

Control Number: 51023



Item Number: 470

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2021 FEB -9 AM 9:24

APPLICATION OF THE CITY OF SAN §
ANTONIO ACTING BY AND THROUGH §
THE CITY PUBLIC SERVICE BOARD §
(CPS ENERGY) TO AMEND ITS §
CERTIFICATE OF CONVENIENCE §
AND NECESSITY FOR THE PROPOSED §
SCENIC LOOP 138-KV TRANSMISSION §
LINE §

BEFORE THE §
STATE OFFICE OF §
ADMINISTRATIVE HEARINGS

STATEMENT OF POSITION OF
NICK J. VALENTI

My name is Nick Valenti. I am an intervenor in this case. I live at 11003 Caliza Bluff Boerne, TX, which is within the Anaqua Springs Ranch subdivision and am impacted by the transmission line that runs along Toutant Beauregard and that runs along the southern border of Anaqua Springs Ranch property.

I am opposed to the routes that use run along are parallel to follow Toutant Beauregard Road.

In 2007 my wife and I bought our lot in Anaqua Springs Ranch directly from the developer, Tom Dreiss' company. The selling point was that it was a beautiful gated neighborhood with many wonderful long-range views of the Hill Country. Our intention was to build the home that we always envisioned, which would have hill country views from 6 rooms on the backside of our home. We accomplished this when we started construction in 2017 and moved to our home in 2018. Like many of my Anaqua Springs neighbors, we have a substantial investment in our home that will be negatively impacted by the proposed CPS power towers. There is evidence that home values drop where these towers are erected in neighborhoods where they can mar the

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view from the home. It is my belief that my home, along with the homes in Anaqua Springs, would be substantially and unfairly affected. If these towers were to cause a 20% loss in value, the homeowners in Anaqua Springs would suffer a disproportionate loss because the average home value is probably at least \$1.5 million. Which means at 20% loss in valuation that would be a loss of \$300,000 in home equity. My home has wonderful long-range hill country views, and I believe my loss would even be greater.

How is it that the developer, Tom Dreiss, can profit by selling to me and my neighbors high end view residential lots, then start a new development, Pecan Springs, and then negotiate a deal with CPS so that his new development is not affected by these towers but that his old development (Anaqua Springs) is adversely affected? This is not right or fair. Just because he is politically astute and has the financial resources doesn't mean this negotiation with CPS is right or fair.

It would seem to me that it would be more fair to have CPS choose a route that runs across "undeveloped" land so that Homeowners like me and my neighbors in Anaqua Springs and other neighborhoods would be less impacted. By using the more undeveloped land routes that are available, future neighborhoods and home buyers can make their purchase decision accordingly and the homes and land would be priced according to how the towers affect that future development, in advance of their decision to purchase.

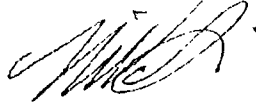
In closing, I ask whomever the judges or arbitrators making the final decision to examine their consciences and answer this question,

"If this was your neighborhood and your home being affected by the route what would you think is right and what would be fair?"

I am also opposed to the routes that use segments 38, 9, and 43 because those segments impact Anaqua Springs' properties on the southern border

I wish to remain an intervenor and participate in this case

Respectfully submitted,

A handwritten signature in black ink, appearing to read 'Nick J. Valenti', written in a cursive style.

Nick J. Valenti