



Date: September 23, 2025

Honorable Mayor and Council Members

Author and title: Adam Petersen, Senior Planner

Title: **Consultant Selection for Preparation of Environmental Review Document for The Old Trestle Distillery (Planning Application #2025-0000057)**

Jen Callaway, Town Manager

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**Recommended Action:** That the Town Council authorize the Town Manager to execute a contract with Raney Planning & Management, Inc. for professional services to prepare environmental review documents for The Old Trestle Distillery project (Planning Application #2025-0000057) in an amount not to exceed \$56,365 (see Attachment #1 for scope of work, timeline and cost).

**Discussion:** The Town of Truckee is currently processing a development application for The Old Trestle Distillery project, comprised of a restaurant, retail space, distillery, and flexible dining/event space in Downtown Truckee (Planning Application #2025-0000057). The project includes a request to rezone the site from Downtown Commercial (DC) to Downtown Mixed Use (DMU). The project is located at 10331 West River Street (APN 0198-120-004). Pursuant to the California Environmental Quality Act (CEQA), preparation of an Initial Study is required to identify potential impacts that may result from the proposed project, including rezoning the site. Based on the characteristics of the proposed project, staff anticipate that preparation of a Mitigated Negative Declaration will be required.

Town staff emailed three qualified and experienced firms to solicit responses for preparation of the environmental review documents. Firms were contacted in April 2025. The Town received proposals from De Novo Planning Group, Dudek, and Raney Planning and Management. Staff determined that the Raney Planning and Management proposal met the criteria for preparation of the Initial Study/Mitigated Negative Declaration, and the applicant agreed with the proposed cost and timelines that were included in the proposal.

**Fiscal Impact:** There is no direct fiscal impact as a result of this action. The total contract cost of \$56,365 will be paid by the applicant.

**Public Communication:** Notification was published as part of the regular Town Council agenda packet.

**Attachments:**

Attachment #1: Raney Planning and Management Scope of Work, Timeline and Cost Proposal