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APPLICATION OF THE CITY OF SAN §  
ANTONIO TO AMEND ITS §  
CERTIFICATE OF CONVENIENCE §  
AND NECESSITY FOR THE §  
SCENIC LOOP 138-KV TRANSMISSION §  
LINE IN BEXAR COUNTY §

BEFORE THE STATE OFFICE  
PUBLIC UTILITY COMMISSION  
FILING CLERK  
OF  
ADMINISTRATIVE HEARINGS

**DIRECT WRITTEN TESTIMONY**

**AND EXHIBITS OF**

**JOAN M. ARBUCKLE**

**ON BEHALF OF**

**HERSELF AS A PROPERTY & HOME OWNER**

**OF THE AFFECTED/DESIGNATED AREA**

**February 22 , 2021**

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Written Testimony of  
Joan M. Arbuckle

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**WRITTEN TESTIMONY OF JOAN M.ARBUCKLE**

**I. INTRODUCTION AND QUALIFICATIONS**

**Q. PLEASE STATE YOUR NAME AND ADDRESS.**

A. My name is Joan M. Arbuckle and my address is 25903 Dull Knife Trail, San Antonio, Texas, 78255

**Q. WHAT IS YOUR OCCUPATION?**

A. I have been retired for 13 years.

**Q. WHAT IS YOUR EDUCATIONAL AND PROFESSIONAL BACKGROUND?**

A. I received a Bachelor of Arts in Sociology from Trinity University in 1968, and a Masters of Arts in Urban Studies in 1975 from Trinity University in San Antonio, Texas. From 1968 through 2007 I held several fulltime positions with several companies: Community Planner with the then planning arm of the United Way; Program Developer in Continuing Education at San Antonio Community College; Exec. Assistant to prominent Texas family.

**II. PURPOSE OF TESTIMONY**

**Q. WHAT IS THE PURPOSE OF YOUR TESTIMONY?**

A. To point out why certain routes/locations for electrical lines and the power substation are not advisable, and to offer alternatives.

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**III. SUGGESTIONS FOR SELECTING PROPOSED NEW SEGMENTS AND ROUTES FOR ELECTRICAL LINES:**

**Q. WHICH ROUTES & SEGMENTS SHOULD OR SHOULD NOT BE USED FOR ELECTRICAL LINES?**

**A.** I strongly recommend that Segment 17 not be used for electrical lines. What seemingly was not taken into consideration by CPS Energy when suggesting Segment 17 is the fact that a new subdivision would soon be built adjacent to the beginning portion of Segment 17 at the end closest to Toutant Beauregard Road. This subdivision, namely, Scenic Crest (aka Mallory Phase 1) with Meritage Homes as the builder, broke ground approximately January 1, 2021. A section of Phase 1 homes backs up to Segment 17. There are 41 homes soon to be built on this portion of Segment 17 that literally have the property line of their small backyards on Segment 17. These 41 homes are not accounted for in the numbers CPS Energy has quoted for Segment 17 because development had not yet begun when CPS was gathering their facts for the project.

Secondly, along the same Segment 17 and the same beginning of Segment 17, there are 23 homes on 25 properties that are one acre (plus or minus a little) that have been established homes/properties for many years in the Serene and Scenic Hills subdivision. These acreage lots/homes have their back property lines on Segment 17 also, and the neighborhood has been in existence since 1969. There are wells on two of these properties that are within fifty feet of Segment 17, and they will have to be moved as an expense of the CPS project.. There are more wells on the Serene & Scenic Hills properties but they are more distant than 50 feet.

Bottom line is that 64 homes will be directly affected on this beginning portion of Segment 17 which is more than any other segment when you consider the entire length of Segment 17, and 41 of these homes are not accounted for in the CPS figures. SEE EXHIBIT A: Master Development Plan.

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Lastly, Segment 17 will decrease the property values of all the homes that are involved. See EXHIBIT B from a realtor explaining “ External Obsolescence” and the devaluation of market value of our homes. As a result, I recommend Routes N1, P, Q1, and R1 to minimize negatively impacting structures that are habitable.

**IV. LOCATION FOR THE PROPOSED NEW SUBSTATION**

**Q. WHICH LOCATIONS IS BEST FOR THE PROPOSED NEW SCENIC LOOP POWER SUBSTATION?**

**A.:** Substation #6 is located in a position to serve routes with the least Number of habitable structures and I recommend Route R-1. This decision would fall right in line with the concept of “prudent avoidance” to avoid negatively affecting many habitable structures.

**V. SUMMARY AND CONCLUSIONS**

**Q. WHAT IS YOUR FINAL CONCLUSION?**

**A.** Route 17 should not be used for this project because of the number of homes and properties it will directly affect by imposing on their property lines and decreasing their home values. Substation #6 is the best selection for a substation to accommodate “Prudent Avoidance”.

**VI. EXHIBITS**

Exhibit A: Development Master Plan of Scenic Crest Page 6

Exhibit B: Realtor Email Ref. External Obsolesence Page 7

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