



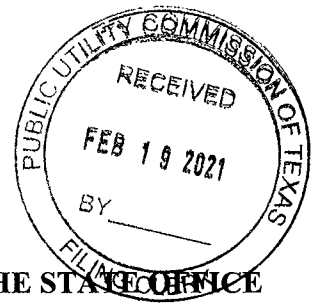
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SOAH DOCKET NO. 473-21-0247
PUC DOCKET NO. 51023



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

DIRECT TESTIMONY OF MARIANA AND FRANCIS VANWISSE
ON BEHALF OF CLEARWATER RANCH POA

Intervenors, Mariana and Francis VanWisse on Behalf of Clearwater Ranch POA ("Clearwater Ranch") files this Direct Testimony, which is attached. Clearwater Ranch stipulates that this Direct Testimony can be treated by all parties as if the answers were filed under oath.

Respectfully submitted,

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ATTORNEYS FOR CLEARWATER RANCH

CERTIFICATE OF SERVICE

I certify that a copy of this document will be served on all parties of record on February 19, 2021, in accordance with Public Utility Commission Procedural Rule 22.74.

/s/Patrick L. Reznik

Patrick L. Reznik

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1 **I. INTRODUCTION**
2
3

4 QUESTION: PLEASE STATE YOUR NAME AND CURRENT ADDRESS FOR THE
5 RECORD.
6

7 ANSWER: Francis & Mariana Van Wisse, 24608 Clearwater Run, San Antonio, TX 78255.
8
9

10 QUESTION: ARE YOU AN INTERVENOR IN SOAH DOCKET NO. 473-21-0247 AND PUC
11 DOCKET NO. 51023 AND ON WHOSE BEHALF ARE YOU TESTIFYING?
12

13 ANSWER: Yes. We are testifying on behalf of ourselves, Mariana and Francis VanWisse, and
14 Clearwater Ranch POA, which we fully support.
15
16

17 QUESTION: HAVE YOU EVER TESTIFIED IN A PUBLIC UTILITY COMMISSION OF
18 TEXAS ("PUC" OR "COMMISSION") PROCEEDING?
19

20 ANSWER: No.
21
22

23 QUESTION: BRIEFLY DESCRIBE YOUR OCCUPATION, EDUCATIONAL AND WORK
24 HISTORIES.
25

26 ANSWER: Francis is a Yale graduate with an MD and currently works as an anesthesiologist for
27 Tejas Envision Anesthesia. Mariana is a double major in fine arts and communication from
28 Universidad de Guadalajara. She stays at home with our three children.
29
30

31 QUESTION: WHERE IS YOUR PROPERTY LOCATED?
32

33 ANSWER: Our property is located 24608 Clearwater Run, San Antonio, TX 78255. Lot 1 ***See***
34 **Exhibit A.**
35
36

37 QUESTION: HOW LONG HAVE YOU OWNED THE PROPERTY?
38

39 ANSWER: We have owned the property for 7 years.
40
41

42 QUESTION: ARE YOU FAMILIAR WITH THIS AREA OF BEXAR COUNTY, TEXAS?

1
2 ANSWER: Yes.

3
4
5 **II. PURPOSE AND SCOPE OF TESTIMONY**
6
7

8 QUESTION: WHAT IS THE PURPOSE AND SCOPE OF YOUR TESTIMONY?
9

10 ANSWER: The purpose of our testimony is to (a) describe our property; (b) describe the expected
11 impact of the proposed transmission line on our property; (c) voice our opposition against The City
12 of San Antonio, acting by and through the City Public Service Board ("CPS Energy"), using
13 Segments 25, 26a, 32, 37, 38, 39, and 43 and Routes F1, K, L, N1, P, Q1, R1, T1, U1, BB, and CC
14 which utilize these Segments; and (d) voice our support for Routes Z1 and AA1.
15
16

17 QUESTION: WHAT IS CLEARWATER RANCH POA'S CONCERNS ABOUT THE
18 PROPOSED TRANSMISSION LINE USING CPS ENERGY'S SEGMENTS 25, 26a, 37, 38, 39
19 AND 43 AND ROUTES F1, K, L, N1, P, Q1, R1, T1, U1, BB, AND CC?
20

21 ANSWER: In general, Clearwater Ranch is opposed to the construction of CPS Energy's
22 transmission line through their community because of the following: (1) a 138-kV transmission
23 line will severely depreciate the value of the Clearwater Ranch properties; (2) a 138-kV
24 transmission line will severely detract from the scenic beauty and aesthetic values of the
25 Clearwater Ranch properties and area; (3) a 138-kV transmission line would negatively impact
26 community, economic, and historical values and the character, ecology, and biology of Clearwater
27 Ranch's properties and area; (4) the Clearwater Ranch residents and visitors will have to drive
28 under or near a 138-kV transmission line on a regular basis; (5) for transmission lines crossing a
29 Clearwater Ranch property, they would be required to give third parties access to their properties,
30 which limits the privacy and control over our properties; (6) Clearwater Ranch has general
31 concerns about any buzzing of the 138 kV transmission line and general health and safety concerns
32 and concerns about living and being close to a 138 kV transmission line; and, (7) we have gone to
33 great lengths to preserve native Texas Hill Country and have established guarantees to preserve
34 the natural native flora and fauna of the Texas Hill Country. A 138 kV transmission line would

1 utterly destroy the protections that we have established and destroy this portion of undeveloped
2 Hill Country.

3
4
5 **III. DESCRIPTION OF PROPERTY AND THE LINE'S IMPACT**
6

7
8 QUESTION: ARE THERE ANY HABITABLE STRUCTURES ON THE PROPERTY?
9

10 ANSWER: Yes, there is a house and barn with living quarters.
11

12
13 QUESTION: PLEASE DESCRIBE YOUR PROPERTY'S TERRAIN AND ITS
14 ECOLOGICAL OR BIOLOGICAL FEATURES.
15

16 ANSWER: Our property is fully developed residential property with hill country views and
17 underground electricity. We have a garden and a large chicken coop with over 30 hens and a barn
18 with in 100ft of one of the suggested routes.
19

20
21 QUESTION: PLEASE DESCRIBE YOUR PROPERTY'S CURRENT USES.
22

23 ANSWER: We enjoy gardening, raising chickens, and hunting wild boar, while enjoying the
24 silence and beautiful views. We also host our children's sports teams as they practice on the
25 grounds.
26

27
28 QUESTION: HAVE YOU OR YOUR FAMILY UNDERTAKEN ANY EFFORTS TO
29 RESTORE THE LAND OR THE ENVIRONMENTAL QUALITY OF THE PROPERTY?
30

31 ANSWER: Yes, we have removed the cedar trees and constructed a berm to more easily
32 accommodate water flow.
33

34
35 QUESTION: ARE THERE ANY WATER WELL SITES ON THE PROPERTY? IF SO,
36 DESCRIBE THE GENERAL LOCATION.
37

38 ANSWER: My well is within the 100 ft boundary of the proposed construction line. Attached to
39 the barn.

1
2
3 QUESTION: ARE THERE ANY GAS WELLS ON THE PROPERTY? IF SO, DESCRIBE
4 THE GENERAL LOCATION.

5
6 ANSWER: No.
7

8
9 QUESTION: ARE THERE ANY PIPELINE EASEMENTS ON THE PROPERTY? IF SO,
10 DESCRIBE THE GENERAL LOCATION.

11
12 ANSWER: No.
13

14
15 QUESTION: PLEASE DESCRIBE ANY PLANNED FUTURE USES OF YOUR PROPERTY
16 IF THOSE USES ARE DIFFERENT FROM THE CURRENT USES PREVIOUSLY
17 DESCRIBED.

18
19 ANSWER: We plan to continue to develop the property by planting trees and clearing cedar while
20 allowing the oak trees space to grow. This is our permanent home.
21

22
23 QUESTION: DO ANY EXISTING TRANSMISSION OR DISTRIBUTION LINES CROSS
24 YOUR PROPERTY? IF SO, PLEASE DESCRIBE HOW AND WHERE THEY CROSS THE
25 PROPERTY.

26
27 ANSWER: No.
28

29
30 QUESTION: ARE THERE CURRENT PLANS FOR OTHER UTILITY FEATURES ON
31 YOUR PROPERTY? IF SO, PLEASE DESCRIBE HOW AND WHERE THEY CROSS THE
32 PROPERTY.

33
34 ANSWER: No.
35

36
37 QUESTION: WOULD THE LINKS THAT MIGHT IMPACT YOUR PROPERTY RUN
38 ALONG ANY BOUNDARY LINES OF YOUR PROPERTY?

39
40 ANSWER: Yes, Segment 25 runs along the back boarder of our property. It would destroy the
41 value of our property and completely change the property. Segment 25 would destroy a hundred
42 trees in this area. I have left this area as a natural barrier between my house and Sundance Ranch.

1 As mentioned earlier my barn, coop, well, and garden would be within the 100ft boundary. The
2 garden and coop are directly in its path. In addition, Segment 32 and 37 would also impact my
3 property if selected. **See Exhibit A.**

4
5
6 QUESTION: HOW WOULD A 138-KV ELECTRIC TRANSMISSION LINE IMPACT YOUR
7 PROPERTY AND ITS OPERATIONS?

8
9 ANSWER: It would destroy the value of the home. The lines travel very close to our house, 100-
10 150 ft. from our daughter's room. The emotional distress for us, as parents, would force us to move
11 at a great loss. We have invested our life's work into our home, but we would leave as studies
12 have proven the detrimental effect of power lines on developing minds.

13
14
15 QUESTION: WOULD YOU HAVE TO REGULARLY DRIVE UNDER THE
16 TRANSMISSION LINE IF INSTALLED ON YOUR PROPERTY.

17
18 ANSWER: Yes. We would have to regularly walk under the lines on our property. We are very
19 active in property management and take great care of the place. We would also have to drive under
20 and round the transmission lines when visiting our neighbors.

21
22
23 QUESTION: DESCRIBE THE AESTHETIC IMPACT TO YOUR PROPERTY IF CPS
24 ENERGY BUILDS A 138-KV TRANSMISSION LINE ON YOUR PROPERTY.

25
26 ANSWER: We paid extra to live in a community where the power lines are buried. The incredible
27 views from the house directly lead us to purchase our land. Knocking down trees would cause a
28 huge blight to the neighborhood as well as having electrical lines run through.

29
30
31 QUESTION: IF THE TRANSMISSION LINE IS BUILT ON YOUR PROPERTY, DO YOU
32 HAVE ANY CONCERNS ABOUT CPS ENERGY HAVING ACCESS TO YOUR PROPERTY?

33
34 ANSWER: Yes, we have the general concerns of landowners who are required to give third parties
35 access to their property. Also, this would materially affect the use of our property. We hope that
36 CPS will respect our property. We would resent all cps workers who come onto our property.

1
2
3 QUESTION: IF THE TRANSMISSION LINE IS BUILT ON YOUR PROPERTY, DO YOU
4 HAVE ANY OTHER CONCERNS?

5
6 ANSWER: We have general safety and health concerns for living around transmission lines and
7 EMF issues. Because potential buyers may be aware of medical studies available on the Internet
8 arguing, correctly or not, a connection between high-powered transmission lines causing health
9 problems and possible cancer, we are concerned about a negative stigma being attached to our
10 property and the possible devaluation of our property value. In addition, the buzzing sounds
11 emanating from high-voltage transmission lines would be bothersome for people living near them.

12
13
14 QUESTION: IS THERE ANYTHING ELSE YOU WOULD LIKE THE ADMINISTRATIVE
15 LAW JUDGE AND THE PUBLIC UTILITY COMMISSION TO CONSIDER IN THIS
16 PROCEEDING?

17
18 ANSWER: We want to live our lives here. We are lucky enough to have found our perfect spot-
19 on earth. We love it here. Please do not destroy this perfect corner of the world for our family.

20
21
22 DO YOU HAVE ANY CONCERNS ABOUT SEGMENT 42a THAT IS UTILIZED IN ROUTES
23 Z1 AND AA1?

24
25 ANSWER: No, while our children attend McAndrew Elementary of Northside Independent School
26 District, this segment does not cross the entrances/exit, is the behind the school, and away from
27 where the children play.

28
29 **IV. CONCLUSION AND RECOMMENDATIONS**
30

31
32 QUESTION: HOW WOULD YOU SUMMARIZE YOUR POSITION IN THIS PROCEEDING
33 REGARDING CPS ENERGY'S PROPOSED ALTERNATIVE ROUTES F1, K, L, N1, P, Q1,
34 R1, T1, U1, BB, AND CC AND CPS ENERGY'S PREFERRED ROUTES Z1 AND AA1?

35
36 ANSWER: We oppose CPS Energy's Alternative Routes F1, K, L, N1, P, Q1, R1, T11, U, BB,
37 and CC and any Route using Segments 25, 26a, 32, 37, 38, 39, and 43. We support CPS Energy's

1 Routes Z1 and AA1 as the route(s) that best meet(s) the overall community values and PURA §
2 37.056(c)(4) and P.U.C. SUBST. R. 25.101(b)(3)(B).

3
4 QUESTION: DOES THIS CONCLUDE YOUR TESTIMONY?

5
6 ANSWER: Yes.



VAN WISSE FRANCIS W & MARIANA - Lot 1 +/- 11.4700 Acres - Bexar County

