

Initial Study

Heaven's Gate Pet Crematorium

Prepared for
the City of Wheatland



September 2015

Prepared by



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TABLE OF CONTENTS

A. BACKGROUND 2

B. SOURCES..... 2

C. PROJECT BACKGROUND..... 3

D. DESCRIPTION OF PROJECT..... 4

E. EVALUATION OF ENVIRONMENTAL IMPACTS 9

F. ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED..... 9

G. DETERMINATION 10

H. ENVIRONMENTAL CHECKLIST 11

 I. AESTHETICS.....12

 II. AGRICULTURE AND FOREST RESOURCES.....14

 III. AIR QUALITY.....15

 IV. BIOLOGICAL RESOURCES.....19

 V. CULTURAL RESOURCES.....21

 VI. GEOLOGY AND SOILS.....22

 VII. GREENHOUSE GAS EMISSIONS.....25

 VIII. HAZARDS AND HAZARDOUS MATERIALS.....27

 IX. HYDROLOGY AND WATER QUALITY.....30

 X. LAND USE AND PLANNING.....33

 XI. MINERAL RESOURCES.....34

 XII. NOISE.....35

 XIII. POPULATION AND HOUSING.....37

 XIV. PUBLIC SERVICES.....38

 XV. RECREATION.....40

 XVI. TRANSPORTATION/CIRCULATION.....41

 XVII. UTILITIES AND SERVICE SYSTEMS.....43

 XVIII. MANDATORY FINDINGS OF SIGNIFICANCE.....44

APPENDIX

Appendix A Air Quality Modeling Outputs (Raney)

CITY OF WHEATLAND

Initial Study

A. BACKGROUND

1. Project Title: Heaven's Gate Pet Crematorium
2. Lead Agency Name and Address: City of Wheatland
Community Development Department
111 C Street
Wheatland, CA 95692
3. Contact Person and Phone Number: Tim Raney
Community Development Director
(916) 372-6100
4. Project Location: 603 Fourth Street
Wheatland, CA 95692
(APN) 015-305-012
5. Project Sponsor's Name and Address: Ryan Epperson
114 C Street
Wheatland, CA 95692
(530) 237-3061
6. General Plan Designation: Commercial (C)
7. Existing Zoning: Heavy Commercial (C-3)
8. Proposed Zoning: N/A

B. SOURCES

The following documents are referenced information sources utilized by this analysis:

1. B&L Cremation Systems, Inc. BLP 500 M3 Animal Crematory. Available at: <http://www.blcremationsystems.com/BLP500-M3.html>. Accessed on July 30, 2015.
2. B&L Cremation Systems, Inc. Cremation FAQ. Available at: <http://www.blcremationsystems.com/FAQCremation.html>. Accessed on August 19, 2015.
3. California Department of Conservation. *Yuba County Important Farmland Map*. 2011
4. California Department of Toxic Substances Control. *Hazardous Waste and Substances Site List*. Available at: http://www.dtsc.ca.gov/SiteCleanup/Cortese_List.cfm. Accessed on August 13, 2015.

5. California Department of Transportation. *California Scenic Highway Program*. Available at: http://www.dot.ca.gov/hq/LandArch/16_livability/scenic_highways/index.htm. Accessed on August 20, 2015.
6. California Environmental Protection Agency, Air Resources Board. *User Manual for the Hotspots Analysis and Reporting Program Health Risk Assessment Standalone Tool Version 2*. March 17, 2015.
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12. Federal Emergency Management Agency. *Flood Insurance Rate Map (Map Number 06115C0445D)*. February 18, 2011.
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14. Montana Department of Environmental Quality Permitting and Compliance Division. *Montana Air Quality Permit #5019-01*. May 20, 2015.
15. National Aeronautics and Space Administration (NASA). Available at: <http://www.nasa.gov/comets>. Accessed on September 1, 2015.
16. Personal Phone Communication with Theresa Stubler, Customer Service/Weighmaster at Recology – Yuba Sutter. August 13, 2015.
17. San Joaquin Valley Air Pollution Control District. *Emission Factor*. Available at: http://www.valleyair.org/busind/pto/emission_factors/emission_factors_idx.htm. Accessed August 18, 2015.
18. U.S. Environmental Protection Agency. *AERSCREEN User's Guide*. July 2015.
19. U.S. Environmental Protection Agency. *AP 42, Fifth Edition Compilation of Air Pollutant Emission Factors, Volume I: Stationary Point and Area Sources*. Available at: <http://www.epa.gov/ttn/chief/ap42/index.html>. Accessed August 19, 2015.
20. U.S. Environmental Protection Agency. *Inventory of U.S. Greenhouse Gas Emissions and Sinks: 1990-2013*. April 15, 2015.
21. U.S. Environmental Protection Agency. *WebFIRE*. Available at: <http://epa.gov/ttn/chief/webfire/index.html>. Accessed August 19, 2015.
22. Yuba County. *Yuba County General Plan Environmental Setting and Background Report*. May 19, 1994.

C. PROJECT INTRODUCTION AND BACKGROUND

The proposed project consists of an animal cremation unit (BLP 500 M3 Animal Crematory, manufactured by B&L Cremation Systems, Inc.), which requires the approval of a Permit to Operate from the Feather River Air Quality Management District (FRAQMD). FRAQMD considers the Permit to Operate a discretionary action requiring environmental review. Therefore, the City of Wheatland, as the lead agency, has agreed to prepare this document to

provide FRAQMD the documentation needed for their review and approval of the proposed cremation unit.

As a result, the City of Wheatland is requiring an amendment to a previously adopted Conditional Use Permit (CUP) to include the proposed animal cremation unit. It should be noted that the analysis within this document analyzes the entirety of the project including the operation of the cremation unit (proposed project) as well as the overall use of the proposed Heaven's Gate Pet Crematorium.

The project site is currently zoned C-3 and therefore required a CUP to accommodate a pet crematorium. On April 7, 2015 the City of Wheatland Planning Commission approved a CUP for the Heaven's Gate Pet Crematorium, which included the following conditions of approval.

- Any deviation from the proposed Site Plan, dated April 8, 2015, shall be brought back to City staff for review and approval.
- Landscaping shall be watered, weeded, pruned, fertilized, sprayed, and/or otherwise maintained as necessary. Plant materials shall be replaced as needed to maintain the landscaping in accordance with the approved site plan.
- The site shall be kept clean of all debris (boxes, junk, garbage, etc.) at all times.
- Signs shall not be installed on this site without prior City review and approval.
- Signage for the proposed business shall use the design and size of the previous business signage existing on-site.
- All signs shall comply with the requirements of the City of Wheatland Municipal Code.
- After five (5) years from the date of approval, a Conditional Use Permit review shall be conducted in order to ensure the operation of the business remains consistent with approved conditions.

D. DESCRIPTION OF PROJECT

Project Components

The proposed project consists of an animal cremation unit located within the existing commercial building located at 603 Fourth Street in the City of Wheatland. The proposed cremation unit is a BLP 500 M3 Animal Crematory, manufactured by B&L Cremation Systems, Inc. The BLP 500 M3 is a natural gas fired animal cremation unit, with a cremation rate of 150 pounds per hour (lb/hour) and a total capacity of 500 pounds (lbs). The duration of the cremation process depends on charge weight.

The proposed animal cremation unit includes the following features:

- *Fully Automatic Control Sequence:* A microprocessor temperature controller, with a digital readout, ensures optimum control while providing the lowest fuel consumption. Visual verification of each stage is provided on the control panel.
- *Hot Hearth Design:* This design allows for wasted afterburning heat to be recycled through the floor, eliminating fluid problems, lowering fuel consumption, and extending the hearth life.

- *Multi-chamber Air Controlled Design:* The entire combustion process is completed within the air controlled chambers, eliminating burning in the stack.
- *Pollution Monitoring and Control System:* This system constantly monitors the stack gases to prevent visible emissions. Integrated with the automatic system, this feature enables the unit to make all necessary adjustments automatically.
- *Refractory Lined Stack:* A three inch insulating liner is provided as a safety feature. While gases seldom exceed 1,000°F, the liner reduces heat penetration under every condition, preventing the possibility of fire.
- *Low Noise:* The secondary combustion blower has been manufactured and installed to allow for low noise operation.

The Heaven's Gate Pet Crematorium would include a lobby and a staff only work area, which would include the proposed cremation unit. In addition, the project site includes three existing customer parking spaces (one handicap accessible space) and an existing outdoor sales area (see Figure 3). As illustrated in Figure 3, a new planter and additional landscaping along the existing fence and building exterior is proposed. The additional landscaping would surround the outdoor sales area. The outdoor sales area would include related pet memorial items (e.g., pet-oriented garden statuary, bird baths etc.).

The Heaven's Gate Pet Crematorium hours of operation would consist of Mondays through Fridays between 9:00 AM to 5:00 PM, and would include up to two (2) employees on-site. Approximately 70 percent of all business would consist of pick-up and delivery (conducted by the applicant) of the deceased animal. The animals would not be stored on-site and would be processed immediately. As described above, the proposed cremation unit would be subject to the FRAQMD and require a Permit to Operate.

Site Description and Setting

The Heaven's Gate Pet Crematorium is located in the City of Wheatland, California. The City of Wheatland is located in Northern California's Central Valley along State Route 65 (SR 65) in Yuba County, approximately one mile north of the Bear River and the tri county boundary of Sutter, Placer, and Yuba Counties. SR 65 runs northwest to southeast and divides the City into eastern and western sections (see Figure 1). The pet crematorium is located northwest of the intersection of SR 65 (D Street) and Fourth Street at 603 Fourth Street within the central commercial district of the City of Wheatland (see Figure 2). The 0.25-acre project site is identified as Yuba County Assessor's Parcel Number (APN) 015-305-012 and is designated as Commercial (C) in the Wheatland General Plan and zoned Highway Commercial (C-3). The site is currently developed with an existing, approximately 2,000-square foot, vacant commercial building and associated parking lot. The project site is currently surrounded by a vacant commercial property to the north, SR 65 (D Street) to the east, the Wheatland Harvest Church to the south, and single-family residential uses to the west.

Figure 1
Regional Project Location

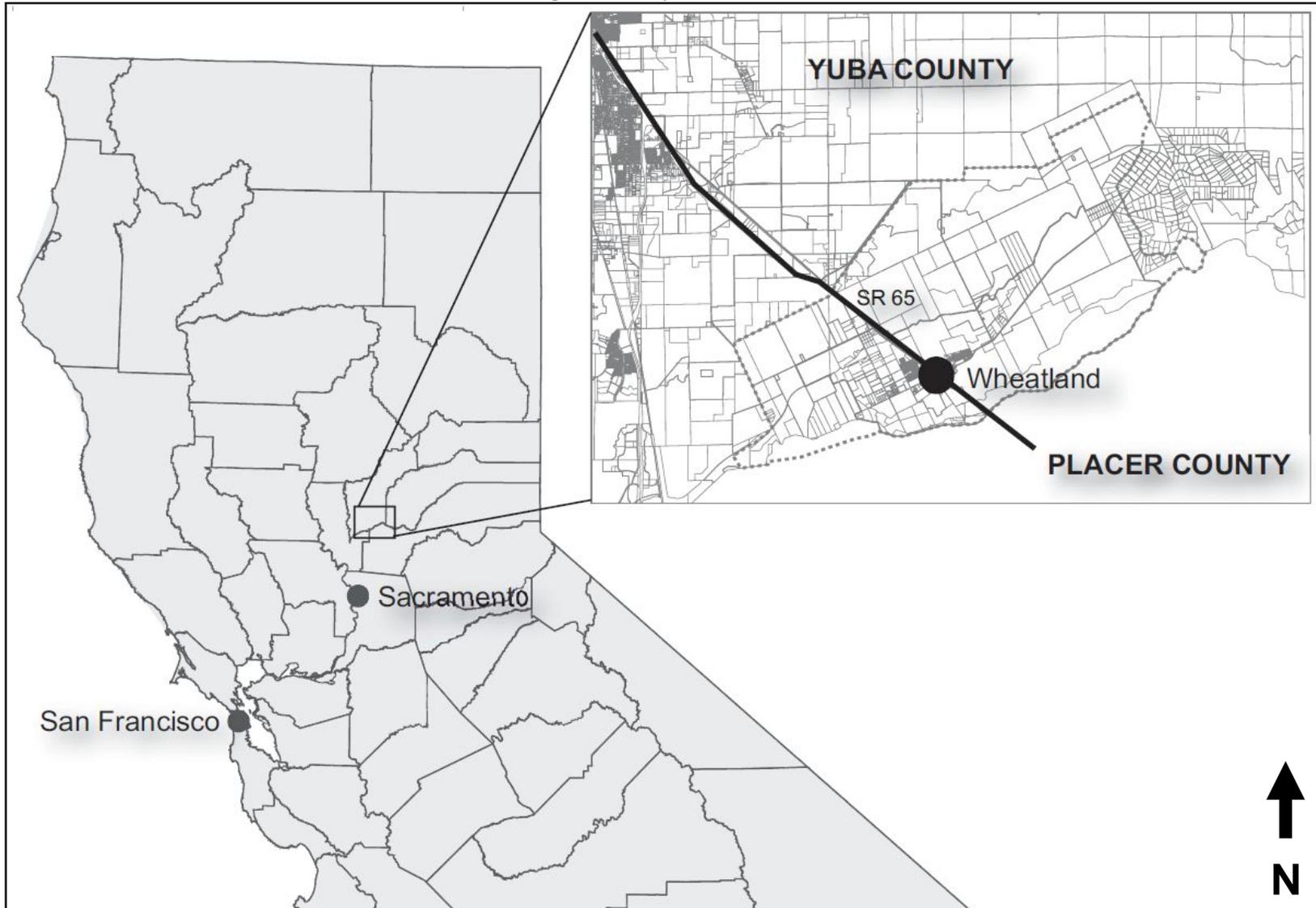
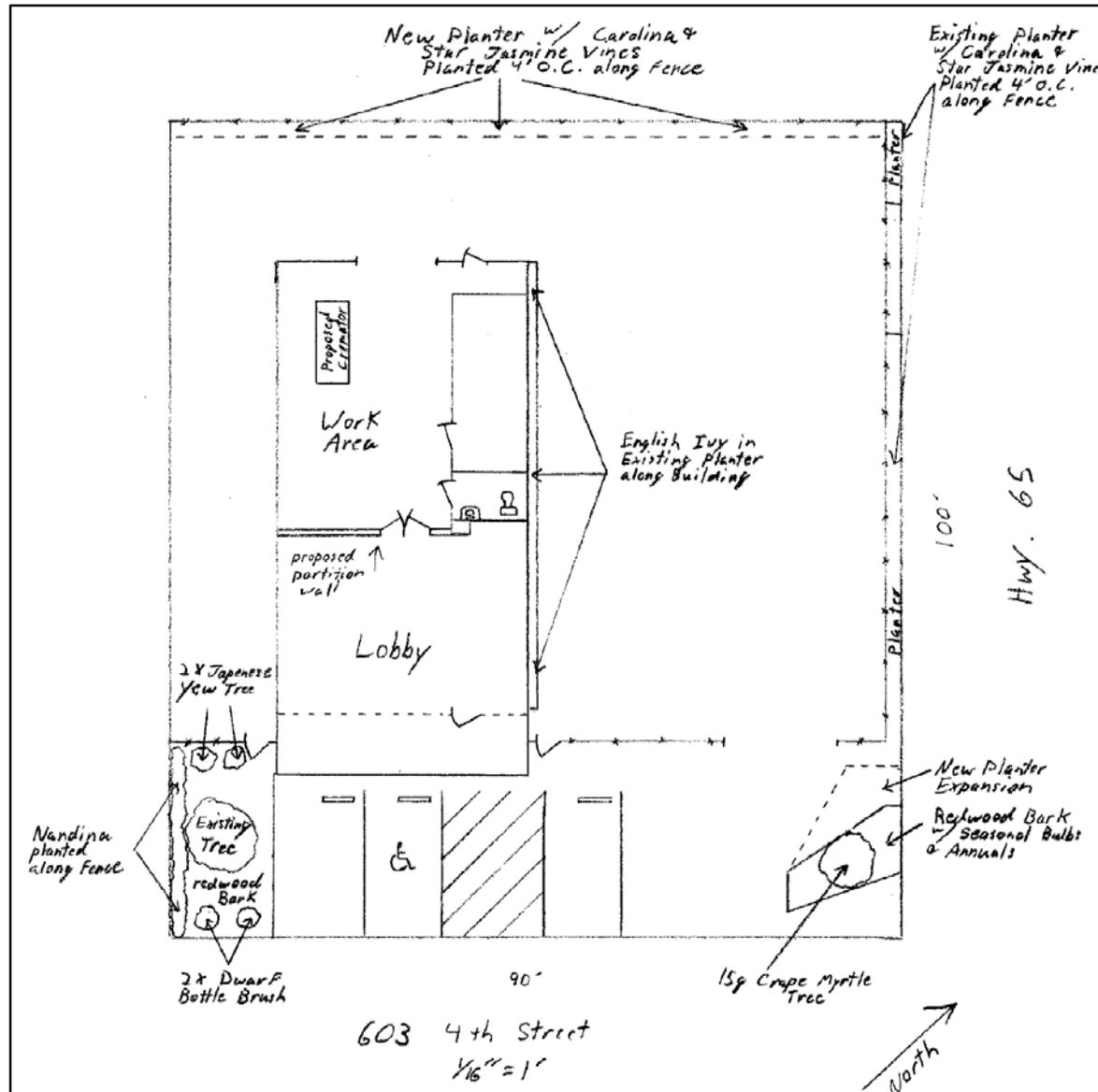


Figure 2
Project Vicinity Map



Figure 3
Heaven's Gate Pet Crematorium Site Plan



E. EVALUATION OF ENVIRONMENTAL IMPACTS

This Initial Study (IS) identifies and analyzes the potential environmental impacts of the proposed project. The information and analysis presented in this document is organized in accordance with the order of the CEQA checklist in Appendix G of the CEQA Guidelines. If the analysis provided in this document identifies potentially significant environmental effects of the project, mitigation measures that should be applied to the project are prescribed.

The City of Wheatland adopted their current General Plan in 2006. The current General Plan Environmental Impact Report (EIR), prepared pursuant to Section 15168 of the CEQA Guidelines (Title 14, California Code of Regulations, Sections 15000 *et seq.*), was certified on July 11, 2006. The current General Plan and EIR have been utilized for this analysis to the extent practicable.

F. ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is "Less Than Significant with Mitigation Incorporated" as indicated by the checklist on the following pages.

- | | | |
|--|--|---|
| <input type="checkbox"/> Aesthetics | <input type="checkbox"/> Agriculture Resources | <input type="checkbox"/> Air Quality |
| <input type="checkbox"/> Biological Resources | <input type="checkbox"/> Cultural Resources | <input type="checkbox"/> Geology & Soils |
| <input type="checkbox"/> Greenhouse Gas Emissions | <input type="checkbox"/> Hazards and Hazardous Materials | <input type="checkbox"/> Hydrology & Water Quality |
| <input type="checkbox"/> Land Use | <input type="checkbox"/> Mineral Resources | <input type="checkbox"/> Noise |
| <input type="checkbox"/> Population, Employment, & Housing | <input type="checkbox"/> Public Services | <input type="checkbox"/> Recreation |
| <input type="checkbox"/> Transportation & Circulation | <input type="checkbox"/> Utilities & Service Systems | <input type="checkbox"/> Mandatory Findings of Significance |

G. DETERMINATION

On the basis of this initial study:

- I find that the proposed project **COULD NOT** have a significant effect on the environment, and a **NEGATIVE DECLARATION** will be prepared.
- I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the applicant. A **MITIGATED NEGATIVE DECLARATION** will be prepared.
- I find that the proposed project **MAY** have a significant effect on the environment, and an **ENVIRONMENTAL IMPACT REPORT** is required.
- I find that the proposed project **MAY** have a “potentially significant impact” or “potentially significant unless mitigated” on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An **ENVIRONMENTAL IMPACT REPORT** is required, but it must analyze only the effects that remain to be addressed.
- I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

Signature

Tim Raney, Community Development Director
Printed Name

Date

City of Wheatland
For

H. ENVIRONMENTAL CHECKLIST

The following Checklist contains the environmental checklist form presented in Appendix G of the CEQA Guidelines. The checklist form is used to describe the impacts of the proposed project. A discussion follows each environmental issue identified in the checklist. Included in each discussion are project-specific mitigation measures recommended, as appropriate, as part of the proposed project.

For this checklist, the following designations are used:

Potentially Significant Impact: An impact that could be significant, and for which no mitigation has been identified. If any potentially significant impacts are identified, an EIR must be prepared.

Less Than Significant with Mitigation Incorporated: An impact that requires mitigation to reduce the impact to a less-than-significant level.

Less-Than-Significant Impact: Any impact that would not be considered significant under CEQA relative to existing standards.

No Impact: The project would not have any impact.

I. AESTHETICS. <i>Would the project:</i>	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less-Than-Significant Impact	No Impact
a. Have a substantial adverse effect on a scenic vista?	<input type="checkbox"/>	<input type="checkbox"/>	✘	<input type="checkbox"/>
b. Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a State scenic highway?	<input type="checkbox"/>	<input type="checkbox"/>	✘	<input type="checkbox"/>
c. Substantially degrade the existing visual character or quality of the site and its surroundings?	<input type="checkbox"/>	<input type="checkbox"/>	✘	<input type="checkbox"/>
d. Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	<input type="checkbox"/>	<input type="checkbox"/>	✘	<input type="checkbox"/>

Discussion

- a-c The City of Wheatland General Plan EIR does not designate the project area as a scenic vista, as most of the surrounding area is developed. The pet crematorium is located on a 0.25-acre site on the corner of Fourth Street and SR 65 (D Street) in the center of the City. Currently, the project site includes an existing, approximately 2,000-square foot, vacant building and associated parking lot. In addition, Caltrans does not designate this portion of SR 65 as a State scenic highway.¹ The operation of the animal cremation unit and the previously approved pet crematorium does not include expansion of the existing building. As illustrated in Figure 2 above, the pet crematorium includes additional outdoor landscaping in order to increase the visual character and quality of the site. On April 7, 2015 the City of Wheatland Planning Commission approved a CUP for the Heaven's Gate Pet Crematorium, which included several conditions of approval that required the installation of the additional landscaping and general maintenance of the site. As a result, operation of the animal cremation unit and the previously approved pet crematorium would result in a *less than significant* impact related to a scenic vistas, State scenic highway, and the visual character or quality of the site.
- d The operation of the animal cremation unit and the previously approved pet crematorium do not include the expansion of the existing commercial facility on-site or the construction of any new facility. Therefore, the on-site lighting would not result in substantial new sources of night lighting contributing to sky glow around the City. Thus, views of celestial bodies² would not be impacted by the operation of the animal cremation unit and the

1 California Department of Transportation. *California Scenic Highway Program*. Available at: http://www.dot.ca.gov/hq/LandArch/16_livability/scenic_highways/index.htm. Accessed on August 20, 2015.

2 A celestial body is any natural body outside of the Earth's atmosphere (e.g., stars, moon, sun, and the other planets of our solar system). As well as small bodies (e.g., asteroids, meteoroids, and comets – such as Hale-Bopp). National Aeronautics and Space Administration (NASA). Available at: <http://www.nasa.gov/comets>. Accessed on September 1, 2015.

previously approved pet crematorium. As a result, operation of the animal cremation unit and the previously approved pet crematorium would result in a *less than significant* impact related to the creation of a new source of substantial light or glare which would adversely affect day or nighttime views in the area.

II. AGRICULTURE AND FOREST RESOURCES.

Would the project:

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less-Than-Significant Impact	No Impact
a. Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping Program of the California Resources Agency, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	✘
b. Conflict with existing zoning for agricultural use, or a Williamson Act contract?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	✘
c. Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	✘
d. Result in the loss of forest land or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	✘
e. Involve other changes in the existing environment which, due to their location or nature, could individually or cumulatively result in loss of Farmland to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	✘

Discussion

a,b,e The project site is zone C-3 and is currently developed with an existing vacant building. In addition, according to the Department of Conservation's 2010 Yuba County Important Farmland Map, the project site is Urban and Built-Up Land.³ Furthermore, the City of Wheatland does not contain any land under a Williamson Act contract. The operation of the animal cremation unit and the previously approved pet crematorium would not convert any of the existing agricultural lands within the City of Wheatland to non-agricultural uses or involve a change in zoning. As a result, the operation of the animal cremation unit and the previously approved pet crematorium would not conflict with Farmland, existing zoning for agricultural use, or a Williamson Act contract; therefore, **no impact** would occur.

c,d The City does not include lands designated as forest land or timberland. As a result, the operation of the animal cremation unit and the previously approved pet crematorium would not convert forest land or agricultural land; therefore, would have **no impact** on forest land or timberland resources.

³ California Department of Conservation. *Yuba County Important Farmland Map*. 2011.

III. AIR QUALITY. <i>Would the project:</i>	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less- Than- Significant Impact	No Impact
a. Conflict with or obstruct implementation of the applicable air quality plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d. Expose sensitive receptors to substantial pollutant concentrations?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e. Create objectionable odors affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Discussion

a-c Wheatland is located within the jurisdictional area of the FRAQMD. The FRAQMD area is within the Sacramento Valley Air Basin (SVAB), which includes Butte, Colusa, Glen, Tehama, Shasta, Yolo, Sacramento, Yuba, Sutter, and parts of Placer and Solano Counties. California and the federal government have established air quality standards for key criteria air pollutants. The standards are used to determine attainment of State and federal air quality goals and plans. Generally, State regulations are more stringent than federal regulations. Air quality standards are set at concentrations that provide a sufficient margin of safety to protect public health and welfare. The SVAB is designated as nonattainment for the federal and State ozone, federal and State PM_{2.5} (particulate matter 2.5 micrometers in diameter and smaller), and State PM₁₀ (particulate matter 10 micrometers in diameter and smaller) standards.

Due to the nonattainment designations, FRAQMD has prepared air quality attainment plans and adopted associated thresholds of significance for criteria air pollutants intended to reach and maintain attainment of federal and State air quality standards. The thresholds of significance for criteria air pollutants approved by FRAQMD for use in the environmental review of development projects under CEQA are as follows:

- An increase in emissions of the ozone precursors reactive organic gases (ROG) or oxides of nitrogen (NO_x) greater than 25 pounds per day (lbs/day) during operations;
- An increase in emissions of ROG or NO_x greater than 25 lbs/day over the project length (or 4.5 tons per year total) during construction; or
- An increase in emissions of PM₁₀ greater than 80 lbs/day during construction or operations.

As the proposed project consists of the operation of an animal cremation unit in an existing commercial building, construction associated with the project would be minimal, consisting of mainly new planters and landscaping. As such, construction-related emissions would not exceed the applicable FRAQMD thresholds of significance. Similarly, the operation of the animal cremation unit and the previously approved pet crematorium is not anticipated to generate a greater number of vehicle trips than what has occurred associated with the site. Therefore, an increase in criteria air pollutants associated with the site due to the operation of the animal cremation unit and the previously approved pet crematorium would only be expected to result from operation of the proposed on-site cremation unit.

Criteria air pollutants would result from natural gas combustion associated with operation of the cremation unit, as well as from the cremation of the charges. Using emission factors from the U.S. Environmental Protection Agency (USEPA)'s *Compilation of Air Pollutant Emission Factors*, also known as AP-42, and the USEPA's WebFIRE online database, the proposed project would result in an increase in ozone precursor emissions of ROG and NO_x, as well as emissions of PM₁₀ as presented in Table 1.

Table 1			
Maximum Increase in Operational Criteria Air Pollutant Emissions (lbs/day)			
Source	ROG	NO_x	PM₁₀
Combustion of Natural Gas	0.08	1.45	0.11
Cremation of Charges	1.79	2.14	0.68
Total	1.87	3.59	0.79
<i>Thresholds of Significance</i>	25	25	80
Note: See Appendix A for detailed calculations.			

As shown in the table, the proposed project's increase in emissions would be below the applicable FRAQMD thresholds of significance for criteria air pollutants. Therefore, the operation of the animal cremation unit and the previously approved pet crematorium would not violate any air quality standards for criteria air pollutants, contribute substantially to the region's nonattainment status of ozone or PM, conflict with or obstruct any applicable air quality plans, or result in a cumulatively considerable increase of any criteria air pollutant. Accordingly, impacts would be considered *less than significant*.

- d. In addition to criteria air pollutants, toxic air contaminants (TACs) are also pollutants of concern. The FRAQMD has the authority over stationary or industrial sources and recommends that CEQA documents analyze potential impacts resulting from exposure of TACs. According to the FRAQMD, the thresholds of significance for stationary sources emitting TACs are as follows:
- An increase in lifetime cancer risk of 10 cancers per million persons (i.e., cancer risk of 1×10^{-5} or greater);
 - Chronic Hazard Index (CHI) or screening level chronic risk score of 1.0; or
 - Acute Hazard Index (AHI) or screening level acute risk score of 1.0.

The proposed cremation process may release a variety of air pollutant emissions, including TACs. The emissions would include trace organic compounds and metals. The proposed on-site cremation unit may emit the following TACs: acetaldehyde; arsenic; benzene; beryllium; cadmium; chromium; copper; formaldehyde; hexavalent chromium; hydrochloric acid; hydrogen fluoride; lead; mercury; nickel; polycyclic aromatic hydrocarbons; selenium; toluene; xylenes; and zinc.

The process of risk assessment first involves a screening level risk analysis in order to determine the expected level of public health risks at worst-case conditions. If the screening level analysis indicates the potential for health risks, a more detailed health risk assessment must be conducted. Using the USEPA's recommended screening model, AESCREEN, and the CARB's HARP 2 Risk Assessment Standalone Tool, a screening level analysis was conducted for the proposed project's TAC emissions. According to the modeling results, the proposed project's emissions of TACs would result in health risks to the maximally exposed individual in comparison to the applicable thresholds of significance as presented in Table 2.

TAC	Cancer Risk	CHI	AHI
Acetaldehyde	1.69×10^{-11}	1.54×10^{-8}	4.58×10^{-8}
Arsenic	7.86×10^{-9}	5.55×10^{-5}	4.17×10^{-5}
Benzene	8.14×10^{-11}	3.45×10^{-7}	3.83×10^{-7}
Beryllium	1.90×10^{-10}	4.10×10^{-6}	0.00
Cadmium	2.71×10^{-9}	1.15×10^{-5}	0.00
Chromium (Total)	0.00	0.00	0.00
Copper	0.00	0.00	5.75×10^{-8}
Formaldehyde	9.49×10^{-12}	6.38×10^{-8}	1.04×10^{-7}
Hexavalent Chromium	1.09×10^{-7}	1.36×10^{-6}	0.00
Hydrochloric acid	0.00	1.37×10^{-4}	5.88×10^{-6}
Hydrogen fluoride	0.00	8.00×10^{-7}	4.67×10^{-7}
Lead	4.65×10^{-11}	0.00	0.00
Mercury	0.00	2.30×10^{-3}	1.15×10^{-3}
Nickel	5.86×10^{-10}	5.85×10^{-5}	4.09×10^{-5}
PAH's Unspecified	2.29×10^{-10}	0.00	0.00
Selenium	0.00	4.67×10^{-8}	0.00
Toluene	0.00	4.74×10^{-8}	3.84×10^{-9}
Xylenes	0.00	5.75×10^{-9}	1.83×10^{-9}
Zinc	0.00	0.00	0.00
<i>Threshold of Significance</i>	$>1 \times 10^{-5}$	>1.0	>1.0

Note: See Appendix A for detailed calculations.

As shown in the table, the proposed project would not result in an increase in lifetime cancer risk of 10 cancers per million persons or greater, or a CHI or AHI of 1.0 or greater. Because the screening level analysis shows that risks associated with the proposed project's emissions of TACs would be less than the applicable thresholds of significance, a detailed health risk assessment is not required, and impacts related to exposure of sensitive receptors to substantial pollutant concentrations would be *less than significant*.

- e Potential impacts related to objectionable odors could occur if a project would locate new sensitive receptors near an existing source of odor, or locate a new source of odor near existing sensitive receptors. The operation of the animal cremation unit and the previously approved pet crematorium would not introduce new sensitive receptors near an existing source of odor; however, the project would locate a new potential source of odor in an area with existing nearby sensitive receptors. Animals would not be stored on the site and would be processed immediately, thus, eliminating the potential for odors to be emitted in association with the decay of the animals. In addition, due to the design of the cremation unit, visible emissions (smoke) and odors are not expected to occur. The cremation unit has been designed such that the temperature inside the chambers is high enough to evaporate any fluids, which would be the cause of smoke, and the large afterburning area ensures that gases are fully combusted in the chambers prior to exit from the stack. Accordingly, if operated correctly, the cremation unit would not be a source of any objectionable odors. Therefore, the operation of the animal cremation unit and the previously approved pet crematorium would not create objectionable odors affecting a substantial number of people, and impacts would be *less than significant*.

IV. BIOLOGICAL RESOURCES.

Would the project:

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less-Than-Significant Impact	No Impact
a. Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, and regulations or by the California Department of Fish and Game or US Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. Interfere substantially with the movement of any resident or migratory fish or wildlife species or with established resident or migratory wildlife corridors, or impede the use of wildlife nursery sites?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e. Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f. Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan, or other approved local, regional, or state habitat conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion

a,d The project site consists of an existing building and associated parking lot, and is primarily covered with impervious surfaces. Except for the vacant property to the north, the project site is surrounded by existing development. Existing vegetation on the project site consists of ornamental trees and landscaping, as well as ruderal vegetation. The aforementioned landscaping represents the only unpaved areas on the site. The existing non-native trees and shrubs provide little to no habitat for wildlife species. Because the site is built out with urban uses and located in the center of the City, the project site would not provide a wildlife corridor, would not be used by migratory wildlife species, and would not be considered suitable habitat for a wildlife nursery. As a result, operation of the animal cremation unit and the previously approved pet crematorium would not have a substantial adverse effect, either directly or through habitat modifications, on any species identified as

a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service. Operation of the animal cremation unit and the previously approved pet crematorium would not interfere substantially with the movement of any resident or migratory fish or wildlife species or with established resident or migratory wildlife corridors, or impede the use of wildlife nursery sites. Therefore, the project would have a *less-than-significant* impact to protected species.

- b,c The project site is currently developed and predominately covered with impervious surfaces, consisting of an existing building and associated parking lot. As discussed above, the existing vegetation on or in the vicinity of the project site predominantly consists of ornamental trees and landscaping, as well as ruderal vegetation. Water features are not present on the project site. Accordingly, riparian habitat, wetlands, or any other sensitive natural community do not exist on the project site. As a result, the operation of the animal cremation unit and the previously approved pet crematorium would have *no impact* on riparian habitat or other sensitive natural communities, including wetlands.
- e. As discussed above, the existing vegetation on or in the vicinity of the project site predominantly consists of ornamental trees and landscaping, as well as ruderal vegetation. The on-site trees are non-native and would not be subject to any tree preservation policy or ordinance. In addition, landscaping and trees would be included as part of the operation of the previously approved pet crematorium. As a result, the operation of the animal cremation unit and the previously approved pet crematorium would not conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance, resulting in a *less-than-significant* impact.
- f. The project site is not located within an area that is subject to an adopted Habitat Conservation Plan, Natural Conservation Community Plan, or other approved local, regional, or state habitat conservation plan. Therefore, the operation of the animal cremation unit and the previously approved pet crematorium would have *no impact* related to a conflict with the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan, or other approved local, regional, or state habitat conservation plan.

V. CULTURAL RESOURCES. <i>Would the project:</i>	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less- Than- Significant Impact	No Impact
a. Cause a substantial adverse change in the significance of a historical resource as defined in Section 15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	✘
b. Cause a substantial adverse change in the significance of a unique archaeological resource pursuant to Section 15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	✘
c. Directly or indirectly destroy a unique paleontological resource on site or unique geologic features?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	✘
d. Disturb any human remains, including those interred outside of formal cemeteries.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	✘

Discussion

a-d As stated in the Wheatland General Plan EIR, a number of historical resources have either been formally designated as properties listed on the National Register of Historical Places (NRHP), State Historic Landmark (SHL), California Points of Historical Interest, and/or California Historical Resources Inventory. However, the existing building is not considered a historic resource and the proposed project does not include grading or the construction of any structures. Therefore, the operation of the animal cremation unit and the previously approved pet crematorium would have ***no impact*** to cultural, historical, or archeological resources.

VI. GEOLOGY AND SOILS.

Would the project:

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less-Than-Significant Impact	No Impact
a. Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:				
i. Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area based on other substantial evidence of a known fault?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
ii. Strong seismic ground shaking?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iii. Seismic-related ground failure, including liquefaction?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iv. Landslides?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d. Be located on expansive soil, as defined in Table 18-1B of the Uniform Building Code?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e. Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion

ai-iii,c According to the Wheatland General Plan EIR, earthquake faults have not been identified in the Wheatland region and that historical records verify the lack of earth movement in the area. In the period from 1900-1976, five events with a Richter magnitude of 5 or greater occurred in the Wheatland area, but structural damage was not observed in any event. In addition, surface faulting and rupture exposure in the area appears remote by virtue of the absence of identified faults in the area, and depth of alluvial deposits above bedrock-like material. Groundshaking, both in terms of recurrence and severity, appears to be similarly low due to the distance from the relatively few moderate or greater earthquakes experienced within the past 75 years. The majority of significant, historic faulting (and groundshaking) within the City of Wheatland has been generated along distant faults.

The City of Wheatland is located within the northeastern portion of the Sacramento Valley, which is within the Great Valley geomorphic province. The City is not located within an Alquist-Priolo Special Study Zone (AP Zone) nor is any active fault near the

City. The closest AP Zone is the Bangor Quadrangle, including the AP Zone for the Cleveland Hill Fault to which the 1975 Oroville earthquake is attributed. The Bangor Quadrangle zone is located 27 miles north of the City. The next nearest active fault is the Dunnigan Hills fault, located 35 miles southwest of the City. The closest branches of the seismically active San Andreas Fault system are the Green Valley and Rodgers Creek faults located approximately 60 to 70 miles southwest of the City. The San Andreas Fault is located approximately 100 miles to the west. Liquefaction, settlement, ground lurching, ground displacement along the fault line are often the secondary effects of earthquakes. However, the City of Wheatland is located in an area rated as a low-intensity earthquake zone (Seismic Zone II).

As a result, seismic activity in the area of the project site would not expose people or structures to substantial, adverse effects as a result of strong groundshaking and seismic-related ground failure.

Furthermore, the operation of the animal cremation unit and the previously approved pet crematorium would utilize the existing building located on-site and the City of Wheatland requires that all construction comply with the CBC, which would help ensure that seismically induced groundshaking would not have an adverse effect on future development. Therefore, it can be assumed at the time of construction the existing on-site building was constructed in accordance with the CBC. As a result, a *less than significant* impact would occur.

- aiv The project site is not susceptible to landslides because the area is essentially flat. Therefore, *no impact* would occur.

- b. The operation of the animal cremation unit and the previously approved pet crematorium would utilize the existing building located on-site and would not cause significant ground disturbance related to construction activity. Therefore, *no impact* regarding substantial soil erosion or the loss of topsoil would occur.

- d According to the Wheatland General Plan EIR, four soil complexes are identified for the Wheatland area. Three out of four soil complexes are considered to have a moderate to high shrink-swell potential. The remaining complex has a low-to-moderate shrink-swell potential. If a structure is constructed on an area that is underlain with expansive soils, the structure may suffer damage from the expansive activities. More specifically, if buildings are placed on expansive soils, foundations may rise each wet season and fall each dry season. Movements may vary under different pads of the building or street, cracking foundations and street surfaces, distorting various structural portions of a building, and wrapping doors and windows so that they do not function properly.

The adverse effects of expansive soils may be avoided through proper drainage and foundation design. The California Building Code (CBC) requires that soil testing be done on all graded building sites. In accordance with the CBC, specifications necessary to design buildings and roads to address potential soil limitations need to be included in construction plans submitted to the City Engineer for review and approval. The operation

of the animal cremation unit and the previously approved pet crematorium would utilize the existing building located on-site; therefore, as described above, it can be assumed at the time of construction the existing on-site building was constructed in accordance with the CBC. As a result, a *less than significant* impact would occur.

- e The 0.25-acre site comprises of an approximately 2,000-square foot, vacant building and associated parking lot. Wastewater infrastructure exists under the parking lot. The project includes a connection to the existing City sewer line. Therefore, *no impact* regarding the capability of soil to adequately support the use of septic tanks or alternative wastewater disposal systems would occur.

VII. GREENHOUSE GAS EMISSIONS.

Would the project:

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less-Than-Significant Impact	No Impact
a. Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	✘	<input type="checkbox"/>
b. Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gasses?	<input type="checkbox"/>	<input type="checkbox"/>	✘	<input type="checkbox"/>

Discussion

- a, b Greenhouse gases (GHGs) are gases that absorb and emit radiation within the thermal infrared range, trapping heat in the Earth's atmosphere. The increase in atmospheric concentrations of GHG has resulted in more heat being held within the atmosphere, which is the accepted explanation for global climate change. Some GHGs occur naturally and are emitted into the atmosphere through both natural processes and human activities. Other GHGs are created and emitted solely through human activities. The principal GHGs that enter the atmosphere due to human activities are carbon dioxide (CO₂), methane (CH₄), nitrous oxide (N₂O)

Emissions of GHGs contributing to global climate change are attributable in large part to human activities associated with the industrial/manufacturing, utility, transportation, residential, and agricultural sectors. Therefore, the cumulative global emissions of GHGs contributing to global climate change can be attributed to every nation, region, and city, and virtually every individual on Earth. A project's GHG emissions are at a micro-scale relative to global emissions, but could result in a cumulatively considerable incremental contribution to a significant cumulative macro-scale impact.

Neither the FRAQMD nor the City has adopted a threshold of significance for GHG emissions. However, FRAQMD considers a stationary source that emits or has the potential to emit greater than or equal to 100,000 tons per year of carbon dioxide equivalent units (CO₂e) a Major Source of GHG Emissions per FRAQMD Rule 10.11, and sets permitting requirements for such sources. In addition, in lieu of an adopted threshold of significance, FRAQMD suggests using the GHG thresholds of significance adopted by the Sacramento Metropolitan Air Quality Management District (SMAQMD), which is 10,000 metric tons per year of CO₂e (MTCO₂e/yr) for stationary sources.

Construction GHG emissions are a one-time release and are typically considered separate from operational emissions, as global climate change is inherently a cumulative effect that occurs over a long period of time and is quantified on a yearly basis. In addition, with the operation of the animal cremation unit and the previously approved pet crematorium in an existing commercial building, construction associated with the project would be minimal, consisting of mainly new planters and landscaping. As such, construction-related emissions

of GHG would not be expected to cause any significant impacts on the environment, or conflict with any applicable regulations related to GHG emissions.

The operation of the animal cremation unit and the previously approved pet crematorium is not anticipated to generate a greater number of vehicle trips than what has occurred associated with the existing site. The only increase in GHG emissions is expected to result from operation of the proposed on-site cremation unit. Emissions of GHGs would occur associated with the natural gas combustion necessary for operation of the cremation unit. Using emission factors from the USEPA's AP-42, the proposed project would result in an increase in GHG emissions as presented in Table 3.

Table 3		
Maximum Operational GHG Emissions		
Pollutant	Annual CO₂e (tons/yr)	Annual CO₂e (MTCO₂e/yr)
CO ₂	222.00	201.40
N ₂ O	1.21	1.10
CH ₄	3.89	3.53
Total GHG Emissions	227.10	206.03
<i>Threshold of Significance Per FRAQMD Rule 10.11</i>	<i>100,000</i>	-
<i>Threshold of Significance Per SMAQMD</i>	-	<i>10,000</i>

Note: See Appendix A for detailed calculations.

As shown in the table, the proposed project's annual GHG emissions would be below the 100,000 tons per CO₂e threshold for a Major Source of GHG Emissions per FRAQMD Rule 10.11. In addition, converting the annual tons of CO₂e presented in the table to units of MTCO₂e/yr, the proposed project would result in GHG emissions of 205.98 MTCO₂e/yr, which is below the SMAQMD's adopted threshold of significance of 10,000 MTCO₂e/yr for stationary sources.

Because the proposed project would generate GHG emissions below the applicable thresholds of significance, the operation of the animal cremation unit and the previously approved pet crematorium would not be considered to conflict with any applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of GHGs, and impacts on the environment would be *less than significant*.

VIII. HAZARDS AND HAZARDOUS MATERIALS.

Would the project:

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less-Than-Significant Impact	No Impact
a. Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the likely release of hazardous materials into the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d. Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e. For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f. For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g. Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
h. Expose people or structures to the risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion

a-c Projects that involve the routine transport, use, or disposal of hazardous materials are typically industrial in nature. The proposed project would not be industrial in nature. Operation of the animal cremation unit and the previously approved pet crematorium would not include major construction activities, including the use of heavy equipment, which would contain fuels and oils, and various other products such as concrete, paints, and adhesives.

The project site is located approximately 0.25-mile southeast of the Wheatland Elementary school and 0.30-mile northeast of the Wheatland Union High School. However, according to the Air Quality section of this IS, the emissions resulting from the operation of the animal cremation unit and the previously approved pet crematorium in an existing commercial facility would be below the applicable FRAQMD thresholds of significance for criteria air pollutants. Therefore, the operation of the animal cremation unit and the previously approved pet crematorium would not emit hazardous emissions and violate any air quality standards for criteria air pollutants or handle hazardous or acutely hazardous materials, substances, or waste.

During project operation, the proposed project would comply with all California Health and Safety Codes and local City ordinances regulating the handling, storage, and transportation of hazardous and toxic materials. All chemicals, such as cleaning supplies, would be stored inside buildings with appropriate containment and ventilation, as required, and such chemicals would be utilized in limited quantities by experienced personnel according to label instructions. The ashes resulting from the cremation unit is not considered hazardous materials and according to Recology Yuba-Sutter, is considered acceptable solid waste.⁴ As a result, the impact related to the routine transport, use, or disposal of hazardous materials, create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the likely release of hazardous materials into the environment, or emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school would be *less than significant*.

- d The proposed project is not located on a site that is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 (Cortese List).⁵ Therefore, the operation of the animal cremation unit and the previously approved pet crematorium would not create a significant hazard to the public or the environment, and *no impact* would occur.
- e,f The nearest airport to the project site is Beale Air Force Base, located eight miles northeast of the City of Wheatland. As such, the project site is not located within two miles of any public airports or private airstrips, and does not fall within an airport land use plan area. Therefore, *no impact* would occur.
- g The proposed project would not alter the existing street system, and the limited construction activities associated with the project improvements would not result in temporary blockage of any roadways. Therefore, the operation of the animal cremation unit and the previously approved pet crematorium would not impair implementation of or physically interfere with any emergency response or evacuation plan, and a *less-than-significant* impact would occur.

4 Personal Phone Communication with Theresa Stubler, Customer Service/Weighmaster at Recology – Yuba Sutter. August 13, 2015.

5 California Department of Toxic Substances Control. *Hazardous Waste and Substances Site List*. Available at: http://www.dtsc.ca.gov/SiteCleanup/Cortese_List.cfm. Accessed on August 13, 2015.

- h The primary threat related to wildland fire is due to open grasslands abutting residential developments. The project site currently contains urban development with predominantly impervious surfaces. In addition, according to the General Plan EIR, the relatively flat terrain of the General Plan Study Area also makes the danger of wildland fires less hazardous. With implementation of the proposed project, urban development with predominantly impervious surfaces would still occur on the site. Existing development surrounds the site, including major roadways and residential development. As such, the proposed project is not located near any open grassland. In addition, the operation of the animal cremation unit and the previously approved pet crematorium would be required to comply with all applicable fire safety standards set forth by the City. Therefore, the operation of the animal cremation unit and the previously approved pet crematorium would have *no impact* with respect to exposing people or structures to the risk of loss, injury or death involving wildland fires.

IX. HYDROLOGY AND WATER QUALITY.

Would the project:

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less-Than-Significant Impact	No Impact
a. Violate any water quality standards or waste discharge requirements?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (i.e., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e. Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f. Otherwise substantially degrade water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g. Place housing within a 100-year floodplain, as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
h. Place within a 100-year floodplain structures which would impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
i. Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
j. Inundation by seiche, tsunami, or mudflow?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion

- a-f Existing water bodies or features do not exist on the project site or in the immediate vicinity. The project site contains an existing commercial building and parking lot. Therefore, the entire project site is predominately comprised of impervious surface area. Stormwater runoff from the existing impervious surface area on the project site currently

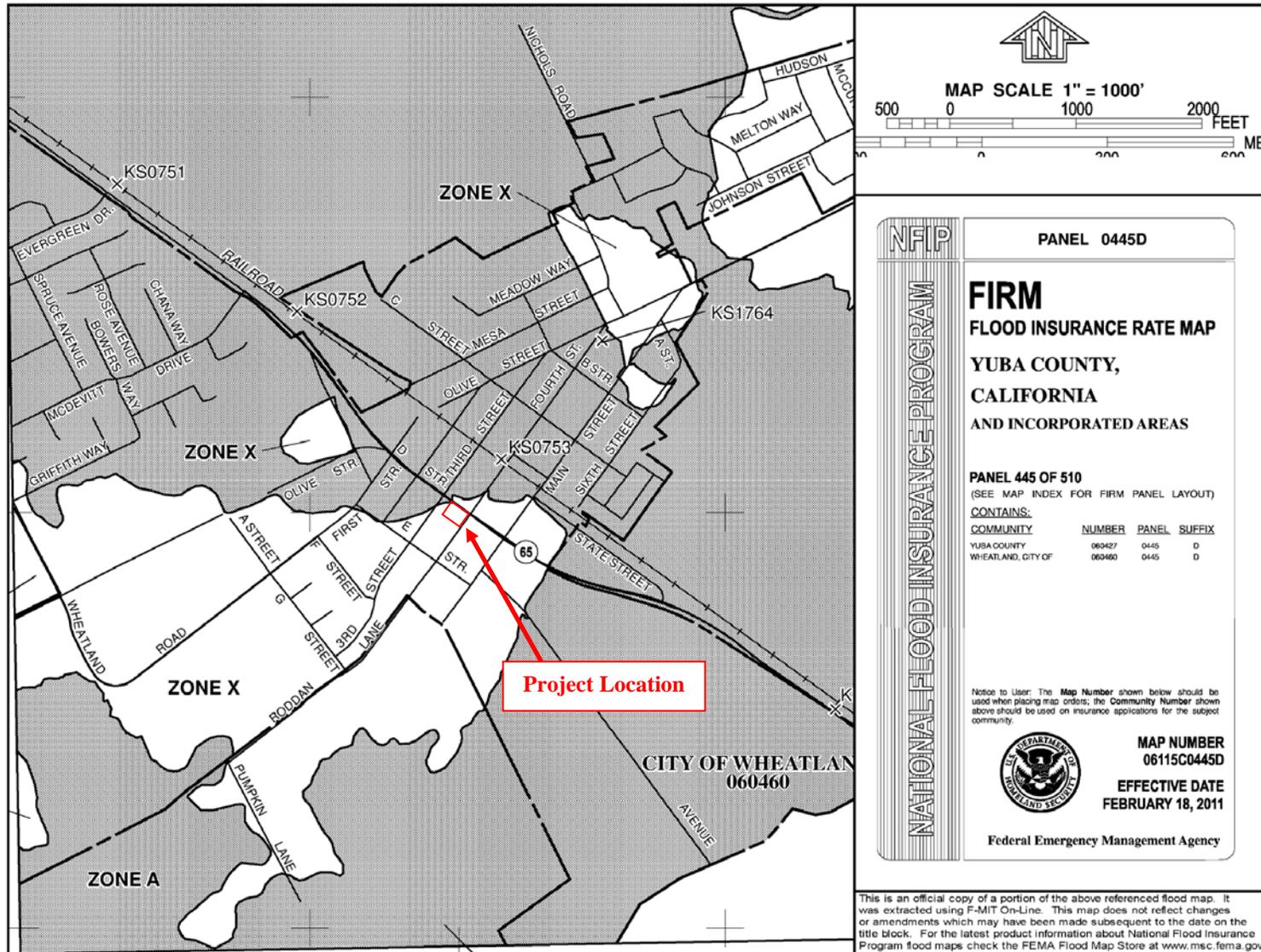
flows into parking lot drain inlets without detention and then into the City storm drain system. Because the site is currently paved, and the proposed project would utilize the existing building, the proposed project would not alter the existing drainage pattern of the project site or area and would not violate any water quality standards or waste discharge requirements. Thus, the rate or amount of surface runoff on- or off-site would not change from existing conditions.

Because the project would not create or replace one or more acres of impervious area, flow control measures for stormwater runoff are not required for the project. As a result of the pre-existing impervious nature of the site, the operation of the animal cremation unit and the previously approved pet crematorium would have a *less-than-significant* impact with respect to violating any water quality standards or waste discharge requirements and creating or contributing runoff water which would exceed the capacity of existing or planned stormwater drainage systems. For these reasons the project would also have a less-than-significant impact relative to altering the existing drainage pattern in a manner which would result in substantial erosion, siltation, or flooding on- or off-site.

- g-i The project site is located in Flood Zone X on the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Maps (FIRMs) (see Figure 4). According to FEMA, Flood Zone X is determined to be outside the 2.0 percent annual chance floodplain. In addition, the proposed project includes the operation of an animal cremation unit and the previously approved pet crematorium; therefore, the proposed project does not propose the development of housing within a 100-year flood hazard area. As a result, impacts associated with flooding would be *less than significant*.

- j A tsunami is a sea wave caused by sub-marine earth movement. A seiche is an oscillation of the surface of a lake or landlocked sea. The City of Wheatland is not in close proximity to the ocean, a landlocked sea, or a lake; therefore the City is not at risk of inundation from such phenomena. The Wheatland Planning area is relatively flat and has a low risk of being impacted by mudslides. Therefore, the operation of the animal cremation unit and the previously approved pet crematorium would have *no impact* associated with inundation by seiche, tsunami, or mudflow.

Figure 4
Federal Emergency Management Agency Flood Insurance Rate Map



Source: Federal Emergency Management Agency, February 18, 2011.

X. LAND USE AND PLANNING.	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less-Than-Significant Impact	No Impact
<i>Would the project:</i>				
a. Physically divide an established community?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	✘
b. Conflict with any applicable land use plans, policies, or regulations of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	✘
c. Conflict with any applicable habitat conservation plan or natural communities conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	✘

Discussion

- a The 0.25-acre project site currently consists of an existing vacant commercial building and associated parking lot. As described above, the project site is located in the center of the City and existing development completely surrounds the project site, including major roadways and residential development. Given the site's immediate vicinity, the operation of the animal cremation unit and the previously approved pet crematorium would have ***no impact*** related to the physical division of an established community.
- b The operation of the animal cremation unit and the previously approved pet crematorium is consistent with the existing City of Wheatland General Plan Designation of C for the project site. The City of Wheatland zoning designation for the project site is C-3, which is a zone intended to provide for retail, wholesale, highway and heavy commercial uses. In addition, on April 7, 2015 the City of Wheatland Planning Commission approved a CUP for the operation of the Heaven's Gate Pet Crematorium. Therefore, ***no impact*** would occur with the operation of the animal cremation unit and the previously approved pet crematorium related to conflicting with any applicable land use plans, policies, or regulations of an agency with jurisdiction over the project.
- c As described above, the project site is not located within an area that is subject to an adopted Habitat Conservation Plan, Natural Conservation Community Plan, or other approved local, regional, or state habitat conservation plan. Therefore, the operation of the animal cremation unit and the previously approved pet crematorium would have ***no impact*** related to a conflict with the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan, or other approved local, regional, or state habitat conservation plan.

XI. MINERAL RESOURCES. <i>Would the project:</i>	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less- Than- Significant Impact	No Impact
a. Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	✘
b. Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	✘

Discussion

- a,b According to the Yuba County General Plan Environmental Setting and Background Report (ESBR), mineral resources present in the County include precious metals, copper, zinc, Fullers earth, sand and gravel, and crushed stone. However, according to Figure 2-11 in the ESBR, the City of Wheatland is located outside of the recognized Mineral Land Classification Area and within the Wheatland Clay Pit.⁶ Therefore, ***no impact*** related to mineral resources would result.

⁶ Yuba County. *Yuba County General Plan Environmental Setting and Background Report*. May 19, 1994.

XII. NOISE.

Would the project result in:

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less-Than-Significant Impact	No Impact
a. Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d. A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e. For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f. For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion

a,d The proposed project would be located in an existing C-3 zoned commercial building. Existing residential development is located adjacent to the project site to the west; however, the operation of the animal cremation unit and the previously approved pet crematorium is not expected to generate an increased amount of noise compared to other existing commercial development along the City's main commercial corridor. In addition, the proposed cremation unit includes a secondary combustion blower, which allows for low noise operation. The cremation unit's maximum decibel level is approximately 55 dB.⁷ The cremation unit would be fully enclosed indoors and is not anticipated to affect the nearest residential home located over 50 feet away. Therefore, the operation of the animal cremation unit and the previously approved pet crematorium would result in a *less than significant* impact related to the generation of excessive noise levels or groundborne vibrations.

⁷ B&L Cremation Systems, Inc. Cremation FAQ. Available at: <http://www.blcremationsystems.com/FAQCremation.html>. Accessed on August 19, 2015.

- e,f The project site is not located within the vicinity of a public airport or a private airstrip and is not within an airport land use plan. Therefore, the operation of the animal cremation unit and the previously approved pet crematorium would not be exposed to excessive air traffic noise, and ***no impact*** would occur.

XIII. POPULATION AND HOUSING. <i>Would the project:</i>	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less-Than- Significant Impact	No Impact
a. Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (e.g., through projects in an undeveloped area or extension of major infrastructure)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	✘
b. Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	✘
c. Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	✘

Discussion

a-c The proposed project consists of the operation of an animal cremation unit; as such, the project would not induce population growth in the developed area. Therefore, the operation of the animal cremation unit and the previously approved pet crematorium would not induce substantial population growth resulting in the need to construct new homes and provide new services for additional population. In addition, the project would not displace people or housing because a vacant commercial building is currently located on site and does not provide housing. As a result, ***no impact*** related to inducing substantial population growth and the displacement of housing or people would occur.

XIV. PUBLIC SERVICES.

Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less-Than-Significant Impact	No Impact
a. Fire protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Police protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. Schools?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. Parks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e. Other Public Facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Discussion

- a,b The City of Wheatland currently has a volunteer fire department that provides fire protection to the City. Under a joint powers agreement, effective January 1, 2006, the City of Wheatland Fire Department merged operations with the Plumas Brophy Fire Protection District (PBFPD), which provides fire protection to the region surrounding Wheatland. The agreement established a joint power authority called the Wheatland Fire Authority, which operates as a regional fire protection agency. In addition, according to the General Plan EIR, the Wheatland Police Department (WPD) is currently staffed with five patrol officers, one sergeant, and the Chief.⁸ The project site is adequately served by the Wheatland Fire Authority and the WPD and would continue to be serviced with implementation of the proposed project. Therefore, the operation of the animal cremation unit and the previously approved pet crematorium would result in a *less-than-significant* impact on fire and police protection.
- c The proposed project consists of the operation of an animal cremation unit, which would not generate additional students requiring accommodation in the surrounding school system. As a result, the operation of the animal cremation unit and the previously approved pet crematorium would not result in a need for new, or improvements to existing, school facilities, construction of which could cause significant environmental impacts; and *no impact* would occur.
- d As described above, the project would not directly or indirectly increase substantial population growth, an increased demand for new, or expansion of any existing, park facilities would not occur. Therefore, *no impact* to park facilities would occur.
- e The operation of the animal cremation unit and the previously approved pet crematorium is consistent with the existing land use and zoning designations for the site; therefore, the

⁸ City of Wheatland. *City of Wheatland General Plan Draft and Final Environmental Impact Report*. Certified July 11, 2006.

project site has been anticipated for development. As a result, the operation of the animal cremation unit and the previously approved pet crematorium would not result in new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any other public services. Therefore, a *less-than-significant* impact would occur.

XV. RECREATION.

Would the project:

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less-Than-Significant Impact	No Impact
a. Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion

- a,b The project would not directly or indirectly increase substantial population growth, an increased demand for new, or expansion of any existing, park facilities would not occur. Therefore, ***no impact*** to park facilities would occur.

XVI. TRANSPORTATION/CIRCULATION.

Would the project:

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less-Than-Significant Impact	No Impact
a. Cause an increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system (i.e., result in a substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads, or congestion at intersections)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated roads or highways?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. Substantially increase hazards due to a design features (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e. Result in inadequate emergency access?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f. Conflicts with adopted policies supporting alternative transportation (e.g., bus turnouts, bicycle racks)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Discussion

- a,b The project site is located immediately west of SR 65 on a currently developed commercial property with an existing, approximately 2,000-square foot, vacant commercial building and associated parking lot. The existing commercial facility was once a retail flower shop, and according to the Institute of Transportation Engineers (ITE) Trip Generation Manual (9th Edition), a nursery (garden center) could generate approximately 6.94 PM Peak Hour vehicle trips per 1,000 square feet.⁹ The proposed operation of the animal cremation unit and the previously approved pet crematorium is not anticipated to generate a greater number of peak hour trips than the once retail flower shop. Therefore, a **less than significant** impact is expected to occur related to a substantial increase in traffic volumes in relation to existing traffic load and capacity of the street system, and would not exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated roads or highways.
- c The proposed project includes the operation of an animal cremation unit in an existing commercial facility, and implementation of the proposed project would not result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks; therefore, **no impact** would occur.

⁹ Institute of Transportation Engineers. *ITE Transportation Manual (9th Edition)*. September 1, 2012.

- d-f As described above, the operation of the animal cremation unit and the previously approved pet crematorium would not alter the existing street system, and the limited construction activities associated with the project improvements would not result in temporary blockage of any roadways. Therefore, the operation of the animal cremation unit and the previously approved pet crematorium would not substantially increase hazards due to a design features (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment), result in inadequate emergency access, or conflict with adopted policies supporting alternative transportation (e.g., bus turnouts, bicycle racks) planned within the City and a *less-than-significant* impact would occur.

XVII. UTILITIES AND SERVICE SYSTEMS. <i>Would the project:</i>	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less-Than-Significant Impact	No Impact
a. Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d. Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e. Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f. Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g. Comply with federal, state, and local statutes and regulations related to solid waste?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Discussion

a-g The proposed project includes the operation of an animal cremation unit in an existing vacant commercial building on the corner of Fourth Street and SR 65 (D Street) in the City of Wheatland. The project site and existing commercial building's utilities including water, wastewater, storm water drainage, and solid waste are currently serviced by the City and would continue to be serviced with the implementation of the proposed project. In addition, the operation of the animal cremation unit and the previously approved pet crematorium is consistent with the City of Wheatland General Plan and associated EIR and the operation of the animal cremation unit and the previously approved pet crematorium is not anticipated to increase demand on City utilities or service systems greater than the previous use of a nursery (garden center). Therefore, the project would have a *less-than-significant* impact.

XVIII. MANDATORY FINDINGS OF SIGNIFICANCE.	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less-Than-Significant Impact	No Impact
a. Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Does the project have impacts that are individually limited, but cumulatively considerable? (“Cumulatively considerable” means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a. As mentioned previously, the project site is completely surrounded by existing development and existing vegetation on or in the vicinity of the project site consists of ornamental trees and landscaping, as well as ruderal vegetation. Because the site is built out with urban uses and surrounded on all sides by existing development, the project site would not be considered suitable habitat for a wildlife. In addition, the existing building is not considered a historic resource and the proposed project does not include grading or the construction of any structures. Therefore, the operation of the animal cremation unit and the previously approved pet crematorium would have <i>no impact</i> to wildlife species and important examples of California history or prehistory and the overall quality of the environment.				
b. The proposed project in conjunction with other development within the City of Wheatland could incrementally contribute to cumulative impacts in the area. However, operation of the animal cremation unit and the previously approved pet crematorium is consistent with the City of Wheatland General Plan and all future development projects in the area would be required to undergo the same environmental analysis and mitigate any potential impacts, as necessary. In addition, development for the site has been contemplated in the City’s General Plan and is expected to occur. Therefore, because the operation of the animal cremation unit and the previously approved pet crematorium is consistent with the City’s General Plan and would not have any impacts that would be cumulatively considerable, a <i>less than significant</i> impact would occur.				
c. The project site is located in an urbanized and built-up area of the City of Wheatland; therefore, operation of the animal cremation unit and the previously approved pet				

crematorium would not be expected to result in adverse impacts to human beings, either directly or indirectly. The potential for environmental effects on human beings is addressed within this IS and all impacts have been identified as either less-than-significant or no impact without mitigation required. In addition, the amount and type of development proposed for the project site is consistent with the City of Wheatland General Plan assumptions for the project site. New unmitigated impacts to human beings would not occur; and a *less-than-significant* impact would result.