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NOTICE OF COMMUNITY DIALOG & PUBLIC INPUT SESSION

CPS ENERGY BOARD OF TRUSTEES

Notice is hereby given that members of the CPS Energy Board of Trustees, San Antonio, Texas, will participate in Community Dialog & a Public Input Session regarding the proposed Tezel Substation and Transmission line location. **The hybrid meeting will be held virtually and at Coke R. Stevenson Middle School, 8403 Tezel Road, San Antonio, Texas on Thursday, June 24, 2021 as follows:**

- 5:00 p.m. – Open House (In-Person only)
- 5:30 p.m. – Presentation & Community Dialog (Virtual & In-Person)
- 6:30 p.m. – Public Input Session (Virtual & In-Person)

No Board action or voting will take place at the meeting.

To protect the health of the public and limit the potential spread of COVID-19, social distancing will be enforced at the meeting. Facial coverings are encouraged. Public comment may be provided virtually, in-person or in writing. These meeting standards are based upon the provisions of the Open Meetings Act, as modified by the Governor of Texas in response to the COVID-19 crisis, and shall remain in place until further notice or until the state disaster declaration expires or is otherwise terminated by the Texas Governor.

**The meeting will be audio-streamed on cpsenergy.com
The meeting is also available by calling toll free 1 (888) 886-6602**

Those wishing to speak during the Public Comment portion of the meeting must register on Wednesday, June 23, 2021 from 7:00 a.m. CT to 1:00 p.m. CT. Registration may be made by email at PublicCommentRegistration@CPSEnergy.com or by phone at (210) 353-4662. Those registering to speak should be prepared to provide the following required* information:

- | | |
|----------------------------------------------------|----------------------------------------------------------------------------------|
| • Preferred method of input (virtual or in-person) | • Title & Group/Organization for which the individual is speaking, if applicable |
| • First & last name* | • Whether handouts will be provided |
| • City & state of residence* | • Whether time will be ceded to someone else, & if so, who |
| • Phone number* | • Any required translation services |
| • Email address* | |

Note: Emails and phone messages received without required* information may not be registered.

In-person commenters, followed by virtual commenters, will be called to speak in the order that each registers.

Written comments may be sent to TezelProject@cpsenergy.com. Note that written comments will not be read during the meeting.

The agenda and other informational material, if any, may be found at:

<https://www.cpsenergy.com/en/about-us/who-we-are/trustees/board-meetings.html>

A recording of the meeting will be made and will be available to the public in accordance with the Open Meetings Act upon written request.

A handwritten signature in black ink, appearing to read "Shanna M. Ramirez".

Shanna M. Ramirez
Interim Chief Legal & Ethics Officer and General Counsel
June 17, 2021



TEZEL SUBSTATION ROUTING & SITING

PRESENTED BY:

LeeRoy Perez

Sr. Director, Substation & Transmission (S&T)

PRESENTED BY:

Ricardo Renteria

Director, S&T Engineering

June 24, 2021

Public Input Session

OBJECTIVES & TAKEAWAYS



- **PRESENT SUBSTATION SITE RECOMMENDATION**
- **OBTAIN COMMUNITY FEEDBACK**



AGENDA



- **ROUTING & SITING PROCESS**
- **PROJECT OVERVIEW**
- **PUBLIC INVOLVEMENT**
- **RECOMMENDED SITE**
- **SITES/ROUTES EVALUATION**
- **NEXT STEPS**



OUR GUIDING PILLARS & FOUNDATION



All business decisions are based on our commitment to being one of the best-managed & most *Financially Responsible* utilities in the nation!

ROUTING & SITING PROCESS



- Process summary
 - Identify a need for the project
 - Define the study area to support the need
 - Gather data, identify constraints, and propose preliminary alternative route segments
 - Conduct public involvement
 - Develop environmental assessment report
 - Recommend preferred site & associated route to the Board of Trustees for approval

The substation site & associated route recommendation seeks to minimize impact to the community.

PROJECT NEED



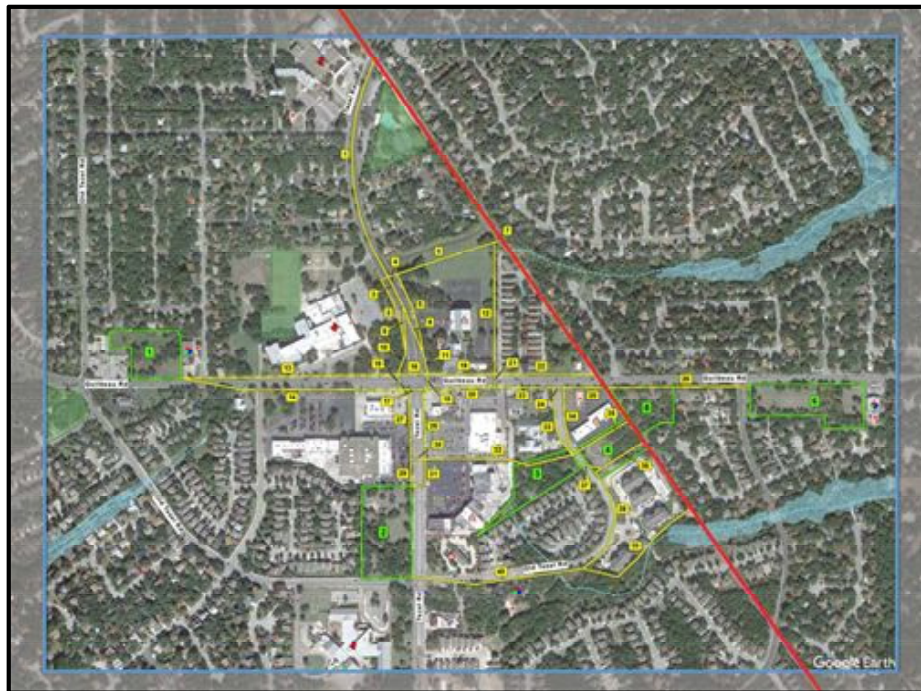
LEGEND

- Recently completed
- Routing & Siting in progress
- Engineering in progress

- Increase capacity for residential & commercial growth in Northwest San Antonio
- Strengthen *Reliability*
- Project is located within San Antonio city limits
- Target date: June 2024

The population of San Antonio is projected to grow by more than 1 million people by 2040.

STUDY AREA



Study Area:

- Boundary (~0.78 square miles)
- 6 potential substation sites

Land Use:

- Residential & businesses
- Churches
- Schools
- Day cares
- Parks/Recreation

LEGEND

- | | |
|--------------------------------------|--------------------------------------|
| Substation & Transmission Study Area | Potential transmission line segments |
| Existing Bandera to Helotes T-Line | Potential substation sites |

PUBLIC INVOLVEMENT

BEGAN JULY 15, 2020



Ricardo Renteria, Director S&T Engineering
speaking project details on video broadcast

- Distributed project information:
 - Notified customers within 300 feet of the potential sites & routes
 - 486 property owners and residents
 - Northside ISD
 - 5 Neighborhood Associations
 - District 6 Councilwoman
Melissa Cabello Havrda
 - District 7 Councilwoman
Ana Sandoval
- Follow-up notification in Sept. 2020
- Project introduced to CAC
- Launched project website

We broadcasted our first ever routing & siting project video!

VIDEO BROADCAST TOPICS

WENT LIVE ON JULY 15, 2020



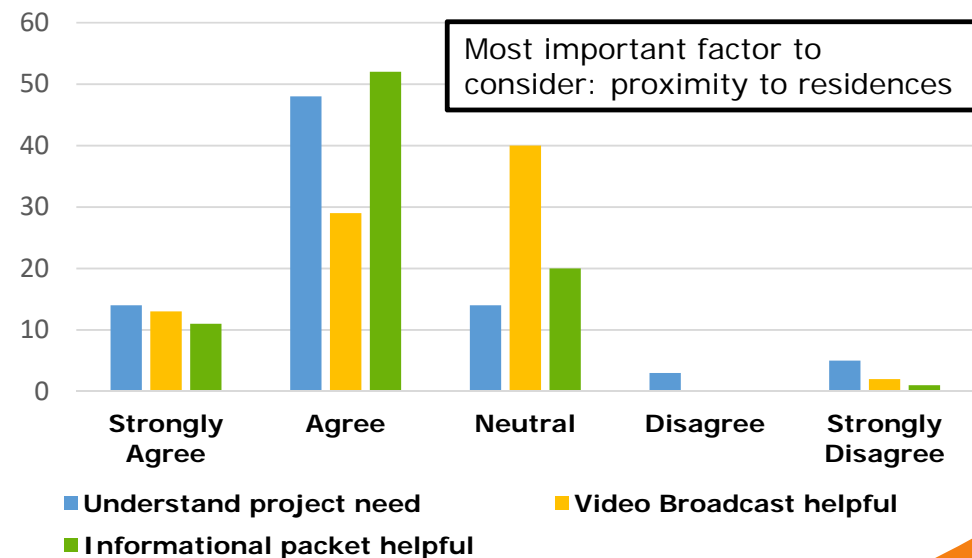
- **PROJECT NEED**
- **ROUTING & SITING PROCESS**
- **SUBSTATION & TRANSMISSION ENGINEERING**
- **RIGHT OF WAY**
- **ENVIRONMENTAL**
- **STUDY AREA MAP**
- **PUBLIC INVOLVEMENT**
 - **HOW TO SUBMIT FEEDBACK**



PUBLIC INVOLVEMENT FEEDBACK AS OF JUNE 09, 2021



- 376 viewed the open house video broadcast
- Received customer feedback by:
 - Phone
 - Email
 - Mail
- 84 questionnaires received



The Project team received questionnaires through November 2020!

PUBLIC INVOLVEMENT

COMMON FEEDBACK RECEIVED



- Electric & Magnetic Fields (EMF)
- Property values & aesthetics
- Construction impact
- Radio interference
- Proximity to schools, churches & residents
- Future development plans
- Community & environmental impact
- Use decorative walls

We continue to work with the Community to answer questions & minimize impacts.

SITES/ROUTES EVALUATION

SITE 5 RECOMMENDED FOR APPROVAL

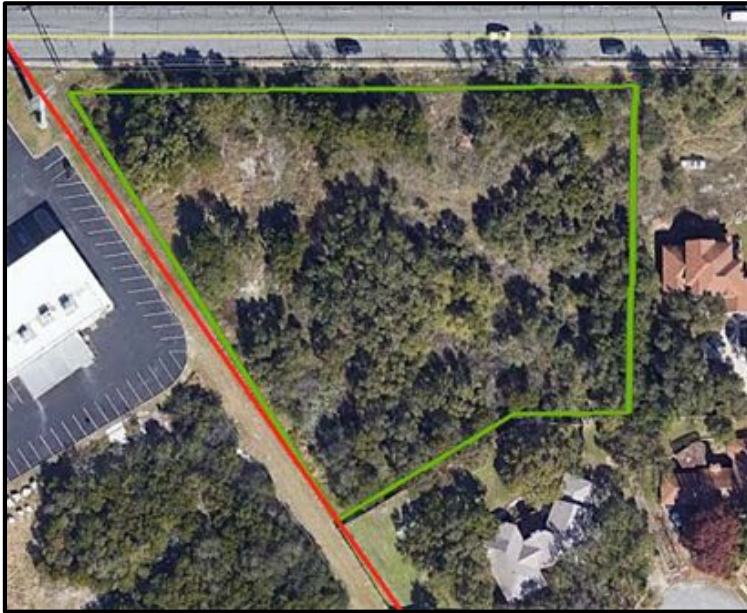


- Adjustments made to transmission routes
- 6 substation sites & associated transmission routes evaluated
 - Environmental Assessment
 - Engineering Analysis
 - Public Input



Double Circuit
Transmission Pole Line

RECOMMENDATION SUBSTATION SITE 5



LEGEND

- Potential substation site
- Existing Bandera to Helotes T-Line

- Best environmental ranking (1st)
 - Least impact of all sites
- Lower project costs
- Adjacent to existing transmission line
- No displacement of residents or businesses
- No ordinance required
- Adjacent access to Guilbeau Rd
 - Distribution line ties
- Minimal impact to community

This property was strategically purchased in June 2020.

SITES/ROUTES EVALUATION

SITE 5 RECOMMENDED FOR APPROVAL



- Environmental / Cost ranking from 1-15 with 1 being the best
- Site 5 least environmental impact & top two in lowest cost
- Recommendation considers a balance, plus other factors


Site Number	Route Number	Environmental Assessment	Cost	Cost Ranking
1	1-A	15	\$13,741,524	14
1	1-B	13	\$13,523,324	12
1	1-C	14	\$13,396,124	10
2	2-D	8	\$13,699,934	13
2	2-E	9	\$14,129,034	15
2	2-F	7	\$12,747,684	8
2	2-G	11	\$13,327,284	9
2	2-H	12	\$13,438,734	11
3	3-I	6	\$11,740,254	7
3	3-J	5	\$11,657,154	6
3	3-K	3	\$10,698,254	3
3	3-L	4	\$10,707,454	4
4	N/A	2	\$10,171,304	1
5	N/A	1	\$10,583,718	2
6	6-M	10	\$11,525,114	5

SITES/ROUTES EVALUATION

SITE 5 RECOMMENDED FOR APPROVAL



Site Number	Environmental Assessment	*Cost Difference	Proximity to Habitable Strs / Multifamily		Impact to Landowner Development	Distribution Need	Ordinance Required
4	2	-	28	17	Yes	2	Yes
5	1	3%	29	1	No	1	No

 Signifies better result in comparison of sites 4 & 5

- Ideally we prefer our recommendation to have the least environmental impact & lowest cost. Our recommendation also considers other factors.
- *Cost
 - Site 5 property cost mitigates cost escalation risks
 - Site 4 property cost is only an estimate
 - Property cost is not fixed, introduces cost escalation risks to the project, likely to close the 3% gap

Site 5 minimizes community impact & supports the public need.

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STREET VIEW RENDERING



Preliminary street view of recommended substation site-5

AERIAL VIEW RENDERING



Preliminary aerial view of recommended substation site-5

DECORATIVE WALL TYPES ENHANCED AESTHETICS



Dresden Substation – example decorative concrete wall (artwork provided by CoSA)



Exeter Substation – example decorative concrete wall

The team continues to work with the community to minimize impact & answer questions.

PROJECT CONTACT INFORMATION



- Antonio DeMendonca, Project Manager
Tezel Substation Project
(210) 353-4895
TezelProject@cpsenergy.com

The team is happy to follow up with you after today's meeting to discuss the project and any questions you may have.

NEXT STEPS



- **Board Approval Vote**

July 26, 2021

The project team will assess today's feedback & continue updating the community throughout the life of the project.



Thank You





Appendix



GLOSSARY / DEFINITIONS



Acronym or Word	Definition
Citizens Advisory Committee (CAC)	The 15-member Citizens Advisory Committee provides a channel for two-way communication between the community and the utility. City of San Antonio council members nominate 10 of the 15 members, one representing each district. The other five members are at-large candidates interviewed and nominated by the CAC from those submitting applications and resumes. The CPS Energy Board of Trustees appoints all members to the committee. Members can serve up to three two-year terms. The CAC meets monthly with the primary goal of providing judicious advice from a customer perspective on utility-related projects and programs.
Distribution Line	A distribution line carries electricity from the transmission system to the end users (customers)
Substation	Steps-down the 138,000 transmission voltage (138 kV) to 34,500 (34.5 kV) & 13,800 (13.8 kV) distribution voltages to distribute to customers.
Transmission Line	A three phase system of conductors that conduct electric power between power plants, switchyards, and substations. Transmission voltages are higher to reduce line losses when transmitting power over long distances.

The flowchart illustrates the approval process for the project, organized into three main levels: Board Level, Executive Committees, and Project Team.

- Board Level:**
 - Operations Oversight Committee Informational Session (Three sessions shown)
 - Working Committee Approval to Proceed (Three approvals shown)
 - Board of Trustees Approval Process:**
 - CAC Support
 - Informational Session
 - Public Input Session** (Marked "We are here")
 - Approves Route & Site
- Executive Committees:**
 - President & CEO & Executive Committee Approves
- Project Team:**
 - Project Kickoff
 - Planning & Engineering
 - Public Involvement
 - Approval:**
 - Citizens Advisory Committee
 - Recommendation for Approval
 - CoSA Ordinance (11/2021 If Necessary)

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SUBSTATION SITE 1



Habitable Structures

- Route 1 - 104
- Route 2 - 90
- Route 3 - 86

Environmental Ranking*

- Route 1 – 15th
- Route 2 – 13th
- Route 3 – 14th

Cost Ranking*

- Route 1 – 14th
- Route 2 – 12th
- Route 3 – 10th

LEGEND

- Existing Bandera to Helotes T-Line
- Potential transmission line segments
- Potential substation site

* Environmental/Cost ranking from 1-15 with 1st being the best

SUBSTATION SITE 2



LEGEND

- Existing Bandera to Helotes T-Line
- Potential transmission line segments
- Potential substation site

* Environmental/Cost ranking from 1-15 with 1st being the best



Habitable Structures

- Route 1 - 55
- Route 2 - 57
- Route 3 - 50
- Route 4 - 85
- Route 5 - 92

Environmental Ranking*

- Route 1 – 8th
- Route 2 – 9th
- Route 3 – 7th
- Route 4 – 11th
- Route 5 – 12th

Cost Ranking*

- Route 1 – 13th
- Route 2 – 15th
- Route 3 – 8th
- Route 4 – 9th
- Route 5 – 11th

SUBSTATION SITE 3



Habitable Structures

- Route 1 - 62
- Route 2 - 58
- Route 3 - 47
- Route 4 - 51

Environmental Ranking*

- Route 1 – 6th
- Route 2 – 5th
- Route 3 – 3th
- Route 4 – 4th

Cost Ranking*

- Route 1 – 7th
- Route 2 – 6th
- Route 3 – 3th
- Route 4 – 4th

LEGEND

- Existing Bandera to Helotes T-Line
- Potential transmission line segments
- Potential substation site

* Environmental/Cost ranking from 1-15 with 1st being the best

SUBSTATION SITE 4



LEGEND

- Existing Bandera to Helotes T-Line
- Potential substation site

* Environmental/Cost ranking from 1-15 with 1st being the best

Habitable Structures

- Site 4 – 28 (17 multi-family)

Environmental Ranking*

- Site 4 – 2nd

Cost Ranking*

- Site 4 – 1st

SUBSTATION SITE 5



LEGEND

- Existing Bandera to Helotes T-Line
- Potential substation site

* Environmental/Cost ranking from 1-15 with 1st being the best

Habitable Structures

- Site 5 – 29 (1 multi-family)

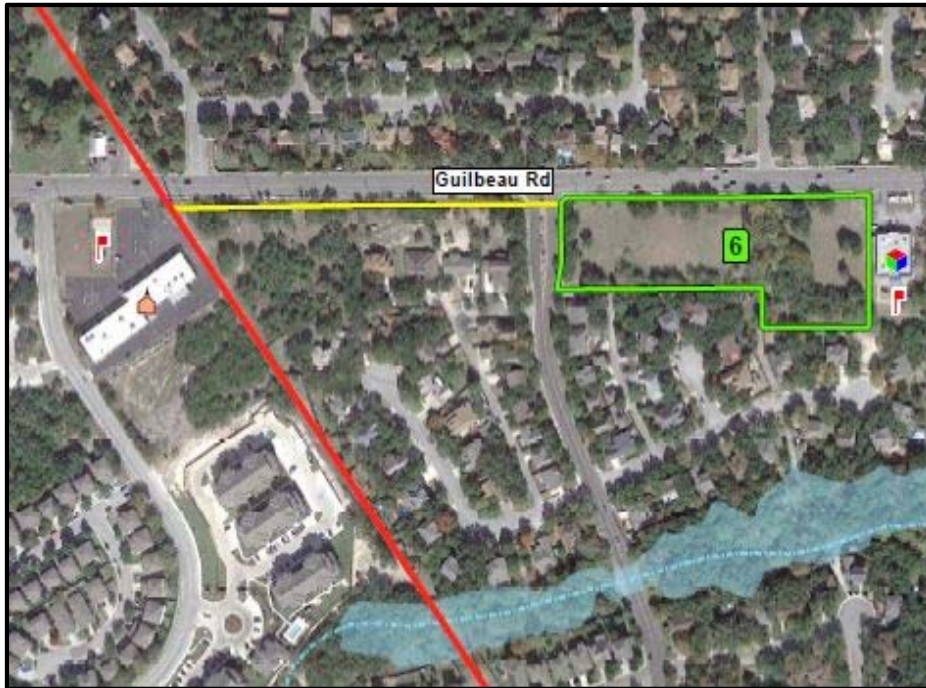
Environmental Ranking*

- Site 5 - 1st

Cost Ranking*

- Site 5 - 2nd

SUBSTATION SITE 6



Habitable Structures

- Route 1 - 96

Environmental Ranking*

- Route 1 - 10th

Cost Ranking*

- Route 1 - 5th

LEGEND

- Existing Bandera to Helotes T-Line
- Potential transmission line segments
- Potential substation site

* Environmental/Cost ranking from 1-15 with 1st being the best