

**APRIL 2, 2019 MINUTES  
REGULAR WHEATLAND PLANNING  
COMMISSION MEETING  
WHEATLAND COMMUNITY CENTER,  
101 C STREET, WHEATLAND, CA  
6:00 – 6:30 P.M.**

**PLANNING COMMISSIONERS PRESENT:** T. Mihalyi, \*Panteloglow, W. Tinsley, S. Witt  
\*\*Planning Commissioner Panteloglow arrived for the meeting at 6:10 p.m.

**OTHER OFFICIALS PRESENT:** T. Raney, Community Development Director  
J. Byrne, Associate Planner

**PLEDGE OF ALLEGIANCE:**

Commissioner Tom Mihalyi led the pledge of allegiance.

**PUBLIC COMMENT**

None.

**REGULAR CALENDAR**

- 1) Oath of office was administered to Planning Commissioner's D. Panteloglow and Sc. Witt.
- 2) Election of Planning Commission Chairman, Vice Chairman and Secretary to one-year terms:

Motion was made by Planning Commissioner W. Tinsley, Seconded by Planning Commissioner S. Witt to Nominate T. Mihalyi as Chairman of the Planning Commission. Vote called – Ayes: All. Motion Carried.

Motion was made by Planning Commissioner W. Tinsley, Seconded by Planning Commissioner T. Mihalyi to Nominate S. Witt as Vice Chairman and L. Thomason as Secretary of the Planning Commission. Vote called – Ayes: All. Motion Carried.

**CONSENT CALENDAR**

- 1) Minutes from the regular meeting on November 6, 2018 were tabled for the next regular Planning Commission meeting.

**PUBLIC HEARING**

- 1) Community Development Director Tim Raney presented the staff report for Heaven's Gate Pet Memorial Center Expansion Project located at 603 Fourth Street in the City of Wheatland. Associate Planner J. Byrne explained that In 2015, the City of Wheatland approved an Initial Study/Negative Declaration (IS/ND) for the Heaven's Gate Pet Crematorium Project, which consisted of an analysis of

the operations of the pet crematorium, at the then-vacant existing on-site commercial building, as well as minor site improvements such as additional landscaping. The City of Wheatland also approved a Conditional Use Permit (CUP) for the Heaven's Gate Pet Crematorium on April 7, 2015. The IS/ND provided the Feather River Air Quality Management District (FRAQMD) with the documentation necessary to issue a Permit to Operate for the cremation unit. A Permit to Operate (Permit No. P28012) has since been issued by the FRAQMD for the Heaven's Gate Pet Crematorium.

On December 26, 2018, the applicant, Ryan Epperson, submitted a Universal Planning Application Form and proposed site plan for the proposed Heaven's Gate Pet Memorial Center expansion. The applicant is requesting a CUP Amendment, Site Plan and Design Review, and a Variance to expand the current Pet Memorial Center located at 603 Fourth Street. The proposed project consists of expanding the existing 1,800-square-foot building and two additional cremation units. Approximately 900 square feet of the existing building would be removed and replaced with a new 2,640-square-foot metal building, for a total of 3,540 square feet. The expanded building would include an exit man door along the back elevation and a roll-up door along the front elevation. Minor site improvements are also proposed, including exterior benches, fountains, and landscaping. The CUP Amendment for the expansion would accommodate additional staff work space and the proposed addition of two new cremation units. One of the proposed additional units is intended to begin operating immediately upon approval, while the other unit would come online at a future date, depending on market demands. The addition of the two new cremation units requires subsequent review and an amendment to the existing Permit to Operate by FRAQMD.

Therefore, the City has prepared the attached CEQA Addendum, which analyzes full operations of the proposed project, including the existing cremation unit and the two additional proposed units landscaping. The two additional units would be of the same make and model, as well as cremation rate and capacity, as the existing on-site unit analyzed in the 2015 IS/ND. The project also includes an amendment to the existing CUP to reflect the proposed additional square footage, as well as the increase in operations associated with the addition of two cremation units. In addition, pursuant to the Wheatland Municipal Code and Chapter 18.67, development in the Heavy Commercial District (C-3) zone is subject to Site Plan and Design Review. The proposed building addition would consist of a new metal building with metal roofing and exterior lighting. The proposed metal building would be consistent with the existing building and would partially be screened from view with the existing fencing and landscaping along SR 65. Section 18.36.0601 of the Wheatland Municipal Code requires a 115-foot side setback where a C-3 zone abuts a residential zone. The existing building currently encroaches on the required 115-foot setback. The proposed addition would continue this encroachment, which requires approval of a variance. Additionally, Section 18.63.040 of the Wheatland Municipal Code identifies the number of parking spaces required for unspecified uses shall be established by the Planning Commission. The project site currently has four customer parking spaces (one ADA space). Staff believes the four existing parking spaces are sufficient for the proposed expansion because approximately 70 percent of all business consists of pick-up and delivery (conducted by the business owner). A CEQA Addendum has been prepared for the adopted 2015, Heaven's Gate Pet Crematorium Negative Declaration in accordance with the California Environmental Quality Act (CEQA) Guidelines, Section 15164. Staff has concluded that the proposed project does not represent a substantive change in the approval of the Heaven's Gate Pet Crematorium, as analyzed under the City of Wheatland 2015 IS/ND. The 2015 IS/ND determined that implementation of the original Heaven's Gate Pet Crematorium would not result in any significant environmental impacts and mitigation was not necessary. Based on this Addendum, with implementation of the proposed expansion project, new impacts would not occur. Therefore, based on this analysis, the City has determined that the proposed project does not trigger the need for a subsequent or supplemental IS/ND, because substantial changes in the project, changes in project Circumstances, or new information would not occur that would require additional environmental review under the standards of CEQA Guidelines section 15162.

W. Tinsley commented on scrubbers on the exhaust. Applicant Ryan Epperson explained the after burner chamber, essentially there is only heat coming out of the stack.

D. Panteloglew commented on the increase of business to the location and changes the original plan. Epperson responded the additional retort will be in case one breaks down. Epperson wants to grow the business and there will be no increase in traffic.

D. Panteloglew questioned if the third one set up is because it's more effective. Epperson responded yes.

S. Witt questioned if there is a change in stack height. Epperson stated 9 feet have been added. Witt commented on the west profile of the facility profile.

T. Mihalyi commented that after 5 years from date of approval an additional project review shall be conducted.

T. Raney pointed out that condition No. 7 of conditions of approval in the resolution is restricted work hours of operation of equipment from 8:00 a.m. to 5:00 p.m. only.

Motion was made by Planning Commissioner S. Witt, Seconded by Planning Commissioner W. Tinsley to **adopt Resolution No. 2019-01 Approving the Heaven's Gate Pet Memorial Center Expansion CEQA Addendum, Amendment to the existing Heaven's Gate Pet Memorial Center Conditional Use Permit, Site Plan and Design Review, and Variance for the building side setback, subject to the recommended conditions, for the Heaven's Gate Pet Memorial Center located at 603 Fourth Street (APN 015-305-012), which includes restricted work hours of operation of equipment from 8:00 a.m. to 5:00 p.m. only.** Vote called – AYES: All Motion carried.

#### **PUBLIC COMMENT**

None.

#### **REPORTS**

None.

With no other business before the Commissioners, the meeting adjourned at 6:30 p.m.

Respectfully submitted,  
Tim Raney, Community Development Director