NES Response to MSCA Concerns

March 2, 2021

Summary:

The "Visual Impact Analysis" as submitted by NES:

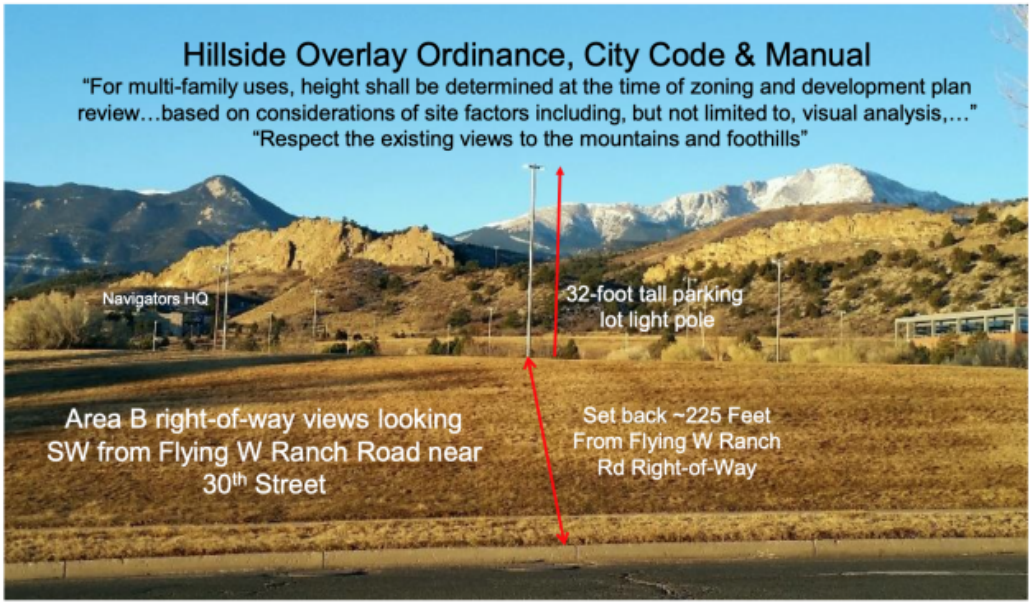
1. Did NOT identify a valid engineering tool that was used to create the Visual Impact Analysis.
   The site model was created using a combination of AutoCAD and SketchUpPro, with terrain imported into SketchUp directly from Google Earth Pro. All of the model components are built to scale. Photos of the site were taken and mapped using the GAIA GPS app. Views from the model were exported from SketchUp and overlaid onto the photographs using Photoshop.
2. Did NOT substantiate building heights or setbacks using a modeling tool with parameter capabilities.
   The building heights (33' for the 2-story building and 42' for the 3-story building) were accounted for in SketchUp which has full parameter capabilities.
3. Did NOT substantiate the building heights by utilizing known points of reference.
   Known points of reference were used when merging the model images with the photographs.
4. Did NOT substantiate the heights of the buildings with mathematical computations.
   The building models are built to scale using AutoCad and SketchUp and placed into a Google Earth georeferenced terrain model.

The MSCA diagram utilizes known points of reference as substantiated in Google Earth Pro and mathematical computation to accurately establish the height of the buildings as proposed in the NES Visual Impact Analysis.

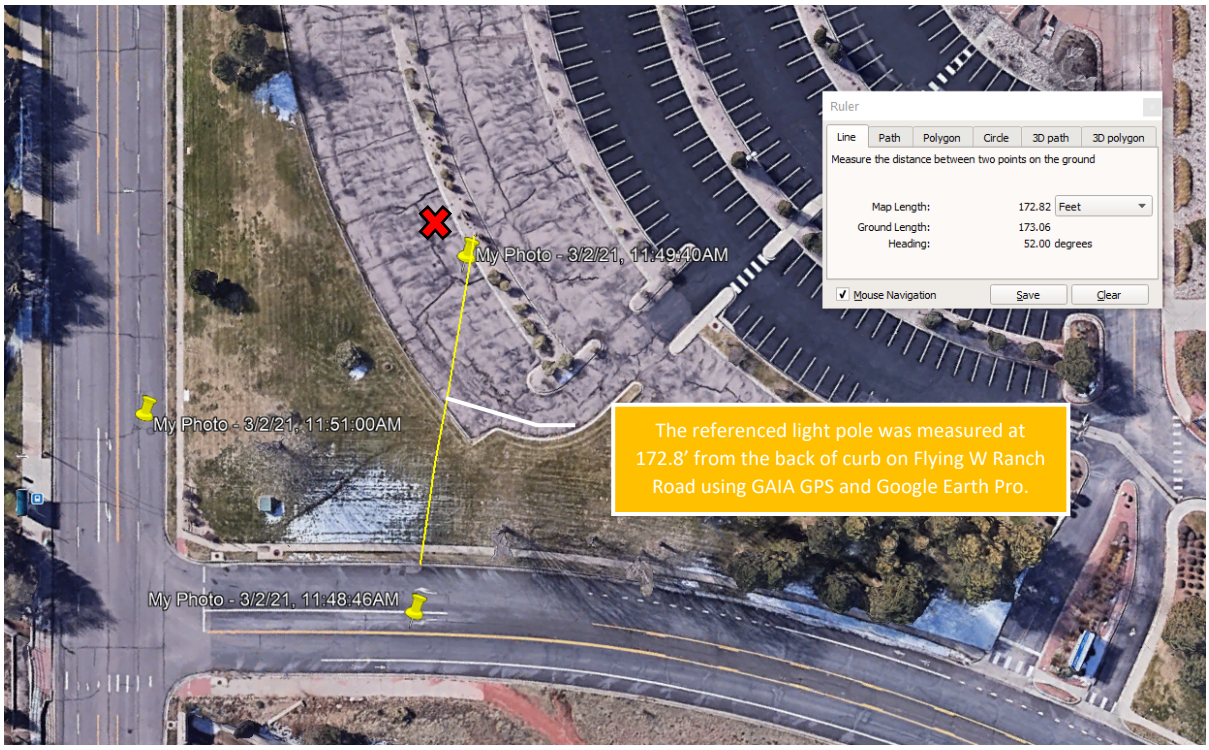
Observation:

Based of our engineering analysis, 18 foot tall buildings (one 10 foot floor with an 8 foot gable) will significantly block the views of the hillsides, ridgelines, and mountains.

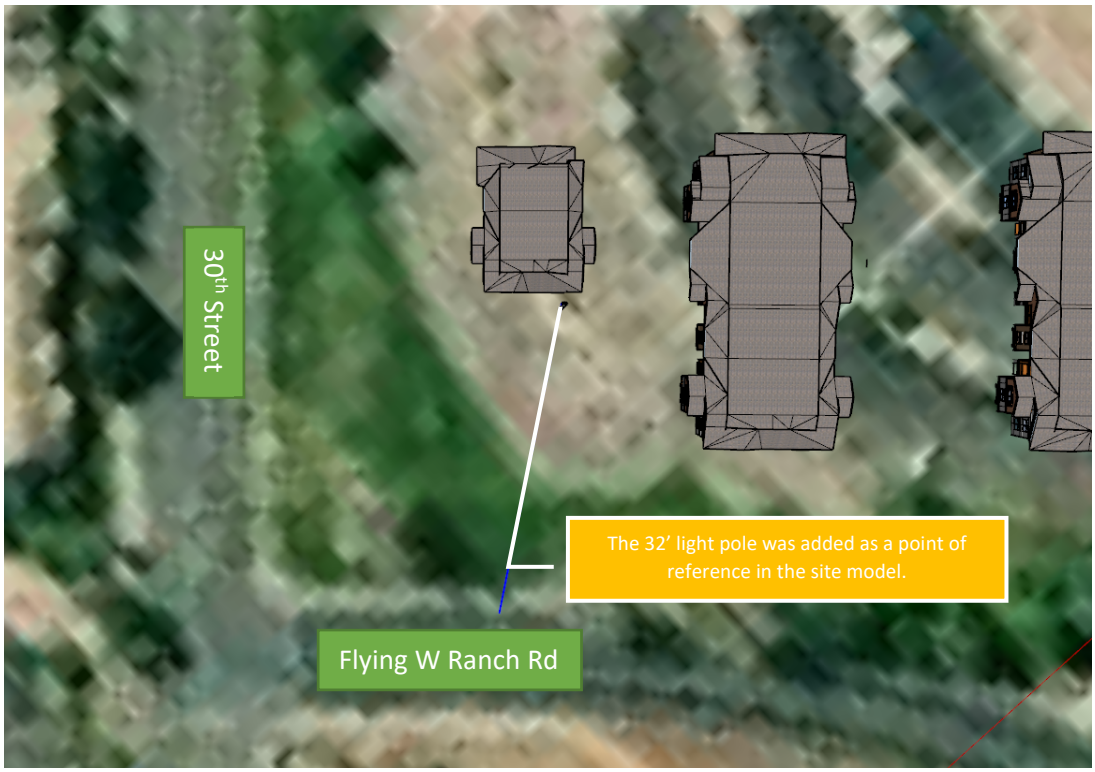
While the existing light poles are approximately 32 feet tall, the light pole referenced in the MSCA exhibit is only 173' from the edge of Flying W Ranch road, not 225'. The referenced light pole has been added to the NES site model to better align the views exported from the SketchUp model with the existing light poles in the photo. See exhibits below demonstrating the careful process being used to create realistic representations of the proposed buildings.



MSCA EXHIBIT



Visual Impact Analysis
NES Comments



Plan view from SketchUp site model showing the location of the existing light in relationship to proposed buildings.