

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 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.



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
- Increasing renewable generation in South Texas to serve customer growth

SCOPE:

CPS Energy is proposing to construct approximately 1.8 miles of new 138kV transmission infrastructure connecting the existing Howard Road and Leon Creek substations. Right-of-way is needed for the 1.8 miles of the project to be safely constructed and operated within the existing transmission corridor.

GENERATION TO CUSTOMER DIAGRAM



ELECTRIC GENERATION AND DISTRIBUTION



ROUTING AND SITING PROCESS HIGHLIGHTS



DETERMINE A NEED FOR THE PROJECT

- By utility planners and engineers

DEFINE THE STUDY AREA

GATHER DATA, DEVELOP LAND USE AND CONSTRAINTS MAP

- Obtain aerial photos of the study area
- Gather property boundary information
- Identify environmental/land-use constraints and opportunities
- Send letters to federal, state and local agencies requesting information about the study area
- Gather information regarding natural, cultural and human resources
- Assess easement/right-of-way features/concerns

INVITE PUBLIC INVOLVEMENT

- Notify landowners and interested parties
- Advertise open house
- Hold open house to explain the project and solicit input
- Respond to inquiries
- Evaluate public and agency input

Develop environmental assessment report

ANTICIPATED TIMELINE



Gather information and land use data
In progress

Send open house notice of the
project to landowners
August 2024

Hold Open House
August 2024

Complete Environmental Analysis
Estimated October 2024

Receive CPS Energy Board of Trustees approval
Estimated December 2024

Obtain City Ordinance
Estimated April 2025

Start construction
Estimated October 2025

Complete construction
Estimated May 2026

TRANSMISSION FACTS



- Typical 138kV Monopole Heights are 85'-120' depending on terrain and span length
- Typical 138kV span lengths are 450'-750' depending on route variables
- Typical 138kV Pole Foundation Diameter is 6'-10'



TYPICAL 138kV 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 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 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



LAND USE AND ENVIRONMENTAL EVALUATION CRITERIA

EVALUATION CRITERIA

Land Use

- 1 Length of alternative route (miles)
- 2 Number of habitable structures¹ within 300 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 archaeological 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 300 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

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 Water Development Board
Texas State Soil and Water Conservation Board

LOCAL

City of San Antonio - Office of Historic Preservation Development and Business Services Center
City of San Antonio - Mayor
City of San Antonio - Council
City of San Antonio - Public Works Department
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
Southwest ISD
South San Antonio ISD

NON-GOVERNMENTAL ORGANIZATION

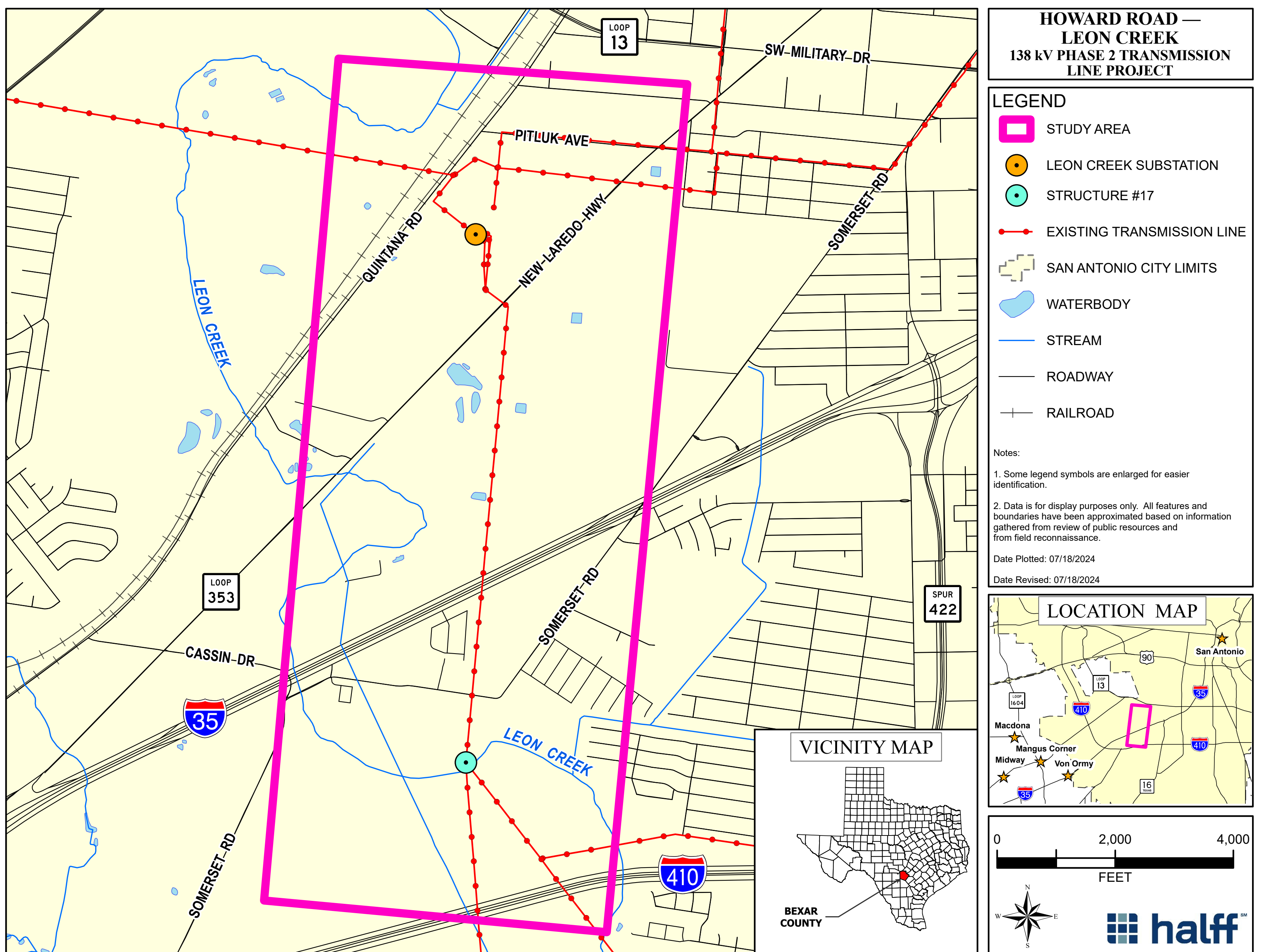
The Nature Conservancy

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
- Halff 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 Halff and other environmental criteria

STUDY AREA MAP



**HOWARD ROAD —
LEON CREEK
138 kV PHASE 2 TRANSMISSION
LINE PROJECT**

LEGEND

- STUDY AREA
- LEON CREEK SUBSTATION
- STRUCTURE #17
- EXISTING TRANSMISSION LINE
- SAN ANTONIO CITY LIMITS
- WATERBODY
- STREAM
- ROADWAY
- RAILROAD

Notes:

1. Some legend symbols are enlarged for easier identification.
2. Data is for display purposes only. All features and boundaries have been approximated based on information gathered from review of public resources and from field reconnaissance.

Date Plotted: 07/18/2024
Date Revised: 07/18/2024

