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**SOAH DOCKET NO. 473-23-21216
PUC DOCKET NO. 55067**

**APPLICATION OF ONCOR
ELECTRIC DELIVERY
COMPANY, LLC TO AMEND
ITS CERTIFICATE OF
CONVENIENCE AND
NECESSITY FOR THE
RAMHORN HILL – DUNHAM
345 KV TRANSMISSION
LINE IN DENTON AND WISE
COUNTIES**

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**BEFORE THE STATE
OFFICE**

OF

**ADMINISTRATIVE
HEARINGS**

DIRECT TESTIMONY OF

of

TIMOTHY SIMMONS

July 31, 2023

**DIRECT TESTIMONY OF
TIMOTHY SIMMONS**

TABLE OF CONTENTS

- I. INTRODUCTION**
- II. IMPACT ON RESIDENCE**
- III. CONCLUSION**

ATTACHMENTS:

Attachment TS-1	Oncor/HALFF Figure 3-1B
Attachment TS-2	Photos from Residence to J4 Proposed Route
Attachment TS-3	Property Values and High Voltage Power Lines Fact Sheet
Attachment TS-4	United States Environmental Protection Agency Website re: EMFs
Attachment TS-5	SOAH Order No. 4 - Granting Motions to Intervene (Jul. 23,2023).

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OF

## ADMINISTRATIVE HEARINGS

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SOAH DOCKET NO. 473-23-21216  
PUC DOCKET NO. 55067

## DIRECT TESTIMONY OF TIMOTHY SIMMONS

1 A. Yes.

2 **Q. WHAT IS THE PURPOSE OF YOUR TESTIMONY IN THIS PROCEEDING?**

3 A. The purpose of this testimony is to identify the concerns that I have in the selection of the  
4 alternative route that Oncor Electric Delivery LLC (Oncor or Company) has proposed.

5 **II. IMPACT ON RESIDENCE**

6 **Q. WILL YOU BE DIRECTLY IMPACTED BY EITHER THE PROPOSED OR**  
7 **ALTERNATIVE ROUTES IN THIS PROCEEDING?**

8 A. Yes. Our home of over 7 years is located just North of Link J4. It is identified on MAP INSET 7  
9 as #1459 on HALFF and ONCOR'S ENVIRONMENTAL AND LAND US CONSTRAINTS  
10 MAP. See Attachement TS-1.

11 **Q. DOES THE PROPOSED ROUTE 179 INCLUDE J4?**

12 A. No. However, we are residents of the city of Justin and in being so we are concerned about our  
13 neighbors in the Legacy Division whose homes will be directly affected by Link J3.

14 **Q. DO ANY ALTERNATIVE ROUTES INCLUDE J4?**

15 A. Yes. J4 is included in All of the following routes: 1, 19, 65, 67, 68, 69, 72, 92, 94, 96, 103, 108,  
16 142, 143, 146, 170, 22, 191, 192, and 219.

17 **Q. WHAT ARE YOUR BIGGEST CONCERNS REGARDING THE POSSIBLE USE OF J4?**

18 A. When we purchased our home in 2015, we were specifically looking for a home in a well-kept  
19 neighborhood that also had views of wildlife and vegetation including trees. Our home backs up  
20 to a greenbelt that runs along Trail Creek (See TS-2). For years, we were able to look out into a

1 tree filled landscape and enjoy the animals, birds and creek that brought a sense of peace and  
2 security to our family including our young children. Although a neighborhood was put in across  
3 the creek from us, we still maintained the natural beauty of the trees and creek between our  
4 homes. Installing the proposed power lines and structures along Trail Creek and the mandatory  
5 clearing of the trees and nature to do so would be detrimental to our family aesthetically,  
6 financially and physically.

7 **Q. HOW WILL A ROUTE USING THE J4 LINK AFFECT YOU FINANCIALLY?**

8 A. It is not an arguable fact that real estate values are affected by the proximity to Power Lines.  
9 Studies have been conducted and are widely available showing market values decreasing by 3-5%  
10 in neighborhoods near these lines while homes directly adjacent to these lines have seen up to  
11 38%. See Attachment TS-3. We had worked for years building finances to purchase our home  
12 and that work would be threatened if J4 is used. In addition, due to health factors that will be  
13 discussed below, we will need to relocate if these lines go in and those costs would also be  
14 considered a loss for us. The currently estimated value of our home is \$507,600. The loss would  
15 be in the sum of \$100,000-\$200,000 in home value plus moving costs and relocation costs while  
16 searching for a new home. All of this doesn't even consider the growing housing market and  
17 whether we can find a home and layout that meets our families' needs.

18 **Q. HOW WILL A ROUTE USING LINK J4 AFFECT YOU PHYSICALLY?**

19 A. According to the United States Environmental Protection Agency's Online Page "Electric and  
20 Magnetic Fields from Power Lines" located at [https://www.epa.gov/radtown/electric-and-](https://www.epa.gov/radtown/electric-and-magnetic-fields-power-lines)  
21 [magnetic-fields-power-lines](https://www.epa.gov/radtown/electric-and-magnetic-fields-power-lines) (See Attachment TS-4), notes that the World Health Organization  
22 (W.H.O.) "classifies extremely low frequency electromagnetic fields (EMFs) as possibly  
23 carcinogenic to humans." During the study referred to by this page, the findings were based on a

1 consistent statistic association between these EMFs and a doubling risk of childhood leukemia in  
2 the affected areas. In addition, the W.H.O.s finding stated that the “general public” was not  
3 proved to be harmed based on the information gathered during their study. They did not,  
4 however, state that people living withing close proximity to these EMFs are safe. In fact, they  
5 concluded their investigation and posted that power lines are safe to the general public which has  
6 often been used in hearings like this across the country as an argument for the power lines to be  
7 placed in and near homes. The EPA’s site, states that “the strength of the EMF is proportional to  
8 the amount of electrical current passing through the power line and decreases as you move farther  
9 away.” The EPA then states that those concerned about possible health risks should “Increase the  
10 distance between yourself and the source. The greater the distance between you and the source of  
11 the EMF, the lower your exposure.” Or “Limit the time spent around the source. The less time  
12 you spend near EMF, the lower your exposure.” These two large known organizations (EPA and  
13 WHO) both recommend further research be done to prove the effects of these large power lines  
14 near homes. There are studies showing some correlations between these power lines and  
15 leukemia, other cancers, Alzheimer’s, Dementia, migraines, birth defects, infertility, depression,  
16 suicide and lung disease. All of which would not be presented in a neighborhood brochure  
17 showing the concerns about moving to said neighborhood.

18 **Q. DO YOU HAVE ANY OTHER CONCERNS NOT ADDRESSED ABOVE?**

19 A. Yes, the currently proposed alternative routes using J4 would all but remove the wildlife area  
20 behind our home running along Trail Creek. This creek and these trees house numerous species  
21 of wildlife and nature. These animals have already lost large portions of their environment due to  
22 houses and neighborhoods. Animals do not do well under high voltage lines due to EMFs and  
23 noise. We are all residents of this great state of Texas and the wild parts of Texas should be  
24 protected by all of us. Choosing not to run Link J4 would help protect this.

1     **Q.     WHAT IS YOUR RECOMMENDATION FOR ONCOR REGARDING THIS HEARING?**

2     A.     Our first and foremost recommendation is that LINK J4 WOULD NOT BE USED FOR THIS  
3     PROJECT. Our health and the health of our children and pets, is invaluable. There is no price  
4     tag that we could be paid to choose to battle cancer and fight it with the hopes of survival. And it  
5     is inconceivable to consider taking money in order to possibly give one of your own children  
6     cancer. With the EPA and the W.H.O. stating that further research must be done to prove the  
7     affects of these large power lines adjacent to homes, it would be in best interest of our family, our  
8     community and our state to err on the side of caution and do whatever is possible to avoid placing  
9     high powered EMF lines near homes. It is fair to say that there is reasonable doubt that High  
10    Voltage EMF lines are perfectly safe for people living within 300 feet of these lines. In the  
11    American court system, reasonable doubt is enough to dismiss someone accused of murder. We  
12    feel strongly that we should use the same measuring stick here. Since there is reasonable doubt  
13    that these are safe, we should not put them near homes.  
14    Who are we to say, "please don't put these power lines near my house due to health concerns but  
15    go ahead and put them down the way by our neighbors!" That would be unethical. This leads to  
16    our second recommendation. We recommend that any LINK or ROUTE not within 1000 ft from  
17    a neighborhood be used instead.  
18    We also recommend that Oncor do certifiable research as to what the comparative costs would be  
19    to run these lines underground near homes. Hear-say reports have said that these types of lines  
20    "cannot" go underground. Which is not true since they are underground in many large cities in  
21    the US and around the globe. Other research shows that the cost is 3-5x per mile more to put  
22    these lines underground versus above ground. This is a minor costs when you factor in the costs  
23    of the lives and property values being affected by the current proposal. We suggest that this cost  
24    analysis include running the lines above ground until 1000ft from a residential or commercial  
25    building and then going underground until the line passes under and reaches 1000ft away from



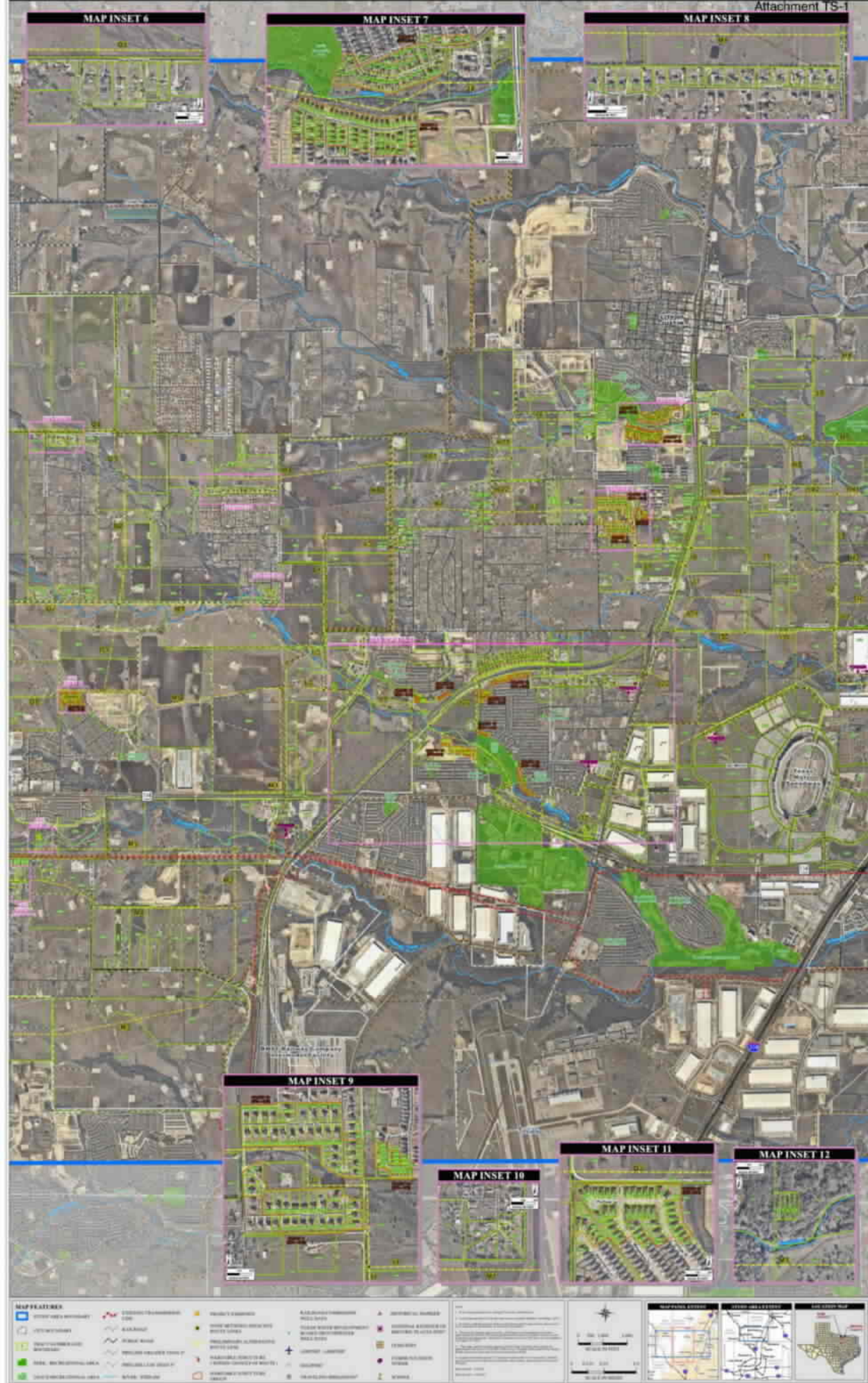
1 the residential or commercial building. These reports should also included the assumption that  
2 the affected homes' lose value. In our community alone there are around 35 homes within a  
3 baseball throw away from the J4 Link. If each of these home owners lost \$100,000 of home  
4 value, that would be \$3,500,000 of loss. Going under the community would be roughly 1 mile.  
5 The numbers will likely show that the cost to bury the lines would far outway the cost of going  
6 above ground.

7 **III. CONCLUSION**

8 **Q. DOES THIS CONCLUDE YOUR TESTIMONY AT THIS TIME?**

9 **A.** Yes, it does.

**ENVIRONMENTAL AND LAND USE  
CONSTRAINTS MAP  
RAINBOWS HILL SWITCH – DUNHAM SWITCH  
345 KV TRANSMISSION LINE PROJECT**













# Power Lines – Myths vs. Facts



## 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)

**RETA**  
Responsible Electricity  
Transmission for Albertans



An official website of the United States government  
[Here's how you know](#)

[MAIN MENU](#)**RadTown**[CONTACT US <https://epa.gov/radtown/forms/contact-us-about-radtown>](https://epa.gov/radtown/forms/contact-us-about-radtown)

# Electric and Magnetic Fields from Power Lines

## Radiation Facts

- Scientific studies have not clearly shown whether exposure to EMF increases cancer risk.

Electric and magnetic fields, also known as electromagnetic fields (EMF), consist of waves of electric and magnetic energy moving together. These energy fields surround us all the time. The World Health Organization, an agency of the United Nations, classifies extremely low frequency electromagnetic fields as possibly carcinogenic to humans based on limited evidence showing an association with childhood leukemia. However, scientific studies have not consistently shown whether exposure to any source of EMF increases cancer risk. Scientists continue to conduct research on the possible health effects of exposure to EMFs in order to improve health risk assessments and protection programs.

### On this page:

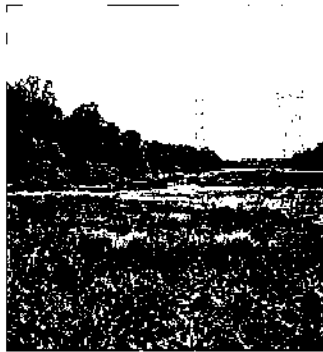
- [About Electric and Magnetic Fields from Power Lines](#)

- What you can do
  - Where to learn more
- 

# About Electric and Magnetic Fields from Power Lines

## Electromagnetic Radiation (EMR)

ia.gov/sites/default/files/2021-  
wer\_lines\_power\_lines.png>



This is a picture of a field of grass with some surrounding trees; in the middle of the image there are power lines and their utility poles.

Electromagnetic radiation (EMR) consists of waves of electric and magnetic energy moving together through space. An example of electromagnetic radiation is visible light. Electromagnetic radiation can range from low to high frequency, which is measured in hertz, and can range from low to high energy, which is measured in electron volts. Wavelength, another term associated with electromagnetic radiation, is the distance from the peak of one wave to the next.



There are two general kinds of electromagnetic radiation: ionizing radiation and non-ionizing radiation. Ionizing radiation is powerful enough to knock electrons out of their orbit around an atom. This process is called ionization and can be damaging to a body's cells. Non-ionizing radiation has enough energy to move atoms in a molecule around and cause them to vibrate, which makes the atom heat up, but not enough to remove the electrons from the atoms.

## Electromagnetic Fields (EMF)

Electromagnetic fields associated with electricity are a type of low frequency, non-ionizing radiation, and they can come from both natural and man-made sources. For example, during a thunderstorm the base of a cloud will develop a negative charge while the upper portion of a cloud accumulates a positive charge. This separation of charge leads to an electric field which increases in strength (measured in volts per meter) as the electric potential between the base and upper region of the cloud increases. At the same time, positive charge may begin to pool at the surface of the earth. With sufficient strength, this electric field can lead to a discharge allowing the flow of electricity—the movement of electrons, or current—between the sky and the ground (i.e. lightning). The flow of current generates a magnetic field whose strength is proportional to increases in current (measured in teslas). The image below shows the range of frequencies for different forms of electromagnetic radiation found in the electromagnetic spectrum.

The waves from power lines and electrical devices have a much lower frequency than other types of EMR, such as microwaves, radio waves or gamma rays. However, a low frequency wave does not necessarily mean that it is low energy; a charging cable for a phone produces a low frequency, low energy electromagnetic field, while a high-tension power line can create a much higher energy electromagnetic field that is still low in frequency.

EMR associated with power lines is a type of low frequency non-ionizing radiation. Electric fields are produced by electric charges, and magnetic fields are produced by the flow of electrical current through wires or electrical devices. Because of this, low frequency EMR is found in close proximity to electrical sources such as power lines. As

current moves through a power line, it creates a magnetic field called an electromagnetic field. The strength of the EMF is proportional to the amount of electrical current passing through the power line and decreases as you move farther away. Because of this property, the exposure to an electromagnetic field you would receive from a power line decreases with distance.

## What You Can Do

If you are concerned about possible health risks from electric and magnetic fields, you can:

- **Increase the distance between yourself and the source.** The greater the distance between you and the source of EMF, the lower your exposure.
- **Limit the time spent around the source.** The less time you spend near EMF, the lower your exposure.

### Where to Learn More

Multiple agencies within the federal government regulate EMF. The agency that sets standards for EMF depends on the frequency of the EMF. However, in the United States, there are no federal standards limiting electromagnetic fields from power lines and other similar sources. Some states set standards for the width of right-of-ways under high-voltage transmission lines because of the potential for electric shock.

#### The World Health Organization (WHO)

The WHO studies EMF and RF and invites scientists from all over the world to collaborate on their research.

Electromagnetic Fields (EMF) [🔗 <https://www.who.int/peh-emf/en/>](https://www.who.int/peh-emf/en/)

This page discusses the World Health Organization's (WHO's) EMF Project.

## Department of Health and Human Services (HHS), National Institutes of Health (NIH), National Institute of Environmental Health (NEIHS)

The National Institute of Environmental Health Sciences (NIEHS)'s mission is to discover how the environment affects people in order to promote healthier lives.

Electric & Magnetic Fields [🔗 <https://www.niehs.nih.gov/health/topics/agents/emf/index.cfm>](https://www.niehs.nih.gov/health/topics/agents/emf/index.cfm)

This page includes a link to a report created by NIEHS that addresses EMF from power lines.

## The States

Some state radiation protection programs have guidance and information on their state's non-ionizing radiation regulations.

Radiation Control Programs [🔗 <https://www.crcpd.org/mpage/map>](https://www.crcpd.org/mpage/map)

The Conference of Radiation Control Program Directors (CRCPD)

This webpage provides links and contact information for each state's Radiation Control Program office.

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[RadTown Home <https://epa.gov/radtown>](https://epa.gov/radtown)

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### Neighborhood

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[School <https://epa.gov/radtown/radiation-sources-schools>](https://epa.gov/radtown/radiation-sources-schools)

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[House <https://epa.gov/radtown/radiation-sources-house>](https://epa.gov/radtown/radiation-sources-house)

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[Radiation in Medicine <https://epa.gov/radtown/use-radiation-medicine>](https://epa.gov/radtown/use-radiation-medicine)

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### Electric and Magnetic Radiation

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#### Electric and Magnetic Fields from Power Lines

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[Non-Ionizing Radiation From Wireless Technology <https://epa.gov/radtown/non-ionizing-radiation-wireless-technology>](https://epa.gov/radtown/non-ionizing-radiation-wireless-technology)

[Outdoors <https://epa.gov/radtown/explore-outdoor-sources-radiation>](https://epa.gov/radtown/explore-outdoor-sources-radiation)

[Waterfront <https://epa.gov/radtown/explore-sources-radiation-waterfront>](https://epa.gov/radtown/explore-sources-radiation-waterfront)

[Downtown <https://epa.gov/radtown/explore-sources-radiation-downtown>](https://epa.gov/radtown/explore-sources-radiation-downtown)

[Classroom Materials for Teachers <https://epa.gov/radtown/radtown-classroom-materials-teachers>](https://epa.gov/radtown/radtown-classroom-materials-teachers)

[A to Z Subject Index <https://epa.gov/radtown/radtown-fact-sheets-about-radiation-topics-z>](https://epa.gov/radtown/radtown-fact-sheets-about-radiation-topics-z)

[Women in Radiation History <https://epa.gov/radtown/women-radiation-history>](https://epa.gov/radtown/women-radiation-history)

[Glossary](#)

[Contact Us <https://epa.gov/radtown/forms/contact-us-about-radtown>](https://epa.gov/radtown/forms/contact-us-about-radtown) to ask a question, provide feedback, or report a problem.

LAST UPDATED ON JULY 24, 2023





## **Filing Receipt**

**Filing Date - 2023-07-24 09:27:19 AM**

**Control Number - 55067**

**Item Number - 911**

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**BEFORE THE**  
**STATE OFFICE OF ADMINISTRATIVE**  
**HEARINGS**

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**APPLICATION OF ONCOR ELECTRIC DELIVERY COMPANY  
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TRANSMISSION LINE IN DENTON AND WISE COUNTIES**

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**SOAH ORDER NO. 4**  
**GRANTING MOTIONS TO INTERVENE**

The following parties filed motions to intervene: PMB Rolling V Land LP; Jason Bailey; Jeremy Young; Seth DeLeon; Joanna Girard; Deborah N. Dallas; Sally Allen; Joseph Gerson; Tyrel Looney; Haihong Xu; Bettye Wiley Neely, Aubrey Eugene Wiley, David Randolph Wiley, Donald Bryan Neely, Dana Lauraine Tur, Howard Ray Schwope, and Janice Vardakis; Stephanie Cox; Brian Eddy; Dennis Tolleson; Stephanie Geddes; Kristopher Munn; Steve and Rhonda Boisvert; City of Argyle<sup>1</sup>; Benito Gonzalez; Justin Butler; Ross Brewer; H3M

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<sup>1</sup> The City of Argyle modifies its motion to intervene to include the City of Justin.

Property Holdings LP; Janet Bresler; Stephen Jenkins; Curt Whitworth; Charles Dee and Gretchen Brown; Kimberley Ventrca; John Roddam; Yvette and Nick Deligny; La Estancia Investments, LP; Chandra Vipparla; Emily Rutherford; Greg Maberry; GFAT, LLC; Mallory Maberry; Joshua Chute; Haley Lane; David Bratton; Jerry Bratton; Jennifer Eller; Cory Lane; Michael Holyfield; Anthony Lassetter; Carla Crockett; James Ehlinger; Jeffrey and Holly Cannedy; Russell Sherwood; Stevanna Matthews-Tyler; Joshua Marshall; Tracy Mills; Harold Woolsey; Jean Young; Martha and Robert Vinyard; J. Young Land and Cattle Co. Ltd.; Cora James; Keely James; Adler James; Bryant James; Dylan James; Min Sun; Fran Flores; Old WR Ranch I LP; SWC 1171-377 Ltd.; 64.3 SE 1171/377 LLC; Texas Municipal Power Agency; TCCI Range - Mead 2021 LLC; Deanna Turner; Shale Creek HOA; Garry DeLong; Danny and Gayle Hill; Dennis Mortimer; Veronica Shielder; Janet Beverly; Jose Aguilar; Michael and Marnie Hamilton; Scott and Trinda Mulkey; Dennis Mortimer; Daniel Jenkins; Lacey McVea; Seth McVea; Brandon Bennett; Vanessa Bennett; Brian Crawley; Terri Koehler; Melissa Humphrey; Richard Humphrey; David Bradley Cook; Sandee Cook; Stephanie Smith; Jawahav Chilmeser; Greg Scott; Andrew Wey; Janice Wey; Carla Gastineau; Randy Mirror; Gordon Sutherland; Jonathan Castro; Daniel Dennis; Melissa Dennis; Rachel Santini; Nicolo Santini; Robert D. Chambers; David Buchanan; Leah Buchanan; Curtis Tally; Henry Northlake Development LLC; Dawn Ehlinger; Amanda Crandall; Donald Dalrymple; Ronald Dalrymple; Crystal Boyd; Ryan and Linda Shawaluk; Ken Burrill; Randy Kaster; Ana Simmons; Timothy Simmons; Jeffrey Scott Brooks; Justin Butler; Gage Harris; and Shelly Butler.



No objections have been filed. Thus, the motions are **GRANTED**.

**Signed July 21, 2023**

A handwritten signature in black ink, appearing to read "Rachelle Robles", written over a horizontal line.

Rachelle Nicolette Robles,  
Presiding Administrative Law Judge