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Addendum StartPage: 0

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



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 IN BEXAR COUNTY §

BEFORE THE STATE OFFICE
OF
ADMINISTRATIVE HEARINGS

DIRECT TESTIMONY OF MICHAEL AND SHAWN STEVENS
ON BEHALF OF CLEARWATER RANCH POA

Michael D. Stevens and Shawn Marie Stevens 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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EXHIBIT A MAP OF PROPERTY 4, 6, 8, 10

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4 **I. INTRODUCTION**

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

7 ANSWER: Michael and Shawn Stevens, 24618 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: No. We are testifying on behalf of Clearwater Ranch POA, which we fully support.
14
15

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

19 ANSWER: No.
20
21

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

25 ANSWER: Michael is a graduate of Uniformed Services University, with an MD, he served in
26 the military for 25 years, involved in both humanitarian and combat missions, retiring as a Colonel
27 in the Air Force. He currently works as a pediatrician for the Army at Brooke Army Medical
28 Center. Shawn is a graduate of Brigham Young University with a bachelor's degree in math. She
29 currently teaches math at the Northwest Vista campus of Alamo College.
30
31

32 QUESTION: WHERE IS YOUR PROPERTY LOCATED?
33

34 ANSWER: Our property is located at 24618 Clearwater Run, San Antonio, TX 78255. Lot 2. *See*
35 **Exhibit A.**
36
37

38 QUESTION: HOW LONG HAVE YOU OWNED THE PROPERTY?
39

40 ANSWER: We have owned the property for 3 years.
41
42

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

2
3 ANSWER: Yes, we have lived in Bexar County since 2012.

4
5
6 **II. PURPOSE AND SCOPE OF TESTIMONY**
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8
9 QUESTION: WHAT IS THE PURPOSE AND SCOPE OF YOUR TESTIMONY?

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

16
17
18 QUESTION: WHAT IS CLEARWATER RANCH POA’S CONCERNS ABOUT THE
19 PROPOSED TRANSMISSION LINE USING CPS ENERGY’S SEGMENTS 25, 26a, 37, 38, 39
20 AND 43 AND ROUTES F1, K, L, N1, P, Q1, R1, T1, U1, BB, AND CC?

21
22 ANSWER: In general, Clearwater Ranch is opposed to the construction of CPS Energy’s
23 transmission line through their community because of the following: (1) a 138-kV transmission
24 line will severely depreciate the value of the Clearwater Ranch properties; (2) a 138-kV
25 transmission line will severely detract from the scenic beauty and aesthetic values of the
26 Clearwater Ranch properties and area; (3) a 138-kV transmission line would negatively impact
27 community, economic, and historical values and the character, ecology, and biology of Clearwater
28 Ranch’s properties and area; (4) the Clearwater Ranch residents and visitors will have to drive
29 under or near a 138-kV transmission line on a regular basis; (5) for transmission lines crossing a
30 Clearwater Ranch property, they would be required to give third parties access to their properties,
31 which limits the privacy and control over our properties; (6) Clearwater Ranch has general
32 concerns about any buzzing of the 138 kV transmission line and general health and safety concerns
33 and concerns about living and being close to a 138 kV transmission line; and, (7) we have gone to
34 great lengths to preserve native Texas Hill Country and have established guarantees to preserve
35 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**
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7
8 QUESTION: ARE THERE ANY HABITABLE STRUCTURES ON THE PROPERTY?
9

10 ANSWER: Yes. Our home is on the property and is within several hundred feet of Segment 32.

11 ***See Exhibit A.***
12

13
14 QUESTION: PLEASE DESCRIBE YOUR PROPERTY'S TERRAIN AND ITS
15 ECOLOGICAL OR BIOLOGICAL FEATURES.
16

17 ANSWER: Our property is a fully developed residential property and is integral to our home. The
18 home is a mixture of old oaks, mountain cedar and pasture. Trees almost fully surround the
19 property.
20

21
22 QUESTION: PLEASE DESCRIBE YOUR PROPERTY'S CURRENT USES.
23

24 ANSWER: After multiple moves in the military, this is our final home. We enjoy gardening with
25 the natural beauty of the hill country.
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 planted many natural trees and have restored natural grasses. We have
32 set up bird houses. If the line were to be constructed, many trees, including old growth oaks would
33 be destroyed.
34

35
36 QUESTION: ARE THERE ANY WATER WELL SITES ON THE PROPERTY? IF SO,
37 DESCRIBE THE GENERAL LOCATION.
38

39 ANSWER: Yes, there is one well site on the western portion of our property.

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

ANSWER: No.

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

ANSWER: No.

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

ANSWER: This is to be our permanent home.

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

ANSWER: Yes, on the southern border of our property, there is a CPS electric line which our neighborhood went at great expense to bury underground to preserve the natural beauty of the area. We do have an electricity distribution line that comes down to our driveway to serve only our home, and this was buried underground at increased cost to us.

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

ANSWER: No.

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

1 ANSWER: Segment 32 runs along the western border of our property. It appears to be fully inside
2 our property line by as much as 100 feet, this would destroy all the trees along this border. These
3 trees provide security, privacy, beauty, and environmental benefits such as a habitat for wildlife.
4 This segment also would be several hundred feet from our home. **See Exhibit A.**

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

9
10 ANSWER: Segment 32 would require removal of many if not all of the trees that line the our
11 western border, exposing the property, reducing our privacy, and destroying the natural beauty that
12 is so integral to the value and benefit of the property. We believe removal of these trees would
13 cause environmental harm by destroying the habitat of the wildlife that resides on the property.
14 This line would also be very close to our home. **See Exhibit A.**

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

19
20 ANSWER: No, however, when we drive on the property, we would be faced with the unattractive
21 sight of the line.

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

26
27 ANSWER: Our property is surrounded by trees, which would be removed, exposing the property
28 and removing a key aspect of the aesthetic value of the property. Additionally Segment 32 would
29 pass within several hundred feet of our home. Segments 25 and 37 are also in the vicinity of our
30 property.

31
32
33 QUESTION: IF THE TRANSMISSION LINE IS BUILT ON YOUR PROPERTY, DO YOU
34 HAVE ANY CONCERNS ABOUT CPS ENERGY HAVING ACCESS TO YOUR PROPERTY?
35

1 ANSWER: Yes, we have the general concerns of landowners who are required to give third parties
2 access to their property. Also, this would materially affect the use of our property. We hope that
3 CPS will respect my property.

4
5
6 QUESTION: IF THE TRANSMISSION LINE IS BUILT ON YOUR PROPERTY, DO YOU
7 HAVE ANY OTHER CONCERNS?

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

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

20
21 ANSWER: Yes, we bought this property for the natural beauty and wildlife that reside here, which
22 would be destroyed by installation of the transmission line in our community.

23
24
25 **IV. CONCLUSION AND RECOMMENDATIONS**

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27
28 QUESTION: HOW WOULD YOU SUMMARIZE YOUR POSITION IN THIS PROCEEDING
29 REGARDING CPS ENERGY'S PROPOSED ALTERNATIVE ROUTES F1, K, L, N1, P, Q1,
30 R1, T1, U1, BB, AND CC AND CPS ENERGY'S PREFERRED ROUTES Z1 AND AA1?

31
32 ANSWER: We oppose CPS Energy's Alternative Routes F1, K, L, N1, P, Q1, R1, T1, U1, BB,
33 and CC and any Route using Segments 25, 26,a 32, 37, 38, 39, and 43. We support CPS Energy's
34 Routes Z1 and AA1 as the route(s) that best meet(s) the overall community values and PURA §
35 37.056(c)(4) and P.U.C. SUBST. R. 25.101(b)(3)(B).

1 QUESTION: DOES THIS CONCLUDE YOUR TESTIMONY?

2


3 ANSWER: Yes.



STEVENS MICHAEL D & SHAWN - Lot 2
 +/- 11.9300 Acres - Bexar County



EXHIBIT A

 Lot
 Route

