



## **Filing Receipt**

**Filing Date - 2023-07-24 02:00:22 PM**

**Control Number - 55067**

**Item Number - 1104**

A-2 362 CEDAR CREST DRIVE JUSTIN, TX BACKYARD







A-3

362 CEDAR CREST DRIVE TUSTIN, TX BACKYARD

## PROPERTY VALUES AND HIGH VOLTAGE POWER LINES

### The Myth:

*Property values are not affected by overhead high voltage power lines.*

### The Facts:

- A British study in 2007 showed the value of properties at a distance of less than 100m from high voltage overhead transmission lines was 38% lower than comparable properties. The effect of devaluation has been seen up to 2.5km from such lines (Askon Consulting Group 2008).
- A study of agricultural properties in Canada in the mid-1980s found that the per acre values from more than 1,000 sales were 16-29% lower for properties with easements for high voltage transmission lines than for similar properties without easements (Askon Consulting Group 2008).
- For example, on the basis of the Strathcona County tax register, 2,300 homes within 800m of the Sherwood Park Greenbelt have a combined assessed value of more than \$1.2 billion. Based on a very conservative average property devaluation of 10-15%, the total devaluation would be \$120-\$180 million.
- It is important to note that homes lying immediately along EPCOR's and AltaLink's preferred route for the Heartland Transmission Line would experience property devaluations of up to 38% (comparable to devaluations in the above-mentioned 2007 British study).
- Property devaluation associated with a 500kV overhead power line would affect many more homes than would other overhead lines, because the much taller and wider 500kV towers would be visible for a far greater distance than in previous property devaluation studies conducted elsewhere.
- RETA's position is that homeowners and businesses must be fully compensated for these decreases in the value of their properties in the unfortunate event that an overhead power line is constructed near them.



For information  
on what you can do  
go to [www.reta.ca](http://www.reta.ca)

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## HIGH VOLTAGE POWER LINES, ALZHEIMER'S DISEASE AND DEMENTIA

### The Myth:

Overhead high voltage power lines and associated electromagnetic fields (EMFs) have no impact on the incidence of Alzheimer's disease or dementia.

### The Facts:

- Health data for workers exposed to above-normal EMFs in Helsinki Finland and Southern California were studied. The risk of Alzheimer's disease in these workers varied from 2.9 to 3.8 times the expected (Sobel et al. 1995). Based on a study of California workers exposed to EMFs, Sobel et al. (1996) found risks of Alzheimer's disease 3.9 times the expected for both sexes, 3.4 times the expected for women, and 4.9 times the expected for men.
- Qui et al. (2004) found that long-term occupational exposure to higher EMF levels may increase the risk of Alzheimer's disease and dementia in men. They reported a dose-response relation with risks of 2.4 times the expected for Alzheimer's disease, and 2.5 times the expected for dementia.
- Based on a systematic review of studies that explored Alzheimer's disease and occupational exposure to EMFs, Garcia et al. (2008) reported an association between the two. Pooled estimates from many studies showed consistently increased risks of Alzheimer's disease 2 times the expected.
- Huss et al. (2009) studied the relationship between magnetic exposure from living near 220-380kV power lines and the risk of mortality from neurodegenerative disease (loss of brain and spinal cord cells) among 4.7 million Swiss residents. There was a clear dose-response relation with respect to years of residence in the immediate vicinity of power lines and Alzheimer's disease. Persons living at least 5 years within 50m had a risk of 1.5 times the expected, increasing to 1.8 with at least 10 years, and to 2.0 with at least 15 years residency. The pattern was similar for senile dementia.
- Many population health and illness studies have reported that workers exposed to EMFs are at an increased risk of Alzheimer's disease, but they have not discussed how this may occur. Numerous recent studies have suggested that DNA strand breaking (Lai and Singh 1997) or significant increases in the release of certain amino acid compounds (Giudice et al. 2007) could explain the EMF-Alzheimer's disease association.



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(C-1)

7-21-23

TRAIL CREEK - 362 CEDAR CREST DRIVE

JUSTIN,  
TX





(C-2)  
7-21-23  
TRAIL CREEK - 362 CEDAR CREST DR,  
JUSTIN, TX



(C-3)

7-21-23 - NORTH SIDE OF CREEK VIEWING EAST  
TRAIL CREEK - 362 CEDAR CREST DRIVE

JUSTIN,  
TX





(C-4)

7-21-23 - NORTH SIDE OF CREEK - VIEWING WEST  
TRAIL CREEK - 362 CEDAR CREST DRIVE

JUSTIN,  
TX



A-1 362 CEDAR CREST DRIVE JUSTIN, TX BACKYARD





## Request to Intervene in PUC Docket No. 55067

The following information must be submitted by the person requesting to intervene in this proceeding. This completed form will be provided to all parties in this docket. **If you DO NOT want to be an intervenor, but still want to file comments, please complete the "Comments" page.**

For USPS, send one copy to:

Public Utility Commission of Texas  
Central Records  
P.O. Box 13326  
Austin, TX 78711-3326

For all other delivery or courier services, send one copy to:

Public Utility Commission of Texas  
Central Records  
1701 N. Congress Ave.  
Austin, TX 78701

First Name: Kathy Last Name: Waldrum

Phone Number: 817-797-4174 Fax Number:

Address, City, State: 362 Cedar Crest Drive, Justin, Texas 76247

Email Address: steviewwaldrum@gmail.com

**I am requesting to intervene in this proceeding. As an INTERVENOR, I understand the following:**

- I am a party to the case;
- I am required to respond to all discovery requests from other parties in the case;
- If I file testimony, I may be cross-examined in the hearing;
- If I file any documents in the case, I will have to provide a copy of that document to every other party in the case; and
- I acknowledge that I am bound by the Procedural Rules of the Public Utility Commission of Texas (PUC) and the State Office of Administrative Hearings (SOAH).

**Please check one of the following:**

- ☒ I own property with a habitable structure located near one or more of the utility's proposed routes for a transmission line.
- ☐ One or more of the utility's proposed routes would cross my property.
- ☐ Other. Please describe and provide comments. You may attach a separate page, if necessary.

**Signature of person requesting intervention:**

*Kathy Waldrum*

Date: 7-21-23

Effective: April 8, 2020

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For all other delivery or courier services, send one copy to:

Public Utility Commission of Texas  
Central Records  
1701 N. Congress Ave.  
Austin, TX 78701

First Name: Steve

Last Name: Waldrum

Phone Number: 817-797-4174

Fax Number: \_\_\_\_\_

Address, City, State: 362 Cedar Crest Drive, Justin, Texas 76247

Email Address: stevewaldrum@gmail.com

**I am requesting to intervene in this proceeding. As an INTERVENOR, I understand the following:**

- I am a party to the case;
- I am required to respond to all discovery requests from other parties in the case;
- If I file testimony, I may be cross-examined in the hearing;
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- ☐ Other. Please describe and provide comments. You may attach a separate page, if necessary.

**Signature of person requesting intervention:**

Steve Waldrum

Date: 7-21-23



7-21-23

Steve & Kathy Waldrum  
362 Cedar Crest Drive  
Justin, Texas 76247

To Whom It May Concern:

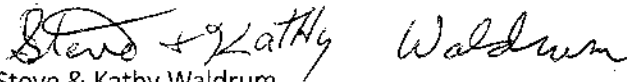
Kathy and I bought our home 13 years ago with the intention of never moving again. She is 76, and I am 70. We bought the house because of the greenbelt behind our home. (See attached photos of backyard view, A-1, A-2, A-3, Dated 7-21-23.) After moving in, Kathy invested her imagination and creativity to make our house a home. Her personal touch is everywhere.

Unfortunately, approximately two years ago, she was diagnosed with dementia. As a result, when we make trips to our children's homes, she is confused. So, this home is very important for her stability. If we were forced to relocate the following would happen:

- (1) She would not be able to put her personal touches on any future house.
- (2) I am afraid a new location would be just like visiting a stranger's house and she would be confused and uneasy no matter what I did.
- (3) Selling this home even before the towers go up would result in greatly reduced realized equity, thus great financial loss to us. (See attached article B-1.)
- (4) Cost to move would reduce available funds for purchase power, not even considering the increased interest rates of today's economy. As a result, it would be a much smaller house for our four children and their families to come and stay with us.
- (5) Ultimately this is stealing my wife's life from her and our whole family. We would be forced to move because of this amount of voltage within 150' of our home has upon dementia patients. (See attached article B-2.)

Another concern is with the removal of all trees along Trail Creek, there would be additional erosion issues. The creek has water year-round, but during major rains the creek runs approximately 10' deep. (See attached photos C-1, C-2, C-3, C-4, Dated 7-21-23 shows water year-round), (Videos are available, showing flooded Trail Creek from rain, Feb, April & June).

I appreciate our concerns being considered and look forward to being able to personally tell our story.  
Thank You

  
Steve & Kathy Waldrum