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SOAH Docket No. 473-23-21216
PUC Docket NO. 55067

To the Honorable Judge, PUC Commissioners, and Others Whom it May Concern,

This statement is with respect to the proposed transmission line by ONCOR described in SOAH docket number 473-23-21216 and PUC docket number 55067. We are writing on behalf of our household at 213 Big Sky Circle, Northlake, TX 76226. The particular links of concern are C5, C7, C8, C9, C22, C23, E2, E3, E5 and E8 as they impact our property and value of the neighborhood as a whole. This statement is our direct testimony regarding the impact of these links on our family, property, neighborhood, and quality of life. Thank you for hearing our concerns.

Economic Impact:

We purchased our home in May 2022 and paid a premium to live on a large lot overlooking the beautiful green belt on the model home street. Since then, we have added nearly \$300,000 of upgrades to further improve and beautify our lot and home. It is extremely concerning to now realize that our lovely view could be obstructed significantly by the links of C5, C23, C7, E3 and E2. The proximity of C7, in particular, would likely negatively impact the resale value of our home by 10% or more. (As documented in a survey of appraisers, Delaney, C.J. and D. Timmons - High Voltage Power Lines: Do they Affect Residential Property Value? Journal of Real Estate Research, 7:3, 315-29). Holding to an average of 10%, the negative impact on our property's value would be an overwhelming \$150,000. Other articles / research suggests an even greater loss considering the number of lines visible in 3 directions. The model home row is to be a standard for the community and to exhibit a level of excellence and quality. Therefore, surrounding Deer Run with C5, C7, C8 and C9 will greatly depreciate not only our own home and the homes on Big Sky Circle, but also the community as a whole. Please see the following photos to see where the lines and towers will be in relation to our home. We will have views of the towers and lines from nearly every spot surrounding our house.

Photos from backyard, side yards and front.







Quality of Life:

Further, most people in the Canyon Falls neighborhood paid more in comparison to other subdivisions in the area because of the many amenities and beautiful green spaces. The community center boasts an indoor meeting area, gym, large shared lawn space, play ground, splash park, and pool, which are a huge benefit to the entire neighborhood. Each of the homeowners of Canyon Falls, including ourselves, felt it was worth the additional initial costs and HOA fees to have so many wonderful amenities. They greatly increase the quality of everyday life. Within our own family we use each of them regularly. We try to teach our children the value of exercise and being outdoors, engaging in a variety of activities. However, surrounding the community center with large towers and lines would greatly diminish that and rob us of the beauty of such lovely meeting spaces and prohibit a variety of activities, including watching the gorgeous sunsets from the pool and lawn and the children's kite flying. The proximity of these high-voltage lines would be unacceptable. Please see the photos below for examples of our current spectacular views that would be destroyed, as well as to better understand where these towers and lines would be in relationship to the Community Center and Green Space.

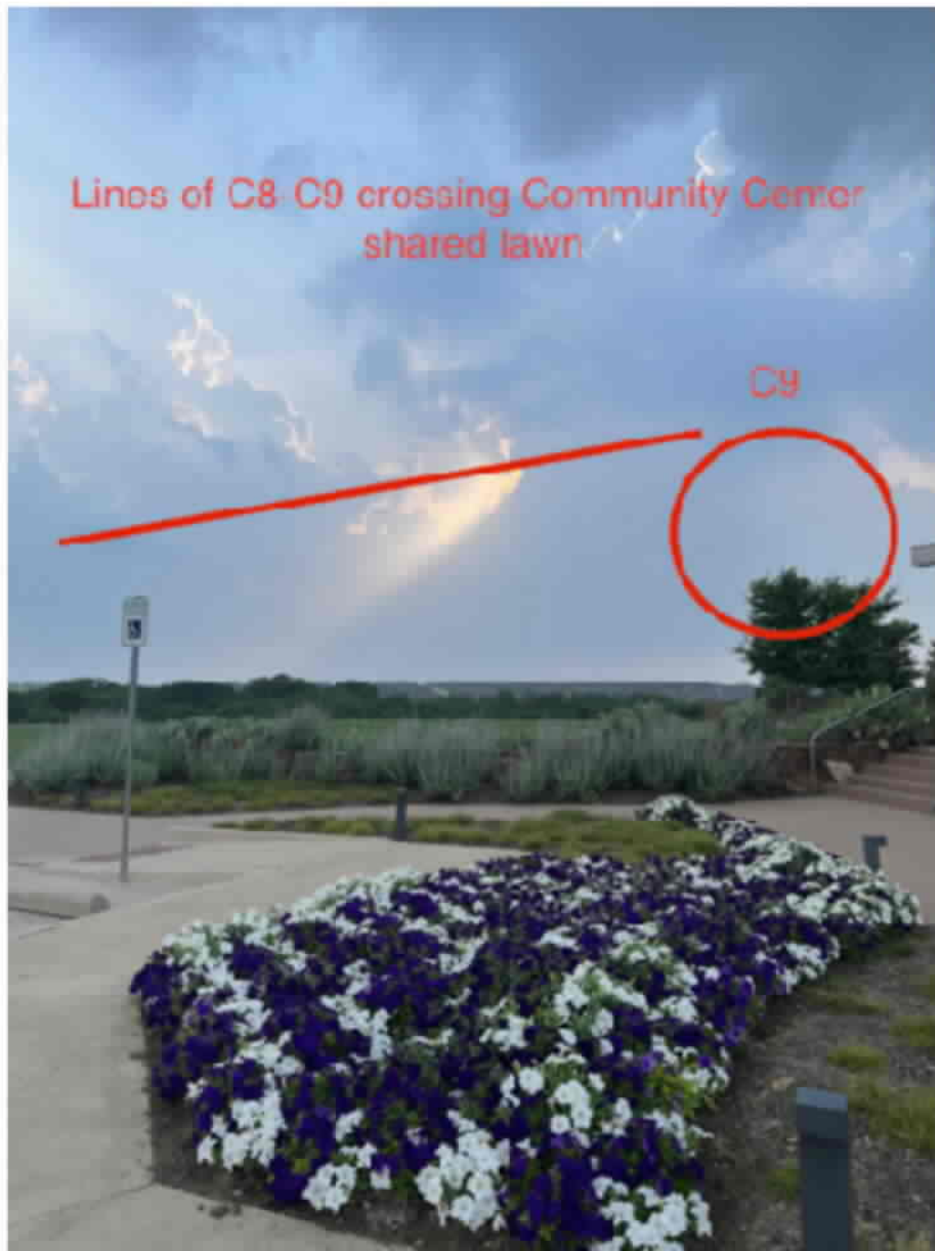
Photos of lawn, pool, CC entrance (C8), and GS (C9)

From the gym window:
View from Playground and Walking Trails of C8-C9





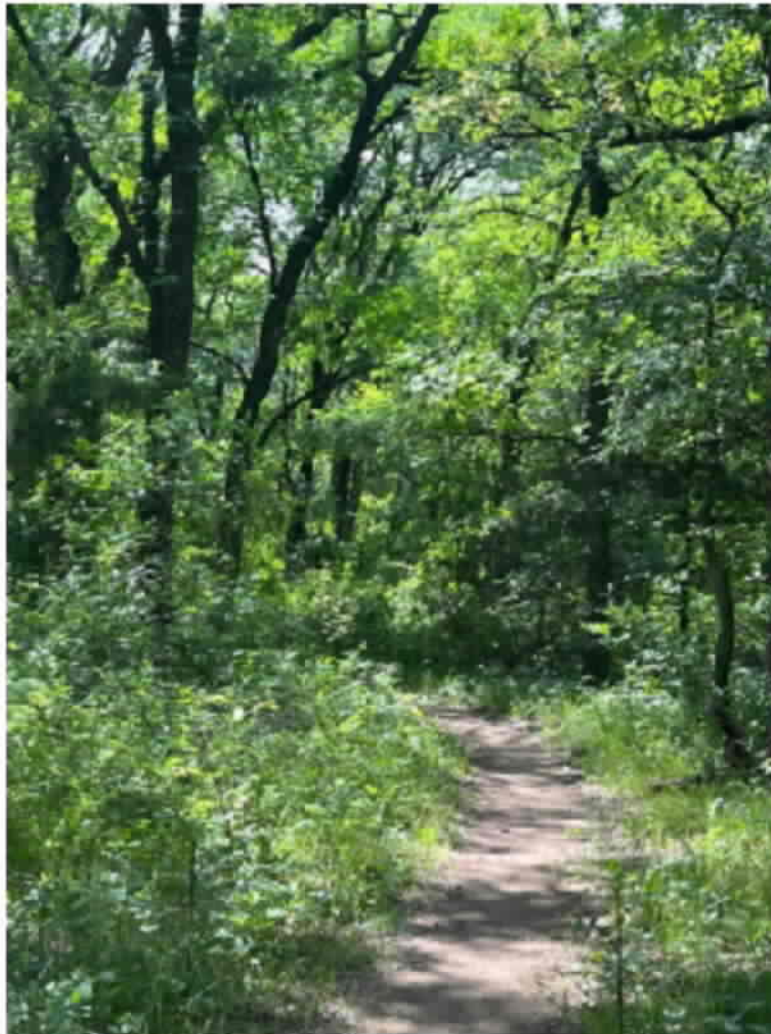
Lines of C8, C9 crossing Community Center
shared lawn

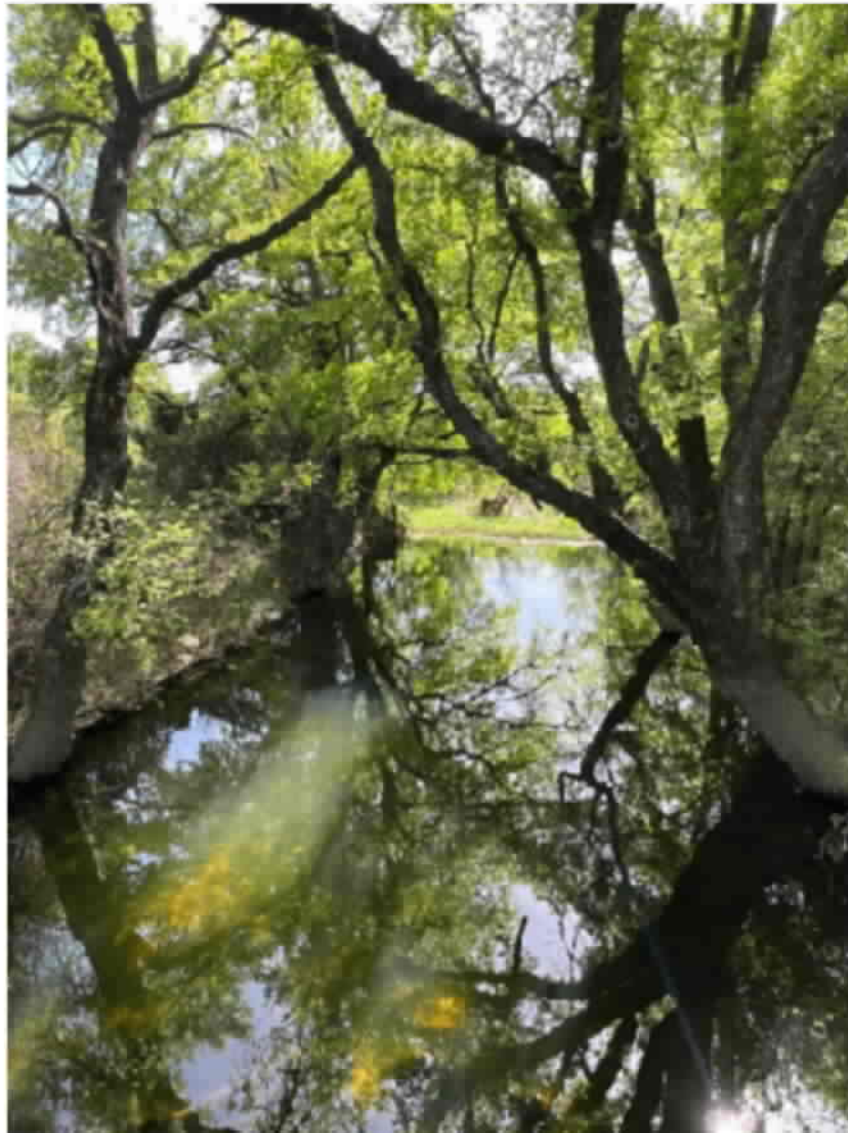


Ecological / Environmental Impact:

The construction and maintenance of transmission lines involving links C7, E2, E3, E5 and E8 would significantly and adversely impact the natural habitat of the established (and purposefully planned) green belt and forest areas near our property and throughout the community. The city of Northlake and the Canyon Falls neighborhood invested a vast amount of money to both preserve and establish the green spaces and natural forest habitat for the benefit of the community as a whole. It is a centerpiece where streams, walking and hiking / biking trails, bridges, a variety of wildlife, bird watching, wildflowers and dense tree canopy may be enjoyed by all. We personally use these areas multiple times each week to draw together as a family and enjoy nature. We've spotted and photographed a variety of animals including coyotes, foxes, deer, squirrels, rabbits, bullfrogs, tarantulas, butterflies and other insects, roadrunners, lizards, turtles, fish, ducks, hawks, cranes, vultures, doves, owls, blue herons and more. The hiking, biking and walking trails and paths have been such a blessing to our family, and it would be devastating to have them disrupted and potentially obliterated in areas. The intent for these spaces was to preserve them, not destroy them.

Photos of green space - animals paths creeks flowers









Safety and Health Impacts:

There is a common concern about the potential health risks associated with the electromagnetic fields (EMF) produced by high-voltage power lines that not only negatively affects home resale values (dramatically), but also potentially our personal safety and well-being. The potential long term effects of living near power lines may include a variety of cancers and tumors. In June 2005, the British Medical Journal published an article concluding: "there is an association between childhood leukemia and proximity of the home address at birth to high voltage power lines, and the apparent risk extends to a greater distance that would have been expected from previous studies." (www.bmj.com/content/330/7503/1290). This reveals that "safe" distance of 500 feet may not be as safe as hoped and in fact the distance should be closer to over 1900 feet (or 600 meters). As James Allen and Christen Powers stated in their intervention previously, "This finding gives context to why U.S. results are lower and appear harmless. A U.S. control group is often still within 600 m of the transmission lines in question, and therefore the children studied are still within the range of exposure" and not truly a control group. Studies from Canada and Sweden also found increased risks for childhood leukemia. (Full texts of the abstracts are available on Google Scholar.) More information concerning the possible associations between exposure to non-ionizing EMFs and the risk of cancer in children - specifically leukemia and brain tumors may also be found on both the www.cancer.gov National Cancer Institute and WHO (www.who.int/emf/) websites.

Regardless, as stated in 1.3.2 Right-of-Way Requirements, "The proposed ROW for the proposed project will be approximately 100 feet in most circumstances." This is significantly less than 500 feet causing great concern to ourselves, our neighbors in the community and also grave concern for the children attending our local preschool. It is particularly noteworthy that Oncor did not do their due diligence as they appear to have overlooked the large apartment complex and Kiddie Academy (a lovely new preschool / daycare which attracts many working families in the neighborhood) in their routing analysis. This is highly detrimental to the community. C7 is especially close to the Kiddie Academy, roughly 200 feet from the building and playground. When considering some of the case studies and research surrounding increased risks for leukemia and cancers in children, this is unacceptable. There is no need to put a link so near to a school or daycare. It is a true joy to hear the tiny voices of preschool children cheerfully playing outside each day at the play ground there is no need to cause potentially devastating lifelong health consequences.



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Photos of KA: please see below as well as the earlier photos from our backyard as the Kiddie Academy is visible from our yard.

In light of all of the potential health, environmental and economic risks and negative impacts we strongly oppose links C5, C7, C8, C9, C22, C23, E2, E3, E5 and E8 going through the Canyon Falls neighborhood. We urge you to consider the route Senator Burgess already agreed to fast-track. Please use a southern route below the airport, along 114 that utilizes a significant portion of USACE land. It is odd that after the opportunity to have this fast-tracked none of the 74 final routes selected by Oncor utilized the Army Corps land. If for some reason this is impossible, please use links C6 and C4 instead of E1,E2 and C7 (eliminating them and thus avoiding our neighborhood and greenbelts as well as the apartments). We are concerned however, about the potential risks / safety hazards of having these tall towers and lines so close to the airport!

Thank you for your time.

Regards,

Jeremy and Katie Young
213 Big Sky Circle, Northlake, TX 76226