

# Summary Form for Electronic Document Submittal

# Form F

Lead agencies may include 15 hard copies of this document when submitting electronic copies of Environmental Impact Reports, Negative Declarations, Mitigated Negative Declarations, or Notices of Preparation to the State Clearinghouse (SCH). The SCH also accepts other summaries, such as EIR Executive Summaries prepared pursuant to CEQA Guidelines Section 15123. Please include one copy of the Notice of Completion Form (NOC) with your submission, and attach the summary to each electronic copy of the document

SCH #: TBD

Project Title: Tahoe Keys Marina Redevelopment Project

Lead Agency: City of South Lake Tahoe

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Project Location South Lake Tahe El Dorado  
*City* *County*

Project Description (Proposed actions, location, and/or consequences).

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).

Identify the project's significant or potentially significant effects and briefly describe any proposed mitigation measures that would reduce or avoid that effect.

This IS/Proposed MND concludes that the proposed Project and associated activities would have no impact , or less than significant impact with the incorporation of the identified mitigation measures. Potential adverse impacts would be temporary and associated with construction and restoration activities and would be minimized to a level of less than significant with adherence to the proposed construction schedule and process, design plans requirements, construction best management practices, applicable permitting requirements (e.g., development of a SWPPP), and identified mitigation measures.

Mitigation measures are identified for potentially significant impacts to biological resources, hazards and hazardous materials, and noise.

As discussed in this study, the proposed Project may result in potentially significant impacts to certain resources. However, Project compliance measures and implementation of proposed mitigation measures will reduce the effects of such impacts to less than significant levels.

- The Project has the potential for significant effects on wildlife habitat.
  - Mitigation measures BIO-1 would prevent significant impacts to nesting birds by identifying active nests and establishing procedures if nesting occurs. The mitigation measures require a qualified biologist to conduct a nesting bird and raptor survey no more than 14 days prior to the beginning of those activities within a recommended minimum 500-foot buffer of the Project area.

- Mitigation measure BIO-2 would require a preconstruction survey for special status plants and wildlife, including Tahoe Yellow Cress, SNYLF, LCT, and other species identified in the BRA/LSAS no more than 3 days prior to the onset of construction activities.
- BIO-3 requires a qualified biologist to conduct an environmental awareness training for all construction personnel.
- Mitigation Measure BIO-4 requires the implementation of decontamination protocols as outlined in the TRPA Aquatic Invasive Species Management Program to prevent the spread of aquatic invasive species.
- Mitigation Measure BIO-5 requires biological monitoring by a qualified biologist weekly during project construction.
- The Project has the potential for significant effects from handling hazards and hazardous materials.
  - Mitigation measures HAZ-1 require all construction activity to halt if stained soil, hydrocarbon odor, or other indicators of contaminants are encountered during excavation. A qualified environmental professional shall assess the impact, and all hazardous materials shall be handled and disposed of in accordance with Lahontan RWQCB and the Department of Toxic Substances Control protocols.
- The Project has the potential for noise impacts.
  - Mitigation measures NOI-1 require the implementation of noise avoidance protocols during construction activity.
- All other resources in the IS have been determined to have less than significant or no impact on the environment.

If applicable, describe any of the project's areas of controversy known to the Lead Agency, including issues raised by agencies and the public.

The City is not aware of any areas of controversy and has not received any comments from agencies and the public on the proposed Project.

Provide a list of the responsible or trustee agencies for the project.

Tahoe Regional Planning Agency (permitting)  
California Regional Water Quality Control Board, Lahontan Region (permitting)