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Organization: Cachet AT Las Piedras HOA

Title: President

Comments: The Cachet at Las Piedras HOA objects to the alignment of the section A -B portion of the line as the HOA will only allow modifications to current alignments if an underground line is proposed. This decision affects the remaining portions of the line. Cachet homeowners are severely affected by the proposed APS Oak Creek to McGuireville 69KV Transmission Line Project #56977. It is anticipated that existing view lines will be degraded, property values will be reduced., and safety/wildfire risk will be increased by a factor of 2 due to the additional lines and points of failure. I would object to the characterizations of no significant effects on Socioeconomics as property values are known to be reduced by HV power lines. Reductions of 25-38% are not uncommon. Scenic impacts are also significant in the residential areas adjoining Kell -Fox and Kell-Fox which has a higher scenic rating than the Beaverhead Flat Rd. The page 15 Safety impacts note increased risk of wildfire from the overhead lines with 2 69KV lines, but then calls it insignificant. THE risk of fire spreading from residential to USFS lands is not addressed, nor is the risk of fires spreading to residential areas from USFS lands. It seems logical the wildfire risk is doubled when going from 1 to 2 69KV lines since the number of failure points is doubled.

In any event , the approval of the draft decision notice should be delayed until the alignment across the Las Piedras and Cachet at Las Piedras private property has been resolved and approved by the homeowners. It is noted that Cachet owners represent 2/3 ownership of the adjacent lands used by APS. APS locations as presented during the 19 February public meeting and in this study are inaccurate and will not be approved by the HOA. Owners have significant concerns about wildfire safety, view degradation, EM radiation due to possibly decreased separation from homes, construction of an access road and use of common areas for construction. None of these areas have been agreed upon, nor have any written legal agreements been made.