



**Yanks Air Museum
and
Recreation Area**

PROJECT PHASING PLAN

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

Revised

July 26, 2013

**Yanks Air Museum
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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.

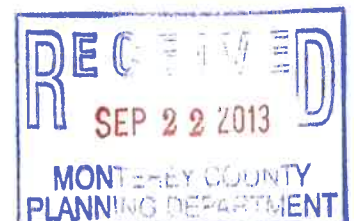
On **October 28, 2008** the County of Monterey Board of Supervisors granted Yanks' request for a two year extension of the planning entitlements to obtain an Encroachment Permit from Caltrans (which was obtained by September 2010) and an additional two years was granted to obtain a grading permit from 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). 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 August 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. Service station and retail commercial building pads have been created (Bldg. # 7- Restaurant/Commercial 28,072 sq. ft. and Bldg, # 9 – Service Station 9,600 sq. ft.).
3. Livingston Road has been realigned and constructed.
4. The new Yanks Way has been constructed providing access to Highway 101.
5. The 80-space Recreational Vehicle Park will be completed in August 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).

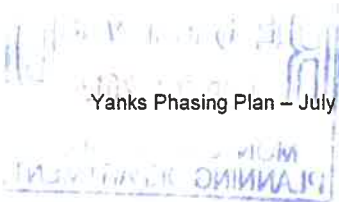
Phase II: Grading, Airport, Museum, Education Center, Hotel and Service Station Construction

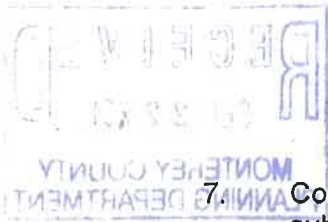
During the Phase I construction period Yanks will continue the design and entitlement process for Phase II. It is anticipated that plan preparation and entitlement processing will take approximately 12 months. The planning and design process for Phase II should be completed by March 2014

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 Tract Map to create parcels for lease and development.
3. Federal Aviation Administration (FAA) will be requested to grant final approval of the Yanks Special Use 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 will be prepared and submitted for approval and building permit issuance. (Bldg. #1–Museum 275,000 sq. ft.)
6. Construction drawings for the hotel (Bldg. # 3 -150-rooms) will be submitted for approval and permit issuance.





7. Construction drawings for the gasoline service station (Bldg. #9 – 9,600 sq. ft.) will be submitted for approval and permit issuance.
8. Construction drawings for the aircraft runway and associated facilities will be submitted for approval and permit issuance.

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 Hotel will be constructed (Bldg. #3 – 150 rooms).
6. The Service Station will be constructed (Bldg. #9 –9,600 sq. ft.).

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, Museum and Service Station).

Phase III: Winery and Aircraft Hangars

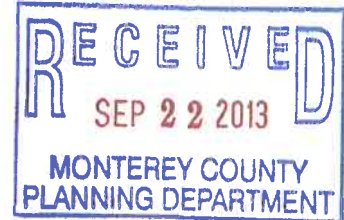
1. Marketing of the Winery/Retail Commercial (Bldg. #4 - 20,000 sq. ft.) is ongoing. Design of the Winery/Retail Commercial (Bldg. #4 – 20,000 sq. ft.) is dependent on the recordation of the tract map. It is anticipated that design plans will be submitted for approval by July 2015 and construction of the Winery/Retail Commercial 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.
2. Construction of the Aircraft Storage Hangars (Bldg. #12 – 54,400 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. #10 - 8,000 sq. ft.) is ongoing. However we believe that earnest negotiations with a prospective tenant will take place after the completion of the Caltrans Project Study Report (PSR) is completed. 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. #10 – 8,000 sq. ft.) is anticipated to begin in January 2018.
5. Construction of the Education Center (Bldg. # 2 – 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 – 9,200 sq. ft. and Bldg. #11- 38,546 sq. ft.) 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 – 38,546 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: Restaurant, Retail Commercial and Amphitheater

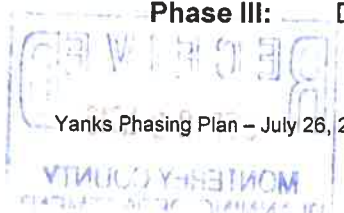
Design of the Sit-down Restaurant (Bldg. #5 12,000 sq. ft.), the Restaurant/Commercial (Bldg. #7 28,072 sq. ft.) and Amphitheater (Bldg. # 13 – 250 seats) could be initiated in March 2020. Again, once the PSR is completed or waived and the parcels and infrastructure are in place, construction of the Sit-down Restaurant, Restaurant/Retail Commercial 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.

Construction Schedule:

The anticipated construction timing is as follows:

Phase I:	Site Grading RV Park Construction (12 mo) –	Completed May 2012 To be completed August 2013.
Phase II:	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
Phase III:	Design (6 mo) -	July 2015 to December 2015





	Construction (12 mo) -	March 2016 to March 2017
Phase IV:	Caltrans PSR- (18 mo)	March 2016 to September 2017
	Design (6 mo) -	March 2017 to September 2017
	Construction (18 mo) -	January 2018 to July 2019
Phase V:	Design (6 mo) -	January 2019 to July 2019
	Construction (12 mo) -	September 2019 to September 2020
Phase VI:	Design (6 mo) -	March 2020 to September 2020
	Construction (12 mo) -	January 2021 to January 2022

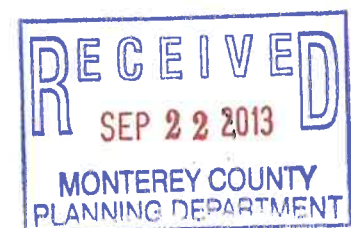
The construction schedule has been revised to reflect our understanding of the time needed to prepare the construction plans and the time needed by the appropriate jurisdiction for review and permit issuance.

**Table 1
Yanks Air Museum Project
Proposed Phasing Modification 2013**

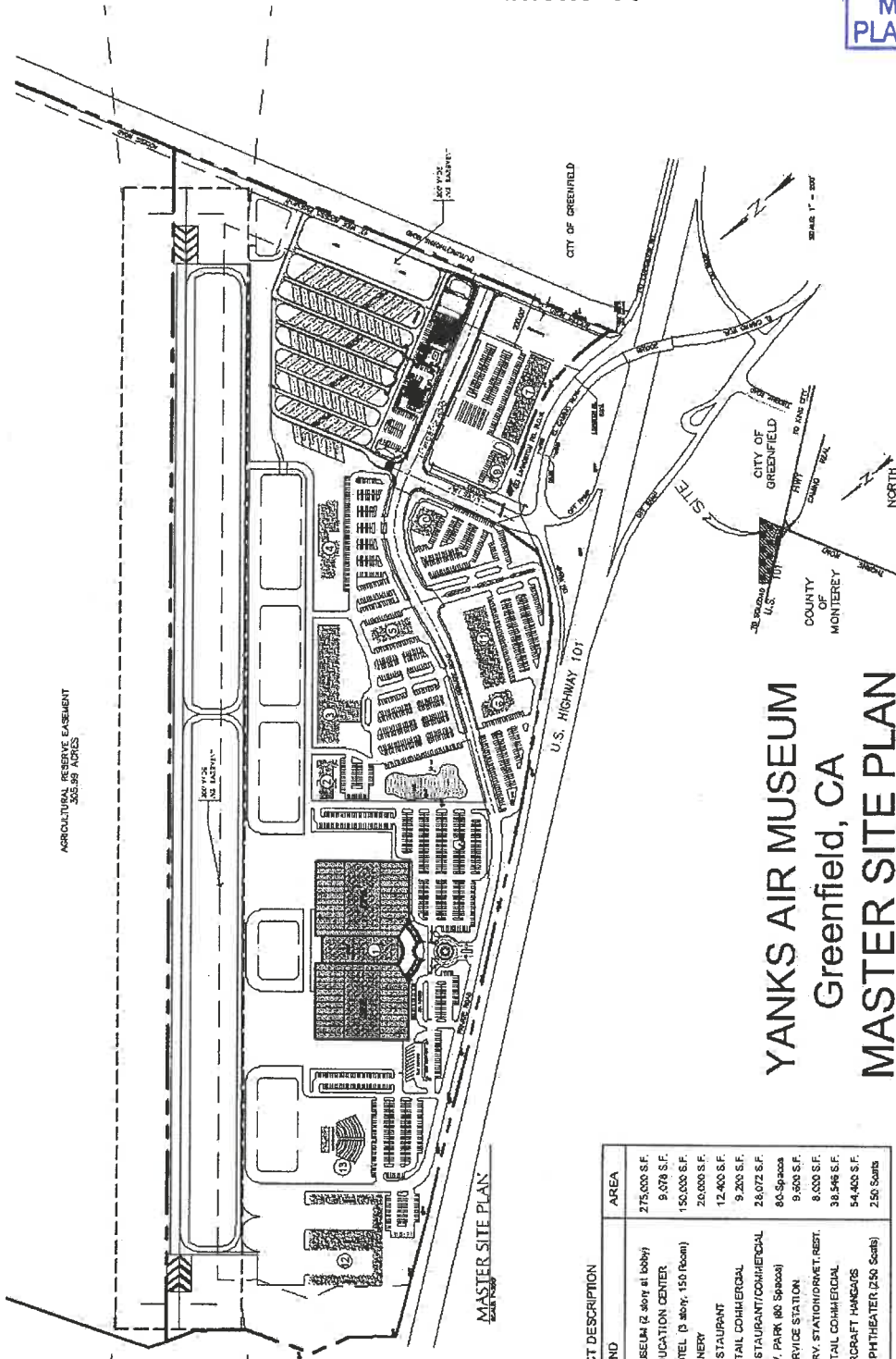
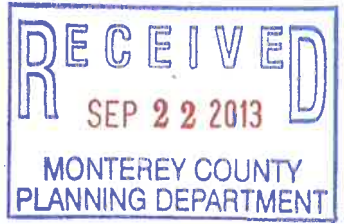
Phase	Bldg ID	Land Use Description
1	8	RV Park
2	1	Museum
2	3	Hotel
2	9	Service Station
2		Aircraft Runway Facilities
3	4	Retail Commercial Winery
3	12	Aircraft Hangars

Phase	Bldg ID	Land Use Description
4	10	Service Station/Drive Thru Restaurant
4	4	Education Center
5	6	Restaurant
5	11	Retail Commercial
6	5	Restaurant (Sit-Down)
6	7	Restaurant/Retail Commercial
6	13	Amphitheater

Attachment: Yanks Air Museum Site Plan



Phasing Plan Attachment "A"



YANKS AIR MUSEUM Greenfield, CA MASTER SITE PLAN July-30-2013

PROJECT DESCRIPTION	AREA
1 MUSEUM (2 story w/ lobby)	275,000 S.F.
2 EDUCATION CENTER	9,478 S.F.
3 HOTEL (3 story, 150 Room)	150,000 S.F.
4 WINERY	20,000 S.F.
5 RESTAURANT	12,400 S.F.
6 RETAIL COMMERCIAL	9,200 S.F.
7 RESTAURANT/COMMERCIAL	28,072 S.F.
8 P.V. PARK (80 Spaces)	80 Spaces
9 SERVICE STATION	9,500 S.F.
10 SERV. STATION/DINET, REST.	8,500 S.F.
11 RETAIL COMMERCIAL	38,596 S.F.
12 AIRCRAFT HANGARS	54,400 S.F.
13 AMPHITHEATER (250 Seats)	250 Seats

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SEP 13 2018
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