

INTRODUCTION

CPS ENERGY & SOUTH TEXAS ELECTRIC COOPERATIVE (STEC)



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 907,520 electric and 373,990 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.

South Texas Electric Cooperative (STEC)

STEC's mission is to provide the infrastructure and services to deliver reliable and economical electric power to its diversified membership. As a cutting-edge Generation and Transmission Cooperative, STEC leads by providing a diverse portfolio of affordable energy from a variety of energy sources, including wind, solar, lignite, natural gas, diesel fuel, and hydroelectric. STEC was established in 1944 to provide wholesale transmission and generation services to its member distribution cooperatives. Through 2,278 miles of transmission lines and 220 substations, STEC serves its nine distribution cooperatives which in turn serve 346,000 member-owners in forty-seven South Texas counties.

For more information about STEC, please visit stec.org.



PURPOSE, NEED & SCOPE



The Electric Reliability Council of Texas (ERCOT) Board of Directors endorsed the project as critical to the reliability of the ERCOT System on August 31, 2023

PURPOSE & NEED:

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

- Increasing customer load growth in Central Texas and,
- Increasing renewable generation in South Texas

SCOPE:

CPS Energy and South Texas Electric Cooperative (STEC) propose to construct approximately 50 miles of transmission infrastructure connecting the CPS Energy Howard Road Station in Bexar County to the STEC San Miguel Station in Atascosa County



GENERATION TO CUSTOMER DIAGRAM



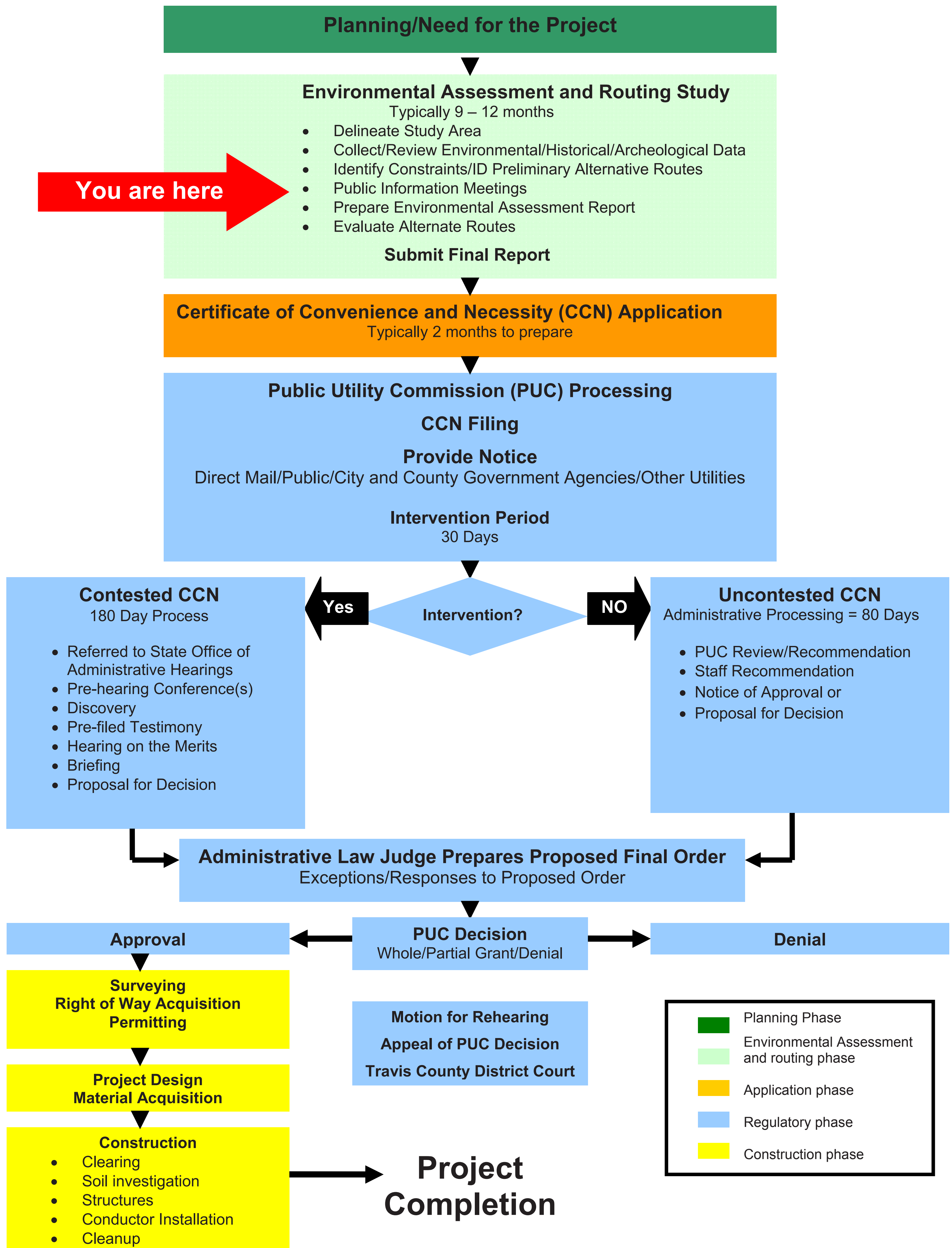
ELECTRIC GENERATION AND DISTRIBUTION



CCN PROCESS



Licensing Process for New Transmission Facilities



CPS ENERGY BOARD APPROVAL PROCESS

(FOR PORTION OF THE APPROVED ROUTE TO BE CONSTRUCTED BY CPS ENERGY)



CPS ENERGY BOARD OF TRUSTEES DECISION

- CPS Energy Board of Trustees approves portions of route within San Antonio municipal boundaries.
- After the Public Utility Commission (PUC) approval, the project team will provide the information utilized in the PUC process to the CPS Energy Board of Trustees along with the decisions and recommendations given by the PUC regarding the project need and routing
- The CPS Energy Board of Trustees will hear public input and identify the transmission route to be constructed within the San Antonio municipal boundaries



ANTICIPATED TIMELINE



Gather information and land use data
In progress

Send letters to landowners
March 2024 - Complete

Hold Open Houses
April 2024

Complete Environmental Analysis and
Routing Assessment
Estimated July 2024

Present project update to
CPS Energy Board of Trustees
Estimated July 2024

Submit CCN application to
The Public Utility Commission of Texas (PUC) and notify
directly affected landowners and required entities
Estimated August 2024

Receive Ruling from the PUC regarding project need
and selected route outside of San Antonio
Estimated February 2025

Receive CPS Energy Board of Trustees approval
and selected route inside of San Antonio
Estimated May 2025

Start construction
Estimated January 2026

Complete construction
Estimated May 2027



TRANSMISSION FACTS



- Typical 345kV Monopole Heights are 145'-150', but could be as high as 170' depending on terrain and span length
- Typical 345kV Span Lengths are 800'-1200' depending on route variables
- Typical 345kV Pole Foundation Diameter is 10'-12'



TYPICAL 345kV TRANSMISSION POLES



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



TYPICAL TRANSMISSION EASEMENTS



Clearing around transmission poles



Clearing along route

ACQUISITION ELEMENTS

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- 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 Easement or right-of-way for utility use

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.



LAND USE & ENVIRONMENTAL EVALUATION CRITERIA



TABLE 2-2 LAND USE AND ENVIRONMENTAL EVALUATION CRITERIA

EVALUATION CRITERIA

Land Use

- 1 Length of alternative route (miles)
- 2 Number of habitable structures¹ within 500 feet of the route 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)
- 6 Length of ROW parallel and adjacent to apparent property lines² (or other natural or cultural features, etc.)
- 7 Sum of evaluation criteria 4, 5, and 6
- 8 Percent of evaluation criteria 4, 5, and 6
- 9 Length of ROW across parks/recreational areas³
- 10 Number of additional parks/recreational areas³ 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 and adjacent to pipelines⁴
- 17 Number of pipeline crossings⁴
- 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 FAA registered public/military airports⁵ 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 airports⁵ 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 zone⁶ of IH, US and state highways
- 30 Estimated length of ROW within foreground visual zone⁶ of FM/RM roads
- 31 Estimated length of ROW within foreground visual zone⁶[⁷] of parks/recreational areas³

Ecology

- 32 Length of ROW through upland woodlands/brushlands
- 33 Length of ROW through bottomland/riparian woodlands
- 34 Length of ROW across National Wetlands Institute (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 floodplain

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 additional recorded cultural resource sites within 1,000 feet of ROW centerline
- 44 Number of National Register of Historic Properties (NRHP) listed properties crossed by ROW
- 45 Number of additional 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 500 feet of the centerline of a transmission project of 230 kV or more.

² Apparent property boundaries created by existing roads, highways, or railroad ROWs are not "double-counted" in the length of ROW parallel to apparent property boundaries criteria.

³ Defined as parks and recreational areas owned by a governmental body or an organized group, club, or church within 1,000 feet of the centerline of the project.

⁴ Only steel pipelines six inches and greater in diameter carrying petrochemicals were quantified in the pipeline crossing and paralleling calculations.

⁵ As listed in the Chart Supplement South Central US (FAA 2023b formerly known as the Airport/Facility Directory South Central US) and FAA 2023a.

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.



LOCAL, STATE & FEDERAL AGENCIES CONTACTED/NOTIFIED



FEDERAL

Federal Aviation Administration
Federal Emergency Management Agency
National Parks Service
National Resource Conservation Service (NRCS) Texas State Office
U.S. Army Corps of Engineers – Fort Worth District
U. S. Department of Defense Military Aviation and Installation Assurance Siting Clearinghouse
U.S. Environmental Protection Agency
U.S. Fish Wildlife Service

STATE

U.S. Congressman
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

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 - 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 Chairman
San Antonio River Authority
Atascosa County Judge
Atascosa County Commissioners
Atascosa County Historical Commission
Jourdanton Independent School District
Pleasanton Independent School District
Charlotte ISD
Poteet ISD
Bexar County Judge
Bexar County Commissioners
Bexar County Economic Development
Bexar County Flood Control
Bexar County Historical Commission
Bexar County Manager
East Central ISD
Somerset ISD
Southside ISD
Southwest ISD

SUBURBAN CITIES

City of Poteet - Mayor
City of Poteet - City Administrator
City of Christine - Mayor
City of Jourdanton - Mayor
City of Jourdanton - City Secretary
City of Pleasanton - Mayor
City of Pleasanton - City Manger
City of Pleasanton- City Engineer
City of Sandy Oaks - Mayor
City of Somerset - Mayor

NON-GOVERNMENTAL ORGANIZATION

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



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 alternative routes
- POWER professionals with expertise in different environmental disciplines (wildlife biology, plant ecology, land use/planning, and archaeology) evaluate the primary alternative routes based upon environmental and land use conditions present along each primary alternative route, augmented by aerial photograph interpretation and field surveys, where possible, and the general routing methodology used by POWER and environmental criteria