



SAT15 Substation & Transmission Line Project Frequently Asked Questions

Project Overview

What is the SAT15 Substation & Transmission Line Project? CPS Energy is planning to construct and operate a new electric substation and connect to an existing high-voltage transmission line in the area. A substation is necessary to reduce the high voltage electricity coming in from a transmission line to a lower voltage that can be distributed to, and utilized by, end-users. New transmission structures will be built to connect the new substation to an existing transmission line.

Why is the substation needed in this area? The new substation is necessary to support a large customer load that cannot be supported by existing distribution infrastructure.

How much land is needed for this new substation? The new substation will utilize approximately five acres. The substation property will be provided by the large customer.

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 SAT15 Substation and Transmission Line Project is anticipated to begin November 2024.

When will crews be working on this project? Under normal circumstances, work will be performed Monday through Friday, in alignment with City of San Antonio Code Sec. 21-52. - Noise nuisance enumeration. Weekend work will be performed as needed.

Transmission Line Routes and Substation Sites

Where will the new substation be located? The substation site will be located off of Wiseman Blvd. Multiple transmission line routes have been identified, offering different options for bringing electricity to the substation. The substation property is being provided by the large customer. 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 the information that has been gathered and compiled regarding the transmission line route options and presents that data to the Public Utility Commission of Texas (PUC), which ultimately approves the need for the transmission line and the route outside of the City of San Antonio. In CPS Energy's presentation of the route data to the PUC, it will identify the transmission line route that it believes best addresses the PUC's routing requirements. After completion of the PUC process, the CPS Board of Trustees will review and approve the portion of the route inside the city of San Antonio.

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 a potential transmission line route 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.

Will the PUC simply approve the route that CPS Energy identifies as best addressing the PUC's routing requirements? 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, which transmission line route and associated substation site best addresses its routing requirements.



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 works 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 safely and reliably operate the transmission line and substation facilities.

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

What does a 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 fence and other appropriate security measures designed to maintain safe separation between the equipment and the public.

Will the substation or transmission lines create electric and magnetic fields (EMF) for people living nearby? Substations and transmission lines are designed to operate safely for people living, working, and recreating nearby and 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/index.cfm>

Real Property

Will this project affect my property value? Appraisal studies tend to show that the presence of transmission lines or substations do not substantially affect property values in an adverse way.

What rights do landowners have when a utility acquires an approved substation site or 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/LandownersBillOfRights.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 evaluates property value using industry standard practices and offers landowner fair market value for property rights to be acquired.

Next Steps

What happens after the Open House? CPS Energy’s project team will evaluate all project information, including public input received. The project team will then meet to identify an adequate number of alternative transmission routes and substation sites, including identification of which route and substation site best meet all applicable regulatory criteria. The project team will identify potential transmission line routes and substation sites based on consideration of community values, recreational and park areas, historical and aesthetic values, and environmental integrity.

When will CPS Energy file the CCN Application? The anticipated date to file the CCN application is August 2023. Updates will be posted on the project webpage. Affected landowners will be notified when the application is filed.