

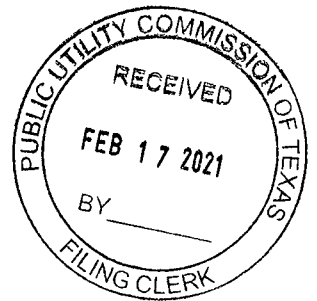


Control Number: 51023



Item Number: 506

Addendum StartPage: 0



SOAH DOCKET NO. 473-21-0247  
PUC DOCKET NO. 51023

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

**DIRECT TESTIMONY OF SARAH A. BITTER**  
**ON BEHALF OF INTERVENOR BEXAR RANCH, L.P. .**

Sarah A. Bitter files this, her Direct Testimony on behalf of Intervenor BEXAR RANCH, L.P., and stipulates that all parties may treat this Direct Testimony as though filed under oath.

Respectfully submitted,

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**ATTORNEYS FOR BEXAR RANCH, L.P.**

**CERTIFICATE OF SERVICE**

I hereby certify that the foregoing document has been filed in the records of Docket 51023 on this 17<sup>th</sup> day of February, 2021.

A handwritten signature in black ink, appearing to read 'Soledad M. Valenciano', written over a horizontal line.

Soledad M. Valenciano

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1 I. INTRODUCTION.

2 PLEASE STATE YOUR NAME FOR THE RECORD.

3 My name is Sarah A. Bitter.

4 ON WHOSE BEHALF ARE YOU PROVIDING DIRECT TESTIMONY?

5 Intervenor, Bexar Ranch, L.P.

6 WHAT IS THE PURPOSE OF YOUR TESTIMONY?

7 The purpose of my testimony is to state Bexar Ranch's opposition to Segments  
8 43, 44 and 45, all of which are proposed to run across Bexar Ranch.

9 DO YOU OPPOSE ANY OTHER SEGMENTS?

10 Yes, those that tie in to Segments 43, 44 and 45.

11 ARE THE AERIAL IMAGES AND MAPS INCLUDED IN THIS TESTIMONY  
12 TRUE AND ACCURATE DEPICTIONS OF BEXAR RANCH AND HOW  
13 PROPOSED SEGMENTS 43, 44 AND 45 WILL CROSS IT?

14 Yes.

15 DO YOU HAVE A PREFERENCE ON WHAT ROUTE SHOULD BE ORDERED  
16 BY THE PUC?

17 Yes, I believe that CPS's "best meets" Route Z, now known as Route Z1, should  
18 be ordered by the PUC. I also support the Texas Parks and Wildlife  
19 Department's choice of Route AA, now known as Route AA1. I understand that  
20 Route Z1 is substantially similar to Route Z, and Route AA1 is substantially  
21 similar to Route AA, both amended to include donated land.

1 II. HISTORY OF THE PROPERTY.

2 TELL US ABOUT THE HISTORY OF THIS PROPERTY?

3 My great-grandfather put the ranch together in the 1920s. It has been held in the  
4 family for 5 generations and for close to a century. You'll find remnants of early  
5 Texas settlers' residences and a cemetery as well as ranching facilities on  
6 various parts of the ranch. Having been in our family for 5 generations, Bexar  
7 Ranch is a storied property, rich in both family and Texas history. In addition to  
8 being a working ranch, it has served as a gathering place for family for close to a  
9 century. With each generation, memories that last a lifetime are formed, shared  
10 and passed down, fostering an appreciation of and reverence toward ranching  
11 life and the Texas Hill Country.

12 My 81-year-old father will tell you this ranch shaped him immeasurably as  
13 a boy. Having heard stories for my whole life of his roaming, camping, horseback  
14 riding, hunting and fishing, working cattle, and shearing sheep and Angora goats  
15 for their wool with foreman Milton Williams as a child, it is easy to understand  
16 why he is so fiercely protective of it.

17 I have my own cherished memories, such as harvesting agarita berries  
18 with my dad to make agarita jelly; learning how to ride a horse; family "rodeo"  
19 nights and campfire concerts; helping my dad, a veterinarian tend to the cattle  
20 and horses; long hikes on fall days just to get a glimpse of the canyon below  
21 glistening in shades of yellow, orange and red; the awe and thrill of seeing water  
22 gushing down *Chimenea* Creek Valley and over the dams; and on and on.

1       And so it is with each generation, indelible childhood experiences create a  
2   profound fondness for this idyllic Texas ranch of ours and spark a deeper  
3   appreciation of its storied history and strong desire for its continued preservation  
4   just as it has been preserved by those that came before.



6   **TELL US ABOUT THIS PHOTOGRAPH.**

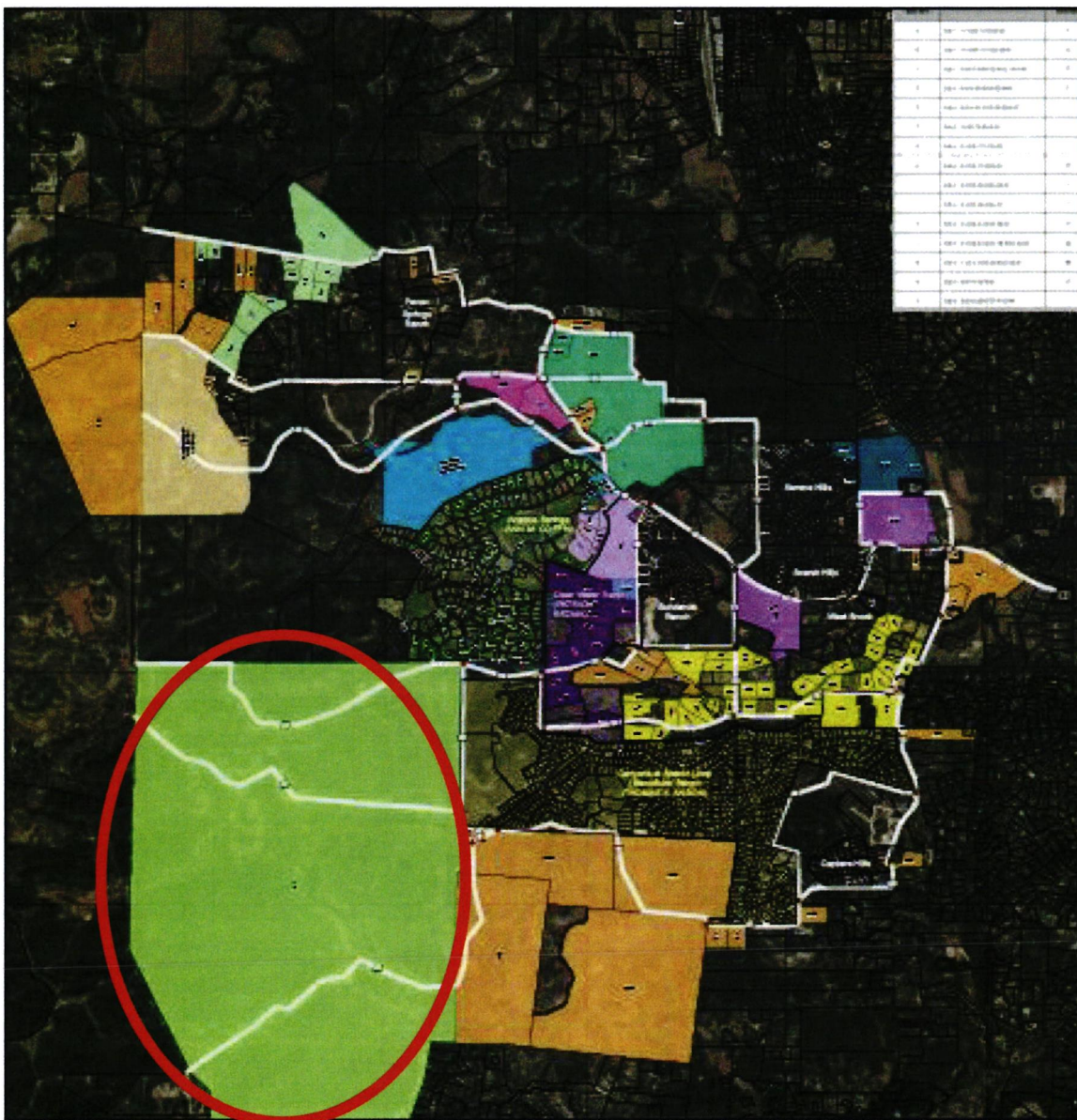
7   This is an example of a typical family gathering. Much to my father's complete  
8   and utter joy, his children and grandchildren gather at the Ranch often and with  
9   enthusiasm. Seeing two generations behind him continue to embrace nature and  
10   the outdoors as well as the work that goes into caring for a working ranch fills him  
11   with great pride.



1                                    **III.     PROPERTY DESCRIPTION AND MAPS.**

2     **BELOW ARE A SERIES OF AERIAL IMAGES.    WHAT DO EACH SHOW?**

3     The first image is CPS's original intervenor map. I provide it to show the general  
4     location of Bexar Ranch, circled in red, in the study area. While this map has  
5     since been amended, the routes on Bexar Ranch – 43, 44, and 45 – have not  
6     changed. Not all of Bexar Ranch is shown on the map.

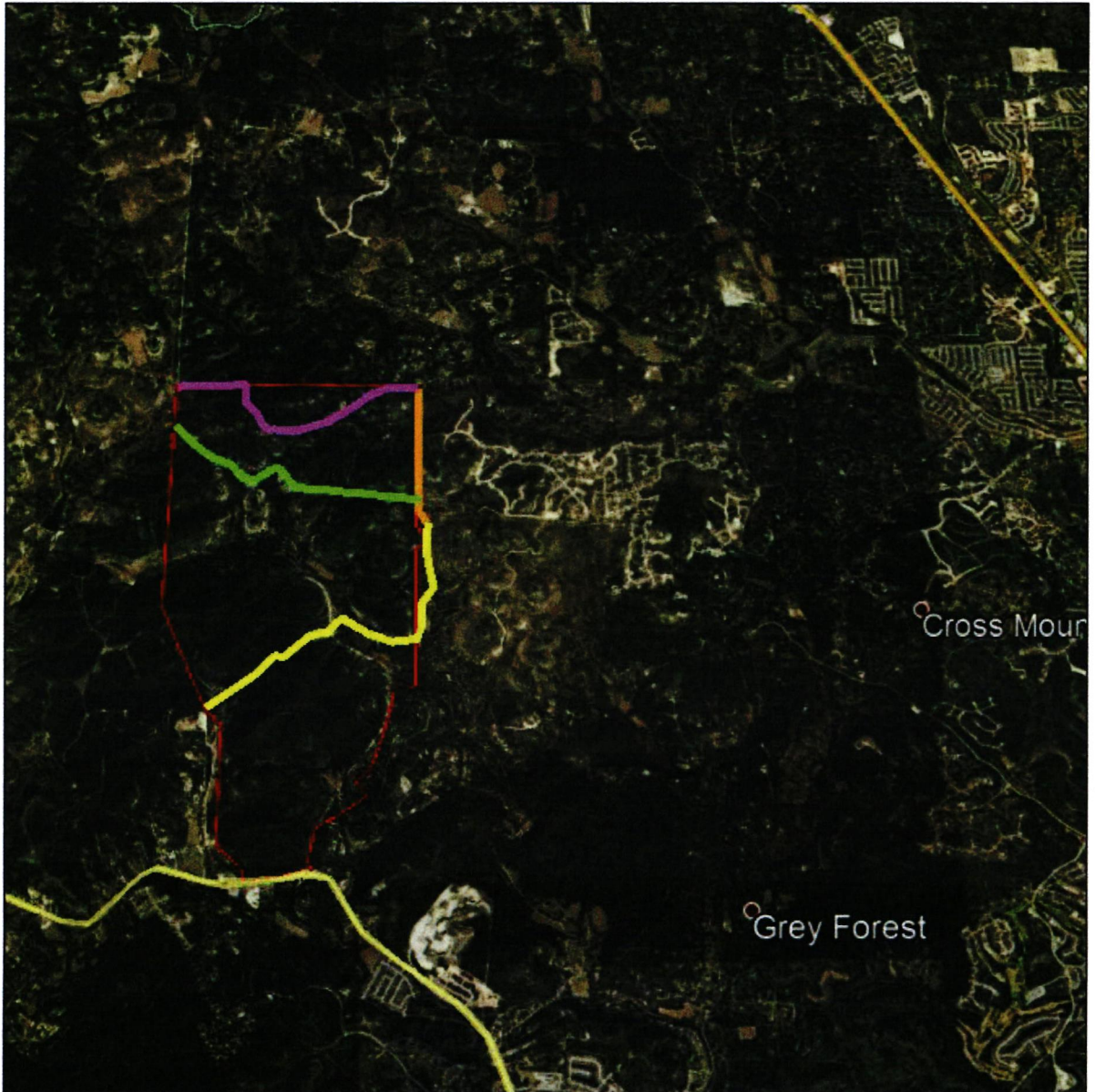




1 **WHAT DOES THIS NEXT IMAGE OR MAP SHOW?**

2 This next map is an aerial image of Bexar Ranch, with Segment 43 in pink,

3 Segment 44 in green and Segment 45 in yellow.

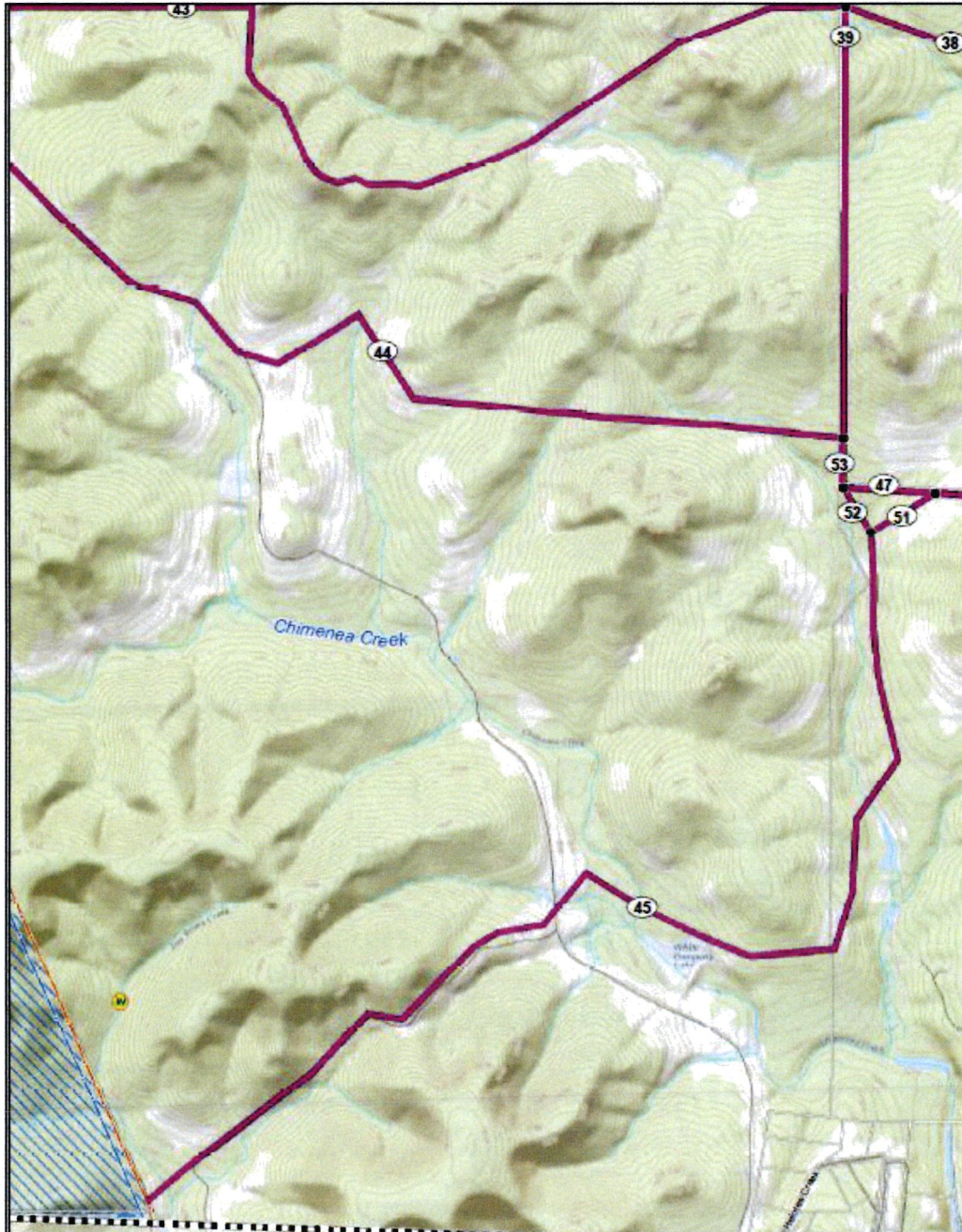


4



1 **WHAT DOES THE NEXT IMAGE OR MAP SHOW?**

- 2 This image is from one of CPS's constraint maps. It also shows Segments 43, 44  
3 and 45 on Bexar Ranch, as well as Bexar Ranch's significant topography  
4 changes and multiple water features.



1    **CPS DESCRIBES THE STUDY AREA AS MOSTLY “URBAN.” WOULD YOU**  
2    **CHARACTERIZE BEXAR RANCH AS URBAN?**

3    No, it is absolutely the opposite of urban.

4    **HOW WOULD YOU DESCRIBE BEXAR RANCH?**

5    Bexar Ranch is, in a word, breathtaking.

6            For my family, Bexar Ranch is a treasured piece of the Texas Hill Country  
7    with high hilltops and vast valleys. Flat plateaus sitting atop tall hilltops offer  
8    expansive vistas of the surrounding hill country as well as the San Antonio  
9    skyline in the distance. Steep bluffs and cliffs overlook deep canyons, small  
10   dammed lakes, and valleys below.

11           Meandering through this maze of hills and valleys is an intricate web of  
12   springs, streams and creeks that run through the property, and creek beds that  
13   carry vast amounts of water after hard rains.

14           And if the blanket of live oaks, junipers, agaritas, mountain laurels, walnut  
15   trees, and open fields of grasses and wildflowers aren't enough to prove this  
16   ranch is very much alive, then the cattle that roam the ranch and the plethora of  
17   wildlife that--sometimes warily--reveal themselves on early morning walks and  
18   evening hikes surely will.

19           Bexar Ranch is the perfect ranch to see by horseback or by foot,  
20   depending on your level of adventure. It is our treasured hide-away and our pride  
21   and joy.

1 **PLEASE DESCRIBE THE IMPROVEMENTS ON THE PROPERTY.**

2 We have largely kept the property in its natural state while still allowing the  
3 necessary amenities for our ranching operations, for our family ranch hand to live  
4 here, and for family to gather here. To that end, our ranch hand lives in a house  
5 that dates back to the 1800s. Our family utilizes a small one bedroom/one bath  
6 cabin that dates back to the 1920s. And we are currently building another house  
7 for our growing family. There is a pole barn and tack room and accompanying  
8 pens and cattle facilities that date back to the 1920s. We have re-purposed an  
9 old rock cistern that into a swimming pool. We have several wells, several dams,  
10 a spillway, stock ponds for wildlife and livestock, water troughs, cisterns, and  
11 utilities to the houses, pool, barn area and wells. We also have some minimal  
12 cross fencing.

13 **WHAT IS THE VEGETATION ON THE PROPERTY?**

14 Perhaps you'll first notice the hardwoods (oak and walnut trees) and junipers that  
15 blanket the ranch. However, there is a rich diversity of plants beyond these  
16 hardwoods and softwoods, such as mountain laurel, agarita, wildflowers, cacti,  
17 and grasses to name a few.

18 **WHAT ARE THE WATER FEATURES ON THE PROPERTY?**

19 There are several springs, creeks, creek beds, small lakes, and places where  
20 water goes underground. We are over the Edwards Aquifer contributing zone.

21 **TELL US ABOUT THE DAM IN THE LOWER SOUTHWEST CORNER OF THE**  
22 **PROPERTY. WHY IS IT THERE?**

1 There are a few dams on Bexar Ranch. While dam locations are dictated by the  
2 natural flow of water, etc., they are situated in picturesque and serene settings.  
3 The dam in the lower southwest corner of the property was built for surface water  
4 conservation for cattle, wildlife and water storage. It sits in an area on the ranch  
5 referred to as Morales Springs. It's a beautiful area and a sensitive area due in  
6 part to the springs.

7 **WHAT WILDLIFE CURRENTLY EXISTS ON YOUR PROPERTY?**

8 Like the vegetation, the wildlife on the ranch is diverse: whitetail deer,  
9 jackrabbits, cottontails, turkeys, roadrunners, bobcats, mountain lions, feral hogs,  
10 many species of birds, porcupines, skunks, snakes, and many others.

11 **DO YOU HAVE ANY ARCHAEOLOGICAL OR HISTORIC ARTIFACTS ON**  
12 **YOUR PROPERTY?**

13 Yes, there are remnants of early settler residences and accompanying stacked  
14 rock walls, ranching facilities and cemetery. Some of the old cabins were  
15 refurbished by my great-grandfather some 60-70 years ago. An early settler  
16 cemetery is also our family cemetery.

17 **IN YOUR OPINION, WHAT ARE THE THREE BEST ATTRIBUTES OF THE**  
18 **PROPERTY?**

19 On the one hand, it's the geographic features of the property – like the vast  
20 amount of water that runs through the ranch, the incredible views, the plateau  
21 hilltops, and the plethora of plants and wildlife.

1 On the other hand, it's the privacy and respite it offers so close to a  
2 metropolitan area. To have a slice of the Texas Hill Country in such close  
3 proximity to San Antonio, a place our family can gather and that is largely  
4 unspoiled, is truly a treasure.

5 **WHAT ARE THE LONG TERM PLANS FOR BEXAR RANCH?**

6 We plan to continue to hold the ranch as a family and maintain it as a working  
7 ranch. Further, while we have chosen to protect and preserve our ranch for the  
8 last 90+ years and plan to continue to do so, we are considering a conservation  
9 easement as a way to further protect, preserve, and even enhance the natural  
10 state.

11 **IV. TOPOGRAPHY, SCENIC VIEWS AND AESTHETICS.**

12 **LET'S TALK ABOUT THE TOPOGRAPHY OF BEXAR RANCH. WHAT IS THE**  
13 **TOPOGRAPHY LIKE ON THE RANCH?**

14 The ranch topography can perhaps be best described as a vast and rugged  
15 landscape of high hills and valleys. There are flat plateaus sitting atop high hills,  
16 steep bluffs overlooking deep canyons and/or small lakes below, and open  
17 valleys in between. Meandering thorough this maze of hills and valleys is an  
18 intricate web of creek beds that carry water from a multitude of springs, streams  
19 and creeks that run through the property, like Los Reyes Creek and Chimenea  
20 Creek.

21 Aside from the obvious aesthetics of the topography, it's worth noting the  
22 role the topography plays in managing the vast amount of water that comes



1 through the property, the barrier the high, steep hills serve to protect the ranch  
2 from noise, sight and light pollution as well as the role the topography plays in  
3 supporting the native plants and wildlife on the ranch.

4 **DESCRIBE THE TERRAIN ON BEXAR RANCH.**

5 It's hard to adequately describe the ruggedness of the terrain in this area. It is  
6 treacherous in many areas, with high climbs and steep drops throughout.

7 **DO YOU HAVE A SUBSTANTIAL ROAD SYSTEM?**

8 No. Other than perhaps our main road from State Highway 16 leading to the  
9 ranch headquarters, our roads are very "rough." They are narrow, at times quite  
10 rough, and often inconspicuous due to the surrounding vegetation or overgrowth.  
11 This is for aesthetic, conservation, ecological, or practical reasons. In fact, in  
12 some places these "roads" are more suited for travel by foot or horse than by  
13 vehicle.

14 **GIVEN THIS TOPOGRAPHY AND TERRAIN PLEASE DESCRIBE THE VIEWS**  
15 **ON BEXAR RANCH. WHAT DO YOU DO TO ENJOY OR APPRECIATE**  
16 **THESE VIEWS?**

17 The views on Bexar Ranch are truly special. However, it should also be noted  
18 that part of the beauty of our ranch is the unspoiled nature of the topography on  
19 the whole—the scenic vista as a whole, if you will—especially as you travel  
20 across the interior of the ranch.

21 There are many beloved scenic vistas, and too many to name, but you  
22 could perhaps categorize them as (1) expansive and sweeping vistas seen from

1 flat plateaus sitting atop hilltops or highpoints on ranch roads, offering a view of  
2 the San Antonio skyline in the distance and the surrounding hill country as well  
3 as the valleys, canyons and small lakes below (2) meadows overlooking  
4 grasslands with majestic cliffs and hills as the backdrop, and pastures tucked  
5 away amongst the rolling hills and (3) running creeks, springs, small waterfalls  
6 after rains, small lakes and hidden creek beds that meander throughout the  
7 property.

8 Bexar Ranch's scenic vistas can be enjoyed either on foot, on horseback,  
9 by vehicle and/or a combination thereof via a network of hiking paths, animal  
10 trails, and two-track ranch roads.

11 **COULD YOU TELL US A LITTLE BIT MORE ABOUT THE LOCATIONS ON**  
12 **BEXAR RANCH THAT HAVE VIEWS THAT ARE SPECIAL TO YOU AND**  
13 **YOUR FAMILY?**

14 Yes, first, there is "Airplane hill," "Jimmy's hill," and "north-eastern plateau."  
15 These are flat plateaus sitting atop a tall hilltop, offering a view of the San  
16 Antonio skyline and the surrounding hill country as well as the valley below.  
17 These views are impacted by Segments 43, 44 and 45.

18 There is the view at the Morales dam area. This is a beautiful area that is  
19 fed by natural springs. It is so fun to walk the area. It is very difficult for me to put  
20 into words and adequately describe the area with its web of springs, creeks,  
21 creek beds, and small, tucked away pastures. These views are impacted most  
22 by Segment 45.

1 Close by the Morales Springs and Los Reyes Creek area, there is a marvelous  
2 view overlooking a deep canyon and offering a panoramic view of the interior of  
3 the ranch and beyond. It is particularly beautiful on a sunny, fall day when the  
4 leaves on the hardwoods are shades of red, yellow and orange. This view would  
5 be impacted by Segment 45 which appears to run alongside this canyon.

6 There is also the Cliff dam area, which is an open field of native grasses  
7 with a majestic cliff backdrop and small dammed lake below used for swimming,  
8 fishing, kayaking, and entertaining. This view is impacted by Segments 44 and  
9 45.

10 Throughout the ranch there are creek beds, often tucked away under a  
11 canopy of trees. These creek beds are especially beautiful when water is  
12 gushing down them after a hard rain, but equally beautiful to follow when dry.  
13 Chimenea Creek Valley, with its maze of springs, creek beds and small waterfalls  
14 is particularly beautiful to travel by foot. These views are impacted by Segments  
15 43, 44, 45.

16 There is also a network of two-track ranch roads and foot trails that allow  
17 Bexar Ranch's scenic vistas to be enjoyed from many other locations on the  
18 ranch. Those overall views will definitely be impacted by Segments 43, 44 and  
19 45.

20 Then, there are the views from the "headquarters."

21 **WHAT WILL HAPPEN TO THE VIEWS FROM THE "HEADQUARTERS"?**

1 One can also enjoy Bexar Ranch's beautiful hill country views by simply sitting at  
2 the headquarters – where homes are. The houses on Bexar Ranch are situated  
3 in valley corridors, such as the Chimenea Creek Valley, to offer sweeping views  
4 of the surrounding hills and/or wide-open grasslands/meadows and so they are  
5 protected by the surrounding hills from sound, sight and light pollution. Without  
6 question, the views from the headquarters will be drastically impacted by  
7 Segment 44, and to a lesser degree, 43 and 45.

8 It is important for me personally to share that, as my father ages, he is  
9 more regularly known to enjoy the ranch from the headquarters. His views, and  
10 the views of all of our family that gathers here, will be forever blighted if Segment  
11 44 is used. That would be a devastating choice.

## 12 **V. ADDITIONAL CONCERNS.**

13 **DO YOU HAVE CONCERNS ABOUT THE PROPERTY BEING BISECTED BY**  
14 **SEGMENTS 43, 44 OR 45 AND OTHERWISE "SURROUNDED"?**

15 Yes.

16 **PLEASE EXPLAIN WHAT YOU MEAN.**

17 Segments 43, 44 and 45 would bisect the ranch, cutting across from east to  
18 west, thereby fragmenting the interior of the ranch. Moreover, Segments 45,  
19 and 39 also run along or adjacent to our long eastern property boundary. Taken  
20 together with the existing CPS transmission line to our west, we would not only  
21 be boxed-in by transmission lines but also cut in two by them.

**1 WHAT ARE YOUR CONCERNS ABOUT CONSTRUCTION TRUCKS AND  
2 LARGER EQUIPMENT NAVIGATING ACROSS BEXAR RANCH.**

3 I anticipate that CPS will have substantial difficulty navigating the tall hills and  
4 deep canyons with the large, heavy equipment and materials needed to erect  
5 and/or service these large structures on our property and the property to the  
6 immediate east of us. We have sincere concerns regarding the safety of CPS  
7 personnel and contractors.

**8 WHAT OTHER CONCERNS DO YOU HAVE WITH RESPECT TO THE  
9 CLEARING OF RIGHT-OF-WAY THAT WOULD ACCOMPANY BUILDING ON  
10 SEGMENTS 43, 44 OR 45?**

11 When you disturb and fragment native habitat to the magnitude proposed here,  
12 namely by clearing and grading, to create new 100 foot right of way to erect and  
13 support the tall towers, it seems inevitable the clearing, cutting, construction and  
14 fragmentation of the land will impact the native vegetation and wildlife in the area  
15 in non-positive ways, especially wildlife that require undeveloped land corridors  
16 to move around. This is perhaps one reason why TWPD states that their "primary  
17 recommendation to the PUC is to select a route that minimizes the fragmentation  
18 of intact lands because such a route would have the adverse impacts to natural  
19 resources." We believe routes Z1 and AA1 serve that purpose.

**20 WHY IS FRAGMENTING THE PROPERTY SUCH A CONCERN?**

21 By being un-fragmented, the ranch provides space for native plants to thrive  
22 uninhibited and wildlife to roam freely, which only add to the beauty and joy of the

1 Texas Hill Country and the health of its ecosystem. The fragmentation of our  
2 ranch resulting from the new right of way CPS would need to build the proposed  
3 lines across the interior of our ranch would destroy our peaceful, scenic views of  
4 the Texas Hill Country and unnecessarily upset its delicate terrestrial and aquatic  
5 ecosystems.

6 **HOW WOULD YOUR ROADS BE IMPACTED BY THE TRANSMISSION LINE?**

7 Our “roads,” with respect to reaching parts of Segments 43, 44 and 45, are two-  
8 track ranch roads. They are narrow and often obscured by the surrounding  
9 vegetation. They are not level – they can be steep and winding in places. As a  
10 result, CPS will have to do extensive clearing and grading—cutting down trees  
11 and other vegetation and cutting into hillsides and some rugged countryside—to  
12 be able to widen and build them up in order to safely utilize them. It will be a  
13 major undertaking and, it will not be easy.

14 If CPS were to build along our interior two-track ranch roads, CPS would  
15 cause large swaths of our property to be cleared, raising the concerns I just  
16 mentioned. There are also concerns that CPS would ask to use our main road  
17 from Highway 16, causing substantial damage to that road and enormous  
18 intrusion onto our otherwise quiet ranch.

19 **WILL ANY OF THE PROPERTY’S WATER FEATURES BE CROSSED BY**  
20 **CPS’S PROPOSED LINE?**

21 Segment 45 crosses the Morales Springs area, appearing to come across the  
22 spring-fed Morales Lake. As it continues east, it crosses Los Reyes Creek and



1 Chimenea Creek and some of its many offshoots, which feed into a large lake  
2 bed and onto another small spring-fed lake. Below this small lake is another  
3 sensitive spring area. Chimenea Creek and its many offshoots carry a staggering  
4 amount water through the property during and after heavy rains.

5 Like 45, Segments 44 and 43—going west to east—cross Chimenea  
6 Creek and the many offshoots, tributaries and springs that feed into Chimenea  
7 Creek. Along the way, 44 passes just north of a reinforced concrete spillway that  
8 helps manage the rush of water that travels across the property northwest to  
9 southeast. The amount of water that travels through the ranch, and especially  
10 down the Chimenea Creek Valley corridor during and after a hard rain is  
11 staggering – and this is just surface water. There are places where the water  
12 goes underground. Segment 43 also crosses tributaries that feed into Leon  
13 Creek.

14 The abundant water features on the ranch are partly why we've chosen to  
15 preserve the ranch over the generations, understanding the role it can continue  
16 to play in helping to protect the Edwards Aquifer and the native plant and wildlife.

#### 17 **HOW WILL THE DAMS BE IMPACTED?**

18 Aesthetically, Segment 45 comes across the lake formed by Morales Dam and  
19 the sensitive Morales Spring area so it will detract significantly from the natural  
20 beauty of the area and goes against our efforts to support the conservation of a  
21 sensitive area. Segment 45 also runs just behind the Cliff Dam as well and near  
22 another sensitive spring area with waterfalls, the transmission lines are likely to

1 peer over the top of the cliff and be visible from the waterfalls and perhaps the  
2 dam itself.

3 Further, the concern is that the clearing and grading that will be necessary  
4 to build new 100-foot right of way during construction would inhibit, obstruct or  
5 change the natural flow of the springs. This could impact the level of water in the  
6 dams and impact flooding, etc.

7 **WHAT ARE YOUR CONCERNS ABOUT SEGMENT 43?**

8 Segment 43 places CPS's towers on full display on some of the highest locations  
9 on the property. While it may appear to run along passable two-track roads at  
10 various points on the segment, in reality these unimproved, narrow and often  
11 obscured roads are treacherous in many areas, with high climbs and steep drops  
12 throughout. Some of the most beautiful views of our property would be forever  
13 obstructed.

14 **WHAT ARE YOUR CONCERNS ABOUT SEGMENT 44?**

15 Segment 44 will be seen from every part of the ranch and will cut across the  
16 many panoramic views we currently enjoy and ruin the views from the  
17 headquarters, where our family regularly gathers. Segment 44, like Segment 43  
18 and 45 will bisect the ranch, cutting it in two, as well as provide some challenges  
19 to access.

20 **WHAT ARE YOUR CONCERNS ABOUT SEGMENT 45?**

21 Segment 45 runs across or close by two dams and recreational areas where our  
22 family often hangs out and where you'll often find our cattle. It also runs parallel

1 to a secondary road off our main road from the Morales Dam until it crosses over  
2 the main road and behind a second dam and past another sensitive spring area  
3 with small waterfalls and onto our eastern property boundary where it turns north  
4 and run along our eastern boundary over to our neighbor Guajalote Ranch. You  
5 can't escape it. Like Segments 43 and 44, Segment 45 will fragment the ranch  
6 and damage the beloved scenic views in an area where we frequently gather.

7 **ARE THERE ANY CURRENT OR FUTURE PLANS THAT YOU HAVE WITH**  
8 **RESPECT TO THE USE OF YOUR PROPERTY THAT WOULD BE**  
9 **MATERIALLY IMPACTED BY THE CONSTRUCTION OF CPS'S LINE ON**  
10 **YOUR PROPERTY?**

11 Our family plans to continue to preserve and protect our working ranch and these  
12 3,200 acres of Texas Hill Country as we have done for nearly 100 years. We are  
13 considering and being considered for a conservation easement as part of the City  
14 of San Antonio's Aquifer Protection Program to support this goal. The clearing,  
15 disruption and fragmentation that will take place with the construction and on-  
16 going maintenance of the proposed transmission line doesn't align with this goal.

17 **VI. CONCLUSION.**

18 **WHAT ELSE WOULD YOU LIKE TO SHARE WITH THE ADMINISTRATIVE**  
19 **LAW JUDGES AND THE PUBLIC UTILITY COMMISSION REGARDING THE**  
20 **DECISION TO ROUTE OR NOT ROUTE CPS'S PROPOSED LINE ON BEXAR**  
21 **RANCH?**

1 Our family owns a 3,200-acre ranch on the north side of Texas State Highway 16  
2 that sits over the Edwards Aquifer contributing zone. It has been in our family for  
3 five generations. It's more than a piece of property. It's a treasured piece of my  
4 family's heritage. It is a glimpse into my childhood. And, it is a part of the Texas  
5 Hill Country that time and time again, generation to generation, for close to a  
6 century, we have chosen to protect and preserve.

7 This rich history, the beautiful vistas, the natural ruggedness of the  
8 landscape, the native plants and wildlife, and the water features that feed into the  
9 Edwards Aquifer, to list a few, would be forever changed.

10 While our family recognizes the "public need" component of transmission  
11 lines to which our family has been more than accommodating over the years, the  
12 prospect of a new CPS transmission line on and/or adjacent to our property is  
13 both devastating and demoralizing, especially considering that our preservation  
14 and conservation efforts are not what are driving the need for this new  
15 transmission line.

16 By now, it is easy to agree that the sheer massiveness of the transmission  
17 line will overshadow the entire ranch. Segments 43, 44, and 45 each would  
18 bisect our ranch, cutting through for miles, and fragmenting the unspoiled heart  
19 of our ranch, causing even greater harm to this treasured and important land. Of  
20 course, this is in direct conflict with TPWD's primary recommendation to the PUC  
21 "to select a route that minimizes the fragmentation of intact lands because such a  
22 route should have the least adverse impacts to natural resources."

1           Segments 39, 45, 52, 53 would hug our eastern boundary for over two  
2 miles, effectively boxing our property in with transmission lines on our western  
3 and eastern boundaries.

4           There are options that (1) are more direct and closer to the proposed  
5 substation locations and the community it will serve (2) better utilize existing  
6 public roadways and donated land, and are therefore less disruptive  
7 aesthetically, culturally and ecologically to the community as a whole, (3) are  
8 substantially cheaper to build (4) will be easier to access and less expensive for  
9 post construction servicing (5) appear to better adhere to the statutory and  
10 regulatory requirements set out by the PUC and the recommendations of the  
11 TPWD (6) respect the taxpayer mandate to preserve vulnerable and  
12 irreplaceable land over the Edwards Aquifer recharge and contributing zones and  
13 (7) don't unduly burden one property owner.

14           Since 2000, San Antonio taxpayers have voted four times to support  
15 measures to preserve exceedingly sensitive and irreplaceable lands that lie over  
16 the Edwards Aquifer recharge and contributing zone—like our ranch—in order to  
17 protect the water entering the aquifer. Given this overwhelming mandate by  
18 taxpayers, it would seem citizens would seek to preserve undeveloped land that  
19 is crucial to the long-term quantity and quality of San Antonio's largest water  
20 source, especially (1) larger tracts of land—like ours—that abut other  
21 conservation properties and (2) when there are alternative routes that would be  
22 less disruptive as well as shorter, more direct, and more economical.

1           And so it is with the above in mind and our strong belief that a largely  
2   unspoiled 3,200 acre ranch property over the Edwards Aquifer contributing zone  
3   is an equally valuable public interest—perhaps even more so with all the  
4   development in the area—that we choose to continue defend this treasured and  
5   strategically important land while there is something to protect.

6   **WHY ARE ROUTES Z1 OR AA1 BETTER OPTIONS THAN THOSE ROUTES**  
7   **THAT CROSS BEXAR RANCH?**

8   Route Z, now Z1, is the shortest and second least expensive route. As per PUC  
9   guidelines, it utilizes existing public roads and donated property in order to  
10   minimize additional intrusiveness, disruption and damage to the surrounding  
11   area. It is TPWD's estimation that the route they are recommending (AA, now  
12   AA1) would have the least adverse impacts to natural resources. It is also the  
13   least expensive route, one of the shortest routes and utilizes existing public roads  
14   and donated property in order to minimize additional intrusiveness, disruption  
15   and damage to the surrounding area.





2                   **VII.   ADOPTION OF TESTIMONY AND AUTHENTICATION.**

3   **DO YOU ALSO ADOPT AND INCORPORATE THE DIRECT TESTIMONY OF**  
4   **MICHAEL W. BITTER, STEPHEN BITTER AND VINCE TERRACINA INTO**  
5   **YOUR TESTIMONY HERE, IN FULL, AS THOUGH YOUR OWN?**

6   Yes, I do.

7   **ARE THE MAPS AND/OR PHOTOGRAPHS PROVIDED IN YOUR TESTIMONY**  
8   **TRUE AND ACCURATE REPRESENTATIONS OF BEXAR RANCH, ITS**  
9   **FEATURES AND IMPROVEMENTS, AND/OR SEGMENTS 43, 44 AND 45, AS**  
10   **THE CASE MAY BE?**

11   Yes.

12   **DOES THIS CONCLUDE YOUR TESTIMONY?**

13   Yes. Thank you for the opportunity to provide this testimony.