

Lake Tahoe Scenic Resource Evaluation  
II. Recreation Areas

RECREATION AREAS INVENTORY AND EVALUATION

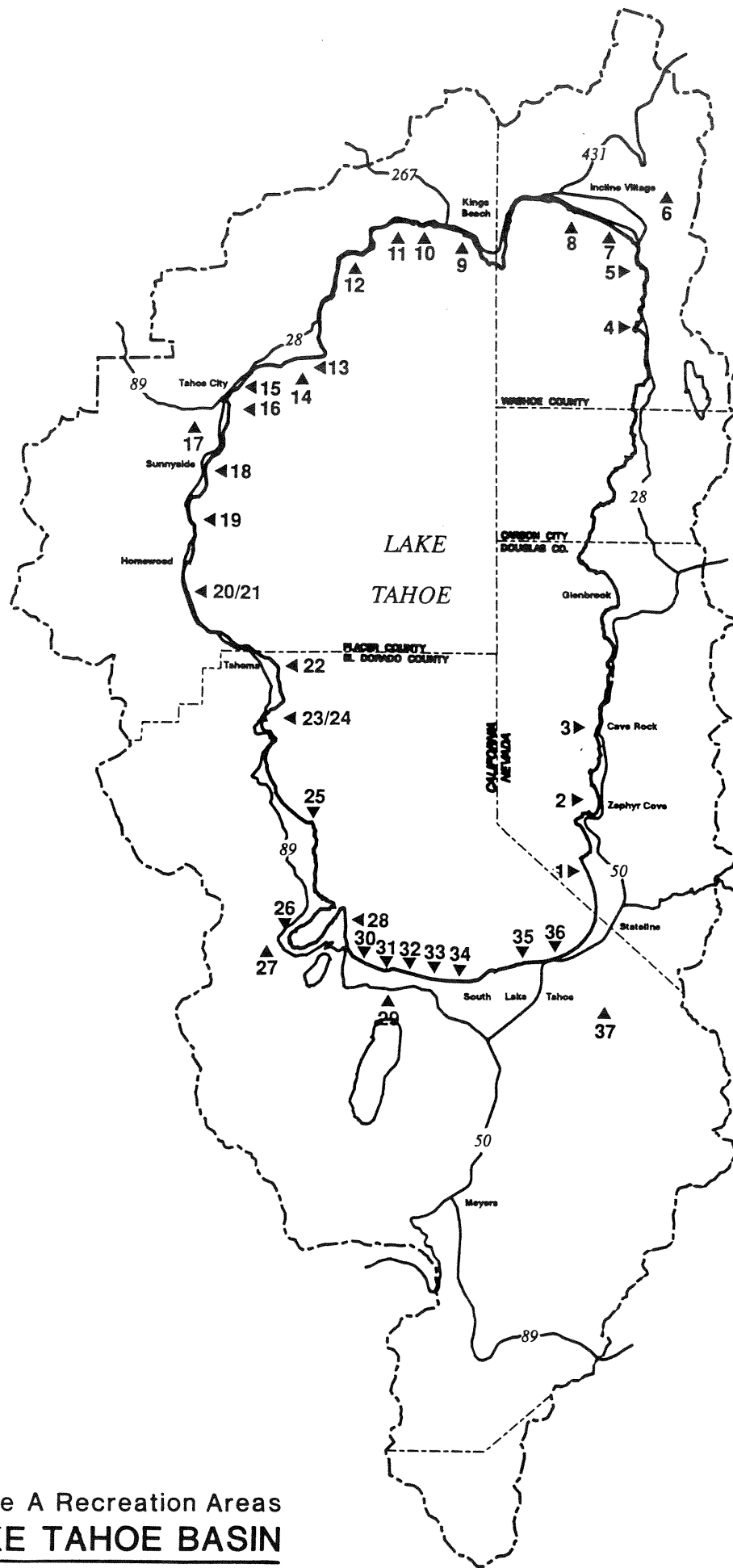


Figure A Recreation Areas  
**LAKE TAHOE BASIN**









1. NEVADA BEACH FOREST CAMPGROUND

Nevada Beach is located on the east shore of the lake at the end of Elk Point near Round Mound. The park is operated by the U.S. Forest Service and is open for swimming, picnicking, and camping from late May to mid-October.

The park is comprised of two distinct parts: the forested camping area in the eastern portion, and the beach which comprises the western portion. The conifer forest acts as a back to the beach and focuses the viewer's attention toward the lake. The forest, and Round Mound, which rises above it, are the only features visible to the east. Conifers and scattered clumps of low-growing scrub edge out into the inland side of the beach, which is a very long and wide expanse of sand affording a sweeping panorama of the south end of Lake Tahoe. Mt. Tallac and the accompanying range of peaks form a dramatic background for the lake. Views to the north are closed off by residential development which is immediately adjacent to the park on the north. To the south a mobile home park and various other structures clutter the middle ground of the views.

Nevada Beach Forest Campground--Components

Views from the Recreation Area

- 1-1. 180 degree panorama looking west across lake from mid-beach (Photos #1-11).  
Rating: 19. Unity 5; Vividness 5; Variety 5; Intactness 4.
- 1-2. View from south end of beach looking south and west (Photos #15-17).  
Rating: 18. Unity 5; Vividness 5; Variety 5; Intactness 3.
- 1-3. View from southernmost campsite looking southwest (Photos #12-14).  
Rating: 11. Unity 3; Vividness 3; Variety 3; Intactness 2.
- 1-4. View from northern end of beach looking west and north (Photos #18-20).  
Rating: 17. Unity 5; Vividness 5; Variety 5; Intactness 2.

Natural Features of Nevada Beach

- 1-5. Round Mound to the northeast of the beach (Photo #11).  
Rating: 20. Unity 5; Vividness 5; Variety 5; Intactness 5.
- 1-6. Expanse of sandy beach (Photos #2-9, 16).  
Rating: 14. Unity 4; Vividness 4; Variety 3; Intactness 3.
- 1-7. Conifer forest (Photos #21, 22, 10, 1).  
Rating: 14. Unity 5; Vividness 3; Variety 3; Intactness 3.
- 1-8. Specimen trees of unusual interest (Photo #25).  
Rating: 18. Unity 5; Vividness 5; Variety 5; Intactness 3.

Lake Tahoe Scenic Resource Evaluation  
1. Nevada Beach Forest Campground

Man-Made Features of Nevada Beach

- 1-a. Restroom structures (Photos #22, 24).  
Rating: 11. Coherence 2; Condition 4; Compatibility 2; Design Quality 2.
- 1-b. Parking areas.  
Rating: 12. Coherence 3; Condition 4; Compatibility 3; Design Quality 2.
- 1-c. Entry treatment (Photo #23).  
Rating: 14. Coherence 3; Condition 4; Compatibility 4; Design Quality 3.

Summary:

The beach area provides some of the most spectacular views of the lake with its dramatic mountain backdrop of any lakeside area in the basin. Development at either end of the beach, however, greatly detracts from the quality of the viewshed, accounting for the lower ratings for those views from the recreation area.

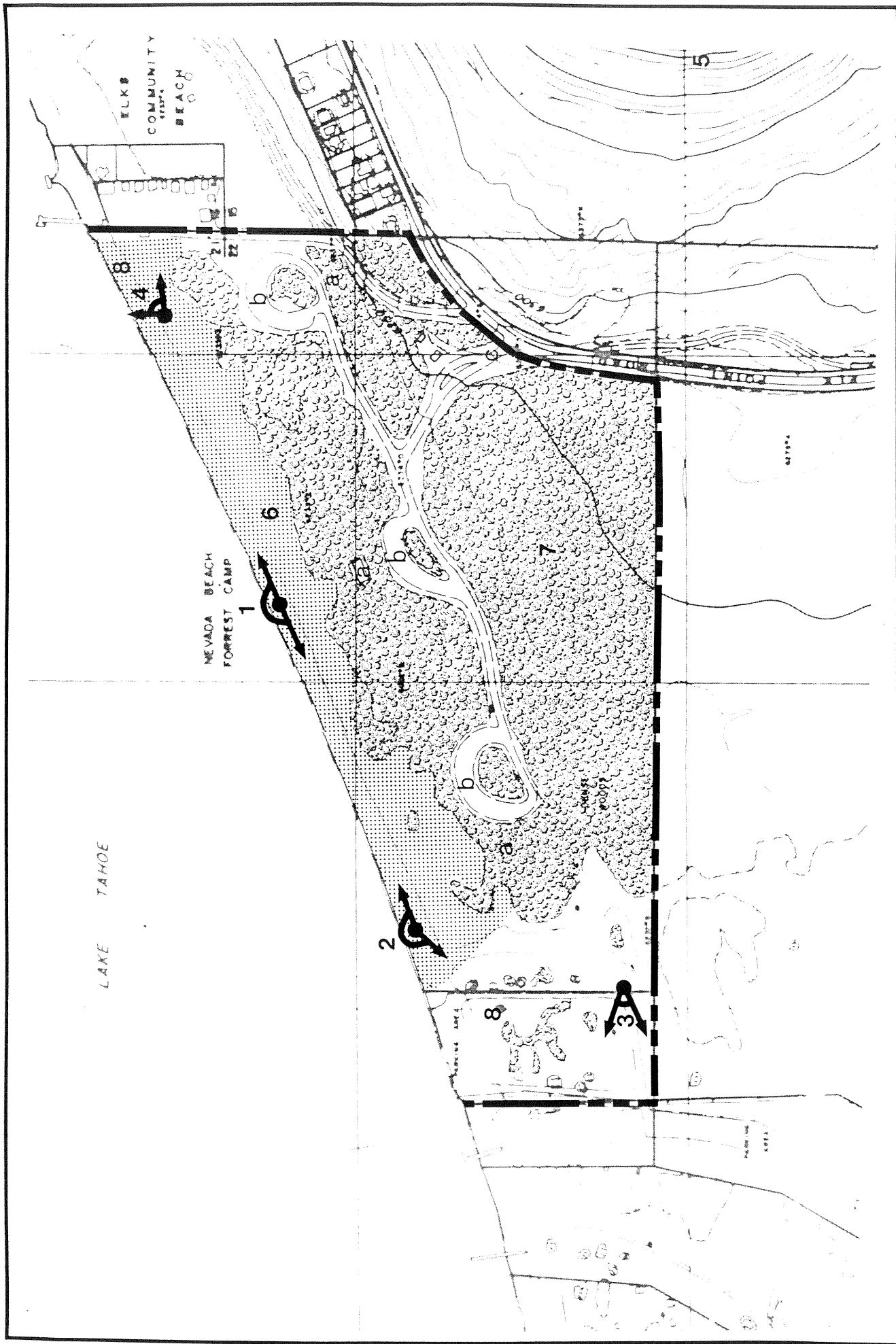


Figure 1a Scenic Resources

## NEVADA BEACH



Elements That Contribute to the Scenic Quality of Nevada Beach

- A. The panoramic views out across the lake.
- B. The very wide and deep expanse of sandy beach.
- C. The conifer forest which encompasses the camping areas and extends out onto the beach, creating a striking juxtaposition of barren sand with mature vegetation.
- D. Round Mound, which forms a distinctive natural feature near the entrance to the park.
- E. Specimen conifer trees whose mature size and branching characteristics make them distinctive natural features.

Elements That Detract from the Scenic Quality of Nevada Beach

- A. The housing and associated development along the northern boundary of the park greatly disrupts of the natural character of the area.
- B. The scars created by the ski runs at Heavenly Valley are a major feature on the hills to the south.
- C. The development along the southern boundary of the park disrupts the natural character of the area. The trailer park is highly out of character and little has been done to mitigate this conflict.
- D. To the south, the concrete block building surrounded with cyclone fencing is out of character with the natural environment.
- E. The pier and pilings that extend into the lake just south of the beach appear to be unnecessary visual clutter.
- F. The light-colored and reflective surfaces of structures along the south shore from Stateline to Al Tahoe draw the eye away from the natural landscape.
- G. The overhead telephone lines at the south end of the park interfere with views in that direction.
- H. The absence of any screening makes the parking lots clearly visible from beach and picnic areas. Recommendations for Preserving the Scenic Quality of Nevada Beach

Recommendations for Preserving the Scenic Quality of Nevada Beach

A. Area adjacent to north end of beach

The area that is scenically sensitive has already been degraded to the point that mitigation measures are more appropriate than guidelines for future development. No further development should be allowed without instituting measures to decrease the visual impact this development has already had on the recreation area, i.e. screening (fencing and/or landscaping), restrictions on types of homes and vehicles permissible (no trailer homes or tractors). (Photos #9, 19, 20)

B. Area adjacent to the south end of beach

1. Development should not be permitted where tree cover is too sparse to visually absorb it. The area immediately adjacent to the park has only scattered trees and low-growing vegetation, and is therefore highly sensitive to the introduction of new structures.
2. As with the area north of the beach, the trailer park requires mitigation measures to address existing scenic degradation. Any change of status to the trailer park should require mitigation measures to decrease the visual impact that this development has on the recreation area.
3. Landscaping should be introduced to screen the concrete block building (improvement district facility). Untreated cyclone fences usually do not blend well with the natural environment, painted or vinyl-coated cyclone fencing is recommended if a more natural-looking fence is not appropriate. (Photos #13, 14, 15, 16)

C. South Shore from Stateline to Al Tahoe

1. Existing trees should be preserved as a visual screen between structure(s) and major public use areas. This is particularly important on the beach-front since structures sited there are visible from many points around and on the lake.
2. Structures should not be permitted to exceed the height of the existing tree cover.
3. Use of reflective building materials should be restricted and use of materials which blend into the surrounding landscape encouraged. Hues should fall within a range of natural colors that complements rather than contrasts with the existing vegetation and earth tones. Values should be equal to or darker than those of surrounding colors. The recommendations should apply to all visible surfaces of structures including roofs, siding, fences, etc. (Photos #2, 3, 4, 16, 17)

Lake Tahoe Scenic Resource Evaluation  
1. Nevada Beach Forest Campground

D. Nevada Beach

1. Utility lines should be placed underground whenever possible, or routed to take advantage of tree cover. (Photo #13)
2. Parking areas could be improved with additional landscaping of parking islands and edges. Screening between parking and beach would help separate the mass of parked cars from main recreation area.
3. Uniformity in the materials, color, and style of the various structures in the park would contribute to the scenic quality, but this is not a major concern. (Photos #12, 22, 24)

Lake Tahoe Scenic Resource Evaluation  
1. Nevada Beach Forest Campground



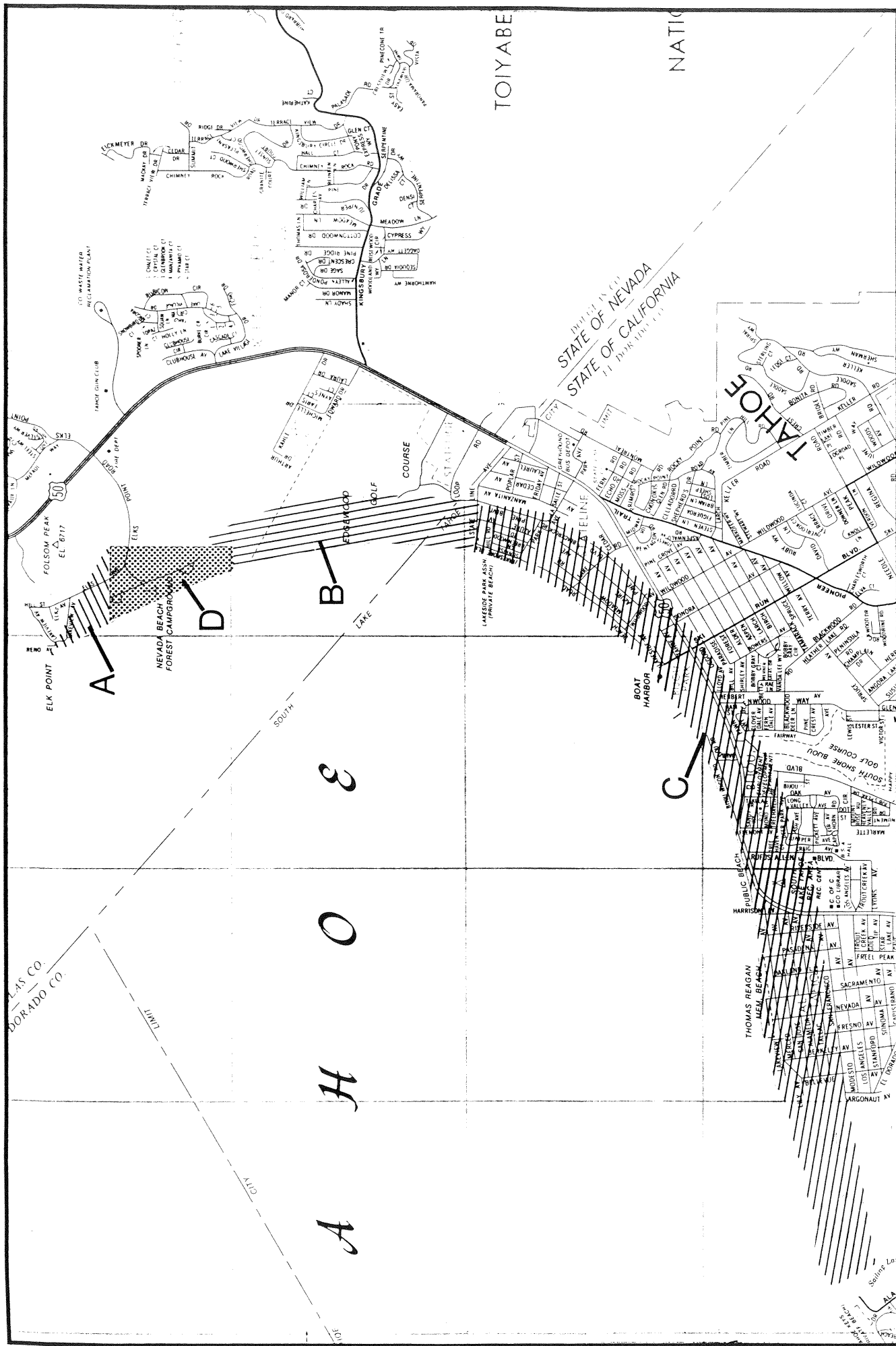


Figure 1b Visually Sensitive Areas

# NEVADA BEACH



## 2. ZEPHYR COVE

Zephyr Cove is located on the east shore of the lake about four miles north of Stateline at South Lake Tahoe. The land is owned by the U.S. Forest Service, but the recreation area is operated by private concessionaires. The recreation area is open year round for swimming, picnicking, camping, and boating.

The entry to Zephyr Cove is directly off Highway 50 and leads down to a pier approximately at the midpoint of the cove. The majority of the development within the recreation area is clustered around the entry drive and the foot of the pier. Several small structures have been erected near the pier to sell food, rent boats, etc. A large paved area is provided for parking just north of the entry drive along Highway 50.

The pier acts as a focus of activity and also divides the recreation area into two distinct sections. To the north of the pier, a narrow strip of beach backed by conifer forest curves around and tapers to a rocky promontory which forms the northern edge of the cove. This beach appears to be less intensively used than the beach south of the pier, and is closely associated with the camping and picnic sites located in the conifer forest adjacent to it. On the other hand, the beach to the south is broader, more varied in its configuration, and more heavily used. In contrast to the low-lying peninsula on the north, the southern peninsula rises steeply from the lake to form Zephyr Heights directly south of the beach. This peninsula, like the northern one, has a dense forest cover; however, unlike that peninsula, which shows few signs of development, Zephyr Heights reveals fairly heavy residential development, particularly near the top of the slope. To the west, the view of the lake is defined by the two peninsulas which define the cove. The view terminates with the backdrop formed by the dramatic peaks surrounding Emerald Bay. To the east, toward the entry, a low forested ridge is visible beyond Highway 50. There is nothing particularly distinctive about this ridge, but it also shows no signs of human disturbance.

### Zephyr Cove--Components

#### Views from the Recreation Area

- 2-1. View of the lake from the foot of the pier (Photo #37-43).  
Rating: 14. Unity 5; Vividness 4; Variety 3; Intactness 2.
- 2-2. View of the lake from the north end of beach (Photos #32-36).  
Rating: 17. Unity 5; Vividness 4; Variety 4; Intactness 4.
- 2-3. View of the lake from the south end of beach (Photos #26-31).  
Rating: 15. Unity 5; Vividness 3; Variety 4; Intactness 3.

Natural Features of Zephyr Cove

- 2-4. Sandy beach (Photos #36-38, 31).  
Rating: 15. Unity 4; Vividness 4; Variety 3; Intactness 4.
- 2-5. Conifer forest (Photos #52, 53).  
Rating: 13. Unity 3; Vividness 3; Variety 3; Intactness 4.
- 2-6. Small stream just north of pier (Photo #56).  
Rating: 15. Unity 4; Vividness 4; Variety 3; Intactness 4.

Man-Made Features of Zephyr Cove

- 2-a. Pier and concession buildings (Photos #44-49).  
Rating: 5. Coherence 1; Condition 2; Compatibility 1; Design Quality 1.
- 2-b. Parking area north of entrance (Photos #50-55).  
Rating: 9. Coherence 2; Condition 3; Compatibility 2; Design Quality 2.
- 2-c. Picnic area (Photos #52, 57).  
Rating: 13. Coherence 3; Condition 3; Compatibility 4; Design Quality 3.
- 2-d. Entry treatment (Photos #51, 55).  
Rating: 10. Coherence 2; Condition 3; Compatibility 2; Design Quality 3.

Summary:

The high scenic value of the views and natural features of Zephyr Cove has been decreased by onsite and offsite development. Structures on Zephyr Heights do not blend well with their surroundings, giving a much greater sense of human presence on the south end of the recreation area than on the north. The poor handling of facilities (infrastructure and buildings) within the recreation area also detracts from the natural setting.

\* Change in resource since 1983.

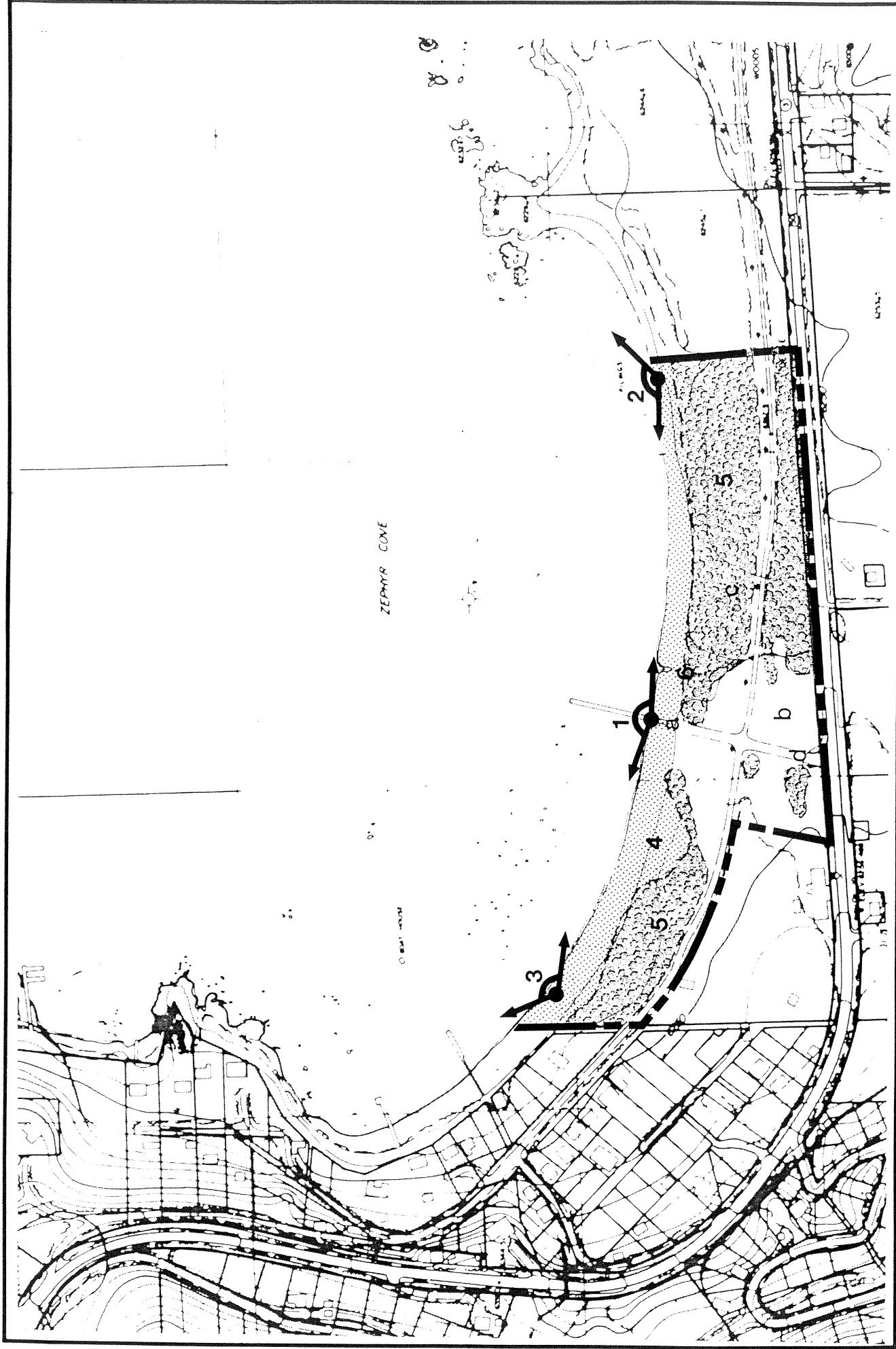


Figure 2a Scenic Resources

## ZEPHYR COVE

NORTH ↑

SCALE: 1" = 400'



Elements That Contribute to the Scenic Quality of Zephyr Cove

- A. The view west across the lake to the rocky peaks on the west shore.
- B. The sandy beach on either side of the pier.
- C. The enclosed, sheltered character of the cove and the manner in which the peninsulas enframe and focus the view of the lake.
- D. The dense stands of conifers that border the back edge of the beaches.
- E. The verticality of Zephyr Heights and the silhouette of the ridgeline against the sky.
- F. The rocky isle at the north end of the cove with lone conifer growing on it.
- G. The small stream environment north of the access road.

Elements That Detract from the Scenic Quality of Zephyr Cove

- A. Structures which rise above the ridgeline of Zephyr Heights disturb the natural lines of the ridge by creating gaps in the vegetation and by silhouetting the structure against the sky.
- B. Structures on Zephyr Heights whose color hue and/or value contrast with rather than blend into the surrounding landscape distract the viewer's attention from the natural landscape. This is especially true of structures with light-colored or reflective roofs.
- C. Structures on Zephyr Heights visible because of the removal of tree cover or because they rise above it, disturb the texture and pattern of the forest cover, calling attention to themselves.
- D. The lack of consistent architectural style and quality in the concession structures, in addition to poor siting, makes the area appear visually cluttered and confusing, and competes with the lake view for attention.
- E. The unscreened mass of cars in the parking area creates visual conflict with the natural environment because of the bright colors and reflective surfaces.
- F. The overhead telephone and power lines create visual interference between the viewer and the natural landscape.
- G. The silver-colored cyclone fencing which defines the limits of the recreation area does not blend well with the natural environment.

Recommendations for Preserving the Scenic Quality within the Zephyr Cove Viewshed

A. Zephyr Heights/Zephyr Point

1. Structures should not extend above the ridgeline. Tree removal for structures should not create gaps in the vegetation along the ridge top.
2. Existing trees should be pre-served and used as a visual screen between structure(s) and major public use areas.
3. Structures should not be allowed to rise above the forest canopy.
4. Use of reflective building materials should be restricted and use of materials which blend into the surrounding landscape encouraged. Hues should fall within a range of natural colors that complements rather than contrasts with the existing vegetation and earth tones. Values should be equal to or darker than those of surrounding colors. The recommendations should apply to all visible surfaces of structures including roofs, siding, fences, etc. (Photos #26, 27, 32, 33, 38, 39)

B. Northern Peninsula of Zephyr Cove

1. Siting of development in this area should preserve and use existing trees as a visual screen between structure(s) and major public use areas. Structures should not be visible from beach area.
2. Piers and other development should not project or appear to project out past the northern land form forming Zephyr Cove when viewed from the beach.
3. Development should not be allowed to rise above forest canopy.
4. Use of reflective building materials should be restricted and use of materials which blend into the surrounding landscape encouraged. The color hues should fall within a range of natural colors that complements rather than contrasts with the existing vegetation and earth tones. As a rule, color values should be equal to or darker than those of surrounding colors. The recommendations should apply to all visible surfaces of structures including roofs, siding, fences, etc. (Photos #30, 31, 36, 43)

C. Zephyr Cove Recreation Area

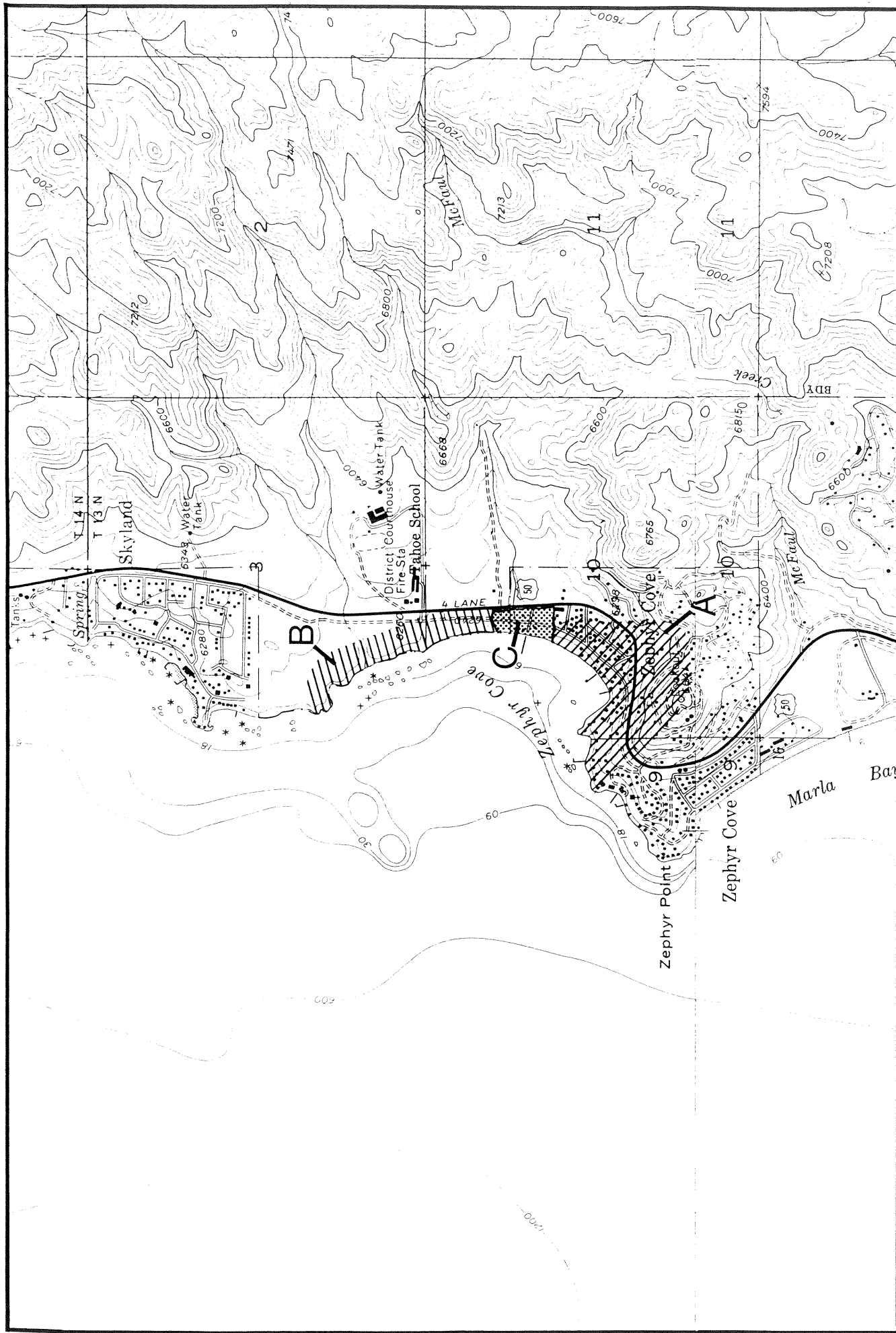
1. Setbacks should be developed between parking and recreation areas to buffer these conflicting activities. Parking areas should be landscaped to visually screen parking and break up expanse of larger parking lots. (Photos #50, 51, 55)



Lake Tahoe Scenic Resource Evaluation  
2. Zephyr Cove

2. Concession buildings should be rehabilitated to improve their compatibility with each other and to decrease visual clutter. Their functional organization should be reevaluated since the existing siting of buildings appears haphazard. An architectural style or treatment should be adopted which can be applied to all structures to unify them visually, and a consistent and shared style of signage should be adopted by all concessionaires. (Photos #44-49)
3. Utility lines should be buried whenever possible. (Photos #46, 52, 53, 55)
4. Cyclone fencing should be painted or vinyl-coated with a color more compatible with the natural environment. (Photo #36)

Lake Tahoe Scenic Resource Evaluation  
2. Zephyr Cove



↑ NORTH

Figure 2b Visually Sensitive Areas

## ZEPHYR COVE

SCALE: 1" = 2000'



### 3. CAVE ROCK

The Cave Rock recreation area is located on the east shore of the lake approximately fifteen miles south of Sand Harbor. The area is operated by the Nevada State Parks Department. Facilities include a boat launch, parking area, and restrooms. It is a popular area for shore fishing.

This recreation area occupies a small shelf of land that sits just west of and below the highway. Cave Rock, a large natural feature, and a rocky hillside rise steeply from the recreation area, creating a picturesque backdrop. The highway cuts across this slope but is only partially visible from the recreation area because of its elevation. The highway's aural impact, however, is as influential as the visual because the noise generated by the traffic constantly reminds one of what is only partially seen. The view across the lake is a broad panorama that includes the whole west shore of the lake. The north end of this view is dominated by the unique rock formation of Cave Rock, while to the south the view ends in a small cove and a wooded peninsula. Residential and commercial development can be seen along the shoreline and also along the ridge top. The recreation area itself consists almost entirely of paved parking area.

#### Cave Rock--Components

##### Views from the Recreation Area

- 3-1. View of the lake from the south end of parking lot (Photos #9-16).  
Rating: 15. Unity 4; Vividness 4; Variety 4; Intactness 3.
- 3-2. View of mountain backdrop (Photos #16, 17, 8).  
Rating: 15. Unity 4; Vividness 4; Variety 4; Intactness 3.

##### Natural Features of Cave Rock

- 3-3. Cave Rock (Photos #16, 19).  
Rating: 18. Unity 5; Vividness 5; Variety 4; Intactness 4.
- 3-4. Vegetation on slope along east edge of recreation area (Photos #16, 17, 19).  
Rating: 13. Unity 3; Vividness 3; Variety 4; Intactness 3.
- 3-5. Beach area on cove south of recreation area (Photo #9).  
Rating: 11. Unity 3; Vividness 3; Unity 2; Intactness 3.

##### Man-Made Features of Cave Rock

- 3-a. Restrooms (Photo #18, 21).  
Rating: 15. Coherence 3; Condition 5; Compatibility 3; Design Quality 4.
- 3-b. Boat ramp (Photos #19, 20).  
Rating: 14. Coherence 3; Condition 4; Compatibility 4; Design Quality 3.

3-c. Parking area (Photos #16, 21).

Rating: 11. Coherence 3; Condition 4; Compatibility 2; Design Quality 2.

Summary:

The two dominant visual features of this recreational area are the view of the lake and Cave Rock, both of which have high scenic quality. Cave Rock is a unique landmark in the basin and is the raison d'être for this recreation area. The view of the lake is good; however, it is not as distinctive as it is inclusive. The proximity of the highway and the absence of positive visual qualities within the recreation area detract somewhat from the overall scenic quality.

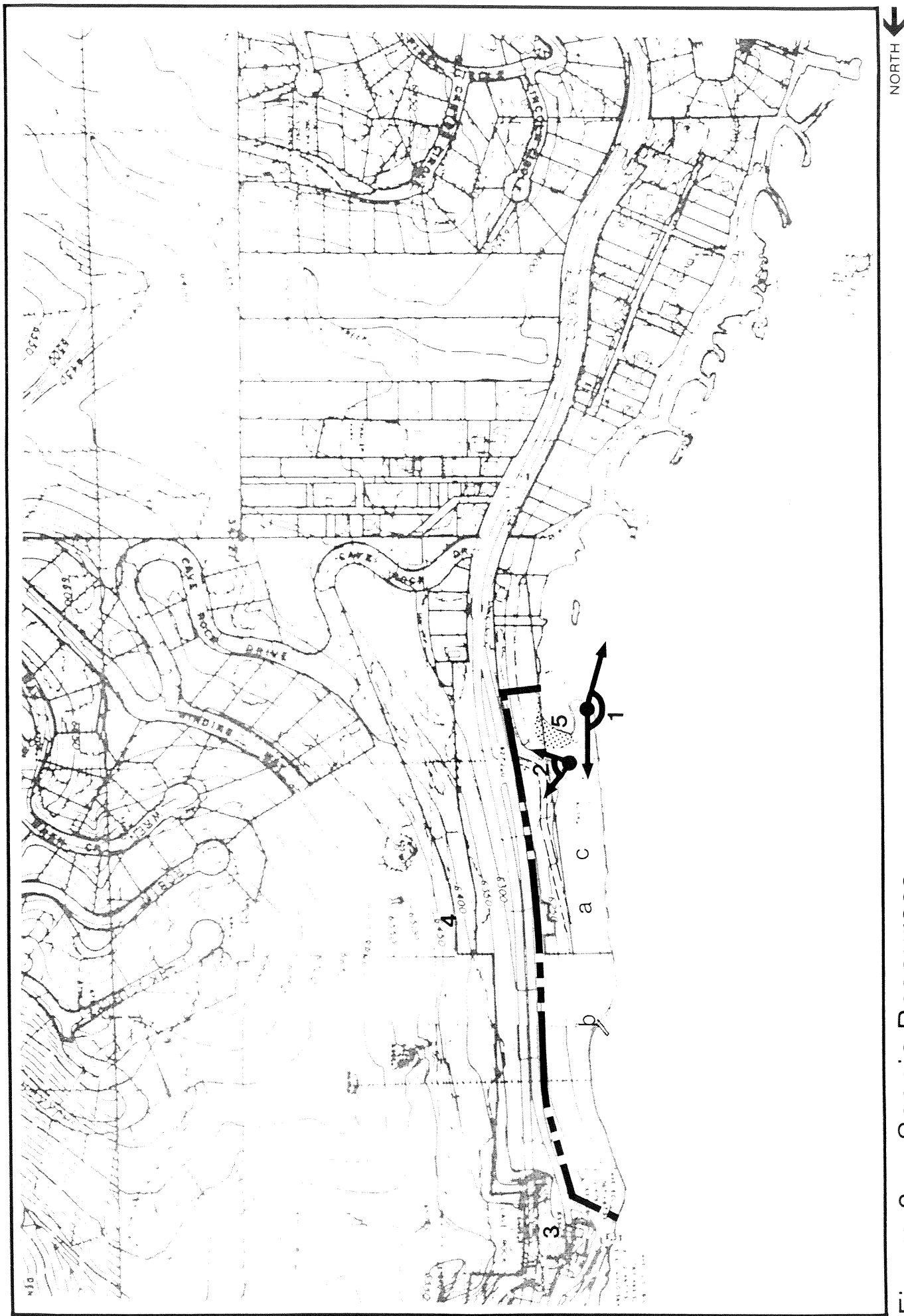


Figure 3a Scenic Resources

# CAVE ROCK

↓  
NORTH

SCALE: 1"=400'





Elements That Contribute to the Scenic Quality of Cave Rock

- A. The panoramic view of the lake and entire west shore.
- B. Cave Rock, a dramatic natural feature that towers over the north end of the recreation area.
- C. The steep slope to the east of the recreation area with its distinctive rock out croppings and scattered forest cover.
- D. The small cove at the south end of the recreation area.

Elements That Detract from the Scenic Quality of Cave Rock

- A. Highway 50 cuts across the face of the slope east of the recreation area, creating a distracting element both visually and aurally because of the fairly constant movement of traffic along it.
- B. The number of visible structures as well as their placement detract from the natural character of the area. The most distracting structures are those on the ridgeline south of the area and those on the south facing slope of the hill east of the recreation area. These structures all extend above both the ridge line and tree cover and are therefore highly visible.
- C. The predominance of paved surfaces (i.e., parking lot) within the recreation area gives it a rather barren appearance which sharply contrasts with the richness of the surrounding landscape.
- D. The unpaved and unvegetated strip between the parking lot and the lake is unattractive and reinforces the sense of sterility suggested by the large expanse of asphalt paving.

Recommendations for Preserving the Scenic Quality of Cave Rock

A. Peninsula and ridgeline south of the recreation area

1. Structures should be sited to preserve existing trees as a visual screen between structure(s) and major public use areas. This is particularly important for structures sited directly on the beach, which are visible from many points around the lake.
2. Structures should not be permitted to exceed the height of the existing tree cover.
3. Structures should not be permitted to extend above the ridgeline. Tree removal should not create gaps in the vegetation along the ridge top.
4. Development should not be permitted where tree cover is too sparse to visually absorb new structures, road cuts, and other attendant improvements.
5. Use of reflective materials should be restricted and materials which blend into the surrounding landscape encouraged. The color hues should fall within a range of natural colors that complements rather than contrasts with the existing vegetation and earth tones. Color values should be equal to or darker than those of surrounding colors. The recommendations should apply to all visible surfaces of structures, including roofs, siding, fences, etc. (Photos #9, 10, 11, 21)

B. Hillside east of Highway 50

This slope is considered unsuitable for development because it is too steep, too rocky, and too sparsely vegetated to visually absorb such disturbance. Also, because of the high visibility of this hillside it is important to the scenic quality of the recreation area that additional development visible from the recreation area be minimized in terms of apparent mass, visual magnitude, and contrast with the surrounding hillside. Development on this slope would compete with Cave Rock for the viewer's attention. (Photos #8, 17)

C. Southern Tip of Deadman Point

Only the southwestern portion of this point is visible from the recreation area. It appears to be comprised of steep rocky slopes that are only sparsely vegetated. Development is therefore not recommended in this area unless it can be demonstrated that development can be adequately absorbed visually by the surrounding landscape. (Photo #22)

D. Cave Rock

Landscaping should be introduced around the edges of the parking area to mitigate the preponderance of hardscape. Plantings should be low growing to preserve the unobstructed view of the lake. (Photos #15, 16)

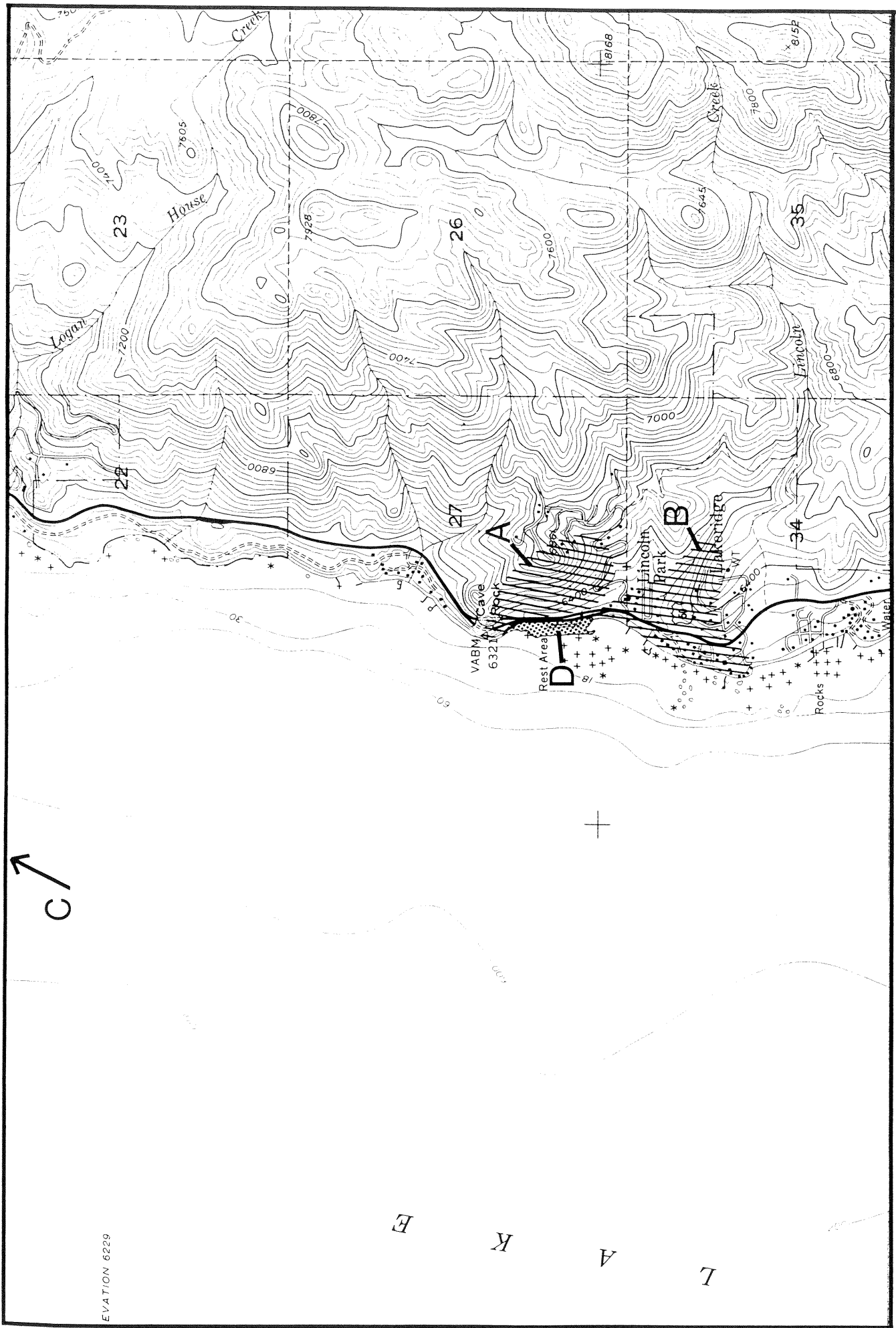


Figure 3b Visually Sensitive Areas  
CAVE ROCK

NORTH

SCALE: 1" = 2000'



#### 4. SAND HARBOR

Sand Harbor is located on the east shore of the lake just off Highway 28 approximately four miles south of Incline Village. The recreation area includes beaches, picnic tables, and a boat launch area, and is operated by the Nevada State Parks Department.

The recreation area at Sand Harbor is operated as two separate recreation areas, each with its own entrance. This is primarily a functional distinction to allow for the separation of boating activities from beach and picnicking activities; however, its physical layout on opposite sides of Sand Point helps to reinforce this distinction.

The main beach area lies on the south side of the point. The beach is a very long stretch of sand that curves around from Sand Point to the southern end of the cove. The beach faces a loosely defined cove and has a panoramic view of the lake and mountains of the west shore. This view terminates with Sand Point on the north end and a series of peninsulas that step down the east shore on the south end. The cove is enclosed on the east by rocky slopes that rise abruptly just east of the highway. Large conifers line the back edge of the beach with scattered specimens growing out onto Sand Point. These conifers become denser in the eastern portion of the recreation area where they encompass the picnic and parking areas. The overall character of the viewshed is predominantly natural with little evidence of alteration or disruption. The most obvious alteration is the road cut for Highway 28 as it swings around the south end of the recreation area.

North of Sand Point there is a small cove tucked in between the main beach to the south and the boat launch area to the north. This is a very intimate scale cove with a relatively small beach area tightly enclosed by conifer forest to the east. The two points enclosing the cove are punctuated with large rounded boulders and scattered conifers. The orientation of the view out from the cove is to the west and north, so that there is almost no overlap of the viewsheds seen from the cove and the main beach. The view from the cove is much narrower and contains fewer distinctive elements along the west shore of the lake. Stateline Point is part of this viewshed and development can be seen on its eastern slopes. Particularly evident are the road cuts which stand out against the dark background.

The boat launch is situated in Sand Harbor to the north of Sand Point. This is a sheltered cove similar in its scenic characteristics to the small cove just to the south; however, it is larger and its view orientation is more to the north. The viewshed is comprised primarily of the area surrounding Crystal Bay, plus a small section of the west shore which is visible beyond Stateline Point. More development is visible from this point than from other parts of the recreation area. From Stateline Point around to Incline Village the viewer is particularly aware of road cuts, highrise structures, and development on the upper slopes.

Sand Harbor--Components

Views from the Recreation Area

- 4-1. View of lake from entry to main beach (Photos #21a-22a, 1-6).  
Rating: 18. Unity 5; Vividness 5; Variety 5; Intactness 3.
- 4-2. View of lake from south end of beach (Photos #7-12).  
Rating: 17. Unity 5; Vividness 4; Variety 5; Intactness 3.
- 4-3. View of lake from small cove (Photos #16-22).  
Rating: 19. Unity 5; Vividness 5; Variety 5; Intactness 4.
- 4-4. View of Sand Harbor from north side of point (Photos #3a-8a).  
Rating: 16. Unity 5; Vividness 4; Variety 4; Intactness 3.
- 4-5. View of mountain backdrop (Photos #3-6, 10)  
Rating: 19. Unity 4; Vividness 5; Variety 5; Intactness 5.

Natural Features of Sand Harbor

- 4-6. Rock formations along Sand Point and Sand Harbor (Photos #2a, 6a, 6, 19).  
Rating: 17. Unity 3; Vividness 5; Variety 4; Intactness 5.
- 4-7. Main beach (Photos #7, 12, 1, 2, 21a, 22a).  
Rating: 15. Unity 5; Vividness 3; Variety 3; Intactness 4.
- 4-8. Small cove (Photos #16, 17, 18, 2).  
Rating: 18. Unity 5; Vividness 5; Variety 4; Intactness 4.
- 4-9. Conifer forest (Photos #16, 17, 18).  
Rating: 12. Unity 3; Vividness 3; Variety 3; Intactness 3.

Man-Made Features of Sand Harbor

- 4-a. Restrooms (Photos #13, 20a).  
Rating: 15. Coherence 4; Condition 4; Compatibility 4; Design Quality 3.
- 4-b. Covered picnic area (Photos #1a).  
Rating: 16. Coherence 4; Condition 4; Compatibility 4; Design Quality 4.
- 4-c. Signage (Photos #14, 15, 16a).  
Rating: 16. Coherence 4; Condition 4; Compatibility 4; Design Quality 4.
- 4-d. Parking area for beach (Photos #18a, 19a).  
Rating: 15. Coherence 4; Condition 4; Compatibility 4; Design Quality 3.
- 4-e. Entry treatments for beach (Photo #17a).  
Rating: 13. Coherence 3; Condition 4; Compatibility 3; Design Quality 3.
- 4-f. Boat ramp (Photos #9a, 12a).  
Rating: 13. Coherence 3; Condition 4; Compatibility 3; Design Quality 3.

4-g. Entry to Sand Harbor (Photo #16a).

Rating: 16 Coherence 4; Condition 4; Compatibility 4; Design Quality 4.

4-h. Parking area for boat launch (Photo #11a).

Rating: 13 Coherence 3; Condition 4; Compatibility 3; Design Quality 3.

Summary:

Sand Harbor possesses distinctive elements that contribute to an overall high scenic quality. The recreation area provides sweeping views of an undisturbed natural landscape, contains distinctive natural features (e.g., the cove, rock formation, beaches, and conifer forests) that complement the external views, and has well designed and well maintained facilities.

Lake Tahoe Scenic Resource Evaluation  
4. Sand Harbor



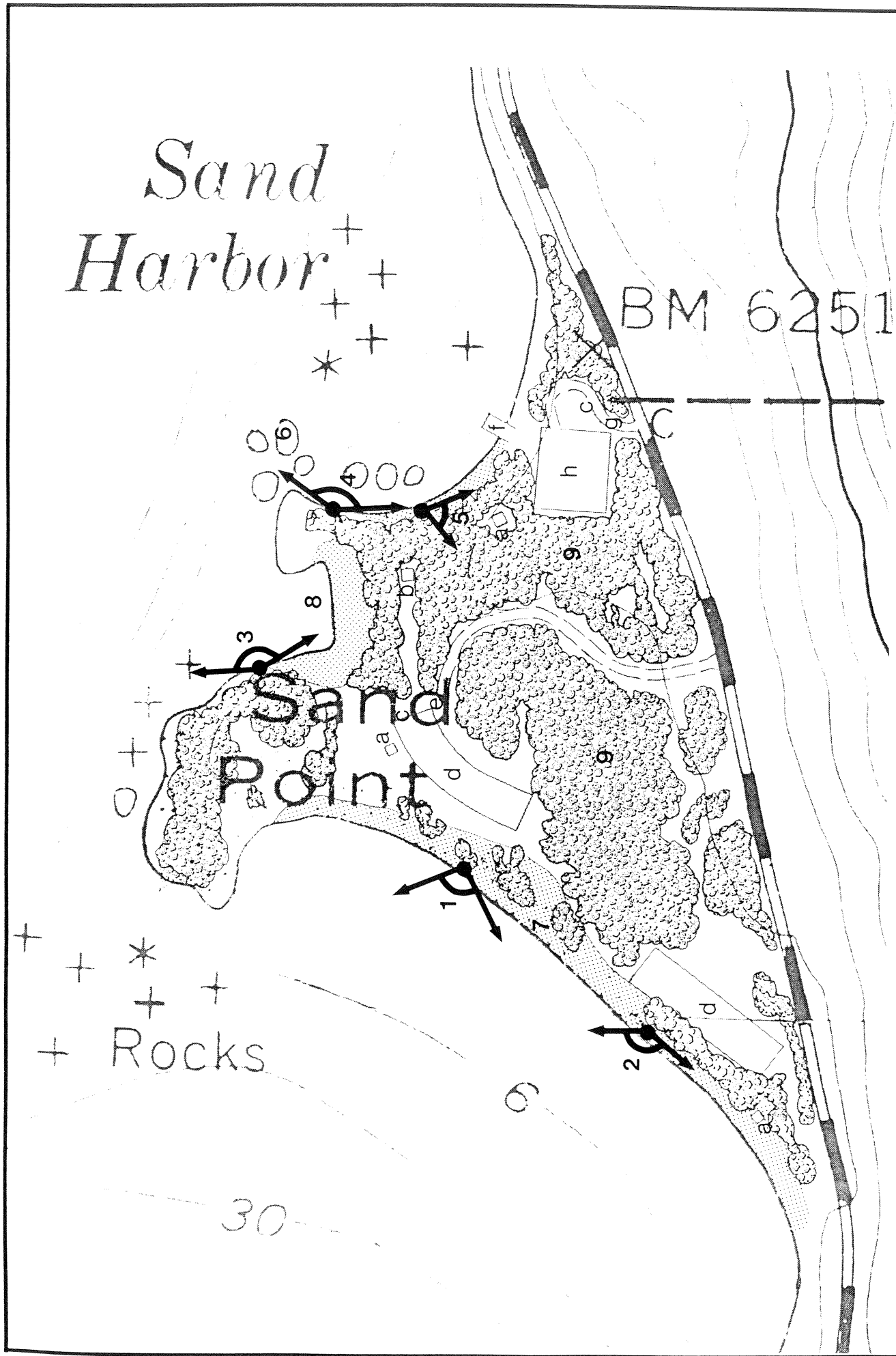


Figure 4a Scenic Resources

SAND HARBOR



Elements That Contribute to the Scenic Quality of Sand Harbor

- A. Panoramic views out across the lake.
- B. The steep, rocky slopes that rise sharply just east of the highway forming a dramatic backdrop to the area.
- C. The conifer forest which encompasses the picnic areas and forms a back edge to the beach areas.
- D. The clarity of the lake water.
- E. The unique rock formations along the shoreline.
- F. The enclosed, sheltered nature of the coves.
- G. The long expanse of sandy beach.

Elements That Detract from the Scenic Quality of Sand Harbor

- A. Road cuts are visible to both the north and south. The light-colored subgrade stands out boldly against the dark forest background. Highway 28 can be seen as it skirts the shoreline just south of Sand Harbor and once again to the northwest as it circles Crystal Bay. Other road-cuts are also visible along the upper slopes of Stateline Point and above Incline Village.
- B. Isolated areas of development around Crystal Bay stand out against the fairly even color and texture of the forest cover. This is especially true of structures that rise above the tree cover, such as the multi-story structures at Stateline Point and Incline Village, and structures that have been built where the forest cover is too sparse to visually absorb them, e.g., on the upper slopes away from the shoreline. The forest cover appears especially sparse on the upper slopes away from the shoreline.
- C. The parking areas, even though well designed, detract from the natural character of the area because of the number of vehicles they must accommodate. The picket fences that have been put up to protect landscaped areas appear flimsy and impermanent.

Recommendations for Preserving the Scenic Quality of Sand Harbor

- A. Crystal Bay
  - 1. Development should not be permitted where tree cover is too sparse to visually absorb new structures, road cuts, and other attendant improvements.
  - 2. Existing trees should be preserved and utilized as a visual screen between new structure(s) and public use areas.

3. Structures should not be allowed to rise above the forest canopy.
4. Use of reflective building materials should be restricted and use of materials which blend into the surrounding environment should be encouraged. The color hues should fall within a range of natural colors that complements rather than contrasts with the existing vegetation and earth tones. As a rule, color values should be equal to or darker than the value of surrounding colors. The recommendations should apply to all visible surfaces of structures including roofs, siding, fences, etc.
5. A program should be instituted to revegetate exposed cut-banks along existing roadways, decrease the visual disruption caused by grading, as well as reduce potential for erosion. Policies should be established to require any new development to revegetate all slopes exposed by grading. (Photos #5-8, 19-22)

B. Peninsula south of Sand Harbor

1. Development should not be permitted where tree cover is too sparse to visually absorb new structures, road cuts, and other attendant improvements.
2. Existing trees should be preserved and utilized as a visual screen between structure(s) and public use areas.
3. Structures should not be allowed to rise above the forest canopy.
4. Use of reflective building materials should be restricted and use of materials which blend into the surrounding environment should be encouraged. The color hues should fall within a range of natural colors that complements rather than contrasts with the existing vegetation and earth tones. As a rule, color values should be equal to or darker than the value of surrounding colors. The recommendations should apply to all visible surfaces of structures including roofs, siding, fences, etc.
5. A program should be instituted to revegetate exposed cut-banks along existing roadways. This would serve to decrease the visual disruption caused by grading, as well as reduce potential for erosion. Policies should be established to require any new development to revegetate all slopes exposed by grading. (Photos #3, 4, 7, 8)

C. Mountains to the east of Sand Harbor

The combination of steep slopes, sparse vegetation, and rocky outcroppings make this area highly sensitive to visual degradation. It is recommended that development in this area be prohibited. (Photos #5, 6, 10)

- D. Overall the facility is well designed and well maintained. Signage is particularly good and the separation of vehicular circulation from the recreation areas is good. The picket fencing in the parking areas is not attractive, but the effort to protect vegetation from foot traffic is a goal worthy of the temporary visual disruption.

Lake Tahoe Scenic Resource Evaluation  
4. Sand Harbor







## 5. HIDDEN BEACH

Hidden Beach is located on the east shore of the lake just off Highway 28, approximately one and a half miles north of Sand Harbor. The beach is operated by the Nevada State Parks Department and is open year round. There are no developed facilities at the beach, and the only available parking is along the edges of Highway 28. Access is provided by several trails that wind down from the road to the beach.

The narrow strip of land west of the highway slopes down gently toward the lake and then drops off suddenly, creating a narrow strip of beach enclosed by a small bluff. While not far from the road, the beach is very private and is not impacted by traffic because of the protection provided by the bluff. This enclosure of the beach focuses views out to the west across the lake where a low range of mountains forms the distant backdrop. To the south, the view is closed off by the hills sloping down and terminating in Sand Point. These hills are fairly lightly forested and reveal areas of rocky sub-grade. The cut-bank slopes of Highway 28 can also be seen along the lower edge of this point. Looking north, the view terminates in a small peninsula punctuated by large rounded boulders that step out into the lake. Beyond the peninsula, to the west, some development is visible on the slopes of Stateline Point.

### Hidden Beach--Components

#### Views from the Recreation Area

- 5-1. Panoramic view to the west across lake (Photos #17-21).  
Rating: 18. Unity 5; Vividness 4; Variety 4; Intactness 5.

#### Natural Features of the Recreation Area

- 5-2. Small enclosed beaches (Photos #1, 2, 22).  
Rating: 17. Unity 4; Vividness 4; Variety 4; Intactness 5.
- 5-3. Large rounded boulders that line the shoreline (Photos #1, 2, 17, 21).  
Rating: 17. Unity 4; Vividness 4; Variety 4; Intactness 5.

#### Man-Made Features of Hidden Beach

- 5-a. No man-made features are on this site.

### Summary:

The beach provides a beautiful natural setting for viewing the lake. The seclusion of the beach and the absence of any development make this a unique area in the basin and contribute to the high scenic rating.

Lake Tahoe Scenic Resource Evaluation  
5. Hidden Beach

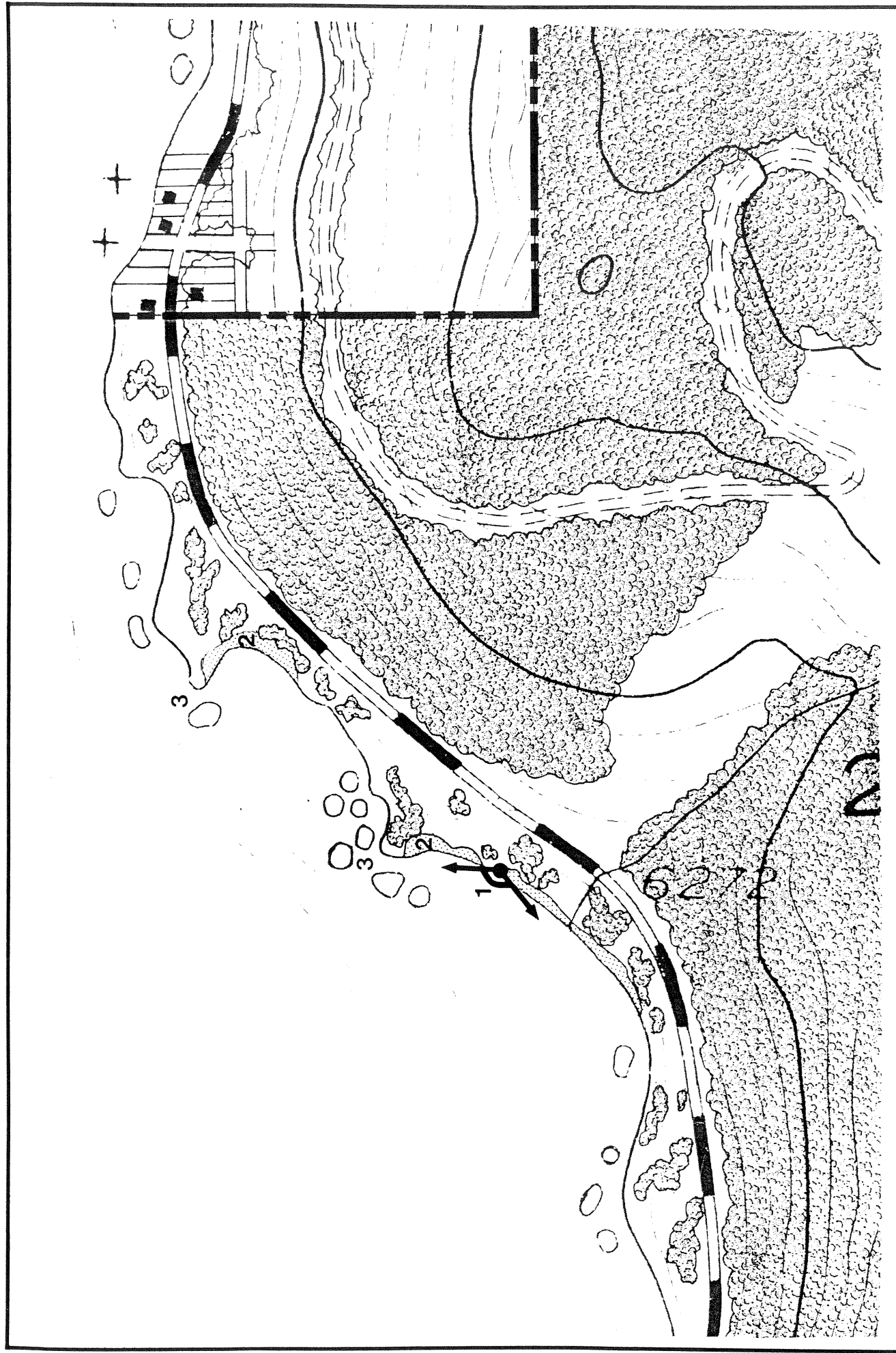


Figure 5a Scenic Resources

HIDDEN BEACH

NORTH →

SCALE: 1"=400'



Elements That Contribute to the Scenic Quality of Hidden Beach

- A. The view out across the lake framed by peninsula on either side.
- B. The several small beaches nestled against the bluff and among the boulders.
- C. The large, rounded boulders situated along the shore.
- D. The extremely clear lake waters.
- E. The scattered pines that punctuate the bluff east of the beach.
- F. The vertical rise of mountains that rise up out of the lake on the south and swing around behind the beach to the east.

Elements That Detract from the Scenic Quality of Hidden Beach

- A. The road-cuts visible to the south along Highway 28 as it skirts the shoreline.
- B. Development visible along the eastern slopes of Stateline Point, in areas where structures either rise above the tree cover or have been built where the tree cover is too sparse to adequately absorb the visual impact. Grading for roads has a particularly high visual impact on the area.
- C. The absence of a formal parking area. Parking along the sides of the road can create traffic problems.

Recommendations for Preserving the Scenic Quality of Hidden Beach

A. Peninsula south of Hidden Beach

This peninsula has high visibility from Hidden Beach. The slopes are relatively steep with only light tree cover, and are therefore susceptible to visual disruption from development (as evidenced by the road cut for Highway 28 which is seen following the shoreline). It is therefore recommended that development not be allowed in this area unless it can be proven that neither the proposed development nor its attendant improvements will be visible from Hidden Beach. (Photos #3, 20, 21)

B. Stateline Point

- 1. The east-facing slopes of the peninsula show a high degree of degradation due to development on steep, sparsely vegetated slopes. To avoid further degradation of this highly visible area, future development proposals should be carefully monitored.

2. Development should not be permitted where tree cover is too sparse to visually absorb new structures, road-cuts, and other attendant improvements.
3. Structures should not be permitted to exceed the height of existing tree cover.
4. Existing trees should be pre-served and utilized as a visual screen between structure(s) and major public use areas.
5. Use of reflective materials should be restricted and use of materials which blend into surrounding landscape encouraged. The color hues should fall within a range of natural colors that complements rather than contrasts with the existing vegetation and earth tones. As a rule, color values should be equal to or darker than the value of surrounding colors. The recommendations should apply to all visible surfaces of structures including roofs, siding, fences, etc. (Photo #17)

C. Slopes east of Highway 28

Although these slopes cannot be seen from the beach itself, they are prominent from the paths down to the beach. They are similar in character to those on the peninsula south of Hidden Beach, i.e., susceptible to visual disruption. It is recommended that development not be allowed in this area unless it can be demonstrated that neither the proposed development nor its attendant improvements will be visible from the immediate vicinity of Hidden Beach.

D. Hidden Beach

No improvements are recommended for Hidden Beach. Although street parking presents problems, at the same time it provides a built-in restriction on the number of users of the beach, in turn preventing the need for further improvements which could alter the natural, undisturbed character of the area.

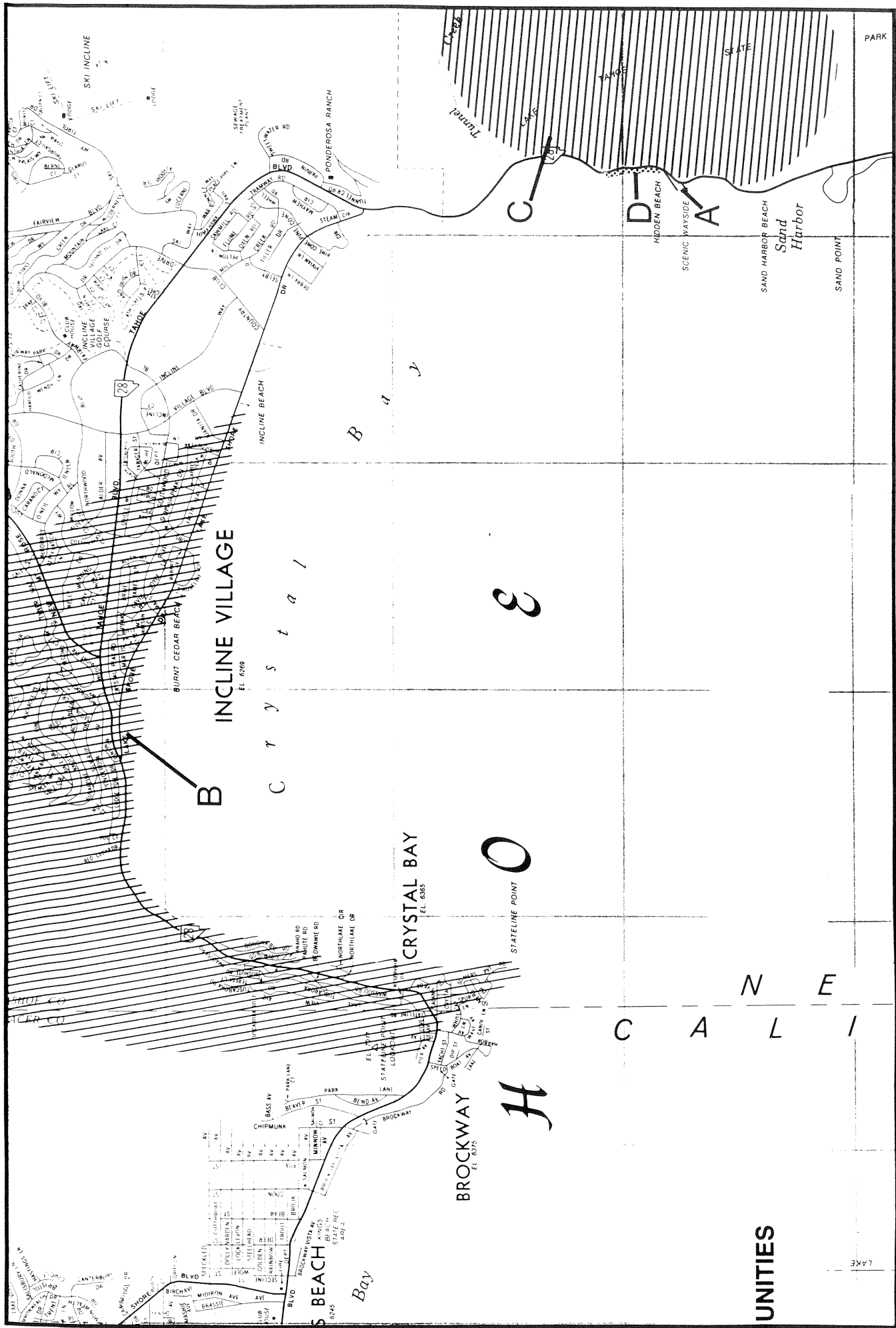


Figure 5b Visually Sensitive Areas  
HIDDEN BEACH





## 6. SKI INCLINE

The Ski Incline resort is located on the north shore of the lake about three-quarters of a mile north of Highway 28 on Ski Way. The resort is privately owned and operated and its facilities include seven ski lifts. The resort is in a bowl enclosed on three sides by hills. The fourth side, through which entry is gained to the ski area, drops away revealing a glimpse of the lake and west shore to the southwest. The bowl is open enough to allow the ridge line to be seen around the entire perimeter. Conifer forest covers most of the hillsides, but is not uniformly dense. To the north and east where the trees thin somewhat, light-colored rock can be seen as the base material. This light, almost white, rock substrate is particularly evident along the west side of the entry road where grading has exposed steep slopes of bare rock. The vegetation on the ski slopes themselves consists of grasses and low-growing scrub. The clearing of the slope to accommodate skiing has avoided sharp, straight lines along the edges of the ski area so the slopes have a more natural appearance than many ski areas.

The entire layout of the resort area is visible at a glance upon entry to Ski Incline. The main parking lot occupies the first area. This lot is situated at the lowest level with the main lodge occupying a terrace at the far end. One can enter this lot directly or stay on the entry road which skirts the lot and goes to the upper level and the entrance to the lodge. The five buildings that make up the resort complex all have been built in an "alpine/Tyrolean" style architecture so that, while widely spaced, they still read as parts of the whole. The maintenance building is at one end of the parking lot along with another building associated with one of the lifts. A building that houses pumps and other mechanical equipment is on the upper level along the road, as is another smaller structure at the entrance to the upper lot. The ski slopes are all on the hillsides east of the lodge and parking areas. West of the roadway and the resort area, the hill rises steeply. Several "Tyrolean" style houses can be seen on this slope that faces the ski slopes. They all are multi-story and sit quite high on the slope, and most utilize bright primary colors as accents. As a result they are not well concealed by the existing vegetation.

### Ski Incline--Components

#### Views from the Recreation Area

- 6-1. View from deck at rear of lodge (Photos #12-18).  
Rating: 15. Unity 4; Vividness 4; Variety 4; Intactness 3.
- 6-2. 360 degree panorama from parking area in front of lodge (Photo #26-35).  
Rating: 13. Unity 3; Vividness 4; Variety 4; Intactness 2.

#### Natural Features of Ski Incline

- 6-3. Exposed rock formations (Photos #11, 28, 32).  
Rating: 14. Unity 3; Vividness 4; Variety 3; Intactness 4.

6-4 Conifer forest (Photos #5, 6, 7).

Rating: 14. Unity 4; Vividness 3; Variety 3; Intactness 4.

6-5. Ski slopes and adjacent hills (Photos #1, 2, 4, 6, 12, 18, 34).

Rating: 15. Unity 4; Vividness 4; Variety 4; Intactness 3.

Man-Made Features of Ski Incline

6-a. Main parking area (Photos #21, 25, 38, 39).

Rating: 9. Coherence 2; Condition 3; Compatibility 2; Design Quality 2.

6-b. Main lodge (Photos #1, 23, 32, 33, 36)\*.

Rating: 14. Coherence 3; Condition 4; Compatibility 3; Design Quality 4.

6-c. Support structures (Photos #3, 4, 6, 22, 24, 29, 37, 38).

Rating: 13. Coherence 3; Condition 4; Compatibility 3; Design Quality 3.

Summary:

The high scenic quality of Ski Incline is attributable to the variety of land forms and features and to the openness of the area, which allows those forms and features to be seen. The ski slopes have been much more sensitively integrated into the natural landscape than at other resorts in the basin. The basin design of the man-made facilities is good, although the layout lacks cohesiveness. The absence of landscaping around the facilities gives the area an unadorned, worn appearance.

\* Change in resource since 1983.

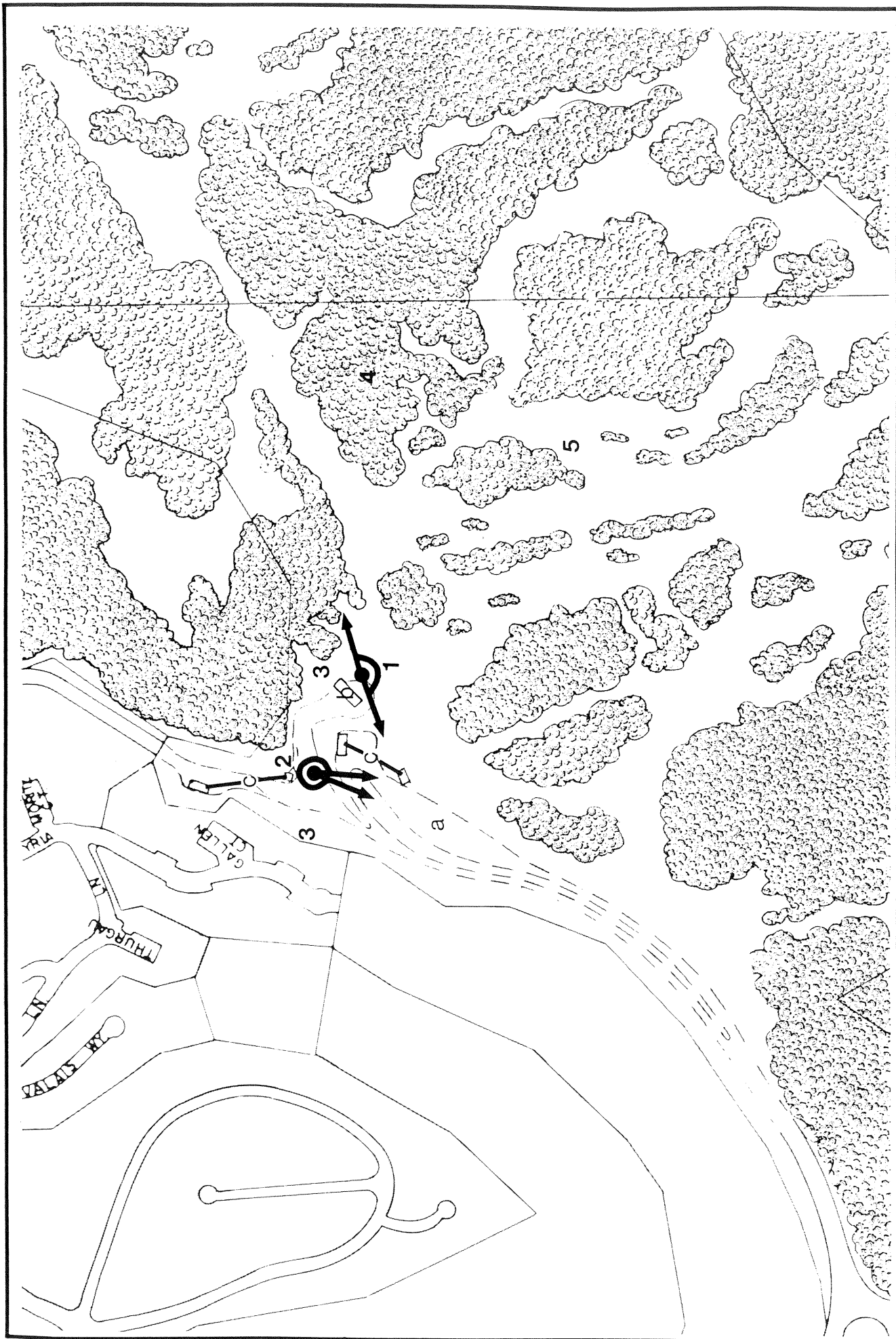


Figure 6a Scenic Resources

## SKI INCLINE

NORTH ↑

SCALE: 1"=400'



Elements That Contribute to the Scenic Quality of Ski Incline

- A. The verticality of the hills and the sense of enclosure they provide.
- B. The conifer forest which covers the hillsides.
- C. The light-colored rock formations which contrast sharply with the dark green forest cover.
- D. The glimpse of the lake and distant shore to the south.

Elements That Detract from the Scenic Quality of Ski Incline

- A. The absence of landscaping around the various structures makes the buildings appear poorly integrated with the natural environment. The bare earth and pavement around the buildings contrasts sharply with the lushness of the forest vegetation which encompasses the resort.
- B. The embankment between the road and the parking area is predominantly bare earth and has very little visual appeal. It also poses erosion problems. The embankment between the parking area and the lodge has been covered with large rocks to help stabilize it, which may be effective for reducing erosion and slumping but lacks visual appeal.
- C. The location of the maintenance area at the north end of the parking lot directly below the front of the lodge is visually distracting. It places a visually unappealing area in a central location where it will be seen by all visitors moving toward the lodge from the parking lot and by those standing on the deck in front of the lodge.
- D. The residences on the slopes west of the ski area (Tyrolean Village) have not been well-integrated with the natural environment. They appear to be merely perched on the bedrock slopes and their bright colors attract the eye.
- E. The cut-banks along the west side of the road are highly visible alterations in the environment because of the very light-colored bedrock which has been exposed and the very tall, steep character of the cuts.

Recommendations for Preserving the Scenic Quality of Ski Incline

- A. Tyrolean Village and the hillside west of Ski Way
  - 1. New development should be visually screened from the recreation area. Structures should be sited so that existing trees are preserved as a visual screen.
  - 2. Structures should not be permitted to exceed the height of the existing tree cover.

3. Structures should not be permitted to extend above the ridgeline. Tree removal which would create gaps in the vegetation along the ridge top should not be permitted.
4. Use of reflective materials should be restricted and use of materials which blend into the surrounding landscape encouraged. Hues should fall within a range of natural colors that complements rather than contrasts with the existing vegetation and earth tones. Values should be equal to or darker than those of surrounding colors. The recommendations should apply to all visible surfaces of structures including roofs, siding, fences, etc. (Photos #9, 10, 18, 19, 26, 27, 28)

B. Ski slopes and hillsides east of the main lodge

These slopes have been modified for skiing in a manner that is sensitive to the natural forms and vegetation. The resulting ski slopes are much more visually appealing than those of other ski areas in the basin. These slopes with their heavy forest cover create a very scenic recreational setting and should be preserved to ensure a quality recreational experience.

C. Ski Incline

1. Landscaping should be introduced on the embankment along the north and west sides of the main parking area. Low-growing shrubs should also be added to act as a buffer/screen between the road and the parking areas. (Photos #20, 21, 22, 24, 39)
3. The location of the maintenance yard makes it very difficult to visually screen it from the other areas of the resort. Relocation of the yard to an area which is less centralized and less scenically sensitive should be considered. (Photos #20, 24, 37)

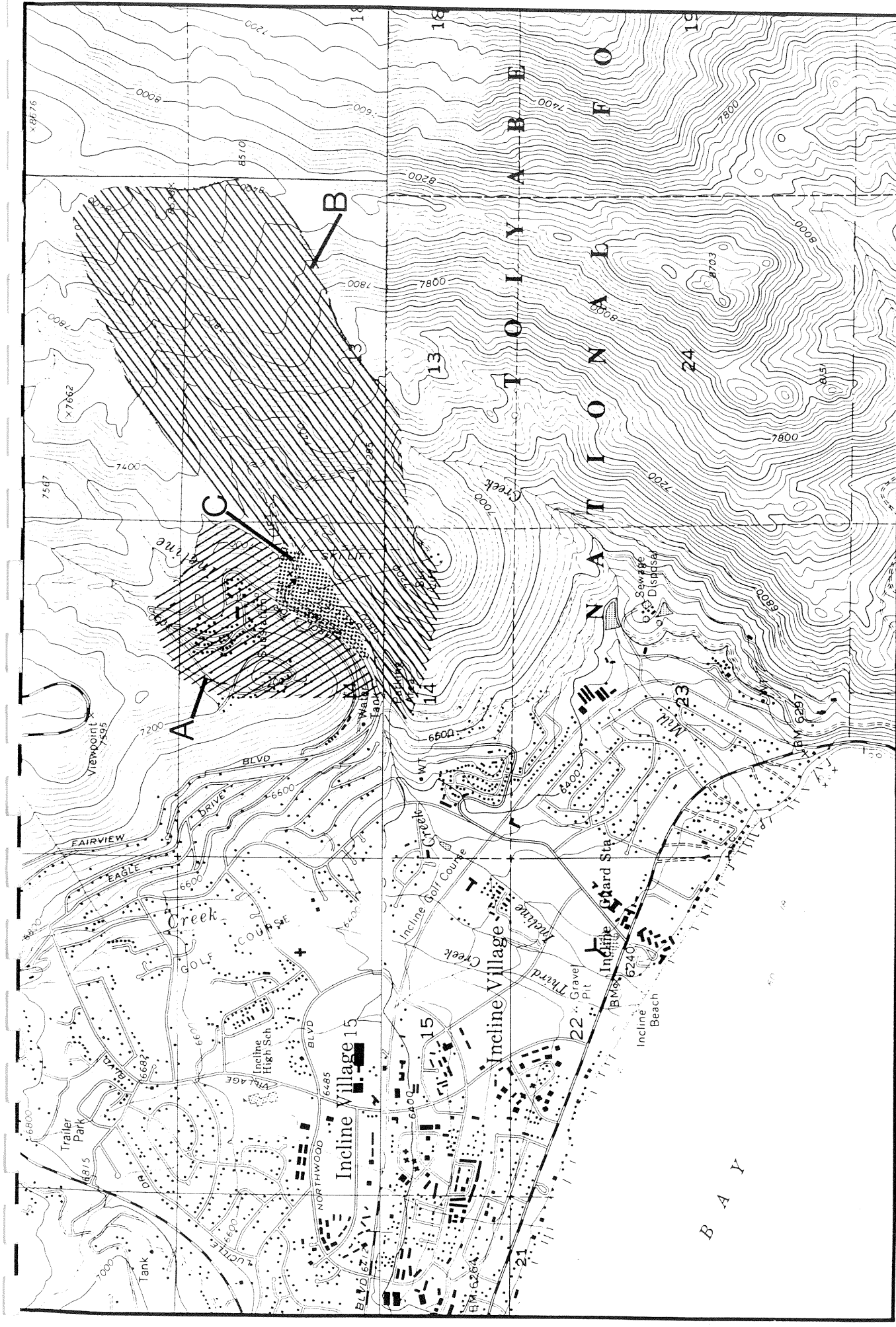


Figure 6b Visually Sensitive Areas  
SKI INCLINE

NORTH ↑

SCALE: 1" = 2000'





## 7. INCLINE BEACH

Incline Beach is located on the north shore of the lake just east of the intersection of Village and Lakeshore Boulevards. This recreation area is operated by the Incline Village General Improvement District Recreation Department, and is open to members of the Incline Village Homeowner's Association and their guests.

The recreation area is made up of two distinct sections: a dense stand of conifers and the beach. The wide white sand beach stretches the length of the recreation area. It is backed by a tall stand of pine trees that acts as a buffer between the beach and Lakeshore Drive. The parking areas are in this stand of trees near the north edge of the property. A snack bar/restroom facility is also sited in the midst of the trees toward the center of the property.

Views from the recreation area are directed out to the lake by the dense stand of trees. The viewshed includes the shoreline around Crystal Bay and the more distant views down the length of the lake. The shoreline to the east appears to be largely undisturbed except for the areas of Highway 28 which are visible because of the exposed road cuts. Signs of development, such as piers, fences, and boats, line the shore. Directly east of the recreation area, however, most of the structures have been set back far enough so that they are not visible from the recreation area. Looking west one encounters several piers and boat houses extending out into the lake. The west end of the beach has been fenced off to screen the house adjoining it. Farther to the west, Stateline Point shows many signs of development, the most prominent of which are the light colored road cuts that criss-cross the slope. Many structures are also visible along the peninsula; the most prominent is the multi-story structure near Stateline Point.

### Incline Beach--Components

#### Views from the Recreation Area

- 7-1. View of lake from west end of beach (Photos #4-8).  
Rating: 11. Unity 3; Vividness 3; Variety 3; Intactness 2.
- 7-2. View of lake from east end of beach (Photos #13-16).  
Rating: 12. Unity 3; Vividness 3; Variety 3; Intactness 3.

#### Natural Features of Incline Beach

- 7-3. Pine forest (Photos #9, 10, 17).  
Rating: 13. Unity 3; Vividness 4; Variety 3; Intactness 3.
- 7-4 Beach (Photos #8, 11).  
Rating: 11. Unity 3; Vividness 3; Variety 2; Intactness 3.

Man-Made Features of Incline Beach

7-a. Entry treatment (Photos #19, 20).

Rating: 13. Coherence 3; Condition 4; Compatibility 3; Design Quality 3.

7-b. Parking areas (Photo #18, 19, 20).

Rating: 13. Coherence 3; Condition 4; Compatibility 3; Design Quality 3.

7-c. Snack bar/restroom facility (Photos #10, 18).

Rating: 14. Coherence 3; Condition 4; Compatibility 4; Design Quality 3.

Summary:

Incline Beach provides a well designed and well maintained recreation area from which to view the lake. The view of the lake lacks distinctive features and because the perspective is down the length of the lake, most of the shoreline is very distant. The development to the west of the beach has scarred the slopes of Stateline Point and detracts from the natural character of the area.



Figure 7a Scenic Resources

# INCLINE BEACH



SCALE: 1"=400'



Elements That Contribute to the Scenic Quality of Incline Beach

- A. View of lake framed by the peninsulas which form Crystal Bay.
- B. Expanse of white, sandy beach.
- C. The stand of tall conifers which forms the back edge of the beach.

Elements That Detract from the Scenic Quality of Incline Beach

- A. Development on Stateline Point is clearly visible from the recreation area. There is not enough tree cover to absorb most individual structures, and the multi-story structure near the point rises high above both the tree cover and the ridgeline. The greatest visual impact, however, is caused by road cuts which reveal the light colored substrate. These road cuts stand out against the dark background and can be seen from great distances.
- B. The private residences, piers, and boat houses lining the shore just west of the beach create visual clutter in the foreground which detracts from views out toward the west and gives the recreation area a less natural appearance.
- C. The private residences, piers, and boats that are visible to the east give the area a more developed character.
- D. The absence of significant landscaping and the cyclone fencing along Lakeshore Boulevard create a visually unappealing front edge to the recreation area.
- E. The portion of the parking area at the east end of the recreation area lacks the sense of organization and design incorporated in the rest of the parking area. The result is a disorganized looking array of automobiles which is visible from the entrance to the recreation area.

Recommendations for Preserving the Scenic Quality of Incline Beach

- A. Shoreline east of Incline Beach

The shoreline from the junction of Lakeshore Boulevard and Highway 28 down to Sand Point has high visibility from Incline Beach. The slopes are relatively steep with only light tree cover, and are therefore susceptible to visual disruption from development (as evidenced by the road cut for Highway 28 which can be clearly seen along the shoreline). It is therefore recommended that development not be allowed in this area unless it can be demonstrated that neither the proposed development nor its attendant improvements will be visible from Incline Beach. (Photos #7, 8, 13, 14)

B. Stateline Point

1. Structures should not extend above the ridgeline. Tree removal for structures should not create gaps in the vegetation along the ridgetop.
2. Existing trees should be preserved and utilized as a visual screen between structures and public use areas.
3. Structures should not be allowed to rise above the forest canopy.
4. Use of reflective building materials should be restricted and use of materials which blend into the surrounding landscape encouraged. The color hues should fall within a range of natural colors that complements rather than contrasts with the existing vegetation and earth tones. As a rule, color values should be equal to or darker than the value of surrounding colors. The recommendations should apply to all visible surfaces of structures including roofs, siding, fences, etc.
5. A program to revegetate exposed cut-bank along existing roadways should be instituted. This will decrease the visual disruption caused by grading, as well as reduce potential for erosion. Policies to require any new development to revegetate all slopes exposed by grading should be established.
6. Development should not be permitted where tree cover is too sparse to visually absorb new structures, road cuts, and other attendant improvements. (Photos #4, 11, 12, 15, 16)

C. Shoreline adjacent to the east and west ends of beach

The shoreline to either side of the beach already has considerable residential development. The development to the east is much less visually disruptive than that to the west because structures have been set back far enough from the shore so that they are not visible from the beach. There are also fewer piers and no boathouses out over the lake. Any future development should be set back from the shore, so that it is not visible from the recreation area. Development of piers along this heavily used shoreline may not detract from the visual quality; however, the building of boathouses out on the lake could be very distracting. It is recommended that the construction of new boathouses be restricted, i.e., some might be allowed west of the beach where several already exist, but none should be permitted to the east where no such structures currently exist. (Photos #4, 13)

D. Incline Beach

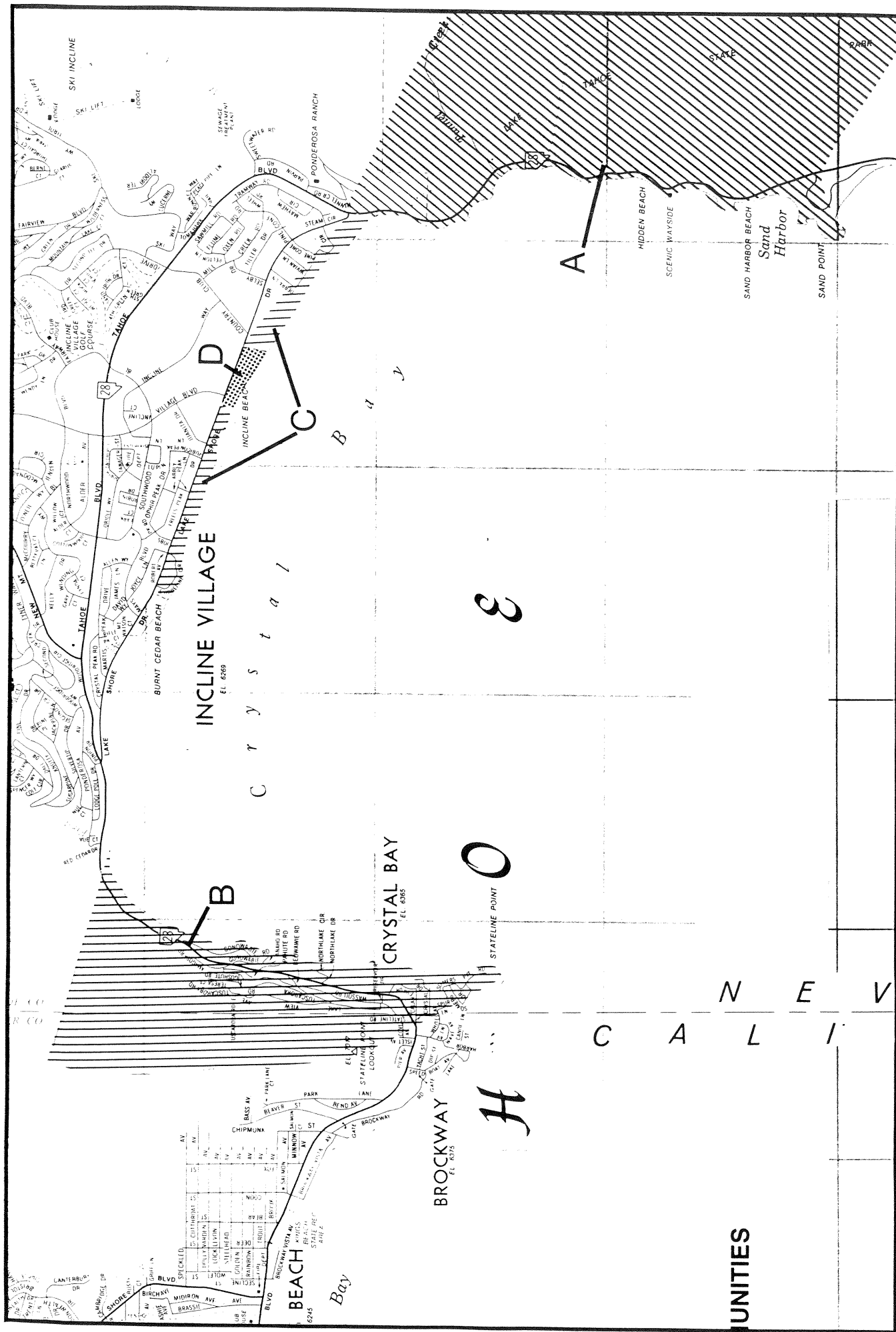
1. Landscaping should be introduced along the fence that fronts Lake-shore Boulevard to improve the appearance of the recreation area by adding foreground interest and by screening the parking lot. Since

the three foot high cyclone fence is not a security fence it should be replaced by a fence that is more complementary to the surrounding landscape.

2. Redesign of the eastern portion of the parking lot to improve its organization, efficiency, and overall appearance should be considered.

Lake Tahoe Scenic Resource Evaluation  
7. Incline Beach





### Figure 7b Visually Sensitive Areas

# INCLINE BEACH



## 8. BURNT CEDAR BEACH

Burnt Cedar Beach is located along the north shore of the lake, just off Lakeshore Boulevard, approximately one mile west of Village Boulevard. This park is operated by the Incline Village General Improvement District Recreation Department and is open for swimming (both beach and pool) and picnicking. At present, use of the beach area is restricted to Incline Village homeowners with permits.

Burnt Cedar Beach is a highly developed recreation area which includes a swimming pool, snack bar, extensive landscaped areas, a beach/swimming area, and two picnic areas. The park has an urban character which derives from manicured lawns and impressive swimming pool facilities. The well-designed parking areas and wooded slopes along Lakeshore Boulevard provide an excellent buffer between the recreation area and the traffic and development that occurs just north of the park. The swimming pool/snack bar area acts as a focus of activities and attention is more likely to be directed toward the pool. A promontory of lawn extends from the pool out into the lake and is flanked on the east by the beach. The beach and promontory provide a sweeping view of Crystal Bay. The eastern slopes of Stateline Point close off the view to the west. Development is distinctly visible along this point; however, directly to the west of the park a dense stand of forest provides a natural-looking area which seems to separate the park from the development. To the east, the views are closed off in the foreground by the eastern edge of the swimming cove. Along this stretch of shoreline several homes can be seen among the trees. Past the cove, the eastern shoreline of the lake is visible in the distance as it moves south and fades into the south shore.

### Burnt Cedar Beach--Components

#### Views from the Recreation Area

- 8-1. View west toward Stateline Point from the picnic area (Photos #2, 3, 24).  
Rating: 12. Unity 4; Vividness 3; Variety 3; Intactness 2.
- 8-2. Panorama of beach and lake from the jetty (Photos #10-19).  
Rating: 14. Unity 4; Vividness 4; Variety 4; Intactness 2.

#### Natural Features of Burnt Cedar Beach

- 8-3 Beach and swimming cove (Photos #18, 19).  
Rating: 13. Unity 4; Vividness 3; Variety 3; Intactness 3.
- 8-4. Conifers that enclose the north side of park (Photos #6,9,20-22).  
Rating: 10. Unity 2; Vividness 3; Variety 3; Intactness 2.

#### Man-Made Features of Burnt Cedar Beach

- 8-a. Lawn-covered jetty (Photos #8, 16).  
Rating: 15. Coherence 4; Condition 5; Compatibility 2; Design Quality 4.

8-b. Swimming Pool (Photo #4, 5, 21).

Rating: 15. Coherence 4; Condition 5; Compatibility 2; Design Quality 4.

8-c. Parking areas (Photos #6, 23).

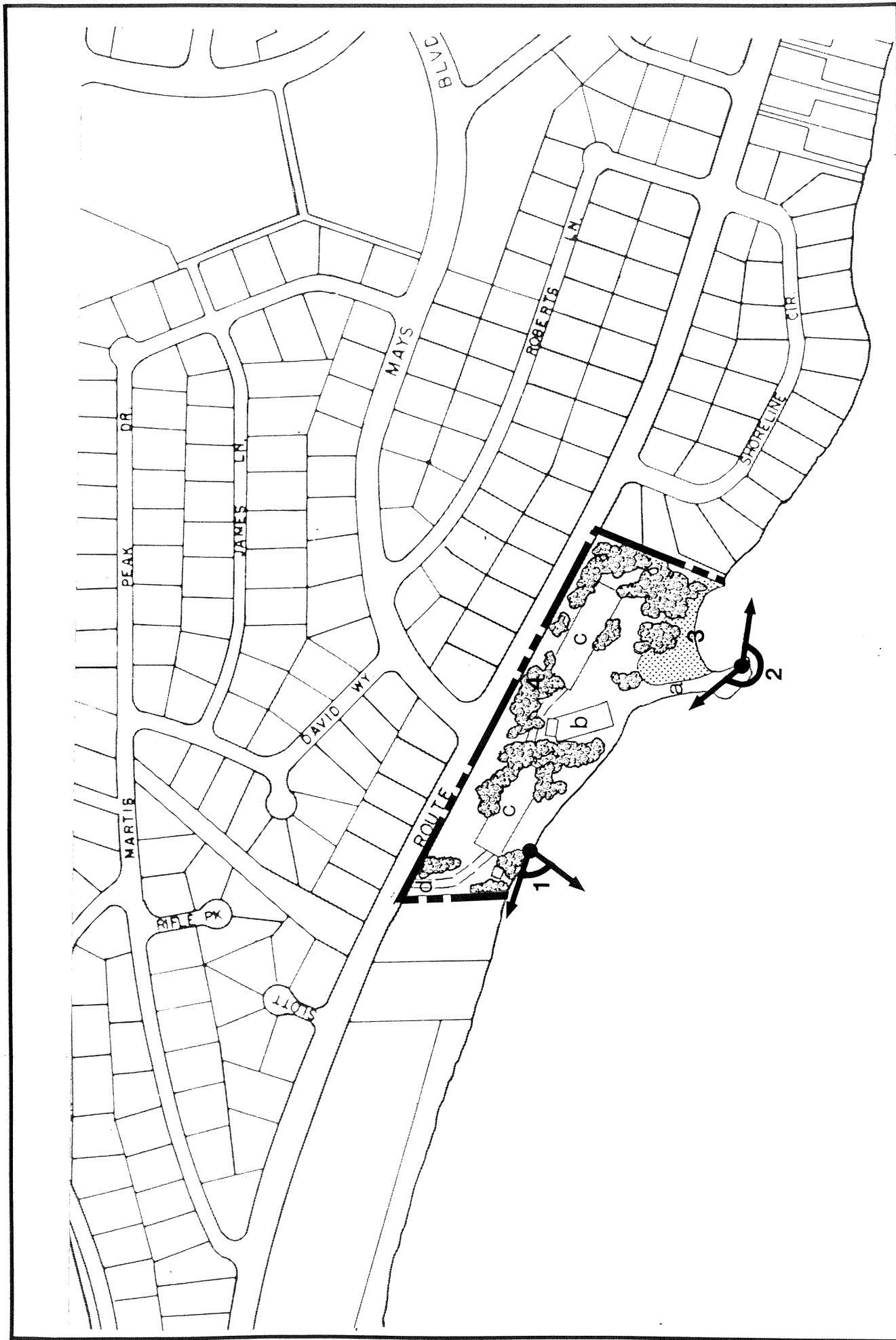
Rating: 15. Coherence 4; Condition 5; Compatibility 2; Design Quality 4.

8-d. Entry treatment (Photos #6, 7, 21).

Rating: 14. Coherence 4; Condition 4; Compatibility 3; Design Quality 3.

Summary:

The views from this park are typical of views across the length of the lake. The southern shore is too distant to have much impact and the shoreline to east and west is important to the viewshed, but not dramatic. In this case the careful attention to the facilities and landscaping creates more internal interest, so attention is not so immediately and steadfastly directed towards the lake as it is in areas with more spartan facilities.



NORTH ↑

SCALE: 1"=400'

Figure 8a Scenic Resources  
**BURNT CEDAR BEACH**



Elements that Contribute to the Scenic Quality of Burnt Cedar Beach

- A. The compact beach and sheltered swimming cove.
- B. The lawn-covered jetty that projects out into the lake.
- C. The nicely sited and landscaped swimming pool area.
- D. The well-defined viewshed of Crystal Bay and the rest of Lake Tahoe to the south.
- E. The conifers that shelter the inland portions of the recreation area.

Elements that Detract from the Scenic Quality of Burnt Cedar Beach

- A. Development is clearly visible on Stateline Point to the west of Burnt Cedar Beach. Individual structures are clearly visible (including several large condominium developments); however, the scars left by grading (especially for roads) have an even greater impact as the light-colored substrata is not hidden by the sparse tree cover.
- B. The private residences and piers that line the eastern edge of the swimming cove, while tastefully executed, contribute to the developed character of the area by virtue of their proximity to the beach.
- C. Northwest of the park along the ridge a swath cut through the forest to accommodate power lines is visible.
- D. A private residence adjacent to the west end of the park is not well screened from the park and its pier appears to extend unusually far into the lake.

Recommendations for Preserving the Scenic Quality of Burnt Cedar Beach

- A. Stateline Point and area west of Burnt Cedar Beach
  - 1. The east facing slopes of the peninsula show many signs of visual degradation due to development on steep, sparsely vegetated slopes. Future development proposals should be carefully monitored to avoid further degradation of this type
  - 2. Development should not be permitted where tree cover is too sparse to visually absorb new structures, roadcuts, and other attendant improvements.
  - 3. Structures should not be permitted to exceed the height of the existing tree cover.

5. Use of reflective materials should be restricted and use of materials which blend into surrounding landscape encouraged. Hues should fall within a range of natural colors that complements rather than contrasts with the existing vegetation and earth tones. Color values should be equal to or darker than the value of surrounding colors. The recommendations should apply to all visible surfaces of structures including roofs, siding, fences, etc. (Photos #2, 3, 24, 10, 11, 12)

B. Shoreline east of Burnt Cedar Beach

Since no further development appears likely in this area, no recommendations seem appropriate. However, since further development could result in a negative visual impact, it is important that the area be monitored and that any new development not be allowed to degrade the visual quality below its current status. (Photos #17, 18, 19)

C. Burnt Cedar Beach

The recreation area is very well designed and tended; no improvements are recommended.



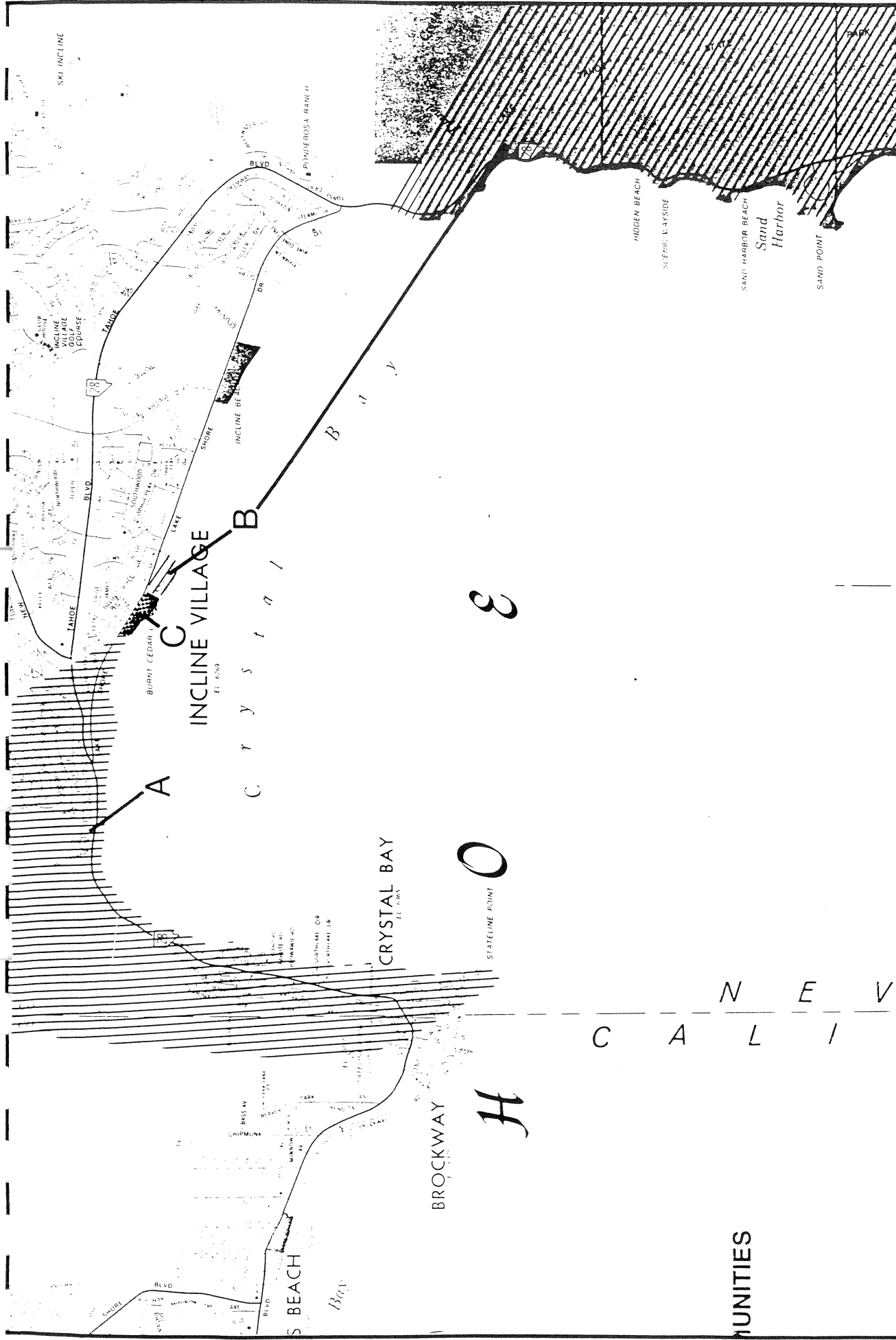


Figure 8b Visually Sensitive Areas  
**BURNT CEDAR BEACH**



## 9. KINGS BEACH RECREATION AREA

The Kings Beach Recreation Area is located on the north shore of the lake about a mile and a half west of the state line. The recreation area is operated by the North Tahoe Recreation and Parks Department. The facility includes a pier, a picnic area, a boat launching ramp, 1,400 feet of beach, restrooms, and the North Tahoe Recreation and Visitor's Center.

The recreation area is directly accessible from Highway 28. Despite its urban location, the beach is wide and spacious; it does not appear constrained by surrounding development, much of which is visible. The parking area which parallels the beach creates some separation from the commercial strip along Highway 28. There is little to the north to distract from the beach and the lake; the view south is a broad panorama bound on either side by the peninsulas that form Agate Bay. Although the expanse of the lake is attractive, the lake edges are too distant to provide a dramatic backdrop. The western edge of Agate Bay around to Flick Point is near enough that structures and development are visible in areas along the slopes where grading has exposed the light-colored subsoils. The small wooded peninsula which contains the Coon Street boat launch and restrooms is at the east end of King's Beach and provides most of the near viewshed to the east. Beyond this, the tip of a second peninsula is visible, and several different structures can be seen near the water's edge.

### Kings Beach--Components

#### Views from the Recreation Area

- 9-1. Panoramic view of lake from foot of pier (Photos #1-6).  
Rating: 12. Unity 3; Vividness 3; Variety 3; Intactness 3.
- 9-2. Panoramic view of lake from mid-beach (Photos #8-14).  
Rating: 12. Unity 3; Vividness 3; Variety 3; Intactness 3.

#### Natural Features of Kings Beach

- 9-3. Beach (Photos #6, 8, 14, 22).  
Rating: 11. Unity 3; Vividness 3; Variety 3; Intactness 2.
- 9-4. Trees that punctuate inland edge of beach (Photos #7, 14, 20).  
Rating: 11. Unity 2; Vividness 3; Variety 4; Intactness 2.

#### Man-Made Features of Kings Beach

- 9-a. Restroom Structure (Photos #33).  
Rating: 12. Coherence 3; Condition 4; Compatibility 2; Design Quality 3.
- 9-b. Parking Areas (Photos #31, 32, 16).  
Rating: 11. Coherence 2; Condition 4; Compatibility 2; Design Quality 3.

9-c. Stone-paved terrace (Photos #24, 7).

Rating: 13 Coherence 3; Condition 2; Compatibility 4; Design Quality 4.

9-d. Entry (Photo #31).

Rating: 11 Coherence 3; Condition 3; Compatibility 2; Design Quality 3.

Summary:

The views are typical of viewpoints on the north shore, i.e., they have good scenic quality but lack the distinctiveness to be memorable. Although there is significant development within the viewshed it is not enough to radically alter the scenic quality of the area.

\* Change in resource since 1983.

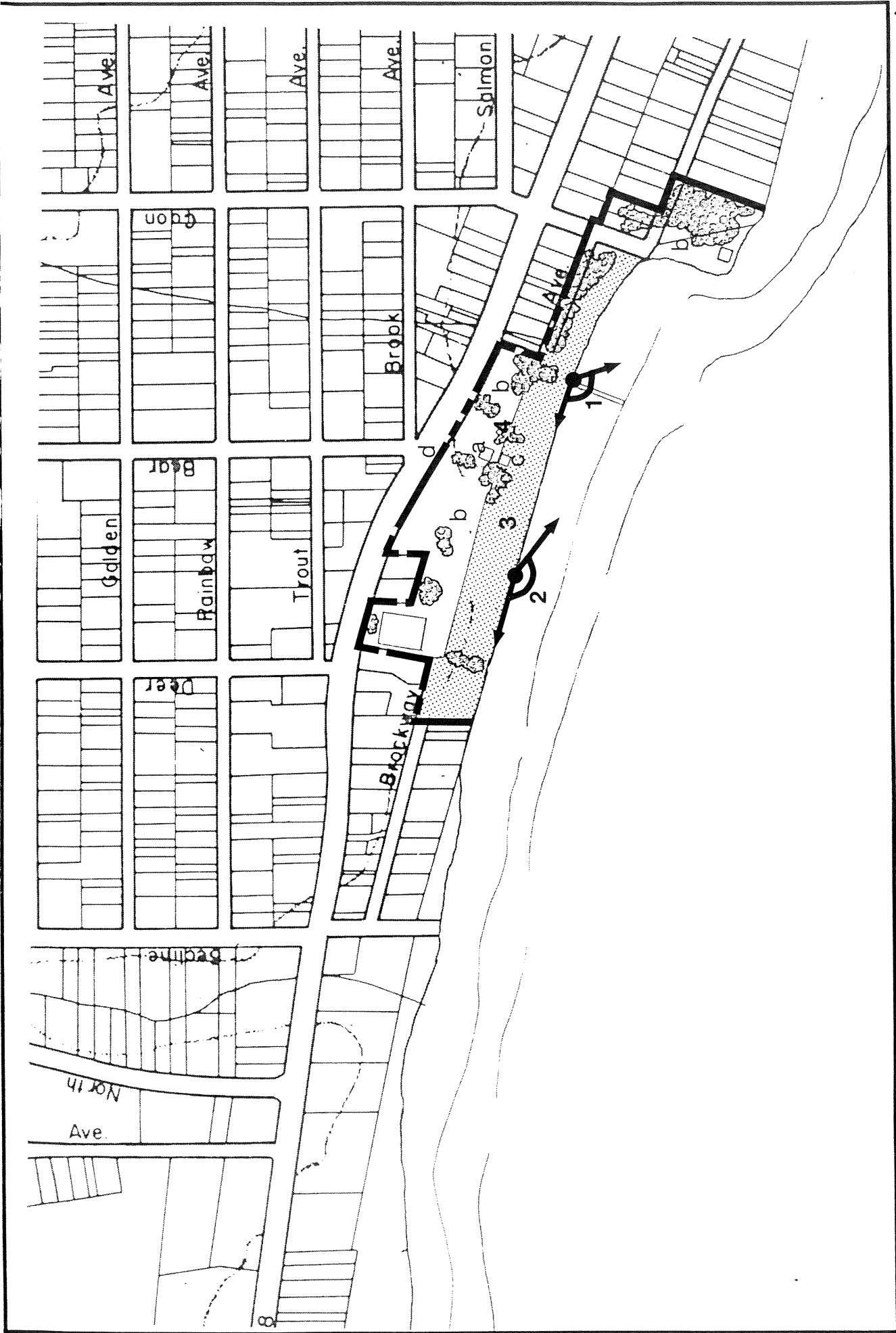


Figure 9a Scenic Resources

KINGS BEACH

SCALE: 1"=400'



Elements That Contribute to the Scenic Quality of Kings Beach

- A. Panoramic views of the lake framed by the sides of Agate Bay.
- B. Broad expanse of sandy beach.
- C. Trees that define the edge between beach and parking lot.
- D. Stone-covered viewing terrace/entry walk.

Elements That Detract from the Scenic Quality of Kings Beach

- A. The eastern portion of the parking lot is unpaved and poorly maintained. A great deal of dust is raised by cars parking in this area.
- B. Significant amounts of debris on the beach detract from its appeal.
- C. Development west of the beach is very close to the shore and no attempt has been made to blend structures with the surrounding environment.
- D. Cut-banks due to grading are highly visible in several areas along the west side of Agate Bay.
- E. The boat launch at the east end of the recreation area lacks landscaping and appears barren.

Recommendations for Preserving the Scenic Quality of Kings Beach

- A. Shoreline and ridge west of Kings Beach
  - 1. Existing trees should be preserved as a visual screen between structure(s) and major public use areas. This is particularly important on the beach front since structures sited there are visible from many points around the lake.
  - 2. Structures should not be permitted to exceed the height of the existing tree cover.
  - 3. Structures should not be permitted to extend above the ridgeline. Tree removal should not create gaps in the vegetation along the ridge top.
  - 4. Development should not be permitted where tree cover is too sparse to visually absorb new structures, road cuts, and other attendant improvements.
  - 5. Use of reflective materials should be restricted and use of materials which blend into the surrounding landscape encouraged. Hues should fall within a range of natural colors that complements rather than contrasts with the existing vegetation and earth tones.

Values should be equal to or darker than those of surrounding colors. The recommendations should apply to all visible surfaces of structures including roofs, siding, fences, etc. (Photos #1, 2, 8, 9, 10, 22, 23)

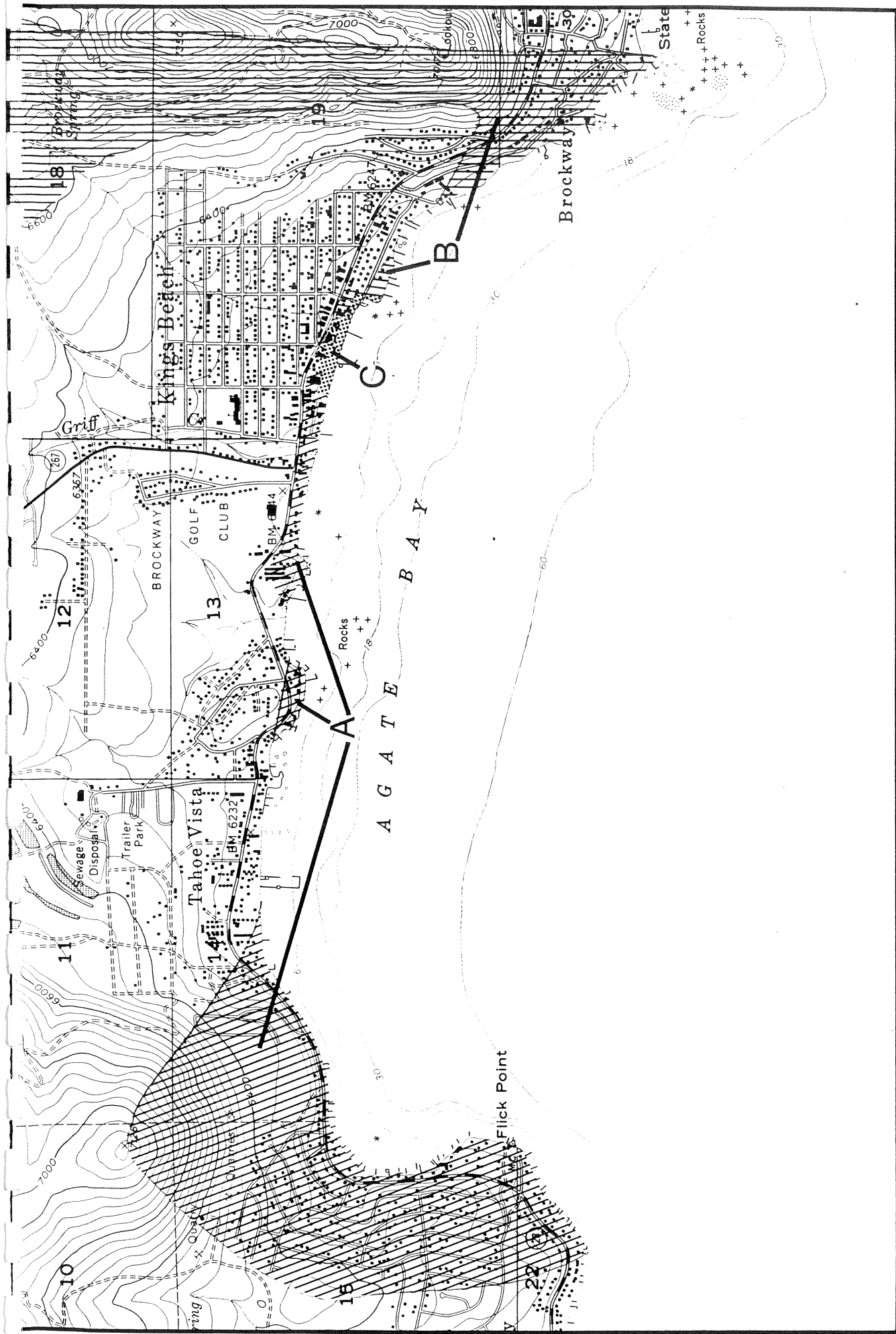
B. Peninsula east of Kings Beach

1. The stand of trees to the east of the boat launch forms a natural buffer between the recreation area and any development to the east. Development on the peninsula should not destroy this buffer or be visible from the beach.
2. The second peninsula visible to the east is also heavily wooded but already has had some major structures placed so that they are visible from the beach. To prevent further visual degradation, recommendations A-1, 2, 3, and 5 above should be implemented.
3. The ridgeline of Stateline Point rises above the trees at the east end of the beach revealing steep, sparsely forested slopes that are highly sensitive to visual disruption (e.g., visibility of the Stateline Point lookout tower). Development should not be permitted on these slopes. (Photos #5, 6, 13, 14, 26)

C. Kings Beach

1. A program for cleaning the beach of debris should be developed. (Photos #1, 8, 13)
2. The rock walks and terrace should be rehabilitated (i.e., replace missing and/or broken pavers, etc.) and planter areas refurbished. Sidewalks should be kept clean of sand buildup. (Photos #7, 24)
3. Eastern portion of parking area should be upgraded to match western portion. (Photo #16)
4. Development and use of the former residential block adjacent to the north side of the beach should provide a visual and physical connection from the beach to the urban center. Views to the lake from the highway and commercial areas must be maintained or enhanced. (Photos #15, 18)
5. Additional landscaping should be introduced into the boat launch area to mitigate the effects of the large expanse of pavement. At a minimum, the launch area requires some visual softening when viewed from the beach, as is it currently a negative visual element at the eastern end of the recreation area. (Photos #6, 19, 21)
6. The west end of the beach requires a heavy landscape treatment (i.e., a grove of trees) to screen the recreation center and parking lot from the beach. (Photos #25, 27, 28)





NORTH

SCALE: 1"=2000'

Figure 9b Visually Sensitive Areas  
KINGS BEACH



#### 10. MOONDUNES BEACH

Moondunes Beach is located on the north shore just off Highway 28 about two-thirds of a mile west of the Kings Beach recreation area. The recreation area is operated by the Parks and Recreation Department of the North Tahoe Public Utility District. The beach consists of a long narrow strip of sand bordered on the north by privately owned property. Access is through an easement at the west end. Residential units border the west side of the access and the west end of the beach. Beyond these first units the shore line curves out to a small wooded point. Other buildings are visible among the trees. Beyond the point the shoreline next becomes visible along Carnelian Bay. Looking south, one can follow the shoreline down the west side to the mountain peaks at the south end of the lake and then back up the east side. Three lots on the west end of the beach have been developed with single family homes. The beach goes up to the rear of these houses with no clear demarcation of private or public lands. The property backing the remainder of the beach is currently undeveloped. Sand dunes topped with low shrubs and a few conifers rise behind the beach and block any view of the road just to the north. The east end of the beach terminates in a small stream. On the far side of this stream is a multi-family residential complex with two and three story structures. The shoreline then curves out into a small point which terminates the foreground view. Beyond this point Stateline Point and the east shore of the lake are visible.

The beach itself lacks distinctive features. Aside from the clumps of beach grass the only feature of note is a pier that extends out into the lake opposite one of the houses on the west end.

#### Moondunes Beach--Components

##### Views from the Recreation Area

- 10-1. View from west end of beach (Photos #4-10).  
Rating: 15. Unity 4; Vividness 4; Variety 4; Intactness 3.
- 10-2. View from east end of beach (Photos #11-20).  
Rating: 15. Unity 4; Vividness 4; Variety 4; Intactness 3.

##### Natural Features of Moondunes Beach

- 10-3. The sandy beach (Photos #4, 15, 23, 25).  
Rating: 12. Unity 3; Vividness 3; Variety 2; Intactness 4.
- 10-4. Clumps of beach grass (Photos 14, 15).  
Rating: 10. Unity 3; Vividness 2; Variety 2; Intactness 3.
- 10-5. Sand dunes (Photos #13, 14, 21, 25).  
Rating: 14. Unity 3; Vividness 4; Variety 3; Intactness 4.

Man-made Features of Moondunes Beach

10-a. Private pier (Photos #4, 5, 6, 7, 22).

Rating: 13. Coherence 3; Condition 4; Compatibility 3; Design Quality 3.

Summary:

Moondunes Beach is an intimate little beach that has a good view of the lake and pleasant but not outstanding features. Residential development is very close on the two ends but the quality is high enough that the visual impact is not extreme. The effect is of a very pleasant beach in an urban or developed area. However, if the lots along the back of the beach were all developed, it would certainly seem much more constrained and less private.

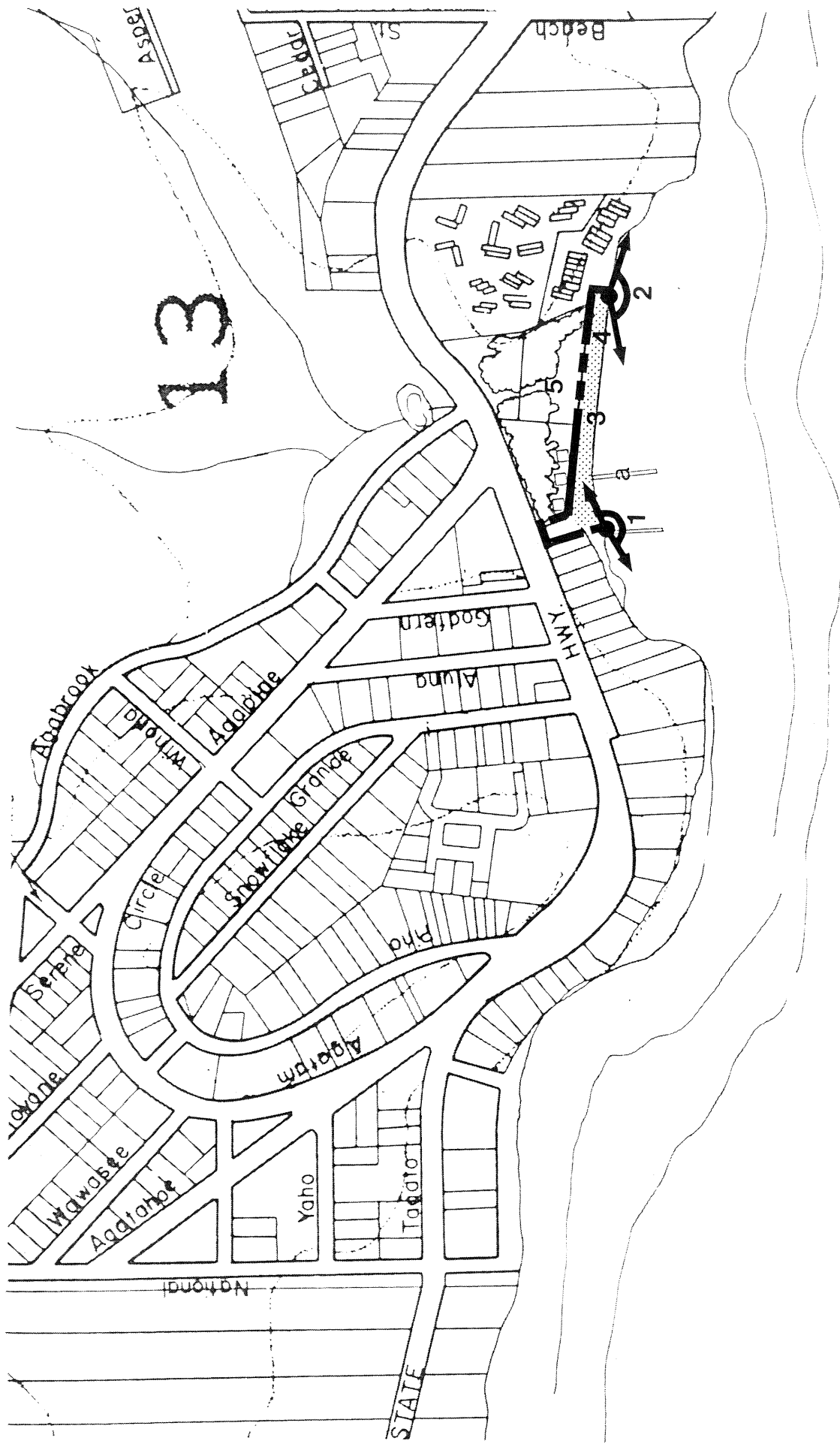


Figure 10a Scenic Resources  
MOONDUNES BEACH

NORTH ↑

SCALE: 1"=400'



Elements That Contribute to the Scenic Quality of Moondunes Beach

- A. The view across the length of the lake.
- B. The sandy strip of beach.
- C. The sand dunes.
- D. The conifer trees growing on top of and behind the sand dunes.
- E. The small stream that feeds into the lake at the east end of the beach.

Elements That Detract from the Scenic Quality of Moondunes Beach

- A. The proximity of the three houses along the back edge of the beach creates an ambiguous space which is neither clearly public nor private. It also gives the beach a much more developed character.
- B. The residential units that border the beach to the west have been sited very close to the property line, which leaves no buffer space between them and the beach access. This creates the impression that this end of the beach is being tightly squeezed by surrounding development.
- C. The access easement provides a pleasant view of the lake upon entry to the beach, although the entry way itself gives a somewhat worn and unkept overall visual impression. The existing vegetation is straggly and appears to be of the "volunteer" variety. Erosion has created a furrow down the center of the entry way.

Recommendations for Preserving the Scenic Quality of Moondunes Beach

- A. Area adjacent to the east end of beach
  - 1. The multi-family residential units do not negatively affect the beach because they are sited in a manner which respects and reinforces the natural line of the beach. Their form, mass, and color also fit well with the surrounding landscape. These characteristics should all be preserved and the openness and continuity from public to private beach maintained.
  - 2. The layered effect of the shoreline as it recedes to both the east and west is an important element of the scenic character of Moondunes Beach. The point that extends into the lake just beyond the multi-family development ends in a level area which permits views of Stateline Point beyond it. This point should remain undeveloped to maintain the sight-line between the beach and Stateline Point.  
(Photos #10, 11, 12, 26)

- B. Area adjacent to the west end of the beach and Flick Point

The units immediately west of the beach significantly affect the view of the shoreline in that direction. This impact is mitigated, however, by the dense vegetation that covers the point beyond these units, and the

low visibility of other development. Any new development on this point should be set back from the shoreline and carefully screened so that it is not visible from the beach. In this manner, the lush natural appearance of the point can continue to visually counteract the impact of adjacent development. (Photos #4, 5, 15, 16, 23)

C. Flick Point

1. Existing trees should be preserved as a visual screen between structure(s) and major public use areas. This is particularly important on the beachfront since structures sited there are visible from so many points around the lake.
2. Structures should not be permitted to exceed the height of the existing tree cover.
3. Structures should not be permitted to extend above the ridgeline. Tree removal should not create gaps in the vegetation along the ridge top.
4. Development should not be permitted where tree cover is too sparse to visually absorb new structures, road cuts, and other attendant improvements.
5. Use of reflective materials should be restricted and use of materials which blend into the surrounding landscape encouraged. Hues should fall within a range of natural colors that complements rather than contrasts with the existing vegetation and earth tones. Values should be equal to or darker than those of surrounding colors. The recommendations should apply to all visible surfaces of structures including roofs, siding, fences, etc. (Photos #16, 17, 18)

D. Area to the north of the beach

Allowing further development along this back edge of the beach would completely alter its visual character. The dunes area not only provides visual relief from the development that otherwise surrounds the beach, but also is an important and unique natural feature. Any future development along this edge should be prohibited. (Photos #13, 14, 15, 25)

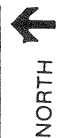
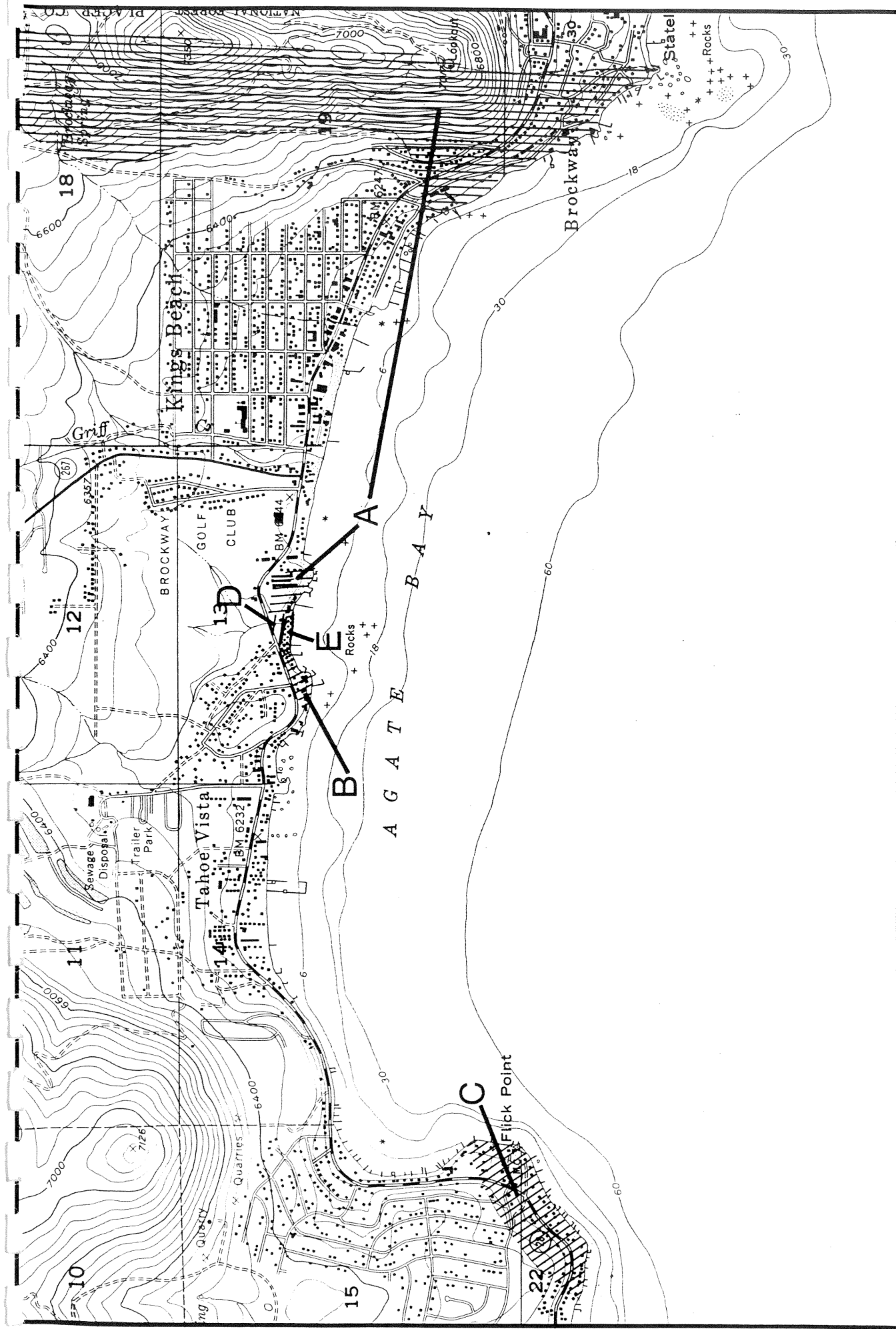
E. Moondunes Beach

1. Landscaping should be introduced in the access easement to improve its overall appearance, and to create a visual buffer between the recreation area and the development to the west. The eroded, uneven surface of the entry way should be repaired and a better system of drainage installed. (Photos #3, 24)



2. The private pier should be made public or removed. Currently it creates an implied connection between the private residence and the lake across the public property. This connection creates confusion in the visitor's mind as to the availability of the eastern portion of the beach for public use. (Photos #4, 5, 22, 25)
3. Portable restroom facilities should be converted to permanent facilities.

Lake Tahoe Scenic Resource Evaluation  
10. Moondunes Beach



SCALE: 1"=2000'

Figure 10b Visually Sensitive Areas  
**MOONDUNES BEACH**



## 11. AGATAM BEACH

Agatam Beach is located on the north shore of the lake just off Highway 28 in Tahoe Vista. The beach is operated by the North Tahoe Public Utility District Recreation and Parks Department. The recreation area has approximately 300 feet of beach and is equipped with restrooms.

Agatam Beach is a narrow strip of land just off a section of Highway 28 which has been developed for a combination of residential and commercial (motels and restaurants) uses. The beach is less than 200 feet from the road and traffic is clearly visible across an undeveloped lot that backs the central portion of the beach. The remainder of the beach backs up against residential properties with structures within forty to fifty feet of the beach. Pedestrian access to the beach is provided through a rocky, unpaved right-of-way from which the lake is visible. This lake view is not particularly significant, however, and is partially obstructed by the concrete block restrooms that are located at the beach end of the right-of-way. The view from the beach is broad, but typical of north shore beaches in that the edges are distant and lack much distinction. The beach itself is modest and has little visual interest beyond the sand and lake. The view to the east is terminated in the foreground by residences at the water's edge, as well as the piers and boat house that extend into the lake, beyond which only the distant shoreline is visible. To the west, the view of the shoreline is more extended as it turns south, revealing areas of development at Flick Point and Cedar Flat. In the foreground of this view a pier and a landscaped jetty extend into the lake.

### Agatam Beach--Components

#### Views from the Recreation Area

- 11-1. Panoramic view of lake from mid-beach (Photo #14-19).  
Rating: 11. Unity; 4; Vividness 3; Variety 3; Intactness 1.

#### Natural Features of Agatam Beach

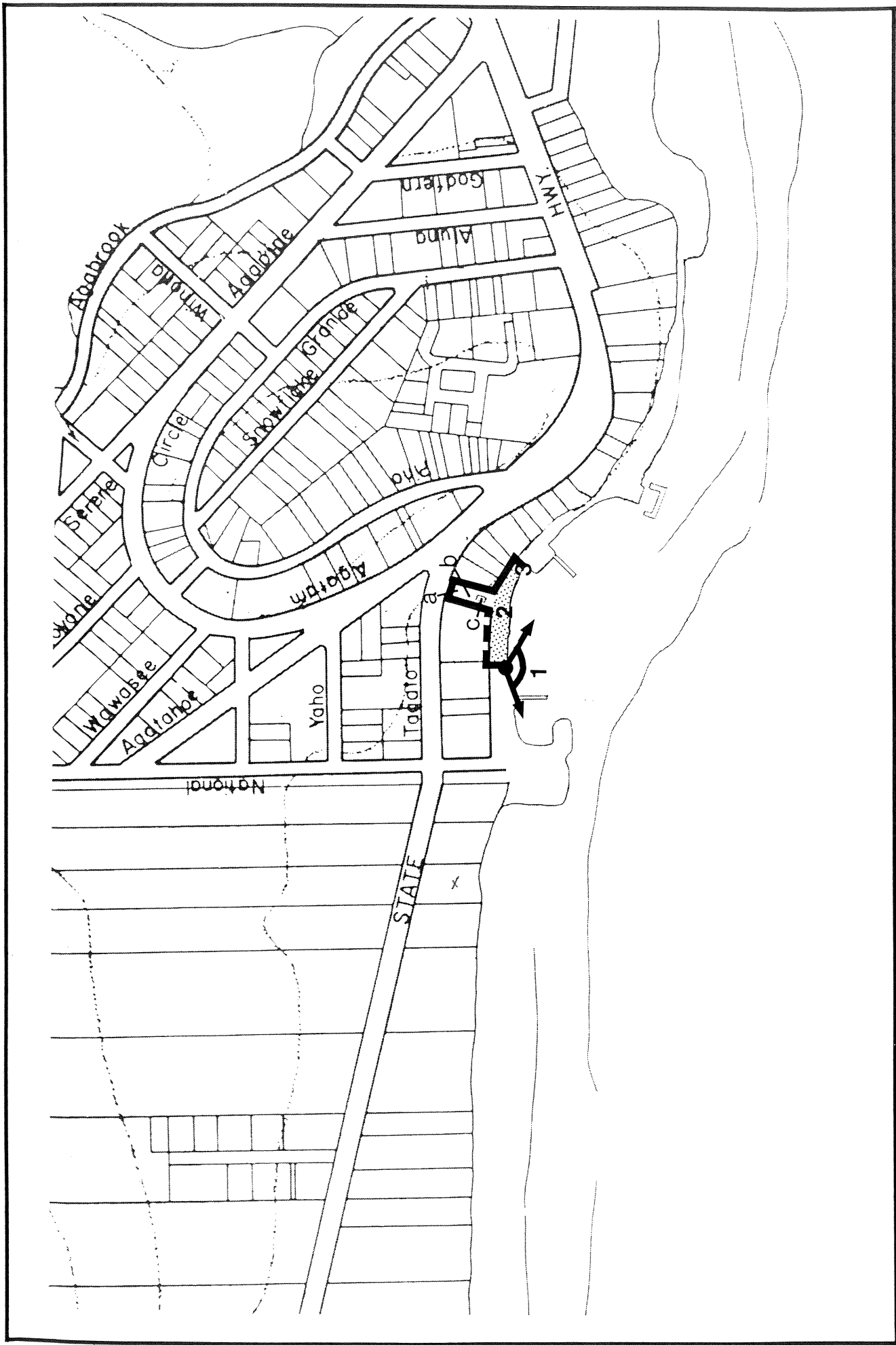
- 11-2. Beach (Photos #2, 19).  
Rating: 8. Unity 2; Vividness 2; Variety 2; Intactness 2.
- 11-3. Vegetation (Photos #2, 19).  
Rating: 6. Unity 1; Vividness 1; Variety 2; Intactness 2.

#### Man-Made features of Agatam Beach

- 11-a. Entry treatment (Photos #3, 12).  
Rating: 5. Coherence 1; Condition 1; Compatibility 2; Design Quality 1.
- 11-b. Parking area (Photos #3, 12).  
Rating: 7. Coherence 2; Condition 1; Compatibility 3; Design Quality 1.
- 11-c. Restroom facility (Photos #1, 13, 20).  
Rating: 7. Coherence 2; Condition 2; Compatibility 2; Design Quality 1.

Summary:

The view of the lake from Agatam Beach is typically broad but not especially distinctive or memorable. The recreation area itself lacks positive visual values and is substandard in comparison to other beach areas in the basin. This absence of positive elements combined with the close proximity and high visibility of surrounding development makes the scenic appeal of the beach relatively low.



NORTH ↑

SCALE: 1"=400'

Figure 11a Scenic Resources

## AGATAM BEACH





Elements That Contribute to the Scenic Quality of Agatam Beach

- A. The panoramic view of the lake.
- B. The strip of white sand beach.
- C. The stands of trees (conifer and broadleaf) growing in properties adjacent to adjacent to the beach.

Elements That Detract from the Scenic Quality of Agatam Beach

- A. The houses lining the point to the east of the beach crowd the shoreline, giving the point a densely built look which competes with, rather than complements the natural environment.
- B. The melange of buildings, cars, and overhead utility lines visible north of the beach creates a very distracting, busy backdrop for the natural beach area and inhibits the viewer's enjoyment of the natural environment.
- C. The small landscaped peninsula and the white pier that extend into the lake just west of the beach establish the presence of shoreline development even though the accompanying structures are set back and thus not visible from the beach. The small marina built into the side of the peninsula increases the potential for visual clutter by providing slips for mooring boats. It also destroys the natural appearance of the peninsula by reinforcing the entire east side with planks and piers.
- D. Development on Flick Point is conspicuous due to the removal of tree cover on the otherwise heavily wooded slopes of Agate Bay. The light-colored substrate in graded areas stands out boldly against the dark green forest background. Slightly less evident because of greater distance is the development in the Cedar Flat vicinity.
- E. The cyclone fence which defines the border between the beach and the adjoining property on the west creates a very rigid edge whose character is more industrial than rural/natural.
- F. The access right-of-way is deteriorated and unsightly due to erosion and absence of surfacing.
- G. The building housing the restrooms lacks positive visual qualities and its siting makes it an unwarranted center of attention. Its deteriorated condition contributes to the shabby appearance of the beach.

Recommendations for Preserving the Scenic Quality of Agatam Beach

- A. Shoreline east of Agatam Beach

1. Existing trees should be preserved as a visual screen between structure(s) and major public use areas. This is particularly important on the beachfront since structures sited there are visible from many points on and around the lake.
2. Structures should not be permitted to exceed the height of the existing tree cover.
3. Use of reflective materials should be restricted and use of materials which blend into the surrounding landscape encouraged. Hues should fall within a range of natural colors that complements rather than contrasts with the existing vegetation and earth tones. Values should be equal to or darker than those of surrounding colors. The recommendations should apply to all visible surfaces of structures including roofs, siding, fences, etc.
4. Structures should be set back from the shore to preserve the natural lines along the water's edge. (Photos #17, 18, 19)
5. Flags, banners, and poles which block the view to the background ridgeline should be reduced in height so that they do not extend above the ridgeline.

B. Shoreline west of Agatam Beach

1. Existing trees should be preserved as a visual screen between structure(s) and major public use areas. This is particularly important on the beachfront since structures sited there are visible from many points around the lake.
2. Structures should not be permitted to extend above the ridgeline. Tree removal should not create gaps in the vegetation along the ridge top.
4. Development should not be permitted where tree cover is too sparse to visually absorb new structures, road cuts, and other attendant improvements.
5. Use of reflective materials should be restricted and use of materials which blend into the surrounding landscape encouraged. Hues should fall within a range of natural colors that complements rather than contrasts with the existing vegetation and earth tones. Values should be equal to or darker than those of surrounding colors. The recommendations should apply to all visible surfaces of structures including roofs, siding, fences, etc. (Photos #14, 15, 16)

C. Area north of beach

1. Development on the lot just west of the access right-of-way would probably help screen some of the visual clutter now visible from the beach along Highway 28. Any new building on this lot should be

required to be set back at least as far as the existing residence to the west. Landscaping should be required to form a buffer between the private property and the public recreation area.

2. Use of reflective materials should be restricted and use of materials which blend into the surrounding landscape encouraged. Hues should fall within a range of natural colors that complements rather than contrasts with the existing vegetation and earth tones. Values should be equal to or darker than those of surrounding colors. The recommendations should apply to all visible surfaces of structures including roofs, siding, fences, etc. (Photos #20, 21, 22)
3. The existing restaurant (La Playa) should be painted a darker color to make it less contrasting. Landscape screening should be introduced in front of its outdoor seating area and patio to screen the restaurant from the beach.
4. The California Tahoe Conservancy has acquired the vacant parcel immediately north of the beach and conveyed it to the North Tahoe PUD. The beach parking area should be moved to this parcel and use the existing trees to screen it from view of the beach. The existing cyclone fence between the beach and this parcel should be removed. The existing parking area should be removed and restored using landscaping to screen the adjacent residential uses.

D. Agatam Beach

1. Restroom building requires rehabilitation. The starkness of the concrete block structure should be modified. The wooden walls that now screen the two doorways could be replaced with walls screening the entire end of the building with detailing that could add interest to the structure. The long east and west facades of the building should be landscaped to soften the edges and reduce the scale of the building. (Photos #1, 12, 13, 20)
2. The access right-of-way should be rehabilitated. Landscaping on both sides would soften edges and buffer adjacent properties. A more efficient and aesthetic drainage treatment, either surface or subsurface, should be implemented. The passageway should be resurfaced. (Photos #3, 12)
3. The cyclone fence that backs the west end of the beach should be replaced. Use of materials that blend with the environment would give the fence a more natural character. (Photos #2, 19, 22)
4. A program for regularly cleaning the beach of refuse should be implemented.

Lake Tahoe Scenic Resource Evaluation  
11. Agatam Beach

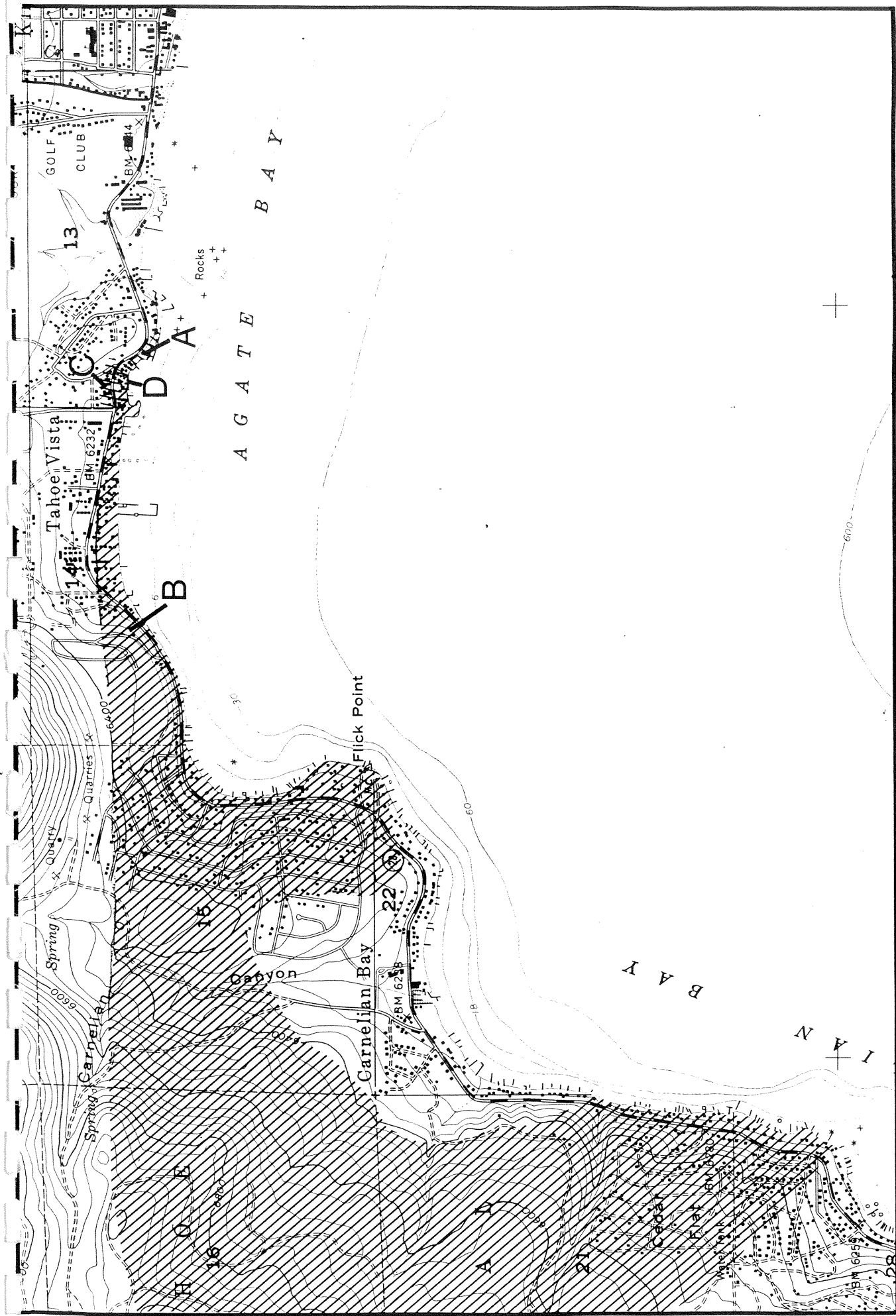


Figure 11b Visually Sensitive Areas

AGATAM BEACH

NORTH ↑

SCALE: 1"=2000'



## 12. PATTON BEACH

Patton Beach is located along the north shore of the lake off Highway 28 (North Lake Boulevard) near Onyx Street, within a mile of Carnelian Bay. The beach is operated by the North Tahoe Recreation and Parks Department and is open year round for swimming and picnicking. The park provides approximately 150 feet of rocky beach with a few picnic tables.

The beach is a narrow strip of land just off a section of Highway 28 which is lined with scattered commercial development. The beach is within several hundred feet of the road with little in between to obstruct views from one to the other. The entry road, which is flanked by two grass-covered lots, provides a clear sight line from the road through to the lake, except when there are cars in the parking area, which parallels the beach. The beach itself has minimal facilities and is modest in size; its uniqueness consists in the black rock of which it is comprised. Although a broad view of the lake is provided, the edges are distant and lack distinction. The development visible in the 180 degrees of viewshed inland from the lake greatly compromises the positive attributes of the viewshed in the opposite direction. A large warehouse structure projects out to the water's edge to the west and to the east several piers project into the lake. To the north the beach is backed by a vacant lot and many telephone lines that criss-cross in front of the wooded ridge that forms the background.

### Patton Beach--Components

#### Views from the Recreation Area

- 12-1. Panoramic view of lake from mid-beach (Photos #7-12).  
Rating: 13. Unity 4; Vividness 4; Variety 3; Intactness 2.

#### Natural Features of Patton Beach

- 12-2. Rock-covered beach (Photos #6, 7, 12).  
Rating: 15. Unity 4; Vividness 4; Variety 4; Intactness 3.
- 12-3. Aspen trees (Photo #6).  
Rating: 10. Unity 3; Vividness 3; Variety 2; Intactness 2.

#### Man-Made Features of Patton Beach

- 12-a. Entry treatment (Photo #4, 5, 14).  
Rating: 6. Coherence 1; Condition 2; Compatibility 2; Design Quality 1.
- 12-b. Parking area (Photos #5, 16).  
Rating: 6. Coherence 1; Condition 2; Compatibility 2; Design Quality 1.

### Summary:

The scenic significance of Patton Beach consists primarily of the black, rocky beach, which is unique to the area. The views it affords of the lake are typical distant views of the far shores which have good scenic quality but lack distinction. The major visual drawbacks are the unsightly development and visual clutter that impinge upon the site from its inland side.

Lake Tahoe Scenic Resource Evaluation  
12. Patton Beach



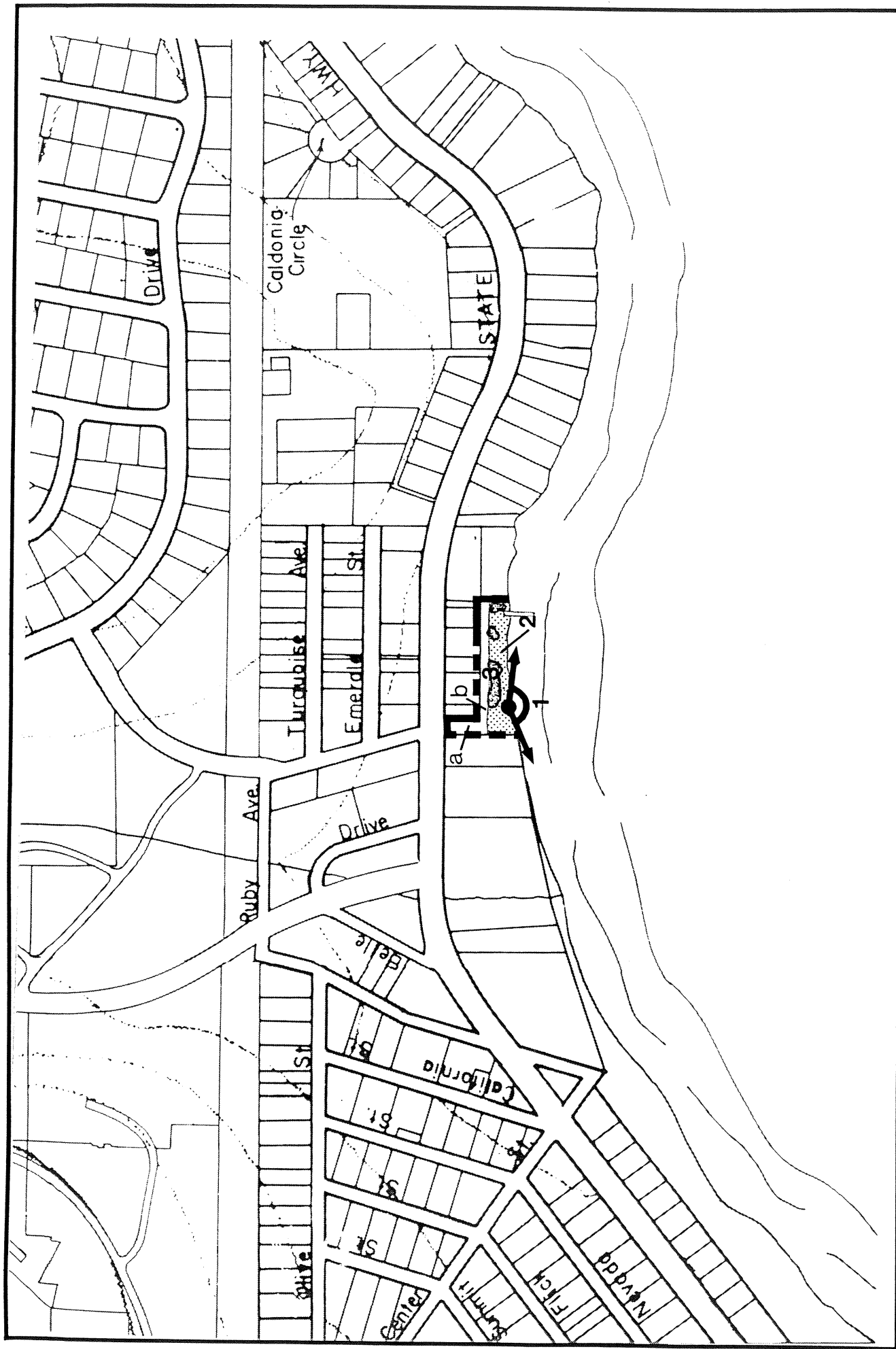
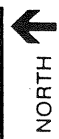


Figure 12a Scenic Resources

# PATTON BEACH



SCALE: 1"=400'



Elements That Contribute to the Scenic Quality of Patton Beach

- A. The panoramic view of the lake.
- B. The black rock-covered beach.
- C. The small stand of aspen trees along the back edge of the beach.

Elements That Detract from the Scenic Quality of Patton Beach

- A. The ridgeline that terminates the view to the west is fairly heavily forested; nevertheless, a significant amount of development is visible, especially along the shoreline where trees have been removed and/or the structures have been sited with very little setback from the lake's edge. In several instances use of light-colored building materials make structures visible despite good screening.
- B. The property adjacent to the west end of the beach is dominated by the large blue warehouse structure. This very prominent feature detracts greatly from the natural character of the viewshed, although the building itself is of some interest. The cyclone fence which runs along the western edge of the beach and access road is out of character and detracts from the scenic quality.
- C. The shoreline east of the beach is lined with private piers that indicate a substantial level of development; however, views of the accompanying houses are minimal, making the visual impact relatively minor.
- D. The melange of buildings, cars, and overhead utility lines to the north of the beach creates a disquieting backdrop and detracts from the overall quality of the view.
- E. The ill-defined parking area leads to a helter-skelter arrangement of parked cars which detracts from the visual quality of the entry.

Recommendations for Preserving the Scenic Quality of Patton Beach

- A. Ridge west of Patton Beach
  - 1. Existing trees should be preserved as a visual screen between structure(s) and major public use areas. This is particularly important on the beach front since structures are visible from many points around the lake.
  - 2. Structures should not be permitted to exceed the height of the existing tree cover.
  - 3. Structures should not be permitted to extend above the ridgeline. Tree removal should not create gaps in the vegetation along the ridge top.

4. Development should not be permitted where tree cover is too sparse to visually absorb new structures, road cuts, and other attendant improvements.
5. Use of reflective materials should be restricted and use of materials which blend into the surrounding landscape encouraged. Hues should fall within a range of natural colors that complements rather than contrasts with the existing vegetation and earth tones. Values should be equal to or darker than those of surrounding colors. The recommendations should apply to all visible surfaces of structures including roofs, siding, fences, etc. (Photos #7, 8, 9)

B. Property adjacent to west end of beach

Because the warehouse causes considerable visual disruption, it is important that development of the adjoining property be sensitive to the possibility of further visual degradation. New development should be required to provide screening and setbacks so that it will not be visible from the beach. Fencing should be more compatible with the environment, e.g. the cyclone fence could be replaced with one made of natural materials. (Photos #7, 13)

C. Shoreline east of beach

Existing development along this stretch of shoreline is well screened from beach views (with the exception of the piers which extend out into lake). Any new development should not be visible from the beach.

D. Area north of beach

The foreground views of the development along Highway 28 contain a great deal of visual clutter while the background is comprised of a heavily forested ridgeline which should be protected. The above recommendations A-1 through A-5 should be applied to this ridge. (Photos #13-16)

E. Patton Beach

1. Parking area should be reduced and better organized. The area at the end of the access drive should be kept free of cars to allow views of the lake upon entry to the recreation area. (Photos #4, 5, 16)
2. Landscape buffer between beach and parking area should be augmented to provide more enclosure for the beach. (Photos #13-16)
3. Landscape treatment should be introduced on north edge of parking area to block views of traffic on Highway 28. (Photos #6, 15, 16)

4. Landscape treatment should be introduced on western edge of recreation area to screen views of adjacent development. (Photos #7, 13, 14)
5. Landscaping and signage should be added to formalize entry and improve its visual appeal. (Photos #4, 14)

Lake Tahoe Scenic Resource Evaluation  
12. Patton Beach

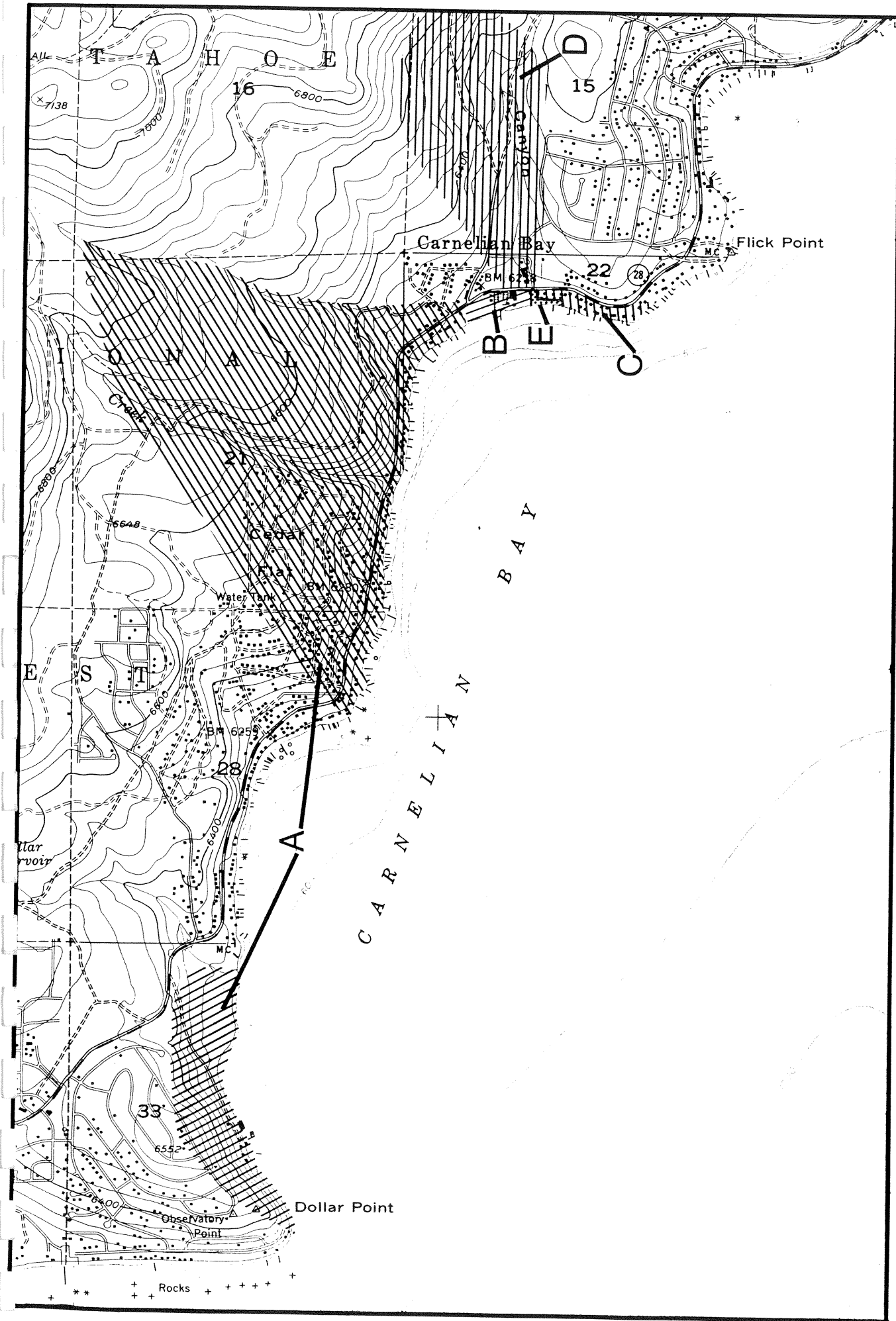


Figure 12b Visually Sensitive Areas  
**PATTON BEACH**

SCALE: 1"=2000'

