

# 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](http://cpsenergy.com).



# PURPOSE, NEED & SCOPE



## SCOPE:

CPS Energy is proposing to rebuild approximately 46 miles of transmission line connecting the CPS Energy J.K. Spruce Station in Bexar County and traversing through Bexar, Wilson and Karnes Counties to the Pawnee Station.

## PURPOSE & NEED:

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

- Historical high loading concerns of the existing line
- New renewable generation in South Texas, and
- Planned retirement of generation in San Antonio.

The Electric Reliability Council of Texas (ERCOT) Board of Directors endorsed the project as critical to the reliability of the ERCOT System on April 23, 2024.

# GENERATION TO CUSTOMER DIAGRAM



## ELECTRIC GENERATION AND DISTRIBUTION

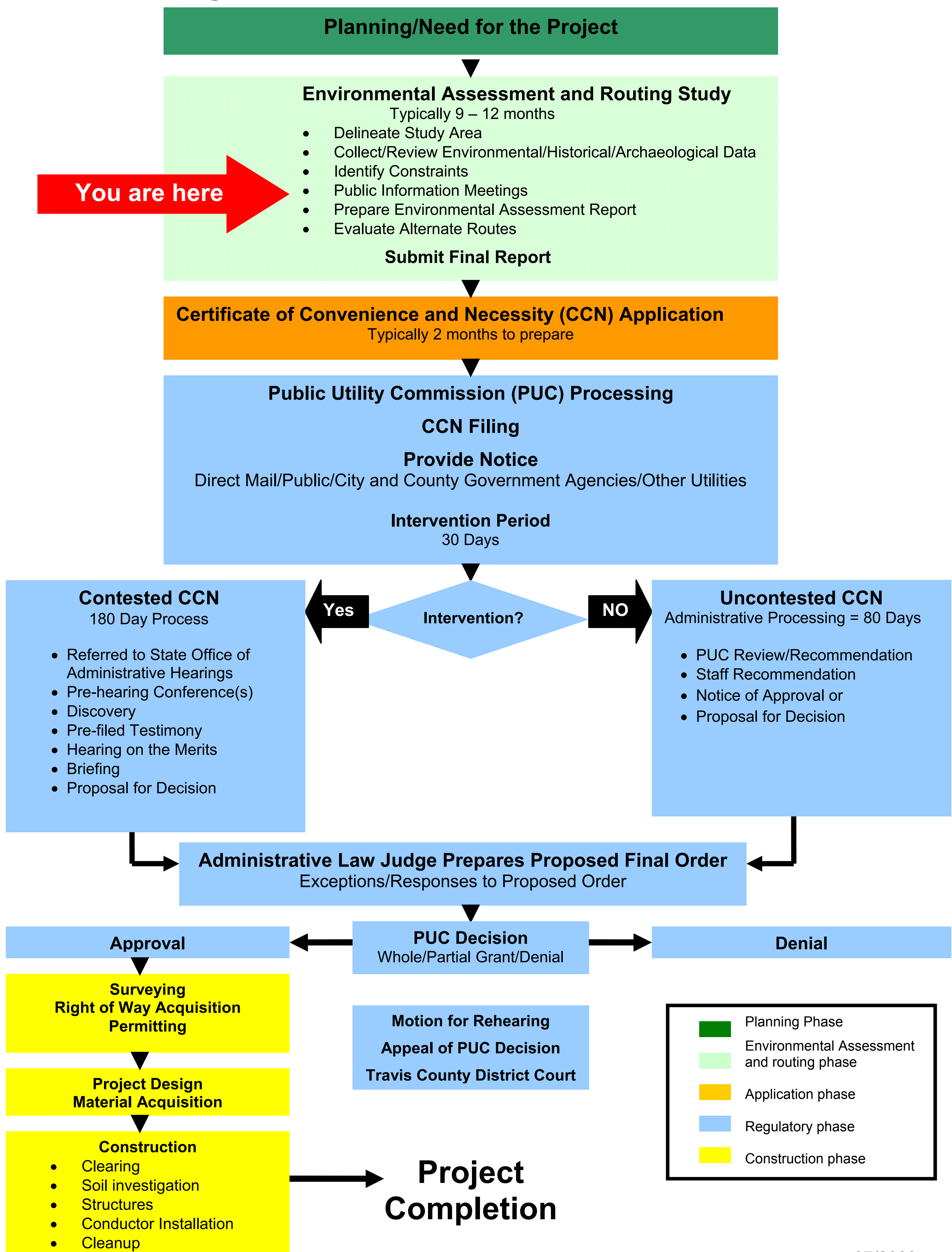




# CCN PROCESS



## Licensing Process for New Transmission Facilities



07/2009

# CCN PROCESS HIGHLIGHTS



## APPLICATION & NOTIFICATION

- CPS Energy submits Application to the Public Utility Commission of Texas (PUC) to Amend CPS Energy's Certificate of Convenience and Necessity (CCN)
- CPS Energy mails or delivers notice to:
  - Landowners (as listed on the county tax rolls) whose property is crossed
  - Landowners who own habitable structures within 500 feet of segment (as listed on the county tax rolls)
  - Texas Parks & Wildlife
  - Department of Defense
  - Municipalities within five miles
  - Other Electric Utilities within five miles
  - Bexar, Wilson and Karnes Counties
  - Office of Public Utility Counsel
- CPS Energy publishes notice of the filed application in a newspaper of general circulation in Bexar, Wilson and Karnes Counties within a week of filing the application

## PUC PUBLIC PARTICIPATION

- Landowners and other potentially impacted persons have 30 days to file a request to participate (intervene) in the PUC proceeding
- If no parties intervene, the PUC staff conduct a review and issue a recommendation.
- If parties intervene, testimony may be filed, and an administrative hearing is held. After the hearing process, an Administrative Law Judge (ALJ) will prepare a recommendation to the PUC (a Proposal for Decision). The ALJ will consider the following when making a ruling:
  - Community values, recreational and park areas, historical and aesthetic values, environmental integrity, and other factors associated with the need for the project
  - Engineering constraints, costs, and moderation of impact on affected community and landowners

## PUC DECISION

- Within approximately 6 months of the application filing (if contested) the five governor- appointed PUC Commissioners will approve the application, deny the application, or approve the application with modifications. The PUC's approval will extend to the overall project need.
- CPS Energy is approved to construct, own, and operate the approved transmission line outside of the San Antonio municipal boundaries by the PUC.



# ANTICIPATED TIMELINE



Gather information and land use data  
**In progress**

Send letters to landowners  
-Complete  
**November 2024**

Hold Open House  
**November 2024**

Complete Environmental Analysis and  
Routing Assessment  
**Estimated January 2025**

Submit CCN application to  
The Public Utility Commission of Texas (PUC)  
and notify directly affected landowners and  
required entities  
**Estimated February 2025**

Pre-project Construction Activities  
**Estimated June 2025**

Receive Ruling from the PUC regarding approval of  
the project outside of San Antonio  
**Estimated August 2025**

Start construction  
**November 2025**

Complete construction  
**Estimated Summer 2026**



# 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





# 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.



# TYPICAL TRANSMISSION EASEMENTS



Clearing around transmission poles



Clearing along route



# LAND USE & ENVIRONMENTAL EVALUATION CRITERIA



## LAND USE AND ENVIRONMENTAL EVALUATION CRITERIA

### TYPICAL EVALUATION CRITERIA

#### Land Use

- 1 Length of route (miles)
- 2 Number of habitable structures<sup>1</sup> 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 lines<sup>2</sup> (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 areas<sup>3</sup>
- 10 Number of additional parks/recreational areas<sup>3</sup> 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 pipelines<sup>4</sup>
- 17 Number of pipeline crossings<sup>4</sup>
- 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 airports<sup>5</sup> 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 airports<sup>5</sup> 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 zone<sup>6</sup> of IH, US and state highways
- 30 Estimated length of ROW within foreground visual zone<sup>6</sup> of FM/RM roads
- 31 Estimated length of ROW within foreground visual zone<sup>6</sup>[<sup>7</sup>] of parks/recreational areas<sup>3</sup>

#### 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 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.

<sup>1</sup> 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.

<sup>2</sup> 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.

<sup>3</sup> 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.

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

<sup>5</sup> As listed in the Chart Supplement South Central US (FAA 2024b formerly known as the Airport/Facility Directory South Central US) and FAA 2024a.

<sup>6</sup> 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.

<sup>7</sup> 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  
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  
U.S. Congressman

## 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

## 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 and City Manager  
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  
Bexar County Judge  
Bexar County Commissioners  
Bexar County Economic Development  
Bexar County Flood Control  
Bexar County Historical Commission  
Bexar County Manager  
East Central ISD  
Wilson County Judge  
Wilson County Commissioners  
Wilson County Permitting and Development  
Floresville ISD  
Poth ISD  
Karnes County Judge  
Karnes County Commissioners  
Karnes County Special Projects and Permits  
Falls City ISD  
Karnes City ISD  
Kenedy ISD

## 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 project route.
- POWER Engineers with expertise in different environmental disciplines (wildlife biology, plant ecology, land use/planning, and archaeology) evaluates the project route based upon environmental and land use conditions present, augmented by aerial photograph interpretation and field surveys, where possible, and the general methodology used by POWER and environmental criteria.