

## Notice of Completion & Environmental Document Transmittal

Mail to: State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613  
 For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

<b>SCH #</b>
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**Project Title:** Tahoe Keys Marina Redevelopment Project

Lead Agency: <u>City of South Lake Tahoe</u>	Contact Person: <u>John Hitchcock</u>
Mailing Address: <u>1052 Tata Lane</u>	Phone: <u>(530) 542-7472</u>
City: <u>South Lake Tahoe</u> Zip: <u>96150</u>	County: <u>El Dorado</u>

**Project Location:** County: El Dorado City/Nearest Community: South Lake Tahoe  
 Cross Streets: Venice Drive East and Tahoe Keys Boulevard Zip Code: 96150

Longitude/Latitude (degrees, minutes and seconds): 38 ° 56 ' 5.535 " N / -120 ° 0 ' 8.6346 " W Total Acres: 16.5

Assessor's Parcel No.: 022-210-032, -040, and -041 Section: 4 Twp.: 12N Range: 18E Base: Diablo

Within 2 Miles: State Hwy #: 50, 89 Waterways: Lake Tahoe, Upper Truckee, Trout Creek, Tahoe Keys Lagoon  
 Airports: Lake Tahoe Airport Railways: N/A Schools: Tahoe Valley Elementary

**Document Type:**

CEQA: <input type="checkbox"/> NOP	<input type="checkbox"/> Draft EIR	NEPA: <input type="checkbox"/> NOI	Other: <input type="checkbox"/> Joint Document
<input type="checkbox"/> Early Cons	<input type="checkbox"/> Supplement/Subsequent EIR	<input type="checkbox"/> EA	<input type="checkbox"/> Final Document
<input type="checkbox"/> Neg Dec	(Prior SCH No.) _____	<input type="checkbox"/> Draft EIS	<input type="checkbox"/> Other: _____
<input checked="" type="checkbox"/> Mit Neg Dec	Other: _____	<input type="checkbox"/> FONSI	_____

**Local Action Type:**

<input type="checkbox"/> General Plan Update	<input type="checkbox"/> Specific Plan	<input type="checkbox"/> Rezone	<input type="checkbox"/> Annexation
<input type="checkbox"/> General Plan Amendment	<input type="checkbox"/> Master Plan	<input type="checkbox"/> Prezone	<input checked="" type="checkbox"/> Redevelopment
<input type="checkbox"/> General Plan Element	<input type="checkbox"/> Planned Unit Development	<input checked="" type="checkbox"/> Use Permit	<input type="checkbox"/> Coastal Permit
<input type="checkbox"/> Community Plan	<input checked="" type="checkbox"/> Site Plan	<input type="checkbox"/> Land Division (Subdivision, etc.)	<input type="checkbox"/> Other: _____

**Development Type:**

<input checked="" type="checkbox"/> Residential: Units <u>3</u> Acres <u>1</u>	<input type="checkbox"/> Transportation: Type _____
<input type="checkbox"/> Office: Sq.ft. _____ Acres _____ Employees _____	<input type="checkbox"/> Mining: Mineral _____
<input checked="" type="checkbox"/> Commercial: Sq.ft. <u>75,350</u> Acres <u>1.72</u> Employees <u>153</u>	<input type="checkbox"/> Power: Type _____ MW _____
<input type="checkbox"/> Industrial: Sq.ft. _____ Acres _____ Employees _____	<input type="checkbox"/> Waste Treatment: Type _____ MGD _____
<input type="checkbox"/> Educational: _____	<input type="checkbox"/> Hazardous Waste: Type _____
<input checked="" type="checkbox"/> Recreational: <u>Marina support facilities and boat storage</u>	<input type="checkbox"/> Other: _____
<input checked="" type="checkbox"/> Water Facilities: Type <u>Water tanks</u> MGD <u>.5</u>	

**Project Issues Discussed in Document:**

<input checked="" type="checkbox"/> Aesthetic/Visual	<input type="checkbox"/> Fiscal	<input checked="" type="checkbox"/> Recreation/Parks	<input checked="" type="checkbox"/> Vegetation
<input type="checkbox"/> Agricultural Land	<input checked="" type="checkbox"/> Flood Plain/Flooding	<input checked="" type="checkbox"/> Schools/Universities	<input checked="" type="checkbox"/> Water Quality
<input checked="" type="checkbox"/> Air Quality	<input checked="" type="checkbox"/> Forest Land/Fire Hazard	<input type="checkbox"/> Septic Systems	<input checked="" type="checkbox"/> Water Supply/Groundwater
<input checked="" type="checkbox"/> Archeological/Historical	<input checked="" type="checkbox"/> Geologic/Seismic	<input checked="" type="checkbox"/> Sewer Capacity	<input checked="" type="checkbox"/> Wetland/Riparian
<input checked="" type="checkbox"/> Biological Resources	<input type="checkbox"/> Minerals	<input checked="" type="checkbox"/> Soil Erosion/Compaction/Grading	<input checked="" type="checkbox"/> Growth Inducement
<input type="checkbox"/> Coastal Zone	<input checked="" type="checkbox"/> Noise	<input checked="" type="checkbox"/> Solid Waste	<input checked="" type="checkbox"/> Land Use
<input checked="" type="checkbox"/> Drainage/Absorption	<input checked="" type="checkbox"/> Population/Housing Balance	<input checked="" type="checkbox"/> Toxic/Hazardous	<input checked="" type="checkbox"/> Cumulative Effects
<input type="checkbox"/> Economic/Jobs	<input checked="" type="checkbox"/> Public Services/Facilities	<input checked="" type="checkbox"/> Traffic/Circulation	<input type="checkbox"/> Other: _____

**Present Land Use/Zoning/General Plan Designation:**

**Commercial and residential**

**Project Description:** *(please use a separate page if necessary)*

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).

Note: The State Clearinghouse will assign identification numbers for all new projects. If a SCH number already exists for a project (e.g. Notice of Preparation or previous draft document) please fill in.

## Reviewing Agencies Checklist

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with an "X".  
If you have already sent your document to the agency please denote that with an "S".

<input type="checkbox"/> Air Resources Board	<input type="checkbox"/> Office of Historic Preservation
<input checked="" type="checkbox"/> Boating & Waterways, Department of	<input type="checkbox"/> Office of Public School Construction
<input type="checkbox"/> California Emergency Management Agency	<input type="checkbox"/> Parks & Recreation, Department of
<input type="checkbox"/> California Highway Patrol	<input type="checkbox"/> Pesticide Regulation, Department of
<input checked="" type="checkbox"/> Caltrans District # <u>3</u>	<input type="checkbox"/> Public Utilities Commission
<input type="checkbox"/> Caltrans Division of Aeronautics	<input checked="" type="checkbox"/> Regional WQCB # <u>6</u>
<input type="checkbox"/> Caltrans Planning	<input checked="" type="checkbox"/> Resources Agency
<input type="checkbox"/> Central Valley Flood Protection Board	<input type="checkbox"/> Resources Recycling and Recovery, Department of
<input type="checkbox"/> Coachella Valley Mtns. Conservancy	<input type="checkbox"/> S.F. Bay Conservation & Development Comm.
<input type="checkbox"/> Coastal Commission	<input type="checkbox"/> San Gabriel & Lower L.A. Rivers & Mtns. Conservancy
<input type="checkbox"/> Colorado River Board	<input type="checkbox"/> San Joaquin River Conservancy
<input checked="" type="checkbox"/> Conservation, Department of	<input type="checkbox"/> Santa Monica Mtns. Conservancy
<input type="checkbox"/> Corrections, Department of	<input type="checkbox"/> State Lands Commission
<input type="checkbox"/> Delta Protection Commission	<input type="checkbox"/> SWRCB: Clean Water Grants
<input type="checkbox"/> Education, Department of	<input type="checkbox"/> SWRCB: Water Quality
<input type="checkbox"/> Energy Commission	<input type="checkbox"/> SWRCB: Water Rights
<input checked="" type="checkbox"/> Fish & Game Region # <u>2</u>	<input checked="" type="checkbox"/> Tahoe Regional Planning Agency
<input type="checkbox"/> Food & Agriculture, Department of	<input checked="" type="checkbox"/> Toxic Substances Control, Department of
<input type="checkbox"/> Forestry and Fire Protection, Department of	<input checked="" type="checkbox"/> Water Resources, Department of
<input type="checkbox"/> General Services, Department of	<input type="checkbox"/> Other: _____
<input type="checkbox"/> Health Services, Department of	<input type="checkbox"/> Other: _____
<input type="checkbox"/> Housing & Community Development	
<input checked="" type="checkbox"/> Native American Heritage Commission	

### Local Public Review Period (to be filled in by lead agency)

Starting Date April 3, 2026 Ending Date May 4, 2026

### Lead Agency (Complete if applicable):

Consulting Firm: <u>NCE</u>	Applicant: <u>Eric Metz, Tahoe Keys Marina</u>
Address: <u>P.O. Box 1760</u>	Address: <u>17330 Preston Road , Suite #100c</u>
City/State/Zip: <u>Zephyr Cove, NV 89448</u>	City/State/Zip: <u>Dalls, TX 75260</u>
Contact: <u>Chris Mundhenk, Principal</u>	Phone: <u>(213) 814-8829</u>
Phone: <u>(916) 388-5655</u>	

Signature of Lead Agency Representative: John Hitchcock Digitally signed by John Hitchcock  
Date: 2026.04.01 10:07:01 -0700' Date: April 1, 2026

Authority cited: Section 21083, Public Resources Code. Reference: Section 21161, Public Resources Code.