

GARY COLES

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MR. COLES: Thank you.

I'm Gary Coles. I'm president of the Greater Las Vegas Association of Realtors, an almost 6,000 member group, and I would like to read a statement on behalf of the Greater Las Vegas Association of Realtors in opposition to the use of Yucca Mountain as a repository for high-level nuclear waste and the proposed transportation of that waste through Clark County and surrounding areas.

1 The Greater Las Vegas Association of Realtors joins with other government, business and civic organizations in general objection to the use of Yucca Mountain as a nuclear waste site and specific objection to the validity of the Department of Energy's Impact Statement concerning trans -- transportation routes of nuclear waste through and around Clark County. Since its inception in 1947, the Association of Realtors has been a prime proponent of private property rights, quality of living, respect to the environment and issues such as education, safety and community planning.

The 1,400 page DOE Impact Statement contains many sections that can be considered either inadequate or incomplete.

2 Some specific examples: Use of 1990 population figures result in gross underestimation of the amount of people that may be put at risk by nuclear waste transport; two, land use and strategic plans that guide area development have not been considered in the DOE program. Some routes actually dissect large planned developments. Three, there's evidence in other areas of the country that property and business values may be reduced severely just by the designation of nuclear waste routes.

3 Specific reference to the proposed routes of transportation present and future homeowners face the problems of, one, the lack of proper equipment and training for the control of spilled or leaked nuclear waste in community neighborhoods; two, residential or neighborhood panic following the report of a nuclear waste accident near a school where children attend; three, effective loss of the use of major arterials because of the congestion caused by slow moving over- dimensional vehicles.

4 Four, lack of a federally -- of a federal facility or program to protect or compensate communities and individuals in the case of a nuclear accident. In addition to these safety aspects of a nuclear waste incident, 5 you also have an economic impact of waste being routed through or near residential areas. A route near an established residential neighborhood will immediately devalue the price of the home. Projected services for that area such as additional schools, medical and commercial services would have questionable value. Resale value of residences along nuclear routes would plummet. As such, desirable of a home in the greater Las Vegas Valley will drop to a new low. Construction of new homes will drop drastically.

6... The gaming, tourist, convention interest that employ so many homeowners would see a definite decline in visitors at the perceived risk or report of even a minor nuclear waste accident. Homeowners are the one stable force in any community, city or country. Homeowners are the tax base. They provide the need of many services, water, power, food, medical, home insurance, repair services and more. As realtors, we are very much aware that if you disrupt the option and opportunity of a family to have their most serious investment in a safe and secure home threatened, you will find that the greater Las Vegas Valley area will rapidly become a depressed area.

In listening to some of the things today, one point I would really like to make is when we consider this, we've got really two threats when we have something go through on a hazardous waste route or to go to a facility. One is a specific physical danger. The second is the perception. In this case, our knowledge of the

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nuclear industry of accidents, of things happening creates a perception, and that perception becomes a reality, and with that reality, we have to know this is serious and we need to work together.

I would like to thank everyone from the DOE, from, you know, our government, from the bureaucracy because we do at least have the opportunity for a hearing, but I'm calling on them to really, really listen to us because this is our lives and the lives of future generations. Thank you.