

SCOPE OF WORK:

DURST MANSION EVENT CENTER PROJECT

Please find below Raney's scope of work, schedule, and budget for the Durst Mansion Event Center Project (proposed project).

PROJECT UNDERSTANDING

Project Location

The project site is an approximately 42-acre northern portion of the approximately 145.4-acre parcel identified by Assessor's Parcel Number (APN) 015-360-052-000. The project site is bounded by Spenceville Road to the north, located immediately south of the McCurry Street and Spenceville Road intersection, and bounded by a walnut orchard to the south.

The project site consists of relatively flat land and the Durst Mansion property. The site includes Durst Mansion and agricultural structures, including a walnut dryer, on the northeastern portion of the project site, a centrally located barn, and a rural residence on the southwestern portion of the project site. Trees are scattered along the site's southern boundary and as part of Durst Mansion's landscaping, including trees along Spenceville Road.

The City of Wheatland General Plan designates the site as Public/Quasi Public (Civic Center). The site is zoned Hop Farm Planned Development.

Surrounding land uses include single-family residences and multi-family residential to the north, across Spenceville Road; an agricultural structure, unidentified structure, undeveloped land, and a walnut orchard to the east; a walnut orchard to the immediate south; and undeveloped land to the west, as well as single-family residences further west.

Project Description

The proposed project would require a Conditional Use Permit (CUP) to allow use of the site as an event venue for indoor and outdoor, small to mid-size gatherings such as

weddings, receptions, ceremonies, and small concerts. Indoor gatherings would primarily take place in Durst Mansion. The proposed project would include the planting of a wildflower garden north of the existing Durst Mansion, the development of a parking area southwest of the existing Durst Mansion, and the development of a farm trail south of the existing Durst Mansion that would connect to the existing southern walnut orchards and centrally located barn. The southwestern existing rural residence would be used as a four-bedroom guest house.

The existing centrally located barn and northeastern walnut dryer would be preserved.

Raney assumes that all existing on-site structures would be improved as needed to adequately serve their intended uses, including new lighting, repainting, etc. The existing on-site dirt/gravel roads would be paved.

The proposed project would primarily be accessed through the three existing driveways off Spenceville Road.

APPROACH

Raney's approach to environmental and planning services is to act as an extension of City of Wheatland (City) staff to review the application for completeness, assist with agency consultation, prepare staff reports, and attend meetings and public hearings. Raney would coordinate extensively with City Departments to ensure a complete, thorough review of the application. Raney's scope of work anticipates attendance at one in-person Planning Commission public hearing.

Based on Raney's preliminary analysis of the proposed project and conversations with the City, Raney proposes to prepare an Initial Study/Mitigated Negative Declaration (IS/MND) to analyze the potential environmental effects associated with the proposed project. The IS/MND would be prepared using the checklist contained in Appendix G of the California Environmental Quality Act (CEQA) Guidelines and the standard City of Wheatland format. Raney anticipates that the potential impacts would be less-than-significant; therefore, the appropriate CEQA document would be an IS/MND.

Raney would work closely with City staff throughout the preparation of the IS/MND and determination of appropriate findings. The IS/MND would provide a discussion of the impacts related to implementation of the proposed project.

Technical Reports to be provided by Raney

The air quality technical analysis would be conducted 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 studies would be prepared consistent with the regulations and requirements of Feather River Air Quality Management District (FRAQMD) and the City.

Subconsultants

Raney proposes to subcontract with the following consultants to prepare project-specific technical reports:

- Saxelby Acoustics (Saxelby) – Noise and Vibration Study; and
- Kittleson & Associates – Transportation Impact Study.

TECHNICAL SCOPE OF SERVICES

Raney proposes to perform the following tasks for the provision of planning services and preparation of the IS/MND for the proposed project:

TASK 1	PROJECT INITIATION.....	\$1,480
TASK 2	PLANNING SERVICES	\$7,800
Task 2.1	Application Review	\$1,860
Task 2.2	Agency Coordination (Including Preparation of AB 52 Letters).....	\$970
Task 2.3	Prepare Staff Reports, Findings, and Resolution.....	\$2,560
Task 2.4	Prepare Public Noticing.....	\$310
Task 2.5	Project Management (Planning Services)	\$2,100
TASK 3	ENVIRONMENTAL SERVICES	\$18,070
Task 3.1	Prepare Administrative Draft IS/MND.....	\$8,820
Task 3.1a	<i>Air Quality and Greenhouse Gas (GHG) Analysis</i>	<i>\$2,910</i>
Task 3.2	Prepare Mitigation Monitoring Reporting Program (MMRP).....	\$1,025

Task 3.3 Responses to Comments	\$1,415
Task 3.4 Project Management (Environmental Services)	\$3,900
ADDITIONAL EXPENSES	\$24,862
Printing/Copying/Travel/Postage/Etc.....	\$350
CHRIS Search.....	\$500
Subconsultant: Saxelby Acoustics.....	\$6,658
Subconsultant: Kittleson & Associates.....	\$12,000
CDFW/NOD Filing Fee.....	\$3,044
County Filing Fee.....	\$50
Raney 10% Administrative Fee (Printing/Copying/Etc. and Subconsultants)	\$2,260
<i>Optional: Kittleson & Associates Non-CEQA Transportation Analysis.....</i>	<i>\$17,600</i>
<i>(Includes Raney's 10% Administrative Fee)</i>	

TENTATIVE SCHEDULE

The schedule could be lengthened or shortened depending on the needs of the City. Factors that could lengthen or shorten the schedule include dates of receipt of project information, length of document reviews, changes in the project description, and unanticipated issues arising from City staff.

Milestones & Deliverables	Timing	Anticipated Date
Notice to Proceed (NTP)	To be determined (TBD)	Week of July 13, 2026
Receipt of Technical Reports	Ten weeks from NTP	September 21, 2026
Administrative Draft IS/MND to the City of Wheatland	Three weeks from Receipt of Technical Reports	October 12, 2026
Receipt of City comments on the Administrative Draft IS/MND	Two weeks	October 26, 2026
Submit Public Review IS/MND and Draft MMRP to the City of Wheatland	One week	November 2, 2026
Public Review Period	30 days*	November 5, 2026, to December 4, 2026
Final MMRP and Responses to Comments (if necessary) to the City of Wheatland	One week	December 11, 2026
Planning Commission Hearing	TBD	December/ January 2026
*Allow three days for State Clearinghouse processing.		

BUDGET

The cost of completion for the Durst Mansion Event Center IS/MND and Planning Services is not to exceed **\$52,212**. Raney's costs are based on the estimates of time for each task provided in the spreadsheet on the following page. Costs for the planning services would be billed on a not-to-exceed basis, following Raney standard billing rates included in the spreadsheet below.

PROPOSED COST ESTIMATE									
		Project Director	Division Manager	Project Manager/ Principal Planner	Air Quality Specialist	Air Quality Technician	Senior Associate	Associate	Cost Per Task
Task 1	Project Initiation	2		6					\$ 1,480
Task 2	Planning Services								
Task 2.1	Application Review			6				6	\$ 1,860
Task 2.2	Agency Coordination			4				2	\$ 970
Task 2.3	Prepare Staff Reports, Findings, and Resolutions	2		6				8	\$ 2,560
Task 2.4	Prepare Public Noticing			1				1	\$ 310
Task 2.5	Project Management (Planning Services)			12					\$ 2,100
Task 3	Environmental Services								
Task 3.1	Prepare Administrative Draft IS/MND	4		6			8	42	\$ 8,820
Task 3.1.a	Air Quality and GHG Analysis				6	12			\$ 2,910
Task 3.2	Prepare MMRP			1			2	4	\$ 1,025
Task 3.3	Responses to Comments	1		2			2	4	\$ 1,415
Task 3.4	Project Management (Environmental Services)	8	4	8					\$ 3,900
	Total Hours	17	4	52	6	12	12	67	
	Hourly Rate	\$ 215	\$ 195	\$ 175	\$ 175	\$ 155	\$ 155	\$ 135	
	Total Labor	\$ 3,655	\$ 780	\$ 9,100	\$ 1,050	\$ 1,860	\$ 1,860	\$ 9,045	\$ 27,350
	Subconsultants and Expenses								\$ 24,862
	Copying/Printing/Travel/Postage/Etc.*							\$ 350	
	CHRIS Search							\$ 500	
	Subconsultant: Saxelby Acoustics							\$ 6,658	
	Subconsultant: Kittleson & Associates							\$ 12,000	
	CDFW/NOD Filing Fee							\$ 3,044	
	County Filing Fee							\$ 50	
	10% Administrative Fee							\$ 2,260	
Total Budget									\$ 52,212
Subconsultant: Kittleson & Associates Optional Non-CEQA Transportation Analysis (includes Raney's 10% administrative fee)									\$ 17,600
* Estimate only, To Be Billed at Cost									

The cost for copying, printing, travel, postage, and any other expenses is an estimate only and would be billed at cost.

The following assumptions have been made in the calculations:

- Attendance at additional meetings and hearings could easily be accommodated and would be billed on a time-and-materials basis.
- Raney costs assume that the provided data and information from the City and the project team is accurate and current and would be readily available.
- Raney assumes that the provision of environmental and planning services would be a continuous process without excessive delays. Raney would propose renegotiating the contract with respect to schedule and cost shall substantial delays occur.

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

- Attendance at additional virtual or in-person meetings or hearings;
- Printing of reports;
- Additional reviews and revisions beyond those included in this scope of work;
- Changes in the project; and
- Requests or revisions for WCAG 2.1 Level AA compliance.

Raney would renegotiate these items or charge on a time-and-materials basis.

Thank you for the opportunity to submit our proposal for your consideration. Additional information regarding our qualifications, including resumes, is available upon request. Please do not hesitate to contact me if you have any questions regarding the scope of work or if you need any additional information. We look forward to the continued opportunity to work with you on this project.

Thank you,



Kevin Valente, AICP, Principal Planner
Raney Planning & Management, Inc.
kvalente@raneymanagement.com

Attachment A:
Saxelby Acoustics Scope of Work





June 29, 2026

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

**Subject: Proposal to Provide Acoustical Consulting Services for the Durst Mansion Event Center
– City of Wheatland, CA**

Dear Mr. Madden:

Thank you for contacting us regarding this project, we look forward to working with you on this. Attached is our scope to address the requirements of the City of Wheatland for this project.

Scope of Work:

Task 1 – Preparation of Noise Study

- 1A. Community Noise Survey:** Saxelby Acoustics will conduct a noise survey within the project area to quantify existing background noise levels at the nearest existing residential uses. The noise survey will consist of continuous noise level measurements for a minimum period of 48 hours, over a typical Friday and Saturday.
- 1B. Prediction of Exterior Noise Levels:** We will model event noise levels at the existing sensitive receptors located around the project site. This will be done using the SoundPLAN acoustic noise prediction model, location and size of proposed events, and typical noise levels associated with amplified music. We will model noise levels for up to three separate locations where music may occur. This would include evaluation of potential noise control options as necessary to meet the City's exterior noise standards.
- 1C. Report Preparation:** Saxelby Acoustics will prepare a written report analyzing project noise levels at the nearest sensitive receptors, including noise contours for typical operations. The report will be prepared to meet the requirements of the City of Wheatland. If necessary, we will evaluate potential noise control measures if required to meet the City standards.

Fee:

Saxelby Acoustics will conduct the above-described scope of work for a fee of \$6,658.00.

Saxelby Acoustics Fee Proposal

Task	Description	Quantity	Rate	Fee
Task 1 – Preparation of Noise Study				
1A	Community Noise Survey			
	Principal Consultant	2 hrs.	\$ 275 /hr.	\$550.00
	Technical Staff	8 hrs.	\$ 175 /hr.	\$1,400.00
	Mileage	80 miles	\$ 0.725 /mile	\$58.00
1B	Prediction of Exterior Noise Levels			
	Principal Consultant	4 hrs.	\$ 275 /hr.	\$1,100.00
	Technical Staff	12 hrs.	\$ 175 /hr.	\$2,100.00
1C	Report Preparation			
	Principal Consultant	4 hrs.	\$ 275 /hr.	\$1,100.00
	Technical Staff	2 hrs.	\$ 175 /hr.	\$350.00
Total for Task 1:				\$6,658.00

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.

Timing:

We will commit to meeting deadlines as required to keep to the project schedule. We request three to four weeks to provide a completed study after approval.

Saxelby Acoustics maintains automobile, general, workers compensation, and professional liability insurance policies as outlined on the attached fee schedule.

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

Proposal Accepted by:

Print Name:

Company:

Title:

Date:

Saxelby Acoustics 2026 Fee Schedule and Consulting Terms

Item	Rate
Principal Consultant	
<i>Regular Rate</i>	\$275/hr.
<i>Legal Rate (Inspections, depositions, court testimony, expert witness conference, etc.)</i>	\$600/hr.
Noise & Vibration Engineer / Project Manager	\$225/hr.
Technical Staff	\$175/hr.
Administrative Staff	\$125/hr.
Mileage Rate	IRS Rate (\$0.725/mile)
Meals and Lodging	\$250/day
Sound Level Meter	
<i>Basic (daily)</i>	\$100/day
<i>Basic (weekly)</i>	\$400/week
<i>Advanced (daily)</i>	\$150/day
<i>Advanced (weekly)</i>	\$600/week
<i>Very Low Noise (daily)</i>	\$200/day
<i>Very Low Noise (weekly)</i>	\$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 – \$2,000,000 per occurrence / \$2,000,000 aggregate

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.

Attachment B:
Kittleson & Associates Scope of Work



June 22, 2026

Project #: 33586

Kevin Valente, AICP
Principal Planner
Raney Planning & Management, Inc.
1501 Sports Drive, Suite A
Sacramento, CA 95834

RE: **Durst Mansion Event Center Transportation Impact Study**

Dear Kevin:

Attached is a proposal to conduct a Transportation Impact Study (TIS) associated with Durst Mansion Event Center in Wheatland, CA ("Project"). This scope was developed based on our discussions with you, our review of the proposed development plan, and our familiarity with the City of Wheatland (City).

We propose to conduct the services (detailed in Part "A" herein) on a time & materials basis for a fee not to exceed **\$12,000**. This fee excludes the optional Non-CEQA Transportation Analysis task, which is estimated at \$16,000. If the City elects to authorize the optional task, the total not-to-exceed fee for all services will be \$28,000. This proposal (scope of work, budget, and timeline) is effective for sixty days.

I (Dhawal Kataria) will serve as the Project Manager and Fernando Sotelo will serve as the Project Principal providing senior review and quality assurance. Any questions of a technical or contractual nature can be directed to either of us.

Please review this proposal at your earliest convenience. If the attached Professional Services Agreement is satisfactory, please return a signed copy electronically. A fully executed copy will be returned for your records.

Thank you for the opportunity to propose on this project. If you have any questions please call us at 510.433.8093.

Sincerely,

Kittelison & Associates, Inc.



Dhawal Kataria, AICP, RSP₁
Senior Planner | Project Manager



Fernando Sotelo, T.E.
Principal Engineer | Project Principal

PART A - SCOPE OF WORK

Project Understanding

The proposed project consists of the development of an event center located on Spenceville Road in eastern Wheatland, California. The project involves limited site improvements, including the construction of an overflow parking area with ADA-compliant parking spaces and a small amphitheater.

The event center is intended to accommodate gatherings of up to 150 guests. Attendees will access the site via the western driveway to Spenceville Road, which provides direct access to the primary parking area. The main driveway entrance will be reserved for use by the bridal party and other event-related vehicles.

The site will provide approximately 20 parking spaces within the paved parking area adjacent to the residence, along with an additional 60 spaces in the overflow parking area, for a total of 80 on-site parking spaces. Should parking demand exceed the available on-site supply, a shuttle service will be provided to transport attendees from off-site parking locations.

Task 1: Project Management and Coordination

Kittelson staff will be available to participate in a kick-off meeting and two (2) project coordination calls, via videoconference. The kick-off meeting will be scheduled with the City staff and the applicant to discuss transportation scope, project schedule and to gain better project understanding.

The purpose of the project coordination calls is to discuss the methodology and results. Kittelson will share the materials in advance of each meeting and will distribute a summary of notes and action items following each meeting.

Kittelson's project manager will prepare monthly invoices for the duration of the project. The project manager will provide regular updates to the City staff on the status of each task as well as the overall status of the project budget and schedule.

Task 1: Deliverables

- ✓ Attend up to three one-hour videoconference meetings (Kick-off and 2 project coordination calls)
- ✓ Monthly invoices

Task 2: Scoping Memorandum

Kittelson will prepare a scoping memorandum to be reviewed and approved by City staff prior to initiating the technical analysis. The scoping memorandum will include a trip generation estimate for the project, and vehicle miles traveled (VMT) assessment methodology. Kittelson will identify an appropriate approach for VMT assessment in consultation with City staff.

Trip Generation: Kittelson will estimate the trip generation for the proposed project using the information provided by the project applicant and our experience with similar projects. The ITE Trip Generation Manual 12th Edition does not have a land use for the event center nor any land use that would be similar to the project. The

trip generation will be estimated based on the capacity (150 guests) of the event center factoring that some of the visitors will be coming together in the same vehicle, vendors, and deliveries.

For the purpose of this scope we assume the project can screen out from a detailed VMT analysis, see Task 3 below. Kittelson will address one round of comments and will discuss the scope during the project coordination calls (Task 1). The scoping memorandum will be used to inform the preparation of the TIS for the project. One round of revision is included in this scope.

Kittelson will confirm the following information prior to beginning any technical analysis:

- Number of staff including catering, bartenders, servers, maintenance, security, valet, logistics and support staff
- What is the anticipated annual number of events?
- What are the expected peak days of the week?
- What are the peak months or seasons for events?
- Will multiple events occur simultaneously on-site?
- What are the typical event start and end times?
- How long do events generally last?
- What is the anticipated attendee arrival distribution (e.g., percentage arriving 1 hour before, 30 minutes before, etc.)?
- What is the anticipated attendee departure distribution?
- Are there events that may end late at night?
- Are there events that may begin during weekday peak commute periods?
- What are the anticipated busiest hours of operation?
- Will there be setup and breakdown activities occurring outside event hours?

Task 2: Deliverables

- ✓ Scoping Memorandum (draft and final)

Task 3: CEQA Analysis

Subtask 3.1: VMT Screening Assessment

Pursuant to Senate Bill (SB) 743, the Governor's Office of Land Use and Climate Innovation (LCI formerly OPR), updated the California Environmental Quality Act (CEQA) Guidelines to identify vehicle miles traveled (VMT), rather than vehicle level of service (LOS), as the appropriate measure of transportation impacts under CEQA. Kittelson will prepare a VMT assessment consistent with the methodology established in the Task 2 Scoping Memorandum and approved by the City.

Based on the project's size and operational characteristics, Kittelson anticipates that the project will qualify for screening as a small project and/or a local-serving land use and therefore may not require a detailed VMT analysis. Accordingly, this scope of work includes a screening-level VMT assessment only and does not include a detailed VMT analysis.

Subtask 3.2 CEQA Checklist Items

Kittelson will address the four transportation questions CEQA Guidelines Appendix G Checklist. These Transportation checklist questions, including VMT, are as follows:

Would the project:

- a) Conflict with a program, plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities?
- b) Whether the project conflicts, or is inconsistent, with CEQA Guidelines section 15064.3, subdivision (b). – [VMT Assessment completed in Subtask 3.1]
- c) Substantially increase hazards due to a geometric design feature (e.g. sharp curves or dangerous intersections) or incompatible uses (e.g. farm equipment)?
- d) Result in inadequate emergency access?

Task 4: Non-CEQA Focused Transportation Analysis (Optional)

If it is determined during preparation of the scoping memorandum in this Task 2 that additional transportation and circulation analysis is required, we propose to perform the following supplemental analyses. The scope may be refined based on those findings, and the fee will be adjusted accordingly.

Subtask 4.1: Study Location and Traffic Counts

Kittelson proposes to analyze up to four intersections. Traffic counts will be collected at the study intersections during the two 2-hour peak periods to be determined in consultation with the Project applicant and City staff.

Subtask 4.2: LOS, Queuing and Gap Analysis

Existing intersection lane configurations and peak-hour turning movement volumes will be used to evaluate intersection operations during the peak hours. Level of Service (LOS) and average delay will be calculated for the study intersections using Synchro traffic analysis software. This will be conducted for existing, and exiting plus project conditions only.

Kittelson will also conduct a vehicle queuing analysis at the study intersections and project driveways to assess whether the project would affect available storage lengths or result in operational deficiencies.

In addition, Kittelson will evaluate driveway access conditions to determine whether adequate gaps are available for event attendees to safely enter and exit the site without creating undue conflicts or requiring abrupt braking maneuvers by motorists traveling on Spenceville Road. A sight distance assessment will also be conducted to confirm that the project driveways provide adequate visibility for safe ingress and egress in accordance with applicable engineering standards. The sight distance analysis will be limited to reviewing the site plan for any obstructions and estimating the stopping sight distance as per the CA MUTCD, 2026.

Task 5: Focused Transportation Impact Study Documentation

Kittelson will summarize the results of the CEQA VMT analysis and Non-CEQA LOS analysis in a draft TIS memorandum and submit it to the City staff for review. Kittelson will address two rounds of non-conflicting comments and submit a final TIS report to be included in the environmental analysis.

Task 5: Deliverables

- ✓ Draft TIS Memorandum
- ✓ Final TIS Memorandum

SCHEDULE

Kittelson will deliver a scoping memorandum within two (2) weeks of contracting, and a draft report within eight (8) weeks of written approval of the scoping memorandum.

BUDGET

Kittelson will perform the services described in this scope of work for a fee not to exceed **\$12,000**. This fee excludes the optional Non-CEQA Focused Transportation Analysis task, which is estimated at \$16,000. These costs do not include fees that the City may require to review the scoping agreement and studies. If the City elects to authorize the optional task, the total not-to-exceed fee for all services will be **\$28,000**.

Monthly invoices will be issued based on time and materials basis.