



Impact on Penasquitos residents

1 message

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To: SycamorePenasquitos@panoramaenv.com

Mon, Nov 2, 2015 at 11:49 AM

Good afternoon,

I am a Realtor who has been specializing in the Rancho Penasquitos area since 1991. During that time, I have seen many market conditions and sold many homes. And many of those homes which I have sold have been in the Black Mountain area.

An objection which I often receive has to do with the existing power lines. I have had SDG&E come out on numerous occasions to test for the EMF's which make so many people nervous and skeptical. The results have always indicated that there were no significant levels of EMF's. And this is positive. However, many buyers, even with the information of the safe levels of EMF's, have opted not to purchase here. It is the aesthetic challenge of the power lines behind their homes. They may have sweeping views to the Pacific, but the idea of driving home to see the imposing power lines keeps them from purchasing.

With this ongoing objection, the property values are diminished from what they could be if the power lines were not there. But they are there. And with the suggestion of making them even more imposing and installing aircraft deterrent balloons to draw unwanted attention, the real estate property values will be damaged. In my estimation it could be in the neighborhood of \$50,000 per home. For any of us to **lose \$50,000 of value** in our home equity, we are devastated. As we are trying to re-establish property values after the Great Recession, this situation which is an alternative can be averted.

I suggest that you proceed with **Alternative 5** which will bury the lines so they will not affect the visual appeal of the neighborhoods. With San Diego and Southern California being such a wonderful place to live and appreciate nature, the underground line is the best alternative. Let's protect our beautiful scenery as best we can. It is costly enough to live here. So I believe that we would be able to enjoy nature as undisturbed as possible. Please bury the lines and do not add to the overhead transmissions or add other unattractive items to those lines.

Thanks and enjoy your day.

Toni

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