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
Certified Shorthand Reporters
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MR. LEAUMONT: My name is Richard Leaumont, L-e-a-u-m-o-n-t.

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

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

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

(Comment concluded.)
Mr. Panesko: Vince Panesko, Richland.

Panesko is spelled P-a-n-e-s-k-o.

Comment one is I would like to see an EIS written because of the huge impact it will have with the future of this much land -- 1,600 acres or so -- being covered with asphalt and buildings.

The second comment is I would like to see the land transferred to Port of Benton or City of Richland directly, and not TRIDEC, because the words that TRIDEC might want to transfer ownership to a private entity scares me. It suggests a potential for favoritism, and I believe the government agency should transfer, that DOE should transfer land to a more government agency, more governmental than TRIDEC.

The third comment would be, I would like to see the EA investigate the potential for radiation, radioactive materials buried on the north portion of 300 Area, west of the 300 Area, across the tracks.

And the next comment is I would like to see the EA address restrictions over the Horn Rapids Land Fill. The restrictions that would be necessary for industrial development there, and I would like to see the EA address the restrictions of ground water due to pesticides leakage.
from the west end of Horn Rapids Road and from the Areva
uranium leakage they had from their ponds and the uranium
plumes from the 300 Area.

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

MR. COUSINS: Thank you, Mr. Panesko.

The next person is Gary Ballew.

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

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

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

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

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

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

MR. BALLEW: Yes.

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

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

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

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

This designation, that of CRO, is mentioned specifically in both the Code of Federal Regulations, 770, which allow for the conveyance of real property for the purposes of economic development, and it was also
specifically mentioned in Armed Services legislation that
was passed in 2011 that was related to energy parts,
which is now become asset revitalization at the
Department of Energy.

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

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

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

We think that's important. I should point
out that the regulations are very clear that if the land
does not directly support DOE critical missions, that in
order to help stimulate the local economy as a result of
the reduction in workforce, the land must be made
available, so that's part of the regulations.

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

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

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

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

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

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

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

And, again, TRIDEC has no intent to gain financially with any of these transactions, so it's going to be a straight across transfer, no intent to mark up prices of land or anything else.
We should also recognize the past land transfers from the federal government, either the City or Port of Benton, have improved economic development value, making the land available for industrial use, and since the mid-1960s some 10,000 acres of land has been conveyed.

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

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

Those of you that drive from Vernita to Vantage see how rich that soil is, it's in irrigated agriculture up there, you see all the grapes, apples, pears, alfalfa and that other stuff going on. That's
probably what the Hanford site would look like today, absent Manhattan Project, so I think we have to keep that in mind.

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

MR. COUSINS: Thank you, Mr. Adrian.

The next person is Dr. Steven Link.

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

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

We'll take the lady in the gray.

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

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

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

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

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

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

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

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

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

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

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

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

So I thoroughly support what the TRIDEC's proposal, I think it's a real advantage for community, and I would hope that everything will go smooth so that we can see this happen relatively soon. Thank you.
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.)
STATE OF WASHINGTON   )
COUNTY OF BENTON     ) ss.

I, Patricia E. Hubbell, do hereby certify that
at the time and place heretofore mentioned in the caption
of the foregoing matter, I was a Certified Shorthand
Reporter for Washington; that at said time and place I
reported in stenotype all testimony adduced and proceedings
had in the foregoing matter; that thereafter my notes were
reduced to typewriting and that the foregoing transcript
consisting of 13 typewritten pages is a true and correct
transcript of all such testimony adduced and proceedings
had and of the whole thereof.

I further certify that I am herewith securely
sealing the said original deposition transcript and
promptly delivering the same to NONA DIEDIKER.

Witness my hand at Kennewick, Washington, on
this _____ day of October, 2012.

_____________________________
Patricia E. Hubbell
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