



Filing Receipt

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Control Number - 55067

Item Number - 415

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.**

Mail this completed form and 10 copies to:

Public Utility Commission of Texas
Central Records
Attn: Filing Clerk
1701 N. Congress Ave.
P.O. Box 13326
Austin, TX 78711-3326

First Name: Ryan Last Name: Corcoran
Phone Number: 972-428-2030 Fax Number: 469-342-8205
Address, City, State: 1512 Crescent Dr. Ste. 112 Carrollton, TX 75006
Email Address: ryan@essexhoa.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.

Please see letter attached.

Signature of person requesting intervention:

 , Property Manager
of Shale Creek HOA c/o Essex Association
Management L.P.

Date: 7/20/23

Effective: April 8, 2020



To Whom it May Concern,

Reasons for opposing overhead powerlines:

The Homeowners in the Shale Creek Community **strongly oppose** the installation of overhead powerlines included in the Ramhorn Hill – Dunham 345kV Transmission Line Project. The Association has performed some extensive research regarding overhead versus underground power lines, and it has found that cost and not safety is the main factor for a utility company choosing overhead versus underground lines. The Homeowners in our Association are adamantly opposed to overhead powerlines for this as well as numerous other reasons we have outlined below. We respectfully request our concerns be taken seriously.

1. **Decreases property values.** A study from as far back as 2018 from the Journal of Real Estate Research found that homes near high-voltage power lines sell an average of 44.9% less than other equivalent homes. Even lots that are at least 1,000 feet away from transition lines tend to sell for more than 17% less than other equivalent homes.; and
2. **They emit humming noises;** and
3. **Health Concerns.** Whether founded or not, many owners voice concerns as to what overhead power lines might do to a person's health. Several homeowners may have existing health concerns and those who do not, are concerned overhead power lines may lead to health concerns later. There are widespread concerns that the electromagnetic radiation generated by power lines causes cancer. Scientific research is underway even today to confirm these claims. Burying power lines below ground eliminates downed power line problems as well as electrocution dangers. Below ground power lines also will eliminate any health concerns surrounding residents might have; and
4. Homes with power lines over or near their Lots sometime result in stricter requirements for owners. Although that may not be an issue here, it is still a concern of those owners whose lots will be adjacent to the power lines; and
5. They are generally simply unpleasant to look at and see.

The Association is committed to doing what is best for its residents. We are **opposed** to overhead power lines and propose that Oncor Electric be required to install below ground power lines which in the long-term scheme of things, would be an infrastructure investment to Oncor, provide more reliable service with less likelihood of power outages due to weather, etc., and be what is best for all and not just the opinion of a select few.

Sincerely,

Essex Association Management L.P.

On behalf of all Residents at Shale Creek Homeowners' Association, Inc.