

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

SCH #**Project Title:** Gateway Park at Tahoe National Forest (PLN25-00357)

Lead Agency: Placer County

Contact Person: Meghan Schwartz

Mailing Address: 3091 County Center Drive

Phone: 530-745-3132

City: Auburn

Zip: 95603

County: Placer

Project Location: County: Placer City/Nearest Community: Emigrant Gap

Cross Streets: Highway 80

Zip Code: 95715

Longitude/Latitude (degrees, minutes and seconds): 39 ° 17 ' 22 " N / -120 ° 41 ' 14 " W Total Acres: 112

Assessor's Parcel No.: 062-230-012-000

Section: Twp.: Range: Base:

Within 2 Miles: State Hwy #: 80

Waterways: Lake Putt

Airports: Railways: Schools:

Document Type:

CEQA: ☒ NOP ☐ Draft EIR NEPA: ☐ NOI Other: ☐ Joint Document
☐ Early Cons ☐ Supplement/Subsequent EIR ☐ EA ☐ Final Document
☐ Neg Dec (Prior SCH No.) ☐ Draft EIS ☐ Other:
☐ Mit Neg Dec Other:

Local Action Type:

☐ General Plan Update ☐ Specific Plan ☐ Rezone ☐ Annexation
☐ General Plan Amendment ☐ Master Plan ☐ Prezone ☐ Redevelopment
☐ General Plan Element ☐ Planned Unit Development ☒ Use Permit ☐ Coastal Permit
☐ Community Plan ☐ Site Plan ☐ Land Division (Subdivision, etc.) ☐ Other:

Development Type:

☐ Residential: Units Acres ☐ Transportation: Type
☐ Office: Sq.ft. Acres Employees ☐ Mining: Mineral
☐ Commercial: Sq.ft. Acres Employees ☐ Power: Type MW
☐ Industrial: Sq.ft. Acres Employees ☐ Waste Treatment: Type MGD
☐ Educational: ☐ Hazardous Waste: Type
☒ Recreational: Rural Recreation Use ☐ Other:
☐ Water Facilities: Type MGD

Project Issues Discussed in Document:

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

Present Land Use/Zoning/General Plan Designation:

Water Influence/F-B-X-AO 5 AC. MIN.; F-B-X 5 AC. MIN.; RF-B-X-AO 40 AC. MIN.; RF-B-X 40 AC. MIN./Placer County General Plan

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

An application for a Minor Use Permit to allow rural recreation use (Dude Ranch/ Guest Ranch) and a museum on 112 acres located at 175 Nyack Place in the unincorporated Emigrant Gap community.

The project includes a 13,934 square foot nature center inclusive of educational nature exhibits, cabin check-in, outdoor equipment rental, and a cafeteria; a nature park with a playground, a pier extending into Lake Putt; an amphitheater with no amplified sound or music; and 50 cabins for overnight stay composed of 23 traditional cabins and 27 tree houses.

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".

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

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

Starting Date July 31, 2026 Ending Date August 31, 2026

Lead Agency (Complete if applicable):

Consulting Firm: <u>Raney Planning & Management</u>	Applicant: <u>Darryl Lucien</u>
Address: <u>1501 Sports Drive, Suite A</u>	Address: <u>1017 L Street</u>
City/State/Zip: <u>Sacramento, CA 95834</u>	City/State/Zip: <u>Sacramento, CA 95814</u>
Contact: <u>Nick Pappani</u>	Phone: <u>(562) 673-0682</u>
Phone: <u>(916) 372-6100</u>	

Signature of Lead Agency Representative: *Meghan Schwartz* Date: 7/30/26

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