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U.S. Nuclear Regulatory Commission

United States of America

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I am a Realtor in Polk county NC and I have the opportunity to meet people who travel here from New Jersey to New Mexico. People are interested in this area because of the serenity and safety of the western North Carolina mountains. We are able to maintain a relatively smaller populations and realize a much lower Threat Assessment for future catastrophic accidents and terrorist attacks.

In Polk County NC, there have been two County-wide questionnaires previously mailed out to all the residents and an overwhelming 89% of the residents who responded put "wanting to maintain the rural character" of this beautiful healthy environment as their Number ONE priority. For they know thru common sense, that once it's gone it will never be able to be fully brought back. I was fortunate to find this place for my retirement. The common sense approach, people who have been raised here that I have been blessed enough to get to know after serving in a Federal Service career which pretty much mandated that I think as my superiors desired me to think if I wanted to get ahead in my career and jobs even sometimes cause people to live in less than desirable places OR you sometimes have the choice of commuting long distances to work- *to live a better life* -which I elected to do. It was my choice, and "now" looking back, I "know" the right choice.

About ten years ago, when I began meeting people through my Real Estate profession who often came here to look for properties suitable for Equestrian farms with clean streams and others who are drawn to healthier lifestyles and other aspects of our clean environment. The Green river and *the Broad river* flow thru this area as does the Pacolet river which just ten years ago was found to have Mercury contaminants which threatened a source of potable water for the Tryon community.

Today people coming here with relocating on their minds are still looking at our better than average environmental conditions AND ask about the plans for the Coal fired electric plant in Cliffside, NC and most have yet, to even hear about the Nuclear reactors your commission is presently considering allowing in other nearby healthy and presently safe environments like Gaffney, SC. The Coal fired plant alone, is enough to make many of them want to forget this place as a future home site.

I am not against "better ways" to become more energy efficient but, have seen evidence in my 63 years on this planet that, Man (and women as well) are far too fallible in their ability to safely manage the Protection and Security of OUR country's natural resources. Examples, past and present Federal managers decisions to allow underbrush burning in California when established protocols warned that the winds were higher than practical for burning and chose to allow it ANYWAY.. As you are aware, the decision caused devastation of thousands of acres by UNCONTROLABLE Fires not to mention the countless homes that were destroyed because of ONE man's authority and MAN'S often flawed decision making "ability".

The recent and still ongoing BP "spill" (what an insignificant description- think about it) is yet another example- showing us AGAIN man's inability to cope with unforeseen catastrophic occurrences or being manipulated to think we are wise enough to control the unexpected. Our congressional members and

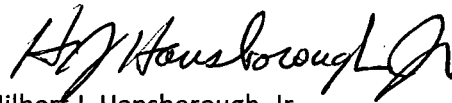
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OUR government's watch Dog FEDERAL Agencies were apparently **all** allowed to be hoodwinked into thinking how safe and well managed the Oil industry was/is in regard to scenarios of safety mishaps like an oil "spill" that could AND probably would one day rear it's ugly head in this planets future. **Human management is NOT ready YET** to take on the role of protecting the few remaining unscathed areas of the country where people can live healthy lives without the presence of a major catastrophe occurring in their waterways and/or disrupting their air quality. **Please learn from "the past" and better understand WHY ? catastrophes** so often happen. **Let your intellect and undeniable conscience tell you to do** the "right" thing in deciding whether to "help" with our Nation's (our people's) energy consumption problem by allowing more Nuclear plants to be built.

Maybe, the way we have ,and are NOW being taught to live and what consumables we have been conditioned to "need" for the sake of our self fulfillment and notoriety IS the problem that needs to really be addressed.

PLEASE STOP the proliferation of granting unsafe "solutions" and having them then pushed-thru the United States congress by way of your committee's recommendations and all for the sake of the financial elite and their mighty bucks which they use to "help" persuade others. Others who, perhaps sometimes skew the conscience of the members of your commission in making less than articulate and conscionable decisions.



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