

Your Property Value & Nuclear Waste Routes

Disclosure laws require you to tell potential buyers the truth if your property is located on a **potential** nuclear waste transportation route. This means that even if nuclear waste isn't already passing your home, your property value may decrease.

Experience has shown that property values decline significantly along nuclear waste routes. In 1992, the New Mexico Supreme Court upheld a jury decision (in Santa Fe vs. Komis) to award John and LEMONIA KOMIS \$337,815 in damages for perceived loss, due to public perception of fear.

The property was located along a transportation route to the WIPP dump for transuranic nuclear waste. **The case proved that property values do indeed decline**, because people are afraid of the dangers associated with nuclear waste transportation.

The Court also stated that "Whether the transportation of hazardous nuclear materials actually is or is not safe is irrelevant; the issue is whether public perception of those dangers has a depressing effect on the value of the property not taken [sold]."

The Court also referenced a public opinion survey in New Mexico, which showed that 71% of the respondents believed that residential property would decrease if located near a nuclear waste transportation route.

Insurance Won't Cover Nuclear Accidents

Neither homeowners insurance nor health insurance covers problems caused by radiological accidents. **Check your policy!** It will explicitly state that you will not be covered if your damage or illness is caused by a nuclear accident.

DOE's Own Accident Predictions

Mostly By Truck: 70-310 "accidents"
Over 1,000 "incidents"
Mostly By Train: 50-260 "accidents"
Over 250 "incidents"

The DOE also estimates that a severe accident in a rural area releasing a small amount of radiation would contaminate 42 square miles. A similar accident in an urban area would have devastating consequences to the economy and public health.

Accidents Happen! Every Truck Comes Here

Data from the Dept. of Transportation reveals that in the last 10 years, nearly 100,000 accidents released some form of hazardous materials within the U.S. and its territories. These releases caused over \$300 million in damages, over 4,000 minor injuries, over 350 major injuries, and over a staggering 100 deaths.

Transportation routes to Yucca Mountain pass through 43 states and within a half mile of over 50 million Americans. So, for some people along the routes, the odds are spread out. **But ALL the trucks must come through here.**

Our Water Is Our Future

The question is **when** the water will be poisoned, not **if**. Scientific understanding about the water at Yucca Mountain is changing all the time. Rainwater flows through the mountain much faster than first thought. Condensation is already a problem in the tunnels. Water could come up from below. Earthquakes may cause new faults.

New facilities, such as above ground storage of waste and cooling pools full of fuel rods, have not even been studied yet. Runoff from the area, as well as from contaminated parts of the Test Site, is proven to flow into the Amargosa River, affecting communities in Nevada and California. **In the desert, water is life. We can't take the chance.**

Site Recommendation Now Is Premature

The Final Environmental Impact Study (EIS) is not complete, so we don't have the facts. In the EIS, the DOE must respond to all the public comments made so far and show how they are addressing the problems. We don't have those answers yet.

The Final DOE Site Suitability Guidelines don't yet exist! The DOE has legal guidelines in place now, but the site would fail. So, DOE is changing the rules to fit the site! The Site Suitability evaluation is based on proposed new guidelines that may or may not become law. This is wrong!

The EPA's Radiation Standards are still in court! Current lawsuits could change the standards. We don't know if the site could meet them.

The Final NRC Licensing Criteria don't yet exist! So how can we decide whether this site could meet them?

DOE, come back when you're ready!