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PUBLIC SCOPING MEETING
ON THE ENVIRONMENTAL ASSESSMENT
FOR PROPOSED CONVEYANCE OF LAND
AT THE HANFORD SITE

Richland Public Library
955 Northgate Drive
Richland, Washington
5:30 p.m.

BRIDGES REPORTING & LEGAL VIDEO
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1030 North Center Parkway
Kennewick, WA 99336
(509) 735-2400 - (800) 358-2345

1 PRE-MEETING COMMENTS

2
3 MR. LEAUMONT: My name is Richard Leumont,
4 L-e-a-u-m-o-n-t.

5 I think a complete biological assessment needs
6 to be made of the area to make sure that any wildlife
7 habitat or threatened or endangered species of plants and
8 animals should be done before a decision is made.

9 I am very much opposed to giving land to TRIDEC
10 or any other private company or agency that will give the
11 land away. I feel that the land should be sold at fair
12 market value and that those funds be used to purchase
13 wildlife habitat.

14 This is a public asset, and if it is going to
15 be used for private gain, then the public should have the
16 fair market value of the property. That's all.

17 (Comment concluded.)

1 from the west end of Horn Rapids Road and from the Areva
2 uranium leakage they had from their ponds and the uranium
3 plumes from the 300 Area.

4 And the last comment would be I would like to
5 see the EA address the restriction on putting additional
6 water into the ground west of the 300 Area because of the
7 influence it could have on leaching more contamination from
8 the 300 Area into the Columbia River. Thank you.

9 MR. COUSINS: Thank you, Mr. Panesko.

10 The next person is Gary Ballew.

11 MR. BALLEW: Hi, I'm Gary Ballew. I'm
12 the economic development manager for the City of
13 Richland.

14 City of Richland is one of the partners with
15 TRIDEC on the request. I have a letter from our mayor,
16 who is sitting right here, but I'm going to talk through
17 him, a letter from the mayor that I'll enter into the
18 record formally.

19 In general, the City of Richland is in
20 support of the scope of the EA. We think it's
21 appropriate to answer the questions that are raised here
22 tonight. There was some questions raised during the
23 question and answer period. We certainly could answer
24 those, but I don't know that this is the venue.

25 The Port, Benton County and the City of

1 Richland and TRIDEC are partners on this, the three of us
2 are public agencies, and so if you have any questions, I
3 would invite folks to contact myself, Gary Ballew; Diane
4 Howard with the Port of Benton; Adam Fyall is with the
5 county, and we could answer some of those questions.

6 So I will just, in the interest of brevity,
7 just enter the letter into the record. Can I hand that
8 to somebody?

9 MR. COUSINS: Sure. Thank you, Mr.
10 Ballew. And just for the record, Ballew is B-a-l-l-e-w?

11 MR. BALLEW: Yes.

12 MR. COUSINS: The next person signed up
13 to speak is Carl Adrian.

14 MR. ADRIAN: Carl Adrian. Carl with a
15 "C," Adrian, A-d-r-i-a-n.

16 I'm President and CEO of the Tri-City
17 Development Council, locally known as TRIDEC.

18 TRIDEC is the lead economic development
19 organization for Benton and Franklin Counties, and it was
20 mentioned earlier that in DOE jargon, we're the Community
21 Reuse Organization or CRO.

22 This designation, that of CRO, is mentioned
23 specifically in both the Code of Federal Regulations,
24 770, which allow for the conveyance of real property for
25 the purposes of economic development, and it was also

1 specifically mentioned in Armed Services legislation that
2 was passed in 2011 that was related to energy parts,
3 which is now become asset revitalization at the
4 Department of Energy.

5 So because of the CRO references in those two
6 pieces of law, it is TRIDEC that has made the request for
7 1,641 acres of Hanford to be conveyed to the community.
8 From our perspective, there's no better example that
9 Hanford is being cleaned up than the day a small portion
10 of the 586-square mile site get transferred to the
11 community.

12 The land is, the land conveyance clearly
13 spells success, and I think we all need to celebrate that
14 success because it is an important milestone, I think,
15 for this community.

16 You know, at some point in the very near
17 future, the River Corridor will be returned to a pristine
18 condition, there won't be any further risk to the public,
19 and nearly 70 years after the land was taken from the
20 farmers, the shopkeepers, the private citizens who owned
21 the land and was put into government service at that
22 time, a small part of the Hanford site can, once again,
23 regain beneficial use.

24 We think that's important. I should point
25 out that the regulations are very clear that if the land

1 does not directly support DOE critical missions, that in
2 order to help stimulate the local economy as a result of
3 the reduction in workforce, the land must be made
4 available, so that's part of the regulations.

5 We should also recognize, you talked a little
6 bit about the CLUP earlier, the Comprehensive Land Use
7 Plan, and the federal legislation that established the
8 Hanford Reach National Monument, but as you said, more
9 than 80 percent of the 586-mile site has already been
10 identified for conservation and preservation.

11 The active clean-up footprint will eventually
12 be reduced to as little as 10-square miles at the Central
13 Plateau, so the vast majority of the site is going to be
14 preservation and conservation. As you pointed out, the
15 comprehensive land use plan also calls for a small
16 portion, 60 square miles, a little over one percent of
17 the total site, to be set aside for industrial use and
18 research and development.

19 You know, and so that is part of the property
20 that, again, you've seen on the maps is where the TRIDEC
21 request in 1,641 acres.

22 The Comprehensive Land Use Plan clearly
23 spells out what the land could be used for, but it also
24 certainly infers what it can't be used for, and I think
25 as the community, we're prepared to work within those

1 parameters.

2 We're not suggesting that the CLUP be changed
3 or anything like that, the parameters there, and we want
4 the community to work within those parameters.

5 There were some comments earlier about
6 TRIDEC, and maybe this will answer some of the questions.
7 But I want to be very clear about this, TRIDEC has
8 absolutely no intent to be in the land business. We've
9 already established with our partners -- the City of
10 Richland, the Port of Benton, and Benton County -- that
11 if there is no immediate user for the land, or a large
12 portion of the land, we, TRIDEC, will turn the property
13 over to our partners at whatever cost it cost us to
14 acquire the property, no additional cost.

15 Our partners have also agreed that if there
16 is an immediate user, and by user I'm referring to an
17 employer, not a developer, but an employer, that we all
18 mutually agree will have a benefit to the community and
19 add jobs to the community, TRIDEC could then transfer it
20 directly to that employer and, frankly, we could do it at
21 a reduced cost. So we think that's a positive.

22 And, again, TRIDEC has no intent to gain
23 financially with any of these transactions, so it's going
24 to be a straight across transfer, no intent to mark up
25 prices of land or anything else.

1 We should also recognize the past land
2 transfers from the federal government, either the City or
3 Port of Benton, have improved economic development value,
4 making the land available for industrial use, and since
5 the mid-1960s some 10,000 acres of land has been
6 conveyed.

7 I think only one of those conveyances was
8 actually from the Department of Energy, either from the
9 predecessor agency or the maritime administration or
10 something else, but I think there was one DOE transfer.
11 But the entities, the City and Port, have invested about
12 \$20 million dollars in infrastructure, probably \$20
13 million, plus, but the current assessed value of that
14 property is well over \$250 million dollars, so it's been
15 a good investment for the community.

16 That's what we're hoping to do, is replicate
17 what's happened already with the conveyances that's
18 already been made. We should remember that there is not,
19 if there had not been a World War II or Manhattan
20 Project, what is now Hanford and the Hanford Reach would
21 likely be under intensive agricultural use.

22 Those of you that drive from Vernita to
23 Vantage see how rich that soil is, it's in irrigated
24 agriculture up there, you see all the grapes, apples,
25 pears, alfalfa and that other stuff going on. That's

1 probably what the Hanford site would look like today,
2 absent Manhattan Project, so I think we have to keep that
3 in mind.

4 Again, our dream is simply to put some of
5 this land back to beneficial use or, as the Comprehensive
6 Land Use Plan says, the highest and best use of the land,
7 once it no longer supports direct DOE missions. So thank
8 you very much.

9 MR. COUSINS: Thank you, Mr. Adrian.

10 The next person is Dr. Steven Link.

11 MR. LINK: Yes, I have no comments to
12 make.

13 MR. COUSINS: All right, that's all we
14 have signed up in advance. Is there anyone here tonight
15 that would like to enter a comment into the record as
16 part of this portion of tonight's meeting?

17 We'll take the lady in the gray.

18 MS. HANSES: My name is Laura Hanses,
19 it's L-a-u-r-a H-a-n-s-e-s, and I live in Kennewick.

20 I also work out at the Hanford site. I would
21 like to make sure that the EA addresses the continuing
22 mission out at Hanford for 40 to 50 years, the Waste
23 Treatment Plant, the transportation issues that will be
24 happening to support that project, both for the
25 infrastructure that would be going on there, but also the

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1 workforce.

2 When I look at that map, I see a huge bottle
3 neck that's going to be created for the Hanford
4 workforce, so I don't see that the Hanford traffic issues
5 have ever been able to get resolved. I don't see how
6 they're going to be able to be resolved without a new
7 route in place and I see that as being way bigger than
8 the City of Richland or the Port of Benton.

9 So I would like to see, I would like to see
10 the impacts to DOE's continuing mission and then also the
11 workforce.

12 MR. COUSINS: And, sir, you had, you
13 wanted to add your name?

14 MR. PLAHUTA: My name is Maynard Plahuta,
15 and I'll spell it for the 599th time. P-l-a-h-u-t-a, and
16 Maynard is M-a-y-n-a-r-d.

17 I clearly support the process of using an EA.
18 I know some think it should be an EIS, and I've known
19 Vince for a long time. We generally agree on most things
20 but sometimes we don't.

21 The reason I say that is I have enough
22 confidence that if there is a problem, as the panel has
23 said, that the EA demonstrates that you have to go
24 further, then do so, but don't spend unnecessary, in my
25 view, time and effort to go through a full EIS when an EA

1 may be adequate.

2 Now I'm not suggesting there be shortcuts in
3 that EA and cover things that shouldn't legitimately be
4 covered.

5 Secondly, I think it makes a whole hell of a
6 lot of sense to turn this over, whether it be a lease or
7 own or sale or whatever to get industry involved. I mean
8 we've got to look to a mission here at the site
9 eventually is going to diminish.

10 I know Laura and others says it's going to be
11 a long time, and we know it's going to be a long time,
12 but on the other hand, we shouldn't sit here idly and
13 hope everything will get continue to get federal funding
14 and all this stuff may be fine and dandy, that may be
15 true in my lifetime, but I'm thinking of my children and
16 grandchildren.

17 We really need some economic development in
18 this community, and there's no better place, I think,
19 than TRIDEC and working with the local community is going
20 to make that happen much faster and much better than
21 anybody else.

22 So I thoroughly support what the TRIDEC's
23 proposal, I think it's a real advantage for community,
24 and I would hope that everything will go smooth so that
25 we can see this happen relatively soon. Thank you.

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MR. COUSINS: Thank you.

I think I saw a third person. Sir? Anyone else that would like to provide testimony tonight?

(No response.)

If not, that concludes the formal portion of tonight's meeting. We thank you for coming.

(7:35 p.m.)

