

Paradise Ranch
Land Owners Association, Inc
P. O. Box 2426
Victoria, TX 77902

December 13, 2008

U. S. Nuclear Regulatory Commission
New Reactor License
Mail Stop T-7-F29
Washington, D.C. 2055-0001
Attention: Mark Tonacci, Combined License Project Manager

Re: Exelon's Victoria County, Texas Application

Dear Mr. Tonacci,

We the owners and residents of Paradise Ranch are requesting that the NRC require Exelon to re-submit a new permit and/or revised permit application that specifically includes Paradise Ranch. We have numerous concerns with many issues covered the Environmental, and Safety & Evacuation issues that affect us as well as the economic impact due to loss of real property values. We feel Exelon should specifically address these issues in their initial permit application.

In the first permit application we were referred to as a "*hunting ranch*" with "SMALL" impacts regarding environmental, noise and air pollutants. Given our unique location to the site we should be specifically addressed regarding safety evacuation. It is our opinion after reading Chapters 3 & 4 Environmental Report that Exelon deliberately minimized and failed to disclose the true facts about the impacts the Victoria Station will have on Paradise Ranch. Representatives from Exelon have been to our property and attended a homeowners meeting therefore know there are permanent residences. We were not included in their phone survey.

Paradise Ranch Land Owners Association, Inc. is a residential and recreational property governed by a property owners association. Our property consists of 2300-acres adjacent at the proposed sites Northern boundary. Some of the residents are within 100 feet from the cooling ponds. And the 60-acre subdivision is less than 3 miles from the proposed reactors. We are downwind of the prevailing south winds. The majority of our wildlife area is within the flood plain and consists of numerous levels of wetlands, which is supported by ground water seepage and flooding. Our only source of drinking water comes from water wells.

Exelon has also identified our property to have the majority of the Heavy Haul Road located across it. The proposed roadway is directly across our existing ingress and egress easement road from Hwy 77 South. In addition to our Ranch there are two other ranches known as the Gibbs and Stubblefeild ranches that also use the easement road. Exelon did

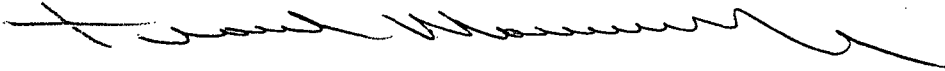
not address anything about our access in their application. We were told by Exelon representatives at our homeowners meeting that we would not be allowed to use the Heavy haul road for approximately 10 years. On any given day there are 25 to upwards of 200 people on the three ranches. We have included a map from Chapter 3 of the permit application with our notations so that you may better understand our positions and concerns.

The NRC's overall responsibility is to protect public health and safety. You are our primary means of protecting our health and safety on Paradise Ranch. Thank you in advance for your time and consideration. Please feel free to contact us at

Sincerely,

Paradise Ranch Land Owners;

Frank Manning - 3535 S. Staples Corpus Christi TX
78411



Lot # 20 + 20A

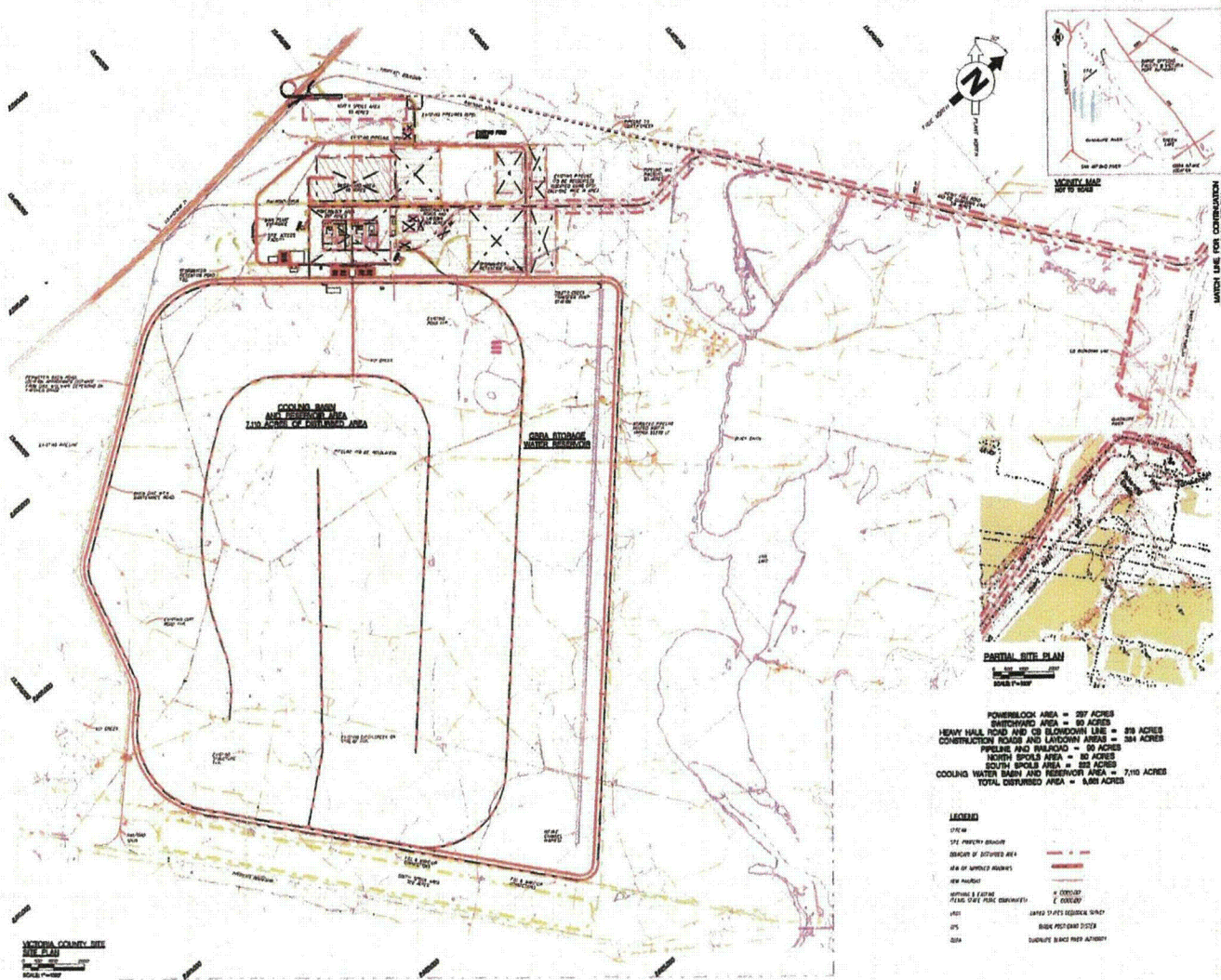
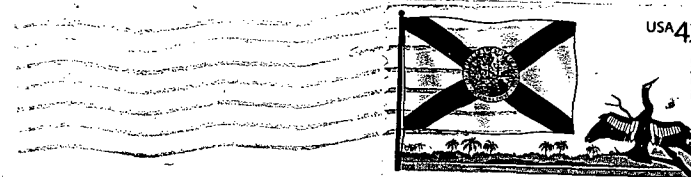


Figure 3.1-9 Total Land to be Developed

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Attention: Mark Tonacci
Combined License Project Manager