



CITY OF SOUTH LAKE TAHOE

Development Services

NOTICE OF INTENT/NOTICE OF AVAILABILITY

TO ADOPT A MITIGATED NEGATIVE DECLARATION OF ENVIRONMENTAL IMPACT
FOR THE
TAHOE KEYS MARINA REDEVELOPMENT PROJECT

Project Title: Tahoe Keys Redevelopment Project (“Project”)

Project Location: 2435 Venice Drive

Lead Agency: City of South Lake Tahoe (“City”)

Project Description:

Tahoe Keys SMI, LLC (TKSMI) is proposing the redevelopment of the Tahoe Keys Marina (TKM) in order to revitalize the TKM landside facilities and operations. The Project would involve the demolition of 3 existing marina buildings, other ancillary structures on the site, and existing parking lots and utilities. Landside redevelopment would include new buildings, parking lots, entrances, and utilities (including upgraded water connections to mains in Venice Drive East and Tahoe Keys Boulevard). Buildings would include an approximately 52,600-square-foot indoor boat storage facility with indoor water tanks, 3 units of workforce housing (to replace the 3 existing units that would be demolished as part of the Project), and space for restaurants, retail, concessions, and boat sales. The existing boat launch and gantry crane would be relocated, and the existing bulkhead that borders the lagoon would be replaced. A significant element of the Project is bringing the site into compliance with water quality best management practices (BMPs) and assisting in controlling aquatic invasive species (AIS).

Review Period:

The review period for the Initial Study/Mitigated Negative Declaration starts on April 3, 2026, and ends on May 4, 2026. Comments will be accepted on the Initial Study/Mitigated Negative Declaration until 5:00 p.m. on April 5, 2026, and should be mailed to 1052 Tata, South Lake Tahoe, CA 96150, attention John Hitchcock, or by email: jhitchcock@cityofslt.gov.

Public Meeting:

In accordance with CEQA and the CEQA Guidelines, the City will consider the adoption of the Initial Study/Mitigated Negative Declaration of Environmental Impact for the Project at a regularly scheduled Planning Commission Meeting on the date, time, and location provided below.

Location: City of South Lake Tahoe Council Chambers

Address: 1091 Lisa Maloff Way
South Lake Tahoe, CA 96150

Date: May 14, 2026

Time: 3:00 p.m. or soon thereafter

Documents Available for Review:

The Project Initial Study is available online at <https://www.cityofslt.gov/2454/Current-Projects> and for review during normal working hours at the Development Services Department located at 1052 Tata Lane, South Lake Tahoe, CA.

The Development Services Department office is open to the public during the following business hours: Monday, Wednesday, Thursday, and Friday from 8:00 a.m. – 12:00 p.m. and 1:00 p.m. – 3:30 p.m.

Notice Date: April 3, 2025