



**COUNTY OF SAN BENITO
RESOURCE MANAGEMENT AGENCY**

PLANNING
DEPARTMENT

2301 Technology Parkway
Hollister, CA 95023

Phone : (831)637-5313
E-mail: sbcplan@cosb.us

PROJECT APPLICATION

This application is for (check all that apply)
If request is not listed, please describe here:

<input type="checkbox"/> Accessory Dwelling Unit	<input type="checkbox"/> Appeal: Staff Decision
<input type="checkbox"/> Appeal: Planning Commission	<input type="checkbox"/> Building Site Review
<input type="checkbox"/> Certificate of Compliance	<input type="checkbox"/> C-District Review
<input type="checkbox"/> Design Review	<input type="checkbox"/> General Plan Amendment
<input type="checkbox"/> Hillside Design Review	<input type="checkbox"/> Lot Line Adjustment
<input type="checkbox"/> M-District review	<input type="checkbox"/> Major Subdivision (5-50) Lots
<input type="checkbox"/> Major Subdivision 51 or more lots	<input type="checkbox"/> Minor Subdivision (No sewer/water)
<input type="checkbox"/> Minor Subdivision (Sewer/Water)	<input type="checkbox"/> Permit Extension
<input type="checkbox"/> Preliminary Review Letter	<input type="checkbox"/> Scenic Highway Review
<input type="checkbox"/> Senior Dwelling Unit	<input type="checkbox"/> Temporary Use Permit
<input type="checkbox"/> Special Plan Review	<input type="checkbox"/> Specific Plan
<input type="checkbox"/> Use Permit	<input type="checkbox"/> Use Permit Amendment
<input type="checkbox"/> Use Permit Renewal	<input type="checkbox"/> Sign Permit
<input type="checkbox"/> Variance	<input type="checkbox"/> Zone Change

1. Owner(s) Name: KEVIN CHAMBERS

Address: 100 ANSEL LAKE City: MENLO PARK State: CA.

Telephone: 650-245-1780 Zip Code: 94028

2. Applicant's/ Agent's Name: PACIFIC BAY CAPITAL GROUP, LLC / skip SPIERING

Address: 8 N. SAN PEDRO ST. City: SAN JOSE State: CA

Telephone: 408 836 9290 Zip Code: 95113

3. Property Address and Nearest Cross Street:

7800 LAKE ROAD - GILROY GATES

4. Assessor's Parcel Number: 013-050-028

5. Current Zoning: AP General Plan Designation: _____

6. Property area (acres or square feet) 75 acres

7. Describe the proposed project:

8. REZONING OR AMENDMENT ONLY: The applicant wishes to amend Section _____ of the San Benito County Code, from a _____ Zoning District to a _____ Zoning District or some other classification.

9. GENERAL PLAN AMENDMENT ONLY: Describe the proposed amendment

10. SUBDIVISION INFORMATION ONLY:

Existing Number of Lots _____ Proposed Number of Lots _____
Existing Lot Size(s) _____ Proposed Lot Sizes _____

11. LOT LINE ADJUSTMENT INFORMATION ONLY:

What is the purpose of the adjustment:

Number of Parcels included in Adjustment _____

Will the adjustment relocate a building area? _____

Existing Parcel Sizes: _____

Proposed Parcel Sizes: _____

Are all parcels under same ownership? _____

12. VARIANCES ONLY: Describe the Variance request

Describe any exceptional or extraordinary circumstances applying to the property involved that qualifies the property or project for a Variance:

13. Residential Construction: Check all that Apply

Single Family Dwelling _____ Multi-Family Dwelling _____ Addition _____ Accessory Dwelling _____

Attached _____ Detached _____

Existing Square footage _____

No of covered parking spaces _____

Proposed Square Footage _____

No. of uncovered parking spaces _____

Exhibit A

Description of Project:

The proposed San Benito Hemp Campus facility would include hemp cultivation and hemp-derivative manufacturing and oil extraction. The extraction and manufacturing areas (subject to the use permit requirements) would utilize a number of existing structures totaling approximately 275,000 square feet. The manufacturing processes will include the compounding and formulating various hemp (CBD) products. The proposed oil extraction facilities would involve ethanol-based extraction processes. Some structures will also be used for seed production and cultivation. The project also includes 60,000 square feet of seasonal greenhouses. The project includes the use of an emergency generator. The site and buildings were previously used for a turkey raising facility and is currently used as an equestrian facility. Most of the agricultural cultivation activities associated with this operation are expected to occur between the proposed facility and Frazer Lake Road, and northeast of the across Lake Road and are a permitted use.

The proposed facility would operate seven days per week, 24 hours/day with two, twelve-hour shifts. Initially, the facility is expected to employ between 50 and 75 employees with as many as 125 employees at full development. Vehicle traffic generation would include employee-generated daily trips, along with truck trips relating to the operations. Between 25 and 50 truck trips per month would bring hemp and other extraction components, such as ethanol to the facility while approximately 20 truck trips per month leaving the facility with extracted hemp fiber.

14. Commercial or Industrial Development:

No. of employees _____
No. of existing parking spaces _____ No. of proposed parking spaces _____
No. of Loading Spaces _____ Hours of Operation: _____
Any hazardous materials manufactured or used on site? _____
If yes, what types? _____

15. Will grading or filling be required: YES _____ NO X If yes, list cubic yards _____

16. Will the project require development on slopes greater than 20%? YES _____ NO X

17. Will any trees be removed? YES _____ NO X

If yes, list number, size and type _____

18. How will water be supplied: Wells X Mutual System _____

19. How will wastewater be removed from the site: Septic Tank X Mutual System _____

20. Is the property currently used for Agricultural purposes: YES X NO _____

21. Is this land under Williamson Act Contract: YES _____ NO X

AFFIDAVIT

I hereby consent to and make application for the above referenced land use action(s) and certify that the information and exhibits submitted herewith are true and correct to the best of my knowledge. I further acknowledge that the burden to justify approval of this request is mine alone, and that neither the County staff nor the County officials are under any obligation to support or approve the requests contained herein.

Attached Affidavit

Owner Signature _____ Date _____

My Spring _____
Applicant/Agent Signature _____ Date 4/8/19

If there are multiple property owners, please attach a consent letter for each owner.

PLANNING DIVISION USE ONLY

Date Submitted: _____ Expiration of 30-day review Period: _____
Date of Environmental Determination: _____ ND MND EIR EXEMPT CLASS: _____
Fault Zone: _____ Fire Hazard Severity: _____
Habitat Conservation Fee Area: _____ Flood Zone: _____ Culturally Sensitive: _____
HOA Approval Required: _____ Planner Assigned _____

AFFIDAVIT

The undersigned owner hereby consent to the making of the application for the above referenced land use action(s). The undersigned owner hereby acknowledges that the burden to justify approval of this request is applicant's alone, and that neither the County staff nor the County officials are under any obligation to support or approve the requests contained in such application. Owner makes no warranty, representation or guarantee as to the content, accuracy, timeliness or completeness of any of the information contained in the application or which may hereafter be provided by applicant. The foregoing constitutes solely a consent for applicant to submit the foregoing application. Nothing contained in the application or in any approval of the land use action(s) requested therein shall bind owner and such application shall not encumber or change any land use or other rights respecting the property which is the subject of the application, until both such application is granted and applicant or his assignee acquires fee title to the property which is the subject of the application.

Owner Signature



Date

4/9/19