

Notice of Determination

Appendix D

To:

☒ Office of Planning and Research
 U.S. Mail: _____ Street Address: _____
 P.O. Box 3044 1400 Tenth St., Rm 113
 Sacramento, CA 95812-3044 Sacramento, CA 95814

☐ County Clerk
 County of: _____
 Address: _____

From:

Public Agency: City of South Lake Tahoe
 Address: 1052 Tata Lane
South Lake Tahoe, CA 96150
 Contact: John Hitchcock, Planning Manager
 Phone: (530) 542-7472/jhitchcock@cityofslt.gov

Lead Agency (if different from above): _____

Address: _____

Contact: _____

Phone: _____

SUBJECT: Filing of Notice of Determination in compliance with Section 21108 or 21152 of the Public Resources Code.

State Clearinghouse Number (if submitted to State Clearinghouse): 2026040227

Project Title: Tahoe Keys Marina Redevelopment Project

Project Applicant: Tahoe Keys SMI LLC

Project Location (include county): 2435 Venice Drive, South Lake Tahoe, CA, El Dorado County

Project Description:

See attached Project Description

This is to advise that the City of South Lake Tahoe has approved the above
 (☒ Lead Agency or ☐ Responsible Agency)

described project on 8/11/2026 and has made the following determinations regarding the above
 (date)
 described project.

1. The project [☐ will ☒ will not] have a significant effect on the environment.
2. ☐ An Environmental Impact Report was prepared for this project pursuant to the provisions of CEQA.
☒ A Negative Declaration was prepared for this project pursuant to the provisions of CEQA.
3. Mitigation measures [☒ were ☐ were not] made a condition of the approval of the project.
4. A mitigation reporting or monitoring plan [☒ was ☐ was not] adopted for this project.
5. A statement of Overriding Considerations [☐ was ☒ was not] adopted for this project.
6. Findings [☒ were ☐ were not] made pursuant to the provisions of CEQA.

This is to certify that the final EIR with comments and responses and record of project approval, or the negative Declaration, is available to the General Public at:

1052 Tata Lane, South Lake Tahoe, CA 96150

Signature (Public Agency): _____ Title: Planning Manager

Date: 8/12/2026 Date Received for filing at OPR: _____

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).