

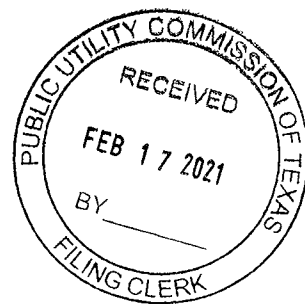


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**SOAH DOCKET NO. 473-21-0247**

**P.U.C. DOCKET NO. 51023**

**APPLICATION OF THE CITY OF SAN §  
ANTONIO TO AMEND ITS §  
CERTIFICATE OF CONVENIENCE §  
AND NECESSITY FOR THE SCENIC §  
LOOP 138-KV TRANSMISSION LINE §  
IN BEXAR COUNTY §**

**BEFORE THE STATE OFFICE**

**OF**

**ADMINISTRATIVE HEARINGS**

**DIRECT TESTIMONY OF JAY A. GUTIERREZ**

**ON BEHALF OF JAY A. GUTIERREZ, AMY L. GUTIERREZ, AND THE GUTIERREZ  
MANAGEMENT TRUST**

**FEBRUARY 17, 2021**

Direct Testimony of Jay A. Gutierrez on Behalf of Jay A. Gutierrez, Amy L. Gutierrez, and the Gutierrez Management Trust.

SOAH Docket No. 473-21-0247

PUC Docket No.51023

Page 1 of 11

**SOAH DOCKET NO. 473-21-0247**

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**TABLE OF CONTENTS**

I. Introduction and Witness Background.....3  
II. Purpose and Scope of Testimony.....4  
III. Description of Property.....5  
IV. Impacts of the Proposed Transmission Line on Property.....7  
V. Conclusion.....11

**SOAH DOCKET NO. 473-21-0247  
P.U.C. DOCKET NO. 51023**

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MANAGEMENT TRUST**

**I. INTRODUCTION AND BACKGROUND**

**Q. Please state your name and property address.**

A. My name is Jay A. Gutierrez. My property address is 22605 Homestead Mesa, San Antonio, Texas 78255. I also own the adjacent lot with the address 22609 Homestead Mesa.

**Q. Are you familiar with the application filed by the City of San Antonio?**

A. Yes, generally, I am.

**Q. On whose behalf are you testifying?**

A. I am testifying on behalf of myself, my wife Amy L. Gutierrez, and the Gutierrez Management Trust.

**Q. What is your background?**

A. I worked in the Oil & Gas Industry for approximately 38 years with the last 15 or so as a senior executive in charge of a global business unit. During my tenure I spend many years living and working abroad. In 2015 I decided to retire and build our retirement home at the Homestead Mesa location because of the wonderful views and tranquility offered by the site of the lots.

**Q. Did you attend one of the open house meetings conducted by the City of San Antonio regarding this transmission line project?**

A. Yes, I attended the meeting in San Antonio, Texas.

Direct Testimony of Jay A. Gutierrez on Behalf of Jay A. Gutierrez, Amy L. Gutierrez, and the Gutierrez Management Trust.

SOAH Docket No. 473-21-0247

PUC Docket No.51023

Page 3 of 11

**Q. Have you ever testified before the Public Utility Commission (PUC or Commission) before?**

**A.** No, I have not.

## **II. PURPOSE AND SCOPE**

**Q. What is the purpose and scope of your testimony?**

**A.** My testimony provides a description of my property that may be impacted in this case. My testimony will describe how the routing of the transmission line on this property and construction of proposed Segment 57 would negatively impact it.

**Q. How is Primarily Primates' property identified in this case?**

**A.** As Property Nos. O-008 and O-061, potentially impacted by proposed Segment 57 of the Scenic Loop 138-kV transmission line project.

**Q. Is the depiction of the property on the Joint Applicants' maps accurate?**

**A.** It is generally accurate. The Landowner Identification list included as part of the Application identifies us as owning Property No. O-060, which is not correct.

**Q. How long have you owned the property?**

**A.** We have owned the property for approximately four years and completed construction of our home on the property two years ago.

**Q. Do you have a position regarding the routing of the proposed transmission line in this case?**

**A.** Yes. The study area for the transmission line project is an area of great natural beauty and high value for all interests. The transmission line should be constructed in the least

disruptive manner possible, of the shortest length that will serve its purposes so that it imposes easements on as small amount of land as possible.

### **III. DESCRIPTION OF THE PROPERTY**

#### **Q. What are the general geographical features of your property?**

A. Our property consists of approximately 2.0 acres of scenic land with a panoramic view overlooking the Texas Hill Country region. The pictures below were taken on the property in February, 2021, and are representative of the terrain and characteristics of the property:



#### **Q. How has the property been developed?**

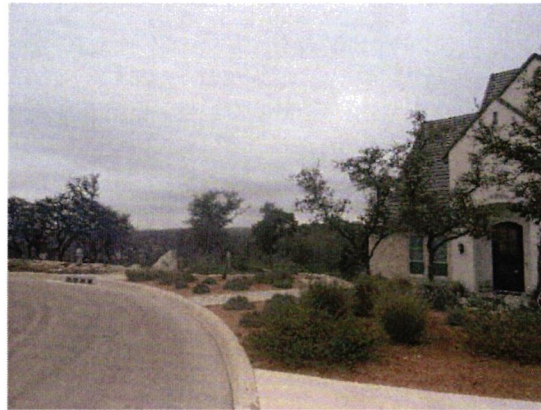
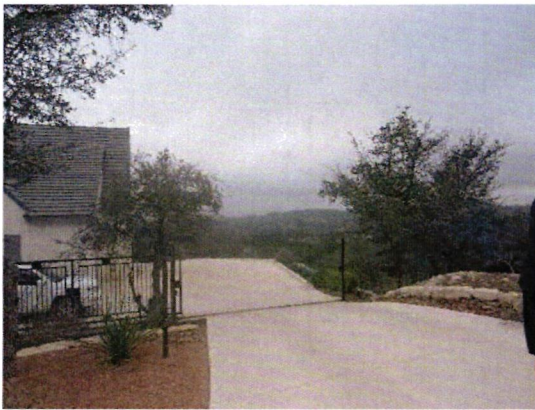
Direct Testimony of Jay A. Gutierrez on Behalf of Jay A. Gutierrez, Amy L. Gutierrez, and the Gutierrez Management Trust.

SOAH Docket No. 473-21-0247

PUC Docket No.51023

Page 5 of 11

A. We have developed the property by constructing our retirement home. The pictures below show our home, which is identified as Habitable Structure No. 174 in the Application.



Direct Testimony of Jay A. Gutierrez on Behalf of Jay A. Gutierrez, Amy L. Gutierrez, and the Gutierrez Management Trust.  
SOAH Docket No. 473-21-0247  
PUC Docket No. 51023  
Page 6 of 11



**Q. Is there an electric transmission line on the property?**

A. No.

**Q. Do any other types of easements affect the property?**

A. None of which we are aware.

#### **IV. IMPACTS OF THE PROPOSED TRANSMISSION LINE ON PROPERTY**

**Q. In what manner would your land be impacted by the proposed transmission line?**

A. Proposed Segment 57 would parallel the southern boundary of our property directly across the small private road behind our house. Our home would be within 300 feet of the centerline of Proposed Segment 57. Construction of the segment would require the clear-cutting of a large number of trees and erect towers that would become the dominant feature of the view from our home. This would fundamentally destroy the scenic nature of the property and the panoramic Hill Country view that was one of the primary reasons that we acquired the property.

The map excerpt below from the City of San Antonio website for this project shows the location of proposed Segment 57 in proximity to our home and property.

Direct Testimony of Jay A. Gutierrez on Behalf of Jay A. Gutierrez, Amy L. Gutierrez, and the Gutierrez Management Trust.

SOAH Docket No. 473-21-0247

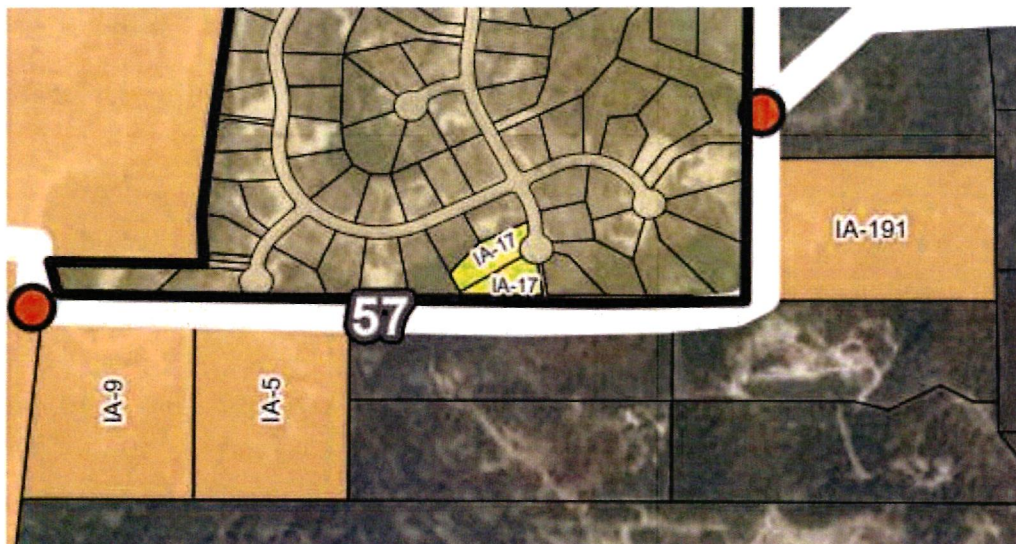
PUC Docket No.51023

Page 7 of 11





The figure below is an excerpt from the constraint map included in the City of San Antonio's Application in this case.



Direct Testimony of Jay A. Gutierrez on Behalf of Jay A. Gutierrez, Amy L. Gutierrez, and the Gutierrez Management Trust.  
 SOAH Docket No. 473-21-0247  
 PUC Docket No. 51023  
 Page 8 of 11

The pictures below show the area where proposed Segment 57 would be constructed directly adjacent to our property. The road visible behind our house is a private drive and not a public roadway. Based upon the maps in the Application proposed Segment 57 would be constructed immediately adjacent to the drive.



**Q. What would be the impact on your property of proposed Segment 57?**

- A.** The proposed line would have a devastating effect on the aesthetic and environmental value of our property and home. The area surrounding our property is still generally in a natural state and is home to all manner of native wildlife. The peaceful, scenic nature of our property would be fundamentally altered, if not destroyed, by construction of proposed Segment 57.

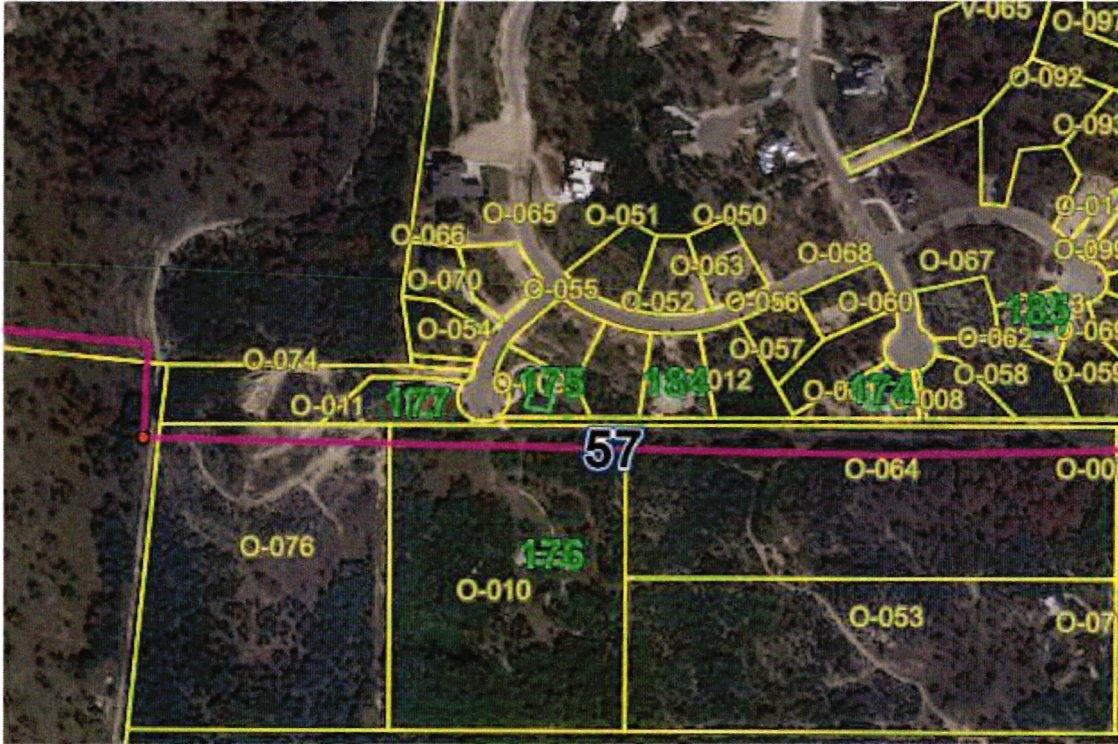
Direct Testimony of Jay A. Gutierrez on Behalf of Jay A. Gutierrez, Amy L. Gutierrez, and the Gutierrez Management Trust.

SOAH Docket No. 473-21-0247

PUC Docket No.51023

Page 9 of 11

As shown in the map excerpt below showing a higher view of our property and several homes in the Altair Neighborhood. Proposed Segment 57 would be constructed within 300 feet of six habitable structures in our immediate vicinity alone.



The pictures below show the landscape directly around our property that would be severely impacted by the construction of proposed Segment 57. The amount of trees and natural habitat and vegetation that would be removed for construction of the segment would be immense. Proposed Segment 57 would have a severely negative effect not just on our home and property but on the entire Canyons community.

Direct Testimony of Jay A. Gutierrez on Behalf of Jay A. Gutierrez, Amy L. Gutierrez, and the Gutierrez Management Trust.  
SOAH Docket No. 473-21-0247  
PUC Docket No. 51023  
Page 10 of 11



**V. CONCLUSION**

**Q. Are all of the pictures included in this testimony true and correct reproductions of photographs of you property taken in February 2021?**

**A. Yes, with the exception of the map excerpts as noted above.**

**Q. Does this conclude your testimony?**

**A. Yes it does.**

Direct Testimony of Jay A. Gutierrez on Behalf of Jay A. Gutierrez, Amy L. Gutierrez, and the Gutierrez Management Trust.

SOAH Docket No. 473-21-0247

PUC Docket No.51023

Page 11 of 11