

**COUNTY OF SACRAMENTO  
CALIFORNIA**

For the Agenda of:  
September 13, 2007  
9:30 a.m.

To: Board of Supervisors

From: Sacramento County Airport System

Subject: **REPORT BACK – Remote Surface Parking (South of I-5) Project**

Contact: Leonard Takayama (874-0619)

**Overview**

On September 6, 2007, the Board requested additional information on the proposed Remote Surface Parking (South of I-5) project.

**Recommendation**

Receive and file this report.

**Measures/Evaluation**

Not applicable.

**Fiscal Impact**

Not applicable

**BACKGROUND:**

On September 6, 2007, the Board requested additional information on the proposed Remote Surface Parking (South of I-5) project.

**DISCUSSION:**

As part of the approved Sacramento International Airport (International Airport) Master Plan presented to the Board in February 2004, Sacramento County Airport System (County Airport System) projected public parking requirements to meet future demands at International Airport. The analysis estimated a 6% growth in parking demand through the end of calendar year 2009 and 4% thereafter. As recommended in the Master Plan, the peak parking demand also includes a 10% circulation factor to allow customers to find an open parking space in a reasonable amount of time. The analysis examined the peak parking demand on a quarterly basis and determined that existing parking inventory was not sufficient to meet future parking demands. As part of the Terminal Modernization Program the County Airport System is proposing to build a remote surface parking lot as well as a multi-level parking garage.

As construction on the new Central Terminal B begins, approximately 900 hourly B spaces will be taken out of inventory in the 3<sup>rd</sup> quarter of Fiscal Year 2007/08 and an additional 1,000 daily

B spaces will be taken out of inventory the 4<sup>th</sup> quarter of Fiscal Year 2007/08. In the 4<sup>th</sup> quarter of Fiscal Year 2007/08 the peak demand will exceed the available parking by 2.1%. Parking will be available but it will become increasingly more difficult for customers to find open spaces.

In the 3<sup>rd</sup> quarter of Fiscal Year 2008/09, as construction progresses, an additional 600 daily B parking spaces will be taken out of inventory (or a total of 2,500 spaces). Without the construction of the remote surface parking lot, the demand would continue to encroach upon the 10% circulation factor until the 4<sup>th</sup> quarter of Fiscal Year 2008/09 where the demand would exceed availability by 12.1%, thus creating a shortage in parking.

Without construction of the proposed surface lot, from the 4<sup>th</sup> quarter of Fiscal Year 2008/09 through the 3<sup>rd</sup> quarter of Fiscal Year 2013/14, when the proposed parking garage is expected to be open, parking demand would exceed availability by 10% or more in all quarters but one; the 3<sup>rd</sup> quarter of Fiscal Year 2009/10 parking demand would exceed availability by 5%.

Even after the completion of the proposed Central Terminal B parking garage, the parking demand would continue to exceed availability unless additional parking is provided. The proposed surface parking lot is needed to meet the parking demand during the construction of the new Central Terminal B as well as after the opening of the proposed Central Terminal B parking garage.

The proposed project (Attachment 1) is to build a remote 5,000-space surface parking lot south of Interstate-5 with an estimated cost of \$49.1 million. Project costs consist of \$27 million in hard costs. Of that \$27 million, \$9.4 million is to excavate and relocate fill dirt that will be used to raise the ground level of the parking area above the 100-year flood plain. There is also \$7.5 million in soft costs which includes a contingency for environmental mitigation costs.

The Board noted that there was no regulatory requirement that public parking be constructed above a floodplain. If the County Airport System were to continue to pursue this alternative, insurance costs would need to be included for the 5,000 spaces at about \$30,000 per vehicle.

The County Airport System has proposed the Remote Surface Parking (South of I-5) project but will continue to look at other alternatives to provide additional parking. The most promising alternative that is being considered is to build additional surface parking north of I-5 (Attachment 2). This option would require further environmental approval and negotiations with the Fixed Base Operator for the area immediately east of the General Aviation Apron.

**MEASURES/EVALUATION:**

Not Applicable

**FINANCIAL ANALYSIS:**

Not Applicable

Respectfully submitted:

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G. HARDY ACREE  
Director of Airports

APPROVED:

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TERRY SCHUTTEN  
County Executive

Concur:

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GEOFFREY DAVEY  
County Financial Operations Officer

Attachments ATT1 Proposed Parking Lot South of I-5  
ATT2 Alternative Parking Lot North of I-5