
# Filing Receipt

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**Control Number - 55067**

**Item Number - 97**

# 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: Seth Last Name: DeLeon

Phone Number: 9797396624 Fax Number:

Address, City, State: 3505 Meridian Drive, Northlake, Texas

Email Address: seth02phone@gmail.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.

See attached document

**Signature of person requesting intervention:**

Seth DeLeon Date: 7/3/2023

**Docket No. 55067 - Request for Intervention - Ramhorn Hill Switch Oncor Project**

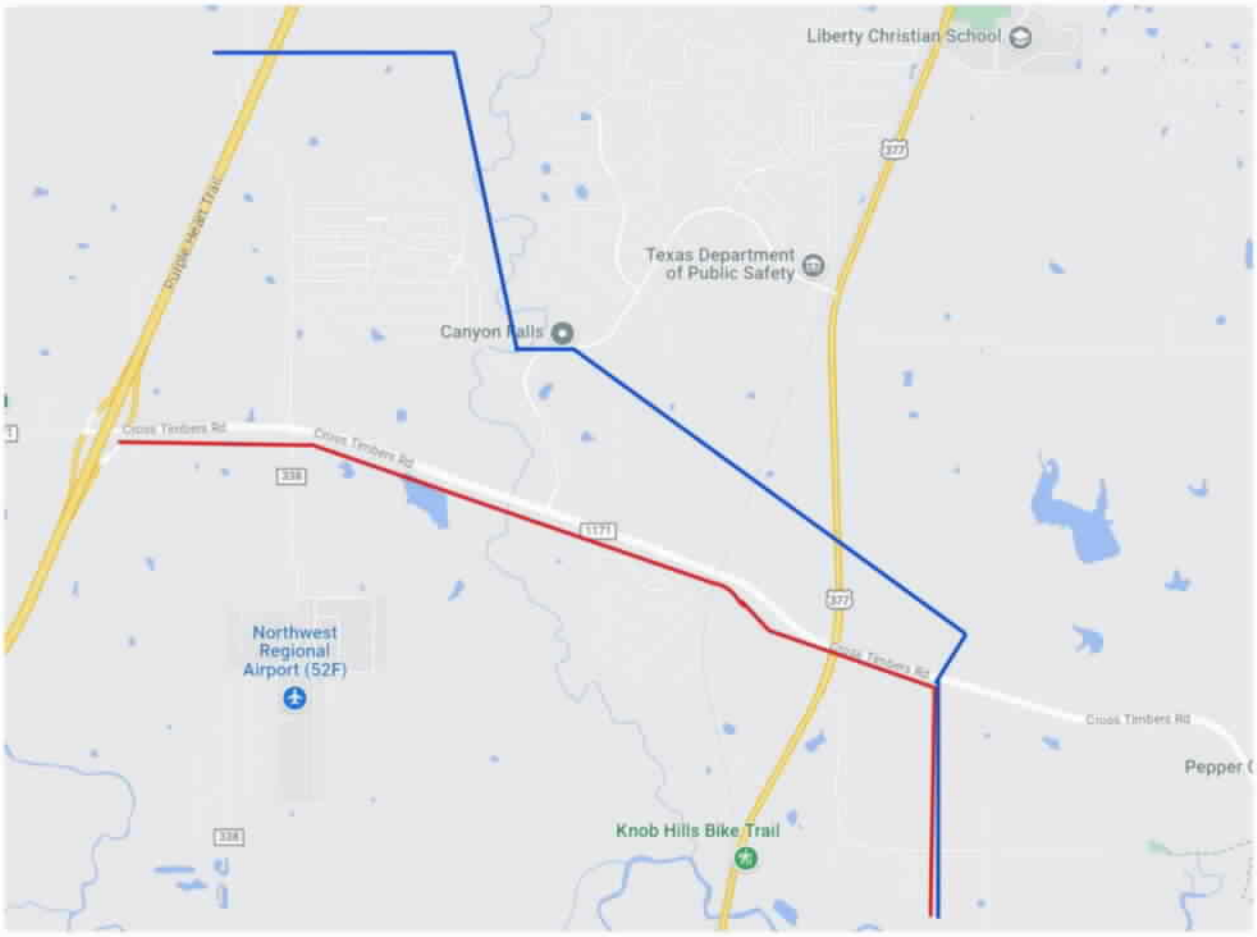
This letter is in reference to PUCT Docket No. 55067 and is a formal Request for Intervention to the Ramhorn Hill Switch - Dunham Switch project currently in path discussion.

I am writing on behalf of my household at 3505 Meridian Drive, Northlake, Texas 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 142, 143, 146, and any and all using link E5 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 $70,000 to $85,000 loss due to this project utilizing routes 142, 143, 146, and any and all using link E5 as indicated in the Detailed Route Description Map.**

**Environmental Impact:** The construction and maintenance of transmission lines using routes 142, 143, 146, and any and all using link E5 will have significant environmental impact to the established green belt 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. This neighborhood was built for families to enjoy a love of nature and the bonding that being outside can encourage. **The greenbelt was specifically established using more than $2,000,000 dollars to be a center piece for the neighborhood consisting of streams, multiple walking trails, bridges, and vast amounts of foliage.** My family and I have personally enjoyed the benefits of walking the trails 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.

**Cost**: The construction of this transmission line will be expensive and might be seen as an unnecessary expenditure depending on the route selected and amount of length needed, particularly if there are alternative solutions that has an impact on less of the population. A possible alternative solution to routes 92 through 192, and 217 through 219 is to utilize routes 1 through 70 based on cost evaluation. It is estimated that the cost for overhead 345kv transmission lines can cost $1,500,000 to $2,500,000 dollars for every mile built (Grid North Partners). This would equal an estimate of $284.09 to $473.48 for every foot of 345KV line built by Oncor. **Reviewing the routes mentioned, map included with valuation, the potential savings for Oncor by selecting routes 1 through 70 is an estimated $2,759,991.16 to $4,499,952.89 overall for this part of the project.**




Red line consists of routes 1-70 and equals 3.08 miles. Blue line consists of routes 92 through 192 estimates (specifically 142, 143, and 146), and 217-219 estimates equaling 4.92 miles. A difference of 1.84 miles or 9,715.20 feet. The 9,715.20 feet is then multiplied by $284.09 and $473.48 given the cost of transmission estimate and equals **an estimated $2,759,991.16 to $4,499,952.89 in savings.**

**Quality of Life and Health Concerns**: One of our major considerations to make our property our home was the greenbelt proximity and the overall community that strives to maintain a nature first approach. The utilization of routes 142, 143, 146, and any and all using link E5 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 a two-year-old, the potential negative impact of EMFs does weigh heavily on our minds, as it would for any parent.

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.

“Underground Transmission Lines - Grid North Partners.” Grid North Partners, gridnorthpartners.com/wp-content/uploads/2021/02/Underground-Transmission-Lines.pdf.