



STAFF REPORT

Meeting Date: September 22, 2026

SUBJECT: Consideration of Approval of Task Order #23 with Raney Planning and Management, Inc. to Provide Planning and Environmental Services for the Durst Mansion Event Center Conditional Use Permit Project

PREPARED BY: Sean Grayson, City Manager

RECOMMENDATION:

Staff recommends that the Wheatland City Council consider approval of the attached Task Order #23 with Raney Planning and Management, Inc. (Raney) to conduct the necessary tasks required to process a Conditional Use Permit (CUP) and prepare an Initial Study/Mitigated Negative Declaration (IS/MND) for the Durst Mansion Event Center Project (proposed project).

This action does not include any recommendations on the project itself. The Task Order will allow the review and processing of the proposed project.

DISCUSSION:

The proposed project consists of the preparation and processing of an IS/MND to analyze the potential environmental effects associated with the operation of the Durst Mansion Event Center. It is anticipated that Raney will complete the IS/MND in January 2027, and the proposed project would be considered by the Planning Commission at a public hearing in March 2027.

Task Order #23 authorizes Raney (the consultant) to perform the following tasks to process this project application (see Attachment 1):

Task 1 Project Initiation

Task 2 Planning Services

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| Task 2.1 | Application Review |
| Task 2.2 | Agency Coordination |
| Task 2.3 | Prepare Staff Reports, Findings, and Resolutions |
| Task 2.4 | Prepare Public Noticing |
| Task 2.5 | Project Management |

Task 3 Environmental Services

- Task 3.1 Prepare Administrative Draft IS/MND
- Task 3.2 Air Quality and Greenhouse gas Analysis
- Task 3.3 Prepare Mitigation Monitoring and Reporting Program
- Task 3.4 Responses to Comments Project Management

In addition to completing the above tasks, Raney will work with Kittleson & Associates to perform an analysis of transportation impacts and Saxelby Acoustics to conduct a noise analysis.

Based on the information contained in the staff report, staff recommends that the Wheatland City Council approve the attached Task Order #23, authorizing Raney Planning and Management Inc. to provide planning and environmental services for the Durst Mansion Event Center Project, and authorize the City Manager to sign Task Order #23.

FISCAL IMPACT:

The costs of this review should not exceed \$69,812, which would be funded by the project applicant.

ATTACHMENTS:

- A. Raney Planning and Management Task Order #23