
From: EnviroLytical - B2H <info@envirolytical.com>
Sent: Wednesday, March 18, 2015 4:51 PM
To: comment@boardmantohemingway.com
Subject: New Communication: We are all connected in our common will to live and protect that which we love. The proposed B2H Transmission Line is planned to not only run through our property, put

Flag Status: Flagged

Shana Bailey <shana@baileyperformancehorses.com>
<https://el2.envirolytical.com/communication/view/103267>

We are all connected in our common will to live and protect that which we love.

The proposed B2H Transmission Line is planned to not only run through our property, putting portions of our home and livelihood in their potential right-of-way, but crosses hundreds of miles of privately owned, highly productive farm and range lands that this country depends on as a food source.

For us alone, living in such close proximity to this transmission line will significantly reduce the quality of life for our young family, the way we run our two small businesses, the value of our property & ranch, the amazing wildlife here on McKay Creek, and the gorgeous, undisturbed beauty of the pristine Blue Mountains.

Property Value

As we all know, the value of property is based heavily on perception and of course a willing buyer. In our case, if we were ever to choose to sell this beautiful property a potential buyer would most likely be one who prefers a rural lifestyle, who plans to generate income from the land, is sensitive to environmental issues and ultimately enjoys the views and rustic appeal McKay Creek has to offer.

In a sales analysis study done by Kurt Kielisch, Valuation Guidelines for Properties with Electric Transmission Lines, it states HVTLS have significant impact on rural properties values. On a property located in Deer Creek, Wisconsin, that had a before take value of \$221,000, an additional \$10,000 in home upgrades, ten months later it sold for \$92,500 after a 345kV & 138kV transmission line were installed. That is a value loss of 42% in 10 months!

In that example, the transmission line was much smaller than the proposed 500kV we would be forced to house, but using this calculation we would stand to lose approx. 50% of our estimated property value, through no fault of our own, the housing market, or the economy. This value is an important factor, because it is doubtful we will be able to make a living that will support our family, with the impacts of the transmission project.

Additional Value Issues

At a Umatilla County Commissioners meeting, February, 2015, we first learned of the creation of a utility corridor. Today, March 17, 2015, in yet another meeting with Idaho Power, the team verified that this transmission line will indeed be the beginning of an energy corridor and will most likely house several transmission lines. This is devastating to the overall value of the land, but more importantly to the wildlife and family that live here; this would be a complete tragedy.

Location

It is important to mention at this point, that we live in a very rural area, with no other homes or businesses located south of us for far as you can travel. The transmission line currently sits on the southernmost part of our property and ranch. It is located directly behind and above our home and puts our outdoor 100-foot cutting pen and portions of our 300-foot arena essential to our horse training business in their right-of-way. Here on McKay Creek, we run a high-end reined cow horse training facility. We have numerous clinics and lessons here each year and are quite certain that most of our clientele travel to this rural location for the setting, as much as the actual training and guidance. These clinics and lessons are a significant portion of our annual income and without this additional income source our overall business health would suffer.

This is the also the home of Shana Bailey Photography, where families and newly engaged couples travel to McKay Creek year-around for exclusive photo sessions. The majority of my 2014 photo shoots were done directly under the proposed for placement, which is some of the most beautiful scenery located in Eastern Oregon. I am proud to be able to offer this location to my clients and it is the backbone of my success. My business works because I can do it in close proximity to my children (not having to arrange child care, which is virtually impossible with our location), with no travel expenses (keeping my rates competitive), and including the combination of this gorgeous privately owned land as my backdrop. With heavy equipment, tree removal and the overall disruption to the environment, I feel very comfortable in saying my photography business will be lost.

We can only suggest that this transmission line be placed along the existing I-84 Corridor. Idaho Power has been very adamant with us that this will NOT happen and that there is nothing we can do to change the McKay Creek route situation. The only action they have offered us is writing this comment and discussing with our neighbors a plan to put the transmission line on their property. Putting us at odds with our fellow land owners and lifetime friends is not something we will be doing for the sake of Idaho Power. We will not risk losing relationships with people we've known and trusted for a lifetime, because of a transmission line neither of us proposed, want, or support on our properties.

We have a good working relationship with the Confederated Tribes of Umatilla Indian Reservation (CTUIR) and we believe that with the help of the county, the leasing issues prohibiting the route from following I-84 can be resolved in order to allow the transmission line to stay along the Interstate corridor.

Loss of Income

We've discussed the potential loss of income from our clinics, lessons and photography sessions, teamed with the loss in property value. But, we are very concerned about our main income source of horse training income. Potentially we stand to lose a significant portion of our livelihood to aesthetics and more concerning the detrimental effects of the Electric and Magnetic Fields (EMFs) and stray voltage to equine. Although, you often hear of EMFs and stray voltage effects to cattle (which we also raise on the ranch and use daily as part of our training in the 100-foot cutting pen located directly under the transmission route) it more adversely effects the equine population, causing sudden collapse, sterility and possible death among horses.

We are very concerned about how our horse owners will feel regarding the presence of EMFs and stray voltage near the horses into which they have invested large sums of money. It's possible we will lose significant clientele, and for good reason. Horses and horse owners are very sensitive to the environment they live in and perception is everything. If they feel their horses may be unsafe, they will not allow us to train and care for them. That is the bottom line.

Wildlife & Scenery

McKay Creek houses an extensive list of wildlife. It provides healthy habitat for thousands of head of elk, mule and white-tail deer who use this area for their winter and summer ranges, calving grounds and migrating corridors. Turkeys, Golden and Bald Eagles and recently wolves are all part of the residents with which we share this ranch. McKay Creek is essential for the forage, water, and cover of our wildlife habitat. This disruption will be extremely impactful to these

animals. All the studies in the world cannot prepare you for the screams of a calf elk that has misplaced its mother in a flurry of chaos or the terror of a bald eagle that has flown into one of the transmission lines.

Because we believe so deeply in preserving the pristine valley of McKay Creek, we plan any improvements we make here on the ranch, so that it blends and compliments the scenery. Our recently built equine facility is light brown with a slightly darker roof and a buried power source. In fact, we have buried all the power lines that would obstruct the view of McKay Creek from either direction of our home and barn.

We love where we live . . . Exactly the way it is.

EMFs and Family

Is it okay at this point to add how we feel about raising our children and living our lives under this monstrosity? We've been advised to talk about our businesses, losses, property values, animals and wildlife . . . keep it about the numbers, back it up with maps, figures and dates.

But, for one second, just imagine being told that your childhood home, where you raise your children and where you hope your children raise their children, will be in dangerous proximity to a large electrical power source. The tree fort your family built over a Thanksgiving holiday will be destroyed. The swimming hole you spent your childhood in and now your own children enjoy every day of the summer, will be surrounded by the crackling of 500kV of electrical power.

The thought of this is truly heartbreaking to our family. We believe that the DEIS has severely missed the true socio-economic impacts of the project. In fact, until we recently reached out to Idaho Power this February, they had never spoken to us directly about the transmission lines. Never were we asked how it would impact our lives.

And here's some truth, in 1999, the National Institute of Environmental Health Science studied the health effects of EMF exposure, they found that the most common health risk was leukemia . . . in children.

Meet our son, Easton. He's 8. He has big brown eyes that sparkle when he talks. He runs, never walks and smiles always. When he was placed in our arms we made a promise to give him everything this life has to offer; in return he taught us everything about love. Easton wants to grow up to play for the Yankees, just like Babe Ruth.

Meet our daughter, Ali. She's 5. She has blond bouncy hair she won't comb and a huge infectious laugh. She is witty, sharp and sometimes bossy. She rides her pony, Gypsy every day and very fast. She loves Kindergarten and wants to be a ballerina and a barrel racer when she grows up.

Argue it or don't. But, this is not a risk I'm willing to take and this is not a risk I'd wish on you and your family.

We moved back to this ranch to raise our family, and we run our businesses with the one goal of supporting and raising our family. This truly is about quality of life, not about dollar bills.