



Control Number: 51023



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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 ROBERT GUME GARZA/LOREDO SOL INVESTMENTS
ON BEHALFOF CLEARWATER RANCH POA**

Intervenor, Robert Gume Garza/Laredo Sol Investments LLC, on Behalf of Clearwater Ranch POA (“Clearwater Ranch”) files this Direct Testimony, which is attached. Robert Garza/Laredo Sol Investments, LLC is the substitute Intervenor for Raul Martinez, the previous owner of the property and Intervenor in this case. 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

534

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, 7, 10

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2
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4 **I. INTRODUCTION**

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

7 ANSWER: Robert G .Garza, 25114 Clearwater Creek, 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. I am testifying on behalf of myself, Robert G. Garza/Laredo Sol Investments,
14 LLC, and 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: I am an entrepreneur and International Logistic Specialist with an MBA Texas A&M,
27 International.
28
29

30 QUESTION: WHERE IS YOUR PROPERTY LOCATED?
31

32 ANSWER: 25114 Clearwater Creek, San Antonio, TX 78255. Lot 16. I purchased the property
33 from Intervenor Raul Martinez. **See Exhibit A.**
34
35

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

38 ANSWER: 2 months.
39
40

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

43 ANSWER: Yes.

1 **II. PURPOSE AND SCOPE OF TESTIMONY**

2
3
4 QUESTION: WHAT IS THE PURPOSE AND SCOPE OF YOUR TESTIMONY?

5
6 ANSWER: The purpose of our testimony is to (a) describe our property; (b) describe the expected
7 impact of the proposed transmission line on our property; (c) voice our opposition against The City
8 of San Antonio Acting by and Through the City Public Service Board (“CPS Energy”) using
9 Segments 25, 26a, 32, 37, 38, 39, and 43 and Routes F1, K, L, N1, P, Q1, R1, T1, U1, BB, and CC
10 which utilize these Segments; and (d) voice our support for Routes Z1 and AA1.

11
12
13 QUESTION: WHAT IS CLEARWATER RANCH POA’S CONCERNS ABOUT THE
14 PROPOSED TRANSMISSION LINE USING CPS ENERGY’S SEGMENTS 25, 26a, 37, 38, 39
15 AND 43 AND ROUTES F1, K, L, N1, P, Q1, R1, T1, U1, BB, AND CC?

16
17 ANSWER: In general, Clearwater Ranch is opposed to the construction of CPS Energy’s
18 transmission line through their community because of the following: (1) a 138-kV transmission
19 line will severely depreciate the value of the Clearwater Ranch properties; (2) a 138-kV
20 transmission line will severely detract from the scenic beauty and aesthetic values of the
21 Clearwater Ranch properties and area; (3) a 138-kV transmission line would negatively impact
22 community, economic, and historical values and the character, ecology, and biology of Clearwater
23 Ranch’s properties and area; (4) the Clearwater Ranch residents and visitors will have to drive
24 under or near a 138-kV transmission line on a regular basis; (5) for transmission lines crossing a
25 Clearwater Ranch property, they would be required to give third parties access to their properties,
26 which limits the privacy and control over our properties; (6) Clearwater Ranch has general
27 concerns about any buzzing of the 138 kV transmission line and general health and safety concerns
28 and concerns about living and being close to a 138 kV transmission line; and, (7) we have gone to
29 great lengths to preserve native Texas Hill Country and have established guarantees to preserve
30 the natural native flora and fauna of the Texas Hill Country. A 138 kV transmission line would
31 utterly destroy the protections that we have established and destroy this portion of undeveloped
32 Hill Country.

1 **III. DESCRIPTION OF PROPERTY AND THE LINE'S IMPACT**

2
3
4 QUESTION: ARE THERE ANY HABITABLE STRUCTURES ON THE PROPERTY?

5
6 ANSWER: No.
7

8
9 QUESTION: PLEASE DESCRIBE YOUR PROPERTY'S TERRAIN AND ITS
10 ECOLOGICAL OR BIOLOGICAL FEATURES.

11
12 ANSWER: Uneven terrain with several trees and abundant wildlife.
13

14
15 QUESTION: PLEASE DESCRIBE YOUR PROPERTY'S CURRENT USES.

16
17 ANSWER: My property is in pre-development to build my permanent residence.
18

19
20 QUESTION: HAVE YOU OR YOUR FAMILY UNDERTAKEN ANY EFFORTS TO
21 RESTORE THE LAND OR THE ENVIRONMENTAL QUALITY OF THE PROPERTY?

22
23 ANSWER: Not yet.
24

25
26 QUESTION: ARE THERE ANY WATER WELL SITES ON THE PROPERTY? IF SO,
27 DESCRIBE THE GENERAL LOCATION.

28
29 ANSWER: I am in the process of getting a well.
30

31
32 QUESTION: ARE THERE ANY GAS WELLS ON THE PROPERTY? IF SO, DESCRIBE
33 THE GENERAL LOCATION.

34
35 ANSWER: No.
36

37
38 QUESTION: ARE THERE ANY PIPELINE EASEMENTS ON THE PROPERTY? IF SO,
39 DESCRIBE THE GENERAL LOCATION.

40
41 ANSWER: Not that I know of.
42
43

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

4
5 ANSWER: No. As stated previously, I am in the pre-development phase of building my residence
6 on this property.

7
8 QUESTION: DO ANY EXISTING TRANSMISSION OR DISTRIBUTION LINES CROSS
9 YOUR PROPERTY? IF SO, PLEASE DESCRIBE HOW AND WHERE THEY CROSS THE
10 PROPERTY.

11
12 ANSWER: Yes, at the rear of the property there is a CPS electric line, which our neighborhood
13 went at great expense to bury underground to preserve the natural beauty of the area.

14
15
16 QUESTION: ARE THERE CURRENT PLANS FOR OTHER UTILITY FEATURES ON
17 YOUR PROPERTY? IF SO, PLEASE DESCRIBE HOW AND WHERE THEY CROSS THE
18 PROPERTY.

19
20 ANSWER: No.

21
22 QUESTION: WOULD THE LINKS THAT MIGHT IMPACT YOUR PROPERTY RUN
23 ALONG ANY BOUNDARY LINES OF YOUR PROPERTY?

24
25 ANSWER: Yes. Segment 37 would run the length of my southern property boundary and connect
26 with Segment 38. In addition, Segment 26a would impact the southwestern corner where it meets
27 with Segments 37 and 38. **See Exhibit A.**

28
29 QUESTION: HOW WOULD A 138-KV ELECTRIC TRANSMISSION LINE IMPACT YOUR
30 PROPERTY AND ITS OPERATIONS?

31
32 ANSWER: The transmission line would be visually unappealing and require the removal of
33 several trees. This would reduce my taste in the property.

34
35 QUESTION: WOULD YOU HAVE TO REGULARLY DRIVE UNDER THE
36 TRANSMISSION LINE IF INSTALLED ON YOUR PROPERTY.

37
38 ANSWER: No.

1
2 QUESTION: DESCRIBE THE AESTHETIC IMPACT TO YOUR PROPERTY IF CPS
3 ENERGY BUILDS A 138-KV TRANSMISSION LINE ON YOUR PROPERTY.

4
5 ANSWER: It would be unsightly, require the removal trees, and it would make my home less
6 pleasant.

7
8
9 QUESTION: IF THE TRANSMISSION LINE IS BUILT ON YOUR PROPERTY, DO YOU
10 HAVE ANY CONCERNS ABOUT CPS ENERGY HAVING ACCESS TO YOUR PROPERTY?

11
12 ANSWER: Yes, we have the general concerns of landowners who are required to give third parties
13 access to their property. Also, this would materially affect the use of our property. I hope that CPS
14 will respect my property.

15
16
17 QUESTION: IF THE TRANSMISSION LINE IS BUILT ON YOUR PROPERTY, DO YOU
18 HAVE ANY OTHER CONCERNS?

19
20 ANSWER: I have general safety and health concerns for living around transmission lines and
21 EMF issues. Because potential buyers may be aware of medical studies available on the Internet
22 arguing, correctly or not, a connection between high-powered transmission lines causing health
23 problems and possible cancer, I am concerned about a negative stigma being attached to my
24 property and the possible devaluation of my property value. In addition, the buzzing sounds
25 emanating from high-voltage transmission lines would be bothersome for people living near them.

26
27
28 QUESTION: IS THERE ANYTHING ELSE YOU WOULD LIKE THE ADMINISTRATIVE
29 LAW JUDGE AND THE PUBLIC UTILITY COMMISSION TO CONSIDER IN THIS
30 PROCEEDING?

31
32 ANSWER: Please do not build this transmission line in the Clearwater Ranch community.
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1 **IV. CONCLUSION AND RECOMMENDATIONS**

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4 QUESTION: HOW WOULD YOU SUMMARIZE YOUR POSITION IN THIS PROCEEDING
5 REGARDING CPS ENERGY'S PROPOSED ALTERNATIVE ROUTES F1, K, L, N1, P, Q1,
6 R1, T1, U1, BB, AND CC AND CPS ENERGY'S PREFERRED ROUTES Z1 AND AA1?
7

8 ANSWER: I oppose CPS Energy's Alternative Routes F1, K, L, N1, P, Q1, R1, T1, U1, BB, and
9 CC and any Route using Segments 25, 26a, 32, 37, 38, 39, and 43. I support CPS Energy's Routes
10 Z1 and AA1 as the route(s) that best meet(s) the overall community values and PURA §
11 37.056(c)(4) and P.U.C. SUBST. R. 25.101(b)(3)(B).

12
13 QUESTION: DOES THIS CONCLUDE YOUR TESTIMONY?
14

15 ANSWER: Yes.



LAREDO SOL INVESTEMENTS LLC - Lot 16
 +/- 11.6400 Acres - Bexar County



 Lot
 Route

