

INTRODUCTION

CPS ENERGY



CPS ENERGY

Established in 1860, CPS Energy is the nation's largest community-owned, natural gas and electric company, providing safe, reliable, and competitively priced service to 950,129 electric and 389,116 natural gas customers in San Antonio and portions of seven adjoining counties. We are among the top public power wind energy buyers in the nation and number one in Texas for solar generation.

For more information, visit cpsenergy.com.



PURPOSE, NEED & SCOPE



The Electric Reliability Council of Texas (ERCOT) Board of Directors endorsed this project on April 23, 2024. ERCOT designated this project as critical to reliability of the ERCOT and CPS Energy transmission grid.

PURPOSE & NEED:

The project purpose and need are based on the following factors:

- New generation resources in ERCOT,
- Planned retirement of generation in San Antonio, and
- Increasing customer load growth in San Antonio.

SCOPE:

CPS Energy is proposing to construct a new 345/138kV switching station in east Bexar County near an existing CPS Energy right-of-way. The CPS Energy-owned transmission lines in the existing right-of-way will connect to the new switching station. Additional property is required for the new switching station.

GENERATION TO CUSTOMER DIAGRAM



ELECTRIC GENERATION AND DISTRIBUTION



ANTICIPATED TIMELINE



Gather information and land use data
In progress

Send open house notice of the project to landowners
January 2025

Hold Open House
January 2025

Complete Environmental Analysis
February 2025

CPS Energy Board of Trustees
Public Input Session
May 2025

Receive CPS Energy Board of Trustees approval
June 2025

Start construction
March 2026

Complete construction
Approximately January 2030

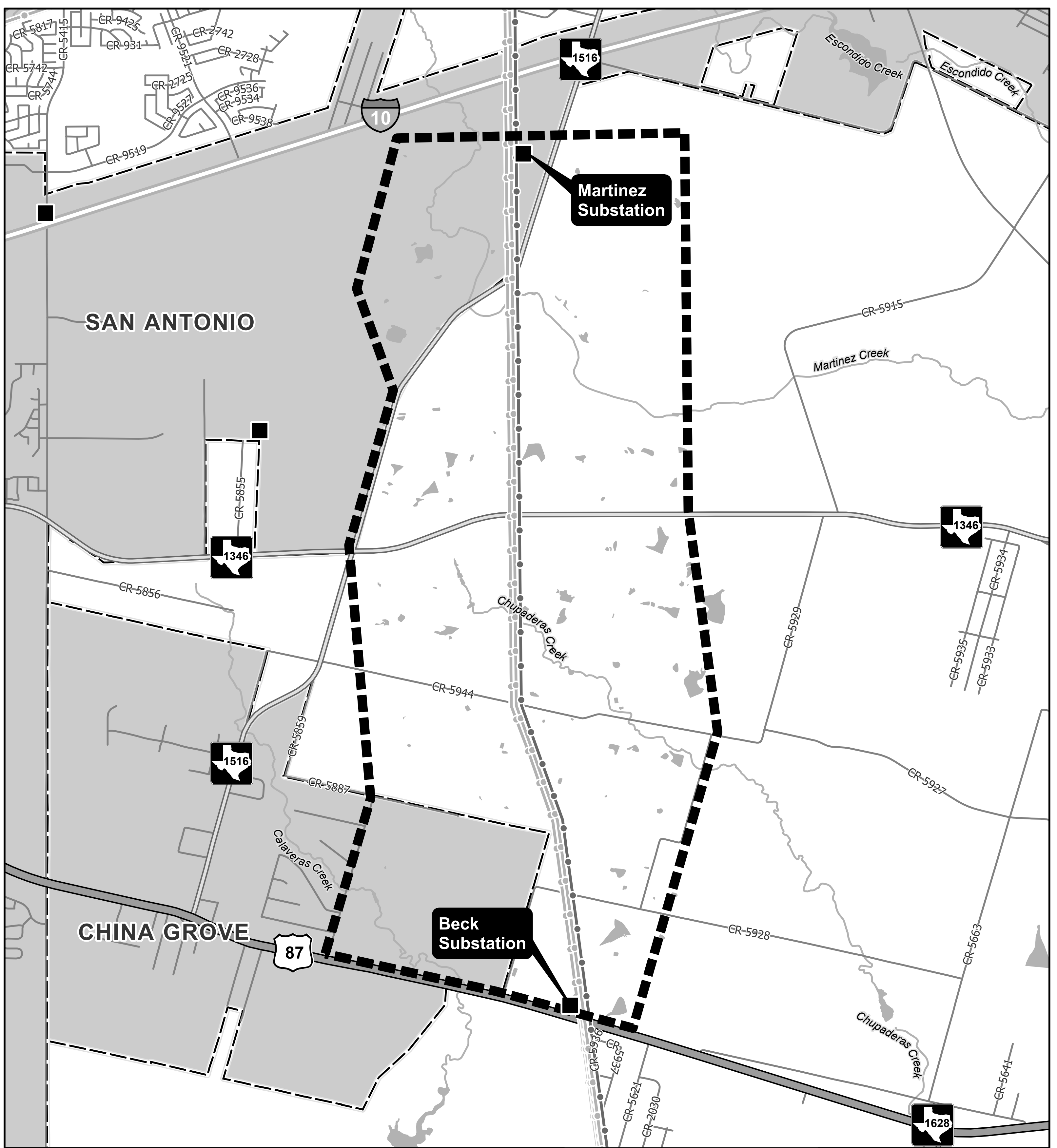
CPS ENERGY BOARD APPROVAL PROCESS



CPS ENERGY BOARD OF TRUSTEES DECISION

- The project team will provide a recommendation and supporting information regarding the project need and site to the CPS Energy Board of Trustees.
- The CPS Energy Board of Trustees will hear public input and identify the site to be constructed.
- CPS Energy Board of Trustees approves the site.

STUDY AREA MAP



Study Area Boundary	Existing Substation	Farm-to-Market Road	<p>CPS ENERGY EASTSIDE SWITCHING STATION PROJECT</p> <p>STUDY AREA</p> <p>0 0.5 1 Miles</p> <p>Date: 9/18/2024</p>
138-kV Transmission Line	County / Local Road	River / Stream	
345-kV Transmission Line	Waterbody	City Limit	
Interstate Highway	County Boundary		
US Highway			

STATION FACTS

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Existing Stations

- As of 2024, there are approximately 120 stations in the CPS Energy service area including substations, switching stations and switchyards.
- Stations operate on either 345 kilovolts (kV) or 138kV transmission voltages and either 34.5kV or 138.8kV distribution voltages.

Proposed Site Requirements

- The general location for this station is determined by the transmission system requirements.
- The site must have access to the existing transmission lines.
- Site conditions:
 - Location – not located in a floodplain
 - Size – approximately 100 acres
 - Terrain – relatively flat
 - Access to existing roads for equipment delivery and site ingress/egress.
 - Soil – natural soil, void of fill or waste material



STATION PHYSICAL SECURITY AND SAFETY



STAGES OF CONSTRUCTION



Easement is cleared enough to access pole locations.

Foundation-reinforcing cage is assembled.

Foundation is drilled and poured.

Transmission structure is installed.

Conductors are pulled into place.

Right-of-way is cleaned up.



ACQUISITION STEPS



- “Bill of Rights” letter mailed to affected landowners.
- Contact initiated with affected property owners.
- Obtain permission from affected landowners to conduct required surveys.
- Conduct surveys, including establishing boundaries of easement/property, as well as simultaneously performing environmental and cultural surveys.
- Easement/property area is defined and described by a Registered Professional Land Surveyor.
- Value of easement/property is established by an independent appraiser.
- Negotiations with affected property owners for final acquisition of easement/property for utility use.

RIGHT-OF-WAY TERMS TO KNOW



Easement:

A right created by grant, reservation, agreement, or implication, which one party has 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 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.

ENVIRONMENTAL ASSESSMENT



- An Environmental Assessment is prepared to address land use, visual resources, socioeconomic elements, biological/ecological resources, geology and soils, hydrology, and cultural resources within the regional study area and along the route.
- Power Engineers professionals with expertise in different environmental disciplines (wildlife biology, plant ecology, land use/planning, and archaeology) evaluate the route based upon environmental and land use conditions present along the route, augmented by aerial photograph interpretation and field surveys from public rights-of-way, where possible, and the general routing methodology used by Power Engineers and other environmental criteria.

LAND USE CRITERIA



EVALUATION CRITERIA

Land Use

- 1 Area of switching station site (acres)
- 2 Number of habitable structures¹ within 500 feet of the switching station site
- 3 Number of additional parks/recreational areas² within 1,000 feet of switching station site
- 4 Acres of cropland within switching station site
- 5 Acres of pasture/rangeland within switching station site
- 6 Acres of land irrigated by traveling systems (rolling or pivot type) within switching station site
- 7 Acres of conservation easements and/or mitigation banks (Special Management Area) within switching station site
- 8 Number of pipeline crossings³ within switching station site
- 9 Number of transmission line crossings within switching station site
- 10 Number of FAA registered public/military airports⁴ with at least one runway more than 3,200 feet in length located within 20,000 feet of switching station site
- 11 Number of FAA registered public/military airports⁴ having no runway more than 3,200 feet in length located within 10,000 feet of switching station site
- 12 Number of private airstrips within 10,000 feet of switching station site
- 13 Number of heliports within 5,000 feet of switching station site
- 14 Number of commercial AM radio transmitters within 10,000 feet of switching station site
- 15 Number of FM radio transmitters, microwave towers, and other electronic installations within 2,000 feet switching station site
- 16 Number of identifiable existing water wells within 200 feet of switching station site
- 17 Number of oil and gas wells within 200 feet of switching station site

Aesthetics

- 18 Estimated length of ROW within foreground visual zone⁵ of IH, US and state highways
- 19 Estimated length of ROW within foreground visual zone⁵ of FM/RM roads
- 20 Estimated length of ROW within foreground visual zone^{[5][6]} of parks/recreational areas²

Ecology

- 21 Acres of upland woodlands/brushlands within switching station site
- 22 Acres of bottomland/riparian woodlands within switching station site
- 23 Acres of NWI mapped wetlands within switching station site
- 24 Acres of USFWS designated critical habitat for federally listed threatened or endangered species within switching station site
- 25 Acres of open water (lakes, ponds) within switching station site
- 26 Number of streams and rivers within switching station site
- 27 Acres of Edwards Aquifer Contributing Zone within switching station site
- 28 Acres of FEMA mapped 100-year floodplains within switching station site

Cultural Resources

- 29 Number of cemeteries within 1,000 feet of switching station site
- 30 Number of recorded cultural resource sites within switching station site
- 31 Number of additional recorded cultural resource sites within 1,000 feet of switching station site
- 32 Number of resources determined eligible for or NRHP properties within switching station site
- 33 Number of additional resources determined eligible for or NRHP properties within 1,000 feet of switching station site
- 34 Acres of high archaeological site potential within switching station site

Notes: All length measurements are shown in acres 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 500 feet of the centerline of a transmission project of 230 kV or more.

² Defined as parks and recreational areas owned by a governmental body or an organized group, club, or church within 1,000 feet of the switching station site.

³ Only steel pipelines six inches and greater in diameter carrying petrochemicals were quantified in the pipeline crossings within the switching station site calculations.

⁴ As listed in the Chart Supplement South Central US (FAA).

⁵ One-half mile, unobstructed Acres of site within the visual foreground zone of interstates, US and state highway criteria are not "double-counted" in the acres of site within the visual foreground zone of FM roads criteria.

⁶ One-half mile, unobstructed. Acres of site within the visual foreground zone of parks/recreational areas may overlap with the total acres of site within the visual foreground zone of interstates, US and state highway criteria and/or with the total acres of site within the visual foreground zone of FM roads criteria.

LOCAL, STATE & FEDERAL AGENCIES CONTACTED/NOTIFIED



FEDERAL

U.S. Congressman
Federal Aviation Administration
Federal Emergency Management Agency
National Parks Service
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 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 Office of Public Utility Counsel
Texas Water Development Board

LOCAL

City of San Antonio - Economic Development Department
City of San Antonio - Department of Planning
City of San Antonio - Transportation
City of San Antonio office of Historic Preservation Development and Business Services Center
City of San Antonio - Government Affairs
City of San Antonio - Mayor
City of San Antonio - Council
Alamo Area Council of Governments
Alamo Soil and Water Conservation District
San Antonio World Heritage Office
San Antonio Water System
Edwards Aquifer Authority
San Antonio River Authority
Bexar County Judge
Bexar County Commissioners
Bexar County Economic Development
Bexar County Floodplain Development Services
Bexar County Historical Commission
Bexar County Manager
Bexar County Public Works Department
East Central ISD

SUBURBAN CITIES

City of China Grove - City Secretary
City of China Grove - Mayor
City of Converse - City Secretary
City of Converse - Mayor
City of Schertz - City Secretary
City of Schertz - Mayor
City of St. Hedwig - City Manger
City of St. Hedwig - Mayor

NON-GOVERNMENTAL ORGANIZATION

The Nature Conservancy
Texas Land Trust Council
Texas Land Conservancy
Texas Agricultural Land Trust
Texas Cave Management Association

