



Ranchtown to Talley Road Transmission Line Project

Frequently Asked Questions

Project Overview

What is the Ranchtown to Talley Road Transmission Line Project? CPS Energy is planning to construct approximately 12.1 miles of new 138 kilovolt (kV) transmission infrastructure connecting the existing CPS Energy Ranchtown Substation to the existing CPS Energy Talley Road Substation in Northwest Bexar County. A significant portion of the proposed new line (10.8 miles) will be located on existing CPS Energy transmission structures. A portion of the new line (1.3 miles) will require the rebuilding of existing single-circuit transmission infrastructure for double circuit operation.

Why is a new transmission line needed in this area?

The new transmission line is necessary to support the accelerating growth in San Antonio. It will also increase the reliability of Texas' electric grid by adding another path for electric transmission.

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 Ranchtown to Talley Road Transmission Line Project is anticipated to begin August 2026.

When will crews be working on this project?

Under normal circumstances, work will be performed Monday through Friday, 7 A.M.-5 P.M. Weekend work will be performed as needed. Please note that the work will be done within existing or new easements. In some instances, temporary work easements may be obtained from landowners for construction activity.

Transmission Line Routes

Who selects the final transmission line route?

After determining the project is needed, the Public Utility Commission of Texas (PUC) utilizes an established regulatory process to evaluate and approve which route is to be constructed following its review of the data presented by the applicants in their application; recommendations from the PUC staff of experts; and the views and concerns of affected landowners and other interested parties.

After completion of the PUC process, the CPS Board of Trustees will review and approve the portion of the route inside the city of San Antonio.

Will landowners receive notice of the PUC proceeding?

Yes. All landowners who are crossed by a potential transmission line route, or who own a habitable structure within at least 300 feet of the centerline of a potential transmission line route, will be mailed a notice from CPS Energy that an application has been filed at the PUC requesting approval to construct and operate the project. CPS Energy will also publish notice of the application filing in the newspaper and update the project website (see the end of this FAQ sheet for the website address for this project) announcing the filing of the application. The notice will include forms for interested persons to provide public comment on the project or to participate in the PUC proceeding.

Can landowners or other interested persons participate in the PUC proceeding?

Yes. Landowners or other persons impacted by the project may file a public comment regarding the project or request to participate in the PUC proceeding. A person participating in the PUC proceeding is generally referred to as an "intervenor" during the proceeding.

What will the PUC decide regarding the project?

The PUC will independently evaluate CPS Energy's application and consider input from landowners and other interested parties, including the recommendation of the PUC's own staff of experts, and independently determine if the project is needed and, if so, approve the route for the project. In this instance, CPS Energy is proposing a single route (on the existing transmission line corridor) for the project.

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. CPS Energy will work 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 operate the transmission line infrastructure safely and reliably.

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 making 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.



Infrastructure

What will the transmission line pole look like?

CPS Energy generally use galvanized steel tubular structures, such as monopoles, although other types of structures may be used when the circumstances warrant.

Will the transmission lines create electric and magnetic fields (EMF) for people living nearby?

CPS Energy designs substations and transmission lines to operate safely for people living, working, and recreating nearby. Accordingly, the project facilities 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>

Real Property

Will this new transmission line affect my property value?

Appraisal studies tend to show that the presence of electric infrastructure does not substantially affect property values in an adverse way. For this project, CPS Energy is proposing to locate a significant portion of the project in a vacant position on existing transmission structures for 10.8 miles and to rebuild existing single circuit structures for double circuit operation for 1.3 miles of the project.

What rights do landowners have when a utility acquires 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 may be found at <https://www.texasattorneygeneral.gov/sites/default/files/files/divisions/general-oag/landowners-bill-of-rights-2022.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. As proposed, CPS Energy currently anticipates installing 10.8 miles of the project on existing transmission structures within existing CPS Energy easement areas. No additional permanent right of way is anticipated in these areas, although some temporary construction easements may be necessary for a limited time during construction. For 1.3 miles of the project CPS Energy anticipates acquiring additional right of way to rebuild the existing single circuit structures for double circuit operation.

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?

For 10.8 miles of the project, CPS Energy will install the new transmission line on a vacant position of the existing CPS Energy transmission line structures. No additional new permanent right of way will be needed in this portion of the project. Temporary construction easements may be necessary and some short-term impacts may be experienced by landowners during construction. CPS Energy currently anticipates that most or all construction activities will take place within the existing transmission line right of way. For 1.3 miles of the project, CPS Energy anticipates purchasing additional property rights (an easement) from property owners to expand the current right of way for the existing single circuit towers that is necessary to safely construct and operate double circuit poles along the same corridor to accommodate the project facilities. In accordance with the terms of the existing and new easements, 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 will evaluate property value using industry standard practices and offer landowners fair market value for property rights to be acquired.

Next Steps

What happens after the Open House?

CPS Energy’s project team will evaluate all project information, including public input received. Following the evaluation, the project team will prepare an application that will be filed at the PUC that addresses community values, recreational and park areas, historical and aesthetic values, and environmental integrity.

When will CPS Energy file the CCN Application?

The anticipated date to file the CCN application is October 2024. Updates will be posted on the project webpage at www.cpsenergy.com/infrastructure (scroll down to the “Ranchtown to Talley Project”). Affected landowners will be notified when the application is filed.