



North Albuquerque Acres Substation Project: Myth vs. Fact

The following provides clear, factual information about PNM’s North Albuquerque Acres (NAA) Substation Project and addresses several common questions and misconceptions circulating in the community. This proposed critical infrastructure facility will help keep power on for homes and businesses in NAA, Sandia Heights and other Northeast Heights Neighborhoods that are at an increased risk of overload. A new transmission line is required to provide bulk power to the new substation for distribution to customers.

MYTH	FACT
PNM's plan doesn't follow the North Albuquerque Acres Sector Plan or the county's main plan.	This PNM infrastructure project follows and implements the standards, processes, and policies in Bernalillo County's Electric Facilities Plan. This adopted Rank 2 Facility Plan details design and location standards for new electric utility facilities. The substation will be placed next to other public buildings, such as Fire Station 35 and a water facility, on land that isn't used for homes.
This area doesn't need power. The project only helps other neighborhoods and isn't fair to NAA, Sandia Heights and other Northeast Heights communities.	Growth in the Northeast Heights overloads existing substations. Building a new substation will benefit NAA, Sandia Heights, and nearby neighborhoods by reducing the risk of long power outages. The project aims to meet current and future energy needs in the far Northeast Heights.
The project will hurt home values, block views, and change the ambiance of the area.	Studies show home values generally stay stable or increase after these facilities are built, without hurting nearby property values. Other Albuquerque neighborhoods have substations too, and reliability boosts neighborhood strength. PNM will minimize visibility through plant and design choices.
The Tramway route affects 50 homes within 50 feet. The Eubank route only affects two homes within 100 feet.	Both routes follow strict safety rules and pose no risk to homes. PNM chose Tramway, the preferred route, based on Bernalillo County's "prudent avoidance" policy, considering proximity to schools, daycares, churches, and senior living communities.
High-voltage power lines can cause wildfires, especially near trees. The Tramway route poses a greater fire risk.	PNM uses the same safety methods approved by wildfire mitigation experts and works closely with local fire departments. The fire station location will help firefighters respond faster in the event of any emergencies. Additionally, PNM files a Wildfire Safety Plan every year with state regulators. Power lines will not block firefighting planes or helicopters and are built to meet every single airplane safety rule.
PNM ignored expert advice to use Eubank and changed plans because NAA pressured them.	The preferred route follows Bernalillo County's "prudent avoidance" policy, supported by professional engineers considering power needs, backup power, environmental impact, cost, and safety. Tramway is favored due to public feedback and this policy.
PNM didn't talk to Sandia Heights residents enough before making a choice.	PNM has been meeting with residents since August 2024. This outreach includes: Two public meetings, many meetings with HOA and neighborhood groups, sending postcards, letters, emails, and phone calls, and creating a website with information and an email address. PNM went well beyond what's required and continues the conversation with all who are interested.
The Eubank route would save \$3 million compared to Tramway.	Both routes have nearly identical price tags. Both routes cost about the same to build. The total project will cost about \$35 million and will be shared by all 525,000 PNM customers.
PNM should bury the power lines underground instead of using towers.	Burying power lines underground can cost up to 17 times more than building them above ground. State regulators require PNM to keep customer costs reasonable. Burying power lines underground would make the project unfeasible to obtain state regulatory approval.
PNM should use other substation locations farther west.	The current location is the only spot that works for the power system and meets Bernalillo County zoning laws. The power grid needs the substation close to existing power lines. Western locations don't work because they're too far from existing power lines and there is not sufficient land for a new substation.