Tezel Substation & Transmission Line Project
Frequently Asked Questions

Project Overview

What is the Tezel 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 northwest part of Bexar County in the area west of IH10 and inside Loop 1604 near the intersection of Guilbeau and Tezel Roads. A substation is necessary to reduce the high voltage of electricity coming in from a transmission line to a lower voltage that can be distributed directly to end-users in the surrounding area. 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 growth in the area and improve reliability by shortening existing distribution lines serving homes and businesses, which reduces the potential for overloading and outages.

How much land is needed for this new substation?
The new substation will require at minimum 2 acres.

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 Tezel Substation & Transmission Line project is anticipated to begin mid-2022.

When will crews be working on this project?
Under normal circumstances, work will be performed Monday through Friday, from 8 A.M. – 5 P.M. Weekend work will be performed as needed.

Transmission Line Routes and Substation Sites

Where will the new substation be located?
Several possible substation sites have been identified, as well as multiple transmission routes offering different options for bringing electricity to the substation. 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 of the information that has been gathered and compiled regarding the transmission line route and substation site options. The project team will present this data and their recommendation to the CPS Energy Board of Trustees, who will ultimately approve the site of the substation and the route of the transmission line, as this is located within San Antonio city limits

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 taking 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.

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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 type of fencing will be installed around the perimeter of the substation?
CPS Energy's typical perimeter barrier is a chain link fence. However, the Tezel substation will have a combination of a chain link fence and wall on the sides facing residential properties and roads.

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 and working 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 new substation affect my property value?
Appraisal studies tend to show that the presence of 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 of which may currently 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 land owner fair market value for property rights to be acquired.

Next Steps

What happens after the Open House Video Broadcast?
CPS Energy's project team will evaluate all project information, including public input received. 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. The team will present this information and their site recommendation to the CPS Energy Board of Trustees for approval.

You may follow the project's progress at www.cpsenergy.com, search "Tezel".