

PNM responses to North Albuquerque Acres Community Association Questions:

- PNM did not mention any environmental studies regarding wildlife.
 - Have you done any?
 - Do you plan on doing any?
 - Site #17 is adjacent to an arroyo that is heavily used by coyotes, bobcats, hawks and other animals for hunting.

PNM will perform natural and cultural resource surveys as a best management practice and as required by the federal, state, and Bernalillo County governments related to the development of this substation. Potential impacts to threatened or endangered species are also one of several siting considerations we are looking at to help us select a proposed site.

- How about a smaller substation to the east and expanding Signetics service in the area closest to it?

Signetics Substation is needed to serve the area closest to it and presently has distribution circuits that are beyond their capability supporting the NAA community. Reducing the load from the NAA community off of those Signetics circuits will bring the circuits back into compliance and allow for growth near the Signetics Substation.

- It doesn't appear you explored other locations where the load demand was increasing.

The specific data that demonstrates the need is in the study and will be provided in the county application. Existing substations and distribution circuits in the area are presently operating beyond their normal rating.

- Many mentions of reliability.
 - Where is reliability data available?

Historical reliability data was not the basis for the substation capacity need. However, increasing substation capacity in the area will provide redundancy to improve operations of the system and maintain reliability.

- Whatever site is chosen, what about the potential to bury any equipment?

The New Mexico Public Regulation Commission not only requires PNM to provide reliable electric service but also to keep costs reasonable. Underground transmission lines cost significantly more than overhead transmission lines to build and maintain. PNM conducted a study in 2019 to determine the cost of installing the transmission line underground, and the costs were about 17 times that of overhead construction. Although the proposed transmission line along Eubank Boulevard or Tramway Boulevard does not meet the criteria for undergrounding, we are looking at ways to minimize impacts wherever possible while working to prevent lengthy power outages for our customers in Northeast Albuquerque and beyond.

- I still don't understand the electrical supply demand and demand numbers. I keep hearing about potential outages, but these numbers need more explanation.

The existing power demand for NAA area customers is being supplied by the Hamilton, Signetics and Tramway substations. The loading of these transformers and observations are in the study and will be provided in the county application.

- The Tramway station serves all the blue area on your map (which is the most).
 - Why are you not proposing a station in the Sandia Heights area which is in the blue area?
 - Or somewhere in the blue area?

The Sandia Heights area is outside the substation location need area. It is not near the load center and does not meet the technical requirements for a new substation with respect to size, access to transmission, and space for new feeder routes.

- The biggest contention is the overhead transmission lines. For those of us who moved here because of sensitivities:
 - Bury the lines
 - What financial compensation will be given if we need to move?

The New Mexico Public Regulation Commission not only requires PNM to provide reliable electric service but also to keep costs reasonable to customers. Underground transmission lines cost significantly more than overhead transmission lines to build and maintain. PNM conducted a study in 2019 to determine the cost of installing the transmission line underground, and the costs were about 17 times that of overhead construction. Although the proposed transmission line along Eubank Boulevard or Tramway Boulevard does not meet the criteria for undergrounding, we are looking at ways to minimize impacts wherever possible while working to prevent lengthy power outages for our customers in Northeast Albuquerque and beyond.

The Department of Homeland Security identifies electric service as critical infrastructure that enables all other infrastructure. This substation would be considered critical infrastructure necessary to prevent lengthy power outages caused by system overloads. PNM continues to explore ways to minimize impacts to the community and has welcomed community input. Homeowners would not receive financial compensation if the substation were approved. With that being said, PNM continues to state that homes in this area will benefit from the power the substation provides, now and in the future. Homes with resilient and reliable electric service tend to be more valuable than homes with increased outage risks.

- What is different about this time from the case you lost a few years ago?

Our extensive analysis has determined that the need for this project remains unchanged, which is why we are planning to file a new application with Bernalillo County. With that being said, we are conducting a new siting study and taking public feedback into account to identify a site that minimizes impacts to the community and meets the current and growing energy needs of NAA.

Since then, there has also been more development that further stresses the existing grid system, making this project even more imperative.

- Seems like the new power demands are from the apartments on Alameda.
- Why not put substation closer to the demand?

PNM is seeking a solution that improves the capacity and reliability of the entire Northeast Albuquerque area. The area where the apartments have been built are not in proximity to the observed load center.

- Please provide specifics of the types of increase power requirements for NAA.
 - Standard homes
 - Multifamily homes
 - Commercial
 - Industrial
 - Automobile charging stations- not the commercial

The increased power requirements for the NAA area homes and businesses were evaluated in the study and will be provided in the county application.

- According to the Nov. 2024 Open house, the acreage requirement for the substation has changed.
 - This change in information is confusing.
 - Be clear and transparent, what is the size of acreage required?
 - What is the height of the towers and location of the poles?
 - Where is there a substation similar to this project located (for people to take a look at)?

The substation walled-in area required for the equipment in the substation and the maintenance access to that equipment is approximately 1.5 acres. Required property offsets, landscaping plan and grading needs would extend the site to closer to two acres, depending on the site aspect ratio.

We have not finalized the design yet but expect the transmission poles to be about 90 feet tall. The exact locations will be determined as part of the design process and will depend on the substation site selected.

The proposed substation will not look like our substations in rural areas, which are open air and have chain link fencing with no landscape buffer. This substation will have a similar electrical design to Sagebrush and Prosperity but in a much smaller footprint. It is smaller than many other rural substations such as Tome and Manzanita.

- The Slides you showed at the meeting had load data from 2021 for the substations.
 - Why show 3 year old data and not current??

Substation transformers have been steadily loaded beyond the normal ratings even through changing customer behavior during the pandemic. Recent load data was compared with the study to confirm that additional capacity is still necessary. Substation transformer load data will be provided in the study in the county application.

- The recent development of apartments within the City -Ventura/Carmel and Tramway (Tennyson)/San Antonio had to go through approval that included electrical reliability several years ago.
 - If this area was strained, and the data was from several years ago, why did PNM approve of the power?

PNM is obligated by state law and New Mexico PRC Rules to provide power to all customers unless there are extreme risks to the grid system, which we are getting close to reaching in the areas driving load growth, including NAA and surrounding neighborhoods.

- PNM cannot compare the power usage from huge apartment complexes with hundreds of occupants on the outskirts of NAA to the A1 zoning (1 home per acre) NAA sector. The growth has been extremely slow because of the sector plan and the fact that we have several acres that are unbuildable.

High-density does not always correspond to high electricity usage, and low density does not always correspond to low electricity usage. Electric load demand growth is driven in large part by the heating, cooling, and lighting needs per square foot. Extraordinary uses, such as heated swimming pools, electric vehicle charging, rooftop solar, and other factors impact electricity demand in addition to the number of dwelling units per acre. For example, a 6,000 square-foot, single family home may consume as much or more electricity than six 1,000 square foot apartment units. If that home has a swimming pool, rooftop solar, and charges electric vehicles, then its electricity demand may be much more than the corresponding square footage of apartment units.

- PNM was slated to build a substation in a (pre-emptive) plan for growth of power usage in the area: La Cueva substation to be completed and running by 2011 with a site in the area (city limits) that would have prevented this strain.
 - Why wasn't it built then?

Proposed alignments and station locations listed in the Bernalillo County Electric Facility Plan (EFP) 2010 project list were based on the electric utility's best available knowledge at that time. The EFP indicates that a variety of changes and updates, including changes in land use, the inability to obtain right-of-way, a change in the location of load centers, and various other factors, could lead to future changes in proposed alignments and/or station sites. It also indicates that some sites may not be large enough to accommodate expansion, requiring the selection of a new site in the vicinity. Lastly, it notes that project lists and corresponding map figures are provided for informational purposes and do not bind the electric utilities to alignments or station sites. The EFP states that a project location may be changed at the time application is made for project approval.

- Where is that specific PNM site location now? Did PNM sell the land for profit to another entity?

PNM is not obligated to disclose its private real estate transactions to the public unless required as part of a NM PRC application or action.

Comments

Thank you for your comments and feedback below.

- It appears the load growth is NOT in NAA, but to the East and Southeast with more concentrated development PNM should have planned for.
 - To the West when PNM describes more industrial in Signetics service area...more load.
 - It also appears you are trying to site a substation in an area with the lowest load growth.
- A lot of talk happened about the area of this project:
 - Your red/green circles still include neighborhoods outside of NAA.
 - It appears that you plan on servicing other areas with this project, but it is not in our sector plan.
- Seems like PNM was short sighted in not acquiring a site for a substation in the area.
- The farthest Site East is ideal.
- Corner of Tramway/PDN
 - We have 115KV on San Antonio because of the newly built apartments on Tennyson.
- Not thrilled with a substation too...but if it happens, there's nothing we can do about it.
 - I am requesting PNM to look at the 6-acre parcel off San Antonio as a potential site.
- The land is available and it's not compromising the NAA sector plan.

- **Be clear and transparent with the criteria and weighting for site selection.**
- **When the neighborhood engineer advisor asked for a copy of the load report for NAA, the PNM engineer said they would provide a copy of the report when they apply to the county for a zoning exception.**
 - **PNM is a public utility and should be transparent.**
 - **In the spirit of working with NAA, PNM needs to release the report. Please consider this request.**