

23 JAN COLE: Hi. I'm Jan Cole. I'm a Nevada
24 licensed real estate broker. I specialize in land and
25 water rights. I'm also the owner of the Caliente Hot
1 Springs Motel and Spa in Caliente. We own 152 acres within
2 the city limits of Caliente. We own an additional 527
3 acres in Rainbow Canyon.

4 And I suffer stage freight, so I will get kind
5 of shaky. Don't worry about me. I'll make it through.

1 6 [In early meetings and in the May 2004 scoping meetings,
7 there were three locations that the railroad could come
8 off of UP's main line. One was the Caliente option,
9 which brings the train right into the town of Caliente.

10 There's the Eccles option, which could come
11 off the track four miles north of Caliente. And, third,
12 was called the Crestline option, which came off the UP's
13 main line about 20 miles north of Caliente. I was
14 surprised when the EIS came out and the Crestline option
15 is no longer addressed.

16 Nuclear Oversight Program publishes a
17 publication called TRACKS. Their November publication
18 indicated that the DOE indicates that they favor
19 building the railroad through Lincoln County starting in
20 Caliente, which is the Caliente option.

21 Now, this brings the train right into the
22 middle of the largest town in Lincoln County.
23 Lincoln County is about 10,000 acres, and it's got about
24 4,000 people, and the 4,000 people live in the four
25 major towns basically. 98 percent of the county is

1 federally owned. Only 2 percent of the county is
2 privately held.

3 So all the talk on the DOE railroad was, well,
4 it would all happen somewhere where it has the least
5 amount of impact on the local population. So I was
6 pretty amazed and quite shocked to find out that the
7 plans were to bring this train right into town.

8 Bringing it into the largest population of
9 Lincoln County to me does not say that they're going to
10 avoid populated areas. Eccles, on the other hand,
11 there's no one living there. There's no one living at
12 Crestline. Okay.]

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13 [Then we came to light when I read that the
14 DOE, it's six volumes, and I had motivation obviously to
15 get through it. I got through all six volumes, and I
16 went, you've got to be kidding me? This is not a
17 complete document by any sense of the means.

18 And one of the things that I came across,
19 which I hadn't heard anywhere, was the radiological
20 region of influence. This is the half mile either side
21 of the tracks. Now, the DOE document has a nice little
22 table, and it says that Caliente option will only affect
23 289 people.

24 Well, I'm here to show you a half mile each
25 side of the track, and that encompasses the entire city
1 of Caliente, most of the outlying areas of Caliente
2 and -- okay. So this radiological region of impact --
3 I'm a real estate broker. I don't know how many people
4 in this room have had to go through the process, but

5 every known fact about your property needs to be
6 disclosed for the purchaser of your property.

7 So, you know, we had to show a map of the
8 gaming overlay here in Las Vegas. I live in Las Vegas.
9 And the buyer has to sign off and date that they know
10 where the gaming overlay is. When they built the
11 beltway, we had the beltway map and long before it was
12 built.

13 I mean, from the time it was first discussed,
14 we had to have the beltway map. And anybody that was
15 going to buy anywhere near the beltway had to be shown
16 the map, and they had to sign it and date it, has to be
17 in my file as the broker of the transaction.

18 I'm here to tell you that -- well, everyone in
19 Caliente will have to disclose that their property is
20 within the radiological region of influence. And
21 everyone -- I find it interesting that the DOE doesn't
22 have any maps like this. I wonder why.

23 But this is -- this is that one mile coming
24 down through Las Vegas. And I just wonder if the
25 attorney for City Center understands that right now
1 really because the DOE has published this document, it
2 should be disclosed to anybody buying in the City Center
3 that they're going to be in the radiological region of
4 influence.

5 The DOE will tell you this won't affect your
6 health. Such low, low amounts, it will never affect
7 your health. You can believe that, but the person who's

8 got a decision to make about buying into it? I'm sorry,
9 some risk is real. Most risk is perceived.

10 And we all know that in the city of Las Vegas,
11 in the state of Nevada, our bread and butter is tourism
12 and real estate. And I'm here to tell you that facts,
13 okay, fall behind perception. I already have people
14 saying, "I don't understand why you're even up there
15 involved in a place like Caliente. It's going to be the
16 nuclear train town."

17 Hello. Las Vegas is going to be the nuclear
18 train town, too. Okay. Because they're giving you all
19 this Caliente option stuff and saying, oh, well. The
20 guy that earlier said we're staying out of metropolitan
21 areas. I'm sorry, coming through Las Vegas is the
22 largest town in the state. 87 percent of this state is
23 federally owned, and they can't figure out how to get
24 this train through the state without coming through
25 Las Vegas, into the largest populated area in

1 Lincoln County?]

2 On the last note, went in to have my thyroid
3 biopsy. There's fear of cancer. The oncologist, the
4 first question is he asked me, "Are you a Downwinder?"
5 Probably because he knows I'm from Caliente. I'm not,
6 I'm from Las Vegas. "No, I'm not." He said, "Where did
7 you grow up?" "I grew up 80 miles from the Canadian
8 border." He pulled out his map. I'm a Downwinder,
9 okay.

10 The other thing I'd like to say at the end
11 here is the person here, Jane Summerton or whatever, at

12 the Caliente meeting when she came to me and said,
13 "Where did you get that?" At that meeting I had the
14 stack here. I read the statistics right out of their
15 documents.

16 She said, "Where did you get that statistic?
17 What page was that on?" I said, "Well, you're the
18 document person for this EIS, you find it." She says,
19 "Well, it doesn't matter, because we all know numbers in
20 the SEIS are esoteric."