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Filing Date - 2023-09-05 03:05:57 PM

Control Number - 55067

Item Number - 1764

SOAH Docket No. 473-23-21216

PUC Docket NO. 55067

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

My name is Jeff True, representing myself and spouse Karen A. True, residents of our household at 1105 CoralBerry, Northlake, TX 76226. We object to the potential placement of transmission lines near our home and neighborhood by Oncor.

The particular links of concern are C4, C5, C7, C8, C9, C22, E2, E3, E5 and **E8** as they impact our property directly and the value of the neighborhood as a whole. We support the agreement from discussions held during the 8/17/2023 In-Person Settlement Conference that resulted in the route referred herein as the "La Estancia route" involving a modified C21 to C3 to C6 to E6 pathway as the preferred route.

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 January 2023 and did so in part due to the south view of the lot overlooking a large hilly pasture of roughly 180 acres of undisturbed, native land. Most of this pasture and watershed area is not suitable for development of homes, in our opinion, given its hilly topography, watershed impact, and elevation changes. This land is very valuable in terms of its aesthetic, its visual impact, and the perceptions of the area by potential buyers as an open and "next to nature" neighborhood; all of which directly affects the values of the surrounding homes and land.

It was alarming to learn that we could be forced to live directly underneath a behemoth transmission line directly beside our home via line E8. The proximity of E8, specifically, would 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). Using the average of -10%, the negative impact on our property value would be a shocking \$50,000+.

Furthermore, as indicated by the photographs (see images below) and the proposed line maps, there are no less than 50 homes directly along the path of line E8. Using the above mentioned 10% reduction in resale value, and at an average home value of \$500,000 for each of those homes, (which is likely 20% below recent Canyon Falls valuations) that's a \$2.5 million decrease in property resale values for just one stretch of a residential street

While we understand and appreciate the need for expansion of electrical service to new areas, those new services should not come at the expense of current homeowners nor for the profit of a utility corporation.

Quality of Life:

We are active in the outdoors areas of SW Canyon Falls neighborhood and would be walking through and using the amenities of this lovely development while potentially doing so directly underneath the links of C5, C7, C8, C9 C22, C23, and E5. That is not the quality of life that anyone in this area purchased

when they bought their home. The noise from these lines is damaging to the peace of life here on the northwestern edge of the DFW metroplex.

The SW area of Canyon Falls neighborhood is more valuable in comparison to other subdivisions in the area because of the many amenities and beautiful, open, and mostly unobstructed green spaces. The community center boasts an indoor meeting area, gym, large lawn space, playground, splash park, and pool, which are a huge benefit to the entire neighborhood. Each of the homeowners of Canyon Falls, including ourselves, pay the additional costs and HOA fees to have so many wonderful amenities.

Those amenities greatly increase the quality and peace of everyday life and we use each of them regularly. Destroying the visuals of the community center with large towers and lines would greatly diminish that value and quality forever.

The proximity of these high-voltage lines to our home specifically, and our community generally, would be unacceptable. Please see the photos below for examples of our current views that would be destroyed, as well as to better understand where these towers and lines would be in relationship to our home and the row of 50-75+ homes adjacent to E5, C9, E8, F2.

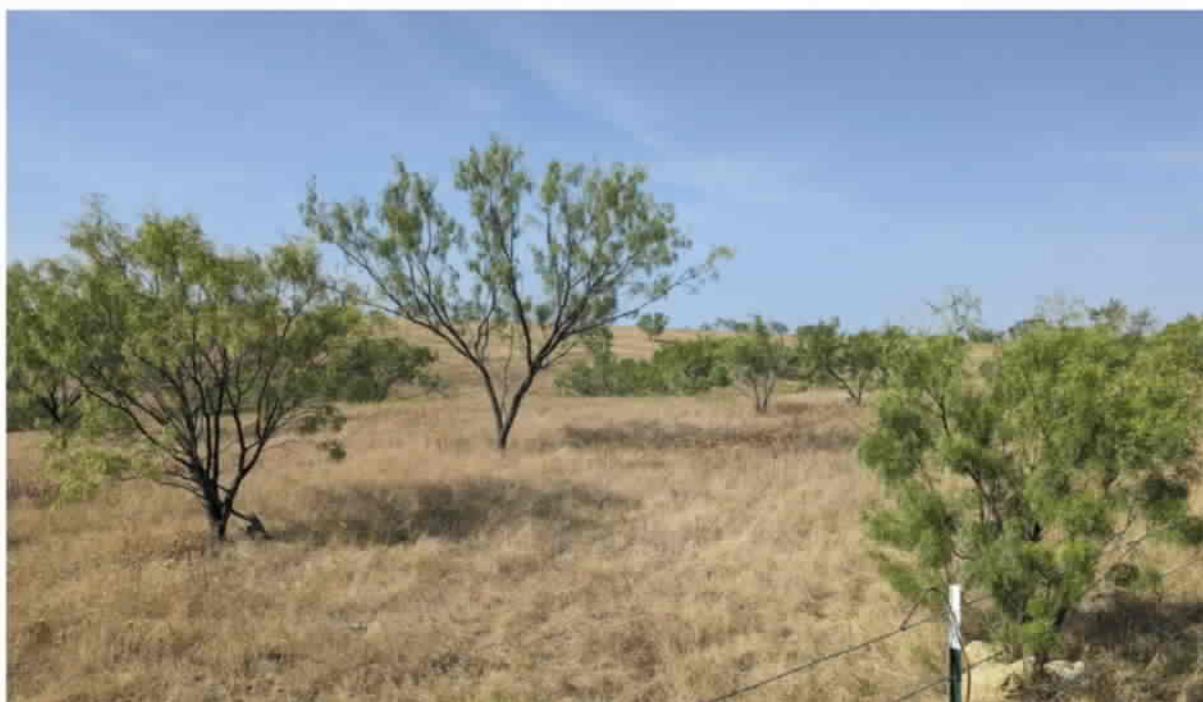
Photos from 1105 Coralberry:



1105 Coralberry south view



Southeastern view from 1105 Coralberry



Southwestern view from 1105 Coralberry

Ecological / Environmental Impact:

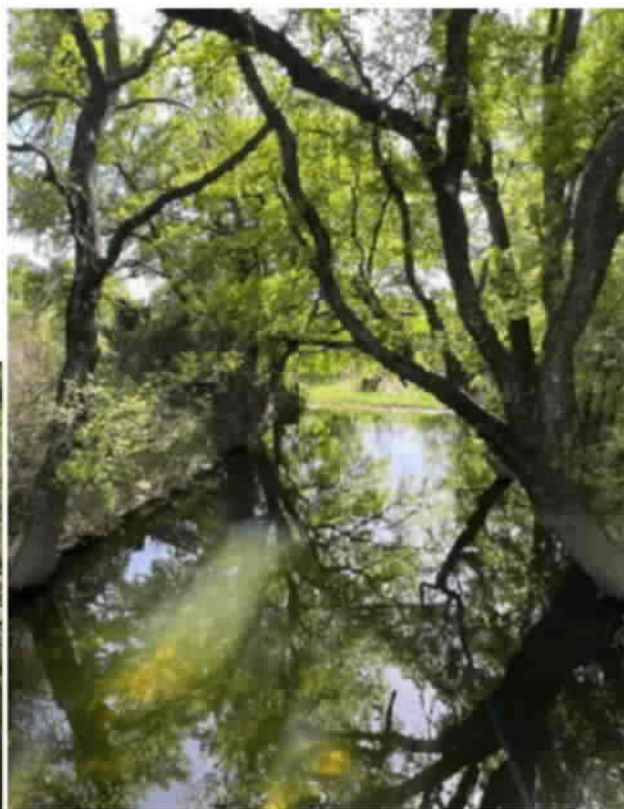
The construction and maintenance of transmission lines involving links C7, C8, C9, E2, E3, E5 and E8 would significantly and adversely impact the natural surrounding habitat of my home the established (and purposefully planned) green belt and forest areas near our property and throughout the community.

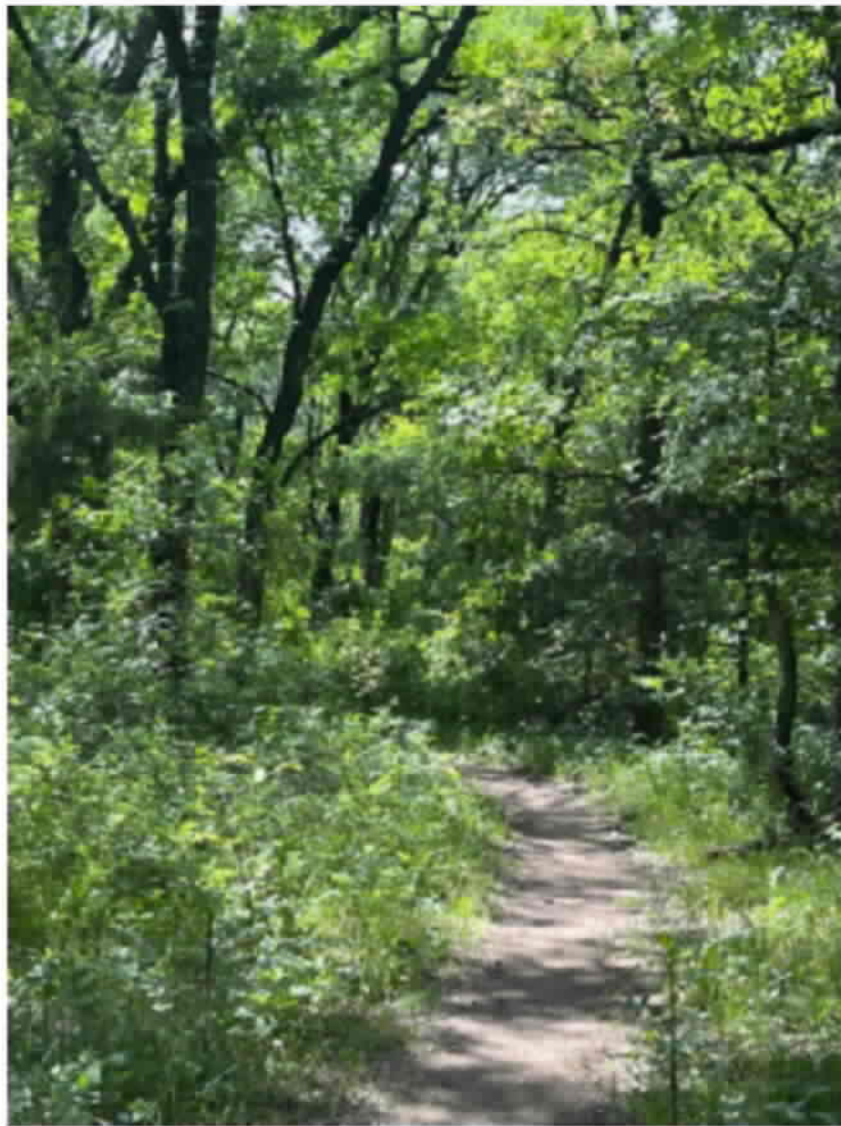
The city of Northlake and the Canyon Falls neighborhood invested a vast amount of money to both preserve and establish the green spaces and natural forest habitat for the benefit of the community as a whole. It is a centerpiece where streams, walking and hiking / biking trails, bridges, a variety of 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. The hiking, biking and walking trails and paths have been installed precisely to augment this and utilize this natural setting without obstruction, interference or degradation of natural scenic tranquility. It would be devastating to have them disrupted and potentially obliterated in areas. Once these views and aesthetics are destroyed, they don't come back.

See images below of natural areas with some proposed line indications.







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 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.

Considering all the potential health, environmental, and economic risks, and the negative quality of life impacts we outlined, we strongly oppose links C4, 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. In lieu of that route, the La Estancia route using C3 to C6 to E6 along FM 1171 would be preferred to those listed above.

Sincerely,



Jeff True

1105 Coralberry Dr, Northlake, TX 76226