INTRODUCTION
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Established in 1860, CPS Energy is the nation's largest public power, natural gas, and electric company, providing safe, reliable, and competitively-priced service to more than 970,000 electric and 390,000 natural gas customers in San Antonio and portions of seven adjoining counties. Our customers' combined energy bills rank among the lowest of the nation's 20 largest cities – while generating $10.1 billion in revenue for the City of San Antonio for 80 years.

As a trusted and strong community partner, we continuously focus on job creation, economic development, and educational investment. We are powered by our skilled workforce, whose commitment to the community is demonstrated through our employees' volunteerism in giving back to our city and programs aimed at bringing value to our customers.

PURPOSE, NEED & SCOPE

The Electric Reliability Council of Texas (ERCOT) endorsed this project as a needed transmission system improvement on the CPS Energy system on July 26, 2024.

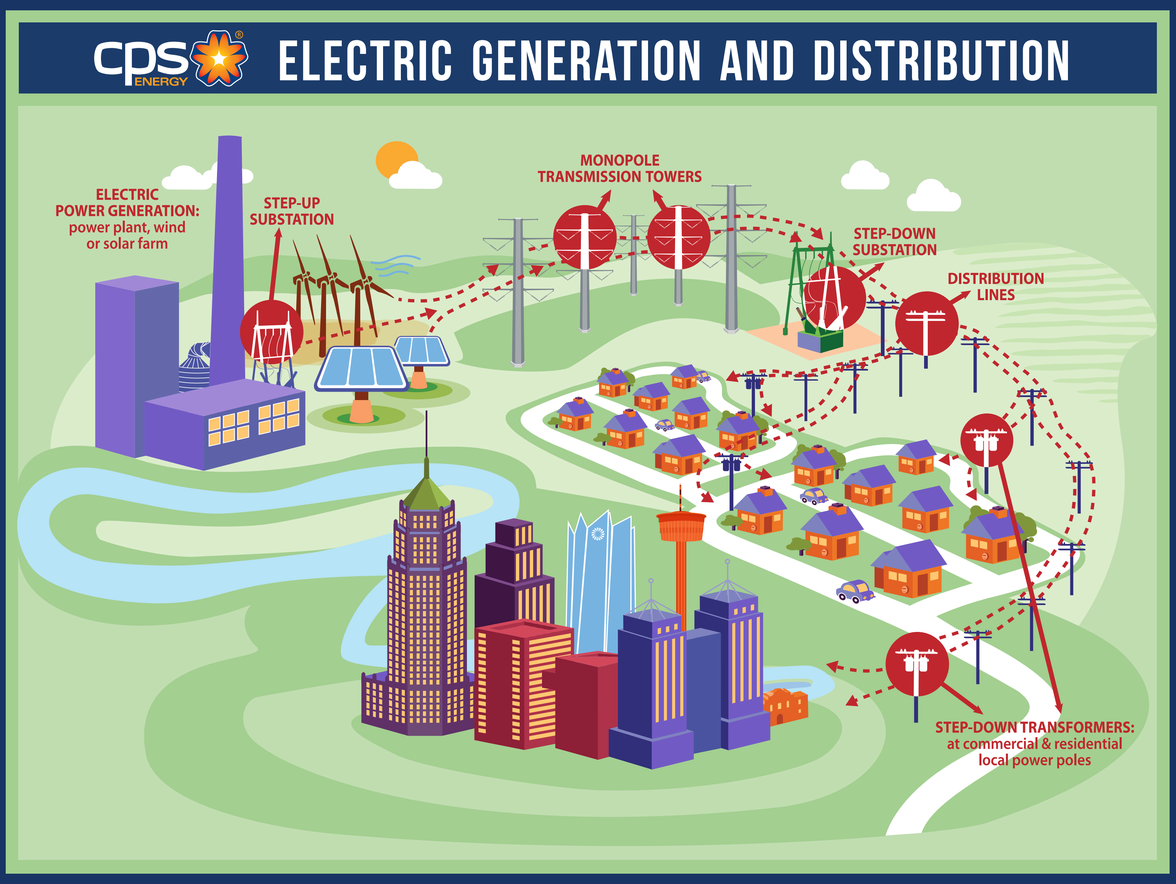
PURPOSE & NEED:

The proposed project is needed to increase the load-serving capability of the far western portion of the CPS Energy transmission system to accommodate increasing customer load growth in the area, including new large load customers.

SCOPE:

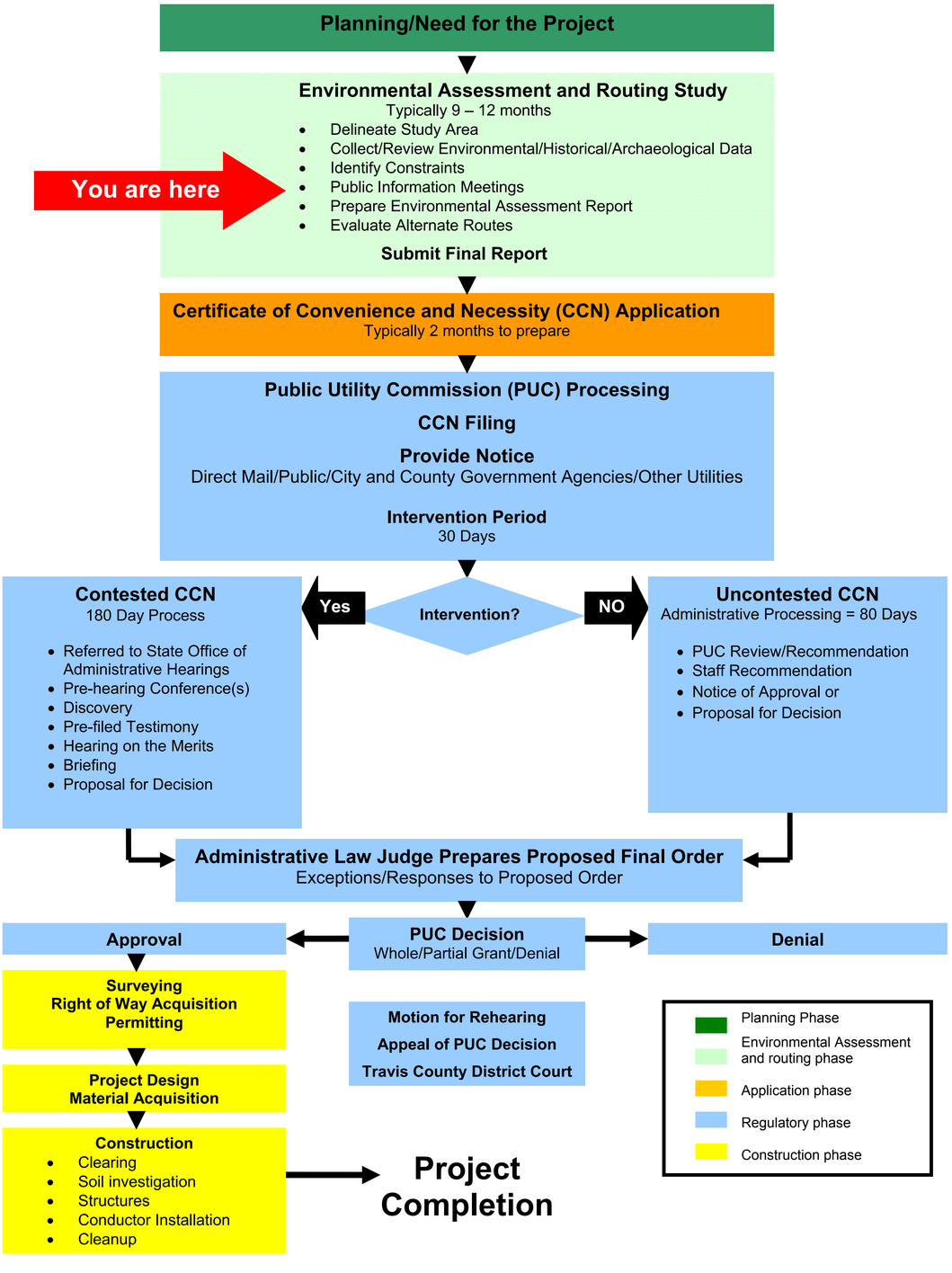
CPS Energy is proposing to construct a new 138 kV substation and approximately two miles of new 138 kV transmission corridor in Medina County. The proposed transmission lines will require new Right-of-Way (ROW). One double-circuit transmission line will connect the new substation to the CPS Energy transmission system, and the other single-circuit transmission line will connect the CPS Energy substation to the STEC San Geronimo substation.

GENERATION TO CUSTOMER DIAGRAM



CCN PROCESS

Licensing Process for New Transmission Facilities



ROUTING AND SITING PROCESS HIGHLIGHTS

DETERMINE A NEED FOR THE PROJECT

- By utility planners and engineers

DEFINE THE STUDY AREA

GATHER DATA & DEVELOP LAND USE & CONSTRAINTS MAP

- Obtain aerial photos of the study area
- Gather property boundary information
- Identify environmental/land-use constraints and opportunities
- Agency input from federal, state and local agencies about the study area
- Gather information regarding natural, cultural and human resources
- Assess easement/right-of-way features/concerns

CONDUCT PUBLIC INVOLVEMENT

- Notify landowners and interested parties
- Respond to inquiries
- Evaluate public and agency input

DEVELOP ENVIRONMENTAL ASSESSMENT REPORT

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ANTICIPATED TIMELINE

Gather information and land use data
In progress

Send notices of the project to landowners
January 2026

Complete Environmental Analysis
Estimated Quarter One 2026

Submit CCN application to the Public Utility Commission of Texas (PUC) and notify directly affected landowners and required entities
Quarter One 2026

Receive Ruling from the PUC regarding project need and routing outside of San Antonio
Estimated August 2026

Receive CPS Energy Board of Trustees approval
Estimated October 2026

Start construction
Estimated Quarter Four 2026

Complete construction
Estimated May 2028

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SUBSTATION FACTS

Existing Substations

- As of 2024, there are approximately 110 existing substations in the CPS Energy service area.
- Substations operate on either 345 kV or 138 kV transmission voltages and either 34.5 kV or 13.2 kV distribution voltages.

New Substations

- The general location for a substation is determined by the demand for electricity in that area.
- A substation site must have access to public roadway
- A substation site must have access to transmission and distribution lines.
- Site conditions for a substation are:
    - Location – not located in a floodplain
    - Size – approximately 5 acres
    - Terrain – relatively flat
    - Soil – natural soil, void of fill and waste

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DOUBLE-CIRCUIT TRANSMISSION FACTS

- Typical double-circuit 138 kV monopole heights are 100’-125’, but could be as high as 150’ depending on terrain and span length
- Typical double-circuit 138 kV span lengths are 600’-800’ depending on route variables
- Typical double-circuit 138 kV pole foundation diameter is 6’-10’
- Will require a 100’ easement

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SINGLE-CIRCUIT TRANSMISSION FACTS

- Typical single-circuit 138 kV monopole heights are 100’-125’, but could be as high as 150’ depending on terrain and span length
- Typical single-circuit 138 kV span lengths are 600’-800’ depending on route variables
- Typical single-circuit 138 kV pole foundation diameter is 4’- 8’
- Will require a 75’ easement

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TYPICAL TRANSMISSION EASEMENTS

Clearing around transmission poles

Clearing along route

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EASEMENT ACQUISITION STEPS

- Mail “Bill of Rights” letter to affected landowners
- Contact property owner
- Obtain permission to conduct survey(s)
- Survey establishes boundaries of easement
  (Simultaneously perform environmental/cultural surveys)
- Easement area is defined/described by a Registered Professional Land Surveyor
- Value of Easement established by an independent appraiser
- Negotiate with property owner for land purchase for utility use

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RIGHT-OF-WAY TERMS TO KNOW

EASEMENT:

A right that one party acquires in another party's land.

SURVEY:

The measurement of the boundaries of a parcel of land, its area, and sometimes its topography.

APPRAISAL:

The act or process of developing an opinion of value; an opinion of value.

NEGOTIATION:

The process by which two or more parties resolve differences to reach a mutually acceptable agreement.

EMINENT DOMAIN:

A governmental right to acquire private property for public use by condemnation, and the payment of just compensation.

FAIR MARKET VALUE:

The price that would be negotiated between a willing seller and a willing buyer in a reasonable time, usually arrived at by comparable sales in the same area.

STATE OF TEXAS LANDOWNER BILL OF RIGHTS:

Property owner rights that apply to any attempt by the government or a private entity to take your property, as prescribed in Texas Government Code Sec. 402.031 and Chapter 21 of the Texas Property Code.

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LAND USE & ENVIRONMENTAL EVALUATION CRITERIA

EVALUATION CRITERIA

Land Use

1 Length of alternative segment/route (miles)
2 Number of habitable structures[1] within 300 feet of right-of-way (ROW) centerline
3 Length of ROW using existing transmission line ROW
4 Length of ROW parallel and adjacent to existing transmission line ROW
5 Length of ROW parallel and adjacent to other existing ROW (roadways, railways, etc.)
6 Length of ROW parallel and adjacent to apparent property lines[2] (or other natural or cultural features, etc.)
7 Sum[2] of evaluation criteria 4, 5, and 6
8 Percent[2] of evaluation criteria 4, 5, and 6
9 Length of ROW across parks/recreational areas[3]
10 Number of parks/recreational areas[3] within 1,000 feet of ROW centerline
11 Length of ROW across cropland
12 Length of ROW across pasture/rangeland
13 Length of ROW across land irrigated by traveling systems (rolling or pivot type)
14 Length of route across conservation easements and/or mitigation banks (Special Management Area)
15 Length of route across gravel pits, mines, or quarries
16 Length of ROW parallel to existing pipeline ROWs[4]
17 Number of pipeline crossings[4]
18 Number of transmission line crossings
19 Number of IH, US and state highway crossings
20 Number of FM or RM road crossings
21 Number of Federal Aviation Administration registered public/military airports[5] with at least one runway more than 3,200 feet in length located within 20,000 feet of ROW centerline
22 Number of FAA registered public/military airports[5] having no runway more than 3,200 feet in length located within 10,000 feet of ROW centerline
23 Number of private airstrips within 10,000 feet of the ROW centerline
24 Number of heliports within 5,000 feet of the ROW centerline
25 Number of commercial AM radio transmitters within 10,000 feet of the ROW centerline
26 Number of FM radio transmitters, microwave towers, and other electronic installations within 2,000 feet of ROW centerline
27 Number of identifiable existing water wells within 200 feet of the ROW centerline
28 Number of oil and gas wells within 200 feet of the ROW centerline (including dry or plugged wells)

Aesthetics

29 Estimated length of ROW within foreground visual zone[6] of IH, US and state highways
30 Estimated length of ROW within foreground visual zone[6] of FM/RM roads
31 Estimated length of ROW within foreground visual zone[6] & [7] of parks/recreational areas[3]

Ecology

32 Length of ROW across upland woodlands/brushlands
33 Length of ROW across bottomland/riparian woodlands
34 Length of ROW across NWI mapped wetlands
35 Length of ROW across critical habitat of federally listed endangered or threatened species
36 Length of ROW across open water (lakes, ponds)
37 Number of stream and river crossings
38 Length of ROW parallel (within 100 feet) to streams or rivers
39 Length of ROW across Edwards Aquifer Contributing Zone
40 Length of ROW across FEMA mapped 100-year floodplains

Cultural Resources

41 Number of cemeteries within 1,000 feet of the ROW centerline
42 Number of recorded cultural resource sites crossed by ROW
43 Number of recorded cultural resource sites within 1,000 feet of ROW centerline
44 Number of NRHP listed properties crossed by ROW
45 Number of NRHP listed properties within 1,000 feet of ROW centerline
46 Length of ROW across areas of high archeological site potential

Notes: All length measurements are shown in miles unless noted otherwise.

1 Single-family and multi-family dwellings, and related structures, mobile homes, apartment buildings, commercial structures, industrial structures, business structures, churches, hospitals, nursing homes, schools, or other structures normally inhabited by humans or intended to be inhabited by humans on a daily or regular basis within 300 feet of the centerline of a transmission project less than 230 kV.
2 Length of apparent property boundaries adjacent to and paralleling existing roads or highways are not "double-counted" in the sum length of ROW paralleled of criteria 4,5, and 6.
3 Defined as parks and recreational areas owned by a governmental body or an organized group, club, or church.
4 Only existing steel pipelines six inches and greater in diameter carrying hydrocarbons were quantified in the pipeline crossing and paralleling calculations.
5 As listed in the Chart Supplement South Central US FAA.
6 One-half mile, unobstructed. Lengths of ROW within the visual foreground zone of interstates, US and state highway criteria are not "double-counted" in the length of ROW within the visual foreground zone of FM roads criteria.
7 One-half mile, unobstructed. Lengths of ROW within the visual foreground zone of parks/recreational areas may overlap with the total length of ROW within the visual foreground zone of interstates, US and state highway criteria and/or with the total length of ROW within the visual foreground zone of FM roads criteria.

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LOCAL, STATE & FEDERAL AGENCIES CONTACTED/NOTIFIED

FEDERAL

U.S. Congressman
Federal Aviation Administration
Federal Emergency Management Agency
U.S. Department of Agriculture - National Resources Conservation Services
U.S. Army Corps of Engineers
U.S. Department of Defense - Military Aviation and Installation Assurance Siting Clearinghouse
U.S. Environmental Protection Agency
U.S. Fish and Wildlife Service

STATE

Texas State Senators
Texas House Representatives
Railroad Commission of Texas
Texas Commission on Environmental Quality
Texas Department of Transportation
Texas General Land Office
Texas Historical Commission
Texas Parks and Wildlife Department
Texas Water Development Board
Texas State Soil and Water Conservation Board

LOCAL

City of San Antonio - Economic Development Department
City of San Antonio - Department of Planning
City of San Antonio - Public Works Department
City of San Antonio - Transportation
City of San Antonio - Parks and Recreation Department
City of San Antonio Office of Historic Preservation Development and Business Services Center
City of San Antonio - World Heritage Office
City of San Antonio - Mayor
Alamo Area Council of Governments
Alamo Soil and Water Conservation District
San Antonio Water System
Edwards Aquifer Authority
San Antonio River Authority
Bexar County Judge
Bexar County Commissioner
Bexar County Economic and Community Development
Bexar County Floodplain Development Services
Bexar County Historical Commission
Bexar County Manager
Northside Independent School District
Medina County Judge
Medina County Commissioners
Medina County Historical Commission
Medina County Floodplain Administrator
Medina Valley Independent School District

NON-GOVERNMENTAL ORGANIZATION

The Nature Conservancy
Texas Land Trust Council
Texas Land Conservancy
Texas Agricultural Land Trust
Texas Cave Management Association
The University of Texas - Texas Archeological Research Laboratory

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ENVIRONMENTAL ASSESSMENT

CULTURAL RESOURCE SURVEY:

CPS Energy and Halff archaeologists perform a desktop review of the project area for potential impacts to known cultural resources prior to submission to the PUC. After the PUC approval process, professional archaeologists walk the project route and search for archaeological sites, artifacts, historic structures, lost cemeteries, and other cultural resources. Their investigations include close visual observation and a series of excavations.

ENVIRONMENTAL SURVEYS:

Environmental field surveys are performed to identify and map natural resources or features within the project area which may be considered environmentally sensitive. Environmental features may include wetlands, floodplains, sensitive and/or threatened and endangered plant and wildlife species habitat, forest or woodland, and geological/physical features.

FIELD SURVEYS:

Field reconnaissance activities are conducted for the proposed route(s) to observe the study area and document constraints, opportunities, and analysis of the route. This process allows for necessary revisions, additions, or adjustments and to verify that the route is both technically and economically feasible to construct.

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