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**Planning
Department**

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STAFF REPORT

Item # #6

To: Lemoore Planning Commission
From: Gloria Hobbs, Assistant Planner
Review Date: April 25, 2011
Subject: Site Plan Review #2011-02 – Leprino Foods East Plant- Revised Landscape Plan

A. General Information:

1. **Applicant/Owner:** Leprino Foods Company
Attn: John Alby
490 “F” Street
Lemoore, California 93245
(559) 924-7722
(559) 924-7765 Fax
Email jalby@leprinofoods.com
2. **Location:** 490 “F” Street
Lemoore, Ca. 93245
4. **Property Description:** Assessor Parcel # 020-016-021
5. **Site Area:** 11.93 Acres
6. **General Plan Designation:** Light Industrial (LI)
7. **Current Zone District:** Light Industrial (ML)
8. **Existing Use:** Food Processing Plant
9. **Proposal:** To eliminate landscaping and install two sidewalks along Fox Street in downtown between “E” and “F” Street.

B. Plan Location & Description:

On January 20, 2009 an administrative site plan application was approved for Leprino Foods East Plant to construct a three (3) story administrative office building in a portion of the abandoned Hill Street, east of the centerline, north of the Railroads tracks adjacent to the southwest portion of the Leprino Foods East building.

PLANNING COMMISSIONERS

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The approval required the planting of vines and trees along the chain link fence areas on the westerly side of the property to form a solid green wall within 2 years, and trees to be planted at an average spacing of 20' on center along the northerly most portion of the property.

It also required that seventeen (17) tree wells would be cut, street trees and irrigation installed, and tree grates put in place along the easterly side of the project along Fox Street in the 9½' sidewalk area as well as eight (8) installed along "G" Street. The irrigation to the trees should be accommodated by cutting out an 8" portion of the sidewalk directly behind the curb, installing the water line with deep bubblers, then covering with a red brick colored stamping to match those in place in downtown (Public Works office has stamp template). Additionally, a PVC schedule 40 backup water irrigation should be installed in same area should primary irrigation system fail. Installation of a grey PVC schedule 80 electrical conduit (18" deep covered by 3" of sand) also needs to be provided in areas alongside this landscape irrigation to allow future expansion of City electrical utilities. (see Exhibit A)

On March 3, 2011, Leprino Foods Company submitted a revised site plan application requesting to eliminate seventeen (17) of the trees along the east side of Fox Street and eight (8) trees along the northern side of the existing building on "G" Street and nineteen (19) existing trees located along the northern boundary of the parking area, five (5) existing trees on the east side of the parking lot and thirteen (13) existing trees on the south side of the parking area north of the storm water retaining basin. (as shown on attached Exhibit B) This is in exchange for Leprino agreeing to install two sidewalks along Fox Street between "E" and "F" Streets as shown on the Attached Exhibit C.

In its application Leprino Foods submitted correspondence from Edith A. Wilkin, VP of Food Safety and Regulatory compliance stating that "Leprino Foods manufacturing facilities are constructed and maintained in accordance with the Federal Food Drug and Cosmetic Act's provisions for current good Manufacturing Standards. The provisions set forth in the Code of Federal Regulations Part 1.10.20 specifically apply to plant facilities and grounds. Vegetation including trees is an attractant for vermin such as rodents insects, birds, their accompanying waste, feathers, filth and a potential for microbiological contamination, not the least of which is Salmonella. As such Leprino Foods policy requires minimal vegetation at facilities and these must be maintained significantly away from plant operations." (see attached Exhibit D)

Staff requested the City Attorney to review General Plan Policy CD-1-6, CD-1-26, and CD-1-29 and advise us as to whether the landscape revision could be made without a General Plan Amendment. According to the City Attorney, the General Plan reiterates the need for flexibility in light of changed conditions and also announces the high priority it places on economic development and preserving jobs. Therefore, the City Planning Commission could work with Leprino, without need for an amendment to the General Plan, to amend the street tree conditions in the approval document to find altered methods of providing for street trees without jeopardizing the health and safety of the Leprino operations, including the jobs that Leprino provides that are so essential for the community. As a trade-off to eliminating the tree requirements adjacent to the Leprino facility other ideas would be consistent with the flexibility the General Plan and the priority given to job preservation.

D. Recommendation:

The Planning Commission should review the information provided, listen to the staff report, take any public testimony, discuss the proposal by Leprino for Leprino East Plant and adopt Resolution #2011-02 approving Site Plan Review #2011-02 which provides an alternative to the installation of the originally required street trees.