

## NAPA AIRPORT CORPORATE CENTER PROJECT

2-28-2018

### Status of Soscol Ferry and Airport Boulevard Interchanges

- Soscol Junction Interchange (SR-29 / SR-221)
  - Phase: Preliminary Engineering (EIR has initial designs for two preferred options, both of which involve a flyover)
  - Estimated cost: \$40 - \$61 million
  - Timeline: Present – 2035 (Plan Bay Area expects open in 2019)
- Airport Junction Interchange (SR-29 / SR-12)
  - Phase: Conceptual (No design plans prepared)
  - Estimated cost: \$73 million
  - Timeline: 2020 – 2040

### Revised Trip Generation and Traffic Fees

Trip Generation									Estimated Traffic Fees	
Land Use	Size	Daily	AM Peak Hour		PM Peak Hour					
		Total	In	Out	Total	In	Out	Total	American Canyon <sup>1</sup>	Napa Airport <sup>2</sup>
<b>Option 1</b>										
Warehouse	515,621 sf	2,020	161	43	204	43	128	171	<b>\$1,161,197</b>	<b>\$724,404</b>
<b>Option 2</b>										
Warehouse	496,302 sf	1,955	157	42	199	42	125	167	<b>\$2,421,843</b>	<b>\$1,363,584</b>
Fast-Food	2,450 sf	1,215	57	55	112	42	38	80		
Gas Station	20 stations	3,058	121	116	237	141	136	277		
Fast-Food Pass-by (40%)		-486	-23	-22	-45	-17	-15	-32		
Gas Station Pass-by (50%)		-1,528	-60	-58	-118	-71	-68	-139		
<i>Option 2 Net Trips</i>		<i>4,213</i>	<i>252</i>	<i>133</i>	<i>384</i>	<i>137</i>	<i>216</i>	<i>353</i>		
Notes:										
1. City of American Canyon TIF (March 2017): \$574.85 per net new daily trip										
2. Napa County Airport Industrial Area TMF: \$3,551 per peak hour trip										
Sources:										
<i>Trip Generation (9<sup>th</sup> Edition), ITE</i>										
<i>City of American Canyon 2017 Impact Fees Per Resolution 2017-01, City of American Canyon</i>										
<i>Traffic Mitigation Fees – Airport Industrial Area, County of Napa Department of Public Works</i>										

### Revised Fair Share of Soscol Ferry / Airport Junction Interchange Improvements

Intersection	Option 1	Option 2
Soscol Ferry / SR 29	1.6 %	3.2%
Airport Boulevard / SR 29	0.8 %	1.7%

Based on fair share calculation method shown in Caltrans' *Guidelines for the Preparation of Transportation Impact Studies*