

July 9, 2025

Adam Petersen, Senior Town Planner
Town of Truckee
10183 Truckee Airport Road
Truckee, CA 96161
apetersen@townoftruckee.com

Re: Scope of Work for the Old Trestle Distillery Project Initial Study/Mitigated Negative Declaration

Dear Mr. Petersen:

On behalf of Raney, a division of Raney Planning & Management, Inc., I am pleased to submit the following proposal for preparation of an Initial Study/Mitigated Negative Declaration (IS/MND) for the Old Trestle Distillery Project (proposed project). The following scope of work has been tailored based on our understanding of the project and the information that you have provided to date. The scope of work may be further refined in coordination with you and Town staff, as needed. We look forward to the opportunity to work with you on this project.

PROJECT UNDERSTANDING

Project Location

The project site is located at 10331 West River Street (APN 019-120-004) and 10257 West River Street (a portion of APN 019-130-004) in the Town of Truckee, California. The approximately 1.24-acre project site is developed with a 3,010-square foot (sf) unoccupied commercial warehouse building and a parking lot. Surrounding existing land uses include a tire shop, commercial uses, single-family residences, Union Pacific Railroad (UPRR) tracks, and Interstate 80 (I-80) to the north, across West River Street; the under-construction West River Street Parkway project and single-family residences to the east; and the Truckee River to the south and west. The project site is in the Downtown Truckee Plan (DTP) area. The DTP designates APN 019-120-004 as Downtown Commercial and the parcel is zoned Downtown Commercial (DC). The DTP designates APN-019-130-004 as Downtown Mixed-Use and the parcel is zoned Downtown Mixed-Use (DMU).

Project Description

The proposed project would include the development of the Old Trestle Distillery, a two-story distillery and restaurant with 14,149 sf of building space and 10,619 sf of outdoor space. The project would be comprised of four interconnected buildings: three new buildings and the remodeled existing warehouse. Two of the new buildings would be connected to the western side of the warehouse and the third new building would be connected to the eastern side of the warehouse. The complex would be comprised of a distillery, retail and lounge area, and restaurant. The ground floor of the complex would include the distillery, lobby and retail area, restaurant with indoor and outdoor dining areas, kitchen, bar, prep kitchen and bakery, barrel

room, an office, and delivery area. The ground floor would include public and private outdoor patio spaces, including two cantilevered patios. The second floor of the complex would include an event space with a bar and attached outdoor deck space, private indoor and outdoor tasting room/lounges, and office staff room, as well as an outdoor event/dining deck and outdoor game area. Bicycle parking would be provided by racks located near the southeast corner of the distillery building. Street parking for customers would be provided along West River Street. Off-site improvements would include construction of a new sidewalk along West River Street and a new curb designed for passenger drop-off and loading.

The proposed project will require approval of the following entitlements:

- Amendment to DTP to change the land use designation for APN 019-120-004 from Downtown Commercial to Downtown Mixed-Use;
- Rezone to change the zoning designation for APN 019-120-004 from DC to DMU;
- Development Permit;
- Lot Line Adjustment;
- Use Permit for beverage production, and bars and drinking establishments; and
- Zoning Clearance.

APPROACH

Based on Raney's preliminary analysis of the proposed project and information received from the Town, Raney proposes to prepare an IS/MND to analyze the potential environmental effects associated with the proposed project. The IS/MND will be prepared using the checklist contained in Appendix G of the CEQA Guidelines and the standard Town of Truckee format. Raney anticipates that the potential impacts will be less-than-significant; therefore, the appropriate CEQA document will be an IS/MND. Raney will work closely with Town staff throughout the preparation of the IS/MND and determination of appropriate findings. The IS/MND will provide a discussion of the impacts related to implementation of the proposed project.

Raney anticipates that the key issue areas, which may require a more in-depth discussion in the IS, may include but not necessarily be limited to aesthetics, air quality and greenhouse gas (GHG) emissions, biological resources, cultural resources, hydrology and water quality, noise, and transportation. Raney will use existing information for the project site and the Town of Truckee to the greatest extent feasible, including the Town of Truckee 2040 General Plan, DTP, Town of Truckee 2040 General Plan Update and DTP Project Environmental Impact Report (EIR), technical reports provided by the applicant team, and analysis prepared by the Raney team for evaluating the potential environmental impacts associated with the proposed project. Raney assumes that any additional project information needed to facilitate the environmental review of the project will be supplied by the Town or the applicant through the Town.

Raney will remain objective and rely on the Town to make the ultimate determination on the conclusions and any mitigation measures. Raney firmly believes that the level of coordination between the Town and the local citizens is directly proportional to the success of the project. Raney intends to work closely with the Town of Truckee throughout the development and processing of the IS/MND. The expectation of Raney is that we will serve as environmental

consultants to the Town, and will make ourselves available to assist the Town to facilitate the process.

Applicant-Provided Technical Reports

Raney understands that a Traffic Study will be prepared by the applicant team for the proposed project and anticipates receiving the report for use in the CEQA analysis. Raney assumes that the Traffic Study will address vehicle miles travelled (VMT); pedestrian, bicycle, and transit facilities; and safety.

In addition, Raney assumes that a Phase I Environmental Site Assessment (ESA) and Preliminary Drainage Report will be available for use in the CEQA analysis. Raney will internally review all applicant-provided technical reports to ensure all CEQA-related issues are adequately and accurately addressed. If any of the applicant-provided technical reports should require revisions, Raney will coordinate with the Town to have reports revised, accordingly.

Technical Reports to be Prepared by Raney and its Sub-Consultants

Raney proposes to sub-contract with the following sub-consultants for preparation of project-specific technical reports:

- Madrone Ecological Consultants (Madrone) – Reconnaissance-Level Biological Assessment and Summary Memo;
- Eileen Barrow and Associates (EBA) – Cultural Resources Study and Architectural History Evaluation; and
- Saxelby Acoustics (Saxelby) – Noise and Vibration Analysis.

The air quality and GHG emissions analysis for the project will be prepared in-house by Raney's Air Quality Division led by Vice President/Air Quality Specialist, Rod Stinson, and Division Manager/Air Quality Specialist, Angela DaRosa. All air quality and GHG studies are prepared consistent with the regulations and requirements of CEQA, Assembly Bill (AB) 32, Senate Bill (SB) 32, the Northern Sierra Air Quality Management District (NSAQMD), and the Town of Truckee.

TECHNICAL SCOPE OF SERVICES

Raney proposes to perform the following tasks for the provision of environmental consultation services for the proposed project:

Task 1 Project Initiation

The objective of this task is to coordinate with the Town of Truckee to confirm assumptions regarding the proposed project and scope of work for the proposed project. Vice President, Nick Pappani, will serve as Project Director and Division Manager/Air Quality Specialist, Angela DaRosa, will serve as the Project Manager.

Raney would complete the following deliverables:

- Participate in a kick-off meeting with Town staff and applicant team, if requested;
- Review existing documentation for the project and identify key issues;

- Establish communication protocols;
- Perform a site visit, if necessary; and
- Refine the scope, if necessary, with any revisions for the Town to approve.

Task 2 Prepare Administrative Draft IS/MND

The objective of this task is to prepare an Administrative Draft version of the IS/MND for review by Town staff. The IS/MND will be prepared based upon Town standards and will address all the issues identified in the Environmental Checklist, per Appendix G of the CEQA Guidelines. Raney will use the latest version of the Appendix G Checklist.

The following summarizes how Raney proposes to analyze the anticipated key issue areas:

Air Quality and GHG Emissions

The air quality and GHG analysis for the proposed project will be performed in-house by Raney's air quality staff, utilizing the California Emissions Estimator Model (CalEEMod) software program and following the NSAQMD CEQA Guidelines.

Air Quality

Raney will use the CalEEMod software program to conduct a quantitative assessment of short-term (i.e., construction) and long-term (i.e., operational) increases of criteria air pollutant emissions of primary concern (i.e., ROG, NO_x, PM₁₀, and PM_{2.5}) resulting from the proposed project. The significance of air quality impacts will be determined in comparison to NSAQMD recommended thresholds of significance. The project's cumulative contribution to regional air quality will be discussed, based in part on the modeling conducted at the project level. Mitigation measures will be incorporated to reduce any significant air quality impacts, and anticipated reductions in emissions associated with proposed mitigation measures will be quantified.

GHG Emissions

Raney will run the CalEEMod program using project land use, and trip generation rates provided by the applicant team, to produce an estimate of annual GHG emissions for the proposed project.

Raney will work closely with the Town and NSAQMD throughout preparation of the GHG analysis with respect to identifying the methodology and thresholds of significance to be used for the GHG analysis. Raney's GHG analysis for the proposed project will follow the agreed upon methodology and thresholds. Raney understands that NSAQMD has not established guidelines or thresholds for the estimation or evaluation for GHG. However, the Town of Truckee recently adopted a Climate Action Plan (CAP), as part of the 2040 Truckee General Plan Update. The CAP identified how the Town and the broader community could reduce Truckee's GHG emissions and included reduction targets, strategies, and specific actions.

With respect to AB 32 and SB 32, Raney will discuss the project in comparison to policy measures outlined within the Town's CAP.

Biological Resources

The biological resources section will include a description of the potential effects to plant communities, wildlife, and wetlands including adverse effects on rare, endangered, candidate,

sensitive, and special-status species from buildout of the proposed project. Raney will rely on the Reconnaissance-Level Biological Assessment and Summary Memo to be prepared by Madrone (see *Attachment A* for a full scope of work). Madrone will conduct a site visit to determine the presence of special-status species habitats within the work area; determine if there are potential impacts to special-status species habitats that may occur adjacent to the work area in association with the Truckee River; and provide a memo including their findings, an analysis of impacts, and appropriate mitigation measures.

Cultural Resources

The cultural resources section will summarize the setting and include a description of the potential effects to any on-site historical and archaeological resources due to implementation of the proposed project. Raney will rely on the Cultural Resources Survey and Architectural History Evaluation to be prepared by EBA (see *Attachment B* for a full scope of work).

Cultural Resources Survey

EBA will conduct archival research at the North Central Information Center of the California Historical Resources Information System (CHRIS) and at local and online libraries; contact the Native American Heritage Commission (NAHC) and request a Sacred Lands File search; and conduct a field study of the 1.24-acre project area.

Historical Building Evaluation

EBA will conduct archival research to establish a historic context and to determine if the building at 10331 West River Street is historically or architecturally important. EBA will also conduct an examination and photodocumentation of the building; prepare appropriate DPR 523 forms summarizing the information gathered by EBA; and determine eligibility for inclusion on the National Register of Historic Places and the California Register of Historical Resources.

Given the passage of AB 52, and the associated amendments to Public Resources Code 21080.3.1, lead agencies are required to consult with Native American tribes early in the CEQA process. Raney understands the Town of Truckee has received letters from tribes requesting notice pursuant to AB 52/PRC 21080.3.1, and the Town will notify the tribes in writing of the proposed project within 14 days from the start of the CEQA process. Raney assumes the Town will handle all requirements and formal consultation pursuant to AB 52; however, Raney will be available to assist the Town as needed, upon request. If requested, Raney would propose to amend the scope of work, schedule, and budget accordingly.

Hydrology and Water Quality

The hydrology and water quality section will summarize setting information and identify potential impacts on water quality, storm water drainage, and flooding. Specifically, Raney will evaluate the potential for the proposed project to adversely affect water quality, with particular attention to the water quality of the Truckee River. Raney assumes that the Preliminary Drainage Report prepared by the applicant team will provide the necessary analysis to evaluate these two primary drainage questions. If not, Raney will coordinate with the Town to request additional information from the applicant team. Raney will internally review the applicant-provided report to ensure that all CEQA issues have been adequately and accurately addressed and will incorporate the analysis into the hydrology and water quality section of the IS.

Noise

The noise section will address potential noise and vibration impacts associated with the construction and operation of the proposed project. Raney will rely on the Noise and Vibration Analysis to be prepared by Saxelby (please see *Attachment C* for a full scope of work). Saxelby will conduct ambient noise level measurements of existing noise levels at nearby existing receptors; evaluate increased traffic noise levels at existing sensitive receptors; provide an analysis of noise levels associated with the operation of the proposed project at the nearest noise-sensitive residential uses; and provide a technical report.

Transportation

The transportation section will describe potential impacts related to VMT; pedestrian, bicycle, and transit facilities; and safety due to implementation of the proposed project. Raney will rely on the Traffic Study prepared by the applicant team and reviewed for adequacy by Town engineering staff. Raney will review the Traffic Study to ensure all CEQA issues have been adequately and accurately addressed and will incorporate the analysis into the transportation section of the IS.

Remaining Issue Areas

The remaining issue areas of the IS/MND will be based upon information provided by the Town of Truckee and or/the project team, as well as pertinent Town of Truckee documents, including but not limited to the Town of Truckee 2040 General Plan, DTP, Town of Truckee 2040 General Plan Update and DTP Project EIR, and any other pertinent information prepared for the project site and surrounding area.

With respect to hazards and hazardous materials, Raney will rely on the applicant-provided Phase I ESA to address the propane tank located in the southern portion of the project site, and any potentially hazardous materials, such as asbestos or lead-based paint related to the existing on-site structure. Raney will internally review the applicant-provided technical report to ensure that all CEQA issues have been addressed and will incorporate the results of the analysis into the hazards and hazardous materials section of the IS.

Raney will complete the following deliverables:

- Review applicant-provided technical reports;
- Prepare the introduction, project description, illustrations, and environmental checklist and discussion of the IS/MND; and
- Submit one electronic copy of the Administrative Draft IS/MND to the Town upon completion.

Task 3 Prepare Screencheck Draft IS/MND and Prepare Public Review Draft of IS/MND for Town Release to the Public

The objective of this task is to edit the Administrative Draft IS/MND based on the comments received from Town staff to prepare a Screencheck Draft IS/MND. The Town will then review the Screencheck Draft IS/MND to provide any additional comments. Raney will revise the Screencheck Draft IS/MND, based on any additional Town comments, to submit a Public Review Draft IS/MND to the Town for distribution. Raney assumes the Town will publish the

notice for the IS/MND in the paper, post the IS/MND online, and provide a copy of the notice and IS/MND to the County Clerk. Raney will prepare a Notice of Intent (NOI) to Adopt a Mitigated Negative Declaration and a Notice of Completion (NOC). Raney will also prepare a Notice of Determination (NOD) if the project is approved, for the Town to submit to the County Clerk. Raney will electronically submit the NOC, IS/MND, and State Clearinghouse Summary Form for Electronic Document Submittal (Summary Form F) to the State Clearinghouse.

Raney will complete the following deliverables:

- Submit one electronic version of the Screencheck Draft IS/MND to the Town that incorporates Town comments;
- Revise the Screencheck Draft IS/MND to reflect Town comments and prepare a Public Review IS/MND;
- Submit one electronic version of the Public Review Draft IS/MND to the Town;
- Prepare the NOI, NOC, and State Clearinghouse Form F;
- Electronically submit the NOC, IS/MND, and Summary Form F to the State Clearinghouse; and
- Prepare the NOD, should the project be approved.

Task 4 Prepare Mitigation Monitoring Reporting Program

The objective of this task is to prepare a Mitigation Monitoring & Reporting Program (MMRP) for the Town of Truckee, should mitigation be required for the project. Raney will incorporate existing monitoring mechanisms that are in place in order to assist the Town in meeting the intent of CEQA. The draft MMRP will be prepared in table format to specify any mitigation measures, standards of success, parties responsible for implementing and monitoring, and timing.

Raney will provide the following deliverables:

- Submit one electronic copy of the draft MMRP to the Town for review;
- Revise draft MMRP based on Town comments; and
- Submit one electronic copy of the final MMRP to the Town.

Task 5 Response to Comments

The objective of this task is to provide a written response to any comments received during the public review period of the IS/MND, if necessary. Although CEQA does not require written responses to comments on an IS/MND, Raney suggests the written responses be included in the staff report to ensure the decision-makers have adequate information on which to base their decision on the project. For the purposes of this scope, Raney assumes that minimal comments will be received on the IS/MND.

Raney will complete the following deliverables:

- Prepare written responses to comments received in coordination with the Town; and
- Produce an errata sheet should any comments necessitate changes to the IS/MND text.

Task 6 Project Management and Meetings

The objective of this task is to ensure extensive coordination with Town staff throughout the processing of the environmental document. For the purposes of this scope of work, Raney has assumed attendance at up to two in-person public hearings. Attendance at additional public hearings or meetings could easily be accommodated upon request and would be billed on a time-and-materials basis following Raney's standard billing rates.

Raney will complete the following deliverables:

- Project management by Vice President, Nick Pappani, serving as Project Director, and Division Manager/Air Quality Specialist, Angela DaRosa, serving as Project Manager;
- Project support from President, Tim Raney, AICP; Vice President/Air Quality Specialist, Rod Stinson; Division Manager/Air Quality Specialist, Angela Da Rosa; and Associate/administrative staff;
- Regular phone and e-mail communication with Town staff and the applicant team;
- Attendance at up to two in-person public hearings; and
- Additional meetings and hearings can easily be accommodated upon request and would be billed on a time-and-materials basis following Raney's standard billing rates.

SCHEDULE

The following tentative schedule for the Old Trestle Distillery Project IS/MND is based on experience providing similar services. The schedule could be lengthened or shortened, depending on the needs of the Town of Truckee. Factors that could lengthen or shorten the schedule include dates of receipt of project information, length of document reviews, AB 52 requirements, changes in the project description, and unanticipated issues arising from Town staff or the project team.

TENTATIVE SCHEDULE Town of Truckee Old Trestle Distillery Project IS/MND		
Milestones & Deliverables	Timing	Anticipated Date
Notice to Proceed (NTP)	TBD	July 21, 2025
Receipt of All Technical Reports	Eight Weeks From NTP*	September 16, 2025
Submit Administrative Draft IS/MND to the Town of Truckee for review	Four Weeks from Receipt of Technical Reports	October 14, 2025
Receipt of Town comments on the Administrative Draft IS/MND	Two Weeks	October 28, 2025
Submit Screencheck Draft IS/MND to the Town of Truckee for review	1 ½ Weeks	November 7, 2025
Receipt of Town comments on the Screencheck Draft IS/MND	1 ½ Weeks	November 19, 2025
Submit Public Review IS/MND to the Town of Truckee	Three Days	November 24, 2025
Public Review Period (30 days)	Thirty Days	November 25, 2025 to December 31, 2025**
Final MMRP and Response to Comments (if necessary) to the Town of Truckee	One Week	January 8, 2026**
Planning Commission Hearing	3 rd Tuesday of the Month	January 20, 2025
Town Council Hearing	2 nd and 4 th Tuesday of the Month	February 10, 2025

*The estimated date to receive the Traffic Study, Phase I ESA, and Preliminary Drainage Report from the applicant team is anticipated to be eight weeks from NTP. The actual receipt date has not been provided by the applicant team.

**Extended due to holiday

BUDGET

The cost for completion of the Old Trestle Distillery Project IS/MND is anticipated not to exceed **\$56,365**. The costs for completion of the IS/MND are based on the estimates of time for each task, following Raney's standard billing rates.

Old Trestle Distillery Project IS/MND							
COST ESTIMATE							
		Project Director	Project Manager	Air Quality Specialist	Air Quality Technician	Associate	Cost Per Task
Task 1	Project Initiation	2	2				\$ 740
Task 2a	Prepare Administrative Draft IS/MND	9	8			42	\$ 8,825
Task 2b	<i>Air Quality and GHG Technical Analysis</i>			6	10		\$ 2,600
Task 3	Prepare Screencheck IS/MND and Public Review IS/MND	2	4			8	\$ 2,170
Task 4	Prepare MMRP		2			4	\$ 890
Task 5	Response to Comments		3			6	\$ 1,335
Task 6	Project Management and Meetings	14	16				\$ 5,530
	Total Hours	27	35	6	10	60	
	Hourly Rate	\$ 195	\$ 175	\$ 175	\$ 155	\$ 135	
	Total Labor	\$ 5,265	\$ 6,125	\$ 1,050	\$ 1,550	\$ 8,100	\$ 22,090
	Subconsultants and Expenses						\$ 34,275
	Copying/Printing/Travel/Postage/Etc.*					\$ 350	
	Sub-Consultant: Madrone Ecological Consultants					\$ 7,000	
	Sub-Consultant: Eileen Barrow and Associates					\$ 14,385	
	Sub-Consultant: Saxelby Acoustics					\$ 9,424	
	10% administrative fee					\$ 3,116	
	Total Budget						\$ 56,365

*Estimates only. Will be billed on time-and-material basis.

The following assumptions were used in the calculations:

- Raney costs are based on the assumption that the provided data from the Town is accurate and current and will be available for the preparation of the IS/MND.
- Raney will provide to the Town the number of copies of the documents as indicated in the technical scope of services. The cost for copying and printing is an estimate only and

will be billed at cost. All other printing and distribution of the documents will be the responsibility of the Town.

- Raney assumes that the Town will handle any necessary tribal consultation pursuant to AB 52; however, Raney would be available to assist the Town, upon request, and would propose to amend the scope of work, schedule, and budget accordingly.
- Additional meetings and hearings can easily be accommodated upon request and would be billed on a time-and-materials basis following Raney's standard billing rates.
- Raney expects that all work will be completed within the budgeted time. If additional time is necessary beyond that which has been budgeted due to unanticipated circumstances, those items will need to be renegotiated.

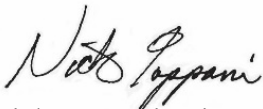
Factors that would increase the scope of work and estimated costs outlined in the proposal include:

- Attendance at meetings or hearings;
- Printing of reports;
- Analysis of additional issues beyond those discussed in this proposal or a more detailed level of analysis than described in this proposal;
- Additional reviews and edits beyond those included in this scope of work;
- Changes in the project; and
- Collection of data required beyond that described in this proposal.

Raney would propose renegotiating these items, if required, or charging on a time-and-materials basis.

Thank you for the opportunity to submit our proposal for your consideration. Additional information regarding Raney's experience, including resumes and project history, is available upon request. If you have any questions regarding our scope of work or qualifications, please feel free to contact me. We look forward to the continued opportunity to work with you and the Town of Truckee.

Thank you,



Nick Pappani, Vice President
Raney Planning & Management, Inc.
npappani@raneymanagement.com

Attachment A: Madrone Ecological Consultants Scope of Work

Attachment B: Eileen Barrow and Associates Scope of Work

Attachment C: Saxelby Acoustics Scope of Work

**ATTACHMENT A: MADRONE ECOLOGICAL CONSULTANTS
SCOPE OF WORK**





SUBCONTRACT SCOPE AND COST ESTIMATE

- I Project Name** Old Trestle
- II Client Name** Raney Planning & Management, Inc
1501 Sports Drive, Suite A
Sacramento, CA 95834
- III Location** Town of Truckee, California

IV Description of Services and Assumptions

Madrone Ecological Consulting, LLC (Madrone) will provide biological resource services (“Services”) to support the California Environmental Quality Act (CEQA) compliance for the Old Trestle project located in the Town of Truckee, California. Madrone assumes that:

- A Study Area boundary will be provided in a digital, referenced GIS or CAD file prior to the commencement of work.
- No impact boundaries changes will occur after impacts have been calculated.
- Only two rounds of comments on the document requiring no more than 6 hours of edit time.

Reconnaissance-Level Biological Assessment and Summary Memo

After the project team confirms the limit of work (Study Area) in the field or via the referenced CAD linework as described above, Madrone will conduct a site visit to determine the presence of special status-species habitat within the work area. We will also determine if there are potential impacts to special-status species habitat that may occur adjacent to the work area in association with the Truckee River. Madrone will subsequently provide a memo including a description of the existing site conditions, a list of wildlife species observed on-site, an analysis of special-status species and natural communities present within the Study Area, an analysis of impacts, and will offer appropriate mitigation measures. This document is intended to provide the information necessary for the Lead Agency to prepare the Biological Resources section of the California Environmental Quality Act (CEQA) analysis for the project. A draft version of the summary memo will be provided to the client as a PDF. This scope includes two rounds of comments/edits from the project team. Following client approval, the final memo will be provided to the client. The cost of the memo takes into account what are expected to be limited resources and limited analysis needed based on the project type. If biological resources present or impacts end up being more extensive than anticipated, a change order may be required. We will coordinate after the site visit and before drafting the memo if that is the case.

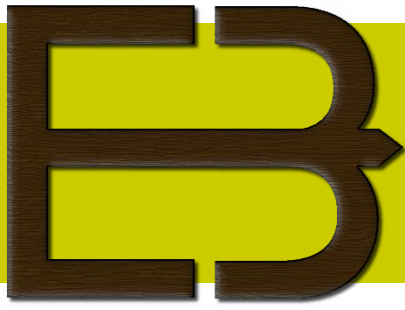
V Estimated Costs

The estimated cost for the field assessment and memo is \$7,000.

Date: 2 July 2025 By: Sarah VonderOhe
Sarah VonderOhe, Principal

ATTACHMENT B: EILEEN BARROW AND ASSOCIATES
SCOPE OF WORK





Eileen Barrow & Associates

July 3, 2025

Bryce Madden
Raney Planning & Management, Inc.
1501 Sports Drive, Suite A
Sacramento, CA 95834

RE: Proposal to conduct a Cultural Resources Study and an Architectural History Evaluation of the property at 10257 and 10331 West River Street, Nevada County

Dear Mr. Madden,

I am writing to provide you with a proposal to complete a cultural resources survey and an architectural history evaluation of the property at 10257 and 10331 West River Street, Nevada County. Our proposed scope of services is designed to meet the requirements of the California Environmental Quality Act and the Town of Truckee. Our scope of services for this study includes the following list of tasks:

Cultural Resources Survey

- We propose to conduct archival research at the North Central Information Center of the California Historical Resources Information System and at local and online libraries to assess the potential for prehistoric and historic-era cultural resources within the study area and its surroundings.
- We propose to contact the Native American Heritage Commission and request a Sacred Lands File search of the study area.
- We propose to conduct a field study of the 1.24-acre project area. Field methods could include a surface survey with the use of a hoe or trowel to clear the ground surface of vegetation or duff, excavation of shovel probe(s), or excavation with a hand auger. Preliminary documentation of any newly discovered cultural resources on DPR 523 forms will be completed if found during our fieldwork.
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Historical Building Evaluation

- We propose to conduct archival research to establish an historic context and to determine if the building at 10331 West River Street is associated with historically important people and/or events, or if it is architecturally important. Research will be conducted at county offices, local historical societies, online databases, and the library of Tom Origer & Associates. Individuals familiar with the buildings will be contacted for further information.
- We propose to conduct an examination and photodocumentation of the building at 10331 West River Street.
- We propose to prepare appropriate DPR 523 forms summarizing the information gathered through historical research and field examination. The DPR forms will serve as documentation of the evaluation and are suitable for submission to the Town of Truckee.
- Determination of eligibility for inclusion on the National Register of Historic Places and the California Register of Historical Resources.

The results of the previously listed set of tasks for both the cultural resources survey and the historical building evaluation will be summarized in a written report of findings. In addition, this report will offer recommendations for the management of cultural resources, as needed.

The not-to-exceed cost for the scope of work described above is \$14,385.00. All work will be billed on a time and materials basis. The above cost assumes that our report will be submitted to the Town of Truckee for review. Additional costs may be incurred if any other agencies review our report and require changes. This proposal will remain in effect for 45 business days. The schedule for the completion of all of this work can be completed within 50 business days upon written authorization to proceed.

Please contact us if you have questions about our scope of work.

Sincerely,



Eileen Barrow
President

ATTACHMENT C: SAXELBY ACOUSTICS
SCOPE OF WORK





July 8, 2025

Bryce Madden
Raney Planning & Management
1501 Sports Drive, Suite A
Sacramento, California 95834
bmadden@raneymanagement.com

Subject: Proposal to Prepare a Prepare a Noise and Vibration Analysis for the Old Trestle Project – Town of Truckee, California

Dear Mr. Madden:

Thank you for contacting us regarding this project, we look forward to working with you on this. We propose to provide the following scope to prepare a noise study for use in the project entitlements.

Scope of Work:

Task 1: Preparation of Noise and Vibration Study

- 1A. Existing Noise Environment:** Saxelby Acoustics will conduct ambient noise level measurements of existing noise levels at the existing receptors located closest to the project site.
- 1B. Analysis of Transportation Noise Environment:** Saxelby Acoustics will evaluate increased traffic noise levels at existing sensitive receptors in the project vicinity. This task will be performed using traffic volumes provided by the traffic engineer. We anticipate providing traffic noise levels for existing, existing plus project, cumulative, and cumulative plus project scenarios. However, should additional scenarios be included in the traffic study, we will also evaluate those scenarios.
- 1C. Evaluation of Project-Generated Noise:** Saxelby Acoustics will provide an analysis of noise levels associated with the proposed project at the nearest noise-sensitive residential uses. It is expected that this would include evaluation of on-site vehicle circulation, truck deliveries, outdoor dining, and any proposed outdoor mechanical equipment. Noise generation of the proposed project will be based on file data, or data collected for a similar facility, as appropriate. We will also conduct an analysis of the noise and vibration impacts associated with construction of the project at existing sensitive receptors in the project vicinity.
- 1D. Preparation of Technical Report:** Saxelby Acoustics will provide a draft report which details our findings, methodology, and noise reduction measures (if required). The report will be prepared to meet the requirements of the Town of Truckee and CEQA. Saxelby Acoustics will provide the technical noise study in a generic technical format.
- 1E. Response to Comments:**
Saxelby Acoustics will respond to comments on the draft technical report. After comments are received, a final report will be provided.

(916) 760-8821
www.SaxNoise.com | Luke@SaxNoise.com
915 Highland Pointe Drive, Suite 250
Roseville, CA 95678

Fee:

Saxelby Acoustics will conduct the above-described scope of work for a fee of \$9,424.00.

Timing:

We will commit to providing a completed report within 3-4 weeks of receiving authorization to proceed.

We request two weeks after receiving traffic to provide a completed report.

Saxelby Acoustics Fee Proposal – Truckee Old Trestle Project

Task	Description	Quantity	Rate	Fee
Task 1 – CEQA Noise / Vibration Study				
1A	Existing Noise Environment			
	Principal Consultant	1 hrs.	\$ 250 /hr.	\$250
	Technical Staff	12 hrs.	\$ 150 /hr.	\$1,800
	Mileage	320 miles	\$0.700 /mile	\$224.00
1B	Analysis of Transportation Noise Environment			
	Principal Consultant	1 hrs.	\$ 250 /hr.	\$250
	Technical Staff	4 hrs.	\$ 150 /hr.	\$600
1C	Analysis of Project-Generated Noise			
	Principal Consultant	4 hrs.	\$ 250 /hr.	\$1,000
	Technical Staff	12 hrs.	\$ 150 /hr.	\$1,800
1D	Preperation of Technical Report			
	Principal Consultant	8 hrs.	\$ 250 /hr.	\$2,000
	Technical Staff	2 hrs.	\$ 150 /hr.	\$300
	Administration	2 hrs.	\$ 100 /hr.	\$200
1E	Response to Comments			
	Principal Consultant	4 hrs.	\$ 250 /hr.	\$1,000
Total for Task 1:				\$9,424.00

Attendance at additional meetings or performance of additional work which is outside of this proposal will be invoiced based upon hourly rates and expenses, as outlined in the attached fee schedule.

Saxelby Acoustics maintains automobile, general, workers compensation, and professional liability insurance policies.

Thank you again for inviting our proposal, and please call or email me if you have any questions.

Sincerely,

Saxelby Acoustics LLC

Luke Saxelby, INCE Bd. Cert.
Principal Consultant
Board Certified, Institute of Noise Control Engineering

Saxelby Acoustics 2025 Fee Schedule and Consulting Terms

Item	Rate
Principal Consultant <i>Regular Rate</i> <i>Legal Rate (Inspections, depositions, court testimony, expert witness conference, etc.)</i>	\$250/hr. \$500/hr.
Noise & Vibration Engineer / Project Manager	\$200/hr.
Technical Staff	\$150/hr.
Administrative Staff	\$100/hr.
Mileage Rate	IRS Rate (\$0.70/mile)
Meals and Lodging	\$250/day
Sound Level Meter <i>Basic (daily)</i> <i>Basic (weekly)</i> <i>Advanced (daily)</i> <i>Advanced (weekly)</i> <i>Very Low Noise (daily)</i> <i>Very Low Noise (weekly)</i>	\$100/day \$400/week \$150/day \$600/week \$200/day \$800/week
Sound Meter – Advanced Outdoor Setup <i>Very low noise, wind measurement, audio recording, solar panels, environmental protection shroud, etc.</i>	\$1,000/week
IIC Tapping Machine	\$500/day \$2,000/week
Sound System for Acoustic Testing	\$200/day \$800/week
Vibration Sensor with Calibrator	\$200/day \$800/week

Insurance Coverage

Saxelby Acoustics LLC maintains the following insurance limits:

- Commercial General Liability – \$2,000,000 per occurrence / \$4,000,000 aggregate
- Auto Liability – \$1,000,000
- Umbrella Liability – \$3,000,000 per occurrence / \$3,000,000 aggregate
- Worker’s Compensation – Per Statute
- Professional Liability - \$1,000,000

Certificates of insurance to our clients can be issued for no additional fee.

Request for Retainers

For new clients, a retainer of up to 50% of the contract is required prior to beginning work on the project. Payment for the balance of the study will be required prior to issuance of signed/stamped report.

Invoicing and Terms of Payment

Saxelby Acoustics reserves the right to submit monthly invoices for services and expenses which have been incurred when the project duration is expected to exceed 30 days. Payment for professional services is due within 30 days of the invoice date, and past due thereafter. Past due invoices will incur interest at the rate of 2% per month on the balance due, unless otherwise agreed upon. We will accept bank transfer (ACH) and credit card payments for no additional fee. Cash payments are not accepted.