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SOAH Docket No. 473-21216
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**THE STATE OFFICE ELECTRIC
DELIVERY LLC TO AMEND ITS
CERTIFICATE OF CONVENIENCE
OF
AND NECESSITY FOR RAMSHORN
HILL-DENTON LINE IN DENTON COUNTIES
ADMINISTRATIVE HEARINGS**

**INTERVENORS KIMN AND TERRI NIERMAN'S
POST-HEARING BRIEF**

Intervenors Kimn & Terri (collectively referred to as Nieman's), file this Post-Hearing Brief.

INTRODUCTION AND SUMMARY

Kimn and Terri Nieman earnestly ask the Administrative Law Justices to Not recommend to the Public Utility Commission of Texas approval of the "Best Meet" route 179 or any route whose path includes Link J3. Use of this Link would have a devastating negative impact on the Legacy Ranch community values and southern Justin residential and commercial development. Having multiple 175' pole/lines with 6-8 (lines) with hundreds of volts hanging lines feet away is overwhelming to us as a community. Also, having multiple structural poles/lines turns of the Oncor transmission line through the Legacy Ranch community certainly increases the cost of building out Link J3.

ARGUMENT

During the hearing, Oncor stated transmission line route selection requires balancing a number of factors to include proximity to habitable structures, cost constraints, and aesthetics. The proposed Link J3 follows a zig zag pattern through the recently established neighborhood of Legacy Ranch. Due to this installation pattern and proximity to homes, no other link in the entire study area impacts a neighborhood more than Link J3. As Oncor representative Ms. Perkins said in her rebuttal testimony, every turning structure increases the cost of establishing the transmission line. AS this link bisects Legacy

Ranch it would require 3 turning structures and consume nearly the entire community green space as each turning structure requires a much larger easement/footprint. Two of these large monopoles would be approximately 60 yards from existing homes. Furthermore, as J3 heads east connecting through Link H8, another 3 turning structures would be required. This total 6 turning structures within approximately one mile, making the J3-H8 segments of Route 179 more than likely the most expensive span on the route. Alternatively, Segment J22 has more habitable structures than J3, however, 73% of those structures are more than 300 ft from the centerline. On the other hand, J3 has fewer habitable structures, but 42% of them are considerably less than 300 ft from the centerline. Legacy Ranch homes are closer in proximity to the power lines than J22 and the route zig-zag pattern makes the lines more costly and aesthetically unpleasing from every angle. How is that balancing the factors stated by Oncor? The Nierman's along with the other residents of Legacy Ranch propose moving the power lines south to Link J22 as only one intervenor at the hearing opposed LINK 22-Hillwood parties. However, Hillwood stated they would possibly accept a route that include I6, J1, and J21 if those segments were moved further west closer to highway 156 and the railroad ROW. We also believe this could be a viable option for Oncor approval. During the hearing, Oncor was able to reach tentative agreements with several intervening parties to adjust and move the transmission lines in other areas of concern. Due to the witnessed cooperation, we implore Oncor to consider making a modification to the preferred route to include J22, J21, J1, I6, H8 instead of moving north to include J3. Furthermore, J22 follows a railroad ROW for a majority of the proposed route whereas J3 bisects a neighborhood and would take up nearly all the community green space.

Due to all the aforementioned reasons, the Nierman's do Not support the "Best Meets" route or any other route that includes Link J3. We respectfully request consideration of this modification proposal.

Respectfully submitted,

Kimn & Terri Nierman

Kim Nierman & Terri Nierman
September 7, 2023