



Control Number: 51023



Item Number: 659

Addendum StartPage: 0

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

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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 § OF
CONVENIENCE AND NECESSITY §
FOR THE PROPOSED SCENIC §
LOOP 138-KV TRANSMISSION LINE §
IN BEXAR COUNTY § ADMINISTRATIVE HEARINGS

**BEXAR RANCH, L.P.'S RESONSES TO CPS ENERGY'S
FIRST SET OF REQUESTS FOR INFORMATION TO BEXAR RANCH, L.P.**

Bexar Ranch, L.P. provides the following Responses to CPS Energy's First Requests for Information. Pursuant to the Public Utility Commission's Procedural Rules, these responses may be treated as if they were filed under oath.

Respectfully submitted,

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By:



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ATTORNEYS FOR BEXAR RANCH, L.P.

CERTIFICATE OF SERVICE

I hereby certify that the foregoing document has been filed in the records of Docket 51023
on this 19th day of March 2021.



Soledad M. Valenciano

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

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**BEXAR RANCH, L.P.'S RESONSES TO CPS ENERGY'S
FIRST SET OF REQUESTS FOR INFORMATION TO BEXAR RANCH, L.P.**

CPS ENERGY'S QUESTION NO. 1-1:

Identify all witnesses who are providing testimony on behalf of Bexar Ranch fact witnesses.

RESPONSE NO. 1-1:

Michael W. Bitter
Sarah A. Bitter
Stephen Bitter
Vince Terracina
Mark Turnbough

Sponsored by: Michael W. Bitter on behalf of Bexar Ranch, L.P.

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

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**BEXAR RANCH, L.P.'S RESONSES TO CPS ENERGY'S
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CPS ENERGY'S QUESTION NO. 1-2:

Identify all witnesses who are providing testimony on behalf of Bexar Ranch as an expert pursuant to the Texas Rules of Evidence 702 who is qualified by knowledge, skill, experience, training, or education regarding the subject of their testimony. For all experts identified, provide the specific subject area the witness is qualified to provide expert testimony and a detailed explanation of the basis for the qualification.

RESPONSE NO. 1-2:

Mark Turnbough, PhD. Refer to Mark Turnbough direct testimony at page 3, lines 27-31; Page 4, lines 1-14; and page 5, lines 1-14. His testimony and errata can be found at Interchange Item Nos. 504, 595 and 629 in Docket 51023. See Exhibit MT-1 including in such testimony.

Sponsored by: Mark Turnbough, PhD., on behalf of Bexar Ranch, L.P.

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

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--	--	--

**BEXAR RANCH, L.P.'S RESONSES TO CPS ENERGY'S
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CPS ENERGY'S QUESTION NO. 1-3:

For all witnesses identified as "expert witnesses" in response to Question 1.2, provide:

- a. the expert's name, address, and telephone number;
- b. the facts known by the expert that relate to or form the basis of the expert's mental impressions and opinions formed or made in connection with this docket;
- c. the expert's mental impressions and opinions formed or made in connection with this docket, and any methods used to derive them;
- d. any bias of the witness;
- e. all documents, tangible things, reports, models, or data compilations that have been provided to, reviewed by, or prepared by or for the expert in anticipation of the expert's testimony in this docket;
- f. a listing of all proceedings in which the expert provided testimony;
- g. the expert's current resume and bibliography.

RESPONSE NO. 1-3:

- a. Mark Turnbough, P.O. Box 64173, Lubbock, Texas, 79464, (915) 526-4548
- b. Refer to Mark Turnbough direct testimony page 8, lines 16-26; page 9, lines 1-16.
- c. Refer to Mark Turnbough direct testimony page 10, lines 13-26.
- d. No bias.
- e. Refer to Mark Turnbough direct testimony page 11, lines 4-24; page 12, lines 1-3; page 23, lines 13-23, and page 24, lines 1-2.
- f. Refer to Mark Turnbough direct testimony page 5, lines 16-22; and page 6, lines 1-2 and Exhibit MT-1.
- g. Refer to Mark Turnbough direct testimony Attachment MT-1.

Sponsored by: Mark Turnbough on behalf of Bexar Ranch, L.P.

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

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**BEXAR RANCH, L.P.'S RESONSES TO CPS ENERGY'S
FIRST SET OF REQUESTS FOR INFORMATION TO BEXAR RANCH, L.P.**

CPS ENERGY'S QUESTION NO. 1-4:

Identify all consulting experts whose mental impressions or opinions have been reviewed by an expert testifying on behalf of Bexar Ranch. For each consulting expert identified, provide the expert's name and address.

RESPONSE NO. 1-4:

There is no information responsive to this Request for Information.

Sponsored by: Mark Turnbough on behalf of Bexar Ranch, L.P.

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

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**BEXAR RANCH, L.P.'S RESONSES TO CPS ENERGY'S
FIRST SET OF REQUESTS FOR INFORMATION TO BEXAR RANCH, L.P.**

CPS ENERGY'S QUESTION NO. 1-5:

Identify all proceedings before any regulatory body or court where any expert witness for Bexar Ranch provided consulting services to a utility applicant in the identification of possible transmission line routes. As applicable, identify the proceeding by docket number and provide a copy of any testimony and report that relied on the witness's consulting services. For any proceedings identified, fully describe the specific nature of the consultation provided.

RESPONSE NO. 1-5:

There is no information responsive to this Request for Information.

Sponsored by: Mark Turnbough on behalf of Bexar Ranch, L.P.

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

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**BEXAR RANCH, L.P.'S RESONSES TO CPS ENERGY'S
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CPS ENERGY'S QUESTION NO. 1-6:

For each site reconnaissance visit performed by an expert witness for Bexar Ranch in this proceeding:

- a. Identify the date and approximate time spent on each visit.
- b. Provide all field notes taken during the visit, including any photographs taken for or by the expert witness.
- c. Identify all persons in attendance with the witness during the visits.
- d. Generally describe the areas visited and identify any private property that was accessed during such visits.

RESPONSE NO. 1-6:

- a. Refer to Mark Turnbough direct testimony page 12, lines 1-3.
October 14, 2020: 2 hours Substation area and Route (formerly Z) Z-1
October 15, 2020: 5 hours on Bexar Ranch
- b. See attached for copies of field notes.
- c. Michael Bitter, Soledad Valenciano and Jim Spivey.
- d. Refer to Mark Turnbough direct testimony page 12, lines 1-3. See document(s) produced in response to this Question.

Sponsored by: Mark Turnbough on behalf of Bexar Ranch, L.P.

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

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**BEXAR RANCH, L.P.'S RESONSES TO CPS ENERGY'S
FIRST SET OF REQUESTS FOR INFORMATION TO BEXAR RANCH, L.P.**

CPS ENERGY'S QUESTION NO. 1-7:

Identify any experience, education, or training Ms. Sarah Bitter has in designing, planning, or constructing transmission lines.

RESPONSE NO. 1-7:

None.

Sponsored by: Sarah A. Bitter on behalf of Bexar Ranch, L.P.

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

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**BEXAR RANCH, L.P.'S RESONSES TO CPS ENERGY'S
FIRST SET OF REQUESTS FOR INFORMATION TO BEXAR RANCH, L.P.**

CPS ENERGY'S QUESTION NO. 1-8:

Identify in detail the specific concerns Ms. Sarah Bitter has "regarding the safety of CPS personnel and contractors" and the basis for such concern.

RESPONSE NO. 1-8:

Ms. Sarah Bitter's concerns regarding the safety of CPS personal and contractors are broad in nature largely based on the difficult terrain and is based on her and her family's personal experience driving Bexar Ranch roads for many years, including existing CPS transmission line rights-of-way, her family's knowledge of past accidents and near accidents on the ranch, and her family's knowledge of CPS Energy's previous construction, reconstruction and ongoing maintenance activities on Bexar Ranch in relation to i) the 138 kv transmission line an right of way that is on the western perimeter of Bexar Ranch, ii) the 345 kv transmission line and right of way located immediately across the western border of Bexar Ranch, and iii) additional ingress-egress easements over Bexar Ranch in favor of CPS Energy used to accessed both of the lines because of the difficult topography in the area.

Sponsored by: Sarah A. Bitter on behalf of Bexar Ranch, L.P.

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

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**BEXAR RANCH, L.P.'S RESONSES TO CPS ENERGY'S
FIRST SET OF REQUESTS FOR INFORMATION TO BEXAR RANCH, L.P.**

CPS ENERGY'S QUESTION NO. 1-9:

Identify any experience, education, or training Ms. Sarah Bitter has regarding the impact of the construction of a transmission line upon vegetation or wildlife.

RESPONSE NO. 1-9:

Ms. Sarah Bitter has no education, or training regarding the impact of the construction of a transmission line upon vegetation or wildlife, other than her and her family's experience of observing the CPS Energy construction, reconstruction and maintenance of i) the 138 kv transmission line an right of way that is on the western perimeter of Bexar Ranch, ii) the 345 kv transmission line and right of way located immediately across the western border of Bexar Ranch, and iii) additional ingress-egress easements over Bexar Ranch in favor of CPS Energy used to accessed both of the lines because of the difficult topography in the area. The resulting effect are areas within and around the easement and paths to the easement that are scraped clear of any vegetation and habitat, are very slow to recover, or never recover.

Sponsored by: Sarah A. Bitter on behalf of Bexar Ranch, L.P.

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

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**BEXAR RANCH, L.P.'S RESONSES TO CPS ENERGY'S
FIRST SET OF REQUESTS FOR INFORMATION TO BEXAR RANCH, L.P.**

CPS ENERGY'S QUESTION NO. 1-10:

Identify all ways in which a transmission line would prevent native plants from thriving or wildlife from roaming freely on the Bexar Ranch.

RESPONSE NO. 1-10:

Bexar Ranch objects to the overly broad nature of this request. Without waiving that objection, Bexar Ranch responds that by being un-fragmented, the ranch provides space for native plants to thrive uninhibited and wildlife to roam freely, which only add to the beauty and joy of the Texas Hill Country and the health of its ecosystem. The fragmentation of our ranch resulting from the substantial new right of way CPS would need to build the proposed lines across the interior of our ranch would destroy our peaceful, scenic views of the Texas Hill Country and unnecessarily upset its delicate terrestrial and aquatic ecosystems.

Sponsored by: Michael W. Bitter on behalf of Bexar Ranch, L.P.

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

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**BEXAR RANCH, L.P.'S RESONSES TO CPS ENERGY'S
FIRST SET OF REQUESTS FOR INFORMATION TO BEXAR RANCH, L.P.**

CPS ENERGY'S QUESTION NO. 1-11:

Identify the basis for, and provide all studies or documents that Ms. Sarah Bitter relies on for, the testimony that she is concerned that "the clearing and grading that will be necessary to build the new 100-foot right of way during construction would inhibit, obstruct, or change the natural flow" of springs on the Bexar Ranch property.

RESPONSE NO. 1-11:

In stating she is concerned that "the clearing and grading that will be necessary to build the new 100-foot right of way during construction would inhibit, obstruct, or change the natural flow" of springs on the Bexar Ranch property, Ms. Sarah Bitter relies on the family's experience dealing with such issues with CPS energy and their contractors over decades in relation to their 138 kv transmission line that is on the western perimeter of Bexar Ranch, and the additional ingress-egress easements in favor of CPS Energy in relation to their 345 kv transmission line that is located immediately across the western border of Bexar Ranch and which in many instances is accessed from Bexar Ranch because of the difficult topography in the area.

Sponsored by: Sarah A. Bitter on behalf of Bexar Ranch, L.P.

**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
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**BEXAR RANCH, L.P.'S RESONSES TO CPS ENERGY'S
FIRST SET OF REQUESTS FOR INFORMATION TO BEXAR RANCH, L.P.**

CPS ENERGY'S QUESTION NO. 1-12:

Identify all ways in which “the construction and ongoing maintenance of the proposed transmission line doesn’t align with” the goal and preserving the Bexar Ranch property?

RESPONSE NO. 1-12:

Bexar Ranch objects to the overly broad nature of this request. Without waiving that objection, Bexar Ranch responds that the construction and ongoing maintenance of the proposed transmission line does not align with ecological, hydrological, ranching, aesthetic, or economic goals of preserving and protecting Bexar Ranch.

Sponsored by: Michael W. Bitter on behalf of Bexar Ranch, L.P.

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

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**BEXAR RANCH, L.P.'S RESONSES TO CPS ENERGY'S
FIRST SET OF REQUESTS FOR INFORMATION TO BEXAR RANCH, L.P.**

CPS ENERGY'S QUESTION NO. 1-13:

Mr. Michael Bitter states that each of Segments 43, 44 and 45 cross over, through or near some of the most beautiful and/or sensitive areas of your property. Please identify all corridors, at least 100 feet wide, through the Bexar Ranch property that do not "cross over, through or near some of the most beautiful and/or sensitive areas" of the property.

RESPONSE NO. 1-13:

Bexar ranch objects to the overly broad nature of this request. It is not possible for us to identify and review all possible 100-foot-wide corridors through Bexar ranch. Without waiving these objections, Bexar Ranch responds that it does not know any 100-foot-wide corridors through Bexar Ranch that are not beautiful. All of Bexar Ranch is beautiful. All of Bexar Ranch is sensitive to the rigors of land clearing, heavy construction vehicles, and ongoing maintenance. However, there are a handful of places on the ranch that are especially beautiful and/or sensitive for ecological or hydrological reasons, and segments 43, 44 and 45 cross over, through or near an inordinately large portion of those. There is an encumbered electric line corridor that runs along the far west property line from north to south that would qualify.

Sponsored by: Michael W. Bitter on behalf of Bexar Ranch, L.P.

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

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**BEXAR RANCH, L.P.'S RESONSES TO CPS ENERGY'S
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CPS ENERGY'S QUESTION NO. 1-14:

Identify the basis for, and provide all studies or documents that Mr. Michael Bitter relies on for, the testimony that "the clearing of a heavily wooded area for the transmission line will cause erosion that will drain into the lake" on the Bexar Ranch property.

RESPONSE NO. 1-14:

Mr. Michael Bitter, in making the observation that "the clearing of a heavily wooded area for the transmission line will cause erosion that will drain into the lake" on Bexar Ranch, relies on his experience over decades monitoring and reviewing the CPS energy 138 kv transmission line right of way that is on the western perimeter of Bexar Ranch, and the additional ingress-egress easements in favor of CPS energy in relation to their 345 kv transmission line that is located immediately across the western border of Bexar Ranch and which in many instances is accessed from Bexar Ranch because of the difficult topography in the area.

Sponsored by: Michael W. Bitter on behalf of Bexar Ranch, L.P.

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

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**BEXAR RANCH, L.P.'S RESONSES TO CPS ENERGY'S
FIRST SET OF REQUESTS FOR INFORMATION TO BEXAR RANCH, L.P.**

CPS ENERGY'S QUESTION NO. 1-15:

Identify the basis for, and provide all studies or documents that Mr. Michael Bitter relies on for, the testimony that many of the roads on your property "are impassible by CPS vehicles and equipment necessary for line installation."

RESPONSE NO. 1-15:

Mr. Michael Bitter, in making the observation that many of the roads on Bexar Ranch "are impassable by CPS vehicles and equipment necessary for line installation" relies on his and the family's experience over decades of monitoring the CPS Energy construction, reconstruction and maintenance of i) the 138 kv transmission line and right of way that is on the western perimeter of Bexar Ranch, ii) the 345 kv transmission line and right of way located immediately across the western border of Bexar Ranch, and iii) additional ingress-egress easements over Bexar Ranch in favor of CPS Energy used to accessed both of the lines because of the difficult topography in the area, evidenced by facts like a) on many occasions the roads were apparently too rough or steep for equipment travel and b) CPS Energy had to take extraordinary measures to access its existing easements on either side of Bexar Ranch's western border.

Sponsored by: Michael W. Bitter on behalf of Bexar Ranch, L.P.

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

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IN BEXAR COUNTY	§	ADMINISTRATIVE HEARINGS

BEXAR RANCH, L.P.'S RESONSES TO CPS ENERGY'S
FIRST SET OF REQUESTS FOR INFORMATION TO BEXAR RANCH, L.P.

CPS ENERGY'S QUESTION NO. 1-16:

Identify any experience, education, or training Mr. Michael Bitter has in designing, planning, or constructing transmission lines.

RESPONSE NO. 1-16:

None.

Sponsored by: Michael W. Bitter on behalf of Bexar Ranch, L.P.

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**BEXAR RANCH, L.P.'S RESONSES TO CPS ENERGY'S
FIRST SET OF REQUESTS FOR INFORMATION TO BEXAR RANCH, L.P.**

CPS ENERGY'S QUESTION NO. 1-17:

Identify in detail the specific concerns Mr. Michael Bitter has "regarding the safety of CPS personnel and contractors" and the basis for such concern.

RESPONSE NO. 1-17:

Mr. Michael Bitter's concerns regarding the safety of CPS personal and contractors are broad in nature largely based on the difficult terrain and is based on his personal experience driving Bexar Ranch roads, including existing CPS transmission line rights-of-way, his knowledge of past accidents on the ranch, and his knowledge of CPS Energy's previous construction, reconstruction and ongoing maintenance activities on Bexar Ranch in relation to i) the 138 kv transmission line an right of way that is on the western perimeter of Bexar Ranch, ii) the 345 kv transmission line and right of way located immediately across the western border of Bexar Ranch, and iii) additional ingress-egress easements over Bexar Ranch in favor of CPS Energy used to accessed both of the lines because of the difficult topography in the area

Sponsored by: Michael W. Bitter on behalf of Bexar Ranch, L.P.

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**BEXAR RANCH, L.P.'S RESONSES TO CPS ENERGY'S
FIRST SET OF REQUESTS FOR INFORMATION TO BEXAR RANCH, L.P.**

CPS ENERGY'S QUESTION NO. 1-18:

Identify any experience, education, or training Mr. Michael Bitter has regarding the impact of the construction of a transmission line upon vegetation or wildlife.

RESPONSE NO. 1-18:

Mr. Michael Bitter has no education, or training regarding the impact of the construction of a transmission line upon vegetation or wildlife, only decades of experience of observing the CPS Energy construction, reconstruction and maintenance of i) the 138 kv transmission line an right of way that is on the western perimeter of Bexar Ranch, ii) the 345 kv transmission line and right of way located immediately across the western border of Bexar Ranch, and iii) additional ingress-egress easements over Bexar Ranch in favor of CPS Energy used to accessed both of the lines because of the difficult topography in the area. The resulting effect are areas within and around the easement and paths to the easement that are scraped clear of any vegetation and habitat, are very slow to recover, or never recover.

Sponsored by: Michael W. Bitter on behalf of Bexar Ranch, L.P.

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**BEXAR RANCH, L.P.'S RESONSES TO CPS ENERGY'S
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CPS ENERGY'S QUESTION NO. 1-19:

Identify the basis for, and provide all studies or documents that Mr. Michael Bitter relies on for, the testimony that this transmission line could undermine the City of San Antonio's efforts to pursue the Bexar Ranch for the city's Aquifer Protection Program.

RESPONSE NO. 1-19:

In stating this transmission line could undermine the City of San Antonio's efforts to pursue the Bexar Ranch for the City's Aquifer Protection Program, Mr. Michael Bitter relies on his knowledge of the City's program and objectives, past conversations with City staff and contractors in the program, and the Bitter Family's objectives for Bexar Ranch. Construction of the transmission line across Bexar Ranch could partially frustrate the objectives of either, making it more difficult for the City's efforts to be successful. See document(s) produced in response to this Question.

Sponsored by: Michael W. Bitter on behalf of Bexar Ranch, L.P.

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	§	OF
CONVENIENCE AND NECESSITY	§	
FOR THE PROPOSED SCENIC	§	
LOOP 138-KV TRANSMISSION LINE	§	
IN BEXAR COUNTY	§	ADMINISTRATIVE HEARINGS

**BEXAR RANCH, L.P.'S RESONSES TO CPS ENERGY'S
FIRST SET OF REQUESTS FOR INFORMATION TO BEXAR RANCH, L.P.**

CPS ENERGY'S QUESTION NO. 1-20:

For Segments 43, 44, and 45, identify for each segment the features each segment should have been routed parallel and adjacent to so as to avoid the alleged "fragmentation" discussed in Dr. Turnbough's testimony regarding these segments; also, identify the lengths for use of compatible ROW for each segment, if each had been routed parallel and adjacent to such features identified in your answer.

RESPONSE NO. 1-20:

Refer to Mark Turnbough direct testimony page 20, lines 28-29; page 21, lines 1-23, page 22, lines 1-23; and page 23, lines 1-4.

Sponsored by: Mark Turnbough on behalf of Bexar Ranch, L.P.

Originally CPS Energy had routed Segment 43 along Bexar Ranch's northern boundary for its entire length. When CPS Energy filed its CCN Application, the majority of Segment 43 was no longer routed along Bexar Ranch's northern boundary but instead bisects Bexar Ranch in substantial part.

Sponsored by: Michael W. Bitter on behalf of Bexar Ranch, L.P.

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

APPLICATION OF THE CITY OF SAN	§	BEFORE THE STATE OFFICE
ANTONIO ACTING BY AND	§	
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BEXAR RANCH, L.P.'S RESONSES TO CPS ENERGY'S
FIRST SET OF REQUESTS FOR INFORMATION TO BEXAR RANCH, L.P.

CPS ENERGY'S QUESTION NO. 1-21:

Does Dr. Turnbough agree that Commission Substantive Rule 25.101(b)(3)(B) requires utilities to consider whether transmission line routes parallel natural or cultural features?

RESPONSE NO. 1-21:

Yes.

Sponsored by: Mark Turnbough on behalf of Bexar Ranch, L.P.

**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
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**BEXAR RANCH, L.P.'S RESONSES TO CPS ENERGY'S
FIRST SET OF REQUESTS FOR INFORMATION TO BEXAR RANCH, L.P.**

CPS ENERGY'S QUESTION NO. 1-22:

What does Dr. Turnbough consider to be a natural or cultural feature in the context of Commission Substantive Rule 25.101(b)(3)(B)?

RESPONSE NO. 1-22:

Commission Substantive Rule 25.101(b)(3)(B) iii, "whether the routes parallel property lines or other natural or cultural features;" does not define the terms "natural or cultural features."

Power Engineers identify 11 natural features criteria in Table 4-1, Environmental and Land Use Data for Route Evaluation (Scenic Loop) and Table 4-2, Environmental and Land Use Data for Segment Evaluation (Scenic Loop). The criteria are listed under the Ecology subsection. All of those criteria are quantified either in terms of length across, length parallel to, area across or crossings of natural features. With the possible exception of length of ROW across FEMA mapped 100-year floodplain, the greater the value reported for those criteria the greater the negative impact on the ecology of a given route or segment. The natural features associated with the geomorphology of the Bexar Ranch include watersheds/drainage patterns/stream beds, land forms, outcrops, and the mainly undisturbed environmental characteristics (low land woodlands, high quality habitat, stream beds, and tree covered hilltops).

As indicated above, in the Substantive Rule, other natural or cultural features are listed in respective order after property lines as potential rationales for justifying the parallel and adjacent placement of a potential segment. The most likely of the declining number of comparable anthropogenic (cultural) possibilities would be either improved ranch roads or substantial cattle/game management fences that could run across a property for meaningful distances. Neither exists on the Bexar Ranch.

Surficial calcic horizons associated with Karst topography highlight vehicular 2-track wear patterns where working ranch trucks periodically drive across the property. They leave white 2-track trails that are easily spotted on aerial photographs. They may look like “improved roads.” However, based on my experience driving across them on the Ranch, they are not. The trails I drove on during my reconnaissance of the Ranch were consistently very rugged and difficult trails. They are characterized by numerous steep drops and large rock outcrops that could easily bend an axle, blow out a tire, or break springs and struts. They are not cultural features. They are merely evidence that vehicles occasionally drive across the Ranch along paths of least resistance. They are not roads by any stretch of the imagination. They cannot be considered “compatible ROW.”

Sponsored by: Mark Turnbough on behalf of Bexar Ranch, L.P.

**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
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**BEXAR RANCH, L.P.'S RESONSES TO CPS ENERGY'S
FIRST SET OF REQUESTS FOR INFORMATION TO BEXAR RANCH, L.P.**

CPS ENERGY'S QUESTION NO. 1-23:

Identify all natural or cultural features on the Bexar Ranch that could be considered for paralleling under Commission Substantive Rule 25.101(b)(3)(B).

RESPONSE NO. 1-23:

With the exception of the placement of Segment 43 on approximately 30 percent of the north property line of the Ranch, it would be difficult to identify with a straight face a "natural or cultural feature" from the range of possibilities on the Ranch that could be used to justify the placement of a route segment to run across either the east/west or north/south axis of the property.

Sponsored by: Mark Turnbough on behalf of Bexar Ranch, L.P.

Date _____

Location BEXAR RANCH

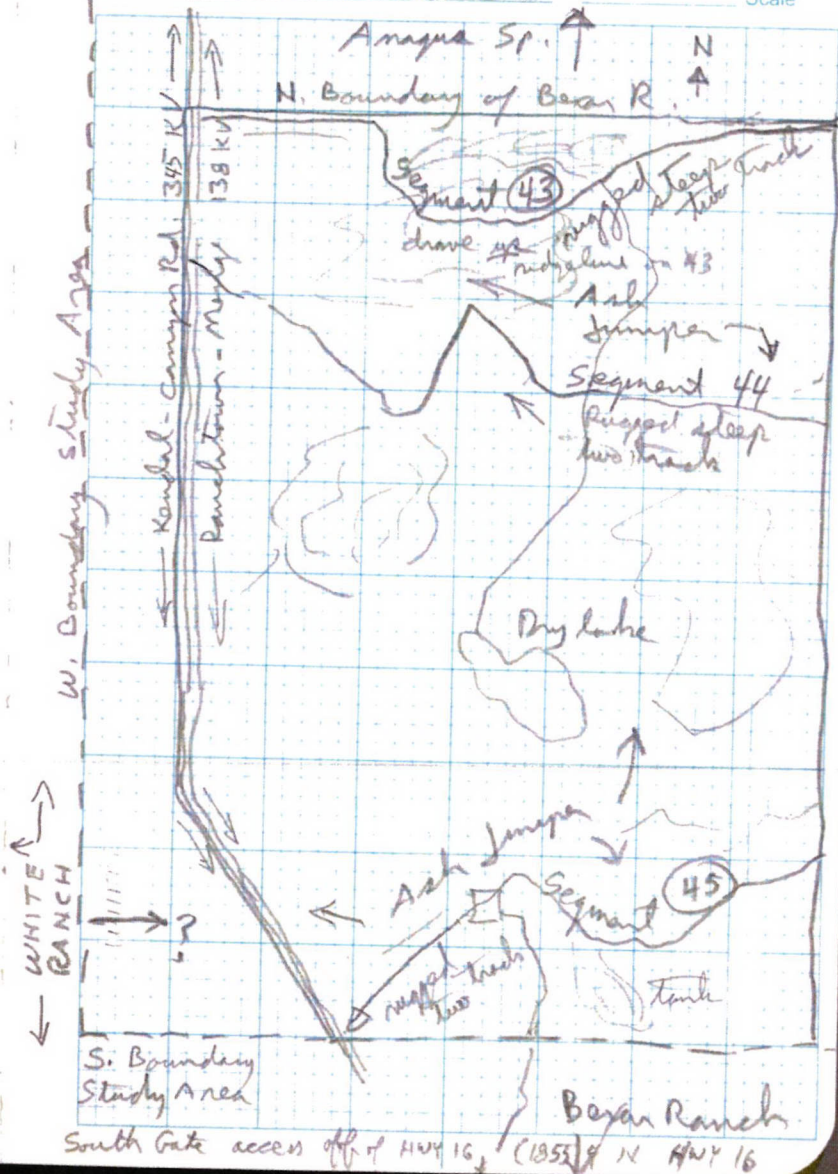
Date 10/15/20

3

Project / Client BEXAR RANCH, L.P.

Reconnaissance

Scale _____



Date _____

Location _____

Date _____

5

Project / Client _____

Scale _____

- No Compatible ROW for
 - Δ most of Seg 43 (only prop. line on N.)
 - Δ any of Seg 44
 - Δ any of Seg 45
- No natural or cultural features for // ROW
- No basis for 44 or 45 at all
- GCW Habitat evident on 43, 44 & 45 (Lg. patches of Ash Jun. & Decid. trees)
- Rough M.F. trails
- No dev. except at Ranch House area, & south access road from HWY 16 to Ranch House.



GREEN
SPACES
ALLIANCE

CELEBRATING 20 YEARS
of Conservation Education
& Engagement

September 14, 2018

Dear Joseph Bitter,

The Conservation Advisory Board for the City of San Antonio's Edwards Aquifer Protection Program (EAPP) met on August 22nd and made progress on properties currently in the program process. Green Spaces Alliance, as a contractor for the City, has several properties currently in the process, however must wait until one of those properties closes before we can propose the next property to the City. The City, contractors and subcontractors must move at the pace of the slowest wheel during the process. As explained to you before, this is a slow process and takes a lot of patience from all parties.

There is a specific system for ranking the recharge and conservation value of all properties in the region. This ranking is for the benefit of the land acquisition team (Green Spaces Alliance, the Nature Conservancy and the City) as well as the benefit of the advisory board that determines the acceptance or declination of a particular property to the program. However, the model is not perfect in ranking properties, so we like to visit properties in person to determine the true quality of the land. Therefore, it is up to the discretion of the land acquisition team to order the interested properties.

The ranking system is determined based on a model designed by the Scientific Evaluation Team (SET). The model ranks properties in 10% increments, with 10% being the highest value and 90% being the lowest. Your property has been modeled in the top 10% and is currently ranked at #1 in the current cue. Since your property ranks in the top 10% of recharge potential, I will be able to begin the first stage of due diligence without a request to the City. I understand your family has some questions, concerns and reservations about the due diligence process of this program. If there is anything I can do to help you all, I am happy to help.

We value your potential interest in the program. I want to stress that your property is very important to Green Spaces Alliance and we look forward to conserving your land for the benefit of the Edwards Aquifer and for you. If/when your family makes this very big decision, please feel free to contact me.

Please contact me at 210.222.8430 x 305 or at tyler@greensatx.org if you have any questions or require additional information. I am excited that you have submitted your property for conservation to the EAPP, and look forward to working with you.

Sincerely,

Tyler Sanderson

Land Conservation and Stewardship Manager, Interim Executive Director

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Bexar Land Trust, Inc. DBA Green Spaces Alliance of South Texas is a 501(c)(3) Corporation
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210.222.8430 • www.greensatx.org

*Our mission is to sustain the natural environment and enhance urban spaces through
land conservation, community engagement, and education.*

