



Control Number: 51023



Item Number: 539

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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 STEVENS ON BEHALF OF SVEN AND SOFIA  
KUESTERMANN AND CLEARWATER RANCH POA

Michael D. Stevens on behalf of Sven & Sofia Kuestermann and 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,

BRAUN & GRESHAM, PLLC

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ATTORNEYS FOR CLEARWATER RANCH

539

**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  
2  
3  
4 **I. INTRODUCTION**

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

7 ANSWER: Michael 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: I am testifying on behalf of, Sven & Sofia Kuestermann, and Clearwater Ranch POA,  
14 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: WHERE IS YOUR PROPERTY LOCATED?  
24

25 ANSWER: The property is located at 10811 Clearwater Meadow, San Antonio, TX 78255. Lot  
26 18C. **See Exhibit A.**  
27  
28

29 QUESTION: HOW LONG HAVE YOU OWNED THE PROPERTY?  
30

31 ANSWER: The have owned the property since 2006.  
32  
33

34 QUESTION: ARE YOU FAMILIAR WITH THIS AREA OF BEXAR COUNTY, TEXAS?  
35

36 ANSWER: No.  
37  
38

39 **II. PURPOSE AND SCOPE OF TESTIMONY**  
40  
41

42 QUESTION: WHAT IS THE PURPOSE AND SCOPE OF YOUR TESTIMONY?  
43

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

6  
7  
8 QUESTION: WHAT IS CLEARWATER RANCH POA’S CONCERNS ABOUT THE  
9 PROPOSED TRANSMISSION LINE USING CPS ENERGY’S SEGMENTS 25, 26a, 37, 38, 39  
10 AND 43 AND ROUTES F1, K, L, N1, P, Q1, R1, T1, U1, BB, AND CC?  
11

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

28  
29  
30 **III. DESCRIPTION OF PROPERTY AND THE LINE’S IMPACT**  
31

32 QUESTION: ARE THERE ANY HABITABLE STRUCTURES ON THE PROPERTY?  
33  
34

1 ANSWER: No.

2

3

4 QUESTION: PLEASE DESCRIBE YOUR PROPERTY'S TERRAIN AND ITS  
5 ECOLOGICAL OR BIOLOGICAL FEATURES.

6

7 ANSWER: The property is an undeveloped lot with a heavy mixture of a variety of native trees,  
8 grasses and abundant wildlife.

9

10

11 QUESTION: PLEASE DESCRIBE YOUR PROPERTY'S CURRENT USES.

12

13 ANSWER: Currently, it's an undeveloped property.

14

15

16 QUESTION: HAVE YOU OR YOUR FAMILY UNDERTAKEN ANY EFFORTS TO  
17 RESTORE THE LAND OR THE ENVIRONMENTAL QUALITY OF THE PROPERTY?

18

19 ANSWER: No.

20

21

22 QUESTION: ARE THERE ANY WATER WELL SITES ON THE PROPERTY? IF SO,  
23 DESCRIBE THE GENERAL LOCATION.

24

25 ANSWER: No.

26

27

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

30

31 ANSWER: No.

32

33

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

36

37 ANSWER: No.

38

39

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

43

44 ANSWER: None at this time.

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

ANSWER: There is a CPS electric line which our neighborhood went at great expense to bury underground to preserve the natural beauty of the area.

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?

ANSWER: Segment 26a would run along a short portion of the western property boundary and exit on the north boundary. Plus it bisects the property! **See Exhibit A.**

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

ANSWER: Segment 26a would drastically impact our property and any future plans we have to build a home or sell the property would be completely destroyed.

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

ANSWER: Yes.

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



1 ANSWER: It would be devastating. Segment 26a would require the removal of many of the trees  
2 on the property.

3  
4  
5 QUESTION: IF THE TRANSMISSION LINE IS BUILT ON YOUR PROPERTY, DO YOU  
6 HAVE ANY CONCERNS ABOUT CPS ENERGY HAVING ACCESS TO YOUR PROPERTY?  
7

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

11  
12  
13 QUESTION: IF THE TRANSMISSION LINE IS BUILT ON YOUR PROPERTY, DO YOU  
14 HAVE ANY OTHER CONCERNS?  
15

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

22  
23  
24 QUESTION: IS THERE ANYTHING ELSE YOU WOULD LIKE THE ADMINISTRATIVE  
25 LAW JUDGE AND THE PUBLIC UTILITY COMMISSION TO CONSIDER IN THIS  
26 PROCEEDING?  
27

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

30  
31  
32 **IV. CONCLUSION AND RECOMMENDATIONS**  
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34

35 QUESTION: HOW WOULD YOU SUMMARIZE YOUR POSITION IN THIS PROCEEDING  
36 REGARDING CPS ENERGY'S PROPOSED ALTERNATIVE ROUTES F1, K, L, N1, P, Q1,  
37 R1, T1, U1, BB, AND CC AND CPS ENERGY'S PREFERRED ROUTES Z1 AND AA1?  
38

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

5  
6 QUESTION: DOES THIS CONCLUDE YOUR TESTIMONY?

7  
8 ANSWER: Yes.



**KUESTERMANN SVEN A & SOFIA - Lot 18C**  
 +/- 11.0000 Acres - Bexar County



EXHIBIT A

 Lot  
 Route

Feet  
 0 30 60 120  
  
