



Yanks Air Museum  
13470 Dalewood Street,  
Baldwin Park, CA 91706  
Business (626) 960-4802 \*  
Fax (626) 962-1067

May 10, 2013

## **YANKS AIR MUSEUM GREENFIELD, CA CALTRANS PROJECT STUDY REPORT ALTERNATIVE**

**Yanks Air Museum and Recreation Area Vision:** Mr. Charles Nichols, owner of Yanks Air Museum, envisioned the creation of a permanent museum in which to display his collection of unique historical aircraft currently displayed at the Chino California airport. In 1988 Mr. Nichols purchased a 440-acre abandoned vineyard located on US Highway 101 at Thorne Road just north of the City of Greenfield as the site of his new museum. Cognizant of the fact that museums historically do not generate sufficient revenue to cover the cost of restoration and preservation activities, Mr. Nichols' project also includes the development of commercial activities to generate the income needed to preserve his unique aircraft collection in perpetuity. The Yanks Air Museum Master Site plan is attached.

**Entitlement Processing History:** Mr. Nichols prepared the comprehensive development plans for the Yanks Air Museum project (Yanks) and presented them to the County of Monterey Board of Supervisors. The Board of Supervisors conditionally approved the project on November 4, 1997. Construction of the project was delayed until 2010 for a myriad of reasons, including : the preparation of an EDA grant application; significant site design and layout modifications required by the governing jurisdictions; dedication of agriculture conservation easements; issuance of the Caltrans encroachment permit; the extension of water and sewer to the site; site constraints and restrictions dealing with off-site circulation system improvements; and County of Monterey entitlement modifications and time extensions.

The Yanks Air Museum project will be constructed in six phases. Now that Phase I of the project is nearing completion the planning and entitlement processing for the subsequent phases is underway. Coupled with the construction, planning and processing efforts, Mr. Nichols is in the process of marketing the commercial areas of the site to prospective tenant end users.

**Development Restrictions:** Of the six phases of development, the first three phases can be constructed without further off-site street improvements. Before Phase IV (the 150 Room Hotel/Motel) can begin construction a Project Study Report (PSR) must be prepared and approved by Caltrans. It is our understanding that the Project Study Report process is used to

identify possible deficiencies in the State's Transportation Improvement System (STIP) for future programming and funding and to further evaluate the Yanks Air Museum traffic patterns in relation to the existing transportation system. Potential street improvements and alternatives will be identified and scrutinized. The approved transportation system improvements can then be included in the State's Transportation Improvement Program (STIP) for budget consideration.

Mr. Nichols contacted a consulting traffic engineering firm to determine the cost and time need to prepare a PSR for the Yanks Air Museum project. The preliminary estimate is that it will cost between \$200,000 and \$700,000 to prepare a PSR for the project. The unknown variables are dependent on the scope, nature and complexity of the transportation system deficiencies as identified by Caltrans. The estimated time needed to complete the PSR process is between two and three years.

Yanks Air Museum believes that neither the City of Greenfield nor the State of California is in a financial position to fund significant improvements to the existing transportation system. The improvements that may be identified by the project PSR will most likely not be constructed within the foreseeable future.

**Development Opportunities:** Yanks' early project phasing concepts anticipated that the development of the 150 room hotel would occur in Phase IV. However, recent discussions with hotel developers revealed that there is now a window of opportunity and an interest in the development of a hotel on the project site. Favorable financing opportunities are currently available and the hotel developers believe that the Phase II construction of the Yanks Air Museum and the special use airport will create a demand for a hotel. The Museum's associated educational programs will also add to the projected demand for temporary living accommodations. Developers are intrigued with the opportunity to secure construction permits for a 100 to 150 room hotel.

The construction of the hotel will fulfill a significant portion of the job creation commitments made by the County of Monterey, the City of Greenfield and Yanks to the federal Economic Development Administration (EDA) in order to secure the funding needed to provide sewer and water services to the site. Jobs will be created for the private sector and revenue will be generated for the public sector.

**Proposed Project Phasing Plan Alternatives:** The project certified Environmental Impact Report (EIR) specified that certain improvements to the existing street system would mitigate the projected impacts. Subsequent to the EIR certification two additional traffic impact reports were prepared (Higgins Associates 2003 and Wood Rodgers 2008). Each of the thirteen (13) buildings and land uses were analyzed in terms of their daily vehicle trip generation. The results of that analysis are set forth in the following Table 1. The total net daily external vehicle trips are estimated to be 6,439. The buildings and generated daily vehicle trips have been identified for each of the six construction phases. It is noted that the Traffic Impact Study assigns a 25% reduction of the vehicle trips for commercial uses and a 50% reduction of the vehicle trips for non-commercial uses to account for movements within the project site.

Caltrans agreed to defer the preparation of a Project Study Report until Phase IV of the development is to be constructed. Phase IV of the project is currently scheduled to include the construction of the 150 room hotel (Building site #3). The weekday vehicle trips associated with this use are projected to be 1,226.

The gasoline service station or fast food restaurant (Building site # 5) was anticipated to be constructed in Phase III; The weekday vehicle trips associated with these uses are projected to be between 1,500 and 1,650.

Due to current interest by hotel developers it is respectfully requested that the Yanks Air Museum Project Phasing Plan and associated Development Schedule be revised to replace the Phase III Building # 5 (service station/fast food restaurant) with the Phase IV Building # 3 (hotel).

Switching the development phasing for these two uses would address current demand and could accelerate the project construction schedule. The construction of the hotel provides the opportunity to create jobs that will be made available to local residents. Additionally, the number of vehicle trips will be reduced because the hotel generates fewer vehicle trips compared to a service station or a drive-through restaurant. Table 2 delineates the number of vehicle trips that could be generated by the revised construction phasing. The anticipated daily external vehicle trips is projected to be 5,869 or a 9% reduction over the original construction phasing schedule.

**Table 1 –  
Existing Yanks Air Museum Project  
Trip Generation Volume Per Phase**

Phase	Bldg ID	Land Use Description	Quantity	Units	2008 Projected Weekday Daily Trips	Net Internal External Trips
1	8	RV Park	64	Spaces	237	119
Sub-Total Non-Commercial Trips					237	119
Internal Trip Matching Reduction (50% Non Commercial)					118	119
<b>Total Non-Commercial External Trips</b>						<b>119</b>
2	1	Museum	234	ksf	481	241
2	2	Education Center	9.08	ksf	720	360
2	7	Retail Commercial	28	ksf	3,569	2,677
2	9	Service Station	10	VFP	1,628	1,221
Sub-Total Trips					6,398	
Internal Trip Matching Reduction (50% Non Commercial & 25% Commercial)					1,899	
<b>Total External Trips</b>						<b>4,499</b>
3	4	Winery	20	empl	43	33
3	4	Winery (Food Service)	3.0	ksf	616	462
3	5	Restaurant (Drive through)	12	ksf	1,577	1,183
3	12	Aircraft Storage Hangers	54	ksf	286	143
Sub-Total Commercial Trips					2,522	
Internal Trip Matching Reduction (50% Non Commercial & 25% Commercial)					701	
<b>Total External Trips</b>						<b>1,821</b>
4	3	Hotel	150	Rooms	1,226	-613
Sub-Total Non-Commercial Trips					1,226	
Internal Trip Matching Reduction (50%)					613	
<b>Total External Trips</b>						<b>613</b>
5	6	Retail Commercial	29	ksf	1,232	924
5	11	Retail Commercial	39	ksf	1,655	1,242
Sub-Total Commercial Trips					2,887	
Internal Trip Matching Reduction (25%)					721	

						2,166
6	10	Service Station	8.0	VFP	1,628	1,221
6	13	Amphitheater	500	Seats	1,800	900
Sub-Total Commercial Trips					3,428	
Internal Trip Matching Reduction (50% Non Commercial & 25% Commercial)					857	
<b>Total External Trips</b>						<b>2,121</b>
<b>Total External Trips</b>						<b>11,339</b>

- The Wood Rodgers 2008 Traffic Impact Study Report identified the project buildings and land uses and assessed the anticipated weekday vehicle trips that would be generated by each use. Additionally, the report reduced the daily vehicle trips for non-commercial uses by 50% and the commercial uses by 25% to account for internal trips

**Table 2 –  
Proposed Yanks Air Museum Project  
Trip Generation Volume Per Phase**

Phase	Bldg ID	Land Use Description	Quantity	Units	2008 Projected Weekday Daily Trips	Net Internal External Trips
1	8	RV Park	64	Spaces	237	119
Sub-Total Non-Commercial Trips					237	119
Internal Trip Matching Reduction (50% Non Commercial)					118	119
<b>Total Non-Commercial External Trips</b>						<b>119</b>
2	1	Museum	234	ksf	481	241
2	2	Education Center	9.08	ksf	720	360
2	7	Retail Commercial	28	ksf	3,569	2,677
2	9	Service Station	10	VFP	1,628	1,221
Sub-Total Trips					6,398	
Internal Trip Matching Reduction (50% Non Commercial & 25% Commercial)					1,899	
<b>Total External Trips</b>						<b>4,499</b>
3	3	Hotel	150	Rooms	1,226	613
3	4	Winery	20	empl	43	33
3	4	Winery (Food Service)	3.0	ksf	616	462
3	12	Aircraft Storage Hangers	54	ksf	286	143
Sub-Total Commercial Trips					2,171	
Internal Trip Matching Reduction (50% Non Commercial & 25% Commercial)					920	
<b>Total External Trips</b>						<b>1,251</b>
4	5	Restaurant (Drive through)	12	ksf	1,577	1,183
Sub-Total Commercial Trips					1,577	
Internal Trip Matching Reduction (25%)					394	
<b>Total External Trips</b>						<b>1,183</b>
5	6	Retail Commercial	29	ksf	1,232	924
5	11	Retail Commercial	39	ksf	1,655	1,242
Sub-Total Commercial Trips					2,887	
Internal Trip Matching Reduction (25%)					721	
<b>Total External Trips</b>						<b>2,166</b>
6	10	Service Station	8.0	VFP	1,628	1,221
6	13	Amphitheater	500	Seats	1,800	900
Sub-Total Commercial Trips					3,428	
Internal Trip Matching Reduction (50% Non Commercial & 25% Commercial)					857	
<b>Total External Trips</b>						<b>2,121</b>
<b>Total External Trips</b>						<b>11,339</b>

- The Wood Rodgers 2008 Traffic Impact Study Report identified the project buildings and land uses and assessed the anticipated weekday vehicle trips that would be generated by each use. Additionally, the report reduced the daily vehicle trips for non-commercial uses by 50% and the commercial uses by 25% to account for internal trips

**Request for Modification of Project Phasing Plan:** The attached updated Project Phasing Plan and Project Development Schedule dated May 6, 2013, include moving the hotel (Building #3) to Phase III and the gasoline station/fast food restaurant (Building # 5) to Phase IV. The attached Master Site Plan and Development Phases site plans graphically delineate the location of the various development phases included in the revised Project Development Schedule. Yanks believes that this minor project phasing modification will not impact the conditions of approval set forth in the County of Monterey Board of Supervisor's Resolutions.

The cumulative total of external vehicle trips generated by the first three phases of the project remain substantially the same in the before and after condition.

Thank you for your consideration of this request.

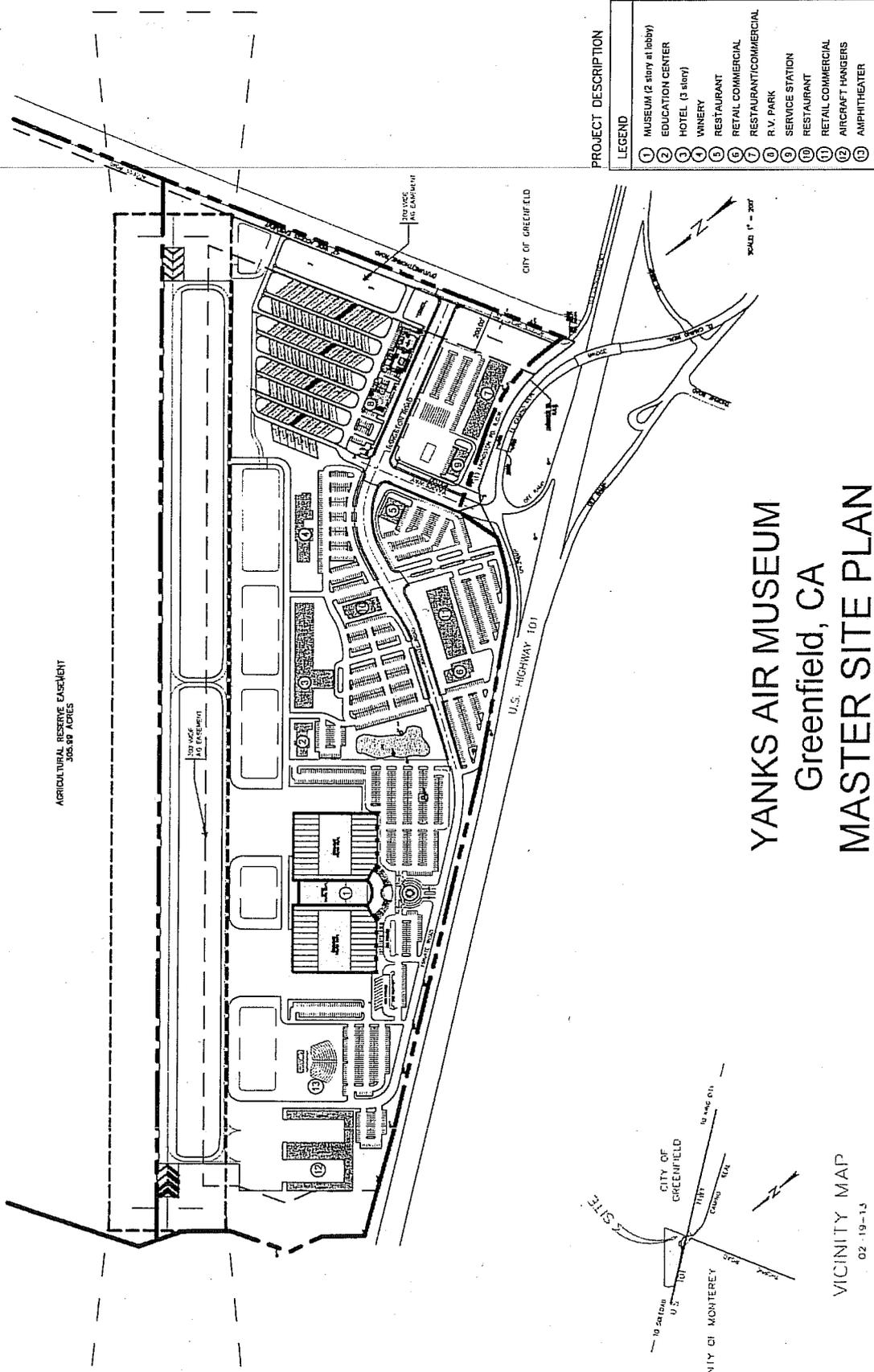
Sincerely,



Charles F. Nichols  
Yanks Air Museum

Attachments: Project Phasing Plan (May 6, 2013) w/Master Site Plan  
Project Development Schedule (May 6, 2013) w/Development Phase  
Graphics

# Phasing Plan Attachment "A"



AGRICULTURAL RESERVE EASEMENT  
305.00 ACRES

100' WIDE  
140' EASEMENT

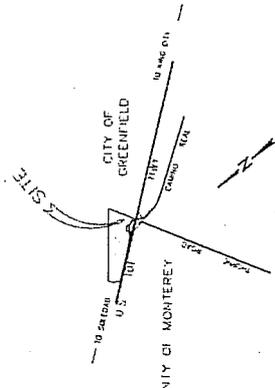
100' WIDE  
140' EASEMENT

CITY OF GREENFIELD

U.S. HIGHWAY 101

## YANKS AIR MUSEUM Greenfield, CA MASTER SITE PLAN

PROJECT DESCRIPTION	
1	MUSEUM (2 story w/ lobby)
2	EDUCATION CENTER
3	HOTEL (3 story)
4	WINERY
5	RESTAURANT
6	RETAIL COMMERCIAL
7	RESTAURANT/COMMERCIAL
8	R.V. PARK
9	SERVICE STATION
10	RESTAURANT
11	RETAIL COMMERCIAL
12	AIRCRAFT HANGARS
13	AMPHITHEATER



VICINITY MAP  
02-19-13

SCALE 1" = 200'



**Yanks Air Museum  
and  
Recreation Area**

## **PROJECT PHASING PLAN**

**40399 Livingston Road  
City of Greenfield  
Monterey County, California 93927**

**Revised**

**May 6, 2013**

**Yanks Air Museum  
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Prepared by:

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## **CONSTRUCTION PHASING AND TIMING**

### **Background:**

The County of Monterey approved Combined Development Permit (CDP) No. SH94002 on **November 4, 1997** for the Yanks Air Museum Project. The Combined Development Plan (CDP) delineated the broad scope and Phasing of the Yanks Air Museum Project. The County Board of Supervisors provided a five-year time frame to begin construction of the project. The CDP was to expire on November 4, 2002 and a permit extension was required primarily due to the need to address Caltrans ever changing requirements for the layout and design of the connection of Yanks Way with the Thorne Road intersection with U.S. Highway 101. A timely request for an extension of the CDP was filed with the County of Monterey. Caltrans required an updated in-depth traffic study. Preparation and review of the traffic study required many months to complete.

Grading plans were prepared. Building design plans were prepared. City and County approvals were sought and obtained. A federal \$2.2 Million EDA Grant was approved to fund the extension of City sewer and water services to the project site and the City obtained LAFCO approval to expand its water and sewer service area to include the Yanks project site.

The County of Monterey granted a two-year extension of the planning entitlements on **October 12, 2004**. The 2004 extension was to expire on October 12, 2006 and Yanks filed a second timely extension request in August 2006 with the County of Monterey.

Revised grading plans and Phase I building plans were prepared and approvals from the County and the City of Greenfield were obtained. Caltrans required the realignment of Livingston Road and required a new traffic study. Building and grading plans were revised to meet the requirements of the new Building Codes and City road requirements.

On **October 28, 2008** the County of Monterey Board of Supervisors granted Yanks' request for a two year extension of the planning entitlements to obtain an Encroachment Permit from Caltrans (which was obtained by September 2010) and an additional two years was granted to obtain a grading permit from the County of Monterey Building Department (which was obtained October 2010).

Yanks submitted the RV Park plans to the County of Monterey in November 2010. In February 2011 Yanks was advised that the State Department of Housing and Community Development ("HCD") would be the agency responsible for issuing permits for the RV Park.

Construction Plans were revised to meet the requirements of the revised Building Codes. Building Permits for the Phase I construction of the Recreational Vehicle Park were issued by the State Department of Housing and Community Development (HCD) in September 2011.

Grading of the 20-acre Phase I area was completed in May 2012. New public streets, Yanks Way and Livingston Road, were completed in June 2012 and the street improvements were accepted by the County of Monterey on February 5, 2013 for public use.

The Yanks Air Museum and Recreational Area is being developed in six phases.

## **Phase I: Grading, New Streets & RV Park**

The 20-acre Phase I area has been graded to create the Recreational Vehicle ("RV") Park, gasoline service station and retail/restaurant building pads. (See attached Master Site Plan for Buildings numbered 7, 8 and 9). The public streets, Yanks Way and the realigned Livingston Road, have been completed and accepted into the County road system. All required utilities have been installed under US Highway 101. City water and sewer mainlines have been extended to serve the project site. All required improvements within the Caltrans right-of-way have been completed. The site preparations have been completed. Construction of the new R V Park buildings is underway (Bldg. # 8, plus RV sites). The RV Park construction will be completed in June 2013. The gasoline service station site and the retail commercial site will be marketed for development to potential end users (Bldgs # 7 & 9).

### **Phase I construction includes the following:**

1. Twenty acres of the 135-acre site have been graded.
2. Gasoline service station and retail commercial building pads have been created (Bldgs. # 7 & 9 - 34,500 sq. ft.).
3. Livingston Road has been realigned.
4. The new Yanks Way providing access to U.S. Highway 101.
5. The 80-space Recreational Vehicle Park will be completed in June 2013 (Bldg #8).
6. Public infrastructure main lines needed to serve the entire 135-acre site have been installed (sewer, water, gas, electrical and telephone main lines).

## **Phase II: Grading, Airport, Museum, Education Center, Retail Commercial and Service Station Construction**

During the Phase I construction period Yanks will continue the design and entitlement process for Phase II. It is anticipated that plan preparation and entitlement processing will take approximately 12 months. The planning and design process for Phase II should be completed by March 2014

Grading permits for the remaining 115-acre Phase II are anticipated by **September 2013.**

**Phase II Planning Entitlements include:**

1. The City of Greenfield will be requested to annex the entire 135-acre Yanks Air Museum and Recreation Area site.
2. Filing of a Subdivision Map to create parcels for lease and development.
3. Federal Aviation Administration (FAA) will be requested to grant final approval of the Yanks Airport.
4. Grading plans for the remainder of the 135-acre site will be prepared and submitted for review, approval and permit issuance.
5. Construction drawings for the Museum and associated Education Center will be prepared and submitted for approval and building permit issuance. (Bldg. #1 – 275,000 sq. ft., Bldg. #2 -9,080 sq. ft.)
6. Construction drawings for the gasoline service station (Bldg. #9 - 6,500 sq. ft.) and the retail commercial building (Bldg. #7 – 28,000 sq. ft.) will be submitted for approval and permit issuance. Construction and leasing of the service station and retail buildings is dependent upon recordation of the tract map.

**Phase II construction will take approximately 18-months. Grading can begin in the last quarter of 2013. Building construction should begin in June 2014 and should be completed by December 2015. Phase II construction includes:**

1. The remaining 115-acres will be graded.
2. Public infrastructure facilities will be extended to serve the remainder of the site.
3. The Yanks Aircraft Museum will be constructed (Bldg. #1 –275,000 sq. ft.)
4. The runway and airport facilities will be constructed.
5. The Education Center will be constructed (Bldg. #2 – 9,080 sq. ft.).
6. The gasoline service station (Bldg. #9 –6,500 sq. ft.) and the retail commercial building (Bldg. #7 – 28,000 sq. ft.) will be constructed, dependent upon recordation of the tract map.

The design process for the airport and the aircraft museum will be accelerated. The completion of the preferred alternative for the Air Museum (*Final Working Drawings*) will be based on governmental approvals for the Phase II development (i.e. the Airport and the Museum Buildings).

**Phase III:            Retail Commercial, Winery, Hotel and Aircraft Hangers**

1. Marketing of the Winery/Retail Commercial (Bldg. #4) and Hotel (Bldg. #3) is ongoing.
2. Design of the Winery/Retail Commercial (Bldg. #4 – 20,000 sq. ft.) and the Hotel (Bldg. #3 – 150 rooms) is dependent on the recordation of the tract map. It is anticipated that design plans will be submitted for approval by July 2015 and

construction of the Winery/Retail Commercial and Hotel could begin in March 2016. This effort can, and will, be accelerated if the tract map is recorded and prospective tenants are interested in the site.

3. Construction of the aircraft storage hangers (Bldg. #12 – 54,000 sq. ft.) could begin in July 2016.

The development of Phase III will take approximately 12 months. Construction could be completed in **March 2017 or earlier depending on tenant interest.**

## **Phase IV: Service Station/Drive-through Restaurant**

1. Marketing of the Service Station/Drive-through Restaurant site (Bldg. #5) is ongoing. However we believe that earnest negotiations with a prospective tenant will take place after the completion of the Caltrans Project Study Report. June 2016 is considered as a viable marketing milestone.
2. Construction of the Service Station/Drive-through Restaurant is dependent on the approval of a Caltrans Project Study Report (PSR), if required for the Highway 101/Thorne Road interchange. If a PSR is required it is anticipated that this process will take at least 18 months to complete.
3. Design of the Service Station/Drive-through Restaurant building could begin in March 2017.
4. Construction of the Service Station/Drive-through Restaurant (Bldg. #5 – 9,000 sq. ft.) is anticipated to begin in January 2018.

The entitlement processing for Phase IV will take approximately 18 months. The 18-month construction period is anticipated to be **January 2018** through **July 2019.**

## **Phase V: Retail Commercial Facilities**

Once the PSR is completed or waived construction of the Retail Commercial Facilities (Bldgs. #6 and #11) can occur.

1. Design of the retail commercial facilities (Bldg. #6 and Bldg. #11) could be initiated in January 2019 or sooner if prospective tenants express an interest.
2. Construction of the retail commercial sites (Bldg. #6 – 9,200 sq. ft. and Bldg. #11 – 30,000 sq. ft.) could begin in September 2019, or earlier based on tenant interest.

The development of Phase V will take approximately 12 months. Construction could begin in **September 2019** and would be completed by **September 2020.**

## **Phase VI: Large Restaurant and Amphitheater**

Design of the Large Restaurant and Amphitheater (Bldg. # 10 – 10,000 sq. ft. and Bldg. # 13 – 250 to 500 seats) could be initiated in March 2020. Again, once the PSR is completed or waived and the parcels and infrastructure are in place, construction of the Large Restaurant and an Amphitheater could begin January 2021, or earlier if prospective tenants express an interest.

The construction of Phase VI will take approximately 12 months. Construction could begin in **January 2021** and be completed in **January 2022**.

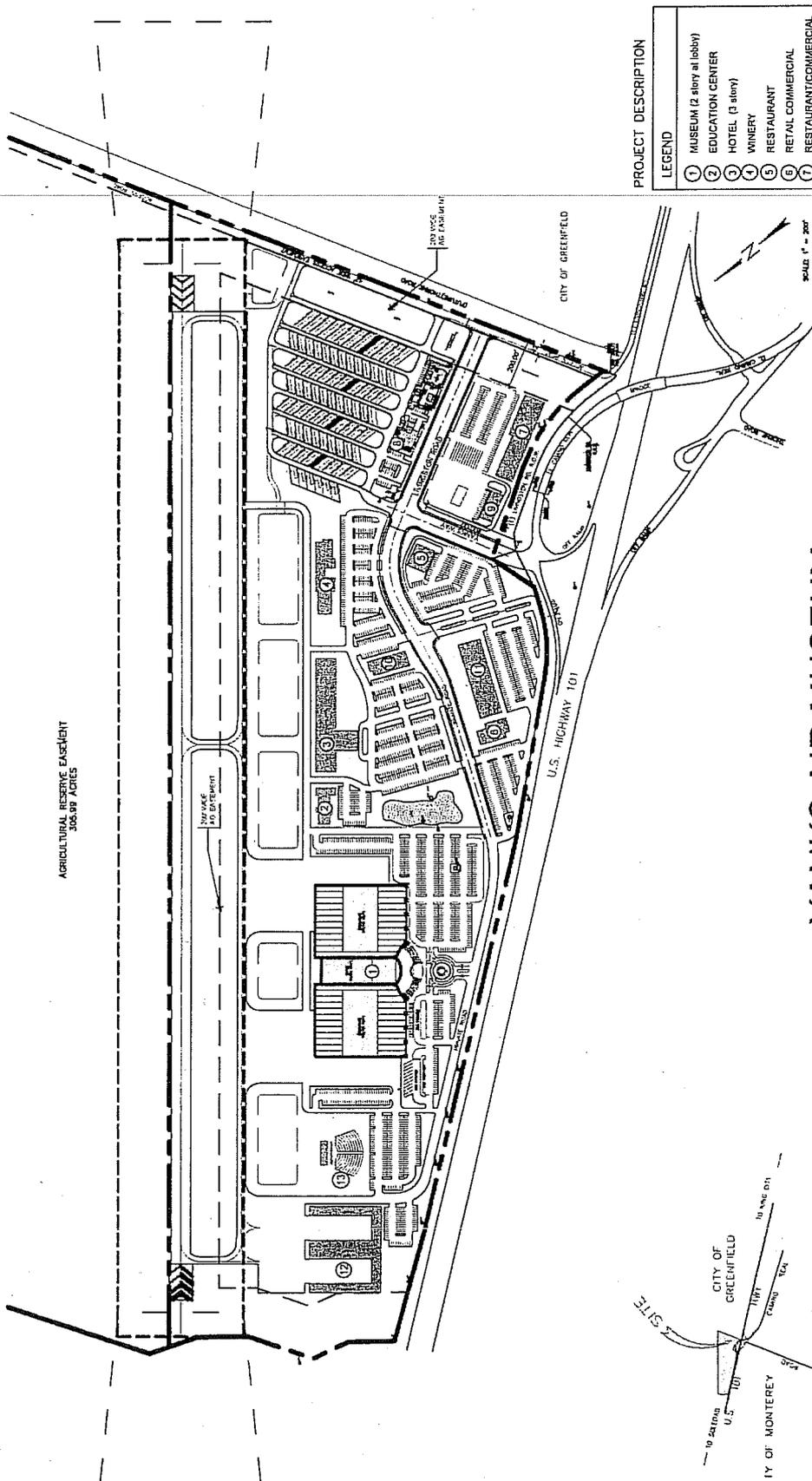
The anticipated construction timing is as follows:

<b>Phase I:</b>	Site Grading RV Park Construction (12 mo) –	Completed May 2012 To be completed June 2013.
<b>Phase II:</b>	Planning Entitlements (12 mo.) – Design (6-mo) Construction (18 mo) -	January 2013 to December 2013 September 2013 to March 2014 June 2014 to December 2015
<b>Phase III:</b>	Design (6 mo) - Construction (12 mo) -	July 2015 to December 2015 March 2016 to March 2017
<b>Phase IV:</b>	Caltrans PSR– (18 mo) Design (6 mo) - Construction (18 mo) -	March 2016 to September 2017 March 2017 to September 2017 January 2018 to July 2019
<b>Phase V:</b>	Design (6 mo) - Construction (12 mo) -	January 2019 to July 2019 September 2019 to September 2020
<b>Phase VI:</b>	Design (6 mo) - Construction (12 mo) -	March 2020 to September 2020 January 2021 to January 2022

The construction schedule has been revised to reflect our understanding of the time needed to prepare the construction plans and the time needed by the appropriate jurisdiction for review and permit issuance.

Attachment: Yanks Air Museum Site Plan

# Phasing Plan Attachment "A"

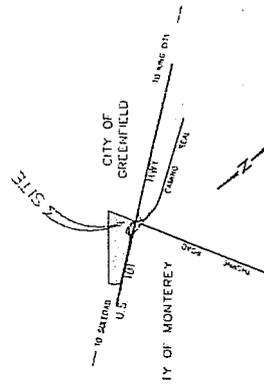


PROJECT DESCRIPTION

LEGEND	PROJECT DESCRIPTION
1	MUSEUM (2 story w/ lobby)
2	EDUCATION CENTER
3	HOTEL (3 story)
4	WINERY
5	RESTAURANT
6	RETAIL COMMERCIAL
7	RESTAURANT COMMERCIAL
8	R.V. PARK
9	SERVICE STATION
10	RESTAURANT
11	RETAIL COMMERCIAL
12	AIRCRAFT HANGERS
13	AMPHITHEATER

AGRICULTURAL RESERVE EASEMENT  
305.97 ACRES

## YANKS AIR MUSEUM Greenfield, CA MASTER SITE PLAN



VICINITY MAP  
02-19-13



# **PROJECT DEVELOPMENT SCHEDULE**

## **Yank Air Museum & Recreation Area**

**City of Greenfield  
Monterey County California**

**Revised  
May 6, 2013**

Yanks Air Museum  
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# **YANKS AIR MUSEUM** **PROJECT DEVELOPMENT SCHEDULE**

**May 6, 2013**

The County of Monterey approved the Yanks Air Museum Combined Development Permit (CDP) No. SH94002 on November 4, 1997. The CDP delineated the broad scope and components of the Yanks Air Museum Project.

The Yanks Air Museum and Recreational Area is to be developed in six phases as follows. The Development Schedule establishes anticipated timelines:

## **Phase I: RV Park & On-Site Circulation System**

- RV Park (Bldg. #8),
- Building Pads (Bldg. #7 & Bldg. #9) and
- Public Street Improvements

Timeline: Construction Completed June 2013

## **Phase II: Grading, Airport, Museum, Education Center, Service Station & Retail Commercial**

**Phase II** includes the construction of the following buildings:

- Bldg. No. 1 – Museum and Airport Runway
- Bldg. No. 2 – Education Center
- Bldg. No. 7 – Retail Commercial
- Bldg. No. 9 – Service Station

**Phase II** includes the grading of the remainder of the site (approximately 115-acres) and the construction of the backbone private street system. Public utility mainlines will be extended to service the remaining building sites.

Timeline: Grading to begin September 2013.  
Construction to begin June 2014

## **Phase III: Hotel, Retail Commercial & Aircraft Storage Hangers**

**Phase III** includes the construction of the following buildings:

- Bldg. No. 3 – Hotel (150 rooms)
- Bldg. No. 4 - Retail commercial including a winery boutique
- Bldg. No. 12 – Aircraft Storage Hangars

Timeline: Construction to begin March 2016

**Phase IV: Service Station/Drive-through Restaurant**

**Phase IV** includes the construction of the following building:

- Bldg. No. 5 – Service Station or Drive-through Restaurant

Timeline: Construction to begin January 2018

**Phase V: Retail Commercial Facilities**

**Phase V** includes the construction of the following buildings:

- Bldg. No. 6 – Retail Commercial
- Bldg. No. 11 – Retail Commercial

Timeline: Construction to begin September 2019

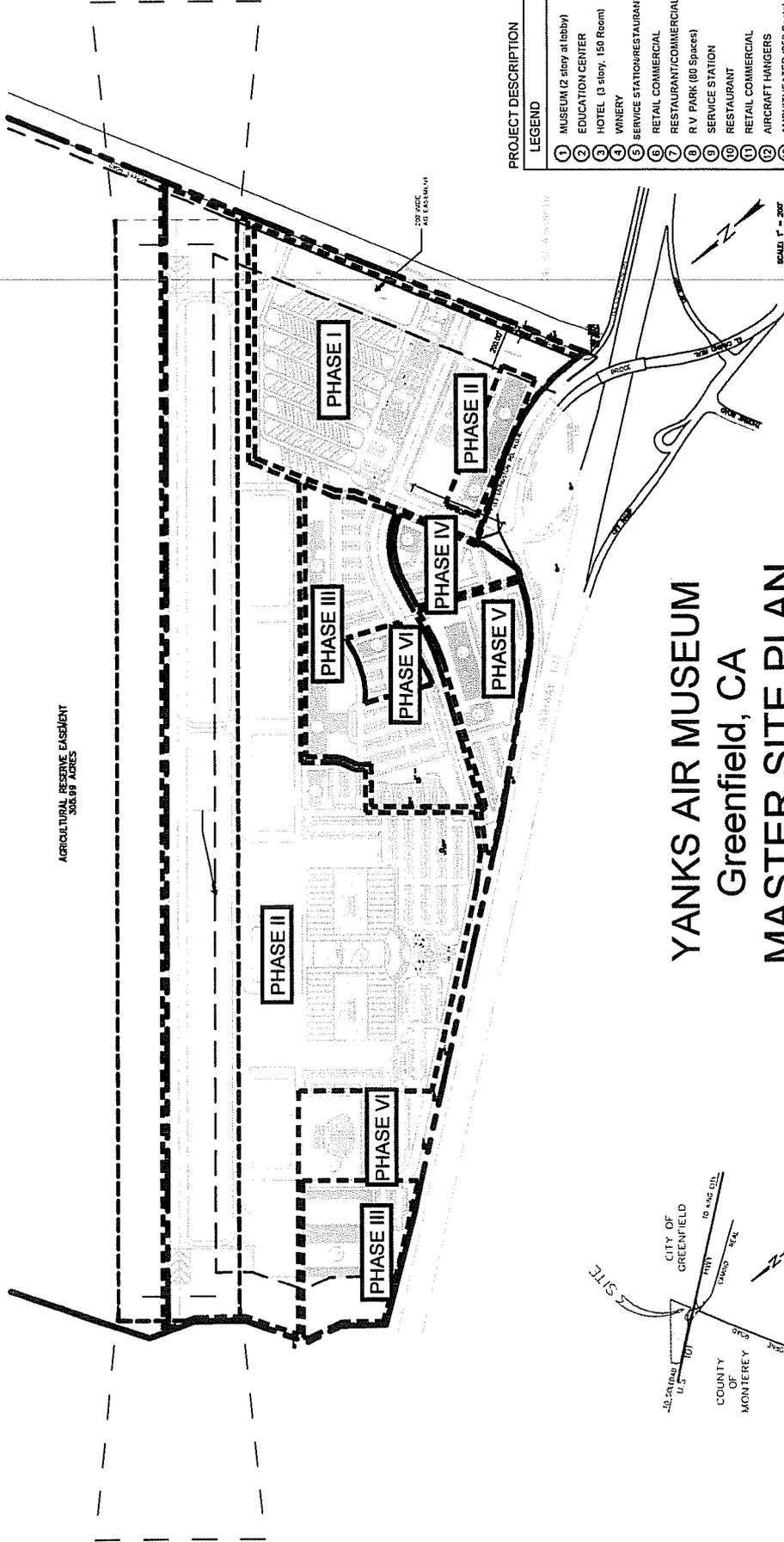
**Phase VI: Large Restaurant & Amphitheater**

**Phase VI** includes the construction of the following buildings:

- Bldg. No. 10 – Large Restaurant
- Bldg. No. 13 – Amphitheater – 250 to 500 seats

Timeline: Construction to begin January 2021

Attachments: Development Phase Graphics



**LEGEND**

PROJECT DESCRIPTION	AREA	PHASE
1 MUSEUM (2 story w lobby)	275,000 S.F.	II
2 EDUCATION CENTER	9,000 S.F.	II
3 HOTEL (3 story, 150 Rooms)	150,000 S.F.	III
4 WINERY	20,000 S.F.	III
5 SERVICE STATION/RESTAURANT	8,000 S.F.	IV
6 RETAIL COMMERCIAL	9,200 S.F.	IV
7 RESTAURANT/COMMERCIAL	28,000 S.F.	IV
8 R.V. PARK (80 Spaces)	6,500 S.F.	I
9 SERVICE STATION	10,000 S.F.	I
10 RESTAURANT	30,000 S.F.	VI
11 RETAIL COMMERCIAL	54,000 S.F.	V
12 AIRCRAFT HANGARS		III
13 AMPHITHEATER (250 Seats)		VI

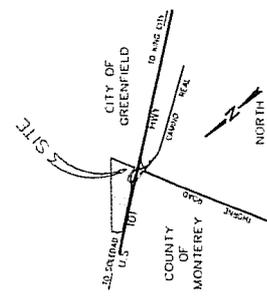
# YANKS AIR MUSEUM

## Greenfield, CA

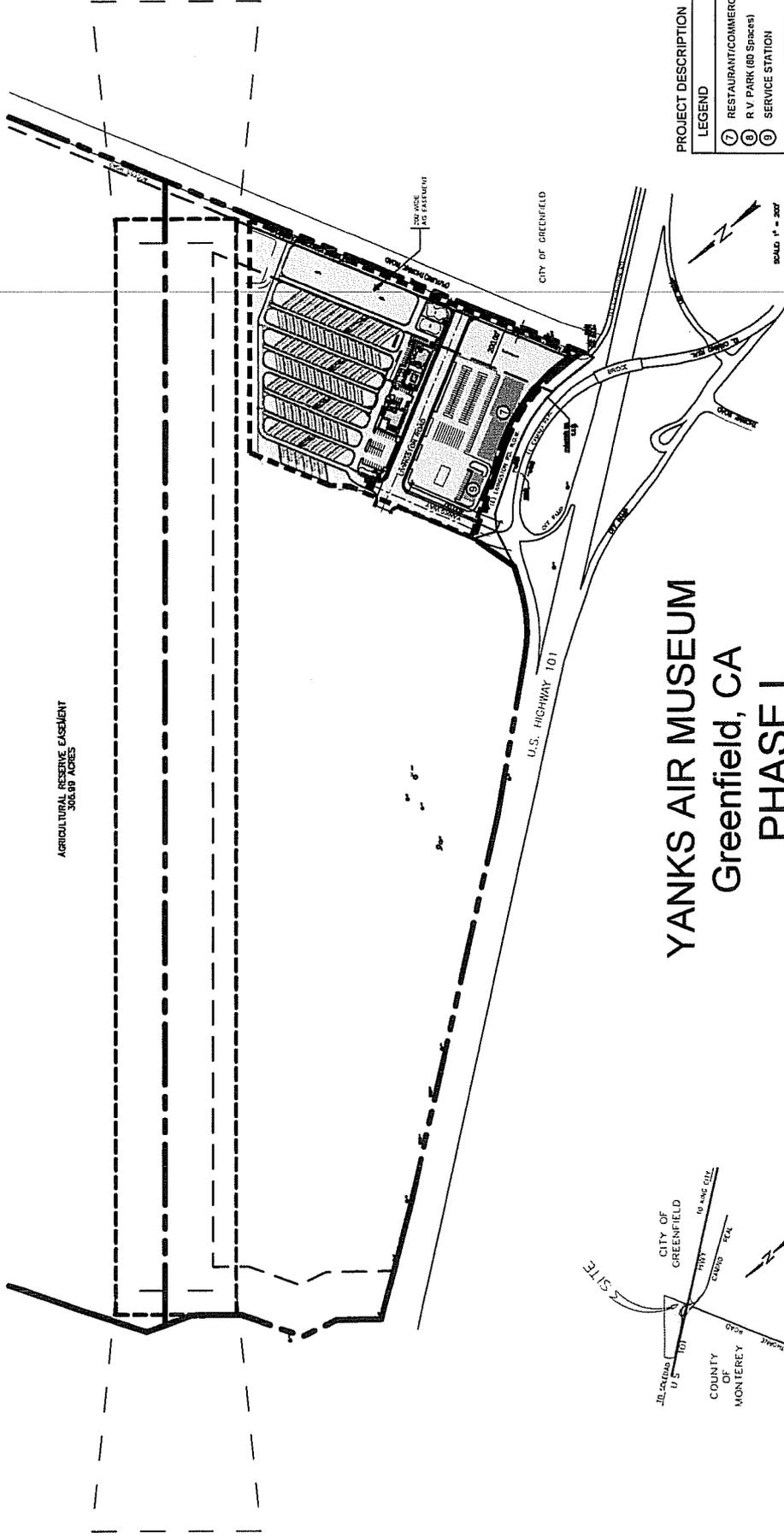
### MASTER SITE PLAN

### DEVELOPMENT PHASES

05-06-13



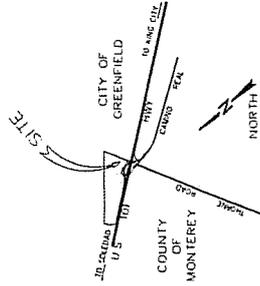
AGRICULTURAL RESERVE EASEMENT  
305.89 ACRES

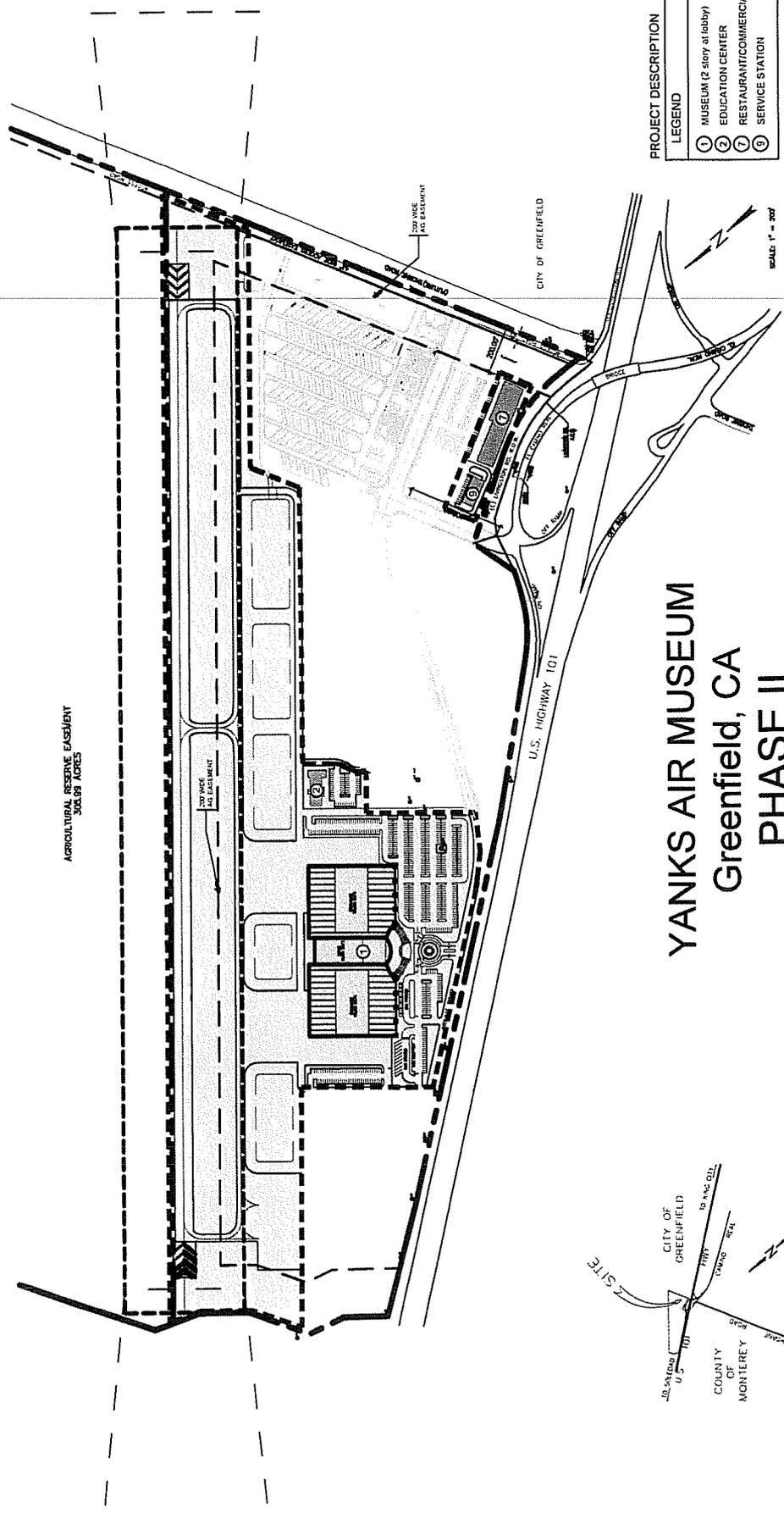


# YANKS AIR MUSEUM Greenfield, CA PHASE I

05-06-13

PROJECT DESCRIPTION	AREA
LEGEND	
⑦ RESTAURANT/COMMERCIAL	28,000 S.F.
⑥ R.V. PARK (80 Spaces)	
⑤ SERVICE STATION	6,500 S.F.





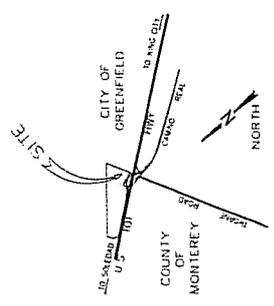
PROJECT DESCRIPTION	AREA
LEGEND	
1 MUSEUM (2 story w lobby)	275,000 S.F.
2 EDUCATION CENTER	9,000 S.F.
7 RESTAURANT/COMMERCIAL	28,000 S.F.
6 SERVICE STATION	6,500 S.F.

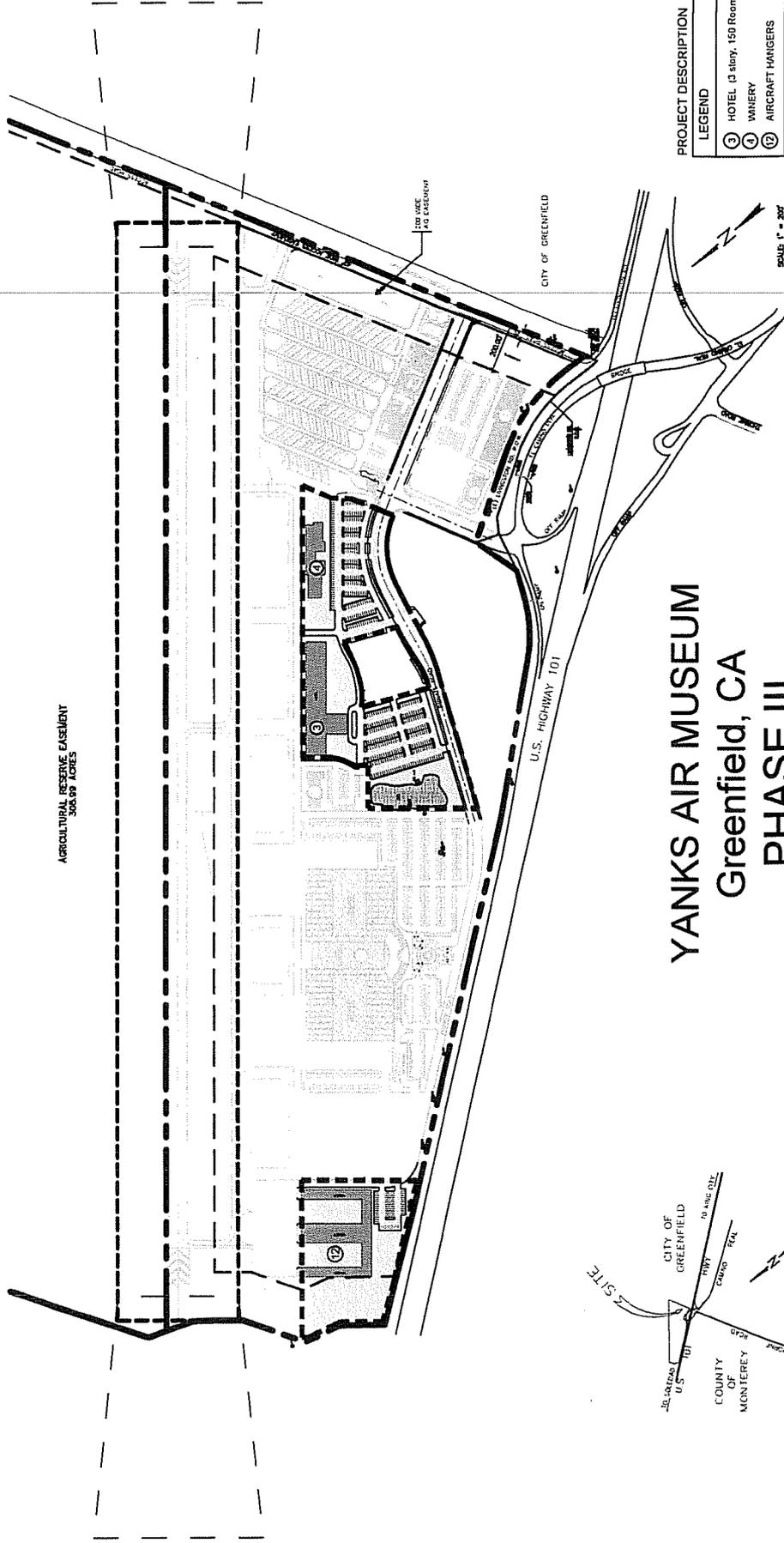
# YANKS AIR MUSEUM

## Greenfield, CA

### PHASE II

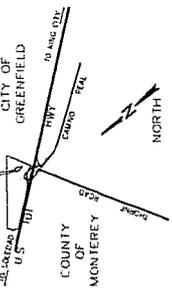
05-06-13





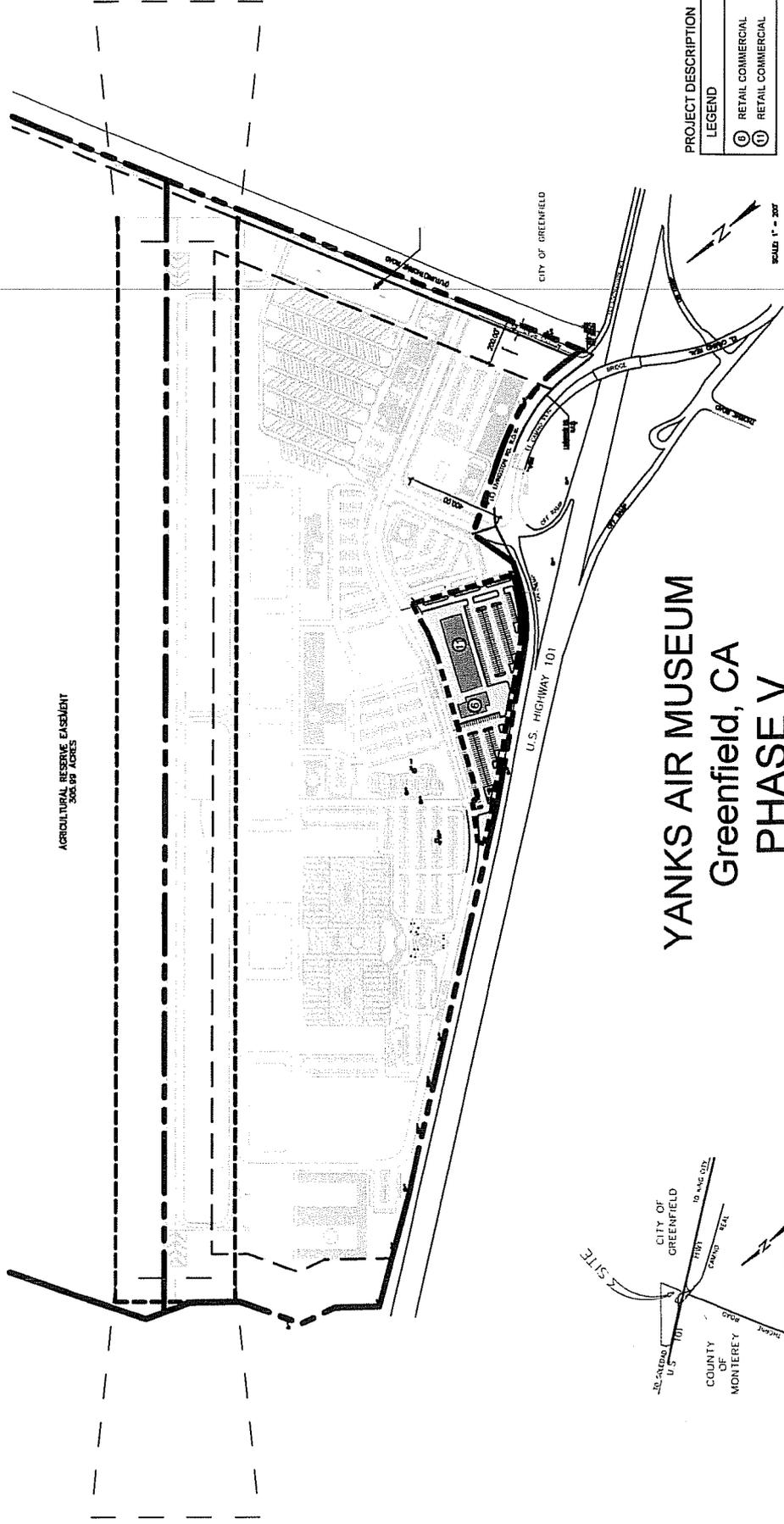
# YANKS AIR MUSEUM Greenfield, CA PHASE III

05-06-13



PROJECT DESCRIPTION		AREA
①	HOTEL (3 story, 150 Rooms)	130,000 S.F.
②	Winery	20,000 S.F.
③	AIRCRAFT HANGARS	54,000 S.F.





AGRICULTURAL RESERVE EASEMENT  
300.89 ACRES

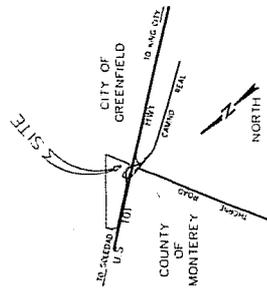
# YANKS AIR MUSEUM

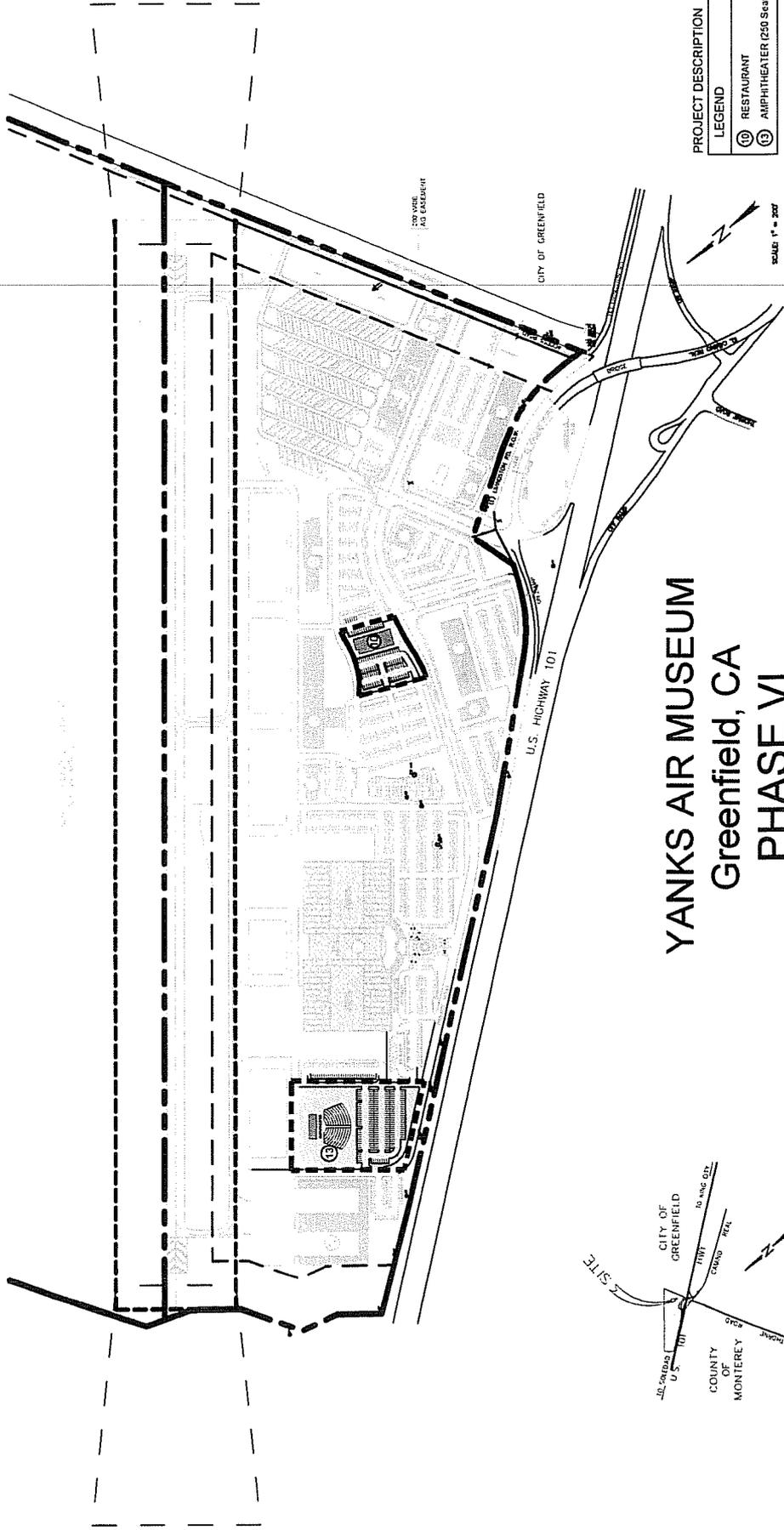
## Greenfield, CA

### PHASE V

05-06-13

PROJECT DESCRIPTION	AREA
LEGEND	
(R) RETAIL COMMERCIAL	9,200 S F
(U) RETAIL COMMERCIAL	30,000 S F



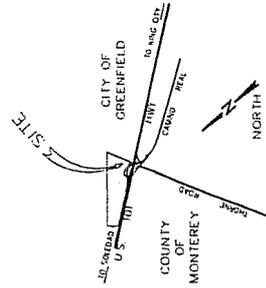


# YANKS AIR MUSEUM

## Greenfield, CA

### PHASE VI

05-06-13



PROJECT DESCRIPTION	
LEGEND	AREA
(S) RESTAURANT	10,000 S.F.
(S) AMPHITHEATER (250 SEATS)	