



COUNTY OF SAN BENITO
RESOURCE MANAGEMENT AGENCY
PLANNING AND BUILDING INSPECTION SERVICES



2301 Technology Parkway
Hollister, CA 95023-2513

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

June 22, 2017

William F. Yao, President
WY2M, INC
60 Roberts Road, Suite 5
Los Gatos, CA 95032

Regarding: Proposed Motor & Technology Center of Excellence

Dear Mr. Yao:

Thank you for your interest in bringing new investment in the County of San Benito and your preliminary query regarding the potential development of a 550 acre Formula One raceway with accommodating luxury features and home sites adjacent to and within the City of San Juan Bautista. On June 15, 2017, the San Benito County Interagency Review Committee considered your proposal and the following comments are for your consideration.

Not only would such a proposal be character re-defining for the region, but many of the infrastructure and support utilities and facilities would need the consent and corroboration from the City of San Juan Bautista, as well as the County

It appears to us that potentially new or expanded water services and sewage treatments would be necessary and that such expansions and developments would need the consent of the City, special district service providers and most likely the Local Area Formation Commission (LAFCO). The California Department of Transportation (CalTrans) and the San Benito Council of Governments should also be directly consulted by you on the degree of regional infrastructure impacts.

It is the suggestion of the Interagency Review Committee, that you formally engage the City of San Juan Bautista and its special service districts to see if such a proposal would be welcomed by them.



Taven M. Kinison Brown,
San Benito County Resource Management Agency

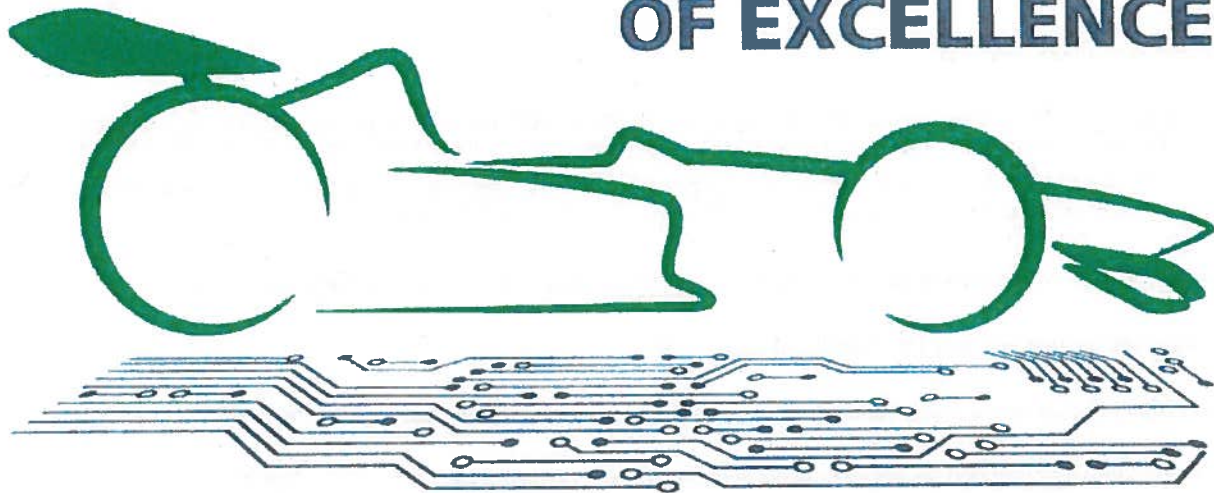
Cc City of San Juan Bautista, City Manager
City of San Juan Bautista, Community Development Director
County of San Benito, RMA Director, James Walgren
San Benito County LAFCO, Director, Bill Nicholson,
Property Owner, Nyland Trust, John Nyland, Trustee, 13510 Densmore Avenue N. Seattle, WA 98133

Attached: Proposal for the Motor & Technology Center of Excellence
County PP of GIS known resources

WY2M, INC.

May, 2017

MOTOR & TECHNOLOGY CENTER OF EXCELLENCE



William F. Yao , President
408-916-7620
info.wy2m@gmail.com

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APPLICATION REQUEST FORM

Note to Applicants: Please attach legible plans and materials for review by staff. If staff is unable to determine the nature of your request, project review may be delayed.

Detailed project description (Attach additional sheets, maps, site plans, etc., as appropriate):

Develop the property for commercial recreation, in five components: In Vehicle technologies test facility; a re-configurable race track that accommodates Formula 1 Gran Prix and GP Moto racing; luxury condominiums, luxury Hotel and Convention Center; and hospitality facilities

General Plan amendment? _____ Zoning amendment? _____ C.U.P? ☒ Other? _____

Project Address: _____

Assessor's Parcel Number: 012-140-022, 012-140-28, 002-540-007, 002-350-009, 002-350-010

General Plan Land Use Designation: A Zoning Designation: AP

Property Owner Name(s): John Nyland

Address: _____

Email Address & Phone Number: _____

Agent/Representative: WY2M, Inc

Address: _____

Email Address & Phone Number: _____

Is the property served by a public or mutual water system? Please identify provider or, if no, describe water source:

No. Project is next to both the San Juan and Aromas Water Districts and may explore service options with them, or drill wells

Is the property served by public sewer? Please identify provider or, if no, describe means/feasibility of sewage disposal:

No - project to install batch plant or partner with San Juan Bautista for plant upgrades

Is the project located within an Alquist-Priolo fault zone? If yes, please identify fault name/zone:

No

Is the project site located within a 100-year flood zone? No

Does the project site contain a lake, stream, pond, vernal pool, or other water feature? Yes - see map

Are there any known or mapped sensitive environmental resources on the property? Yes - see map

Does the project site contain slopes of 30% or steeper? Yes - see map

Please describe any project potential to affect scenic features as viewed from the site or onto the site:

Project will strive to preserve the San Juan Bautista viewshed

Does the project site contain Prime Farmland, Grade-I soil, or otherwise fertile soil suitable for agriculture?

Grade 1 soils along the northern stream - see map

Does the project site contain any other known or mapped sensitive natural resources or hazards that would affect or be affected by the project? These may include landslides, mudflow potential, fire hazard, vegetation, important minerals, high water table, etc. none known

Will the project require the removal of vegetation? Yes, but all effort will be taken to preserve substantial trees
If yes, please list the amount and type of vegetation proposed for removal, including trees).
Trees, by type? All effort will be taken to preserve substantial trees
Other native vegetation? existing scrub and brush will be removed as needed

Will the project require grading/moving of earth for building sites, access drives, and drainage? If yes, list the grading amounts: Cut: _____ cy Fill: _____ cy not known at this time

Describe any drainage modifications: Drainage modifications to comply with county and state requirements

Describe any new impermeable surfaces, including pavement and rooftops: race track, condos and hotel, with associated parking

Describe features to offset new sources of runoff and to filter pollutants such as chemicals or sediment from runoff:
Drainage modifications to comply with the county and state requirements

Describe road/access improvements: Existing access from Hwy 156, Rocks Road and Lausen Dr will improved as needed

Describe access-safety adequacy, including accommodation of emergency vehicles and design-hazard prevention:
The property has several options for access, and they will be developed as needed

Describe any project potential to disturb cultural resources, such as historic structures, artifacts, or human remains:
There are no known historic structures

Describe any potential to generate substantial light, noise, or odor: The racetrack will be laid out to minimize noise generation

Describe any manufacture, use, or storage of hazardous substances: Any hazardous materials will be stored IAW county & state requirements

If any demolition or materials export, please describe destination for solid waste, such as landfill, recycling, and/or composting: _____

Have prior permits been approved for this location? If yes, provide permit number and description:
No

Does the project require approval by a homeowners' association? If yes, has approval been received?
No

Describe open/unresolved code violations on the property: None known

Is the property under Williamson Act Contract? If yes, please include contract number:
The property is currently scheduled to be out of the Williamson Act in 2018

Submittal Details

- Attach two (2) sets of site plans, floor plans and parcel maps as applicable with Application Request Form.
- Application must be legible in order to be processed.
- Applicant will be notified within seven (7) business days of planner assignment.

Property Owner Signature

Date

Agent/ Representative Signature

Date

PROJECT INFORMATION: {PROJECT DESCRIPTION, LAND USE, AND SITE DESCRIPTION}

WY2M, Inc., is a sports management company based out of California that proposes to build a Motor and Technology Center of Excellence in the South Silicon Valley. The 550-acre property is located in the northern San Benito County and within the city limits of San Juan Bautista (APNs 012-140-022, 012-140-28, 002-540-007, 002-350-009, 002-350-010). Approval of the proposed motor sport venue and related facilities, including parking, will require actions and amendments to the General Plan and zoning permission by San Benito County.

The purpose of this pre-application submittal is to inform decision makers and the general public of the proposed project and to provide sufficient information to evaluate the project and its potential to fit into the County General Plan.

The pre-application is prepared in accordance with the County of San Benito's General Plan Amendment process. This application will address the project components that directly impact the County current growth management and land use policy. Comprised within this application are the following:

- Master application form
- Cover letter of inquiry and general explanation
- A diagrammatic development scheme showing general locations of the major development components you envision, racetrack, hotels, other commercial uses, any housing, and other uses including open space.
- Information regarding general level of intensity/density of development for commercial uses.
- Information regarding the frequency and types of racing events over the course of a year.
- A circulation plan indicating how the project ties into the existing transportation network
- A general statement regarding the amount and location of terrain alteration and grading that would be involved.

Project Description

The proposed project includes the following five (5) components:

- In Vehicle technologies testing facilities
- Re-configurable race track that accommodate the following races:
 - Formula 1 Grand Prix
 - GP Moto racing
 - Vehicle test drive
- Luxury condominiums
- Luxury Hotel and Convention Center
- Hospitality facilities

In addition, a component of the project is designed to support community and family/children in need. Through the establishment of a community charity, a percentage of profit each year will be designated to the charity fund account which will provide opportunities for children and young adults to apply and receive funds to support travel throughout the world to focus on aiding and educating other children.

The Technology of Speed Meets the Speed of Technology

WY2M is developing a 500+ acre Motor and Technology Center of Excellence in Silicon Valley. This Venue will be the epicenter of innovation—from the beauty and sophistication of the racecar to the ever-evolving technology landscape—we will showcase both racing and the tech industry in a seamless fan experience.

In Vehicle technologies testing Component

Nowadays development and testing of complex, networked control devices for personal and commercial vehicles are hardly imaginable without the application of simulation. We can expect further increase in development and testing input because of mounting automation of road vehicles and connected communication with infrastructure or indeed more vehicles. The Silicon Valley site will host world-class technology for such research.

During our highlight event, the Silicon Valley Formula One Grand Prix, we will utilize the spectacle of Formula One to create a fully immersive fan experience around automotive innovation. The latest technology will be on full display, from electric to self-driving cars, we will create a secondary experience that attracts the attention of the world.

Re-configurable racetrack

With both Tavo Hellmund (The Brain behind Austin and Mexico F1 Track Development) and Tilke engineer (Worldwide expert in Track Design) on board, we have scoped and sequenced this project completely. The entire Track could be easily re-configured on need basis and to accommodate multiple concurrent events.

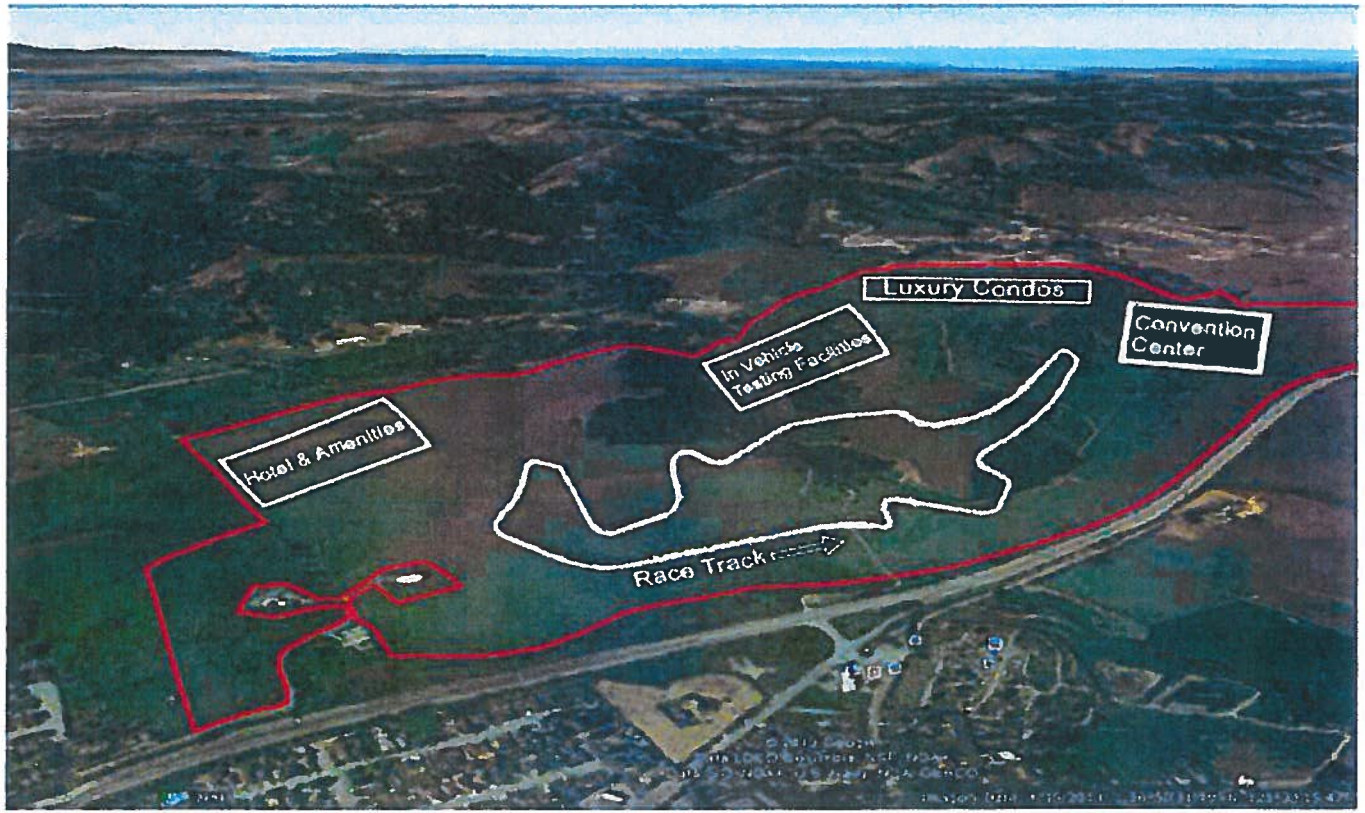
Luxury condominiums

Being in Silicon Valley, we know that there is a desire (and a budget) for high-end experiences. We will offer luxury condos with attached garages to accommodate the sports car of the owners choosing. We will enable the 100+ MPH experience for our elite guests and for those not in the need for speed, we offer an all range fun go-kart track.

Luxury Hotel and Convention Center

Surrounding the racetrack will be a luxury hotel with all of the accommodations reflective of Silicon Valley and Formula One Racing— boutiques, fine dining, conference rooms, and the most up-to-date technology for professional meetings, Auto and Moto Shows and personal get-aways.

Diagrammatic development scheme of Project Components:



2. Project Location

The proposed project is comprised of multiple structures that will be developed over the 550 acres located in the San Benito County. The property is located next to San Juan Bautista, south of Gilroy and a 45-minute drive to Carmel, Monterey, San Jose and approximately a 1.5-hour drive to San Francisco. The property has multiple access points. The primary access point is Highway 156 that connects to Highway 101; a main thoroughfare for north and south bound traffic.

The project is a single 500+ acre property located in the San Benito County. The property has a rough estimation slope averaging 20-30% with significant variation in terrain makes it very suitable for this type of development

Figure: 1 – Regional – Terrain View and surroundings

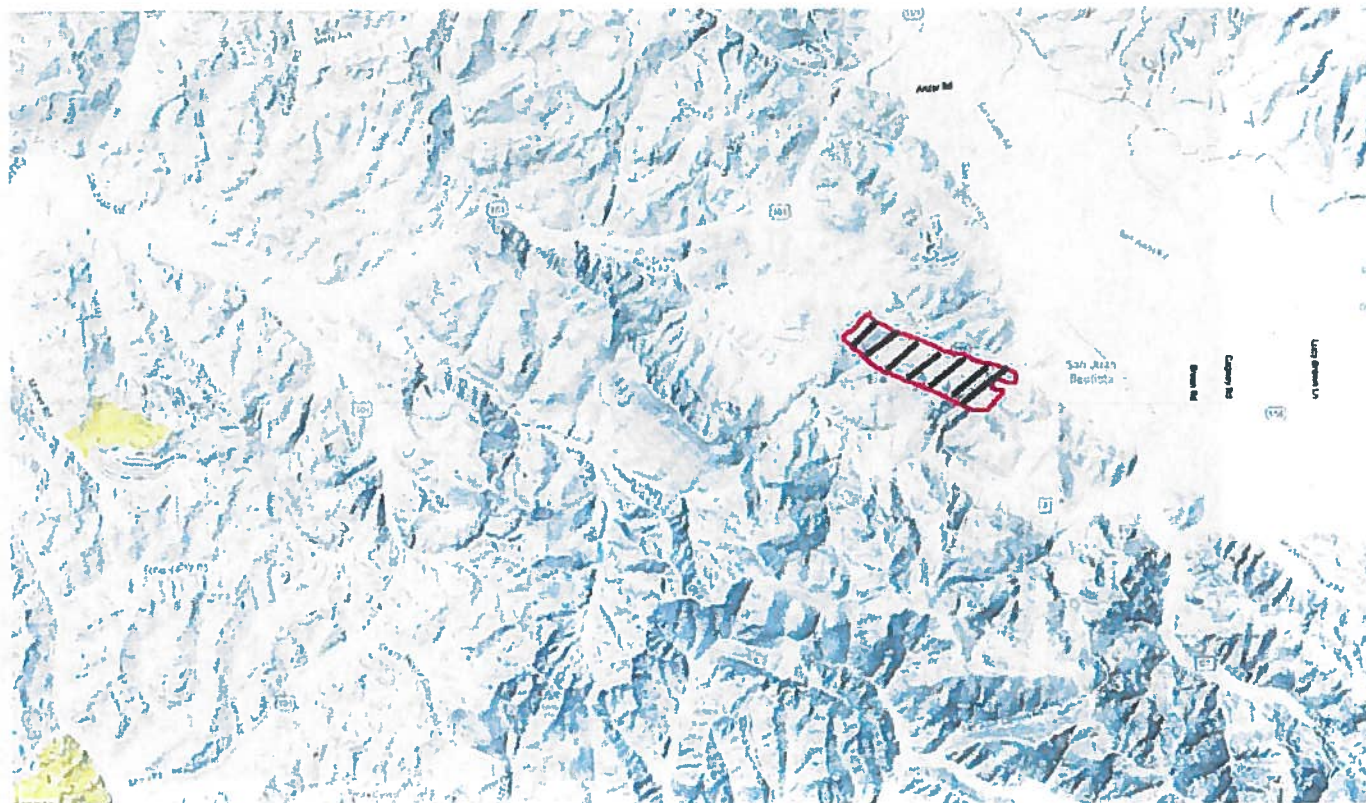


Figure: 2 – Regional Map – Satellite View

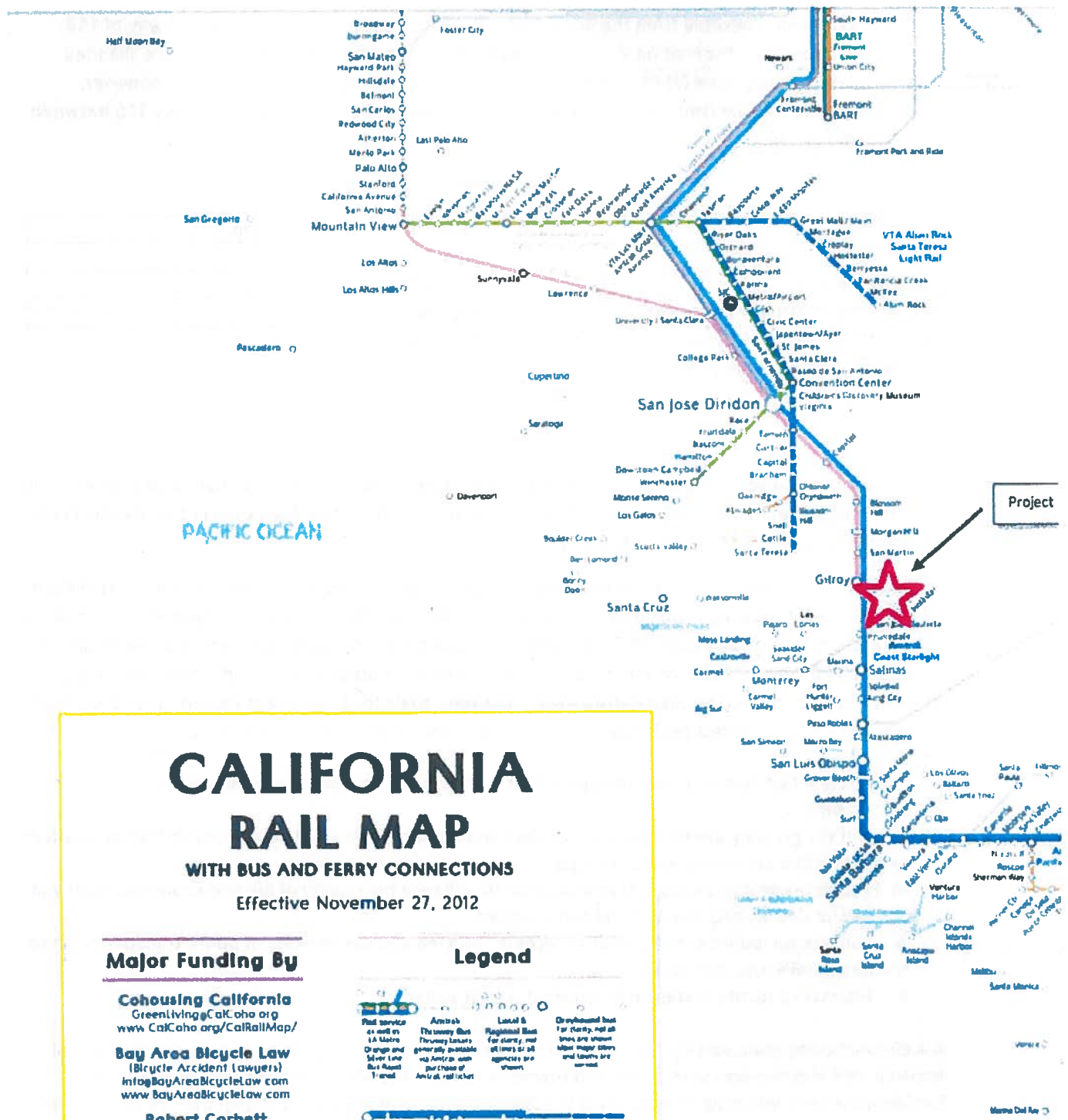


Legend:

-  Project Area Limit
-  Project Location

EXISTING ROAD SYSTEMS

Figure 3 – Transit Map



Access Analysis:

The Project will be accessible from the major highway 101 as well as the connector Highway of 156. Traffic operations are observed on Weekends and rush hours on the 101 and the 156. The planned expansion of Hwy 101 to six (6) lanes will help diffuse a congested portion of the traffic, however, additional studies will be conducted to determine traffic patterns and congestion on Hwy 156 between Hollister and San Juan.

Airport Access

Airport	Distance to Project Location
San Francisco Airport	90.5 miles
San Jose Airport	49.5 miles
City of Hollister Municipal Airport	5.5 miles
Watsonville Municipal Airport	43.1 miles
Monterey Regional Airport	51.3 miles

Highway Access

The San Benito region's State of California highway system extends for 88 maintained miles. The California Department of Transportation (Caltrans) maintains five state highways in San Benito County that includes route 25, 101, 129, 146, and 156.

Caltrans has been working in partnership with the Council of San Benito County Governments (SBCOG) and the Santa Clara Valley Transportation Authority (VTA) since 2001 to reduce congestion and improve safety and operations on Route 25. Over time, with input from Caltrans' partners and the public, this project has evolved. The San Benito Local Transportation Authority (LTA) has developed a plan to improve services to the San Juan Batista area. The new goals for the current Performance Monitoring System more directly reflect the evolving system and address LTA's new mission, vision and values.

- I. Operate a high quality public transportation system (safe, reliable, accessible, efficient and affordable).**
- II. Meet the growing demand for new services and implement innovative and cost effective solutions in meeting the increasing public transportation needs of the community.**
- III. Provide leadership in public transportation to enhance the quality of life and economic vitality in San Benito County and its cities and communities.**
- IV. Educate the public about transit services in the area and the benefits of public transportation to the community and individuals.**
- V. Maintain a fiscally responsible, efficient transit system.**

A well-functioning transportation system will increase safety and convenience, reduce environmental impacts, and improve access to public and private services. The Motor and Technology Center of Excellence project will assist in expediting the development of an expanded transportation system due to the necessity of efficient access to the venue location.

Route 156 is a Focus Route and gateway for tourists traveling from the Bay Area to the Monterey Peninsula. On the weekends, 156 is heavily congested and there are safety concerns. There is a proposal to convert the narrow two-lane conventional highway to a four-lane freeway. The Transportation Agency for Monterey County has worked with Caltrans for many years. The project development team

will work with the County and Caltrans to address the congested areas of Hwy 156 and other needed traffic pattern adjustments.

Our team of experts will work in conjunction with the City; County and State public safety and transportation officials to put together an exceptional transportation and traffic-management plan for the events on the venue.

GENERATION:

The following table provides a breakdown of annual events and attendance projections for each event. The Motor and Technology Center of Excellence will operate year round and provide financial revenue to local businesses, the city of San Juan Batista and the County of San Benito.

Type	Estimated # of Events	Probable Day of the Week	Probable Time of the Day	Estimate Attendance	Estimate Parking
Formula 1 Race	1	Weekend	Afternoon	200,000 – 250,000 / 3-Days-a-Year	22,000
GP Moto Race	1	Weekend	Afternoon	200,000 – 250,000 / 3-Days-a-Year	22,000
Concerts	3	Mixed	Evening	22,500	4,100
Festivals	3	Weekend	Afternoon	15,000	3,000
Hotel	N/A	Daily	N/A	200 rooms + Staff	200
Corporate Events and Others Events	5	Mixed	Mixed	200 – 2,000	200 – 2,000
Luxury condominiums	N/A	Mixed	N/A	40 condos	40
Estimated Significant Events	13				

Note: Excludes small track and parking lot events which will have little impact or parking

NOISE LEVEL (based on Austin Grand Prix data)

The Aviation department Noise office utilized the Aircraft Noise and Operations Monitoring System (ANOMS 8) one of the most sophisticated and comprehensive computerized aircraft noise and flight track data collection and processing systems. The weekend of the Formula 1 event, the highest noise level recorded was 73.8 decibels.

Project Property Analysis (Hazardous materials, soils report, drainage, utilities, water)

Our Engineering firm has conducted a preliminary analysis on the project designated for the project development from the permits, zoning and land conservation perspective to natural potential issues. We plan on addressing those in a timely manner working in conjunction with the County authority. We provide below a summary of these analysis regarding Water, Sewer, flood zone and wetlands.

Land Use:

The majority of the property is located in the unincorporated area of an agricultural productive property. There is approximately 10 acres of the land located in the City Limits of San Juan Bautista with the majority of the remaining land falling in the sphere of influence.

Water:

There is limited municipal water in this area and is designated for livestock use only, but the area is in close proximity to the city of San Juan and possible water use extensions may be explored. We will need to drill a well and form a state small water system to provide domestic water to the site. Research will need to be done regarding the quality of water in the area. The land has access to city water.

Sewer:

There is no municipal sewer in this area. We are researching opportunities and solutions for a private treatment plant and upgrades to the current city systems.

Flood zone:

The property is not in a flood hazard zone.

Wetlands:

County maps have indicated that there are wetland areas on this property; mostly it is along the drainage swales and ponds. A biological study will be conducted to determine whether any endangered species reside in the area and address any need to purchase/mitigate land. There are currently two (2) reservoirs on the property that were recently upgraded to bring them into compliance with the State Water Resources Control boards regulations for diverting water. Although the water is currently designated for livestock purposes under the current license, exploration will be conducted to expanding the use through the State Water Resources Control Board.

WY2M, Inc Motor and Technology Center of Excellence - Formula One

Planning Review from GIS Resources

Taven M. Kinison Brown

June 12, 2017

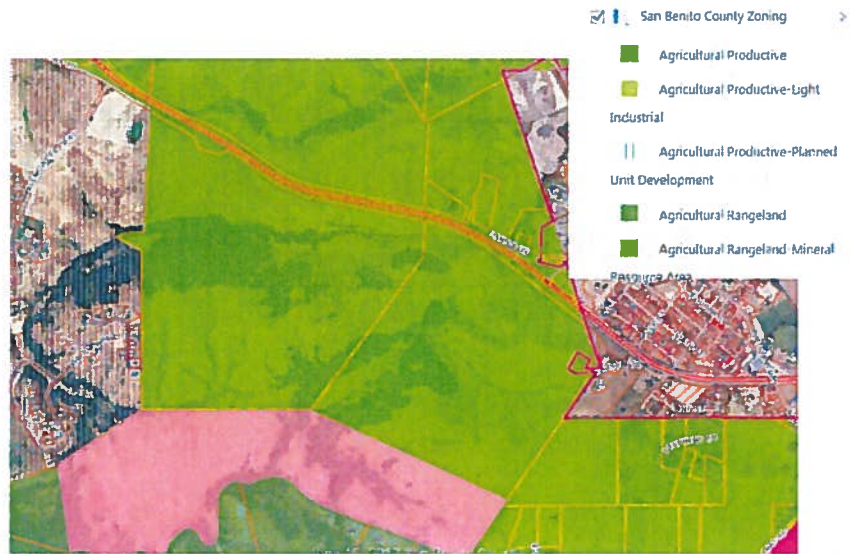
June 15, 2017 San Benito County
Interagency Review Meeting

General Plan



June 15, 2017 San Benito County
Interagency Review Meeting

Zoning



June 13, 2017 San Benito County Interagency Review meeting

Street view looking southeast at San Juan Bautista Turnoff



June 13, 2017 San Benito County Interagency Review meeting

Aerial looking southwest from above San Juan Bautista



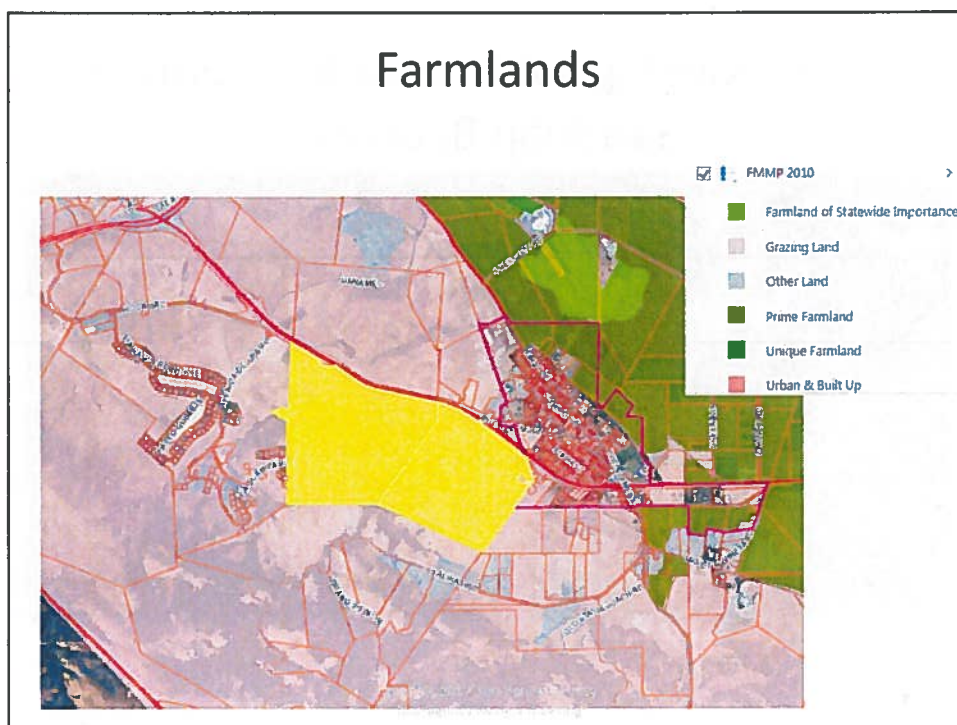
June 15, 2017 San Benito County
Interagency Review Meeting

Williamson Act

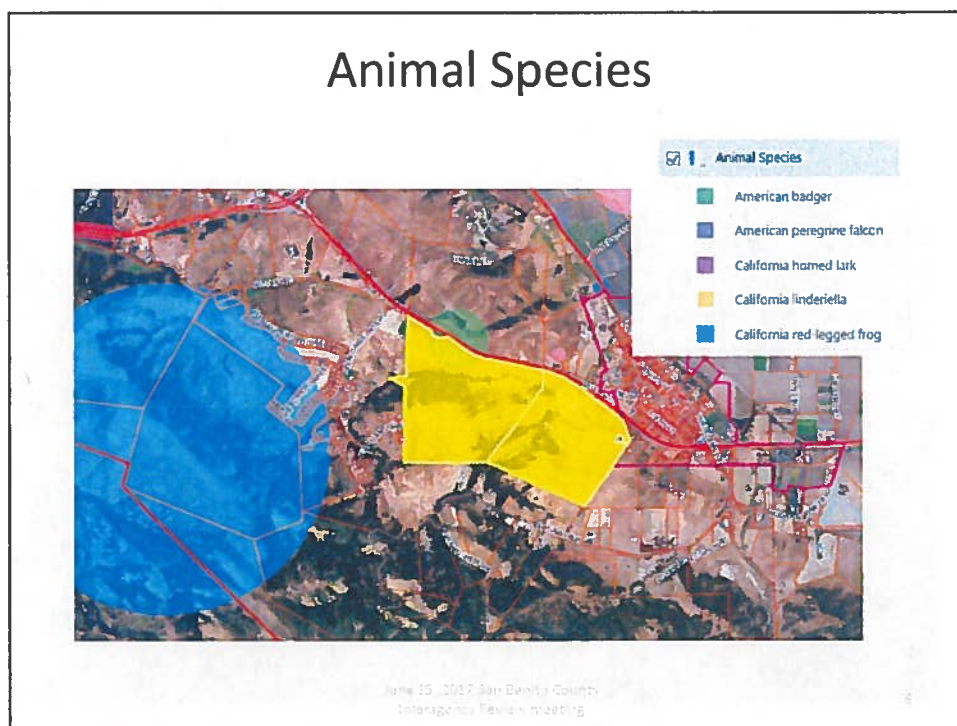


Interagency Review Meeting

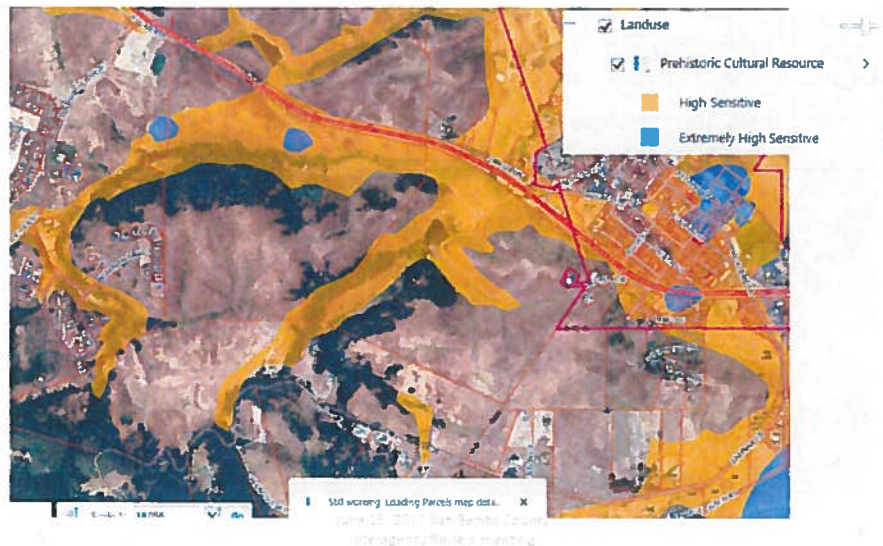
Farmlands



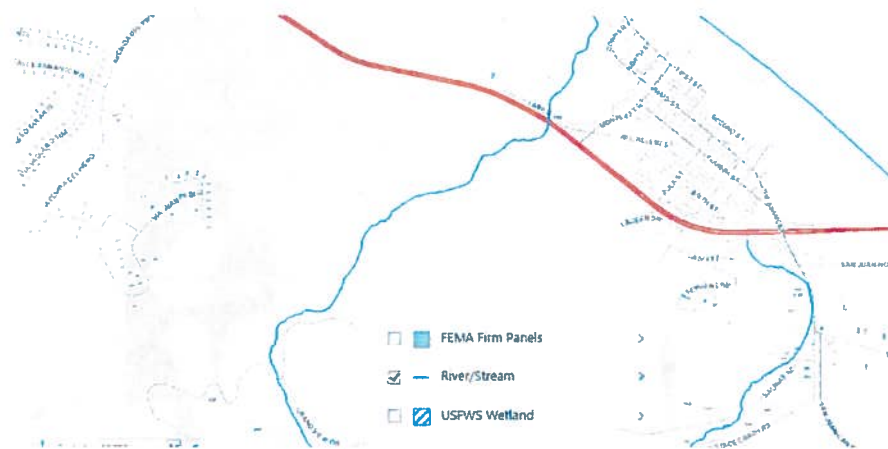
Animal Species



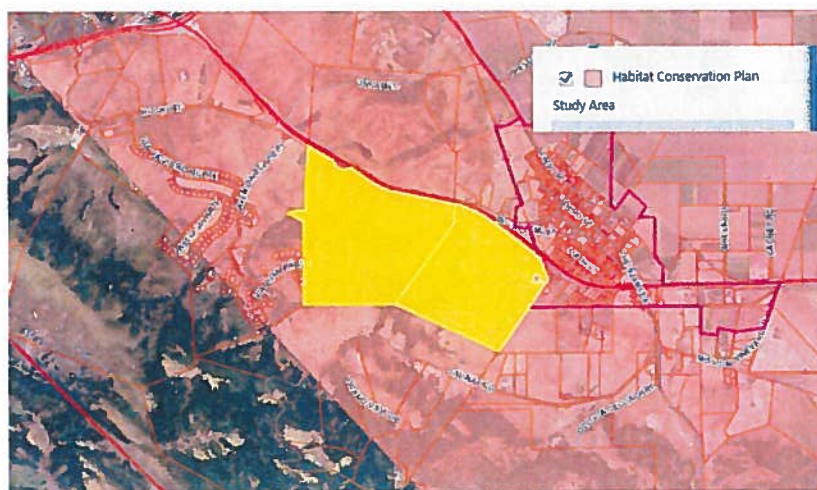
Prehistoric Cultural Resources



River / Stream

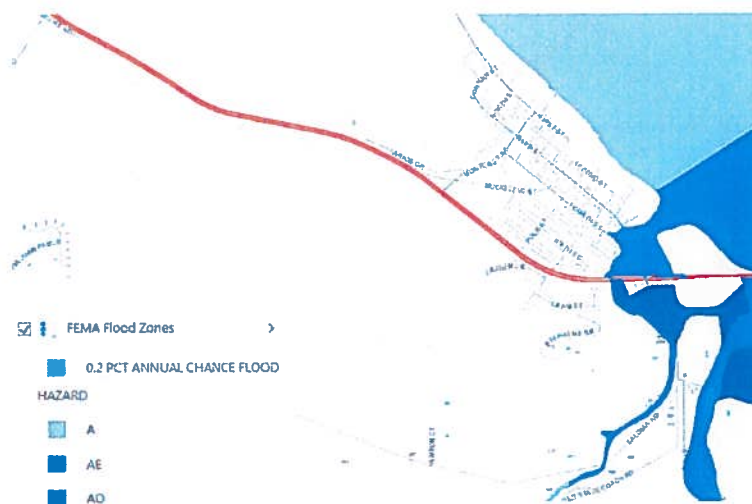


Habitat Conservation Plan



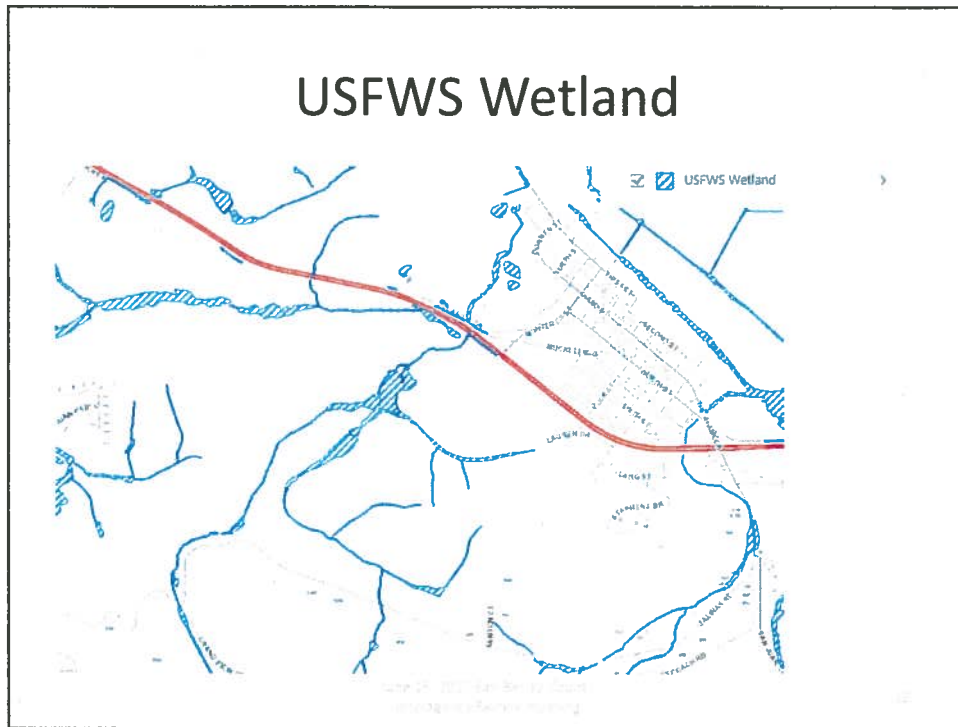
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FEMA Flood Zones



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USFWS Wetland



Fire Severity

