



Control Number: 55067



Item Number: 489

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.**

For USPS, send one copy to:

Public Utility Commission of Texas
Central Records
P.O. Box 13326
Austin, TX 78711-3326

For all other delivery or courier services, send one copy to:

Public Utility Commission of Texas
Central Records
1701 N. Congress Ave.
Austin, TX 78701

First Name: Ashley Last Name: Acker
Phone Number: 817-966-1211 Fax Number: _____
Address, City, State: 4416 Wilkerson Ln, Justin TX 76247
Email Address: drashleyacker@gmail.com

RECEIVED
2023 JUL 21 AM 11:45
PUBLIC UTILITY COMMISSION
FILING CLERK

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.

Signature of person requesting intervention:

Ashley Acker

Date: 7/18/23

Effective: April 8, 2020

400

Request to Intervene in PUC Docket No 55067

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 our 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.

Ability to Resell & 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, not to mention the difficulty of resell when a high voltage power line is placed so close to a home.

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.

Our family has 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 trees are home to numerous species of butterflies and birds and it's a place we've seen fireflies for the first time in years.

Our children love exploring in the woods and in the creek. In the spring we gather wild blackberries and it provides a place for the children to learn about the world around them and use their imagination. Removing *all* of the trees along the creek would make this experience impossible and displace a significant amount of wildlife, shifting the local ecosystem for good. The entire community will be negatively impacted by these routes, if selected.

Quality of Life and Health Concerns: One of our major considerations in choosing our property to build 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, many 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, our special needs daughter with Down Syndrome has already overcome Leukemia when she was 2 years old. We 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 us is an unacceptable risk.

The proposed route also runs along our Community Park and next to Justin Elementary School, both of which are places you'll routinely find children playing outside year round. The additional exposure to young bodies and minds and the health consequences of that exposure year round, are not worth the risk.

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/>