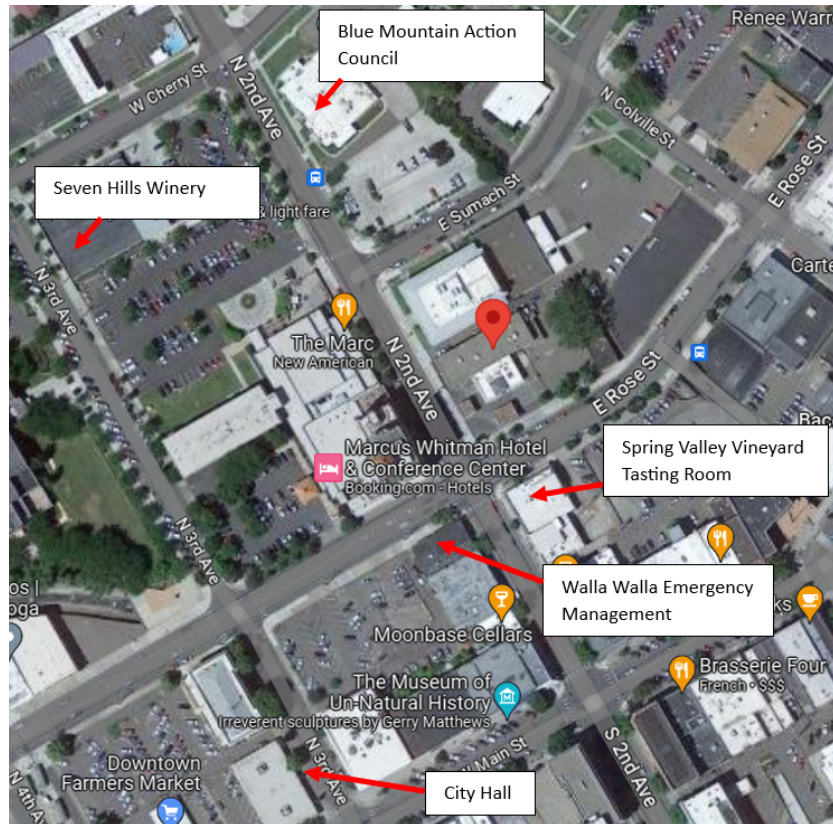


Investigating Gasoline Smell in Marcus Whitman Hotel Basement

I. Wednesday, September 13, 2023

- 10:10am - Jared Jones, City Wastewater Lead, called me to report that Ed Brown with the Marcus Whitman reported that they are encountering gasoline/exhaust odors in their basement and had been since labor day (the previous week). The Marcus Whitman also had the fire department and natural gas company out but there was no gas detected on their sniffers. Jared did not smell anything in sewer manholes adjacent to the Marcus Whitman. Ed Brown from the Marcus Whitman mentioned to Jared that the USPS had been also smelling something similar but that may have been a natural gas leak
- After Jared's call, I called the following businesses/people to check to see if they were encountering anything similar to what the Marcus Whitman had:
 - Jade Mecham, Area Manager for Jacobs (contracted to run to City wastewater treatment plant) – no issues in plant sample data and no sheen at the headworks
 - USPS – 1800 number; couldn't reach anyone directly
 - Walla Walla Emergency Management – 524-2900 Patrick checked their basement. No smell of gasoline
 - Spring Valley Vineyard Tasting room – 509-525-1506 Jean checking their basement. No smell of gasoline or unusual odor
 - Blue Mountain Action Council – 529-4980. Checked their basement, no odor
 - 7 hills winery – 509-529-7198 – Yvonne – no smell of gasoline. They are in the middle of harvest so they were ony smelling fermentation and natural gas from the restaurant next door (normal smells for them)
 - City hall basement – checked with Armando Feria. No smell of gasoline



- With no gas smell in the sewer system, I suspected an underground storage tank leak from the Chevron across the street from the Marcus Whitman so I called Ecology Underground Storage Tank (UST) Department and left voicemail for UST regulator Jason Cocke. Jason called back and asked me to report it to Ecology as a spill and call him back at 509-202-5000
 - I reported this to Ecology as a spill as requested and I called Jason back and he let me know that he'd be in Walla Walla in the morning (Thursday, September 14) to investigate Chevron for potential leaking tanks
 - I called Ed Brown, 509-520-6114, with the Marcus Whitman, who first reported the smell to Jared, and let him know that Ecology was coming to investigate.
 - Sean Thompson with Ecology's spill department called and let me know that he was actively heading to Walla Walla to investigate. I gave him Ed's number. He mentioned that Ecology UST (Jason) would be there in the morning (Thursday, September 14)
 - Sean called back around 4pm and decided to stand down since the City did most of the leg work that he would be doing. Since there wasn't an active spill, he would need to rely on the UST inspector to check fuel monitoring reports and they wouldn't be coming until first thing in the morning (Thursday, September 14)
- II. Thursday, September 14-
- I. 9:23am: Ed Brown called and said the gasoline smell has gotten worse. He said there is was company that was actively responding to the Chevron across the street to investigate/cleanup a leak. That company's representatives had been inside the Marcus Whitman basement and confirmed that there was a gasoline odor. I let Ed know of Ecology's change of plans and that

spill response did not come the night before and that their UST inspector would be coming that morning

- II. 9:32am: I called Jason Cocke with Ecology, 509-202-5000, and left a voicemail letting him know what was reported by Ed regarding the spill response company at Chevron. Ed informed me that they were venting the basement to the atmosphere on the SW side of the hotel.
 - III. 9:35am: I called Fred Hector, Deputy Fire Chief, and left him a voicemail letting him know that the Marcus Whitman was having this issue and that they were venting their basement to the atmosphere. I wanted the fire department to be aware in the event they received calls from citizens that smelled the odor.
 - IV. 9:59am: Someone from Ecology (later told it was Sam 509-329-3444) called me and let me know that UST inspector had a family emergency and would not be in Walla Walla and that their spill response team would instead be responding
 - V. 10:30am: I left work for the day. I drove by the Chevron to take pictures of the company that Ed Brown reported had been there regarding a leak. See pictures below.
 - VI. 11:44am: Ed Brown left me a voicemail. Said the company investigating the leak was leaving and said it wasn't a leak.
 - VII. 1:45pm: Fred Hector left me a voicemail that he would go to the Marcus Whitman to see what's going on and asked who the point of contact was at the Marcus Whitman.
 - VIII. 2:13pm: I emailed Fred and let him know I was out of the office but I provided him Ed's contact information.
 - IX. 2:23pm: I received a call from Darci Bell, Public Works Administrative Coordinator, asking to call her.
 - X. 2:29pm: I called Darci Bell and she asked me to call Fred Hector and informed me that things had gotten worse at the Marcus Whitman.
 - XI. 2:32pm: I called Sean Thompson and left a voicemail letting him know things had gotten worse at the Marcus Whitman. I informed him that I received a call from someone at Ecology that morning saying that Jason Cocke was not on his way to Walla Walla and that spill response was instead supposed to be responding. Sean was not aware that the UST inspector was not responding to the site and he was not aware that he was needed to respond to the site. Sean was at another spill at the time of this call
 - XII. 2:35pm: I called Fred Hector and let him know what I was aware of and he asked that I send him pictures of the company who checked for leaks at the Chevron gas station (pictures below).
 - XIII. 2:40pm: I sent Fred these pictures (pictures below) via text message and Sean Thompson's phone number
 - XIV. 5:18pm: Sean Thompson called me to let me know he was on his way to Walla Walla to investigate
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- III. Friday, September 15- Fire and Ecology have taken over the investigation. Remaining updates will come from them.
 - IV. Tuesday, September 19 – Meeting to discuss potential other sources. Ecology identified other UST from historical gas stations, contamination from dry cleaners. The following people were in attendance:
 - Christer Loftenius, Ecology Hydrogeologist
 - Sean Thompson, Ecology Spill Response

- Ki Bealey – COWW Public Works
 - Jason Mings – COWW Public Works
 - Jared Jones, COWW Public Works
 - John Knowles, COWW Fire
 - Eric Wood, COWW Fire
- V. Wednesday, September 20 – Ki asked me to contact OSHA and the City’s landfill consultants regarding the measures/mitigation needed for the Marcus Whitman to reoccupy the hotel
- OSHA/LNI
 - 9am: called OSHA area WA office (206-757-6677) – call went straight to voicemail. Left voicemail.
 - 9:05am: called LNI WA HQ (1800-423-7233) spoke with a woman who transferred me to the Walla Walla Consultation Team for OSHA and LNI (509-886-6570). Received John McFaden’s voicemail. Voicemail said to press 0 for immediate assistance which went to a voicemail that then said I could not leave voicemail and disconnected the call
 - 9:15am: called the Walla Walla Consultation Team for OSHA and LNI again and left voicemail for John McFaden (509-886-6570)
 - 3:02pm: Laura with LNI (**2067358467**) returned my call. She mentioned that they are concerned with identifying of hazards. Want to ensure that exposure limits are not being exceeded for employees. Top priority would be identifying the source and characterizing the VOCs encountered. The Marcus Whitman would then need to perform the following which will need to meet Washington Administrative Code (WAC) 296-800 (general requirements) and WAC 296-841 (air contaminants rule – exposure limits):
 - Hazard assessment
 - Job hazard analysis
 - Exposure evaluation (monitoring) – would be hazard specific
- LNI does not have to approve these documents but they do recommend that the Marcus Whitman work with LNI’s consultation unit although they are not equipped for emergency situations and they will take time to work with.
- In speaking with Rick Dawson of the Walla Walla County Department of Community Health, he would like the Emergency Management Department to put pressure on LNI to be able to provide more assistance, specifically related to an emergency situation. Rick will speak with EMD to apply this pressure to LNI.
- Herrera Environmental Consultants (City landfill gas consultant specifically for mitigation in buildings built adjacent to closed landfills)
 - 9:25am: Called Mike Spillane with Herrera and left voicemail
 - Aspect Consulting (City landfill gas and groundwater consultant)
 - 9:29am: called Peter Bannister with Aspect and left voicemail

- 9:36am: Peter returned my call and mentioned he would consultant with someone he works with that specializes is hazard condition assessments specifically related to gas stations and fuel (Nathan Moxley with Dave Hill Environmental) and return my call
- 10:40am: Peter returned my call and provided the following information regarding what they would recommend to reoccupy the hotel:
 - For safety purposes, redundancy in the ventilation system
 - Vented air should be treated to values below acceptable threshold as identified by Ecology. Will also want to ensure that it does not vent near the inlet to the HVAC inlet
 - The biggest concern would be the long-term exposure for the employees and long-term guests. Ecology air program manager/OSHA/LNI should be contacted to determine the long-term exposure risks and what would be needed to demonstrate indoor air quality is acceptable for workers exposure.
 - Recommended contacts for additional support:
 - Aspect Consulting to provide longer-term engineering, regulatory, and litigation support.
 - Eric Marhofer, PE
Senior Associate Environmental Engineer
Direct: 206.838.6582
Cell: 206.778.7022
emarhofer@aspectconsulting.com
 - Dave Hill Environmental for providing excellent support and guidance during this type of acute incident response.
 - David J. Hill, PE, CHMM, CPEA
Principal
Phone: (206) 293-3126
Email: davehill@dhenviro.com
www.dhenviro.com

XV. Friday, September 22

- Eric Minton with LNI consultation group called to inform us that she would be onsite on Monday (9/25/2023) to inspect the building
- Jacob Coburn, Columbia Hospitality (rep for Marcus Whitman to continue discussions with LNI – 509-540-4450) called and introduced himself and summarized his role. I summarized my role and discussions with LNI
- Forwarded voicemail from Brenden Koch from Laura Lund (509-520-3412) formerly with TJ Lund and Sons. Her and her husband operated a construction business for 45 years. She was a certified for UST removal and removed many tanks in Walla Walla although none in the vicinity of the MW. She mentioned El Sombrero used to be a gas station.
- Christer asked me to contract with Shawn Rushing (509-710-2621) with Advanced Underground Utility Locating for Saturday to use ground penetrating radar in the ballroom of the Marcus Whitman and potentially the sewer lines from the 106 N. 2nd buildings sump. Contacted Shawn and was emailing him a map of the location/SF of the

MW footprint (auul2621@gmail.com). Spoke with Chief Knowles and Sam Hunn to determine any PPE needed for them to enter the building. Told to stand down since lab results show new gas.

XVI. Monday, September 25, 2023

- Michael Glazier (509-314-5828) with LNI consultation group (Mary's employee) out of their Yakima office, left me a voicemail message saying he was forwarded my voicemail and was looking for additional information. I called him back and got his voicemail (which said he was out of the office until late October) and let him know that I had already spoken with Mary and Erica from his office and to coordinate with them or call me back if he had anything additional to discuss.









