

Memorandum

SACRAMENTO

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To: Tom Jacobson, EKN Development Group

From: Rob Brueck

Date: January 3, 2023

Subject: Balloon Study for Lake Tahoe Hotel & Residences (formerly
Boulder Bay) Project Revision Scenic Simulations

This memorandum summarizes the results of a balloon study performed to confirm the accuracy of scenic simulations prepared for the Lake Tahoe Hotel and Residences project. Boulder Bay Permit condition 5.F outlines the requirements of the study as follows:

- F. Permittee shall erect story poles and/or helium balloons as a means of confirming the accuracy of the proposed maximum building heights depicted in the photo-simulations in the FEIS for TRPA review and approval. Photos of the erected story poles and/or helium balloons shall be taken from the same vantage points as the photo-simulations and superimposed onto the photo-simulations. The accuracy of the erected story poles/helium balloons and superimposed images shall be certified by a licensed surveyor, architect and/or engineer.

Figure 1 shows the locations where balloons were placed and photographed to document the maximum building height of applicable buildings for each viewpoint. From viewpoint 1, the balloon was photographed to document maximum building height for buildings H and D. From viewpoint 2, the balloon was photographed to document maximum building height for buildings G and D. However, because of intervening vegetation, the balloon is not visible at the building D location from this viewpoint. For viewpoint 4, the balloon was photographed to document maximum building height for building B.

The balloon study fieldwork was led by Aaron Souza (3dFX Design) with assistance from photographer Scott Thompson (Vista Estate Visuals). Balloon locations and elevations that document maximum building height at each location were provided by design team engineer Steven Solis (N Consulting Engineers). Figures 2 through 5 include photographs to document existing conditions, photo-simulation of the project, and the balloon study from each of the three viewpoints. In each case, the balloon lines up closely to the roofline of the subject building in the corresponding photo-simulation. As such, the balloon study confirms the accuracy of the maximum building heights depicted in the photo-simulations prepared for the project EIS (2011) and subsequent Plan Revision application (2022).

Figure 6 shows a drone photograph looking southeast towards Lake Tahoe, taken at the elevation of the high point of building D (see Figure 1 for the drone location). This photo shows the intervening vegetation between the building D location and the viewpoint 2 location used for the photo-simulation. It also documents that the closest Lake Tahoe nearshore to the south and east of the project site is screened by intervening topography and vegetation. Only Lake Tahoe viewpoints from more distant shorelines to the southeast will provide views through the tree canopy to the project rooflines. From these locations, the project buildings will not be discernable to the viewer as disclosed in the 2011 EIS.

Figure 1: Photo Viewpoints and Balloon Locations

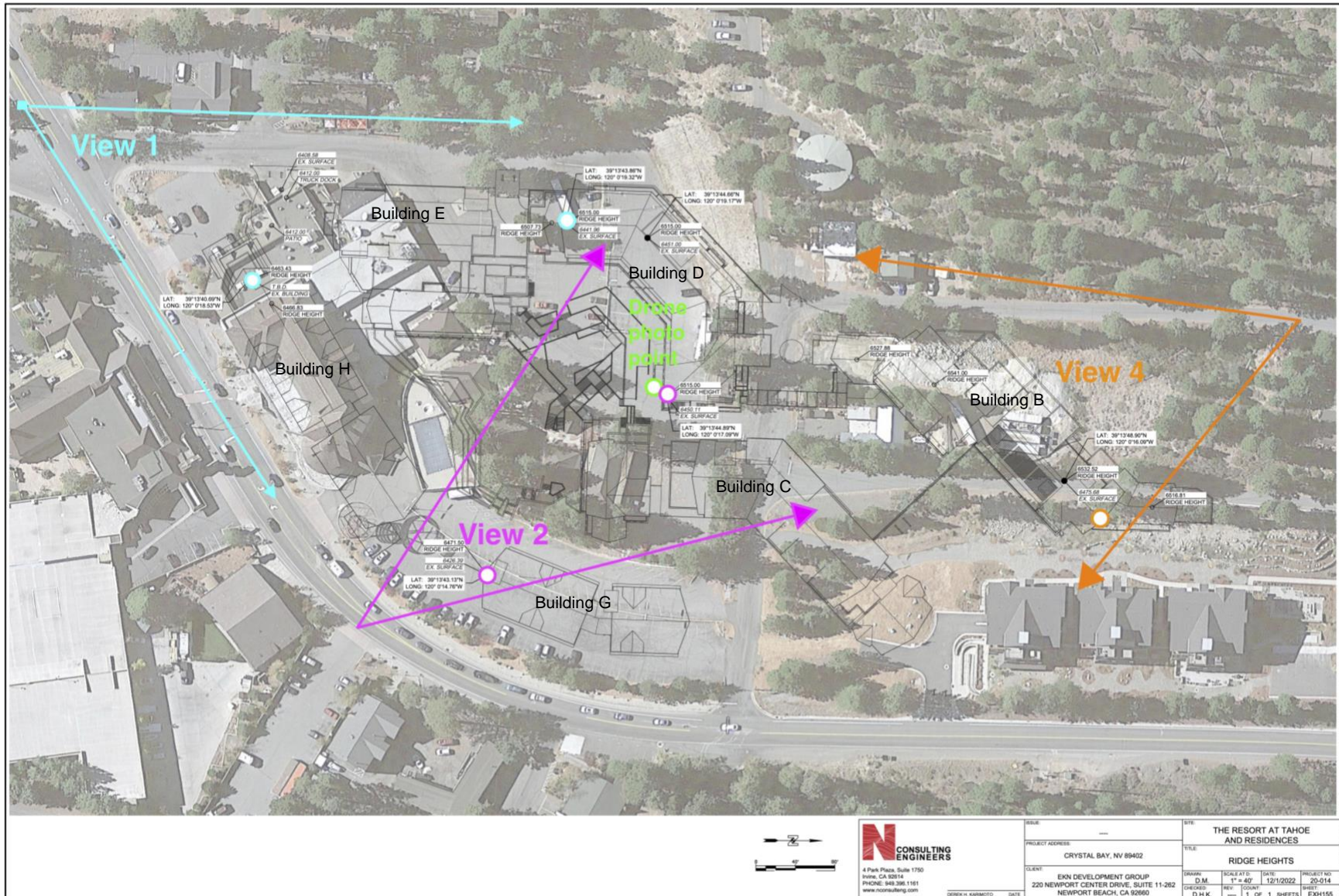


Figure 2: Viewpoint 1 – Building H Balloon



EXISTING SITE CONDITIONS - UPDATED



BALLOON STUDY

VIEW 01 - FROM SR 28 & STATELINE

View comparison when approaching the project site from the south along Highway SR 28 at the intersection of State Line Road.



PROPOSED DESIGN REVISIONS

Figure 3: Viewpoint 1 – Building D Balloon



EXISTING SITE CONDITIONS - UPDATED



BALLOON STUDY

VIEW 01 - FROM SR 28 & STATELINE

View comparison when approaching the project site from the south along Highway SR 28 at the intersection of State Line Road.



KEY PLAN



PROPOSED DESIGN REVISIONS

Figure 4: Viewpoint 2 – Building G Balloon



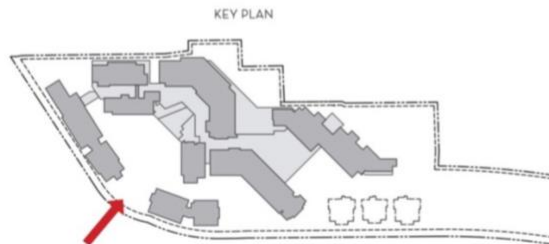
EXISTING SITE CONDITIONS - UPDATED



BALLOON STUDY

VIEW 02 - FROM SR 28

View comparison when driving past the sweeping curve from west moving north along the project site on Highway SR 28.



PROPOSED DESIGN REVISIONS

Figure 5: Viewpoint 4 – Building B Balloon



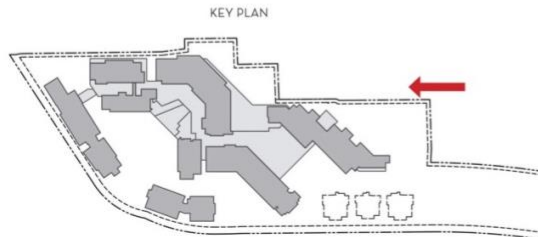
EXISTING SITE CONDITIONS - UPDATED



BALLOON STUDY

VIEW 04 - FROM LAKE VIEW AVE.

View comparison when approaching the site from the east along Lakeview Ave. The highest level of building massing is shown being obscured by trees along the road. The clear view of the lake horizon is indicated along with the distant mountain ridge lines beyond.



PROPOSED DESIGN REVISIONS

Figure 6: Drone photo looking southeast from high point of Building D

