... \$ 1,000,000.00
- 3. Total liabilities..... \$ 500,000.00
- 4. Tangible net worth (subtract line 3 from line 2. Line 4 must be at least 10 times line 1)..... \$ 500,000.00

I hereby certify that the wording of this letter is identical to the wording specified in subsection 2808.1(d)(1), Chapter 18, Division 3, Title 23 of the California Code of Regulations.

I declare under penalty of perjury that the foregoing is true and correct to the best of my knowledge and belief.

Executed at El Cajon, CA
(Place of Execution)

On March 07, 2000
(Date)


(Signature)
Rick SPROUSE
(Printed Name)
Director of Golf
(Title)

A 20208

Cottonwood at Rancho San Diego

3121 Willow Glen Drive
El Cajon, CA 92019

Phone (619) 442-9891
Fax (619) 442-2361

FAX COVER SHEET

May 5, 2000
Fax (650) 694-3705

To: Leon WIRSCHEN
Environmental Health Specialist
From: Gerry Ruiz
Superintendent Cottonwood Golf Course
Regarding:

RE: Your Telephone Message Wed May 3

1. Name of Facility:
- Cottonwood Golf Course at Rancho San Diego

2. Ownership:
Western Golf Resources

3. See "Service Order" from V.C.I

Hope this helps
Gerry
(619) 447-0012
Fax (619) 447-0017

Total number of pages including cover 2

V.C.I. Mechanical
Mechanical • Environmental

1120208

SERVICE ORDER



Service & Construction

2650 Gundry Avenue

Signal Hill, CA 90806

(800) 634-0085 • (562) 426-2242 • FAX (562) 424-0672

Service Order Number 1120208	
Date of Service 11-8-99	
Technician	
Arrived 11:30	Departed 12:30
P.O. Number	

Bill To:	Site ID Number/Type Rancho San Diego Golf Course		
Address	Address 3121 Willow Glen Drive		
City, State, Zip	City, State, Zip El Cajon CA 9209		
Service Requested Annual Maint.	Ordered By	Site Contact George Gigler	Second Contact
Phone	Fax	Phone	Fax

System Manufacturer Roden	Model X76-A4	Serial Number 9-4722				
TLM's	Liquid 3	Vapor	Line Pressure Suction 1-1	Hose/Nozzl Qty	Dispenser Mfg Bennett UL-5K	Tank Sizes & Product Rule 461 Inspection
System Certified <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	System PSD <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	System Running <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	System Sealed <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No			

Description of Work Performed: Arrived on site 10:45 AM. Present at this time. Tested Three liquid sensors all went into Alarm but no PSD is present. system functioning to mfg specs. Note: Needs a UL Vent cap. Inspected pumps and drop tube system functional upon departure. Two bolt-

QUANTITY	MODEL NO.	MATERIALS USED - DESCRIPTION	UNIT PRICE	TOTAL
		Missing From Annual Antiseized remaining bolts		
Annual Service				500.00
HOURS	RATE		TOTAL MATERIALS COST	
REGULAR	1			
OVERTIME				
TRAVEL	4			
MILEAGE	11.2			
Customer Signature <i>George Gigler</i>				SUB-TOTAL
Date 11/8/99				SALES TAX
Time 12:30 PM				TOTAL → 580.00



COUNTY OF SAN DIEGO

COMPLIANCE INSPECTION REPORT

8m

PAGE 1 OF 2

EST. NO. H 20208

DATE 5-1-00

TIME START 9:00 END 11:22

BUS. CODE K40

SPECIALIST Luttschem

CONTACT Gerry Ruiz

TITLE S.I.

PHONE 619 447-0012

Process 6/7/00 for fuel

BUSINESS NAME Rancho San Diego Golf Course

ADDRESS 3121 Willow Glen Dr.

CITY/ZIP El Cajon CA 92019

On the above date, an inspection of your business/facility was conducted in order to determine compliance with the California Health and Safety Code (H&S) Chapters 6.5, 6.7, 6.95; Titles 19, 22 and 23 of the California Code of Regulations (CCR); and the San Diego County Code (SDCC). The following remarks are intended to provide guidance to correct the violations noted on the attached violation report.

Office Use Only

- Routine Inspection - MAY 31 2000

Conducted "Below Grade" Inspection of UST today. All sensors were observed functioning properly. Alarm is in working condition. Sumps were free of liquid. Dispenser was checked, Fill tube also checked and observed flapper valve.

Observed waste containers kept closed when not in use. Required Waste Receipts. Simple Green parts washer observed. List of Haulers provided. Violations and Corrective Actions

- ① UST Monitoring Procedures/Emergency Response Plan not prepared.
Corrective Action: Submit form provided to me at address below within 30 days.
- ② Waste containers missing labels (oil).
Corrective Action: Properly label oil waste containers as required today.

Remarks

- Please document a current employee training session on topic provided.
- Please manage used batteries located near maintenance area this month.
- Please look through shop and get rid of any unusable materials.

Gerry Ruiz 5-1-00 Superintendent

Signature of Business Representative Date Signed Title

Department of Environmental Health, Hazardous Materials Division, P.O. Box 129261, San Diego, CA 92112-9261; (619) 338-2222