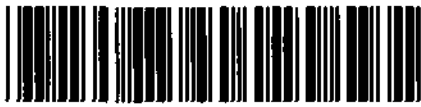




Control Number: 55067



Item Number: 450

RECEIVED

Request to Intervene in PUC Docket No 55067 JUL 20 PM 3:21

This letter is in reference to PUCT Docket No. 55067 and is a formal Request for Intervention to the Ramhorn Hill Switch - Dunham Switch project currently in path discussion.

I am writing on behalf of my household at 446 Wilkerson Lane Justin, TX and seek to highlight the numerous potential negative impacts this specific project will have to my family, property, neighborhood, and quality of life. Please heavily consider the following reasons when determining which route to build and exclude routes using link J4 and all routes through Justin, TX as indicated in the Detailed Route Description Map.

Property Values: There's a common concern that proximity to high-voltage transmission lines can reduce property values, especially in residential areas, due to the health concerns and aesthetic considerations. In a survey of appraisers, Delaney and Timmons, the negative impact to home property values from high voltage lines was on average ten percent (10%) (Delaney, C.J., Timmons). Using that same average, ten percent, **the negative impact on my property's value would see an overwhelming \$45,000 to \$50,000 loss due to this project utilizing routes along link J4 as indicated in the Detailed Route Description Map. This is NOT to include the potential easement that would be placed on property along route J4. The current proposed line is within a few feet of my back property line. The 50 feet easement would potentially encroach upon our entire back yard if not even our house. This has large ramifications to how we can utilize our yard.**

Mortgage Lending Concerns: According to multiple sources many lenders reduce the percentage of the value of the home they are willing to finance for a property near high voltage transmission lines. Properties near power lines might still garner 100% financing. Others may only receive 80% of the property's value in financing if at all.

Also when it comes to FHA loans, "The Mortgagee must confirm that any Overhead Electric Power Transmission Lines do not pass directly over any dwelling, Structure, or related property improvement, including pools. The power line must be relocated for a property to be eligible for FHA-insured financing." This section of the FHA loan rule book adds, "The residential service drop line may not pass directly over any pool, spa or water feature".

And finally, this section states, "If the dwelling or related property improvements are located within the Easement area, the Mortgagee must obtain a certification from the appropriate utility company or local regulatory agency stating that the relationship between the improvements and Local Distribution Lines conforms to local standards and is safe."

All of this potentially increases the difficulty of selling our home in the future.

Environmental Impact: The construction and maintenance of transmission lines using link J4 will have significant environmental impact to the creek, parks and forest area located behind my property. This includes disruption to natural habitats, potential harm to wildlife, and, in the case of these overhead lines, visual pollution.

My family and I have personally enjoyed the benefits of walking the creek and park as well as seeing deer, coyotes, rabbits, hawks, owls, bobcats, and other forest animals that these lines will disrupt. The entire community will be negatively impacted by these routes, if selected.

Quality of Life and Health Concerns: One of our major considerations to make our property our home was the proximity to the creek and natural aspects it provides. Sitting in our back yard in the evenings you can enjoy the sounds of Cicadas, bull frogs from the creek, crickets, and the like as we enjoy the non-obstructed view of the setting sun. The utilization of routes along link J4 as indicated in the Detailed Route Description Map will have an immense negative impact on our quality of life. Additionally, some people have concerns about living close to high-voltage transmission lines due to the electromagnetic fields (EMF) they produce and the possible long-term influence it may have involving cancers and tumors. As a parent of 6 school age children, the potential negative impact of EMFs does weigh heavily on our minds, as it would for any parent.

Specifically, my special needs daughter with Down Syndrome has already overcome Leukemia when she was 2 years old. I hate to think of the impact these EMFs could potentially have on a relapse of this devastating disease. Even though studies have shown the impact of EMFs being minimal – minimal to me is too much of a risk than I'm willing to accept.

Map of proposed route J4 from Map Inset 12 from Fig3b_ConsMap.pdf found on oncor.com. My house is lot 1456 circled in red on the image below:



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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.
FHA Loan concerns info: <https://www.fhanewsblog.com/high-voltage-lines-fha-loans/>