

Control Number: 37448



Item Number: 318

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PUC DOCKET NO. 37448
SOAH DOCKET NO. 473-10-1097

APPLICATION OF LCRA
TRANSMISSION SERVICES
CORPORATION TO AMEND ITS
CERTIFICATE OF CONVENIENCE AND
NECESSITY FOR
THE GILLESPIE TO NEWTON 345-KV
CREZ TRANSMISSION LINE IN
GILLESPIE, LLANO, SAN SABA,
BURNET, AND LAMPASAS
COUNTIES, TEXAS

BEFORE THE STATE OFFICE

OF

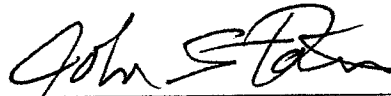
ADMINISTRATIVE HEARINGS

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ALTA VISTA RANCH, LTD'S RESPONSE TO
COMMISSION STAFF'S SECOND SET OF REQUESTS FOR
INFORMATION TO ALL INTERVENORS

Alta Vista Ranch, LTD submits the attached Responses to Commission Staff's Second Set of Requests for Information ("RFI's") to All Parties. Alta Vista Ranch, LTD stipulates that all parties may treat the attached responses as if the answers were filed under oath.

Respectfully submitted,



John S. Fain

President, AVR, LLC

General Partner, Alta Vista Ranch, LTD

BA-1-1 Do you have a habitable structure (According to Subst. Rule 25.101, a habitable structure is a structure that is normally inhabited by humans or intended to be inhabited by humans on a daily or regular basis.) near one or more of the links of the proposed transmission line? If so, describe the structure, identify the link(s) and estimate how far the proposed line is from the habitable structure.

RESPONSE: Yes. We have a residential structure on our property that is used on a regular basis. This structure consists of living quarters, a porch and a garage. The proposed Link C-8 would be within approximately 200 yards of this structure in our estimate without a survey.

Preparer: John S. Fain

BA-1-2 Will one or more of the links of the proposed transmission line cross your property? If so, identify the links and any features like a property line, pipeline, power line or road that the proposed transmission line will follow through your property.

RESPONSE: Yes. Proposed transmission line Link C-8 that has been shown as an alternative route would cross our property. No, we have no features on our property such as a property line, pipeline, power line or transmission line that the proposed transmission line would follow through our property.

Preparer: John S. Fain

BA-1-3 Have you discussed any modifications to the proposed transmission line route on your property with a representative of LCRA TSC? If so, what were the modifications to the proposed route that you suggested and what was the response of LCRA TSC?

RESPONSE: Yes, I had a conversation with Dennis Palafox in September 2009, discussing the possibility of using monopoles.

Preparer: John S. Fain

BA-1-4 What are your specific concerns about the proposed transmission line?

RESPONSE: The concerns we have for the proposed transmission line are as follows:

1. Visual impact: It would unnecessarily blight one of Texas' more scenic, natural areas. The Hill Country is a nationally recognized destination because of its natural beauty (wildflowers, granite outcroppings, scenic waterways, etc) and should not be marred by obtrusive utility construction through its "heart". Common sense dictates that this transmission route should be accommodated along existing utility and transportation corridors.
2. Lattice structures are not compatible with 2010 aesthetic values and do not reconcile with the "green" energy concept.
3. This route leaves an existing pipeline easement and diverts to the NE when it could continue to follow the pipeline and end in LCRA's preferred destination.
4. Noise levels generated by the proposed transmission lines would be obtrusive to the serenity and enjoyment of the property.
5. The monetary property devaluation will have a rippling effect to thousands of acres impacted by construction of transmission routes where none presently exist. This devaluation not only affects those directly impacted, but also will show up as lowered property tax revenues to communities, local government entities (police, fire, library, road and bridge, etc.) and school districts.
6. The recapture cost to ratepayers will be greatly escalated if the procurement of new easements is required as opposed to using the existing power easements.
7. The proposed transmission line will impact our ranch. We purchased and have continually improved this property over the years in order to enjoy as a family gathering place and pass down to our children and grandchildren. The cost to duplicate such a pristine property by relocation is unimaginable.

Preparer: John S. Fain

BA-1-5 Did you attend any open houses presented by the utility concerning this Proposed transmission line? If so, when and where? Did you provide Written comments to LCRA TSC at or after the open house?

RESPONSE: No. We did not receive any notification of an Open House.

Preparer: John S. Fain

BA-1-6 Are your property boundaries represented accurately on the maps provided by the utility? If not, please explain any discrepancies and provide a modified LCRA TSC map or drawing to indicate the discrepancies.

RESPONSE: We cannot make a judgment as to the accuracy of any map we have seen that has been provided by the utility. Property boundaries can only be accurately described by a professional survey. LCRA's maps are broad-stroked maps and not detailed enough to check for accuracy. An accurate map depicting our property boundaries and LCRA's intended route across our property would be very helpful to us in determining an exact distance the proposed line would be from our residence.

Preparer: John S. Fain

BA-1-7 What is the primary use for your property and, in your opinion, will This use be impacted by the proposed transmission line:

RESPONSE: The uses we have for our property are the following:

1. Recreation and enjoyment of the natural beauty of the land and vistas.
2. Family time spent in a beautiful, quiet and secluded setting.
3. Hunting, fishing and outdoor activities.
4. Raising, breeding, and watching native game such as white-tailed deer, turkey, aoudad sheep, fallow deer, etc.
5. Raising and breeding angus/brangus cattle.
6. Future construction of a family home and guest houses, and amenities.

The transmission line would destroy the tranquil nature of our property. The view from our home site to Enchanted Rock would be directly traversed by the proposed lattice towers and power lines of Link C-8.

Additionally, the noise levels generated by these transmission lines would be heard from our outdoor living spaces.

Preparer: John S. Fain

BA-1-9 In your opinion, is there any feature about your land that you believe should be considered when routing a transmission line on your property? If so, please explain.

RESPONSE: Yes. An existing, suitable easement is available for use in the immediate area, whereas none exists on my property. Creeks would have to be crossed by these lines, the lines would cross FM 965 in close proximity to our entrance gate, and numerous valued trees and vegetation would be destroyed. Our home site is on a unique granite outcropping with wonderful views to the west and south and routing C-8 as proposed would render our improvements worthless.

Preparer: John S. Fain

CERTIFICATE OF SERVICE

I hereby certify that on this the 16th day of December 2009, a true and correct copy of the foregoing document was served upon all parties of record by e-mail, facsimile or First-class U.S. mail.

By: _____

John S. Fain