



# Legend Falls Substation and Transmission Line Project

## Frequently Asked Questions

### **Project Overview**

#### **What is the Legend Falls Substation and Transmission Line Project?**

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.

#### **Why is the new substation and transmission line needed in this area?**

The new transmission line is necessary to support the accelerating growth south of San Antonio. It will also increase the reliability of Texas' electric grid by adding another path for electric transmission.

#### **What is a substation?**

A substation is a power hub that transform voltage from high to low or low to high as necessary. It dispatches electric power from generating stations to customers' businesses and homes.

#### **How much land is needed for a substation?**

Typically, a substation site requires approximately 5 acres of land.

#### **What is a transmission line?**

A transmission line consists of specially designed steel structures and wires that move electricity long distances at high voltages.

#### **How does electricity get delivered to homes and businesses?**

Typically, electricity is generated from remotely located electric power plants (including wind and solar farms) and then travels from those remote generating sources to substations closer to population centers through a system of high-voltage transmission lines. Once at a substation, the electricity is reduced to a voltage level that is appropriate for distribution to customers. Electricity then travels from the substation through the network of distribution lines, supplying electricity to homes and businesses.

#### **When does construction begin?**

Construction of the Legend Falls Substation and Transmission Line Project is anticipated to begin January 2027.

#### **When will crews be working on this project?**

Under normal circumstances, work will be performed Monday through Friday, 7 A.M.-5 P.M. Weekend work will be performed as needed. Please note that the work will be done within existing or new easements. In some instances, temporary work easements may be obtained from landowners for construction activity.

### **Transmission Line Routes**

#### **Where will the new substation be located?**

Several possible substation sites have been identified, as well as multiple transmission routes offering different options for bringing electricity to the substation. In determining the various transmission line route options, CPS Energy and its consultants gather input from the community and federal, state, and local officials and agencies. This input is compiled into an Environmental Assessment Report, which is used to compare and evaluate transmission route and substation site options.

#### **Who selects the final transmission line route and substation site?**

The CPS Energy project team evaluates all of the information that has been gathered and compiled regarding the transmission line route and substation site options and presents that data to the PUC, which ultimately approves the transmission line route and associated substation site. In CPS Energy's presentation of the route and substation data to the PUC, it will identify the transmission line route and associated substation site that it believes best addresses the PUC's routing requirements.

#### **Will landowners receive notice of the PUC proceeding?**

Yes. All landowners who are crossed by a potential transmission line route, or who own a habitable structure within at least 300 feet of the centerline of a potential transmission line route, will be mailed a notice from CPS Energy that an application has been filed at the PUC requesting approval to construct and operate the project. CPS Energy will also publish notice of the application filing in the newspaper and update the project website (see the end of this FAQ sheet for the website address for this project) announcing the filing of the application. The notice will include forms for interested persons to provide public comment on the project or to participate in the PUC proceeding.

#### **Can landowners or other interested persons participate in the PUC proceeding?**

Yes. Landowners or other persons impacted by the project may file a public comment regarding the project or request to participate in the PUC proceeding. A person participating in the PUC proceeding is generally referred to as an "intervenor" during the proceeding.

#### **What will the PUC decide regarding the project?**

The PUC will independently evaluate CPS Energy's application and consider input from landowners and other interested parties, including the recommendation of the PUC's own staff of experts, and independently determine if the project is needed and, if so, approve the route for the project. In this instance, CPS Energy is proposing a single route (on the existing transmission line corridor) for the project.

## **Environmental**

### **Will it be necessary to remove trees and other vegetation to construct the project?**

Yes, some removal of trees and other vegetation is often required to safely and reliably construct and operate transmission lines and substation sites. CPS Energy will work with landowners and communities to responsibly comply with tree preservation requirements and minimize the impact to trees and other vegetation, clearing trees and other vegetation only where necessary to operate the transmission line infrastructure safely and reliably.

### **Will the project impact endangered species in the area?**

CPS Energy will conduct studies to identify endangered wildlife and plant species in the vicinity of the project and is committed to making the required efforts to ensure endangered wildlife and plant species are not adversely affected as a result of the construction and operation of the project facilities.

## **Infrastructure**

### **What will the transmission line pole look like?**

CPS Energy generally use galvanized steel tubular structures, such as monopoles, although other types of structures may be used when the circumstances warrant.

### **What will the substation look like?**

Although substations vary in their appearance, a typical substation may consist of a paved site with electrical equipment mounted on concrete foundations. Most substation sites are open, in that the equipment is not enclosed in a building, but rather is simply mounted on concrete foundations. The substation will be encircled by a chain link fence and other appropriate security measures designed to maintain safe separation between the equipment and the public.

### **Will the transmission lines create electric and magnetic fields (EMF) for people living nearby?**

CPS Energy designs substations and transmission lines to operate safely for people living, working, and recreating nearby. Accordingly, the project facilities are not anticipated to result in any adverse EMF effects for people near them. For more information on EMF, please visit:

<https://www.niehs.nih.gov/health/topics/agents/emf>

## **Real Property**

### **Will this new substation and transmission line affect my property value?**

Appraisal studies tend to show that the presence of electric infrastructure does not substantially affect property values in an adverse way.

### **What rights do landowners have when a utility acquires the necessary transmission line right of way?**

Landowners whose property will be crossed by the approved transmission line route, or from whom the land for the substation site will be acquired, have very specific rights which are generally set out in The Texas Landowner Bill of Rights, published by the Attorney General of Texas. A copy may be found at <https://www.texasattorneygeneral.gov/sites/default/files/files/divisions/general-oag/landowners-bill-of-rights-24.pdf> Interested landowners are encouraged to review that document to become more familiar with their rights under the law. Affected landowners will receive a copy of The Texas Landowner Bill of Rights from CPS Energy by US Mail before an easement is negotiated.

### **What is "eminent domain?"**

It is the right of a government, or its agent, to acquire private property for public use, with payment of compensation for property acquired.

### **How will landowners along the chosen transmission route be affected?**

CPS Energy will purchase a property right known as an easement for the length of the transmission line from existing property owners. In accordance with the terms of the easement, vegetation growing under the transmission line will be trimmed, and in some cases, cleared to allow for the line construction. The easement document will also address issues such as roadways, fencing, access and notice rights, and other matters regarding CPS Energy's construction, operation, and maintenance of the transmission line facilities.

### **How much does CPS Energy pay for acquiring property rights from landowners?**

CPS Energy will evaluate property value using industry-standard practices and offer landowners fair market value for property rights to be acquired.

## **Next Steps**

### **What happens after Public Input?**

CPS Energy's project team will evaluate all project information, including public input received. Following the evaluation, the project team will prepare an application that will be filed at the PUC that addresses community values, recreational and park areas, historical and aesthetic values, and environmental integrity.

### **When will CPS Energy file the Certificate of Convenience and Necessity Application?**

The anticipated date to file the CCN application is Quarter one of 2026. Updates will be posted on the project webpage. Affected landowners will be notified when the application is filed.