

### 13. LAKE FOREST BEACH

Lake Forest Beach is on the southern shoreline of the Lake Forest Peninsula at the end of Bristlecone Street. The beach is operated by the Tahoe City Public Utilities District Parks and Recreation Department and is open for swimming, picnicking, and windsurfing year round.

The recreation area has two halves with distinctly different visual characters. The more heavily used portion lies to the east of the entry road and consists of a small dark sand beach backed by a stand of broadleaved trees (aspens, alders, etc.). The beach is nicely enclosed by the vegetation, and picnic tables and restrooms have been placed inside the shelter of the grove. Farther inland, private residences are located well back from the beach. The other portion of the recreation area, which is west of the entry road, has very little beach, consisting almost entirely of grass covered meadow. Inland from the meadow, conifer forest defines the edge of the recreation area. A few picnic tables are placed near the shore; however, this half of the recreation area does not appear to be heavily used. Each half of the recreation area provides views of the lake with slightly different orientations. The views from the western portion are to the south and west, while the eastern portion of the beach provides views oriented more to the east and south. The panorama to the east and south affords a broader vista (approximately 180 degrees compared to 135 degrees plus or minus from the west end) and contains significantly less discernible development. A small, densely vegetated island lies just offshore and provides an unusual natural feature in the foreground. The panorama to the west provides views primarily of the west shore of the lake. Development is visible along the shore from immediately adjacent to the site to just south of Tahoe City.

#### Lake Forest Beach--Components

##### Views from the Recreation Area

- 13-1. Panorama of lake from east end of beach (Photos #3-8).  
Rating: 15. Unity 4; Vividness 4; Variety 4; Intactness 3.
- 13-2. Panorama of lake from west end of beach (Photos #13-15).  
Rating: 13. Unity 3; Vividness 4; Variety 3; Intactness 3.

##### Natural Features of Lake Forest Beach

- 13-3. Grove of broadleaf trees on east end of beach (Photos #9, 19).  
Rating: 16. Unity 4; Vividness 4; Variety 4; Intactness 4.
- 13-4. Beach at east end of recreation area (Photos #8, 10).  
Rating: 15. Unity 4; Vividness 3; Variety 4; Intactness 4.
- 13-5. Island just offshore (Photos #6, 7).  
Rating: 15. Unity 4; Vividness 3; Variety 3; Intactness 5.

- 13-6. Grassy meadow at west end of recreation area (Photos #18).  
Rating: 13. Unity 3; Vividness 3; Variety 3; Intactness 4.

Man-Made Features of Lake Forest Beach

- 13-a. Parking area (Photos #16, 17).  
Rating: 7. Coherence 2; Condition 2; Compatibility 2; Design Quality 1.
- 13-b. Restrooms.  
Rating: 6. Coherence 1; Condition 3; Compatibility 1; Design Quality 1.
- 13-c. Entry treatment (Photos #17).  
Rating: 6. Coherence 2; Condition 2; Compatibility 1; Design Quality 1.

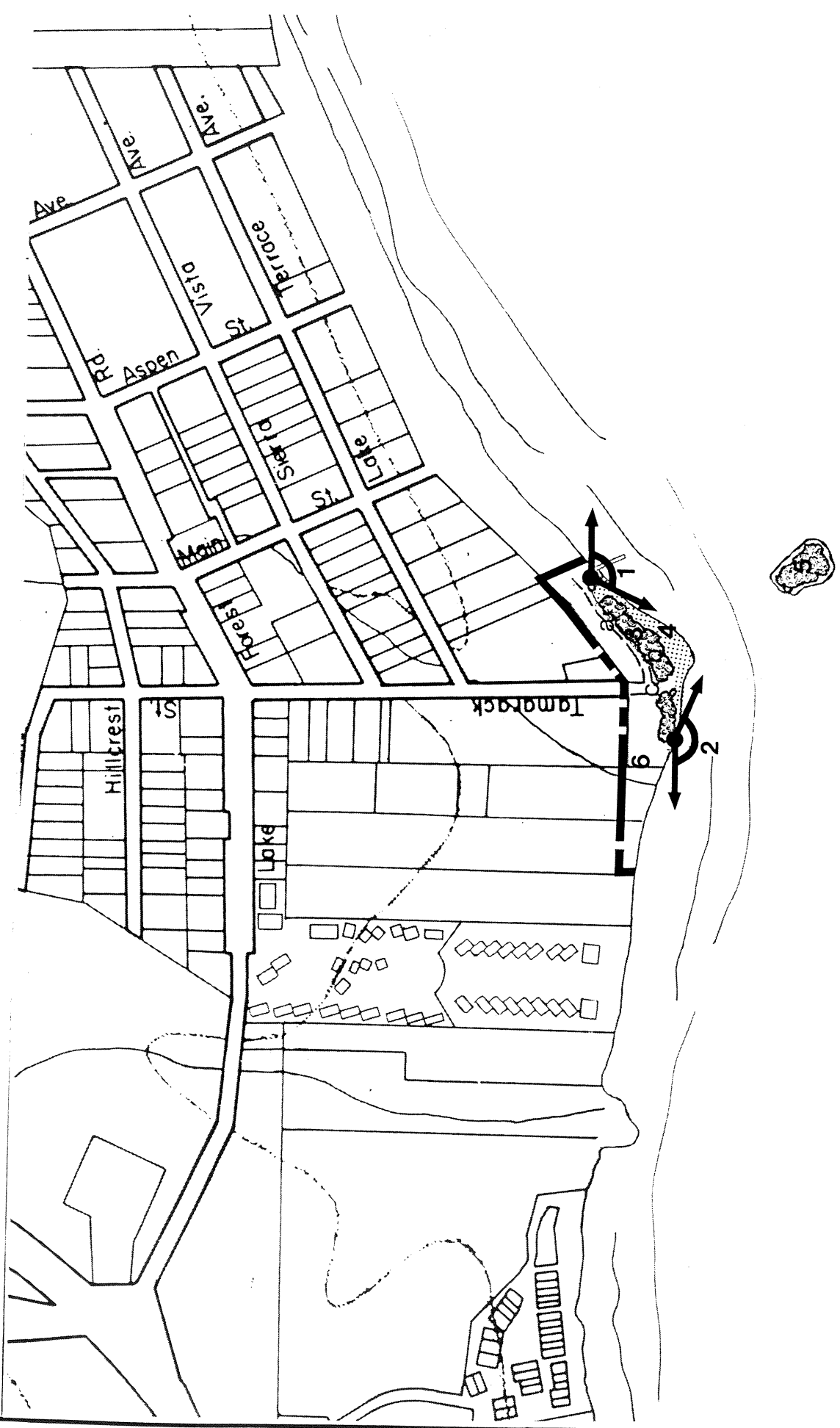
Summary:

The location of this recreation area on a small point facing south provides dramatic sweeping views of the southern half of the basin. The area also has enough internal visual interest (vegetation, island, etc.) to complement the views outward. Although several areas of development are visible, none of them detracts greatly from the view.

NORTH ↑

SCALE: 1"=400'

Figure 13a Scenic Resources  
**LAKE FOREST BEACH**





Elements That Contribute to the Scenic Quality of Lake Forest Beach

- A. Sweeping panoramas of the entire southern half of the lake with snow-capped peaks in distance.
- B. Grassy meadow at west end of recreation area.
- C. Grove of broadleaf trees.
- D. Dark sand beach at east end of recreation area.
- E. Heavily vegetated island off the shore opposite beach area.

Elements That Detract from the Scenic Quality of Lake Forest Beach

- A. Development on Dollar Point (to the east of the recreation area) detracts from the natural landscape where light-colored building materials stand out against the green background and where structures have been sited with no vegetation to conceal them.
- B. Development along the shore from the recreation area to south of Tahoe City is clearly visible where light colored and reflective surfaces attract the eye. It is also visible where structures have not been set back far enough from the beach to take advantage of the screening potential of forest vegetation and where multi-family residential units have been built along the top of an exposed ridgeline.
- C. The absence of an organized parking area leads to a confused jumble of vehicles and allows parking at the foot of the entry road which obstructs the entry view of the lake.
- D. The placement of portable restrooms in the midst of the picnic grove is incongruous. The manufactured look of the restroom contrasts greatly with the naturalness of the stand of trees and its function does not require it to be so close to the picnic tables.

Recommendations for Preserving the Scenic Quality of Lake Forest Beach

- A. Shoreline east of 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 in this area 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. The 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 #3, 10)

B. Shoreline west of beach

Recommendations A1-A5 above also apply to this area. (Photos #11, 12, 13)

C. Lake Forest Beach

1. A formal parking area should be designed. This should include room for a turnaround, since at present there is not enough room to turn a vehicle around when cars are parked along both sides of the road. The area at the end of the access drive should be kept free of cars to allow views of the lake from the entry to the recreation area. (Photos #16, 17)
2. The portable restroom should be located where it does not impinge upon the areas that are considered scenically important. The inland side of the parking area would provide an appropriate location. An alternative to relocating the portable restroom is to replace it with a permanent one made of materials that would blend with the natural environment.

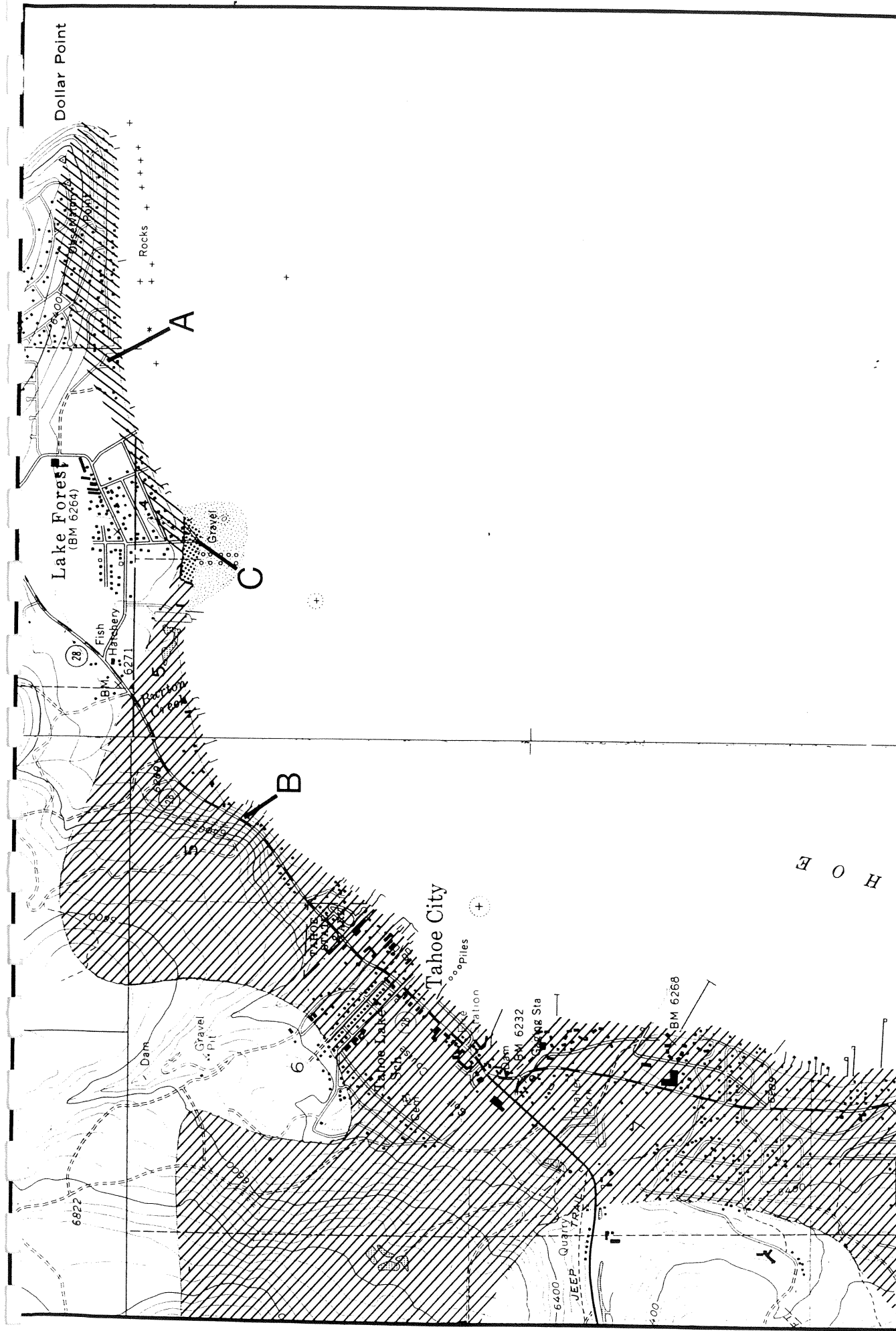


Figure 13b Visually Sensitive Areas  
LAKE FOREST BEACH

NORTH ↑

SCALE: 1"=2000'



#### 14. LAKE FOREST CAMPGROUND AND BOAT RAMP

The Lake Forest Campground and boat ramp are located approximately two miles east of Tahoe City on Highway 28 at Lake Forest Drive. The recreation area is operated by the Tahoe City Public Utilities District Parks and Recreation Department and is open for camping, boating, swimming, and fishing from Memorial Day to Labor Day.

The recreation area is made up of two distinct areas which support very different activities. The campgrounds are located in the northeastern portion of the property, an area which is covered with conifer woodland and a dense undergrowth. The focus is internal. There are no views of any significance of areas outside the recreation area. The southwestern portion of the property, which contains the boat ramp facility, is completely open without any sense of enclosure. The focus of attention, therefore, is the surrounding landscape. Unlike many beach areas around the lake where the forest forms a backdrop that encloses the beach and focuses attention toward the openness of the lake, the forest here is quite removed and does not offer that sense of definition. The forested campground area is visible to the north across an open meadow and a soccer field. The adjoining shoreline to the west is developed fairly densely with single family residences. A creek runs between the development and the recreation area, but there is essentially no vegetation to screen the development. The entire east side of the boat ramp area is bordered by the structures and parking facilities of the U.S. Coast Guard facility. There is a cyclone fence, but no vegetation between these two properties. The boat ramp area is comprised primarily of a flat asphalt paved area with a single tree in the center and a few scattered trees along the edges. This pavement goes to the edge of the lake, leaving only one small unpaved area west of the boat ramp to act as a rocky beach.

The boat ramp provides a sweeping view of the lake: down the western shore, which lies close at hand, around to the south, where the view is closed off by mountain peaks, and then back along the more distant east shore. Development seems densest near the recreation area and becomes less so as one moves away. Several areas of development stand out along the shoreline between the recreation area and Tahoe City, and a major development is also visible on the ridge due west of the recreation area. To the north, a low forested ridge is visible above the forest in the foreground.

#### Lake Forest Campground--Components

##### Views from the Recreation Area

- 14-1. View toward lake from south end of parking lot (Photos #6-11, 1).  
Rating: 13. Unity 3; Vividness 4; Variety 4; Intactness 2.

##### Natural Features of Lake Forest Campground

- 14-2. Forest cover (Photos #3, 4).  
Rating: 11. Unity 3; Vividness 2; Variety 3; Intactness 3.

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14. Lake Forest Campground and Boat Ramp

14-3. Beach area (Photos #6, 7).

Rating: 9. Unity 3; Vividness 2; Variety 2; Intactness 2.

14-4. Stream (Photos #6).

Rating: 11. Unity 3; Vividness 3; Variety 3; Intactness 2.

Man-Made Features of Lake Forest Campground

14-a. Restrooms (Photos #5).

Rating: 10. Coherence 3; Condition 2; Compatibility 3; Design Quality 2.

14-b. Parking area (Photos #2, 3, 4).

Rating: 7. Coherence 2; Condition 3; Compatibility 1; Design Quality 1.

14-c. Pier (Photos #9).

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

Summary:

The campgrounds are located on a stretch of shoreline which faces south, providing an excellent view of the peaks that run down the west side of the lake and around the south end. This viewshed is of very high quality but the setting from which it is viewed is so lacking in positive visual qualities that the overall effect is unremarkable.

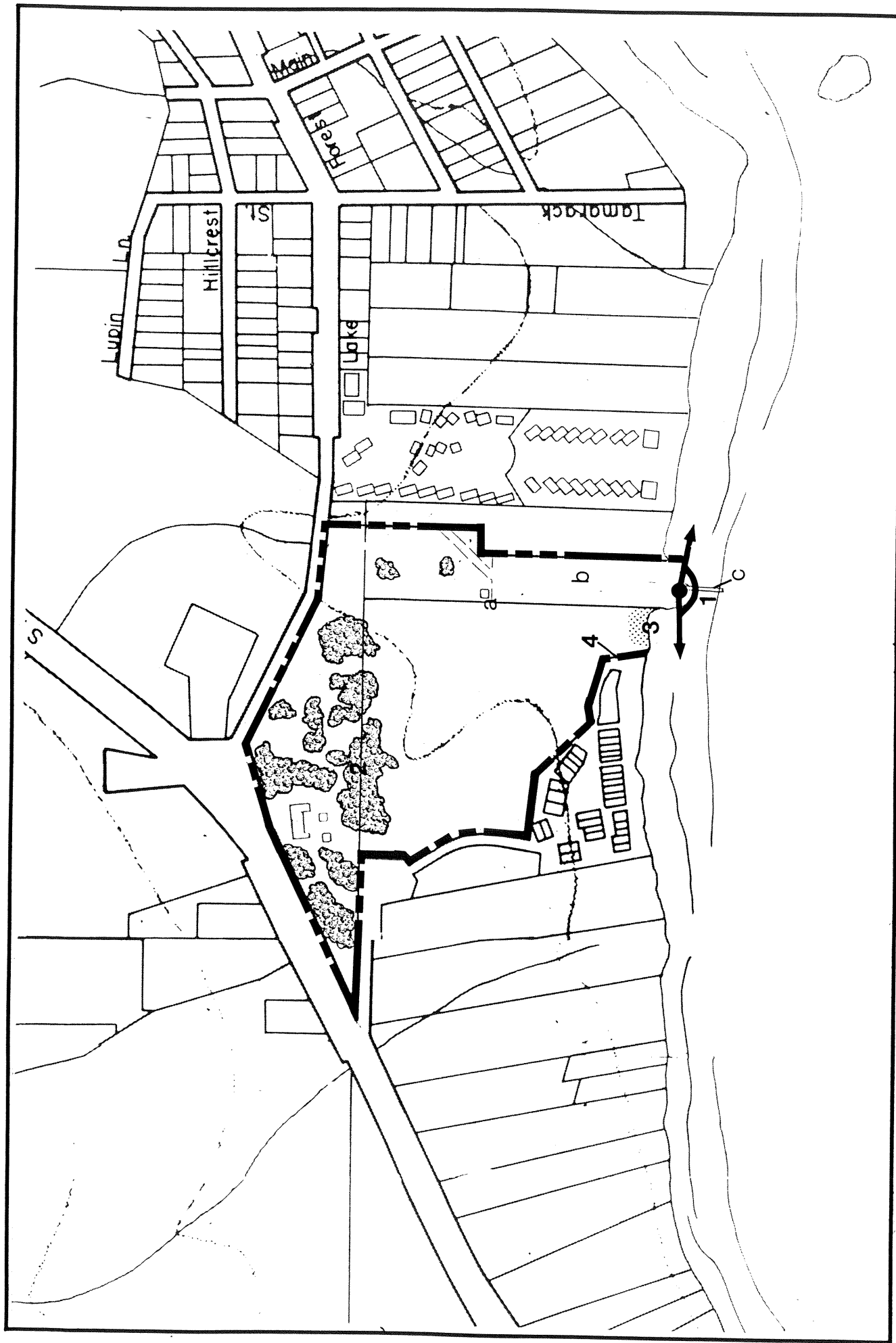


Figure 14a Scenic Resources

# LAKE FOREST CAMPGROUND/BOAT LAUNCH

NORTH ↑

SCALE: 1"=400'



Elements That Contribute to the Scenic Quality of Lake Forest Campground

- A. Sweeping panorama of the south end of the lake.
- B. Forested area which encompasses the campgrounds.
- C. The stream which runs through the camping area.

Elements That Detract from the Scenic Quality of Lake Forest Campground

- A. The U.S. Coast Guard facility to the east of the recreation area meets the edge of the lot and a cyclone fence provides the only separation between the two areas. The parked cars and trailers, as well as a storage tank and other items placed near the property line, combine to create a very cluttered appearance on this edge of the property. In addition, there are various structures and overhead wires, so that the overall effect is one of intense development dominating the natural landscape.
- B. The residential development to the west of the recreation area is so prominent that it detracts from the natural landscape. The structures have been placed directly on the shoreline which makes them difficult to screen and has led to the creation of a completely man-made edge to the lake, which is fortified by pilings. The white color used on several of the structures stands out from the dark background rather than blending into it.
- C. The large residential development on the ridge to the west of the recreation area does not benefit from any forest cover around it, and is therefore highly visible. Its elevated position and exposed nature give it a visual prominence in an area that is otherwise fairly homogeneous in color, texture, and form.
- D. Metal-roofed structures along the shore at Tahoe City reflect the sunlight, distracting attention from the natural environment.
- E. The expanse of asphalt parking lot at the boat ramp gives a barren uninviting appearance to this portion of the recreation area. Areas that might accommodate natural elements such as vegetation, rocks, etc., are eliminated since the lot extends to the edge of the lake and the property line.

Recommendations for Improving the Scenic Quality of Lake Forest Campground

- A. Shoreline west of the recreation area
  - 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 in this area 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. The 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.
6. All exposed cut-banks resulting from new development should be revegetated to help decrease the visual disruption caused by grading and reduce the potential for erosion. (Photos #6, 7, 8)

B. U.S. Coast Guard Facility

1. This area is already so intensively developed that further development is unlikely. However, if possible, mitigation measures should be instituted to improve the visual quality of the Coast Guard facility when viewed from the recreation area.
2. Replacement of the cyclone fence with one made with wood or a natural looking material to complement the natural environment would screen all objects placed along this side of the property and visually simplify the edge. Trees should be planted along the fence to introduce a natural element between the two properties.
3. Tall vertical elements like light poles, telephone poles and the accompanying wires that crisscross in the air should be reduced or eliminated wherever possible. Telephone and utility lines should be placed underground and alternative light sources developed to replace the tall towers. (Photos #1, 2)

C. Lake Forest Campground and Boat Ramp

1. The parking area should be redesigned to decrease the appearance of unbroken expanses of pavement. More islands with landscaping should be introduced. The pavement should be pulled back from the fence on the east side to create room for landscaping along this edge. To the east of the pier, the pavement should be pulled back from the water's edge to create a larger, more useable picnic area. (Photos #2, 3, 4, 10)
2. The strip of land along the west side of the parking area should be heavily landscaped to screen development of adjoining lands and to

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14. Lake Forest Campground and Boat Ramp

introduce more natural elements into the area. The small beach west of the boat ramp should be formalized with landscaping, picnic tables, a marked path, etc. (Photos #2, 6, 7)

3. Landscaping should be introduced around the restroom facility to integrate it with the natural environment. Plantings should be introduced on all four sides of the structure i.e., pavements should be removed from front to create planter areas. (Photo #5)

Lake Tahoe Scenic Resource Evaluation  
14. Lake Forest Campground and Boat Ramp





15. TAHOE STATE RECREATION AREA

Tahoe State Recreation Area is located along North Lake Boulevard approximately one-half mile north of Tahoe City. The park is operated by the California State Parks Department, and is open from Memorial Day to Labor Day for camping, picnicking, and swimming. The park provides 39 campsites.

The recreation area is comprised of two sections: the campground and the beach. The campground accounts for the major portion of the recreation area although there are no significant views out because of the forest enclosure. The beach area is comprised of a meadow and small beach at the south end of the campground. From the parking area that borders Highway 28 a small meadow slopes down to the lake's edge where there is a very modest beach not more than 200 feet long. Wild grasses grow almost to the lake's edge, leaving only a very small patch of sand. Docked at a long pier which extends into the lake from the south were a barge and crane and a landing craft. The beach is flanked by residential development to the north and a commercial shopping center to the south. Another, larger pier is located just to the south of the recreation area, and beyond that is a marina. To the north several piers extend into the lake in the foreground and the Lake Forest shoreline forms the backdrop. The eastern and south shores are visible in the distance across the lake.

Tahoe State Recreation Area--Components

Views from the Recreation Area

- 15-1. Panoramic view of lake from foot of pier (Photos #19-26).  
Rating: 11. Unity 3; Vividness 3; Variety 3; Intactness 2.

Natural Features of Tahoe State Recreation Area

- 15-2. Beach (Photos #19, 29).  
Rating: 10. Unity 3; Vividness 2; Variety 2; Intactness 3.
- 15-3. Meadow (Photos #18, 29).  
Rating: 12. Unity 3; Vividness 3; Variety 3; Intactness 3.
- 15-4. Pine forest (Photos #17, 29, 31).  
Rating: 12. Unity 3; Vividness 3; Variety 3; Intactness 3.

Man-Made Features of Tahoe State Recreation Area

- 15-a. Pier (Photos #23, 28).  
Rating: 11. Coherence 3; Condition 3; Compatibility 3; Design Quality 2.
- 15-b. Buildings (Photos #32).  
Rating: 12. Coherence 3; Condition 3; Compatibility 3; Design Quality 3.

Summary:

The view of the lake from the beach area is the only significant feature of this recreation area. The natural features lack distinction and the recreation area appears squeezed between adjoining shoreline development. The large number of boats and piers visible from the beach, while not particularly unattractive, offer the sense of a developed population center rather than a natural wilderness area.

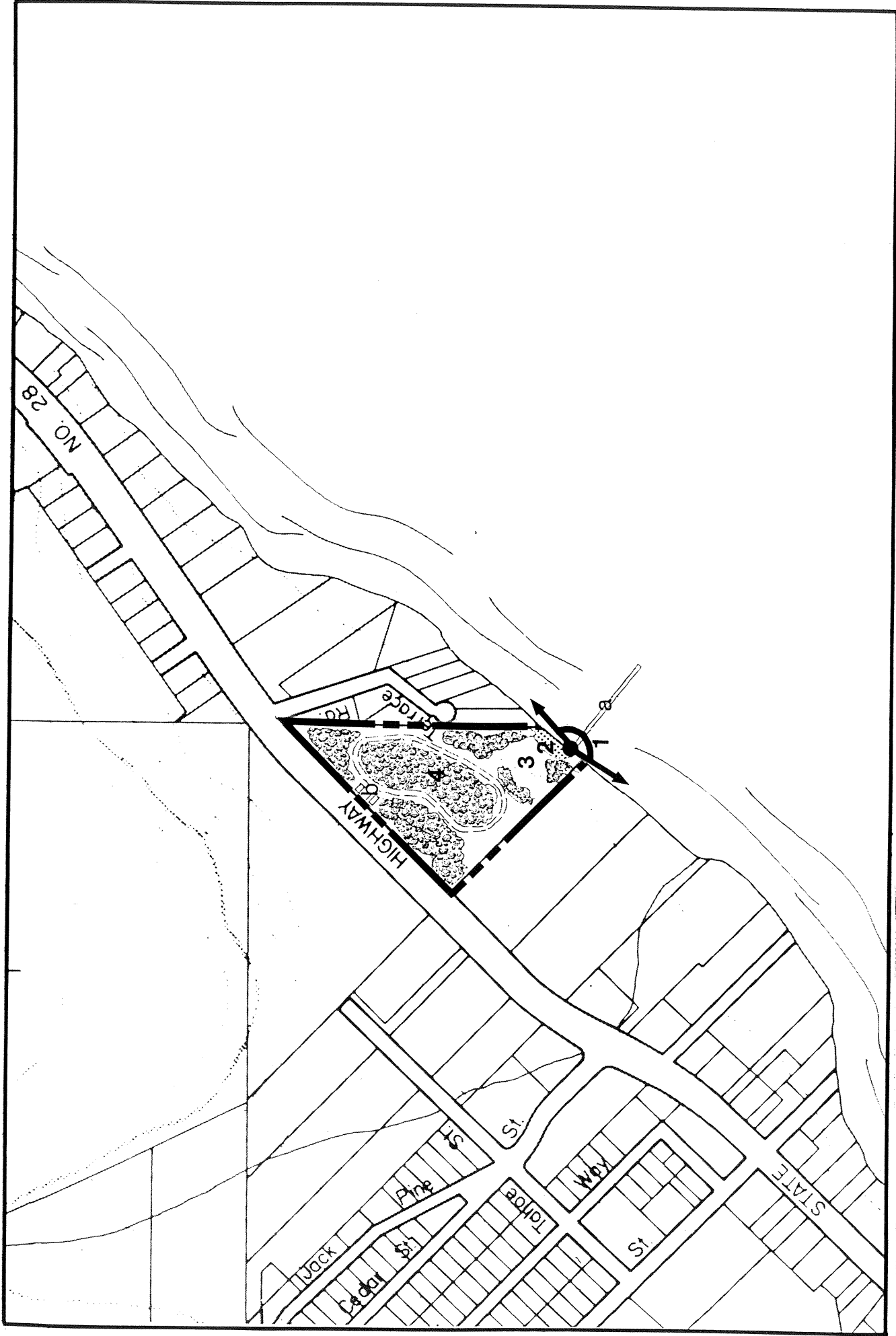


Figure 15a Scenic Resources

# TAHOE STATE RECREATION AREA

NORTH ↑

SCALE: 1"=400'



Elements That Contribute to the Scenic Quality of Tahoe State Recreation Area

- A. Panoramic view of lake.
- B. Grassy meadow adjacent to lake edge.
- C. Pine forest which encompasses the campground and forms the backdrop for the beach.

Elements That Detract from the Scenic Quality of Tahoe State Recreation Area

- A. The elevated position and scale of the commercial development to the south create a particularly strong impact on the modest beach area. The fill slopes along the lakeshore create erosion problems and make access to the existing pier impossible to all except the intrepid hiker.
- B. The large pier to the south and the marina development beyond it create a great deal of foreground activity and visual clutter which compete with the more scenic background elements (i.e., lake with mountain backdrop).
- C. Residential development just north of the beach is quite well screened by vegetation when viewed from the beach; however, the numerous piers make it apparent that development is quite close. When viewed from farther out on the pier, the houses become prominent, since most have been built very close to the water's edge.
- D. To the north, the development in the Lake Forest vicinity appears to blend fairly well with the environment along the upper slopes. However, along the shoreline a large complex of structures is visible due to its proximity to the shoreline and the light color of some buildings.
- E. The cyclone fence that runs along the southern boundary of the recreation area is out of character with the surrounding environment.

Recommendations for Preserving the Scenic Quality of Tahoe State Recreation Area

A. Lake Forest vicinity and shoreline north of 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 in this area 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. The 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.
6. On piers directly north of the beach, structures out over the lake which would obstruct views should not be permitted (e.g. boat-houses, etc.). (Photos #19, 20, 21, 30)

B. Shoreline south of beach

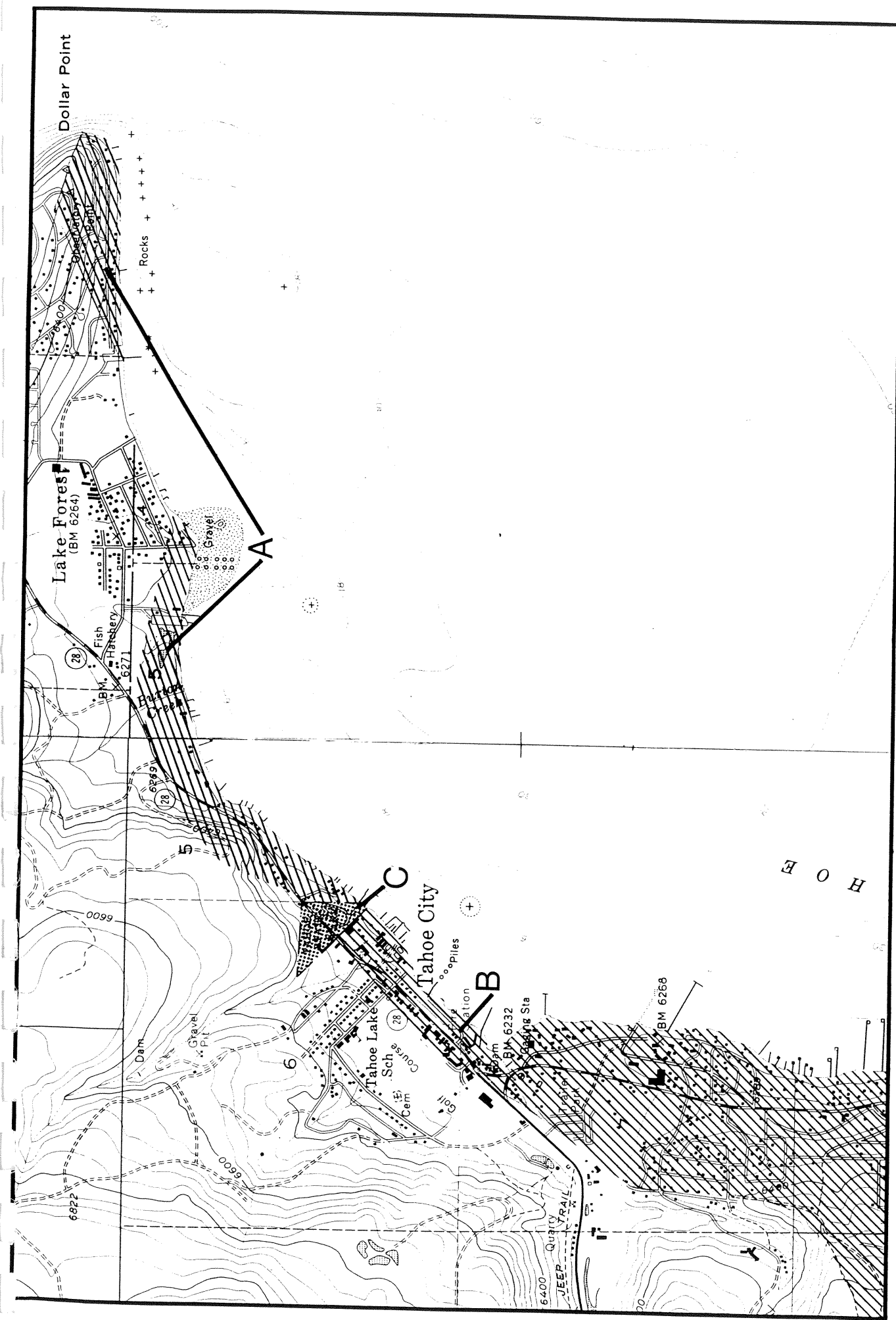
The extent of the sensitive area includes only the commercial development adjacent to the recreation area. The following mitigation measures are appropriate:

1. Erosion problems along shore require attention.
2. Visual screening of structure should be implemented.
3. If pier is no longer in use, its removal should be considered. (Photos #25, 26, 27)

C. Tahoe State Recreation Area

1. The barge and landing craft that are anchored off the beach disrupt the natural environment. They should not be anchored in the recreation area. (Photos #26, 27, 28)
2. The cyclone fence that borders the southern edge of the property should be screened with landscaping or replaced with a fence constructed of less obtrusive materials. (Photo #28)

Lake Tahoe Scenic Resource Evaluation  
15. Tahoe State Recreation Area



NORTH ↑

SCALE: 1"=2000'

Figure 15b Visually Sensitive Areas  
TAHOE STATE RECREATION AREA



#### 16. TAHOE CITY COMMONS BEACH

The Tahoe City Commons Beach is located in the center of Tahoe City just off North Lake Boulevard on the northwestern side of the lake. The Commons Beach is operated by the Tahoe City Public Utility District and has facilities for picnicking, swimming, and other recreational activities.

The park is separated from the bustle of downtown Tahoe City by a steep slope which encloses the beach to the north and west. This bank is covered with mature conifers which add to both the visual appeal of the backdrop and its effectiveness as a buffer. This sense of enclosure focuses one's attention toward the lake. The view out from the beach is comprised primarily of lake with distant mountain backdrop. Little of the shoreline can be seen to the north. The foreground view is terminated by a metal warehouse structure and a marina. The southern end of the panorama is formed by the shoreline which turns at an angle to the beach to reveal a heavily wooded shoreline with the two-story structures of the Tahoe Marina Lodge built in among the trees. Behind these buildings which enclose the south end of the park two ridges of hills are visible, the more distant of which reveals the top of a ski run. The park itself is planted with lawn and has a more urban than natural character to it.

#### Tahoe City Commons Beach--Components

##### Views from the Recreation Area

- 16-1. Panoramic view of lake from the middle of park (Photos #1-6, 12).  
Rating: 15. Unity 4; Vividness 4; Variety 4; Intactness 3.

##### Natural Features of Commons Beach

- 16-2. Conifer trees that grow along the inland edge of park (Photos #7, 14, 15).  
Rating: 12. Unity 3; Vividness 3; Variety 3; Intactness 3.
- 16-3. Beach (Photos #11, 12, 15).  
Rating: 10. Unity 3; Vividness 2; Variety 2; Intactness 3.

##### Man-Made Features of Commons Beach

- 16-a. Restrooms (Photos #8, 21).  
Rating: 15. Coherence 3; Condition 4; Compatibility 4; Design Quality 4.
- 16-b. Parking (Photos #13, 14).  
Rating: 10. Coherence 3; Condition 3; Compatibility 2; Design Quality 2.
- 16-c. Children's play area (Photos #7, 20).  
Rating: 13. Coherence 3; Condition 4; Compatibility 3; Design Quality 3.
- 16-d. Central lawn area (Photos #7-10).  
Rating: 13. Coherence 4; Condition 3; Compatibility 3; Design Quality 3.

Summary:

The quality of the views from the Commons Beach is somewhat higher than from other viewpoints along the north shore. The natural setting has a higher overall quality and the view orientation, while very similar to other north shore recreation areas, is better defined and reveals only limited development. The development at either end of the recreation area is the most distracting aspect, particularly the large metal structure associated with the marina to the north. Considering its proximity to downtown Tahoe City, this park affords a very pleasant and unique lake viewpoint.

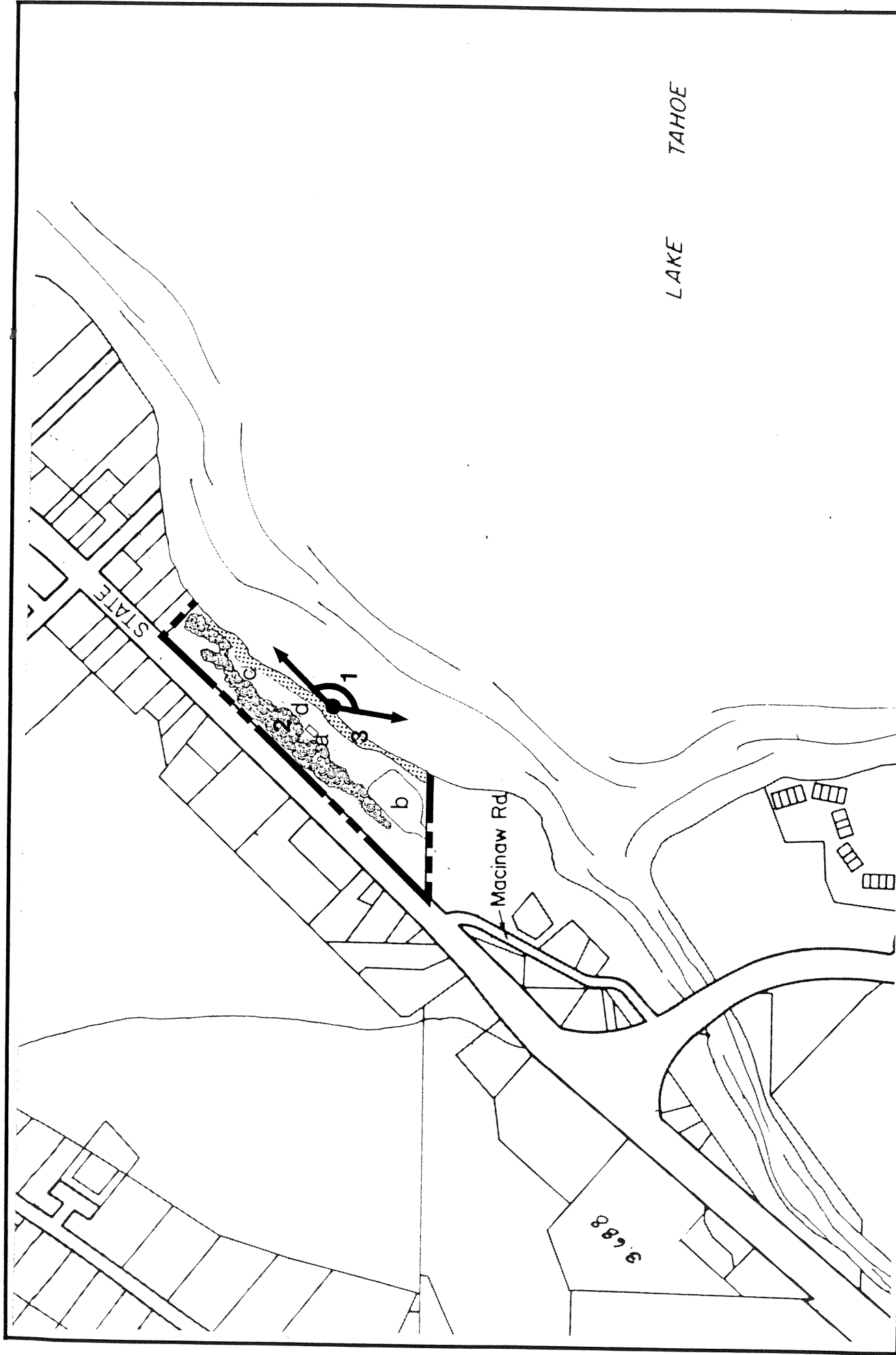


Figure 16a Scenic Resources

## TAHOE CITY COMMONS BEACH

NORTH ↑

SCALE: 1"=400'



Elements That Contribute to the Scenic Quality of Commons Beach

- A. Panoramic views of the lake.
- B. Conifer trees that define the edge between the street and the beach.
- C. Expanse of lawn.
- D. View of wooded shoreline south of beach.

Elements That Detract from the Scenic Quality of Commons Beach

- A. The metal warehouse structure north of the beach is very much out of character with its surroundings and greatly reduces the scenic quality. The size and material of the building, as well as its siting so close to the water, preclude any means of mitigating the negative visual impact.
- B. The multi-story buildings that surround the entry and are clearly visible from the beach disrupt what would otherwise be a predominantly natural landscape. This is also true of the structures that extend onto the wooded peninsula south of the beach.
- C. The beach appears to be eroding despite the placement of rock breakwater along the northern portion of the park's shoreline.
- D. The landscaping appears worn and ragged and requires more rigorous maintenance, e.g. edges are worn and/or ill defined, terraces on hill-sides are over grown, etc.
- E. The parking lot gives a poor first impression of the visual characteristics of the park. One enters into large asphalt paved area with parked vehicles completely blocking views of either park or lake. Landscaping consists of a central island overgrown with weeds.

Recommendations for Preserving Scenic Quality of Commons Beach

- A. Shoreline north of beach

No new development should be permitted between the beach and the marina which results in substantial vegetation removal. Existing vegetation is an important psychological buffer between the beach and the first structures even if it does not visually screen them. Any change in the status of the property on which the warehouse is sited should be accompanied by measures to lessen the visual impact of this structure. (Photos #5, 6)

- B. Peninsula south of 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 in this area are visible from many points around the lake.

2. Structures should not be permitted to exceed the height of the existing tree cover.
3. The 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, 11, 12)

C. Ridgeline southwest of 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 in this area 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. The 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. These guidelines should apply to all visible surfaces of structures including roofs, siding, fences, etc. (Photos #11, 12, 20, 22)

D. Tahoe City Commons Beach

1. Consider redesign of parking area to break up expanse of asphalt, increase amount of landscaping, open visual corridors to lake and beach, and to de-emphasize the parked vehicles. (Photos #13, 14)
2. Implement a more rigorous maintenance program to rehabilitate worn areas, clean up overgrown areas, and to develop sharper, cleaner definition for different activity areas. (Photos #6, 7, 8, 9, 10)

Lake Tahoe Scenic Resource Evaluation  
16. Tahoe City Commons Beach

3. Evaluate effectiveness of rock breakwater and develop program to improve appearance of this edge. (Photos #1, 6, 7, 22)
4. Introduce landscaping at south end of beach to screen views of parking lot and to screen large multi-story buildings. (Photos #11, 12)

Lake Tahoe Scenic Resource Evaluation  
16. Tahoe City Commons Beach





## 17. GRANLIBAKKEN

The Granlibakken ski and racquet resort is located on the west shore of the lake about a half mile south of the junction of Highways 89 and 28. The resort is about a half mile west of Highway 89 on Tonopah Drive. It is privately owned and operated and its facilities include two ski lifts and a half dozen tennis courts.

Granlibakken has been developed in a forested area set apart from other development. Although subdivision development is visible on the way into the resort, once inside no external development can be seen. However, unlike the other ski areas in the basin which provide only those facilities essential for the operation of a ski resort, Granlibakken is a large development with many visitor residential units and other visitor-serving amenities. The resort is built on slightly hilly terrain covered with moderate to dense forest. The recreation facilities are in the lower portion of the site and the lodge and residential units are uphill from them to the north. The structures have been built as multiple-unit clusters that cause minimal disruption to the forest landscape. Because of the terrain, forest cover, and siting of structures, only a handful of structures are visible from any one point.

The ski area is rather small and appears to pre-date the rest of the resort, given the appearance of the buildings associated with it. Three buildings face the ski slope, so that one is confronted with the backs of the buildings upon approaching the slope. The ski slope is a small hillside that is sparsely vegetated by low growing grasses and shows several areas of bare earth. The slope is enclosed on three sides by conifer forest. A group of residential units has been constructed just to the west of the ski area, about fifty feet from the ski hut. The tennis facilities are located down the road to the east of the ski area.

### Granlibakken--Components

#### Views from the Recreation Area

- 17-1. View of ski area from foot of parking area (Photos #19-23).  
Rating: 12. Unity 3; Vividness 3; Variety 3; Intactness 3.
- 17-2. View of ski area from hillside across from ski area (Photos #27-31).  
Rating: 10. Unity 2; Vividness 3; Variety 3; Intactness 2.

#### Natural Features of Granlibakken

- 17-3. Conifer forest which encompasses the recreation area (Photos #27, 34, 35, 43).  
Rating: 12. Unity 3; Vividness 3; Variety 3; Intactness 3.
- 17-4. Ski slope (Photos #20, 21, 28, 29, 36, 37).  
Rating: 9. Unity 3; Vividness 2; Variety 2; Intactness 2.

Man-Made Features of Granlibakken

- 17-a. Lodge (Photos #39-42).  
Rating: 17. Coherence 5; Condition 4; Compatibility 4; Design Quality 4.
- 17-b. Visitor residential units (Photos #27, 32, 33, 34, 43).  
Rating: 17. Coherence 4; Condition 5; Compatibility 4; Design Quality 4.
- 17-c. Parking area for ski area (Photos #28, 29, 36).  
Rating: 11. Coherence 3; Condition 3; Compatibility 3; Design Quality 2.
- 17-d. Tennis facilities (Photos #16, 26).  
Rating: 14. Coherence 4; Condition 4; Compatibility 3; Design Quality 3.

Summary:

The Granlibakken ski and racquet resort has a moderate scenic quality, with its slightly hilly topography and dense forest cover creating most of the visual interest. As in most heavily forested areas, there are no opportunities for distant views. The resort development is well designed and well sited. Even with the large number of structures in the development, the natural landscape predominates. However, the visual impact of the development does overpower the natural landscape in the ski area, because of the placement of the structures and the poor condition of the vegetation on the slope, which becomes especially apparent without snow cover.

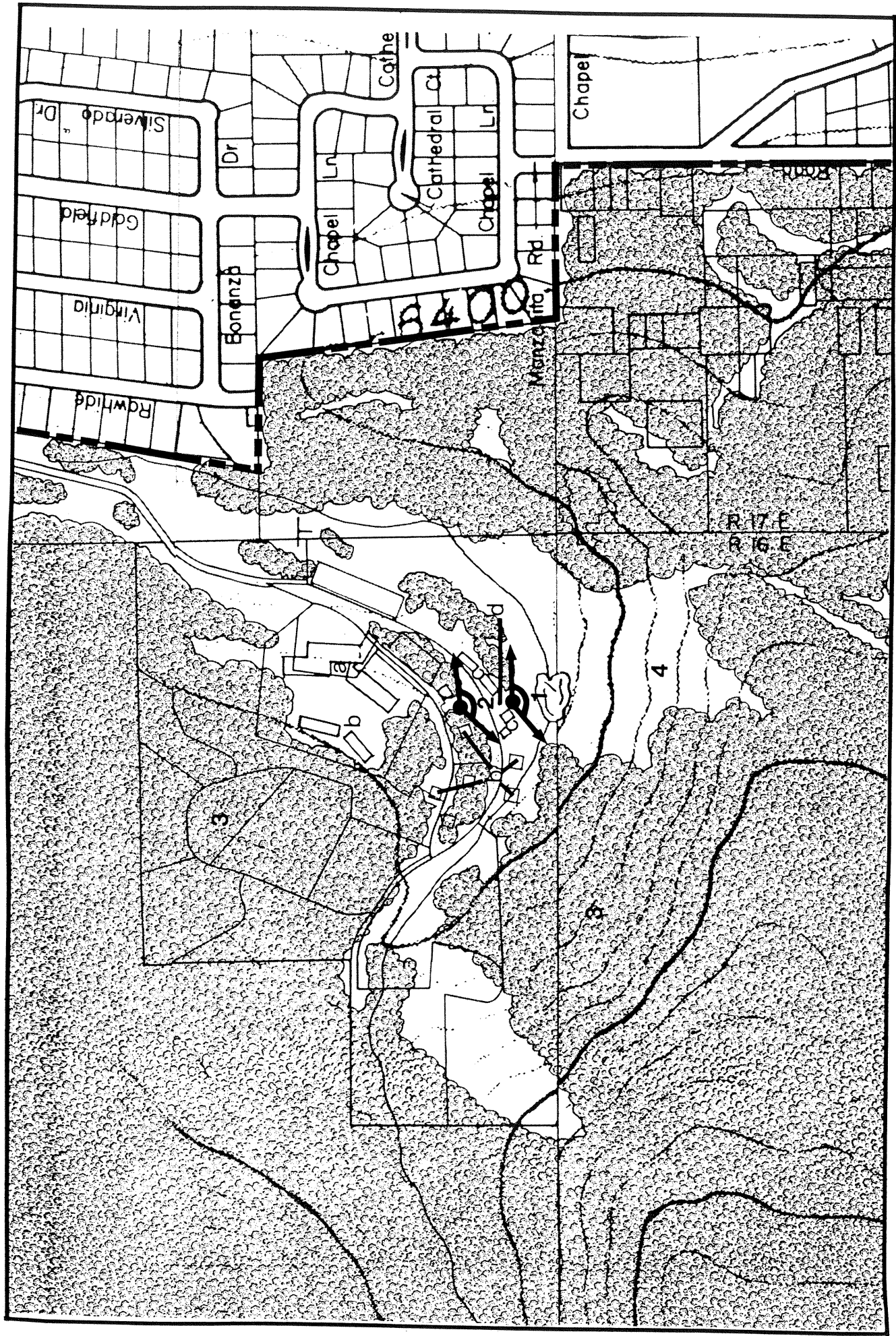


Figure 17a Scenic Resources

GRANLIBAKKEN

NORTH ↑

SCALE: 1"=400'



Elements That Contribute to the Scenic Quality of Granlibakken

- A. The slightly hilly terrain on which the resort is built.
- B. The dense conifer forest which encompasses the ski area.

Elements That Detract from the Scenic Quality of Granlibakken

- A. The sparse, and in some places non-existent, vegetative cover on the ski slope gives the ski area a worn appearance that contrasts sharply with the lushness of the surrounding forest.
- B. The group of structures immediately north of the ski slope blocks views into the ski area from other areas of the resort, and also turns unadorned back walls toward the approach way. This string of buildings acts as a visual barrier and distracts the viewer's attention from the natural environment. The main opening between these buildings is occupied by the parking lot for the ski area.

Recommendations for Preserving the Scenic Quality of Granlibakken

- A. Areas bordering the resort area
  - 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. 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. 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.
- B. Granlibakken Resort
  - 1. The ski slope should be revegetated with shrubs or ground cover species that will protect the slopes from erosion, stand up to the heavy ski area traffic, and have a lush appearance during the off-season. (Photos #20, 21, 28, 29)
  - 2. The entrance to the ski area should be redesigned to visually open the entry way and make it more welcoming and visually interesting. The two shed-roofed structures in particular have a negative visual impact. Their function should be evaluated and, if not essential, one or both might be removed. The removal of the one across from the Ski Hut would open up the area, allowing views into the ski

area. It would also provide additional room for parking. If not removed, renovations should be made to improve the appearance of the backs of these buildings. These improvements might include structural alterations (i.e., adding windows, doors, etc.), architectural detailing, and landscaping. The Ski Hut should be renovated to face in two directions (i.e., both toward the slope and toward the entrance). Landscaping around this structure would also help improve the appearance of this rather plain structure. To the west of the Ski Hut a major planting of trees and shrubs should be introduced to create a buffer between the ski area and the residential units which have been sited in rather close proximity to the more public ski area. (Photos #28-31, 36-38)





18. WILLIAM KENT BEACH AND CAMPGROUND

William Kent Beach and Campground are located on the west shore of the lake in the Sunnyside area just off Highway 89. The beach and campgrounds are operated by the U.S. Forest Service and are open for camping, picnicking, and swimming from late May to mid-October.

The beach and campground are on opposite sides of Highway 89 and thus completely separate. Both are surrounded by development. The campground is in a heavily forested area surrounded by residential development. The forest creates a very enclosed environment which prevents views much beyond the property lines but the single family residences that line the edges of the property are quite close and very visible.

The beach is a very small area situated between commercial development to the south and west and a private beach club to the north. The main portion of the recreation area consists of a flat picnic area which is open in the center and has large pines growing around the perimeter. The narrow, rock-covered beach is several feet below the level of the picnic area. There are many boats moored in the lake just out from the beach. The areas to the immediate north and south appear to be major boat mooring areas and in fact views to the south are blocked by a marina where large boats are moored. The view to the west beyond the boats is of the lake and the eastern shoreline in the distance. To the north the views are closed off by a wooded peninsula that extends out into the lake. This peninsula is very densely vegetated and only a couple of structures are visible. The private recreation area to the north has little development on the shore, although there are several piers and many boats, both on the shore and the lake. The boundary between the public and private beaches is marked with a cyclone fence topped with barbed wire which extends along the width of the property and out into the lake. The southern boundary is marked with a wooden picket fence. There is a large two-story structure very close to the property line on the other side which is clearly visible.

William Kent Beach and Campgrounds--Components

Views from the Recreation Area

- 18-1. View of lake from beach (Photos #12-17).  
Rating: 11. Unity 3; Vividness 3; Variety 3; Intactness 2.

Natural Features of William Kent Beach Campgrounds

- 18-2. The rocky beach (Photos #20, 21).  
Rating: 9. Unity 3; Vividness 2; Variety 2; Intactness 2.
- 18-3. Large pine trees in the picnic area (Photos #9, 22, 23).  
Rating: 11. Unity 3; Vividness 3; Variety 2; Intactness 3.

Man-Made Features of William Kent Beach and Campground

- 18-a. Restroom facilities (Photos #22, 24).  
Rating: 12. Coherence 3; Condition 3; Compatibility 2; Design Quality 4.
- 18-b. Parking area (Photos #26, 30).  
Rating: 9. Coherence 2; Condition 3; Compatibility 2; Design Quality 2.

Summary:

The William Kent Beach and Campgrounds have some attractive features, e.g. the view of the lake and the pine forest. However, they are not outstanding or distinctive and the pressures of external development are beginning to decrease the natural ambience of the area.

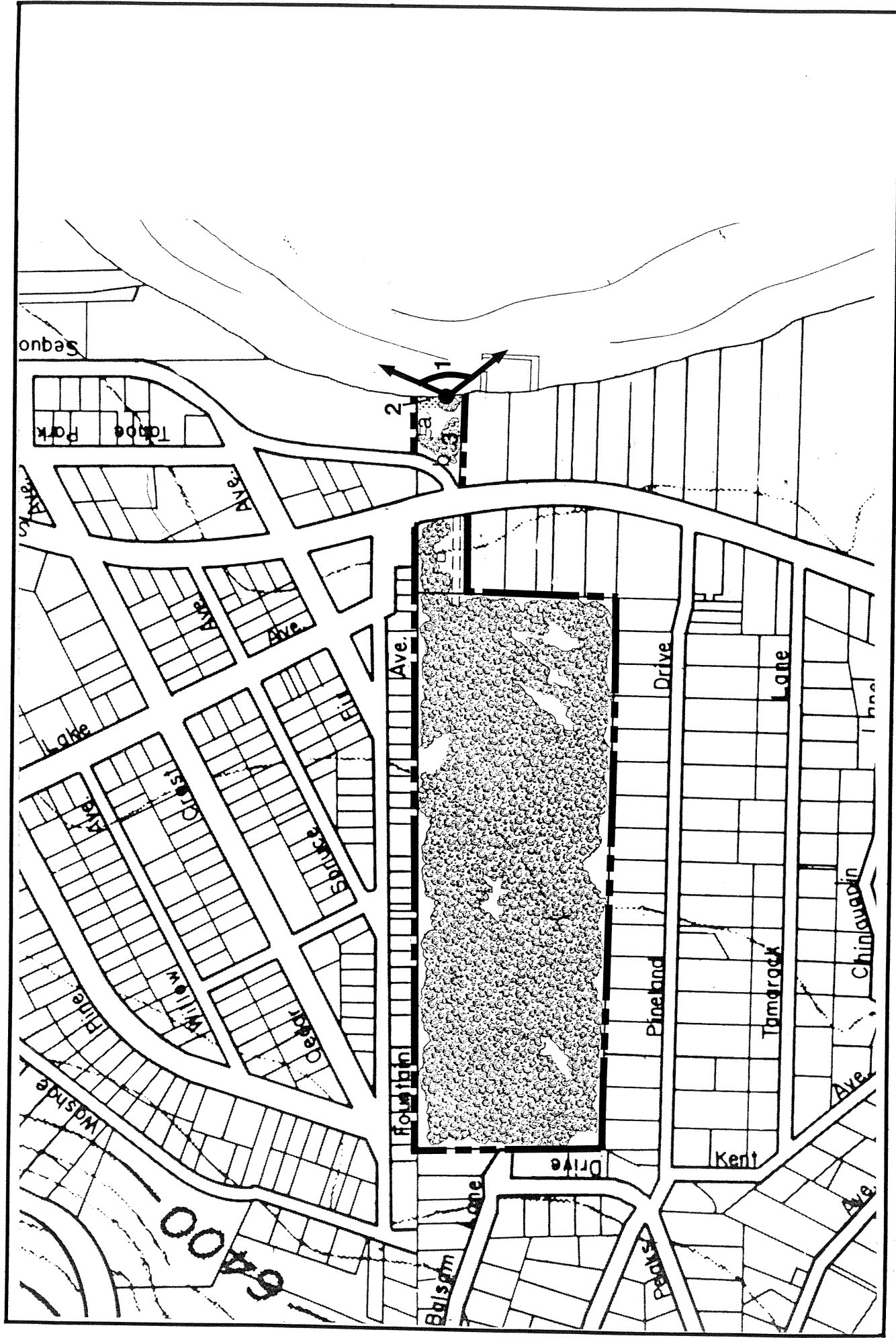


Figure 18a Scenic Resources

# WM. KENT BEACH AND CAMPGROUND

NORTH ↑

SCALE: 1"=400'



Elements That Contribute to the Scenic Quality of William Kent Beach and Campground

- A. Partially framed view of the lake from the picnic area.
- B. Tall conifers that grow around the perimeter of the recreation area.
- C. The rocky beach.
- D. The view of the lake and its eastern shore.

Elements That Detract from the Scenic Quality of William Kent Beach and Campground

- A. The marina to the south of the beach almost completely blocks the view in that direction.
- B. The building to the south towers over the picnic area and detracts from the natural setting. While not an unattractive structure, the building's height and mass combined with its proximity to the picnic area tend to compete with the natural environment.
- C. The drainage culvert that opens onto the beach is poorly sited and out of character with its context.
- D. The cyclone fence topped with barbed wire and the corrugated metal storage shed just north of the beach are more reminiscent of industrial sites than natural recreation areas. These sharply contrasting elements create a visually unpleasant foreground to what should be a pleasant view of the adjoining recreation area.
- E. The peninsula to the north appears to have absorbed development very well except where structures have been built out on the water's edge or even over the water. At these places the form and color of the structures are visually aberrant elements that contrast with the fairly regular color and texture of the forest backdrop.
- F. The very plain and spartan appearance of the concrete block utility building just north of the parking area adds to the sense of encroaching development.
- G. The visibility from the parking area of Highway 89 and the surrounding commercial establishments creates a cluttered and confusing first impression.

Recommendations for Preserving the Scenic Quality of William Kent Beach and Campground

- A. Shoreline north of William Kent Beach

1. Piers, boathouses, and other structures built out over the water are difficult to conceal, and are therefore visually disruptive. Additional structures of this type, particularly boathouses and other vertical structures over the water should be restricted.
2. Development should not be permitted where tree cover is too sparse to visually absorb it.
3. Existing trees should be preserved as a visual screen between structure(s) and major public use areas. Since beachfront structures are visible from many points on and around the lake, it is especially important that they be set back from the shore beyond the edge of vegetation.
4. 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 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, 19)
6. Boats stored on the beach at the private recreation area should be moved to a less visible location which is well-screened and away from the water's edge.

B. Shoreline south of William Kent Beach

Almost none of the shoreline south of the recreation area is visible because of the vegetation, the angle of the shoreline, and the marina. This condition should be maintained and new development should not be visible from the recreation area. (Photos #12, 13)

C. William Kent Beach

1. Landscaping should be introduced around the concrete-block utility building at the front of the recreation area to partially screen the structure from the recreation area and to soften the hard edges. (Photo #26)
2. Additional landscaping should be introduced along the southern edge of the recreation area to help screen views of the two-story structure on the adjoining property. (Photos #9, 11)
3. Additional landscaping should be introduced on the strip between the parking area and the property to the south to screen out views of the parking lot and the activity associated with the adjacent

businesses. Additional landscaping in the triangle of land between Highway 89 and the parking area would eliminate views of the cars and other activity occurring along this busy thoroughfare. (Photos #27, 29)

4. Replace the existing chain-link fence along the property with the private recreation facility with a wooden fence which is not solid and which maintains views along the shoreline to the north. (Photos #10, 17, 18, 19)

Lake Tahoe Scenic Resource Evaluation  
18. William Kent Beach and Campground

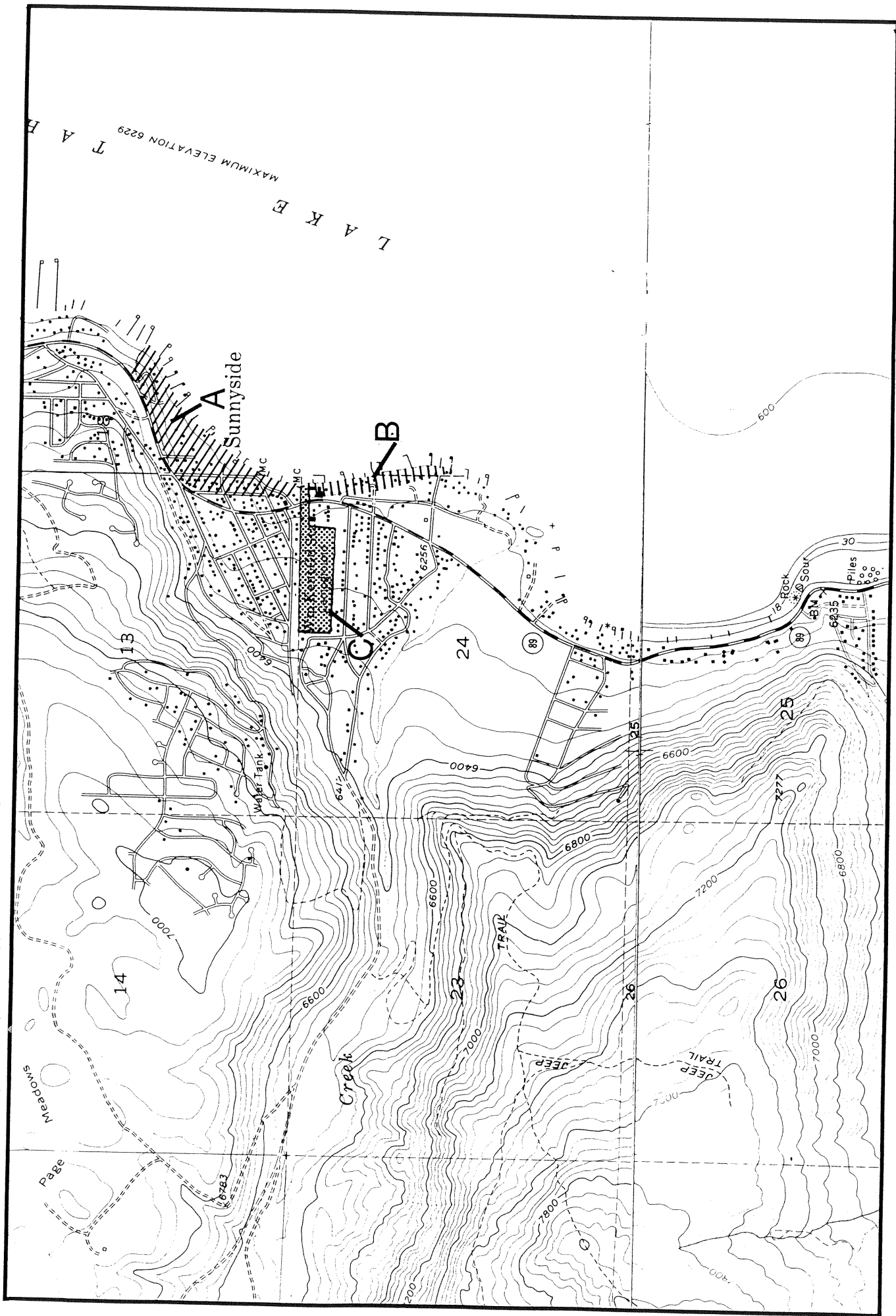


Figure 18b Visually Sensitive Areas  
WM. KENT BEACH AND CAMPGROUND

NORTH ↑

SCALE: 1" = 2000'



19. KASPIAN RECREATION AREA

The Kaspian Recreation Area is located on the west shore of the lake just south of William Kent Beach off Highway 89. This recreation area, which includes a picnic area on the east side of the highway and a campground on the west, is operated by the U.S. Forest Service and is open from Memorial Day to Labor Day.

The campgrounds and parking lot are on a hill above the highway. The parking area occupies the first terrace and the campgrounds are farther up the hill. From the lower campsites and the parking lot the lake and distant shore are visible through the branches of trees. This partially obstructed view is the best available from this side of the road since the camping area extends into the forest.

The picnic area consists of a narrow strip of land between the highway and the lake. The paved path running through the picnic area was intended as a bike path, but also serves to connect the picnic area. The area is quite heavily forested with a mixture of broadleaf and conifer trees and a varied undergrowth. This vegetation extends to the water's edge along most of the shore, but some areas are open to the lake and provide nice viewpoints. At the south end of the picnic area, the vegetation is set back far enough to allow walking along the water's edge. However, it would be an exaggeration to call this area a beach.

The view from the picnic area is directed out toward the lake, which forms a 180 degree panorama. Because of the vegetation and the configuration of the shoreline, very little of the lake's edge is visible. Most of the visible shoreline is quite distant and does not reveal much detail. To the south, where some shoreline might be visible in its natural condition, the view is blocked by a fence/screen that has been built out into the lake by the adjoining property owner. Beyond this screen are several piers which indicate the developed state of the shoreline. In the distance a long, low, forested peninsula closes off the view; however, behind it several large mountain peaks form the final backdrop. This mountain backdrop curves around the south end of the lake and proceeds up the east shore to the north end. The north end of this panorama is very similar to the south end, with a low peninsula closing off the view in the middle ground and distant peaks beyond it as the final backdrop. The shoreline has several piers not far from the recreation area; however, very little other development is visible.

The view west from the picnic area is very short and limited by extensive forest vegetation. The highway and traffic, however, are very plainly visible and are never far from visitors to the recreation area. In some areas the vegetation acts as a screen, but in others there is no vegetation between the viewer and the traffic.

Kaspian Picnic Area--Components

Views from the Recreation Area

- 19-1. View of lake from south end of picnic area (Photos #27-32).  
Rating: 13. Unity 4; Vividness 3; Variety 3; Intactness 3.
- 19-2. View of lake from north end of picnic area (Photos #1-3, 37, 38).  
Rating: 14. Unity 4; Vividness 3; Variety 3; Intactness 4.

Natural Features of Kaspian Recreation Area

- 19-3. The stand of mixed forest (Photos #23, 24, 35).  
Rating: 14. Unity 3; Vividness 4; Variety 4; Intactness 3.

Man-Made Features of Kaspian Recreation Area

- 19-a. Restroom facilities (Photos #4, 22).  
Rating: 15. Coherence 3; Condition 4; Compatibility 4; Design Quality 4.
- 19-b. Parking area on west side of highway (Photo #5, 8).  
Rating: 14. Coherence 4; Condition 4; Compatibility 3; Design Quality 3.
- 19-c. Picnic areas (Photo #24, 34).  
Rating: 13. Coherence 3; Condition 3; Compatibility 4; Design Quality 3.

Summary:

The Kaspian Recreation Area has a pleasant natural setting with good but rather typical views of the lake. Moderate development is visible from the recreation area, but it does not heavily impact the scenic quality. The close proximity of the highway is distracting, as one is constantly aware of the moving traffic.

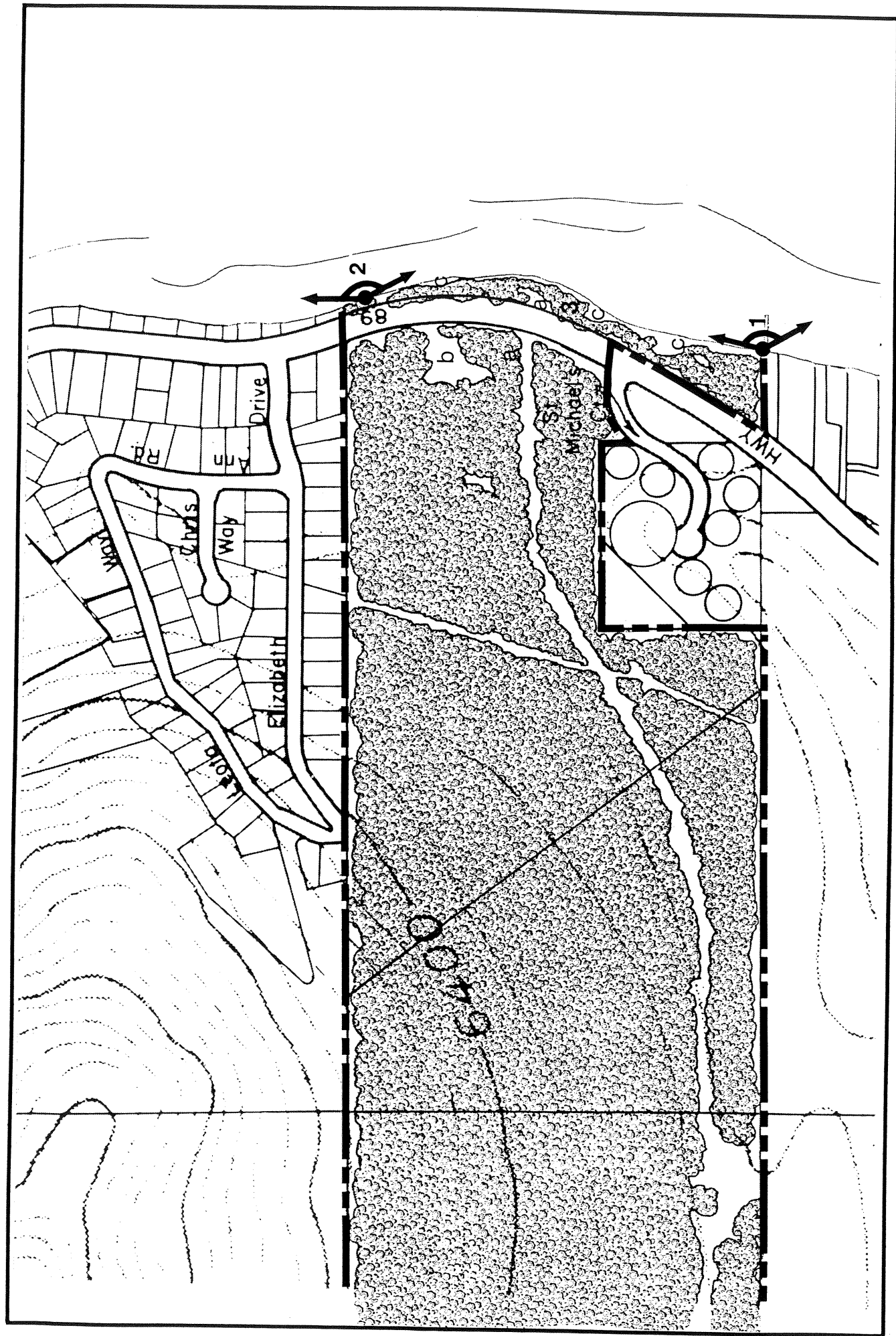


Figure 19a Scenic Resources

# KASPIAN PICNIC AREA AND CAMPGROUND

NORTH ↑

SCALE: 1"=400'



Elements That Contribute to the Scenic Quality of Kaspian Recreation Area

- A. The 180 degree panorama of the lake and its far shore.
- B. The mixed broadleaf and conifer forest which encompasses the picnic area.
- C. The views of the lake framed by shoreline vegetation.

Elements That Detract from the Scenic Quality of the Kaspian Recreation Area

- A. The close proximity of the highway to the picnic area is a constant source of distraction as vehicles move back and forth along it.
- B. The fence/screen that has been built out into the lake blocks the view of a significant portion of the shoreline to the south. The piers, while not blocking the view, compete with the natural backdrop for the viewer's attention.
- C. The two piers north of the picnic area are the only development clearly visible along this stretch of shoreline. Without them, this stretch would appear almost completely natural. The most intrusive aspect of these piers is the boathouse whose height breaks the visual continuity of the shoreline.

Recommendations for Preserving the Scenic Quality of the Kaspian Recreation Area

A. Shoreline north of the recreation area

1. Piers, boathouses, and other structures built out over the water are difficult to conceal, and are therefore visually disruptive. Additional structures of this type should be restricted, particularly boathouses and other vertical structures out over the water.
2. Development should not be permitted where tree cover is too sparse to visually absorb it.
3. 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 in this area are visible from many points around the lake.
4. Structures should not be permitted to exceed the height of the existing tree cover.
5. The 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 #32, 37, 38)

B. Shoreline south of the recreation area

1. Piers, boathouses, and other structures built out over the water are difficult to conceal, and are therefore visually disruptive. Additional structures of this type should be restricted, particularly boathouses and other vertical structures out over the water.
2. Development should not be permitted where tree cover is too sparse to visually absorb it.
3. 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 in this area are visible from many points around the lake.
4. Structures should not be permitted to exceed the height of the existing tree cover.
5. The 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.

Lake Tahoe Scenic Resource Evaluation  
19. Kaspian Recreation Area

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 #27, 28)

C. Kaspian Recreation Area

Landscaping should be introduced in bare or underplanted spots between the bike path and the road. Although this will not screen out the highway or make it less apparent, it would create a psychological buffer and make the area more lush. (Photos #22, 25, 33, 36)

Lake Tahoe Scenic Resource Evaluation  
19. Kaspian Recreation Area

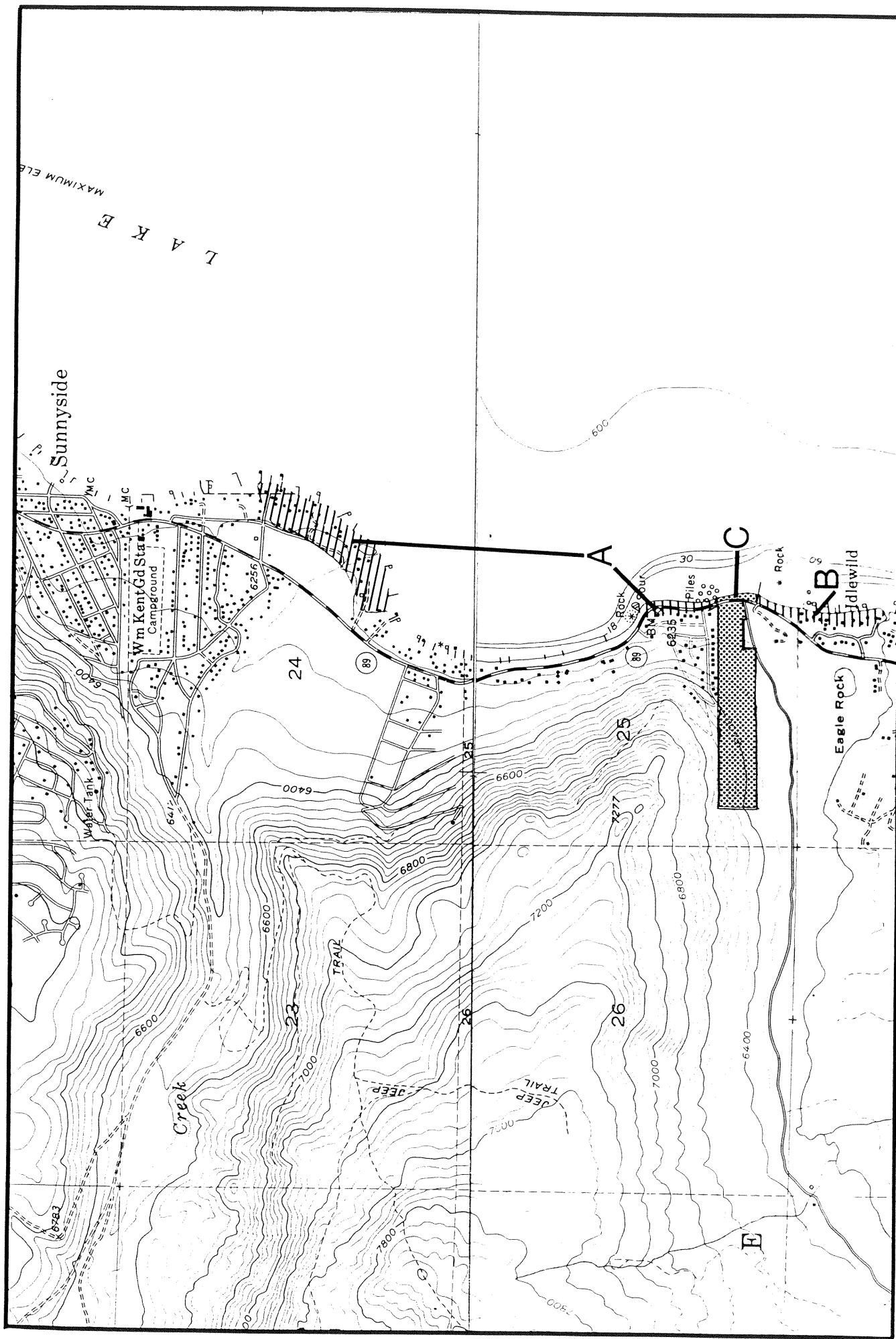


Figure 19b Visually Sensitive Areas  
KASPIAN PICNIC AREA AND CAMPGROUND

NORTH ↑

SCALE: 1"=2000'



20. SKI HOMEWOOD: HOMEWOOD SKI AREA PORTION

The Homewood Ski Area is located on the west shore of the lake in the community of Homewood just off Highway 89. The resort is privately owned and operated and the facilities include nine ski lifts. The area has recently been merged with the nearby Tahoe Ski Bowl. The combined area is presently operated under the name Ski Homewood.

The Homewood Ski Area is adjacent to Highway 89 and is thus highly visible from the roadway. A large flat parking area that fronts the road is intermittently punctuated by mature conifer trees. The lodge is located near the road about midway along the length of the parking area. Another building near the northwest corner of the parking area houses some of the lift machinery and acts as the maintenance area for the resort. Three other minor structures, which are used to collect lift tickets and house ski patrol, are also located along the west edge of the parking area. The slope rises gently to the west of these structures and then more steeply several hundred feet away. The upper slope is covered by low-growing scrub and the lower slope is mostly grass covered. A dirt maintenance road winds up the middle of the lower slope and then cuts perpendicularly across the face of the steep upper slope. The bright blue towers of the ski lifts march up the hill in three locations. Thick conifer forest borders both sides of the slope and limits the view to the north. The topography to the south, however, permits views of greater distance which include the towers of the ski lifts at Tahoe Ski Bowl to the south. Residential and motel uses are adjacent to the lower portion of the resort. The forest effectively conceals most structures to the north, but the south is more open and a few private residences are visible, along with the motel just south of the ski area. To the east, across Highway 89, is the Homewood Resort and some private residences. Immediately across from the lodge is an open space in the Resort which allows a glimpse of the lake beyond.

Homewood Ski Area--Components

Views from the Recreation Area

- 20-1. View from southeast corner of parking lot (Photos #20 - 25).  
Rating: 9. Unity 2; Vividness 2; Variety 3; Intactness 2.
- 20-2. View from northeast corner of parking lot (Photos #2 - 7).  
Rating: 9. Unity 2; Vividness 2; Variety 3; Intactness 2.
- 20-3. View from middle of parking lot (Photos #10 - 18).  
Rating: 8. Unity 2; Vividness 2; Variety 3; Intactness 1.

Natural Features of Homewood Ski Area

- 20-4. Ski slopes (Photos #5, 14, 19, 21).  
Rating: 9. Unity 3; Vividness 2; Variety 2; Intactness 2.

Lake Tahoe Scenic Resource Evaluation  
20. Ski Homewood: Homewood Ski Area Portion

20-5. Conifer forest bordering the ski slope (Photos # 3, 4, 6, 15, 16).  
Rating: 11. Unity 3; Vividness 3; Variety 3; Intactness 2.

20-6. Conifer trees in parking lot (Photos #2, 3, 8, 11, 18, 23).  
Rating: 9. Unity 1; Vividness 3; Variety 3; Intactness 2.

Man-Made Features of Homewood Ski Area

20-a. The ski lodge (Photos #2, 9, 10, 23, 26)  
Rating: 8. Coherence 2; Condition 2; Compatibility 2; Design Quality 2.

20-b. Parking area (Photos #3, 4, 8, 11, 18, 23)  
Rating: 9. Coherence 2; Condition 3; Compatibility 2; Design Quality 2.

20-c. Support buildings (Photos # 1, 3, 12, 13, 15, 19, 22).  
Rating: 8. Coherence 2; Condition 2; Compatibility 2; Design Quality 2.

Summary:

The Homewood Ski Area does not possess outstanding scenic resources. The ski slope and forest provide a pleasant but unremarkable backdrop and there are no significant views from the site. The dominance of the parking area creates a visually sterile and unwelcoming appearance. It also creates a predominantly man-made feel to the area which is compounded by the proximity of Highway 89 and roadside development. The structures in the recreation area do not show a clear sense of organization or relationship to one another.

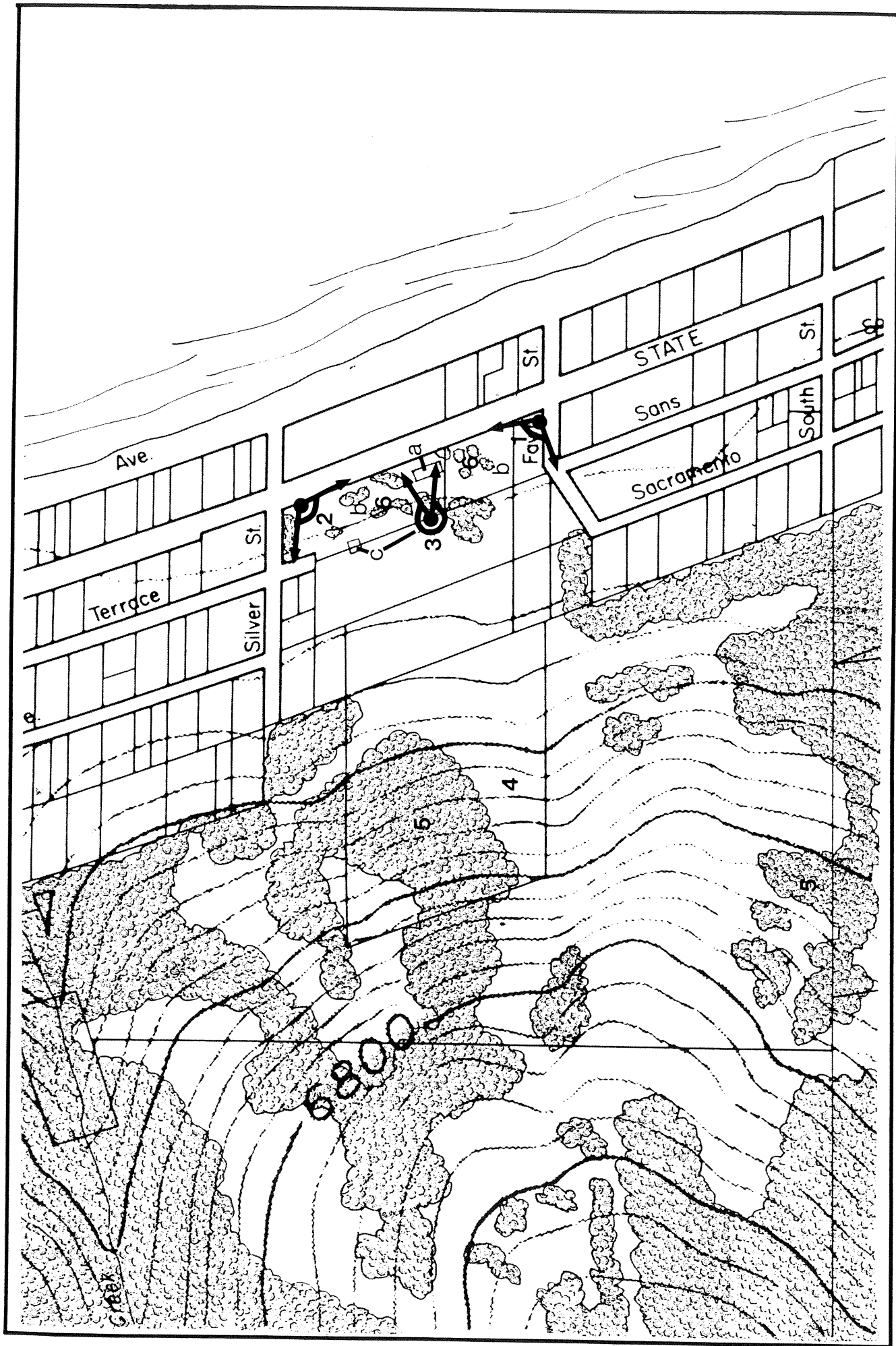


Figure 20a Scenic Resources

# HOMEWOOD RESORT

NORTH ↑

SCALE: 1" = 400'



Elements That Contribute to the Scenic Quality of Homewood Ski Area

- A. The vertical rise of the ski slope.
- B. The dense conifer forest which borders the ski slope.
- C. The mature conifers in the parking area.

Elements That Detract from the Scenic Quality of Homewood Ski Area

- A. The expanse of parking lot that covers the entire lower portion of the recreation area from property line to property line is visually dominant, especially at the entry to the recreation area and from Highway 89.
- B. The power lines which cross the site along the western edge of the parking lot are a distracting element between the viewer in the lodge or parking lot and the ski slope which is the visual focus of the recreation area.
- C. The bright blue color of the ski lift towers makes them visually prominent, increasing the viewer's awareness of the alterations in the natural landscape.
- D. The maintenance area is highly visible and the vehicles and other equipment gathered there detract from the surrounding natural landscape.
- E. The diverse architectural treatments of the various buildings and the absence of any clear rationale to their siting creates a built environment which lacks coherence and competes with the natural landscape rather than complementing or deferring to it. The lodge, particularly the rear section, is in disrepair and detracts from the overall visual quality of the recreation area.
- F. The absence of any elements which buffer or screen the recreation area from Highway 89 allows each to negatively influence the other. The constant movement of traffic along the roadway is visually distracting and detracts from the viewer's enjoyment of the natural landscape from within the recreation area. The viewer traveling along Highway 89 is confronted with the view of the parking lot either filled with automobiles or as an open expanse of pavement. In both instances the man-made elements take visual precedence over the more scenic natural environment.

Recommendations for Preserving the Scenic Quality of Homewood Ski Area

A. Areas bordering the ski area to the north and south

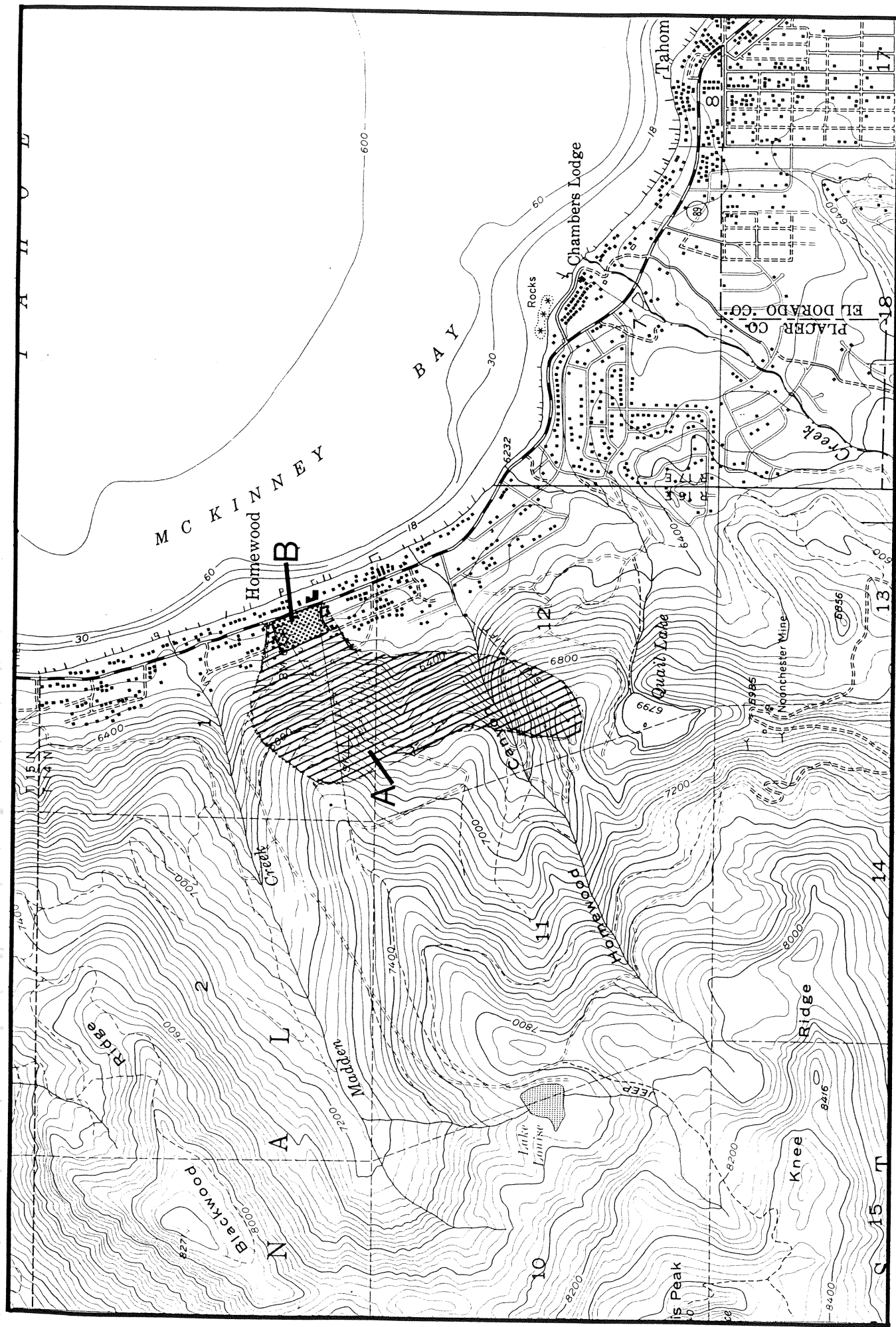
1. Existing trees should be preserved as a visual screen between structure(s) and major public use areas.
2. Structures should not be permitted to exceed the height of the existing tree cover.
3. Structures should not be permitted to extend above the ridgeline. Removal of trees which would create gaps in the vegetation along the ridge top should not be permitted.
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 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 #4, 6, 7, 16, 17, 20)

B. Homewood Ski Area

1. The size of the parking area should be visually reduced by dividing the lot into several areas by landscaped planting strips. A landscape buffer strip between the highway and the parking area would screen the parking area from passing automobile traffic and would help develop a more distinctive and less barren visual character. (Photos #3, 4, 8, 11, 18, 23)
2. Utility lines should be put underground or rerouted along the edge of Highway 89 so they are not between the viewer and the view of the ski slope. (Photos #4, 5, 6, 17, 22)
3. The towers of the ski lift should be painted a less vibrant color that will blend into the surrounding landscape rather than contrast with it. (Photos #1, 6, 14, 15)
4. Relocation of the maintenance area should be considered as a means for reducing its visual impact. Siting the maintenance yard more towards one side of the recreation area would remove it from the high visibility area at the foot of the ski slope. Also, orientation of the service area should be away from the parking area and the ski slope to facilitate the screening of unsightly elements which are unavoidable for maintenance yards. A combination of a structural screen (fence or wall) with landscaping would be effective. (Photos #1, 5)

5. The architectural treatment of the buildings should be reevaluated with an eye towards unifying them into a visually interrelated grouping and improving their overall appearance. The lodge's appearance could be improved by extending the architectural detailing of the front of the building around to the rear. Currently the front and back have different styles, with the back lacking the character or quality of detailing shown on the front. The other structures should derive their architectural style from the lodge, which is the main structure. Landscaping should be introduced around all structures to better integrate them into the site. The lodge especially needs landscaping to mitigate the harsh transition between pavement and structure. (Photos #1, 9, 10, 12, 13, 15, 23, 26)

Lake Tahoe Scenic Resource Evaluation  
20. Ski Homewood: Homewood Ski Area Portion



### Figure 20b Visually Sensitive Areas

# HOMEWOOD RESORT

NORTH  
↑

SCALE: 1"=2000'



21. SKI HOMEWOOD: TAHOE SKI BOWL PORTION

The Tahoe Ski Bowl is located on the west shore of the lake approximately one-half mile south of the Homewood Ski Area. The recreation area is about 0.2 mile west of Highway 89 off Tahoe Ski Bowl Way. The ski area is privately owned and operated and the facilities include four ski lifts. The area has recently been merged with the nearby Homewood Ski Area. The combined area is presently operated under the name Ski Homewood.

The approach road to the ski area is heavily forested on both sides. The eye is directed in a forced perspective toward the ski resort buildings at the end of the road. The slope rises quite steeply behind this group of buildings and the wires and orange towers of the ski lift climbing vertically up the slope are clearly visible. The main parking area is set off to the left of the main buildings so that the main entry remains relatively clear of parked vehicles and forms the focus of attention. The entrance is marked by a sign which spans the distance between the two buildings and identifies them as a single complex. It also forms a gateway that brings the visitor within a few steps of the foot of the slope and the various services offered within this complex of structures. There are two major structures outside this main complex: to the north, across the stream, is the main lodge. Its interior spaces focus on the view of the ski slope and the forest to the west. To the south, the garage and maintenance area have been situated along the far edge of the parking area so that they do not visually compete with the slopes or core area. All structures have been constructed with the same reddish wood, which fits in well with the natural landscape. Although different forms and sizes have been used, the architecture is similar enough throughout to give a strong impression of interconnectedness to the buildings.

The ski area is enclosed on the north, south, and east by dense conifer forest, so that there are no distant views. To the west, the forest has been cleared, except in patches, to accommodate skiing. These slopes are covered primarily with a dense scrub, although the lower portions are grass covered. The only development visible outside the ski resort is along the eastern edge of the main parking area, where two or three houses are so close to the parking area that there is insufficient forest cover to conceal them.

Tahoe Ski Bowl--Components

Views from the Recreation Area

- 21-1. 360 degree panorama from the main parking area (Photos #28-37).  
Rating: 12. Unity 3; Vividness 3; Variety 3; Intactness 3.
- 21-2. View from foot of slope (Photos #4-8).  
Rating: 13. Unity 3; Vividness 4; Variety 3; Intactness 3.

Natural Features of Tahoe Ski Bowl

- 21-3. Conifer forest (Photos #11, 15, 21, 34).  
Rating: 14. Unity 4; Vividness 4; Variety 3; Intactness 3.

Lake Tahoe Scenic Resource Evaluation  
21. Ski Homewood: Tahoe Ski Bowl Portion

21-4. Stream (Photos #13).  
Rating: 14. Unity 4; Vividness 3; Variety 3; Intactness 4.

21-5. The ski slope (Photos #1, 5, 14, 28, 29).  
Rating: 12. Unity 4; Vividness 3; Variety 3; Intactness 2.

Man-Made Features of Tahoe Ski Bowl

21-a. The core complex of buildings (Photos #2, 3, 8, 12, 36, 37).  
Rating: 16. Coherence 4; Condition 4; Compatibility 4; Design Quality 4.

21-b. Maintenance building (Photos #7, 30).  
Rating: 14. Coherence 4; Condition 4; Compatibility 3; Design Quality 3.

21-c. Lodge (Photos #9,10,35).  
Rating: 16. Coherence 4; Condition 4; Compatability 4; Design Quality 4.

21-d. Parking area (Photos #29, 30, 31, 32).  
Rating: 13. Coherence 3; Condition 4; Compatibility 3; Design Quality 3.

Summary:

The Tahoe Ski Bowl portion of Ski Homewood is an area of moderate scenic quality which lacks the distinctive features necessary to make it truly memorable. The dominant visual feature is the dense conifer forest which encloses the recreation area. The forest, however, also ensures that there are no distant views out from the site. Little disturbance has occurred around the ski area, so that it is surrounded by landscape of good scenic quality. The recreation facilities are well designed and fit well into the surrounding environment, considering the alterations necessary to accommodate alpine skiing.



Figure 21a Scenic Resources

## TAHOE SKI BOWL

NORTH ↑

SCALE: 1"=400'



Elements That Contribute to the Scenic Quality of Tahoe Ski Bowl

- A. The vertical rise of the slopes to the west.
- B. The dense conifer forest which encompasses the ski area.
- C. The stream and riparian vegetation.

Elements That Detract from the Scenic Quality of Tahoe Ski Bowl

- A. The parking area, though set to one side, reads as a large, undifferentiated expanse of paving which is not clearly separated from other activity areas.
- B. The houses along the eastern edge of the parking area are the only man-made elements that interrupt the appearance of dense forest surrounding the ski area. Their proximity to the recreation area makes them highly visible and causes some confusion as to their ownership, i.e., whether they are a part of the ski resort facilities.
- C. The bright orange ski lift towers contrast sharply with the surrounding environment. Their visual prominence makes the viewer more aware of alterations in the natural landscape.
- D. The transition from pavement to structure is very abrupt because of the absence of landscaping or other device to soften the change from horizontal to vertical surfaces. This abruptness is particularly noticeable along the buildings adjoining the parking area.

Recommendations for Preserving the Scenic Quality of Tahoe Ski Bowl

- A. Areas bordering the ski resort
  - 1. New development should be visually screened from the recreation area. Existing trees should be preserved as a visual screen between structure(s) and the public use area.
  - 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. Removal of trees 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. 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 #7, 31-34)

B. Tahoe Ski Bowl Portion of Ski Homewood

1. Landscaping should be used to define edges of the parking area and to more clearly separate parking from other activities. A landscaped divider should be installed between the entry road and the parking area to set off parking from the entry and to create a buffer between the two areas. A landscape screen (trees and shrubs) should be planted along the eastern edges of the parking area to screen private residences from the recreation area. (Photos #29-32)
2. Landscaping should be introduced around the various buildings, especially along the side fronting the entry and the paved surfaces. This landscaping should consist of shrubbery to soften the transition between pavement and structure as well as trees to mitigate the structure's verticality. The overall goal should be to create a visual sense of greater integration with the natural environment. (Photos #12, 30, 35, 36, 37)
3. The ski lift towers should be painted with a less vibrant color so that they will blend into the surrounding landscape rather than contrasting with it. (Photos #1, 5, 6)

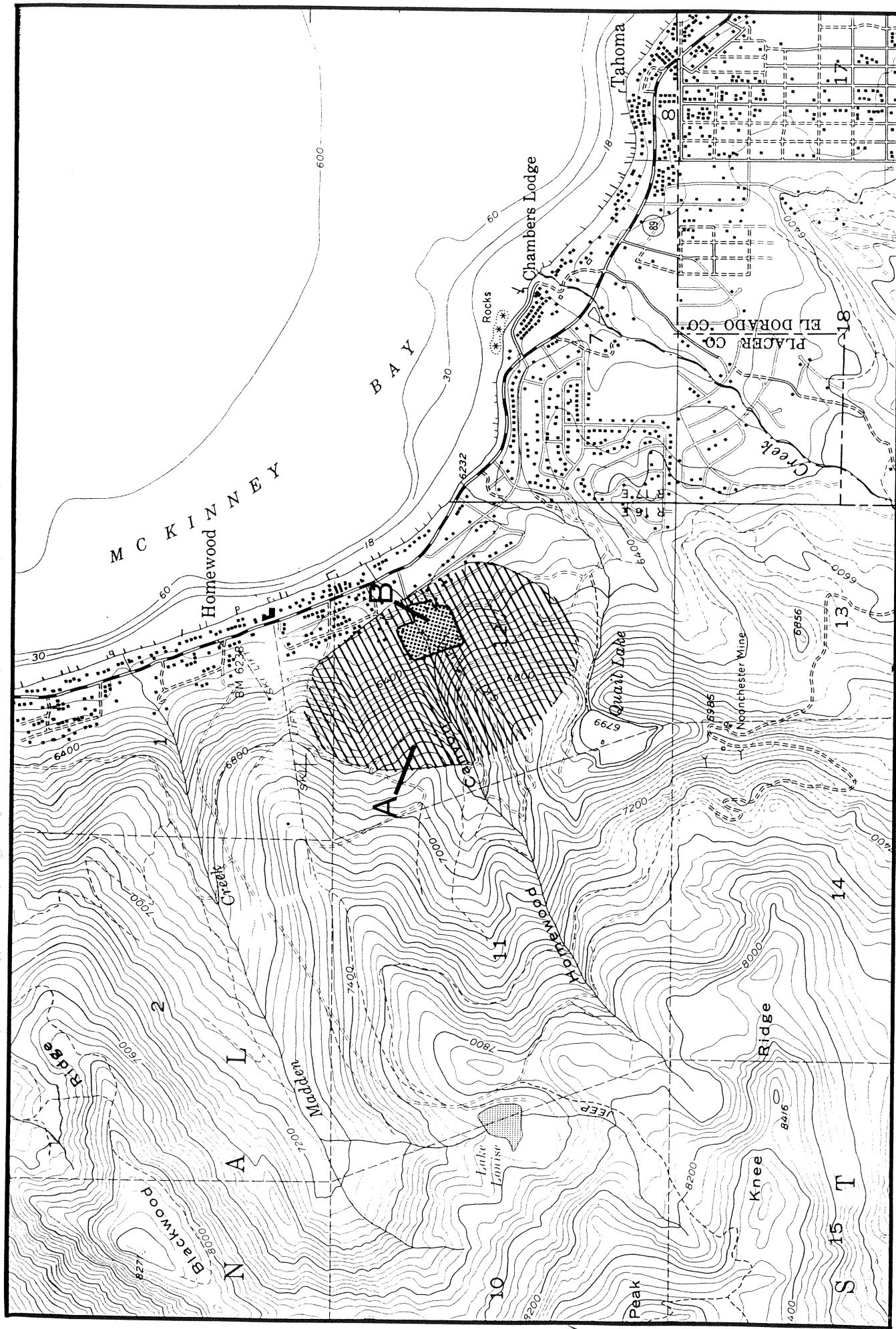


Figure 21b Visually Sensitive Areas  
TAHOE SKI BOWL

NORTH ↑

SCALE: 1"=2000'



## 22. SUGAR PINE POINT STATE PARK

Sugar Pine Point State Park is located on the west shore of the lake about a mile north of Meeks Bay. The park straddles Highway 89 with the day use area on the east side and the camping area on the west. The park is operated by the California State Parks Department and is open year round.

The large day-use area centers on a group of historical buildings near the lake. The focus of this group, the Ehrman Mansion, is on a hill overlooking the lake; its lawn extends to the lake's edge. In front of the mansion, the edge of the lake is defined by a rock wall that protects the shoreline. A long pier which projects into the lake a little north of the mansion appears to be the center of swimming/sunbathing activity in the absence of a true beach area. The overall visual character of the area around the mansion is that of a park with its large, stately trees and lawn covered slopes. The view from the foot of the pier is a 180 degree panorama of the lake that reveals most of the southern and eastern shores of the lake.

The shoreline to each side of the pier juts out into the lake so that only the immediate shoreline is visible. This shoreline is all within the recreation area and has no development along it. The shore in front of the mansion is only a small portion of the nearly mile and a half of shoreline contained in the recreation area. The remaining shore is in its natural condition, as are the more inland portions of the day use area. The larger half of the day-use section of the park lies north of General Creek, which runs just to the north of the historic area. This section of the park has been maintained in its natural condition except for a nature trail that makes a large loop through the area. Most of this area is heavily forested, and the lake's edge is inaccessible in some places. The only significant views are out toward the lake and these are similar to the views from the pier. The one exception to this is the view from the northern tip of the recreation area. Here the shoreline has a more east-west orientation to it which provides a view up the shore to McKinney Bay. This shoreline north from the recreation area has many piers projecting out into the lake indicating the proximity of residential development. There are, however, very few other visible indications of development because most of the structures have been set back into the forest cover.

### Sugar Pine Point State Park--Components

#### Views from the Recreation Area

- 22-1. View of lake from foot of pier (Photos #1-2, 33-38).  
Rating: 15. Unity 4; Vividness 4; Variety 3; Intactness 4.
- 22-2. View of lake from northern end of recreation area (Photos #12-16).  
Rating: 13. Unity 4; Vividness 3; Variety 3; Intactness 3.
- 22-3. View of lake from southern end of recreation area (Photos #45-50).  
Rating: 14. Unity 4; Vividness 3; Variety 3; Intactness 4.

Natural Features of Sugar Pine Point State Park

- 22-4. General Creek (Photos #6-7).  
Rating: 17. Unity 4; Vividness 4; Variety 4; Intactness 5.
- 22-5. Conifer forest with mature specimen trees (Photos #28, 29, 11).  
Rating: 17. Unity 4; Vividness 4; Variety 4; Intactness 5.
- 22-6. Lake's edge with downed trees projecting into lake (Photo #20, 10, 17).  
Rating: 15. Unity 3; Vividness 4; Variety 3; Intactness 5.

Man-Made Features of Sugar Pine Point State Park

- 22-a. Historic structures (Photo #39, 40, 42, 43, 5, 8, 9).  
Rating: 17. Coherence 4; Condition 4; Compatibility 4; Design Quality 5.
- 22-b. The pier (Photos #3, 36, 31).  
Rating: 15. Coherence 3; Condition 5; Compatibility 3; Design Quality 4.
- 22-c. Parking area.  
Rating: 13. Coherence 3; Condition 3; Compatibility 4; Design Quality 3.

Summary:

Sugar Pine Point State Park offers an attractive combination of historic site and natural preserve that coexist without detracting from one another. The historical buildings are distinctive visual features and are generally well integrated into the natural setting. The natural portion of the recreation area, while not dominated by any one natural feature, is appealing in the variety of elements it presents to the viewer. The sweeping views of the lake contribute to the high scenic quality of the area.

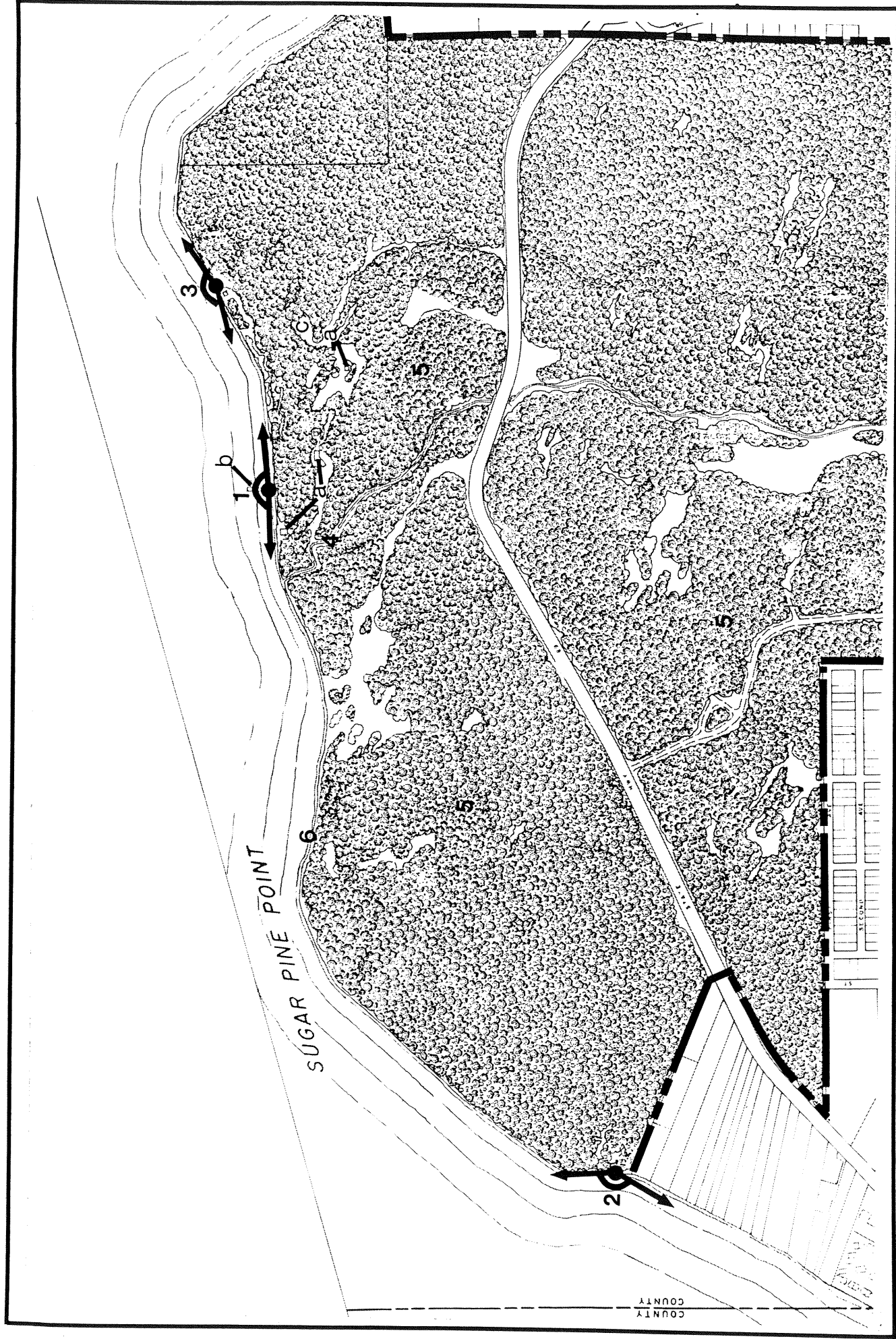


Figure 22a Scenic Resources

## SUGAR PINE POINT STATE PARK

← NORTH

NOT TO SCALE



Elements That Contribute to the Scenic Quality of Sugar Pine Point State Park

- A. The historic buildings such as Ehrman Mansion, Phipp Cabin, and the water tower building.
- B. The park-like expanse of grass and trees between the mansion and the lake.
- C. The 180 degree panorama of the lake.
- D. General Creek and the riparian environment around it.
- E. The extensive conifer forest at the north end of the recreation area.
- F. The land/water edge with its small beach areas and the distinctive bleached tree trunks that have fallen into the lake.

Elements That Detract from the Scenic Quality of Sugar Pine Point State Park

The piers that line the shore north of the recreation area announce the end of the park and the beginning of private property. The piers themselves do not actually obstruct views of the surrounding landscape; however, the boathouses and other structures built out on the ends of these piers do.

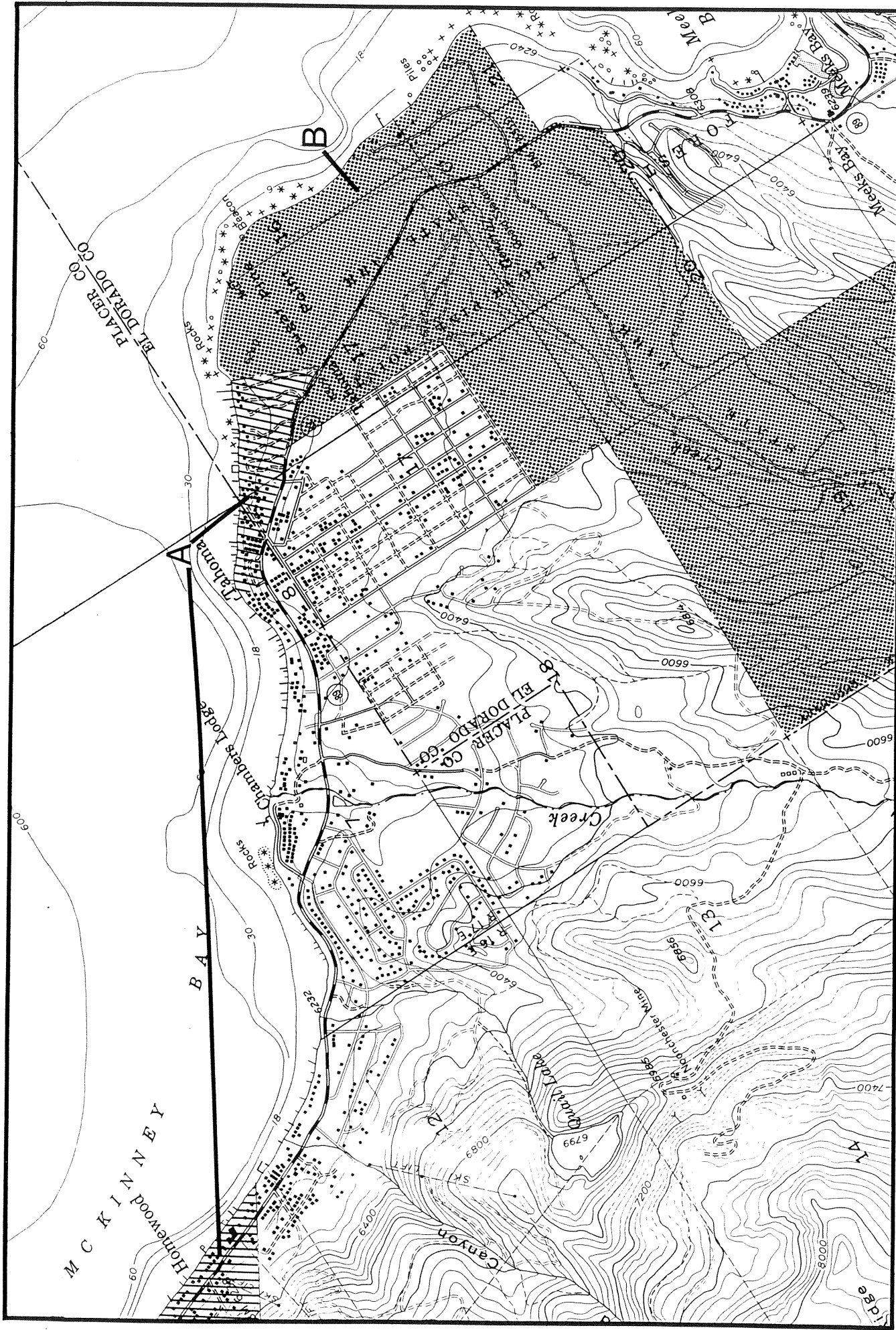
Recommendations for Preserving the Scenic Quality of Sugar Pine Point State Park

- A. Area north of Sugar Pine Point
  - 1. Piers, boathouses, and other structures built out over the water are difficult to conceal, and are therefore visually disruptive. Additional structures of this type should be restricted, particularly boathouses and other vertical structures out over the water.
  - 2. Development should not be permitted where tree cover is too sparse to visually absorb it.
  - 3. Existing trees should be preserved as a visual screen between structure(s) and major public use areas. Beachfront structures should be set back from the shore beyond the edge of vegetation since they are visible from many points on and around the lake.
  - 4. 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 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 #12, 13, 14)

B. Sugar Pine Point State Park

The overall design and maintenance of the park is of high quality. No recommendations are necessary.



NORTH

SCALE: 1"=2000'

Figure 22b Visually Sensitive Areas  
SUGAR PINE POINT STATE PARK



### 23. MEEKS BAY RESORT

Meeks Bay Resort is located on the west shore of the lake ten miles south of Tahoe City on Highway 89. The resort is operated by private concessionaires who hold a long-term lease with the U.S. Forest Service, which owns the land. The resort offers camping facilities and cabins, beach and swimming facilities, and boating facilities. It is open from the end of May to the beginning of November.

The resort occupies more than half the shoreline within Meeks Bay. The beach is the central focus with the marina and campgrounds occupying the southern end of the resort and the visitors' cabins occupying the northern end. Views from the area focus out toward the openness of the lake, while behind the beach the forest and various structures close off views.

The bay is a small cove, enclosed by two tree-covered peninsulas which frame the view of the lake and the distant mountain backdrop. Several houses are visible on the peninsula to the south, particularly near the top of the ridge. Several mountain peaks are visible: in the distance beyond this ridge, the pointed top of Rubicon Peak is the closest and most distinctive. In the foreground, immediately south of the resort, is the undisturbed beach and forest of the Meeks Bay Campground. Development on the peninsula to the north, which is actually part of the resort, is much less visible and blends well with the existing landscape. Just north of the beach a group of cabins have been built up to the lakeside, and concrete retaining walls have been built along the lake to protect them.

#### Meeks Bay Resort--Components

##### Views from the Recreation Area

- 23-1. View of bay and lake from mid-beach (Photos #20-25).  
Rating: 13. Unity 5; Vividness 3; Variety 3; Intactness 2.
- 23-2. View from the northern peninsula looking south and west (Photos #31-34).  
Rating: 16. Unity 5; Vividness 4; Variety 4; Intactness 3.

##### Natural Features of Meeks Bay Resort

- 23-3. Beach (Photos #20, 21, 24, 25).  
Rating: 12. Unity 3; Vividness 3; Variety 3; Intactness 3.
- 23-4. Forest cover (Photos #27, 31, 32, 35).  
Rating: 10. Unity 3; Vividness 3; Variety 2; Intactness 2.

##### Man-Made Features of Meeks Bay Resort

- 23-a. Parking area (Photos #19, 28, 29).  
Rating: 10. Coherence 2; Condition 3; Compatibility 3; Design Quality 2.

23-b. Visitor Center (Photos #17, 18).

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

23-c. Cabins adjacent to beach (Photos #25, 30, 32).

Rating: 12. Coherence 3; Condition 3; Compatibility 3; Design Quality 3.

23-d. Cabins on northern peninsula (Photos #36).

Rating: 8. Coherence 3; Condition 3; Compatibility 1; Design Quality 1.

Summary:

The strong definition of the bay makes the character of the area distinctive. Development on the southern peninsula has not been entirely sensitive to the natural character of the bay and additional development could seriously alter it. Although development for recreation uses at the resort itself has been intensive, the natural environment has been allowed to predominate. The main exceptions are the unattractive barracks-like cabins which are sited too near the water's edge and therefore require the concrete retaining wall.



Figure 23a Scenic Resources  
**MEEKS BAY RESORT**

← NORTH

SCALE: 1"=400'



Elements That Contribute to the Scenic Quality of Meeks Bay Resort

- A. The view east across the lake to the mountain backdrop of the east shore.
- B. The white sandy beach.
- C. The enclosed, sheltered character of the bay and the manner in which the peninsulas frame and focus the view of the lake.
- D. The stand of tall conifers which forms a back edge to the beach.
- E. The mountain peaks visible over the peninsula at the south side of the bay.
- F. The vertical rise of the peninsula to the south which helps enclose the bay.
- G. The heavily forested peninsulas on either side of the bay.

Elements That Detract from the Scenic Quality of Meeks Bay Resort

- A. Houses built on the southern peninsula compromise the natural character of the wooded ridge by extending up above the ridgeline. Since they are situated where there is little or no tree cover, and made of light colored building materials which stand out against the dark background, attention is called to them as different from their surroundings. The visual quality of the natural environment is downgraded.
- B. The multiple unit cabin structures which adjoin the north end of the beach have been sited so near the lake and beach that their presence visually dominates this part of the recreation area. The concrete retaining wall which has been built to protect them is out of character with the natural environment and interrupts the continuity of the natural shoreline. The structures themselves are out of character with their surroundings and lack positive aesthetic qualities. They are designed more like roadside motel units than cabins for a scenic recreation area.
- C. Parking for the resort is haphazard and inefficient, giving the area between the beach and the rest of the resort a cluttered, unorganized appearance. The central parking area between the Visitor's Center and the beach is a large loop with parking along the outside edge. The center of this loop is a bare dirt area which detracts from the visual quality of the section linking the Visitor's Center and the beach.

Recommendations for Preserving the Scenic Quality of Meeks Bay Resort

- A. Peninsula along southern edge of Meeks Bay
  - 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 as a visual screen between structure(s) and major public use area.
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 the values of surrounding colors. The recommendations should apply to all visible surfaces of structures including roofs, siding, fences, etc.
5. Exposed cut-banks along existing roadways should be revegetated, to decrease the visual disruption caused by grading, as well as to reduce potential for erosion. New development should include a requirement to revegetate all slopes exposed by grading. (Photos #20, 21, 33, 34)

B. Shoreline north of the recreation area

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 as a visual screen between structure(s) and major public use area.
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 the values of surrounding colors. The recommendations should apply to all visible surfaces of structures including roofs, siding, fences, etc. (Photo #35)

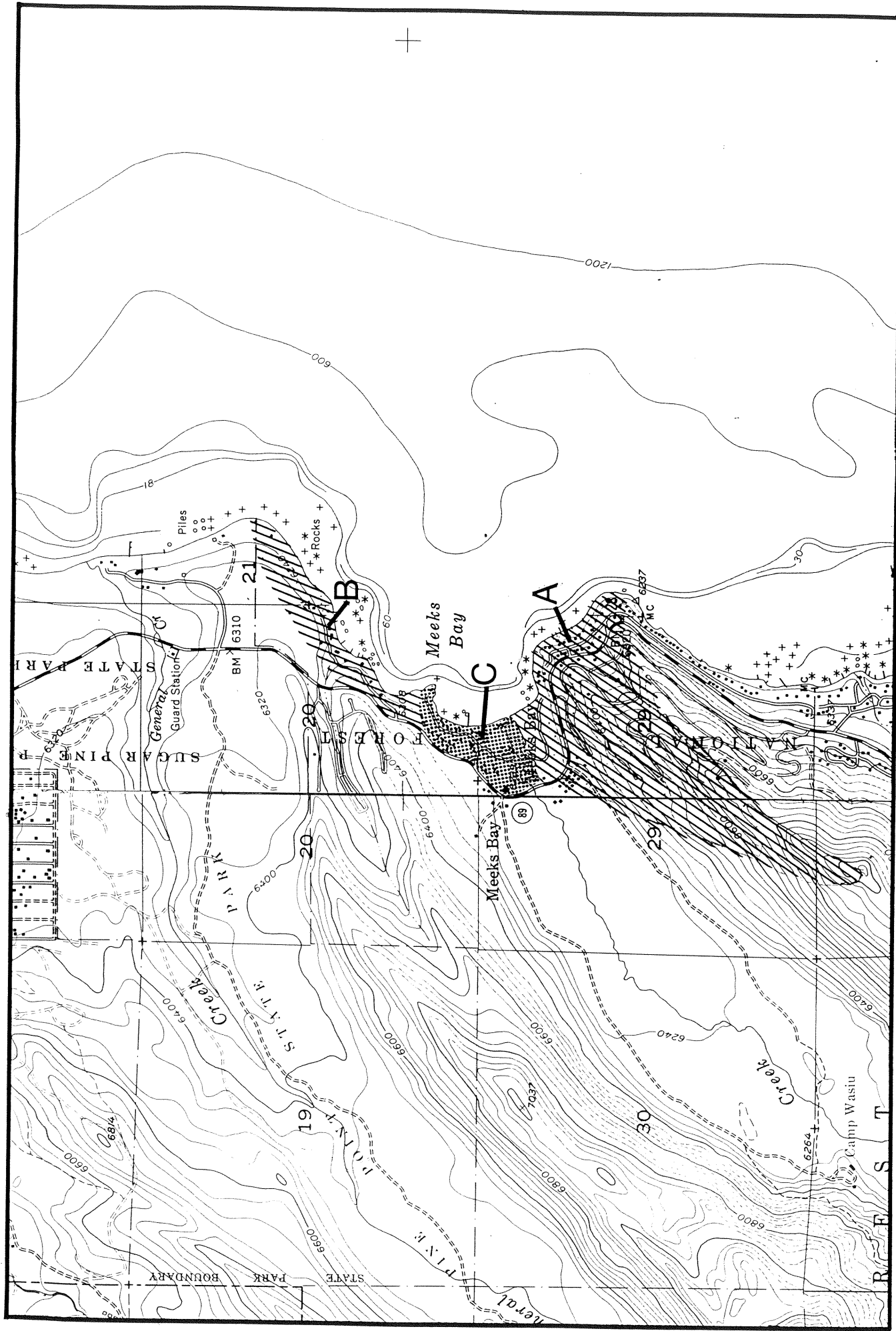
C. Meeks Bay Resort

1. Recommendations for mitigation of the visual impact of the multi-unit structures at the north end of the beach assume that major remodeling or restructuring of the facilities would be too costly to be feasible. The recommended measures are therefore largely cosmetic and can be expected to mitigate the negative impact of these structures only partially. First, the bare end walls of the structures should be screened with massed landscaping (trees, shrubs, and perhaps rocks) to soften the transition between beach and structure. Second, where possible, the landscaping should be increased along the lake side of the units to soften this hard edge.

Third, the sterile, unadorned entries should be redesigned. Architectural additions such as screens, porches, etc., would give some depth and definition to this side of the building. The asphalt paving up to the building should be replaced. Planting areas should be incorporated between entries to mitigate some of the poorer architectural qualities and to introduce more natural elements to the design of the facility. (Photos #25, 27, 30)

2. Redesign of the parking areas and pedestrian circulation routes should be considered. Parking should be formalized to eliminate some of the visual clutter caused by the current arrangement. If the round central area between the visitors center and the beach is to remain in the new parking scheme, it is recommended that landscaping be added and that a clearly defined pedestrian path be established through it to connect the beach and the Visitor's Center. (Photos #19, 28, 29)

Lake Tahoe Scenic Resource Evaluation  
23. Meeks Bay Resort



↑ NORTH

SCALE: 1"=2000'

Figure 23b Visually Sensitive Areas  
**MECKS BAY RESORT**



#### 24. MEEKS BAY CAMPGROUND

Meeks Bay Campground is located just south of Meeks Bay Resort, approximately ten miles south of Tahoe City on Highway 89. The campground is operated by the U.S. Forest Service and is open from Memorial Day to October 1 each year. In addition to campsites there is a beach in the recreation area which is open for day use.

The camping area occupies the major portion of the recreation area. Since the campsites are located in the forested portion of the area, viewing distances are short and no significant viewsheds are visible. The camping area is separated from the beach by an open field and a mature stand of conifers. Two parking areas are located in this space, one carefully sited in the trees and the other just outside the stand of trees in the open space. The beach itself is a fairly wide, deep, and flat area covered with white sand.

From the beach, the viewer's attention is directed toward the open expanse of the bay and the lake beyond. The two peninsulas which form this small bay lead the eye out toward the lake and then frame the view of the distant mountain backdrop. Both peninsulas are heavily wooded and show some signs of residential development. On the south peninsula one or two structures can be seen, but their visibility is quite low as they are set back in the trees. To the north one can see a few structures along the shore about one-half to two-thirds of the way out the peninsula, but the forest backdrop appears undisturbed behind them. More toward the back of the bay, however, a major cluster of structures near the ridgeline and another along the shore are visible. The structures along the shore are part of the Meeks Bay Resort which adjoins the recreation area, and those higher on the ridge are private residences. Immediately adjoining the recreation area is the boat marina for the resort to the north.

#### Meeks Bay Campground--Components

##### Views from the Recreation Area

- 24-1. View of bay and lake from mid-beach (Photos #4-9).  
Rating: 14. Unity 5; Vividness 3; Variety 3; Intactness 3.

##### Natural Features of Meeks Bay Campground

- 24-2. Conifer trees (Photos #4, 12, 14, 16).  
Rating: 10. Unity 3; Vividness 2; Variety 2; Intactness 3.
- 24-3. Beach (Photos #4, 9, 10, 13).  
Rating: 11. Unity 3; Vividness 3; Variety 2; Intactness 3.

##### Man-Made Features of Meeks Bay Campground

- 24-a. Restrooms (Photos #3, 12).  
Rating: 12. Coherence 2; Condition 4; Compatibility 3; Design Quality 3.

Lake Tahoe Scenic Resource Evaluation  
24. Meeks Bay Campground

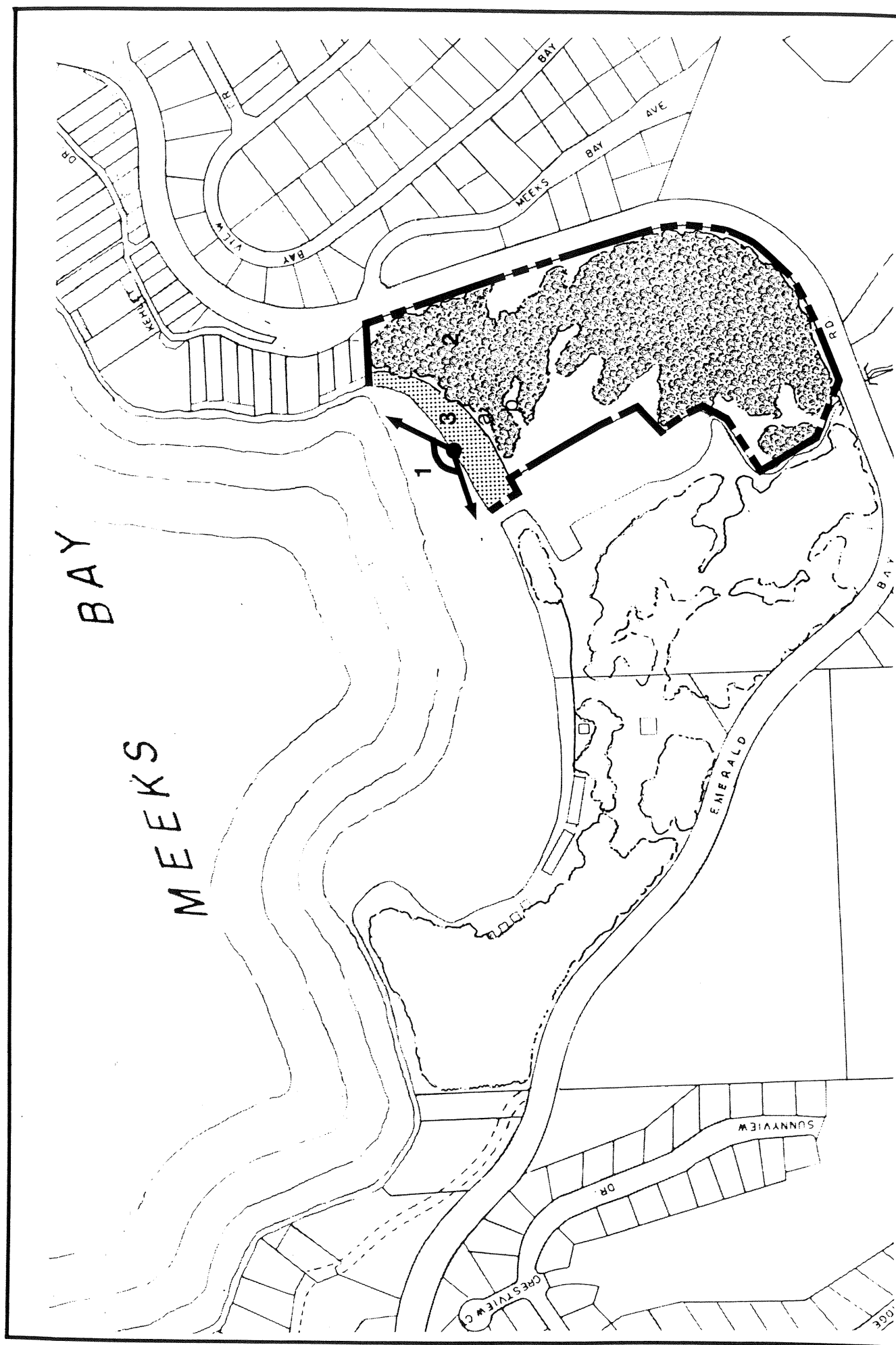
24-b. Parking areas (Photos #1, 2, 12, 16).

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

Summary:

The facilities and natural features of the Meeks Bay Campground are somewhat limited. The beach, though visually pleasing, is not distinctive. The views are of good scenic quality and the sheltered enclosure of the bay adds to the uniqueness of the viewshed. The natural environment predominates but care must be taken in the development of the two peninsulas if this is to remain the case. Resource 24-2, Conifer Forest, has recently been devastated by insect infestation. Most of the dead and dying trees have been removed. The campground has been replanted with more diverse species to reestablish the previously existing forest. The resource scenic quality rating has been reduced, however, the forest is expected to recover over time.

\* Change in resource since 1983.



## Figure 24a Scenic Resources

# MEEKS BAY CAMPGROUND

↓  
NORTH

SCALE: 1"=400'



Elements That Contribute to the Scenic Quality of Meeks Bay Campground

- A. The view east across the lake to the mountain backdrop of the east shore.
- B. The white sandy beach.
- C. The enclosed, sheltered character of the bay and the manner in which the peninsulas frame and focus the view of the lake.
- D. The stand of tall conifers which forms the back edge of the beach.
- E. The heavily forested peninsulas on either side of the bay.

Elements That Detract from the Scenic Quality of Meeks Bay Campground

- A. The concentration of development toward the back of the bay contrasts with the uniform color and texture of the rest of the forest-covered peninsula. The houses have been built too close to the ridgeline and rise above the forest canopy; in some instances the entire structure can be seen. Along the shoreline, structures have been built out to the water's edge, so that nothing screens them from view at other points of the bay.
- B. The absence of trees along the north side of the recreation area makes the marina clearly visible from several areas of the campground. Although the view of docked boats is not a great distraction, it decreases the area's natural ambience.
- C. The parking lot just outside the forest cover is a barren asphalt slab adjacent to a marina for parking boats. Together these elements strongly detract from the natural character of the area.
- D. The placement of the snack bar and especially the restrooms seems capricious and not aesthetically or functionally integrated into the surrounding environment.

Recommendations for Preserving the Scenic Quality of Meeks Bay Campground

- A. Peninsula along northern edge of Meeks Bay
  - 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 preserved 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 environment 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.
5. Revegetation of exposed cut-banks along existing roadways would decrease the visual disruption caused by grading and reduce potential for erosion. Policies should be established to require any new development to revegetate all slopes exposed by grading. (Photos #7, 8, 9)

B. Peninsula along southern edge of Meeks Bay

1. Existing trees should be preserved as a visual screen between structure(s) and public use areas. Because this point is so close to the beach, any new development should be carefully screened.
2. Structures should not be allowed to rise above the forest canopy.
3. Any new development should be set back from the lake's edge to preserve its natural appearance. No new piers or shoreline structures should be permitted between the beach and the existing pier near the end of the peninsula.
4. Use of reflective building materials should be restricted and use of materials which blend into the surrounding environment 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 #4, 5)

C. Meeks Bay Campground

1. A landscaped edge should be developed along the northern edge of the campground to help screen views of the marina and other activities in the adjoining resort. (Photos #1, 15)
2. The parking area should be landscaped to more fully integrate it with the existing tree stand that screens the rest of the parking, and to decrease the starkness of the paved area. (Photos #1, 16)
3. Landscaping should be introduced around the base of the restroom facility to more fully integrate it with the surrounding forest and decrease the starkness of its appearance. The small snack bar structure should be removed if it is not used. (Photos #3, 11)

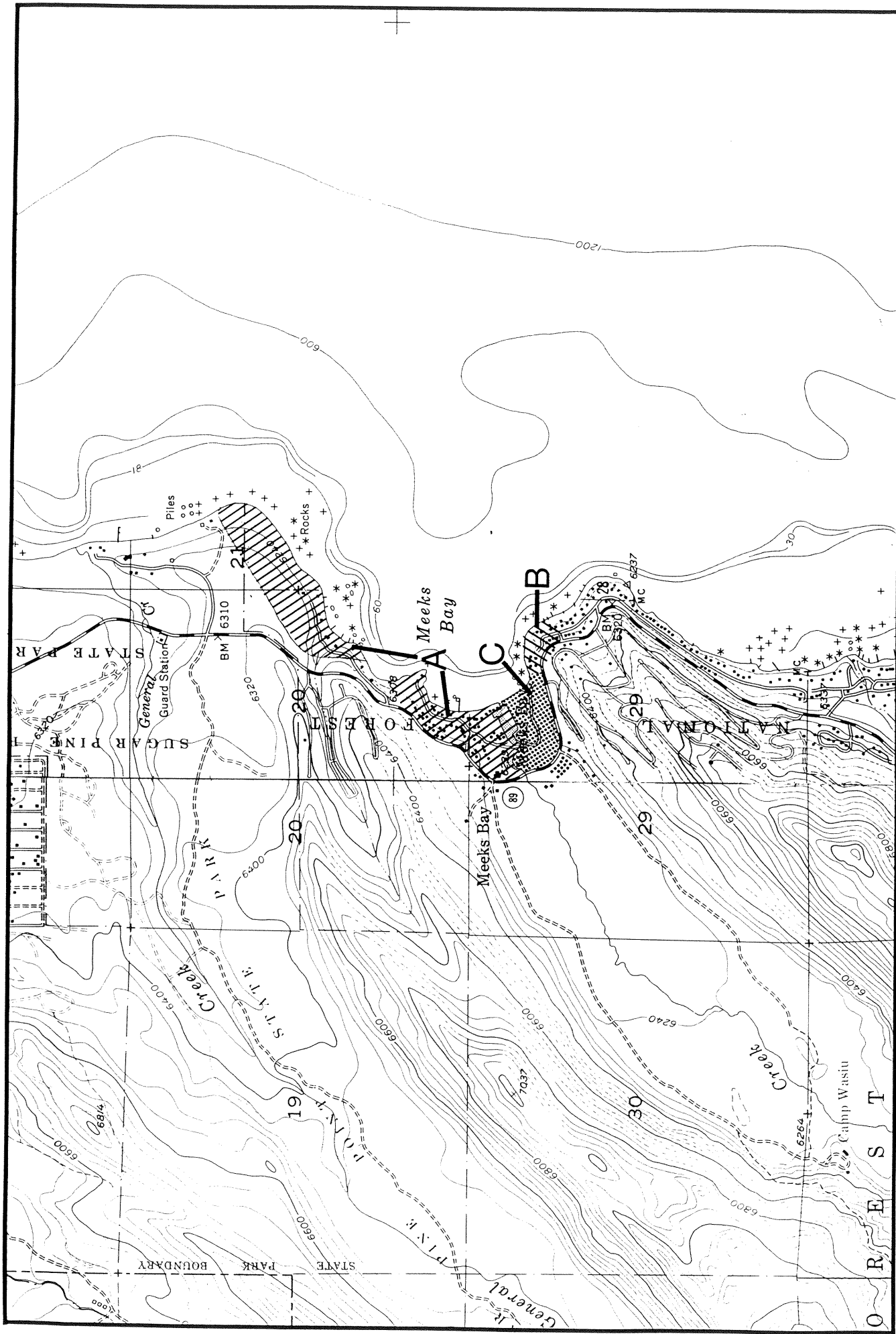


Figure 24b Visually Sensitive Areas

## MEEKS BAY CAMPGROUND

NORTH ↑

SCALE: 1"=2000'

