North Albuquerque Acres Substation Project

SANDIA HEIGHTS HOMEOWNERS ASSOCIATION PRESENTATION

NOVEMBER 13, 2025

TODAY'S AGENDA

SANDIA HEIGHTS HOMEOWNERS' ASSOCIATION (SHHA) RESIDENT MEETING

I. Introduction – SHHA President Jim Stewart

II. Special Committee Update – Chair Mark Humphrey

III. Presentation – PNM

IV. Q&A – Moderated by Mr. Stewart and Mr. Humphrey

SUBSTATION PROJECT

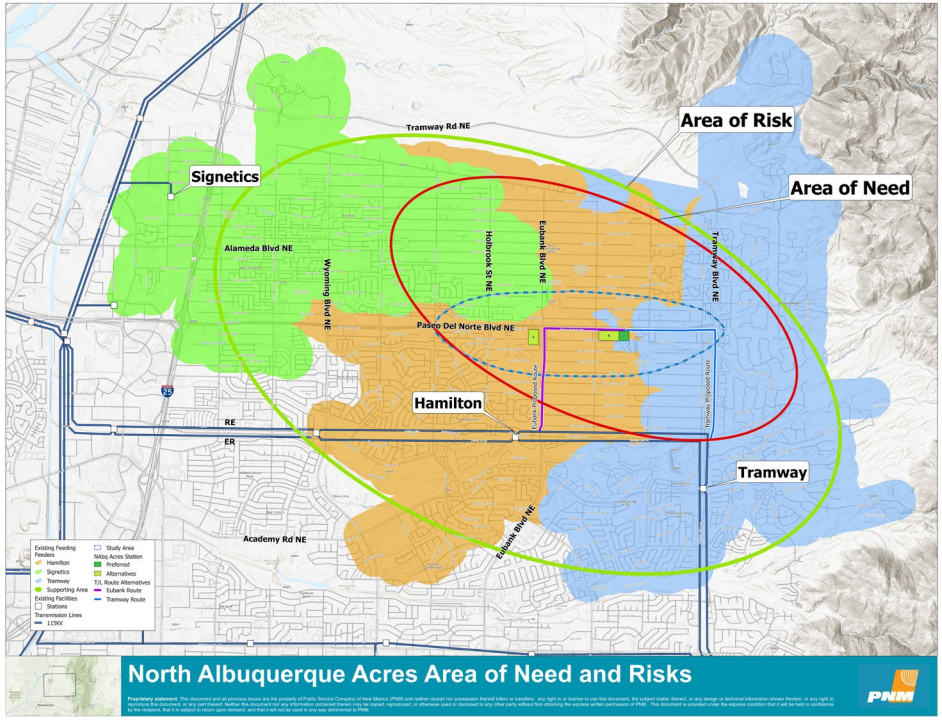
PROJECT OVERVIEW AND PURPOSE

PNM is proposing a new substation in far Northeast Albuquerque to maintain reliable power and meet growing energy demand.

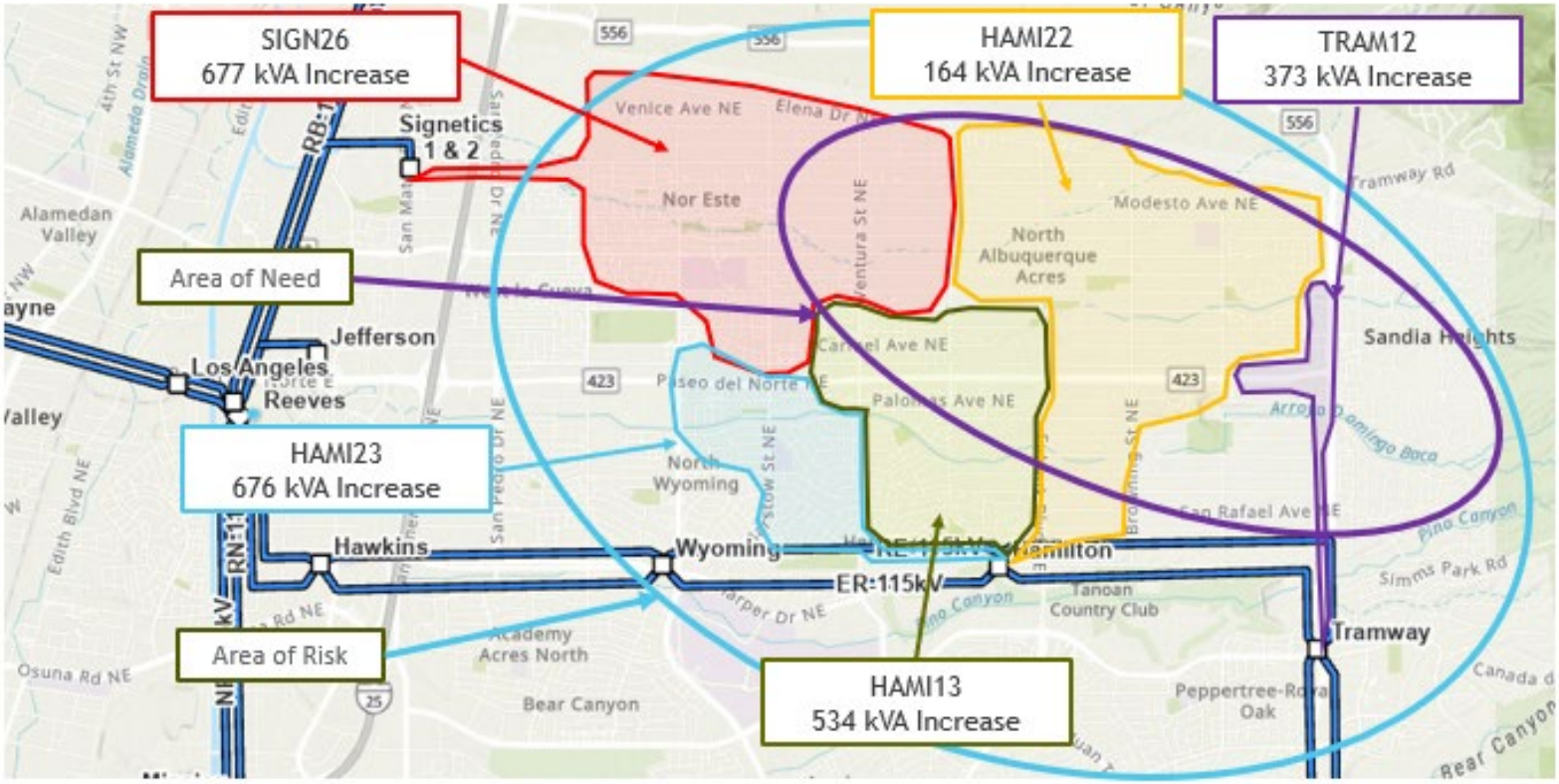
The existing substations serving your area are reaching their capacity. This project is crucial for preventing future power outages in Sandia Heights and other communities.

The project includes a new substation and supporting transmission and distribution lines to connect it to the existing power grid.

Bernalillo County is responsible for approving the substation component.



DISTRIBUTION FEEDERS WITH LOAD GROWTH FROM 2021 TO 2024



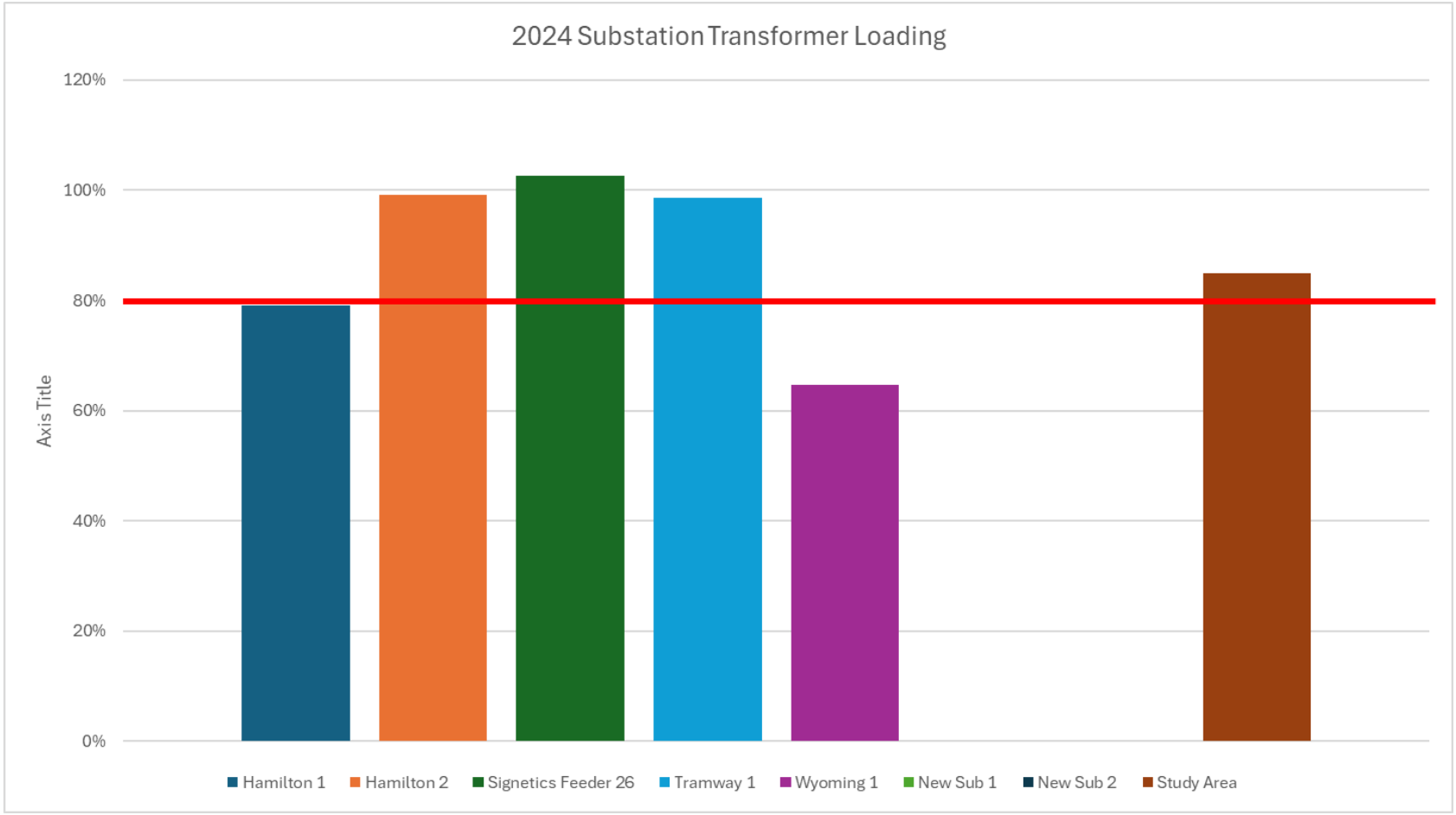
The colored areas on the map are the locations of load growth from 2021 to 2024. The load increase measured in each area is shown in kilovolt-amperes (kVA).

For reference, about 100 kVA can serve 10-14 average sized homes.

WHY THIS PROJECT IS NEEDED

- Energy demand in the area is growing rapidly due to new homes, businesses, and electric vehicle adoption.
- From 2021 to 2024, the feeder serving Sandia Heights (TRAM12) saw a 373 kVA increase in load.
- For reference, 100 kVA can serve about 10-14 average-sized homes.
- The existing Hamilton and Tramway substations that serve your area are nearing or exceeding their normal capacity, putting the system under strain.
- This project strengthens reliability for everyone in the northeast service area, including Sandia Heights residents.

CURRENT SUBSTATION TRANSFORMER LOAD

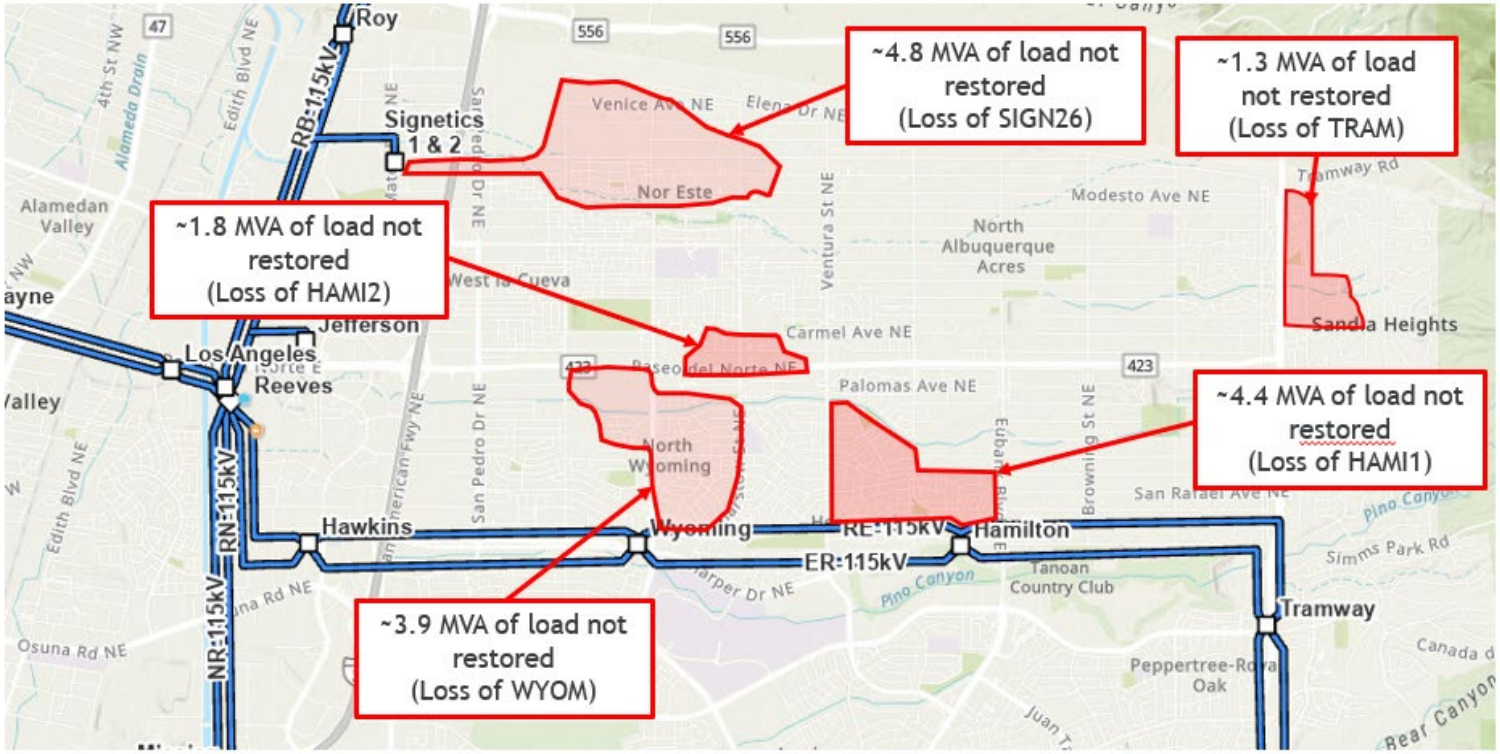


EXISTING SUBSTATION TRANSFORMER LOAD WITH 2% GROWTH FORECAST

Table 2-5: 10-Year Substation Transformer Net Loading Forecast

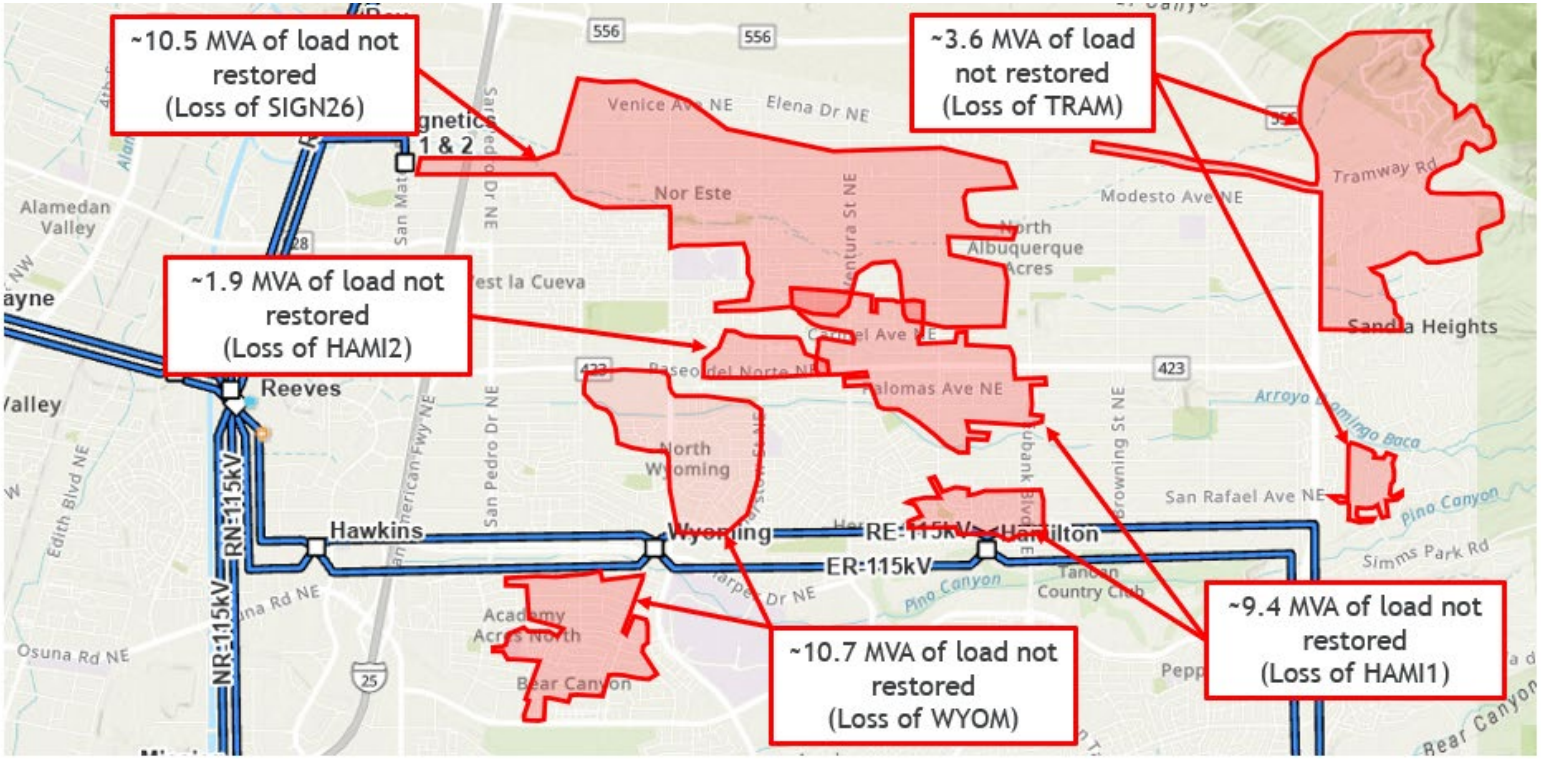
Transformer/ Feeder	Normal Rating MVA	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034
Hamilton 1	22.4	79%	81%	82%	84%	85%	87%	89%	91%	93%	94%	96%
Hamilton 2	22.4	99%	101%	103%	105%	107%	109%	111%	114%	116%	118%	121%
Signetics Feeder 26	11.2	103%	105%	107%	109%	111%	113%	116%	118%	120%	123%	125%
Tramway	22.4	99%	101%	103%	105%	107%	109%	111%	114%	116%	118%	121%
Wyoming	33.7	65%	66%	67%	69%	70%	71%	73%	74%	76%	77%	79%
Study Area	**112.1**	**85%**	**87%**	**88%**	**90%**	**92%**	**94%**	**96%**	**98%**	**100%**	**102%**	**104%**

AREAS OF RISK – LOSS OF SUBSTATION TRANSFORMERS PROJECTED 2025



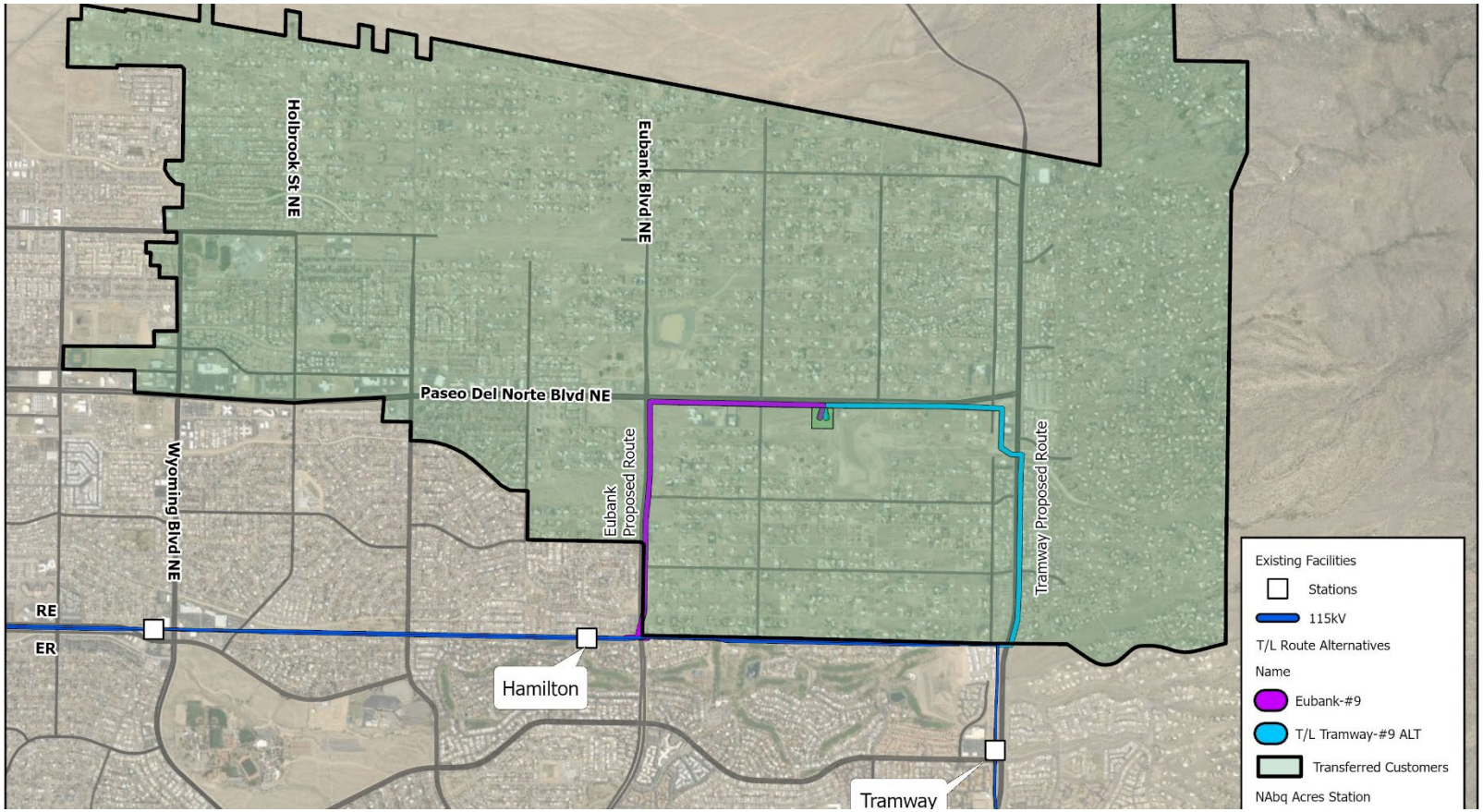
The red areas are potential areas at risk for brownouts in the event of a Substation Transformer outage during peak load timeframes. These are not co-incident, but per each area substation outage as noted for each Substation. A brownout is a decrease in service to accommodate system overloads and allow equipment to cool down from the heat created by the load flowing through the equipment because sufficient back up capacity is not available. A brownout could occur multiple days in the late afternoon/evening hours until repairs to a Substation Transformer can be made.

AREAS OF RISK – LOSS OF SUBSTATION TRANSFORMERS PROJECTED 2031



Projected 2031 potential areas at risk for brownouts in the event of a Substation Transformer outage during peak load timeframes.

NEW SUBSTATION SERVICE AREA



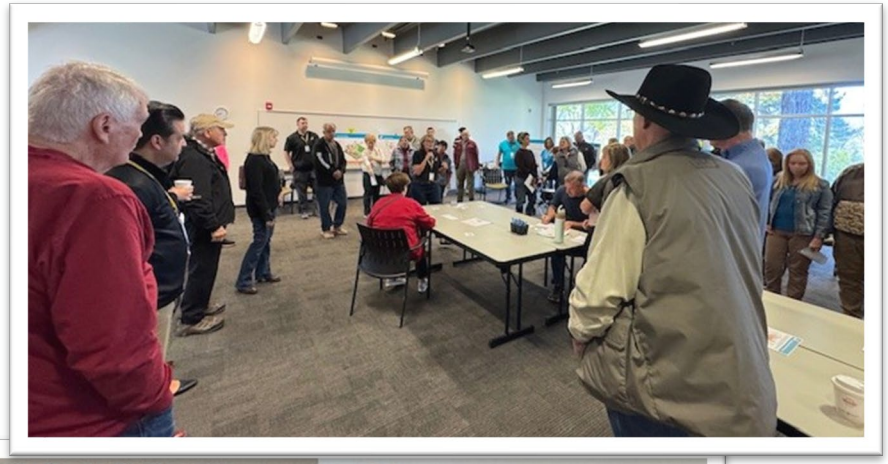
PUBLIC OUTREACH AND ENGAGEMENT

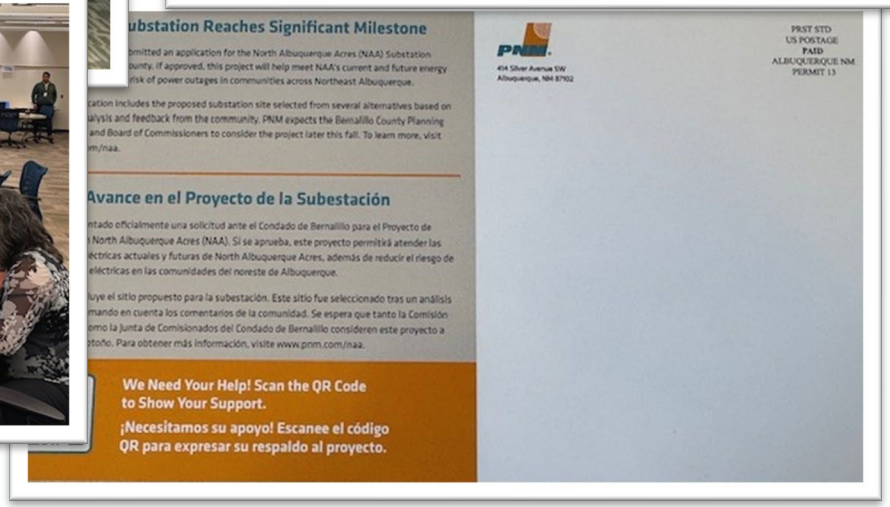
COMMITMENT TO COMMUNITY OUTREACH

PNM has actively engaged with residents since August 2024. This effort includes:

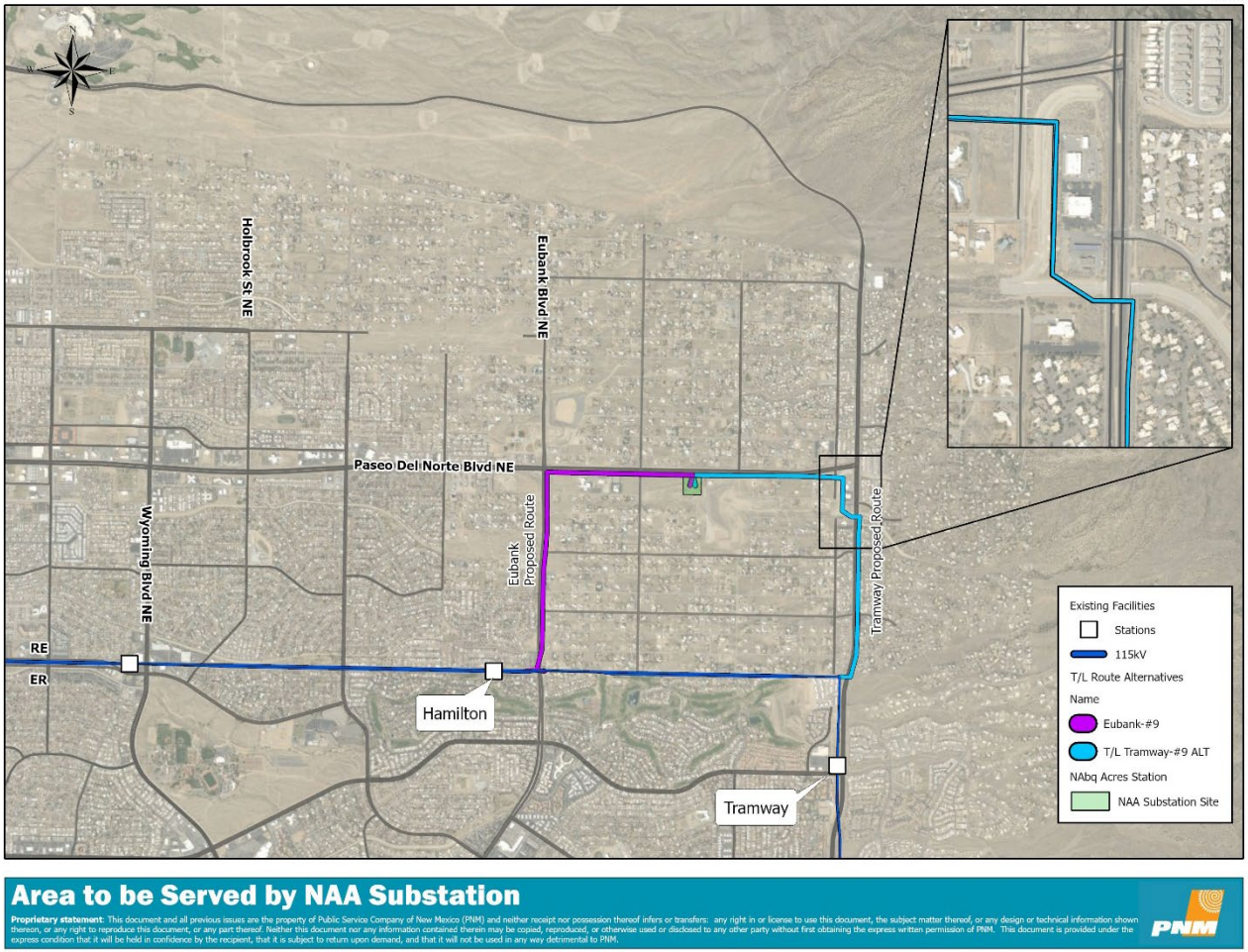
- Two public open houses to share project details and gather feedback.
- Direct engagement with SHHA and NAA Community Association through meetings and discussions, including two community forums and a San Bernardino resident session.
- Outreach to impacted homeowners and neighborhood associations, including multiple in-person conversations to address questions.
- Customer notifications via postcards, letters, emails, and automated calls, inviting participation in meetings and discussions.
- Dedicated project website featuring fact sheets, FAQs, and maps.
- Ongoing meetings with churches, schools, and individual homeowners to provide project facts and receive feedback.

COMMUNITY ENGAGEMENT





NORTHEAST ALBUQUERQUE SUBSTATION STUDY AREA



TRANSMISSION LINE OVERVIEW

FREQUENTLY ASKED QUESTIONS

Public Safety

- ✓ All transmission routes meet strict wildfire mitigation standards, which include insulation, clearances, ground, fault detection and auto-reclosers.
- ✓ PNM also mitigates risk through vegetation management and follows standardized, industry-accepted protocols in collaboration with fire authorities.
- ✓ Co-location with the fire station makes this one of the safest and best-managed infrastructure corridors in the region.

Property Values and Views

- ✓ Transmission and substation projects across New Mexico are routinely sited with visual-impact mitigation, and PNM will incorporate feedback to minimize visual impacts.
- ✓ There are no documented long-term impacts to property value, but the project will strengthen infrastructure reliability, which underpins long-term community value.

TRANSMISSION LINE PROCESS

NEXT STEPS

A formal transmission study will be completed when PNM applies to NMDOT for transmission line approvals.

Because this is a multi-agency process, routing reflects Bernalillo County and City of Albuquerque standards defined in the Facility Plan: Electric System Transmission and Generation.

Standard criteria such as engineering feasibility, reliability, constructability, environmental impact, and cost reasonableness drive routing decisions.

ANTICIPATED TIMELINE

BERNALILLO COUNTY IS RESPONSIBLE FOR SUBSTATION APPROVAL.

- PNM submitted application: July 2025
- Bernalillo County Planning Commission held meeting: September 2025
- Bernalillo County Planning Commission vote: December 2025
- Bernalillo County Commissioners vote: Early 2026
- PNM expects to begin project construction: 2027
- PNM expects project to be in service: 2028


PNM