

APPENDIX A: OTAY MESA LPOE PROJECT NEEDS ASSESSMENT STUDY

(NOTE: THIS VERSION WILL BE UPDATED FOR THE FINAL EIS.)

Otay Mesa Land Port of Entry Needs Assessment Study

San Diego, California

Final Project Plan

GSA Task Order GS-P-09-16-KX-7004 / LS Proj. No. 16.08

Line and Space, LLC

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Glossary

AC (A/C)	Air Conditioning
ABA	Architectural Barriers Act
ADA	Americans with Disabilities Act
ADM	Administration
A&E (A/E)	Architect/Engineer
ANSI	American National Standards Institute
APHIS	Animal and Plant Health Inspection Service
BSDP	Border Security Development Program
CAB	Commercial Annex Building
CASC	Customs Area Security Center
CBP	Customs and Border Protection
CCTV	Closed Circuit Television Camera
CEB	Commercial Export Building
CIB	Commercial Import Building
CIS	Customs Information System
CITES	Convention on International Trade in Endangered Species
DEPT	Department
DFO	CBP Director, Field Operations
DOD	Department of Defense
DHS	Department of Homeland Security
EO	Executive Order
EPA	Environmental Protection Agency
ESMART	Electronic Spatial Management and Reporting Tool
FAST	Free and Secure Trade
FDA	Food and Drug Administration
FEMA	Federal Emergency Management Agency
FM&E	CBP Facilities Management & Engineering
FOUO	For Official Use Only
FP&F	Fines, Penalties, & Forfeitures
FPS	Federal Protective Service
FU	Family Unit
FWS	Fish and Wildlife Services
FY	Fiscal Year
GOV	Government Owned Vehicle
GSA	General Services Administration
GSF	Gross Square Feet
HB	Handbook
HAZMAT	Hazardous Materials
HHS	Health and Human Services
HSDN	Homeland Secure Data Network
HVAC	Heating, Ventilating, Air Conditioning
IAFIS	Integrated Automated Fingerprint Identification System
IBC	International Building Code
ICE	Immigration and Customs Enforcement
IDF	Intermediate Distribution Frame
INT'L	International
IPC	International Plumbing Code
ISC	Interagency Security Committee
IT	Information Technology

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LAN	Local Area Network
LED	Light Emitting Diode
LEED	Leadership in Energy Efficient Design
LPOE	Land Port of Entry
LPR	License Plate Reader
MDF	Main Distribution Frame
MEP	Mechanical Electrical Plumbing
MIN	Minimum
NAS	Needs Assessment Study
NASF	Net Assignable Square Feet
NEC	National Electrical Code
NFPA	National Fire Protection Agency
NII	Non-Intrusive Inspection
NSF	Net Square Feet
NTP	Notice to Proceed
OFFC	Office
OFO	CBP Office of Field Operations
OIT	Office of Information Technology
OM	Otay Mesa
OSHA	Occupational Safety and Health Administration
PBS	Public Buildings Service
PED	Pedestrian
PIV	Personal Identity Verification
POR	Program of Requirements
POV	Privately Owned Vehicle
PPS	Public & Pedestrian Spaces
PV	Photovoltaic
R/U	Rentable/Usable
RSF	Rentable Square Feet
RVS	Remote Video Surveillance
SBU	Sensitive But Unclassified
SEC	Secretary
SENTRI	Secure Electronic Network for Travelers Rapid Inspection
SF	Square Feet
TBC	To be confirmed
TBD	To be determined
TELCO	Telecommunications
TTEC	Trusted Traveler Enrollment Center
UAC	Unaccompanied Alien Child
UBC	Uniform Building Code
UM	Unit Measure
UPS	Uninterrupted Power Supply
USC	United States Code
USDA	United States Department of Agriculture
WHTI	Western Hemisphere Travel Initiative
VACIS	Vehicle and Cargo Inspection System
VOIP	Voice over Internet Protocol

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1.0 Executive Summary

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1.0 Executive Summary

1.1 Overview

Per the General Services Administration (GSA), the previous improvements designed for the Otay Mesa Land Port of Entry (LPOE) in 2010 generally meets the needs for the commercial portion of the facility. However, certain elements, including the expansion of the passenger operation, are no longer of highest priority. As a new opportunity now exists to seek funding, GSA has contracted Line and Space Architects (with consulting engineers Stantec and cost estimators Rider Levett Bucknall), to complete a new Needs Assessment Study for the Port. This document will be used by GSA to seek funding for the new improvements.

GSA owns a previously disturbed plot of land to the east of the commercial import lot. The project detailed in this document incorporates new commercial buildings and expanded commercial lanes into the lot, renovation work for both pedestrian and commercial facilities and general infrastructure improvements for the Otay Mesa Land Port of Entry.

Cost Estimate

The Cost Estimate was prepared by Rider Levett Bucknall for Line and Space.

The projected cost is prepared in accordance with GSA P-120, and incorporates requirements from the 2014 Land Port of Entry Design Standard using a Design/Build procurement method. Unit pricing is based on July 2016 costs and assumes a 2nd Quarter of 2018 construction start with a contract duration not to exceed 40 months. The report also incorporates margins and adjustments including temporary requirements, escalation, contingencies, overhead, insurance, taxes, fees, and related environmental assessment/mitigation.

Housing Plan

The existing and built-out housing plans were prepared in coordination with GSA in accordance with the 2013 National Business Space Assignment Policy. The included Thematic Reports were generated to demonstrate space designations for new, removed, and remaining spaces in each of the updated buildings at the Otay Mesa Land Port of Entry.

The built-out Housing Plan and Thematic reports reflect the program identified in section 4.0 Programming.

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1.0 Executive Summary

Programming

The project scope was determined through two workshops facilitated by Line and Space at Otay Mesa Land Port of Entry. Participants included members from both GSA and CBP, taking place on June 16-17 and June 28-29, 2016. See Section 3.1 for details of the project program. The program is organized into a list of objectives arranged from highest to lowest priority, as follows:

Objectives

1. New commercial import primary and exit booths in the commercial import lot

The expansion of land will allow new booths to be reconfigured for a better flow of commercial traffic through the import lot and bring booths up to current standards.
2. Relocation of commercial import hazmat to the import lot

Import hazmat is currently located at the north end of the commercial export lot. This area is to be converted into surface parking (Objective 5).
3. New Commercial Annex Building (CAB) to house FDA, TTEC (SENTRI, FAST and Global Entry), CBP, and I-94 Processing

The CAB will relocate public transactions in order to reduce traffic at the Main Building. The CAB will also serve as a watch center where CBP can maintain sight lines across the port. Included in this objective is a new parking structure for staff and visitors and sidewalk improvements to the new building.
4. Relocate SENTRI and I-94 Processing from the existing pedestrian building to the new CAB and backfill the space with additional inbound pedestrian booth, detention, and soft secondary

The new detention center is to provide proper spaces for family and UAC processing.
5. Commercial Export surface parking

The area currently occupied by hazmat can be utilized for private staff parking after relocation (Objective 2).
6. Return to Mexico Lane

Currently, commercial vehicles returning to Mexico must be rerouted through an import lane, disrupting the flow of commercial traffic. This lane would be separated by retaining walls and lie to the west of the existing lanes.

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1.0 Executive Summary

7. Expand CAB program to relocate Fines, Penalties, and Forfeitures paralegal staff from Commercial Export Building and backfill vacated space with CBP Regional Training Center

Relocating FP&F paralegal will provide more space to the crowded department as well as remove public functions from the Commercial Export lot, allowing the extra space to expand the CBP Training Center.
8. Existing Commercial Import Building interiors refresh

The Import Building is in need of carpet and tile replacement as well as fresh paint throughout the facility.
9. Correction of deficiencies in existing building, including stretch goals for sustainable building performance

Items include various repairs, updated security systems, and improved lighting. See 4.1 Program for details.
10. Backfill areas vacated by FDA and USDA in Commercial Import Building

FDA and USDA are programmed to relocate to the CAB and Plant Inspection Station, respectively. Vacated spaces to be reconfigured for CBP office use.
11. Energy and water-efficiency improvements to existing building, including stretch goals for sustainable building performance

Includes PV arrays for existing buildings as well as the CAB and parking structure (Objective 3).
12. Replace existing asphalt pavement in the commercial export lot with concrete pavement to be in conformance with current LPOE Design Guide requirements.

Pavement in the export is not up to standards and is currently in poor condition.
13. Pedestrian Access improvements from the Otay Mesa LPOE to the South Bay Bus Rapid Transit Intermodal Transportation Center.

Addition of a north-side ramp from the existing pedestrian bridge and pedestrian path improvements to the South Bay Bus Rapid Transit system at the SB SR 905 on-ramp.

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1.0 Executive Summary

1.2 Standards and Codes

The following were referenced in the creation of the Final Project Plan and all new construction shall be designed in compliance with current Federal Standards, Codes and Amendments, including but not limited to:

2013 National Space Assignment Policy
2014 Land Port of Entry Design Standard
GSA Facilities Standards for Public Buildings Service (P-100)
International Building Code
International Plumbing Code
International Mechanical Code
International Fuel Gas Code
International Fire Code
National Plumbing Code
National Fire Protection Association (NFPA) National Electric Code
NFPA Life Safety Code
American National Standards Institute Standards
Occupational Safety Health Standards
ABA Accessibility Standards
Interagency Security Criteria -- Physical Security for Federal Facilities
GSA PBS Site Security Design Guide
All applicable current local Codes and Amendments

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3.0 Housing Plan

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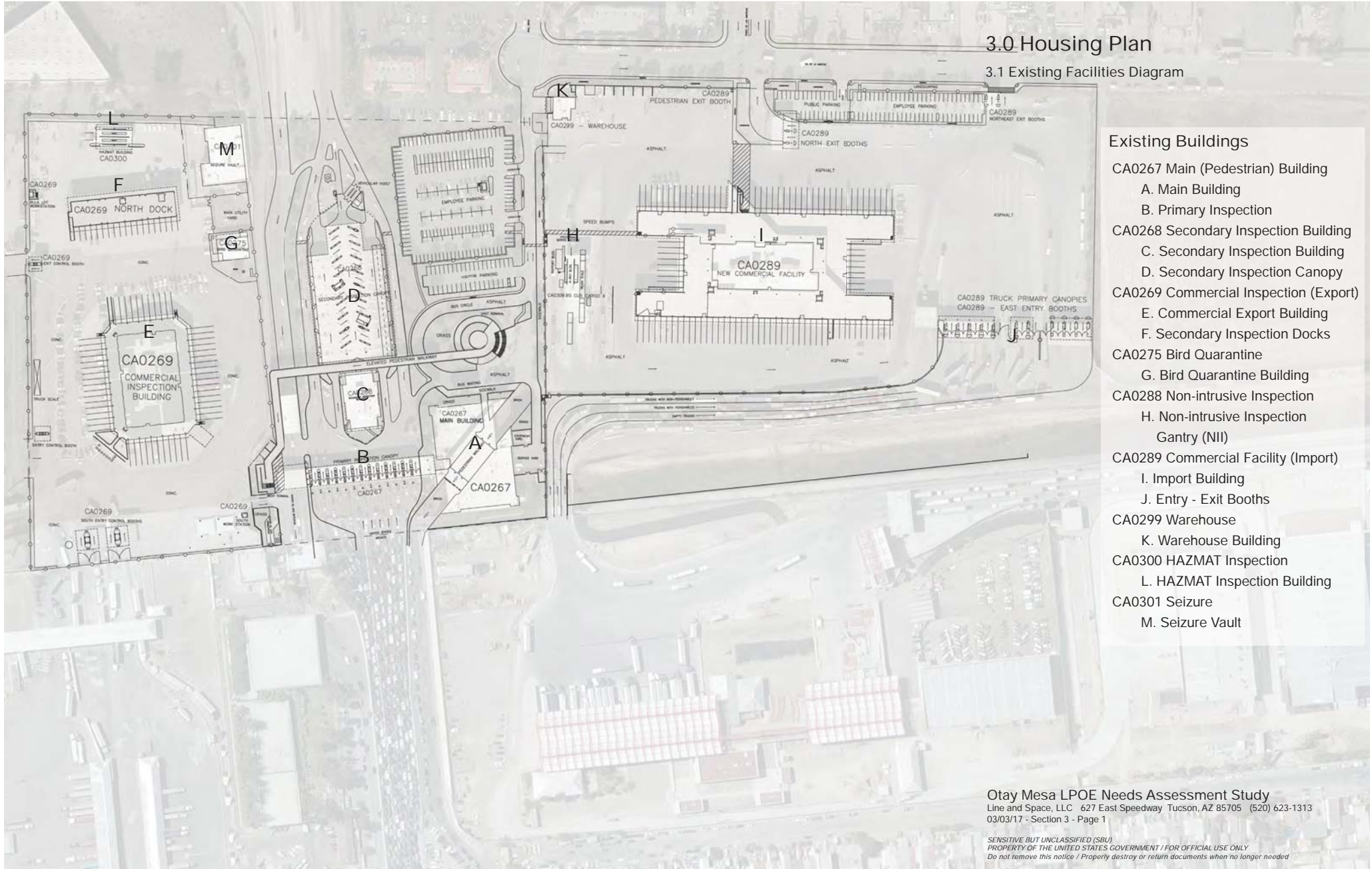
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3.0 Housing Plan

3.1 Existing Facilities Diagram



3.0 Housing Plan

3.2 Housing Plan - Existing and Built-Out

The following Housing Plan was prepared in coordination with GSA with accordance to 2013 National Space Assignment Policy. Pages are organized by existing facility codes as shown in the Existing Facilities Diagram under the previous section (3.1).

The Existing Housing Plan demonstrates the totals of the most recent space data compiled by GSA using eSMART (electronic Spatial Management and Reporting Tool).

Areas are broken into the categories of Office, Storage, or Special under their respective agencies, including Building Joint Use.

Special spaces are considered to be non-office spaces with specific requirements, such as labs or holding rooms.

A separate Building Common category tallies circulation, custodial, mechanical, and public toilet areas.

Construction (structure), vertical circulation, and voids are not accounted for in the Housing Plan, but are shown on the corresponding Thematic Reports.

The R (rentable) Factor for each building is also included, which is used in calculating an occupant's prorated share of Common area, per the National Building Space Assignment Policy. The calculation is as follows

$$R/U \text{ Factor} = \text{Rentable Area} / \text{Usable Area}$$

Where rentable area, given in rentable square feet (RSF), includes all spaces and usable area (USF) is defined as all spaces excluding Building Common.

This Built-Out Housing Plan demonstrates the changes in facilities as noted in the Program under section 4.1. Updates were made to the following buildings

- Pedestrian Building (CA0267)

- Commercial Export Building (CA0269)

- Commercial Import Building (CA0289)

- Commercial Annex Building (new)

- USDA Plant Inspection Station (new - not included in the scope of work for this study)

Each of these buildings includes an accompanying Thematic Report demonstrating a breakdown of added, removed, and remaining spaces, as well as a floor plan diagram.

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3.0 Housing Plan

Housing Plans - Summary

Proposed Housing Plan - S MMAR

2500 PASEO INT'L - OTA
SAN DIEGO, CA 92154-7209

REXUS (Space table) data through 01/24/2017

Agency Bureau Name	Agency Bureau Code	Office SF	Storage SF	Canopy SF	Special SF	Total SF	Bldg Common	Total RSF	Total GSF	Outside Par ing	Inside Par ing
DHS OFFC OF THE SEC - DHS-CBP FIELD OPERATIONS FACILITIES	7071	70,393	13,677	212,898	18,309	315,277	0	315,277	315,277	366	165
HHS DEPT - FOOD AND DRUG ADMINISTRATION	7506	4,752	900	0	800	6,452	0	6,452	6,452	0	42
INTERIOR DEPT - UNITED STATES FISH AND WILDLIFE SERVICE	1436	756	0	0	0	756	0	756	756	0	0
AGRICULTURE DEPT - ANIMAL AND PLANT HEALTH INSPECTION SERVICE	1234	7,740	4,547	1,485	5,056	18,829	0	18,829	18,829	1	24
DHS U.S. IMMIGRATION AND CUSTOMS ENFORCEMENT	7055	1,597	0	0	0	1,597	0	1,597	1,597	0	0
Building Common		0	0	0	0	0	25,703	25,703	25,703	0	0
Building Joint Use		3,735	424	0	2,502	6,660	0	6,660	6,660	0	0
Unmarketable		0	0	0	0	0	0	0	10,183	0	0
Total		88,973	19,548	214,383	26,667	349,571	25,703	375,274	385,457	367	231
R Factor	1.073525975										
Special Spaces											
Laboratory	3,886	Showers	113	Lockers	1,367						
Holding Cell	3,940	Break Rm	2,623	Vending	724						
Restroom	2,968	Vault	7,807	Food	106						
Physical Fitness	1,144	ADP	420	Sallyport	570						
Firearms Simulator	1,000										

Existing Housing Plan - S MMAR

Agency Bureau Name	Agency Bureau Code	Office SF	Storage SF	Canopy SF	Special SF	Total SF	Bldg Common	Total RSF	Total GSF	Outside Par ing	Inside Par ing
DHS OFFC OF THE SEC - DHS-CBP FIELD OPERATIONS FACILITIES	7071	65,414	8,987	207,776	14,997	297,174	0	297,174	297,174	186	0
HHS DEPT - FOOD AND DRUG ADMINISTRATION	7506	1,459	20	0	560	2,040	0	2,040	2,040	0	0
INTERIOR DEPT - UNITED STATES FISH AND WILDLIFE SERVICE	1436	756	0	0	0	756	0	756	756	0	0
PLANT HEALTH INSPECTION SERVICE	1234	2,700	2,131	3,947	1,796	10,575	0	10,575	10,575	1	0
DHS U.S. IMMIGRATION AND CUSTOMS ENFORCEMENT	7055	1,597	0	0	0	1,597	0	1,597	1,597	0	0
Building Common		0	0	0	0	0	22,110	22,110	22,110	0	0
Building Joint Use		1,975	424	0	782	3,180	0	3,180	3,180	0	0
Unmarketable		0	0	0	0	0	0	0	6,345	0	0
Total		73,901	11,562	211,723	18,135	315,321	22,110	337,432	343,777	187	0
R Factor	1.070120378										
Special Spaces											
Laboratory	2,476	Showers	113	Lockers	379						
Holding Cell	1,475	Break Rm	1,523	Vending	484						
Restroom	2,199	Vault	8,043	Food	106						
Physical Fitness	1,200	ADP	138								

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3.0 Housing Plan

Housing Plan - Main Building

Proposed Housing Plan

CA0267JJ
 2500 PASEO INT'L - OTA
 SAN DIEGO, CA 92154-7209

OTA MESA LPOE MAIN BUILDING
 SAN DIEGO FIELD OFFICE (CA)

REXUS (Space table) data through 01/24/2017

Agency Bureau Name	Agency Bureau Code	Office SF	Storage SF	Canopy F	Special SF	Total SF	Bldg Common	Total RSF	Total GSF	Outside Par ing	Inside Par ing
DHS OFFC OF THE SEC - DHS-CBP FIELD OPERATIONS FACILITIES	7071	13,352	620	13,977	4,494	32,443	0	32,443	32,443	150	0
Building Common		0	0	0	0	0	10,061	10,061	10,061	0	0
Building Joint Use		951	0	0	576	1,528	0	1,528	1,528	0	0
Unmarketable		0	0	0	0	0	0	0	1,697	0	0
Total		14,303	620	13,977	5,070	33,970	9,045	44,031	45,728	150	0
R Factor	1.296167644										
Special Spaces											
Laboratory	-	Showers	46	Lockers	175						
Holding Cell	2,762	Break Rm	456	Vending	-						
Restroom	1,061	Vault	-	Food Prep	-						
Physical Fitness	-	ADP	-	Sallyport	570						

Existing Housing Plan

Agency Bureau Name	Agency Bureau Code	Office SF	Storage SF	Canopy SF	Special SF	Total SF	Bldg Common	Total RSF	Total GSF	Outside Par ing	Inside Par ing
DHS OFFC OF THE SEC - DHS-CBP FIELD OPERATIONS FACILITIES	7071	15,403	444	13,977	3,186	33,009	0	33,009	33,009	150	0
Building Common		0	0	0	0	0	9,045	9,045	9,045	0	0
Building Joint Use		951	0	0	456	1,408	0	1,408	1,408	0	0
Unmarketable		0	0	0	0	0	0	0	1,697	0	0
Total		16,354	444	13,977	3,642	34,417	9,045	43,461	45,158	150	0
R Factor	1.262792392										
Special Spaces											
Laboratory	-	Showers	46	Lockers	175						
Holding Cell	597	Break Rm	456	Vending	-						
Restroom	1,017	Vault	151	Food Prep	-						
Physical Fitness	1,200	ADP	-	Sallyport	-						

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3.0 Housing Plan Thematic Report - Main Building CA0267

SPACES TO BE ADDED					9,652.46 sf	
ROOM NAME	SPACE	SPACE	AGENCY	Spaces	Total	Space ID Usable
CORR.	CRH	Building Common	BUILDING COMMON	1	917	917.46
Exact "leftover" space - approx 15% of detention and holding for circulation						
CUST.	CST	Building Common	BUILDING COMMON	1	45	45
HOLDING	STC	Special	7071 DHS CBP	11	2165	Janitor clos. 45 Isolation 100 Holding 100 Holding 100 Holding 100 Male 400 Female 400 Juvenile M 100 Juvenile F 100 Family 600 Family Rest 65
INTERVIEW	TTO	Office	7071 DHS CBP	4	320	Interview 80 Interview 80 Interview 80
OFFICE	TTO	Office	7071 DHS CBP	13	1855	Sup. Off 150 Officer Wkst 320 IDENT 80 IDENT 80 IDENT 80 Seiz Proc 150 Doc. Hand. 140 Search 25 Search 25 Search 25 Search Rm 100 Counter 600 Cashier 80
PEDESTRIAN WALKWAY	TTO	Office	7071 DHS CBP	2	1880	Ped Ins. 600 addtl walk 1280
PRIVATE TOILET	PTL	Special	BUILDING JOINT USE	2	120	male 60 female 60
TOILET	TLT	Building Common	BUILDING COMMON	2	120	male 60 female 60
STORAGE	INS	Storage	7071 DHS CBP	3	360	Storage 100 Storage 100 Violator 160
SALLY PORT	STC	Special	7071 DHS CBP	1	570	Sally Port 570
WAITING	TTO	Office	7071 DHS CBP	1	1300	Vio. Wait 1000

SPACES TO BE REMOVED					9,082.46 sf	
COMPUTER	TTO	Office	7071 DHS CBP	2	567.69	01030 160.33 01003 407.36
CORR.	CRH	Office	7071 DHS CBP	1	84.1	01057 84.1
CORR.	CRH	Special	7071 DHS CBP	1	211.89	01041 211.89
EXERCISE RM.	FIT	Special	7071 DHS CBP	2	987.97	01040 691.89 01049 296.08
FILE	TTO	Office	7071 DHS CBP	1	300.83	01051 300.83
OFFICE	TTO	Office	7071 DHS CBP	5	1012.78	01033 158.36 01032 266.04 01056 212.21 01055 195.5 01016 180.67
OPEN OFFICE	TTO	Office	7071 DHS CBP	4	4347.74	01044 2326 01031 912.14 01060 854.14 01058 255.47
STORAGE	INS	Storage	7071 DHS CBP	2	183.74	01015 183.74
TELLER	TTO	Office	7071 DHS CBP	1	129.07	01042 129.07
TOILET	PTL	Special	7071 DHS CBP	1	76.14	01034 76.14

SPACES TO BE REMOVED - CONT'D						
Vault	STC	Special	7071 DHS CBP	1	150.94	01002 150.94
VEST.	CRH	Building Common	BUILDING COMMON	1	66.01	01035 66.01
WAITING	TTO	Office	7071 DHS CBP	1	963.56	01062 963.56

SPACES TO REMAIN 40,340.07 sf

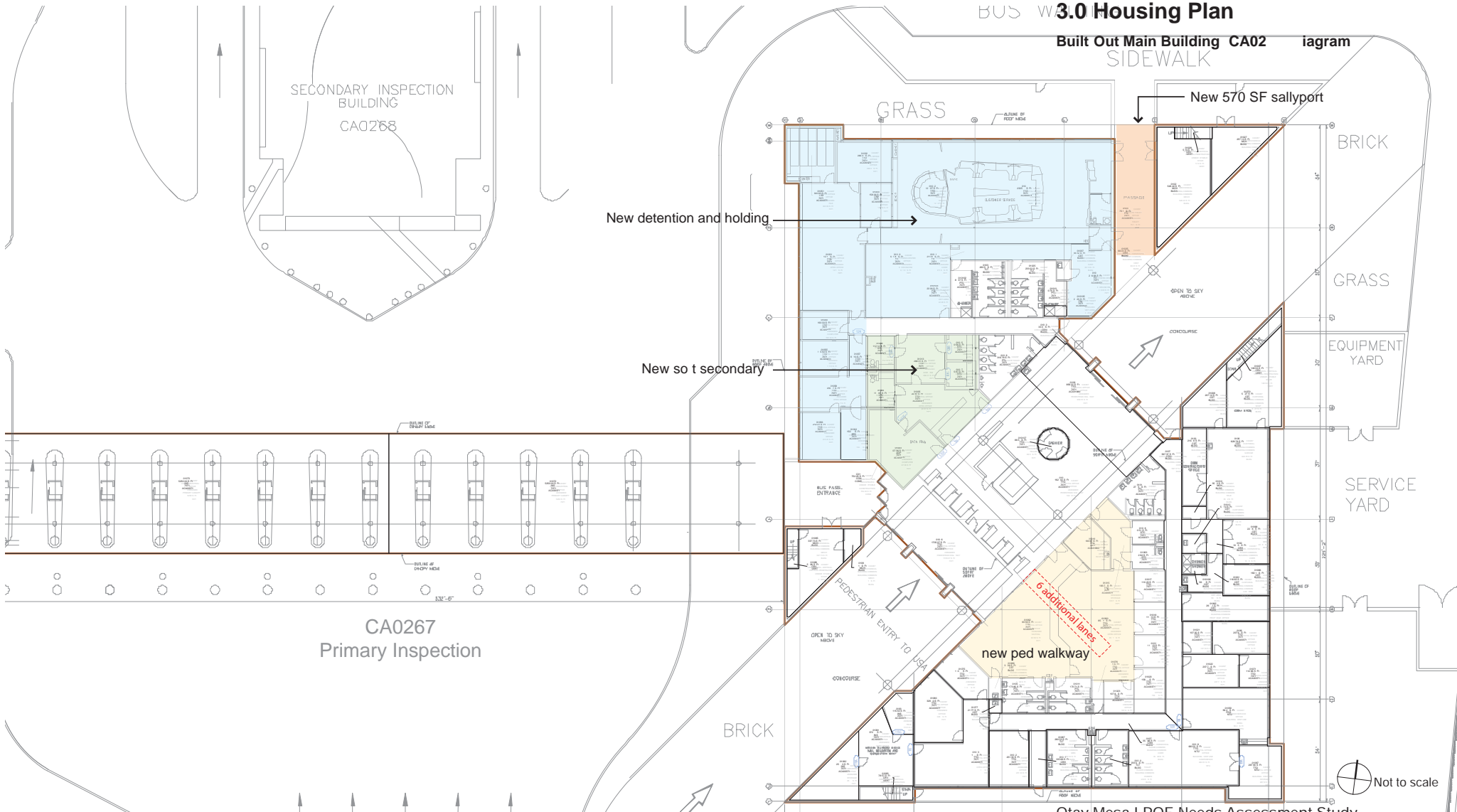
ROOM NAME	SPACE	SPACE	AGENCY	Spaces	Total (SqF)	Space Usable
BREAK	CST	Building Common	BUILDING COMMON	1	229.69	01068 229.69
BREAK	FDS	Special	BUILDING JOINT USE	1	456.24	01050 456.24
CONFERENCE	TTO	Office	7071 DHS CBP	1	112.66	01071 112.66
CONFERENCE	TTO	Office	BUILDING JOINT USE	1	683.51	01098 683.51
CONSTRUCTION	CON	-----	CONS	2	1215.73	C01 752.25 CM1 463.48
CORR.	CRH	Office	7071 DHS CBP	1	44.41	01076 44.41
CORR.	CRH	Building Common	BUILDING COMMON	5	1570.59	01091 105.66 01079 359.88 01074 567.37 01024 104.59 01043 433.09
CUST.	CST	Building Common	BUILDING COMMON	3	91.27	01077 21.77 01088 34.38 01037 35.12
GARAGE	CST	Building Common	BUILDING COMMON	1	628.78	01069 628.78
HLDG.	STC	Special	7071 DHS CBP	6	596.75	01063 92.82 01048 90.51 01036 114.87 01038 112.12 01047 95.87 01045 90.56
LOCKERS	PTL	Special	7071 DHS CBP	2	175.07	010102 84.37 010104 90.7
LOCKERS	CST	Building Common	BUILDING COMMON	2	170.75	01001 116.65 01012 54.1
MECH.	MCH	Building Common	BUILDING COMMON	7	3100.01	01085 337.73 01084 49.19 01029 526.22 01027 257.1 M1008 779.84 M1007 741.63 M1006 408.3
MEN	TLT	Special	7071 DHS CBP	2	490.63	01059 173.85 01046 316.78
MEN	TLT	Building Common	BUILDING COMMON	2	541.12	01087 280.53 01039 260.59
OFFICE	TTO	Office	7071 DHS CBP	10	1786.49	01064 207.64 01092 251.33 01080 328.9 01075 190.94 01023 107.84 01022 207.74 01021 107.35 01020 156.49 01019 114.13 01018 114.13
OFFICE	TTO	Building Common	BUILDING COMMON	2	376.62	01066 160.14 01009 216.48
OPEN OFFICE	TTO	Office	7071 DHS CBP	3	1286.8	01093 491.49 01081 372.44 01005 422.87
OPEN TO BELOW	OTB	-----	VOID	1	4264.57	M1005 4264.57

ROOM NAME	SPACE	SPACE	AGENCY	Spaces	Total	Space Usable
OUTBOUND INSP. CANOPY	INS	Canopy	7071 DHS CBP	1	3476.67	010100 3476.67
PEDESTRIAN WALKWAY	TTO	Office	7071 DHS CBP	2	3329.68	01096 1705.07 01094 1624.61
PEDESTRIAN WALKWAY	TTO	Office	7071 DHS CBP	1	856.51	01089 856.51
PRIMARY CANOPY	INS	Canopy	7071 DHS CBP	2	10500	01073 5250 01072 5250
PROP. MGR. OFFICE	CST	Building Common	BUILDING COMMON	1	264.41	01065 264.41
SHOP	CST	Building Common	BUILDING COMMON	1	459.27	01070 459.27
STAIR	CRV	-----	VERT	8	480.78	01086 54.06 01083 78.57 01007 108.53 01028 45.13 M1009 49.38 M1010 47.36 M1004 48.44 M1003 49.31
STORAGE	INS	Storage	7071 DHS CBP	2	259.9	01082 259.9
STORAGE	INS	Building Common	BUILDING COMMON	2	987.02	01008 207.12 M1002 779.9
STORAGE	TTO	Office	BUILDING JOINT USE	1	267.8	01067 267.8
TELE.	TTO	Office	7071 DHS CBP	2	225.73	01017 110.23 010099 115.5
TELE.	TTO	Building Common	BUILDING COMMON	1	35.42	01010 35.42
TELLER	TTO	Office	7071 DHS CBP	1	86.59	010107 86.59
WET AREA	PTL	Special	7071 DHS CBP	2	46.49	010103 22.26 010105 24.23
WET AREA	TTO	Building Common	BUILDING COMMON	1	56.49	010106 56.49
WOMEN	PTL	Special	7071 DHS CBP	2	450.25	01011 170.71 01014 279.54
WOMEN	TLT	Building Common	BUILDING COMMON	2	467.06	01090 233.54 01025 233.52
WORK RM.	TTO	Office	7071 DHS CBP	1	268.31	01013 268.31

Joint Use Office	951.31
Joint Use Storage	0
Joint Use Canopy	0
Joint Use Special	576.24
Building Common	10061
7071 Office	13352.18
7071 Storage	619.9
7071 Canopy	13976.67
7071 Special Const.	4494.19
Void	1696.51
	4264.57

Otay Mesa LPOE Needs Assessment Study
Line and Space, LLC 627 East Speedway Tucson, AZ 85705 (520) 623-1313
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3.0 Housing Plan

Built Out Main Building CA02
 SIDEWALK
 Diagram

New detention and holding →

New so t secondary →

New 570 SF sallyport

6 additional lanes

new ped walkway

CA0267
 Primary Inspection

SECONDARY INSPECTION
 BUILDING
 CA0268

Otay Mesa LPOE Needs Assessment Study
 Line and Space, LLC 627 East Speedway Tucson, AZ 85705 (520) 623-1313
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Not to scale

3.0 Housing Plan

Housing Plans - Secondary Inspection Building

Proposed Housing Plan

CA0268JJ SECONDAR INSP BLDG
 2500 PASEO INT'L - OTA SAN DIEGO FIELD OFFICE (CA)
 SAN DIEGO, CA 92154-7209

REXUS (Space table) data through 01/24/2017

Agency Bureau Name	Agency Bureau Code	Office SF	Storage SF	Canopy SF	Special SF	Total SF	Bldg Common	Total RSF	Total GSF	Outside Par ing	Inside Par ing
DHS OFFC OF THE SEC - DHS-CBP FIELD OPERATIONS FACILITIES	7071	5,099	272	44,198	1,805	51,373	0	51,373	51,373	0	0
Building Common		0	0	0	0	0	1,214	1,214	1,214	0	0
Building Joint Use		0	0	0	0	0	0	0	0	0	0
Unmarketable		0	0	0	0	0	0	0	508	0	0
Total		5,099	272	44,198	1,805	51,373	1,214	52,587	53,095	0	0
R Factor	1.023635869										
Special Spaces											
Laboratory	119	Showers	-	Lockers	-						
Holding Cell	673	Break Rm	305	Vending	158.1						
Restroom	290	Vault	121								
Physical Fitness	-	ADP	138.19								

Existing Housing Plan

Agency Bureau Name	Agency Bureau Code	Office SF	Storage SF	Canopy SF	Special SF	Total SF	Bldg Common	Total RSF	Total GSF	Outside Par ing	Inside Par ing
DHS OFFC OF THE SEC - DHS-CBP FIELD OPERATIONS FACILITIES	7071	5,099	272	44,198	1,805	51,373	0	51,373	51,373	0	0
Building Common		0	0	0	0	0	1,214	1,214	1,214	0	0
Building Joint Use		0	0	0	0	0	0	0	0	0	0
Unmarketable		0	0	0	0	0	0	0	508	0	0
Total		5,099	272	44,198	1,805	51,373	1,214	52,587	53,095	0	0
R Factor	1.023635869										
Special Spaces											
Laboratory	119	Showers	-	Lockers	-						
Holding Cell	673	Break Rm	305	Vending	158.1						
Restroom	290	Vault	121								
Physical Fitness	-	ADP	138.19								

Otay Mesa LPOE Needs Assessment Study

Line and Space, LLC 627 East Speedway Tucson, AZ 85705 (520) 623-1313
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3.0 Housing Plan

Housing Plans - Commercial Export

Proposed Housing Plan

CA0269JJ
 2500 PASEO INT'L - OTA
 SAN DIEGO, CA 92154-7209

OTA MESA LPOE E PORT BLDG
 SAN DIEGO FIELD
 OFFICE (CA)

REXUS (Space table) data through 01/24/2017

Agency Bureau Name	Agency Bureau Code	Office SF	Storage SF	Canopy SF	Special SF	Total SF	Bldg Common	Total RSF	Total GSF	Outside Par ing	Inside Par ing
DHS OFFC OF THE SEC - DHS-CBP FIELD OPERATIONS FACILITIES	7071	11,303	2,684	23,737	2,297	40,020	0	40,020	40,020	216	0
AGRICULTURE DEPT - ANIMAL AND PLANT HEALTH INSPECTION	1234	4,194	0	1,485	616	6,295	0	6,295	6,295	1	0
Building Common		0	0	0	0	0	7,107	7,107	7,107	0	0
Building Joint Use		0	0	0	0	0	0	0	0	0	0
Unmarketable		0	0	0	0	0	0	0	586	0	0
Total		15,498	2,684	25,222	2,913	46,316	7,107	53,423	54,009	217	0
R Factor	1.153457201										
Special Spaces											
Laboratory	283	Showers	-	Lockers	204						
Holding Cell	-	Break Rm	761	Vending	-						
Restroom	381	Vault	283								
Physical Fitness	-	ADP	-								
Firearms Simulator	1,000										

Existing Housing Plan

Agency Bureau Name	Agency Bureau Code	Office SF	Storage SF	Canopy SF	Special SF	Total SF	Bldg Common	Total RSF	Total GSF	Outside Par ing	Inside Par ing
DHS OFFC OF THE SEC - DHS-CBP FIELD OPERATIONS FACILITIES	7071	17,089	2,225	37,369	1,381	58,064	0	58,064	58,064	36	0
PLANT HEALTH INSPECTION SERVICE	1234	2,074	0	3,947	616	6,638	0	6,638	6,638	1	0
Building Common		0	0	0	0	0	5,137	5,137	5,137	0	0
Building Joint Use		0	0	0	0	0	0	0	0	0	0
Unmarketable		0	0	0	0	0	0	0	586	0	0
Total		19,163	2,225	41,316	1,997	64,702	5,137	69,839	70,425	37	0
R Factor	1.079400122										
Special Spaces											
Laboratory	283	Showers	-	Lockers	204						
Holding Cell	-	Break Rm	761	Vending	-						
Restroom	381	Vault	368								
Physical Fitness	-	ADP	-								

Otay Mesa LPOE Needs Assessment Study

Line and Space, LLC 627 East Speedway Tucson, AZ 85705 (520) 623-1313
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3.0 Housing Plan

Thematic Report - Commercial Export Building CA0269

SPACES TO BE ADDED								5,850.14 sf			
ROOM NAME	SPACE TYPE	SPACE CATEGORY	AGENCY	Spaces	Total (SqF)	Space ID	Usable Area				
CLASSROOM	TTO	Office	7071 DHS CBP	2	680	Instructor support	80 600				
CORR.	CRH	Building Common	BUILDING COMMON	2	1875		993.75 881.39				
CUST.	CST	Building Common	BUILDING COMMON	1	15		15				
ELEC.	MCH	Building Common	BUILDING COMMON	1	80		80				
FIREARMS SIMULATOR	CFT	Special	7071 DHS CBP	1	1000		80				
OFFICE	TTO	Office	7071 DHS CBP	3	300		1000				
OPEN OFFICE	TTO	Office	7071 DHS CBP	9	720	Train. Sup Train. Sup Train. Sup	100 100 100				
STORAGE	INS	Storage	7071 DHS CBP	8	780	T.O. Work stor stor weap sec weap sec weap sec weap sup weap clean	80 230 230 40 40 40 80 80 80				
TRAINING	CFT	Office	7071 DHS CBP	2	400	tactical tactical	200 200				

SPACES TO BE REMOVED								22,266.14 sf total			
Spaces to be remodeled after FP&F (5,850sf) relocates to CAB and demolished Secondary Inspection Dock (16,416 sf)											
ROOM NAME	SPACE TYPE	SPACE CATEGORY	AGENCY	Spaces	Total (SqF)	Space ID	Usable Area				
COMPUTER	TTO	Office	7071 DHS CBP	1	83.06		1206 83.06				
CONFERENCE	TTO	Office	7071 DHS CBP	1	251.53		1159 251.53				
CORR.	TTO	Office	7071 DHS CBP	1	215.74		1148 215.74				
FILE	TTO	Office	7071 DHS CBP	1	315		1156 315				
OFFICE	TTO	Office	7071 DHS CBP	8	1402.94		1202 1201 1210 1155 1149 1157 1179 1178				
OPEN OFFICE	TTO	Office	7071 DHS CBP	4	3030.32		1205 1161 1146 1177				
STORAGE	INS	Storage	7071 DHS CBP	2	321.7		10236 10237				
STORAGE	TTO	Office	7071 DHS CBP	3	374.96		1147 1144 1171				
TRUCK SECONDARY	INS	Canopy	1234 USDA APHIS	1	2462.4		1181 2462.4				
TRUCK SECONDARY	INS	Canopy	7071 DHS CBP	1	13631.9		1190 13631.9				
TELLER	TTO	Office	7071 DHS CBP	1	92.01		1203 92.01				
VAULT	STC	Special	7071 DHS CBP	1	84.58		1204 84.58				

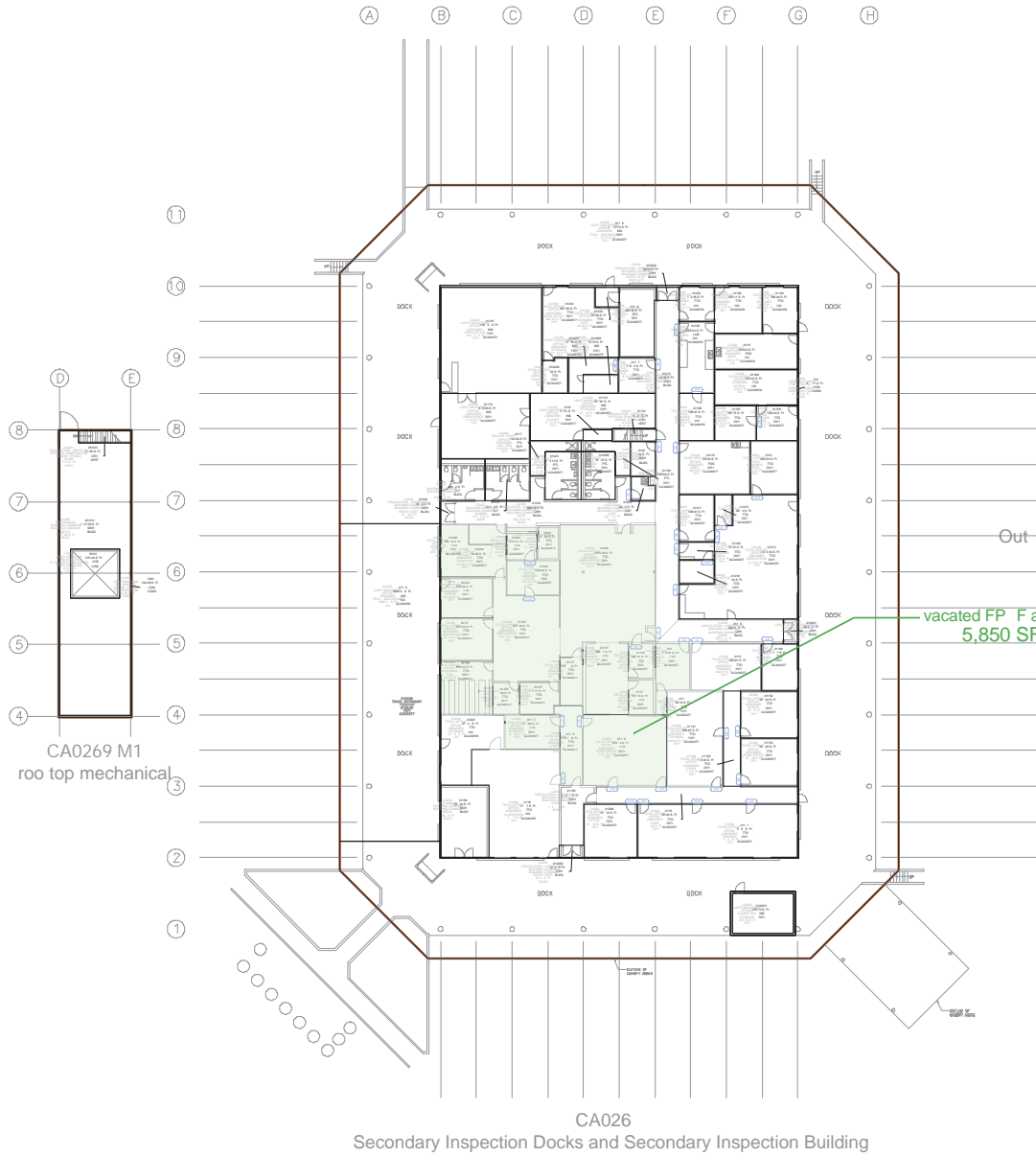
SPACES TO REMAIN								48,433.87 sf			
ROOM NAME	SPACE TYPE	SPACE CATEGORY	AGENCY	Spaces	Total (SqF)	Space ID	Usable Area				
BREAK	FDS	Special	1234 USDA APHIS	1	333		1164 333				
BREAK	FDS	Special	7071 DHS CBP	2	428.25		1215 428.25				
BREAK	TTO	Office	7071 DHS CBP	1	70.75		1182 70.75				
CLASSROOM	TTO	Office	1234 USDA APHIS	1	929.97		1184 929.97				
CLOSET	INS	Storage	7071 DHS CBP	1	39.21		1169 39.21				
CLOSET	TTO	Office	7071 DHS CBP	1	94.33		1218 94.33				
CONSTRUCTION	CON	CONS		2	450.05		CM1 C01				
CONTROL BOOTH	TTO	Office	7071 DHS CBP	2	204.72		1193 1199				
CORR.	CRH	Building Common	BUILDING COMMON	4	2096.04		1183 1217 1216 1145				
CORR.	TTO	Office	7071 DHS CBP	2	597.00		1189 1150				
CUST.	CST	Building Common	BUILDING COMMON	1	60.47		1200 60.47				
ELEC.	MCH	Building Common	BUILDING COMMON	1	99.52		1209 99.52				
ENTRY VEST.	CRH	Building Common	BUILDING COMMON	4	143.67		10229 10230 10231 10232				
LAB.	LAB	Special	1234 USDA APHIS	1	283		1165 283				
LOCKERS	PTL	Special	7071 DHS CBP	2	203.93		1180 1174				
MECH.	MCH	Building Common	BUILDING COMMON	2	2311.26		1185 M1011				
MEN	PTL	Special	7071 DHS CBP	1	192.1		10234 192.1				
MEN	TLT	Building Common	BUILDING COMMON	1	208.42		1176 208.42				
OFFICE	TTO	Office	1234 USDA APHIS	4	581.52		1163 1162 1222				
OFFICE	TTO	Office	7071 DHS CBP	9	2100.72		1166 1158 1167 1197 1208 1214 1211 1160 1152				
OPEN OFFICE	INS	Office	7071 DHS CBP	2	1857.84		1173 1221				
OPEN OFFICE	TTO	Office	7071 DHS CBP	3	2112.06		1220 1213 1153				
OPEN TO BELOW	OTB	VOID		1	275		added M1014				
OUTBOUND INSP. CANOPY	INS	Canopy	7071 DHS CBP	1	808.78		1192 808.78				
STAIR	CRV	VERT		2	135.84		1172 M1013				
STORAGE	INS	Storage	7071 DHS CBP	3	776.99		10227 10228 1170				

ROOM NAME	SPACE TYPE	SPACE CATEGORY	AGENCY	Spaces	Total (SqF)	Space ID	Usable Area
STORAGE	INS	Storage	7071 DHS CBP	1	278.73		10223 278.73
STORAGE	TTO	Office	1234 USDA APHIS	2	562.91		1168 1207
STORAGE	TTO	Office	7071 DHS CBP	4	99.53		10226 99.53
TELE.	TTO	Office	7071 DHS CBP	1	62.43		1212 62.43
TRAINING	TTO	Office	7071 DHS CBP	3	1947.18		1191 1154 1151
TRUCK PRIMARY	INS	Canopy	7071 DHS CBP	2	3763.89		1187 1186
TRUCK SECONDARY	INS	Canopy	1234 USDA APHIS	1	1485.00		reduced 1195
TRUCK SECONDARY	INS	Canopy	7071 DHS CBP	1	19972.72		1196 19973
VAULT	STC	Special	7071 DHS CBP	1	283.35		1198 283.35
VEST.	TTO	Office	7071 DHS CBP	1	56.58		10224 56.58
WOMEN	PTL	Special	7071 DHS CBP	1	189.07		10235 189.07
WOMEN	TLT	Building Common	BUILDING COMMON	1	217.95		1175 217.95
UNKNOWN	TTO	Office	7071 DHS CBP	1	2120.09		added 10238 2120.1

Building Common	7107.47
7071 Office	11303
7071 Storage	2683.71
7071 Canopy	23736.61
7071 Special	2296.70
1234 Office	4194.49
1234 Storage	0.00
1234 Canopy	1485.00
1234 Special	616.00
Const.	585.89
Void	275
	54284.01

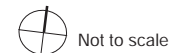
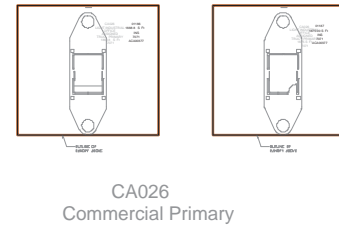
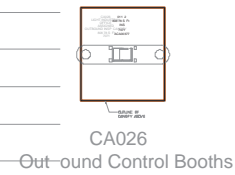
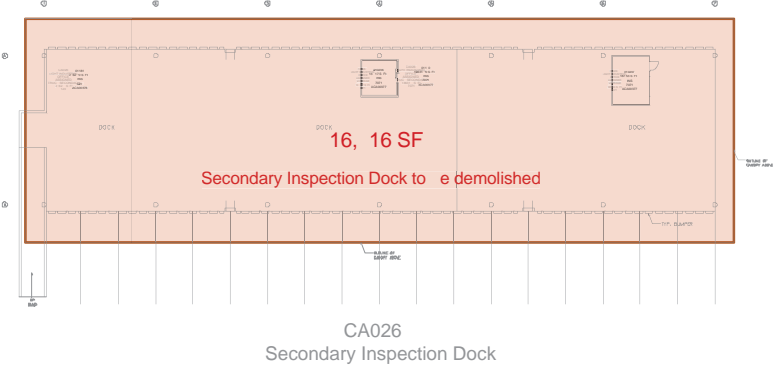
Otay Mesa LPOE Needs Assessment Study
Line and Space, LLC 627 East Speedway Tucson, AZ 85705 (520) 623-1313
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3.0 Housing Plan

Built Out Commercial Export Building CA02 diagram



Otay Mesa LPOE Needs Assessment Study
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3.0 Housing Plan

Housing Plans - Bird Quarantine

Proposed Housing Plan

CA0275JJ
 2500 PASEO INT'L - OTA
 SAN DIEGO, CA 92154-7209

BIRD QUARANTINE BLDG
 SAN DIEGO FIELD OFFICE (CA)

REXUS (Space table) data through 01/24/2017

Agency Bureau Name	Agency Bureau Code	Office SF	Storage SF	Canopy SF	Special SF	Total SF	Bldg Common	Total RSF	Total GSF	Outside Par ing	Inside Par ing
AGRICULTURE DEPT - ANIMAL AND PLANT HEALTH INSPECTION	1234	537	2,131	0	0	2,668	0	2,668	2,668	0	0
Building Common		0	0	0	0	0	71	71	71	0	0
Building Joint Use		0	0	0	0	0	0	0	0	0	0
Unmarketable		0	0	0	0	0	0	0	156	0	0
Total		537	2,131	0	0	2,668	71	2,739	2,896	0	0
R Factor	1.026651225										

Existing Housing Plan

Agency Bureau Name	Agency Bureau Code	Office SF	Storage SF	Canopy SF	Special SF	Total SF	Bldg Common	Total RSF	Total GSF	Outside Par ing	Inside Par ing
PLANT HEALTH INSPECTION SERVICE	1234	537	2,131	0	0	2,668	0	2,668	2,668	0	0
Building Common		0	0	0	0	0	71	71	71	0	0
Building Joint Use		0	0	0	0	0	0	0	0	0	0
Unmarketable		0	0	0	0	0	0	0	156	0	0
Total		537	2,131	0	0	2,668	71	2,739	2,896	0	0
R Factor	1.026651225										

Otay Mesa LPOE Needs Assessment Study

Line and Space, LLC 627 East Speedway Tucson, AZ 85705 (520) 623-1313
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3.0 Housing Plan

Housing Plans - NII Gantry

Proposed Housing Plan

CA0288JJ
2500 PASEO INT'L - OTA
SAN DIEGO, CA 92154-7209

OM NON-INTR SIVE INSPECTION GANTR (NII)
SAN DIEGO FIELD OFFICE (CA)

REXUS (Space table) data through 01/24/2017

Agency Bureau Name	Agency Bureau Code	Office SF	Storage SF	Canopy SF	Special SF	Total SF	Bldg Common	Total RSF	Total GSF	Outside Par ing	Inside Par ing
DHS OFFC OF THE SEC - DHS-CBP FIELD OPERATIONS FACILITIES	7071	495	4969	0	0	5464	0	5,464	5,464	0	0
Building Common		0	0	0	0	0	116	116	116	0	0
Building Joint Use		0	0	0	0	0	0	0	0	0	0
Unmarketable		0	0	0	0	0	0	0	483	0	0
Total		495	4969	0	0	5464.09	116	5,580	6,063	0	0
R Factor	1.021192916										

Existing Housing Plan

Agency Bureau Name	Agency Bureau Code	Office SF	Storage SF	Canopy SF	Special SF	Total SF	Bldg Common	Total RSF	Total GSF	Outside Par ing	Inside Par ing
DHS OFFC OF THE SEC - DHS-CBP FIELD OPERATIONS FACILITIES	7071	495	4969	0	0	5464	0	5,464	5,464	0	0
Building Common		0	0	0	0	0	116	116	116	0	0
Building Joint Use		0	0	0	0	0	0	0	0	0	0
Unmarketable		0	0	0	0	0	0	0	483	0	0
Total		495	4969	0	0	5464.09	116	5,580	6,063	0	0
R Factor	1.021192916										

Otay Mesa LPOE Needs Assessment Study

Line and Space, LLC 627 East Speedway Tucson, AZ 85705 (520) 623-1313
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3.0 Housing Plan

Housing Plans - Commercial Import Building

Proposed Housing Plan

CA0289JJ
2500 PASEO INT'L - OTA
SAN DIEGO, CA 92154-7209

OTA MESA LPOE IMPORT BLDG
SAN DIEGO FIELD OFFICE (CA)

REXUS (Space table) data through 01/24/2017

Agency Bureau Name	Agency Bureau Code	Office SF	Storage SF	Canopy SF	Special SF	Total SF	Bldg Common	Total RSF	Total GSF	Outside Par ing	Inside Par ing
AGRICULTURE DEPT - ANIMAL AND PLANT HEALTH INSPECTION SERVICE	1234	89	0	0	0	89	0	89	89	0	0
HHS DEPT - FOOD AND DRUG ADMINISTRATION	7506	184	0	0	0	184	0	184	184	0	0
INTERIOR DEPT - UNITED STATES FISH AND WILDLIFE SERVICE	1436	756	0	0	0	756	0	756	756	0	0
DHS OFFC OF THE SEC - DHS-CBP FIELD OPERATIONS FACILITIES	7071	27,128	404	116,988	1,278	145,797	0	145,797	145,797	0	68
DHS U.S. IMMIGRATION AND CUSTOMS ENFORCEMENT	7055	1,597	0	0	0	1,597	0	1,597	1,597		
Building Common		0	0	0	0	0	6,314	6,314	6,314	0	0
Building Joint Use		1,024	424	0	325	1,773	0	1,773	1,773	0	0
Unmarketable		0	0	0	0	0	0	0	2,439		
Total		30,777	828	116,988	1,603	150,196	6,314	156,510	158,949	0	68
R Factor	1.042039686										
Special Spaces											
Laboratory	334	Showers	66	Lockers	-						
Holding Cell	205	Break Rm	-	Vending	325						
Restroom	492	Vault	181								
Physical Fitness	-	ADP	-								

Existing Housing Plan

Agency Bureau Name	Agency Bureau Code	Office SF	Storage SF	Canopy SF	Special SF	Total SF	Bldg Common	Total RSF	Total GSF	Outside Par ing	Inside Par ing
AGRICULTURE DEPT - ANIMAL AND PLANT HEALTH INSPECTION SERVICE	1234	89	0	0	1,180	1,269	0	1,269	1,269	0	0
HHS DEPT - FOOD AND DRUG ADMINISTRATION	7506	1,459	20	0	560	2,040	0	2,040	2,040	0	0
INTERIOR DEPT - UNITED STATES FISH AND WILDLIFE SERVICE	1436	756	0	0	0	756	0	756	756	0	0
DHS OFFC OF THE SEC - DHS-CBP FIELD OPERATIONS FACILITIES	7071	24,113	384	108,465	1,278	134,239	0	134,239	134,239	80	0
DHS U.S. IMMIGRATION AND CUSTOMS ENFORCEMENT	7055	1,597	0	0	0	1,597	0	1,597	1,597		
Building Common		0	0	0	0	0	6,314	6,314	6,314	0	0
Building Joint Use		1,024	424	0	325	1,773	0	1,773	1,773	0	0
Unmarketable		0	0	0	0	0	0	0	2,439		
Total		29,037	828	108,465	3,343	141,673	6,314	147,987	150,426	80	0
R Factor	1.04456869										
Special Spaces											
Laboratory	2,074	Showers	66	Lockers	-						
Holding Cell	205	Break Rm	-	Vending	325						
Restroom	492	Vault	181								
Physical Fitness	-	ADP	-								

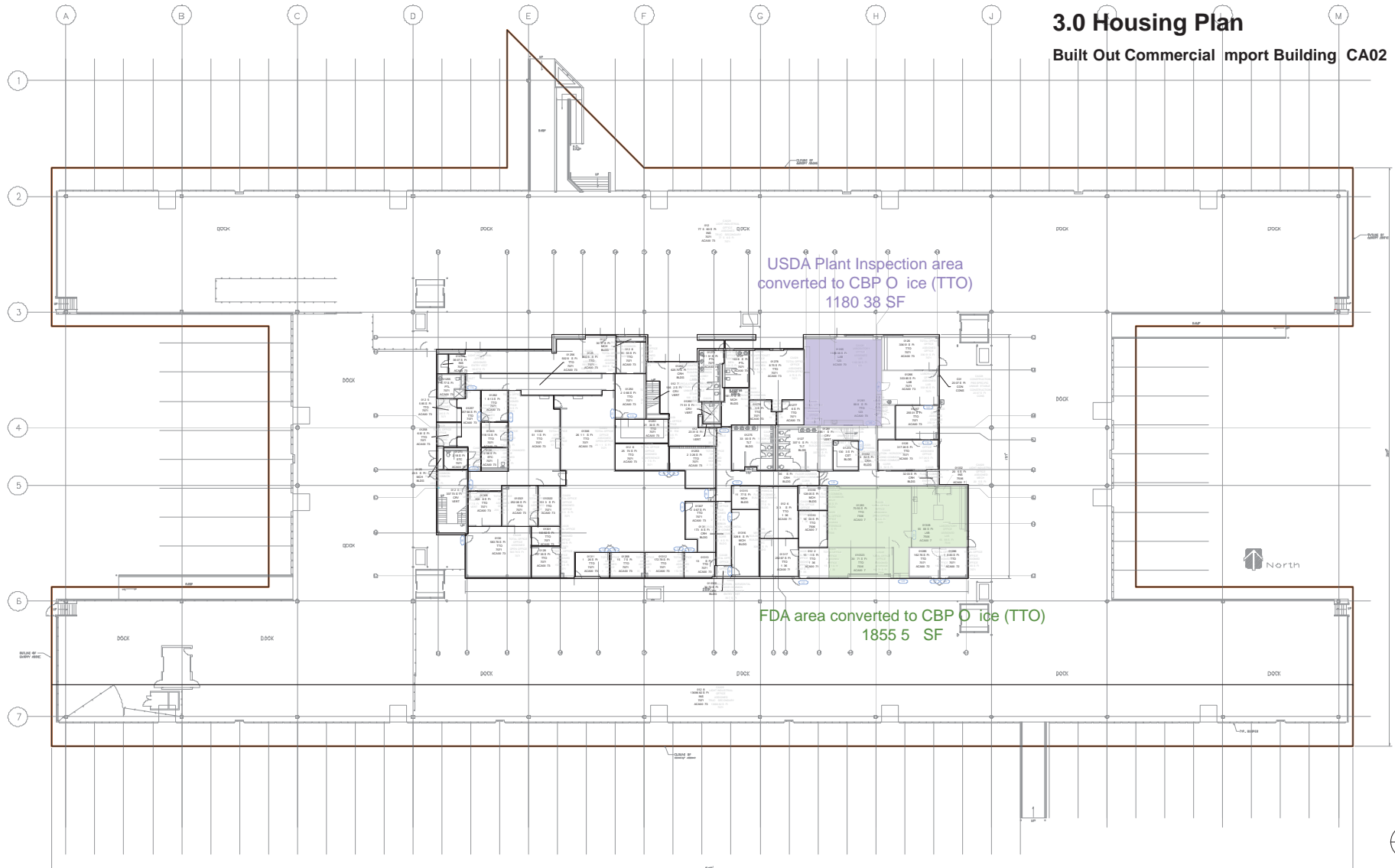
Otay Mesa LPOE Needs Assessment Study

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3.0 Housing Plan

Built Out Commercial Import Building CA02

Diagram



CA028
Commercial Import Building

Otay Mesa LPOE Needs Assessment Study
Line and Space, LLC 627 East Speedway Tucson, AZ 85705 (520) 623-1313
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3.0 Housing Plan

Housing Plans - arehouse Building

Proposed Housing Plan

CA0299JJ OTA MESA LPOE AREHO SE
 2500 PASEO INT'L - OTA SAN DIEGO FIELD OFFICE (CA)
 SAN DIEGO, CA 92154-7209

REXUS (Space table) data through 01/24/2017

Agency Bureau Name	Agency Bureau Code	Office SF	Storage SF	Canopy F	S Special SF	Total SF	Bldg Common	Total RSF	Total GSF	Outside Par ing	Inside Par ing
DHS OFFC OF THE SEC - DHS-CBP FIELD OPERATIONS FACILITIES	7071	1,288	694	0	106	2,088	0	2,088	2,088	0	0
Building Common		0	0	0	0	0	85	85	85	0	0
Building Joint Use		0	0	0	0	0	0	0	0	0	0
Unmarketable		0	0	0	0	0	0	0	211	0	0
Total		1,288	694	0	106	2,088	85	2,173	2,384	0	0
R Factor	1.040713711										
Special Spaces											
Laboratory		- Showers		- Lockers		-					
Holding Cell		- Break Rm		- Vending		-					
Restroom		- Vault		- Food Prep	106.26						
Physical Fitness		- ADP		-							

Existing Housing Plan

Agency Bureau Name	Agency Bureau Code	Office SF	Storage SF	Canopy SF	S Special SF	Total SF	Bldg Common	Total RSF	Total GSF	Outside Par ing	Inside Par ing
DHS OFFC OF THE SEC - DHS-CBP FIELD OPERATIONS FACILITIES	7071	1,288	694	0	106	2,088	0	2,088	2,088	0	0
Building Common		0	0	0	0	0	85	85	85	0	0
Building Joint Use		0	0	0	0	0	0	0	0	0	0
Unmarketable		0	0	0	0	0	0	0	211	0	0
Total		1,288	694	0	106	2,088	85	2,173	2,384	0	0
R Factor	1.040713711										
Special Spaces											
Laboratory		- Showers		- Lockers		-					
Holding Cell		- Break Rm		- Vending		-					
Restroom		- Vault		- Food Prep	106.26						
Physical Fitness		- ADP		-							

Otay Mesa LPOE Needs Assessment Study

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3.0 Housing Plan

Housing Plans - Ha Mat Building

Proposed Housing Plan

CA0300JJ
2500 PASEO INT'L - OTA
SAN DIEGO, CA 92154-7209

OTA MESA LPOE HA MAT BLDG
SAN DIEGO FIELD OFFICE (CA)

REXUS (Space table) data through 01/24/2017

Agency Bureau Name	Agency Bureau Code	Office SF	Storage SF	Canopy SF	Special SF	Total SF	Bldg Common	Total RSF	Total GSF	Outside Par ing	Inside Par ing
DHS OFFC OF THE SEC - DHS-CBP FIELD OPERATIONS FACILITIES	7071	0	0	3,769	0	3,769	0	3,769	3,769	0	0
Building Common		0	0	0	0	0	0	0	0	0	0
Building Joint Use		0	0	0	0	0	0	0	0	0	0
Unmarketable		0	0	0	0	0	0	0	0	0	0
Total		0	0	3,769	0	3,769	0	3,769	3,769	0	0
R Factor	1										

Existing Housing Plan

Agency Bureau Name	Agency Bureau Code	Office SF	Storage SF	Canopy SF	Special SF	Total SF	Bldg Common	Total RSF	Total GSF	Outside Par ing	Inside Par ing
DHS OFFC OF THE SEC - DHS-CBP FIELD OPERATIONS FACILITIES	7071	0	0	3,769	0	3,769	0	3,769	3,769	0	0
Building Common		0	0	0	0	0	0	0	0	0	0
Building Joint Use		0	0	0	0	0	0	0	0	0	0
Unmarketable		0	0	0	0	0	0	0	0	0	0
Total		0	0	3,769	0	3,769	0	3,769	3,769	0	0
R Factor	1										

Otay Mesa LPOE Needs Assessment Study

Line and Space, LLC 627 East Speedway Tucson, AZ 85705 (520) 623-1313
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3.0 Housing Plan

Housing Plans - Seizure Vault

Proposed Housing Plan

CA0301JJ OTA MESA LPOE SEI REVA LT
 2500 PASEO INT'L - OTA SAN DIEGO FIELD OFFICE (CA)
 SAN DIEGO, CA 92154-7209

REXUS (Space table) data through 01/24/2017

Agency Bureau Name	Agency Bureau Code	Office SF	Storage SF	Canopy SF	Special SF	Total SF	Bldg Common	Total RSF	Total GSF	Outside Par ing	Inside Par ing
DHS OFFC OF THE SEC - DHS-CBP FIELD OPERATIONS FACILITIES	7071	1,927	0	0	7,240	9,167	0	9,167	9,167	0	0
Building Common		0	0	0	0	0	128	128	128	0	0
Building Joint Use		0	0	0	0	0	0	0	0	0	0
Unmarketable		0	0	0	0	0	0	0	265		
Total		1,927	0	0	7,240	9,167	128	9,296	9,561	0	0
R Factor	1.013990743										
Special Spaces											
Laboratory		-	Showers	-	Lockers	-					
Holding Cell		-	Break Rm	-	Vending	-					
Restroom	18	Vault	7,222	Food Prep	-						
Physical Fitness	-	ADP	-								

Existing Housing Plan

Agency Bureau Name	Agency Bureau Code	Office SF	Storage SF	Canopy SF	Special SF	Total SF	Bldg Common	Total RSF	Total GSF	Outside Par ing	Inside Par ing
DHS OFFC OF THE SEC-DHS-CBP FIELD OPERATIONS FACILITIES	7071	1,927	0	0	7,240	9,167	0	9,167	9,167	0	0
Building Common		0	0	0	0	0	128	128	128	0	0
Building Joint Use		0	0	0	0	0	0	0	0	0	0
Unmarketable		0	0	0	0	0	0	0	265		
Total		1,927	0	0	7,240	9,167	128	9,296	9,561	0	0
R Factor	1.013990743										
Special Spaces											
Laboratory		-	Showers	-	Lockers	-					
Holding Cell		-	Break Rm	-	Vending	-					
Restroom	18	Vault	7,222	Food Prep	-						
Physical Fitness	-	ADP	-								

Otay Mesa LPOE Needs Assessment Study

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3.0 Housing Plan

Housing Plan - Commercial Annex Building

Proposed Housing Plan

PASEO INT'L-OTA MESA
SAN DIEGO, CA 92154-7209

OTA MESA COMMERCIAL
ANNE BLDG
SAN DIEGO FIELD OFFICE (CA)

REXUS (Space table) data through 01/24/2017

Agency Bureau Name	Agency Bureau Code	Office SF	Storage SF	Canopy SF	Special SF	Total SF	Bldg Common	Total RSF	Total GSF	Outside Par ing	Inside Par ing
DHS OFFC OF THE SEC - DHS-CBP FIELD OPERATIONS FACILITIES	7071	9,640	3,635	0	1024	14,299	0	14,299	14,299	0	94
HHS DEPT - FOOD AND DRUG ADMINISTRATION	7506	4,568	900	0	800	6,268	0	6,268	6,268	0	42
Building Common		0	0	0	0	0	7298	7,298	7,298	0	0
Building Joint Use		1760	0	0	1600	3,360	0	3,360	3,360	0	0
Unmarketable		0	0	0	0	0	0	0	2,715		
Total		15,968	4,535	0	3,424	23,927	7,298	31,225	33,940	0	136
R Factor	1.305002717										
Special Spaces											
Laboratory		-	Showers	-	Lockers	364					
Holding Cell	300	Break	1,100	Vending	-						
Restroom	660	Vault	-	Food Prep	-		3,424				
Physical Fitness	1,000	ADP	-								

Otay Mesa LPOE Needs Assessment Study

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3.0 Housing Plan

Thematic Report - Commercial Annex Building

Commercial Annex Building 33,940 sf

ROOM NAME	SPACE TYPE	SPACE CATEGORY	AGENCY	Spaces	Total (SqF)	Space ID	Usable Area
BREAK	FDS	Special	7506 HHS FDA	1	800		800
BREAK	FDS	Special	7071 DHS CBP	2	300	break	240
CONFERENCE	TTO	Office	BUILDING JOINT USE	2	800	Lactation	60
CONFERENCE	TTO	Office	7506 HHS FDA	2	3415.2	small large	200
CONSTRUCTION	CON	CONSTRUCTION	1	2715.2		700
COBR	GRH	Building Common	BUILDING COMMON	1	4073		2715.2
15% Estimated CUST.	GST	Building Common	BUILDING COMMON	1	45	Janitor clss.	4072.8
ELEC.	MCH	Building Common	BUILDING COMMON	5	1080		45
EQUIP RM.	INS	Storage	7506 HHS FDA	1	400	LANIDATA	400
EQUIP RM.	INS	Storage	7071 DHS CBP	3	725	LANIDATA	400
FITNESS CENTER	FIT	Special	BUILDING JOINT USE	1	1000		125
HOLDING	STC	Special	7071 DHS CBP	3	300	Gym	200
INTERVIEW	TTO	Office	7071 DHS CBP	2	200	Holding Cell	100
LOCKERS	PTL	Special	7071 DHS CBP	2	364	Interview Interview	100
MAIL RM.	TTO	Office	BUILDING JOINT USE	1	60	Male Female	252
MECH.	MCH	Building Common	BUILDING COMMON	1	1500	Mail Room	112
OFFICE	TTO	Office	7071 DHS CBP	22	4100	Sup Off Off Off Off Queue Waiting Int. PIV PIV PIV PIV PIV PIV Wkst/Job Op Chief/SENTRY Sup Off Security Booth Watch Commander Branch Chief Cashiers Counters Sup Sup Second Line PFT Line	1500
OFFICE	TTO	Office	7506 HHS FDA	11	3768	Sup Comp Off Comp Off Comp Off Comp Off CS Tech CSO Visiting SO Copier Printer	450

ROOM NAME	SPACE TYPE	SPACE CATEGORY	AGENCY	Spaces	Total (SqF)	Space ID	Usable Area
PRIVATE TOILET	PTL	Special	7071 DHS CBP	1	66	TTEC-staff RR	60
PRIVATE TOILET	PTL	Special	BUILDING JOINT USE	2	600	male female	300
TOILET	TLT	Building Common	BUILDING COMMON	2	600	male female	300
STORAGE	INS	Storage	7071 DHS CBP	5	2910	TTEC Stor. I-94 Stor. CBP File Stor. Office Sup. High Dens. Storage.	300
STORAGE	INS	Storage	7506 HHS FDA	2	500	FP&F	160
WAITING	TTO	Office	BUILDING JOINT USE	1	900	Waiting	150
WAITING	TTO	Office	7506 HHS FDA	1	100	Waiting	250

ROOM NAME	SPACE TYPE	SPACE CATEGORY	AGENCY	Spaces	Total (SqF)	Space ID	Usable Area
STORAGE	INS	Storage	7506 HHS FDA	2	500	High Dens. Storage.	250
WAITING	TTO	Office	BUILDING JOINT USE	1	900	Waiting	900
WAITING	TTO	Office	7506 HHS FDA	1	100	Waiting	100

counters for TTEC and I-94

Olay Mesa LPOE Needs Assessment Study
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3.0 Housing Plan

Housing Plan - SDA Plant Inspection Station

Proposed Housing Plan

PASEO INT'L-OTA MESA
SAN DIEGO, CA 92154-7209

OTA MESA SDA PLANT
INSPECTION STATION
SAN DIEGO FIELD OFFICE (CA)

REXUS (Space table) data through 01/24/2017

Agency Bureau Name	Agency Bureau Code	Office SF	Storage SF	Canopy SF	Special SF	Total SF	Bldg Common	Total RSF	Total GSF	Outside Par ing	Inside Par ing
PLANT HEALTH INSPECTION SERVICE											
	1234	2920	2,416	0	4440	9,776	0	9,776	9,776	0	24
Building Common		0	0	0	0	0	1903	1,903	1,903	0	0
Building Joint Use		0	0	0	0	0	0	0	0	0	0
Unmarketable		0	0	0	0	0	0	0	1,016	0	0
Total		2,920	2,416	0	4,440	9,776	1,903	11,679	12,695	0	24
R Factor	1.194701309										
Special Spaces											
Laboratory	3,150	Garage	-	Lockers	624						
Holding Cell		- Showers	-	Vending	240						
				Food Prep							
Restroom		- Medical Break Rm			-						
Physical Fitness	144		282								
Conference		- Vault									
Firearms Simulator		- ADP									

Otay Mesa LPOE Needs Assessment Study

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3.0 Housing Plan

Thematic Report - SDA Plant Inspection Station

ROOM NAME	SPACE TYPE	SPACE CATEGORY	AGENCY	Spaces	Total (S Ft)	Space ID	Usable Area
BREA	FDS	Special	123 USDA APHIS	2	282	resk lactation room	210 72
COMPUTER	TTO	O ice	123 USDA APHIS	1	80	server	80
CONSTRUCTION	CON	-----	CONSTRUCTION	1	1015 6		1015 6
CORR	CRH	Building Common	BUILDING COMMON	1	1523		1523
15 Estimated CUST	CST	Building Common	BUILDING COMMON	1	100	anitor	100
ELEC	MCH	Building Common	BUILDING COMMON	1	100		100
ENTRY LOBBY	TTO	Building Common	BUILDING COMMON	1	80	common entry	80
FITNESS CENTER	FIT	Special	123 USDA APHIS	1	1		1
LAB	LAB	Special	123 USDA APHIS	8	3150	Inspection Rm Treatment Rm Entomology La Ent Collection Plant Path/Bot Plant Collection Sample E tract Molecular Room	800 200 1000 300 50 200 80 120
LOADING DOC	INS	Storage	123 USDA APHIS	2	1536	Store ront dock receiving	38 1152
LOC ERS	PTL	Special	123 USDA APHIS	2	62	men s women s	312 312
MECH	MCH	Building Common	BUILDING COMMON	1	100		100
OFFICE	TTO	O ice	123 USDA APHIS	3	7 0	Con erence Huddle Room PIS Supervisor	00 160 180
OPEN OFFICE	TTO	O ice	123 USDA APHIS	2	2100	Identifiers O S uad Room	00 1200
STORAGE	INS	Storage	123 USDA APHIS		808	Common Stor Dirty Holding Clean Holding CITES Room	00 1 1 120
VENDING	FDS	Special	123 USDA APHIS	1	2 0		2 0
VEST	INS	Storage	123 USDA APHIS	1	72	vesti ulti	72

Common	1	03
123 O ice	2	20
123 Storage	2	16
123 Canopy		0
123 Special		0
unmark	1015 6	126 5

3.0 Housing Plan

Housing Plan - Ha Mat Commercial Lot

Proposed Housing Plan

PASEO INT'L-OTA MESA
SAN DIEGO, CA 92154-7209

OTA MESA HA MAT
SAN DIEGO FIELD OFFICE (CA)

REXUS (Space table) data through 01/24/2017

Agency Bureau Name	Agency Bureau Code	Office SF	Storage SF	Canopy SF	Special SF	Total SF	Bldg Common	Total RSF	Total GSF	Outside Par ing	Inside Par ing
DHS OFFC OF THE SEC - DHS-CBP											
FIELD OPERATIONS FACILITIES	7071	160	400	14,000	65	14,625	0	14,625	14,625	0	3
Building Common		0	0	0	0	0	606	606	606	0	0
Building Joint Use		0	0	0	0	0	0	0	0	0	0
Unmarketable		0	0	0	0	0	0	0	107		
Total		160	400	14,000	65	14,625	606	15,231	15,338	0	3
R Factor	1.041401709										
Special Spaces											
Laboratory		-	Garage	-	Lockers	-					
Holding Cell		-	Showers	-	Vending	-					
					Food						
Restroom	65	Medical	-	Prep	-						
Physical Fitness		-	Break Rm	-							
Conference		-	Vault	-							
Firearms Simulator		-	ADP	-							

Otay Mesa LPOE Needs Assessment Study

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3.0 Housing Plan

Thematic Report - Ha Mat Commercial Lot

ROOM NAME	SPACE TYPE	SPACE CATEGORY	AGENCY	Spaces	Total (SqF)	Space ID	Usable Area
HA MAT (Import Lot)					15,338 sf		
CANOPY	INS	Canopy	7071 DHS CBP	2	14000		
						Dock Canopy Containment	12000
							2000
CONSTRUCTION	CON	-----	CONSTRUCTION	1	107		
10% estimated							107
CORR.	CRH	Building Common	BUILDING COMMON	1	161		
15% Estimated							160.5
CUST.	CST	Building Common	BUILDING COMMON	1	15		
						Janitor	15
ELEC.	MCH	Building Common	BUILDING COMMON	2	280		
						Lan/Data	200
						Elec Closet	80
MECH.	MCH	Building Common	BUILDING COMMON	1	150		
							150
OPEN OFFICE	TTO	Office	7071 DHS CBP	1	160		
						Agent Wksts	160
PRIVATE TOILET	PTL	Special	7071 DHS CBP	1	65		
						TTEC staff RR	65
STORAGE	INS	Storage	7071 DHS CBP	4	400		
						Response Equip	400
	Common	606					
	7071 Office	160					
	7071 Storage	400					
	7071 Canopy	14000					
	7071 Special	65					

4.0 Programming

Otay Mesa LPOE Needs Assessment Study

Line and Space, LLC 627 East Speedway Tucson, AZ 85705 (520) 623-1313
03/03/17

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4.0 Programming

4.1 Program

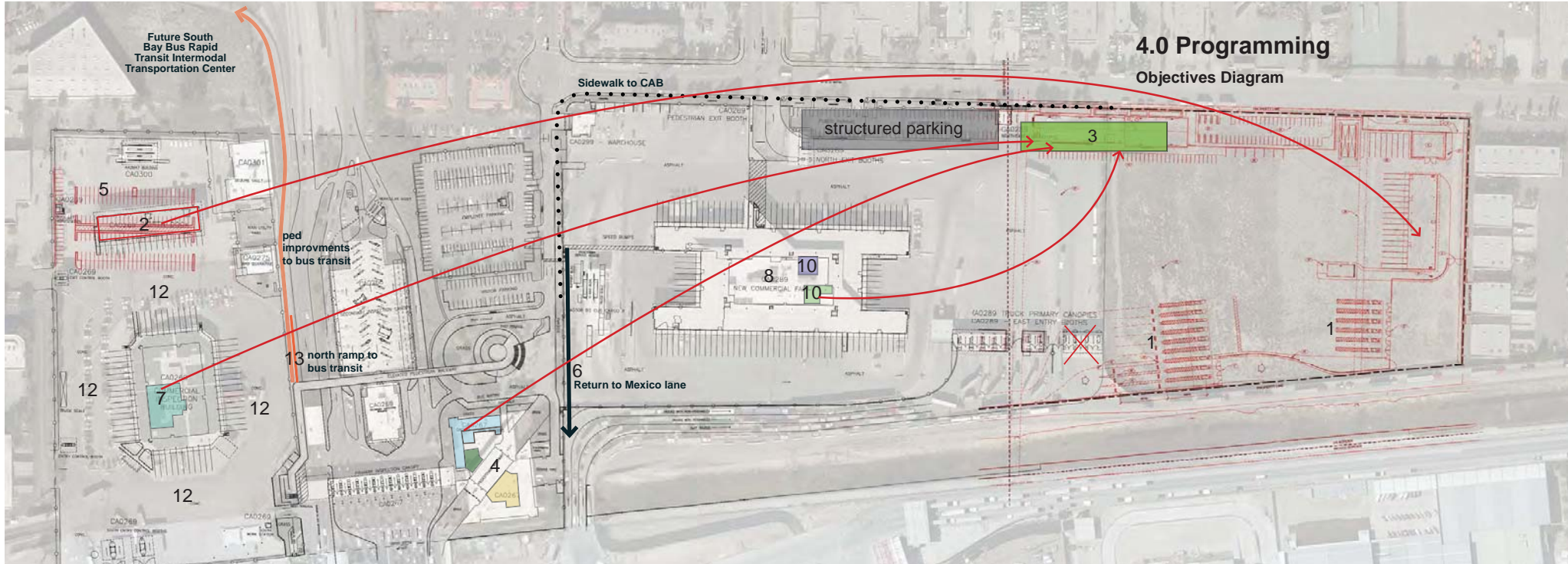
The following program was determined by participants in two programming workshops at the Otay Mesa Land Port of Entry. The program is organized into objectives listed in order of priority from highest to lowest. The diagram on the following page demonstrates those objectives in the context of the Otay Mesa LPOE site plan.

Space requirements were determined by workshop participants and the 2013 Land Port of Entry Design Standard as well as the 2010 design.

Otay Mesa LPOE Needs Assessment Study

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4.0 Programming Objectives Diagram



Objectives

1. New commercial import primary and exit booths
2. Relocation of commercial import hazmat to the import lot
3. New Commercial Annex Building to house FDA, TTEC (SENTRI, FAST and Global Entry) CBP, and I-94 Processing
4. Relocate SENTRI and I-94 Processing from the existing pedestrian building to the new CAB and backfill the space in the Main Building with additional inbound pedestrian booths and detention
5. Commercial Export surface parking
6. Dedicated return to Mexico Lane
7. Expand CAB program to relocate Fines, Penalties, and Forfeitures (FP&F) paralegal staff from Commercial Export Building and backfill vacated space with CBP Regional Training Center
8. Existing Commercial Import Building interiors refresh
9. Correction of deficiencies in existing buildings related to building systems, security, and other LPOE Design Guide requirements.
10. Backfill areas vacated by FDA and USDA in Commercial Import Building
11. Energy and water-efficiency improvements to existing building, including stretch goals for sustainable building performance
12. Replace existing asphalt pavement in the commercial export lot with concrete pavement to be in conformance with current LPOE Design Guide requirements.
13. Pedestrian Access Improvements from the Otay Mesa LPOE to the South Bay Bus Rapid Transit ITC

*Areas shown in red taken from 2010 Modernization Plan



Otay Mesa LPOE Needs Assessment Study
 Line and Space, LLC 627 East Speedway Tucson, AZ 85705 (520) 623-1313
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1. Net commercial import primary and exit footprints

Commercial inspection

All requirements in LPOE Design Guide Program

Program	Area/Unit (sf)	# Units	Total Area (Net sf)	Total Exterior Area (Net sf)
Primary Commercial Inspection Booth	75 s		300 s	- s
Primary Commercial Inspection Booth Canopy	875 s		3,500 s	- s
Hammat Inspection Booths	75 s	2	150 s	- s
Hammat Inspection Booth Canopy	875 s	2	1,750 s	- s
Non-Laden Booths	75 s	3	225 s	- s
Non-Laden Canopy	875 s	3	2,625 s	- s
Commercial Lot Exit Control Booth	36 s	6	216 s	- s
Commercial Lot Exit Control Canopy	750 s	6	4,500 s	- s
Circulation (Exit Area Only)		25	1,175 s	- s
Total Net Area			14,441 s	0 s

Comments

Changed from 80 s to 75 s 1/ /17

Changed from 80 s to 75 s 1/ /17

Changed from 80 s to 75 s 1/ /17

Changed from 8 s to 36 s 1/ /17

Added 1/ /17

Booths are pre-fabricated metal structures to conform to UL-752- 5 Level 3 or bullet resistance and ASTM F1233 Class 3 Level II forced entry resistance See Appendix D in LPOE Design Guide for details

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44 1

Refer to LPOE Design Guide G 3.2 for inspection canopy requirements

Otay Mesa LPOE Needs Assessment Study

Line and Space, LLC 627 East Speedway Tucson, AZ 85705 (520) 623-1313
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2. Relocation of commercial import area from the import lot from the export lot

New Hazardous Material Inspection Building

Program	Area/Unit (sf)	# Units	Total Area (Net sf)	Total Exterior Area (Net sf)	Comments
Agent Workstations	80 s	2	160 s	- s	
Response Equipment Storage	00 s	1	00 s	- s	
LAN/Data/Voice Equipment Room	200 s	1	200 s	- s	Changed from 120s to 200s 1/ /17
Restroom	65 s	1	65 s	- s	Changed from 2 to 1 1/ /17
Circulation		25	206 s	- s	Added 1/ /17
Sanitor Closet	15 s	1	15 s	- s	Added 1/ /17
Mechanical Room	1 s	150	150 s	- s	Added 1/ /17
Electrical Closet	1 s	80	80 s	- s	Added 1/ /17
Circulation		25	61 s	- s	Added 1/ /17
Total Net Area			1,333 s	0 s	

Hazardous Material to be demolished in export

Program	Area/Unit (sf)	# Units	Total Area (Net sf)	Total Exterior Area (Net sf)	Comments
Existing Hazardous Material Docks	s	1	- s	11,211 s	Areas from existing site plan
Existing Hazardous Material Dock Canopy	s	2	16,150 s	0 s	
Total Net Area			16,150 s	11,211 s	

New Hazardous Material Site

Requirements in LPOE Design Guide Program	Area/Unit (sf)	# Units	Total Area (Net sf)	Total Exterior Area (Net sf)	Comments
Hazardous Material Containment Area with Canopy	2,000 s	1	2,000 s	- s	
Emergency Generator Yard	- s	1	- s	1,250 s	with backup generator for whole import lot (including CIB CAB)
Dock Booth	8 s	1	8 s	- s	
Hazardous Material Docks	- s	1	- s	8,800 s	8 docks at 1100s ea
Hazardous Material Dock Canopy	1,500 s	8	12,000 s	- s	8 units at 1500s ea
Total Net Area			14,008 s	10,050 s	

Summary Totals

Program	Total Area (Net sf)	Total Exterior Area (Net sf)	Comments
Hazardous Material Inspection Building	1,338 s	0 s	
Hazardous Material Site	14,008 s	10,050 s	
Total Net Area	15,346 s	10,050 s	

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Otay Mesa LPOE Needs Assessment Study

Line and Space, LLC 627 East Speedway Tucson, AZ 85705 (520) 623-1313
08/10/16 - Section - Page

3. New Commercial Annex Building to house A EC SEN AS and Local Entry CBP P paralegal and 4 Processing

Shared Spaces

Program	Area/Unit (sf)	# Units	Total Area (Net sf)	Total Exterior Area (Net sf)	Comments
Officer Work Station/ o Options	80 s	1	80 s	- s	Contractor Station - Added 1/ /17
CBP Officer Supervisor/Chief SENTRY	150 s	1	150 s	- s	dedicated Supervisor Office - Added 1/ /17
Cashiers	80 s	2	160 s	- s	
Public Counters	0 s	16	60 s	- s	From 2 to 16 (1 in person, 2 online) 7/25/16
Waiting Area	0 s	10	00 s	- s	From 1800 to 00s 7/25/16 (0 TTEC, 50 I)
Gym -- Fitness Center	1,000 s	1	1,000 s	- s	Area based on existing Pedestrian Bldg gym
Public Restroom Female	300 s	1	300 s	- s	estimation based on 2010 design (5 stall)
Public Restroom Male	300 s	1	300 s	- s	estimation based on 2010 design (5 stall)
Station Restroom Female	300 s	1	300 s	- s	estimation based on 2010 design (5 stall)
Station Restroom Male	300 s	1	300 s	- s	estimation based on 2010 design (5 stall)
Small Conference Room	200 s	1	200 s	- s	10 people
Large Conference Room	600 s	1	600 s	- s	AV equipped
Circulation		25	1,233 s	- s	Added 1/ /17
Total Net Area			1,333 s	s	

Otay Mesa LPOE Needs Assessment Study

Line and Space, LLC 627 East Speedway Tucson, AZ 85705 (520) 623-1313
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**3. New Commercial Annex Building to house AEC SEN AS and Local Entry
CBP Paralegal and 4 Processing**

Proposed Traveler Enrollment Center

Program	Area/Unit (sf)	# Units	Total Area (Net sf)	Total Exterior Area (Net sf)	Comments
Supervisor Office	150 s	1	150 s	- s	2 workstations
Offices/Work Area	150 s	3	50 s	- s	added 1 1/ /17 (2 SENTRI, 1 FAST)
Queueing Area	18 s	5	0 s	- s	From 80s to 0s 1/ /17
Interview Room	100 s	2	200 s	- s	From 80s ea to 100s ea 1/ /17
Online Interview Room/Station	80 s	1	80 s	- s	
Analysis and Processing Work Area/Biometric	80 s	2	160 s	- s	
Call Center Work Area/PIV/Open Office	80 s	12	60 s	- s	Changed 1/ /17 from 8 to 12 total
LAN/DATA/Voice Equipment Room	200 s	1	200 s	- s	From 180s to 200s 1/ /17
Printer/Facility Area	0 s	1	0 s	- s	
Copier/Shredder Area	100 s	1	100 s	- s	
Files and Storage	80 s	2	160 s	- s	From 150 to 160s 1/ /17
Staff Restroom	60 s	1	60 s	- s	From 65s to 60s 1/ /17
PIV Station/Counter Positions	0 s	2	80 s	- s	From 1 to 2 stations 1/ /17
Circulation		25	683 s	- s	Added 1/ /17
Total Net Area			3 413 s	s	

Otay Mesa LPOE Needs Assessment Study

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3. New Commercial Annex Building to house A EC SEN AS and local Entry
 CBP P paralegal and 4 Processing

4 Processing

Program	Area/Unit (sf)	# Units	Total Area (Net sf)	Total Exterior Area (Net sf)	Comments
Supervisor Office	150 s	1	150 s	- s	
Temporary Holding Cells	100 s	3	300 s	- s	
Printer/Facility Area	0 s	1	0 s	- s	
Storage (office supply)	150 s	1	150 s	- s	
Circulation		25	160 s	- s	Added 1/ /17
Total Net Area			660 s	0 s	

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3. Ne Commercial Annex Building to ouse A EC SEN AS and lo al Entry CBP P paralegal and 4 Processing

Customs Border Protection

Program	Area/Unit (sf)	# Units	Total Area (Net sf)	Total Exterior Area (Net sf)	Comments
Supervisor Office	150	1	150 s	- s	
Break Room	20	1	20 s	- s	Changed from 300s to 20s 1/ /17
Union Office	150	1	150 s	- s	Changed from 100s to 150s 1/ /17
Mail Room / Broker Boes	60	1	60 s	- s	roker oes ace to pu lic - Area from LPOE Design Guide
Locker Room (Male)	1	18	252 s	- s	Changed from 360s to 252s 1/ /17
Locker Room (Female)	1	8	112 s	- s	Added 1/ /17
Equipment Room (Radio/RVS)	125	1	125 s	- s	
LAN/DATA/Voice Equipment Room	200	2	400 s	- s	From 0s to 00s 1/ /17
Security Booth	80	1	80 s	- s	taken from 2010 Design
Watch Tower / CASC Center	00	1	00 s	- s	taken from 2010 Design
Watch Commander	150	2	300 s	- s	Added 1/26/17
Branch Chiefs Offices	150	2	300 s	- s	taken from 2010 Design
Storage	00	1	00 s	- s	
Lactation Support Room	60	1	60 s	- s	Added 1/ /17
Circulation		25	757 s	- s	Added 1/ /17
total Net Area			3 s	s	

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**3. New Commercial Annex Building to house A EC SEN AS and local Entry
CBP Paralegal and 4 Processing**

Lines Penalties or eitures

<i>Program</i>	<i>Area/Unit (sf)</i>	<i># Units</i>	<i>Total Area (Net sf)</i>	<i>Total Exterior Area (Net sf)</i>	<i>Comments</i>
PF F O icer/ Supervisor O icer	150	1	150 s	- s	
Sei ed Property Specialist Work Areas	80	8	6 0 s	- s	Added 1/ /17
Second Line Supervisory Paralegal Specialists	150	2	300 s	- s	o ices
First Line Supervisory Paralegal Specialists	150		600 s	- s	o ices
Paralegal Specialist Sta Work Area	80	16	1,280 s	- s	
CBP Technicians Work Area	80	2	160 s	- s	
Contract Employees Work Area	80	2	160 s	- s	
Intelligence BP Special Agent Work Area	80	1	80 s	- s	
Copier/Print Area	80	16	1,280 s	- s	
File Storage	2,000	1	2,000 s	- s	assumed per station in Work Area is in e isting PF F
Counter/Waiting Area	0	2	80 s	- s	Based on current indoor storage Assume taller, collapsi le
O icer Supply storage	200	1	200 s	- s	From 50s to 2 0s 1/ /17
Circulation		25	1,733 s	- s	Added 1/ /17
otal Net Area			3 s	s	

Otay Mesa LPOE Needs Assessment Study

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**3. New Commercial Annex Building to house AEC SEN AS and Local Entry
CBP Paralegal and 4 Processing**

Food and Drug Administration

<i>Program</i>	<i>Area/Unit (sf)</i>	<i># Units</i>	<i>Total Area (Net sf)</i>	<i>Total Exterior Area (Net sf)</i>	<i>Comments</i>
Supervisor office	150 s	3	50 s	- s	from 2010 design Per GSA 6/23/16 FDA approved areas
Compliance Officer offices	150 s	5	750 s	- s	
Consumer Safety Tech workstation	85 s		30 s	- s	
Consumer Safety Officer workstation	66 s	30	1,800 s	- s	
Visiting Safety Officer workstation	36 s	3	108 s	- s	
Conference Room	700 s	1	700 s	- s	
Data/LAN equipment room	800 s	1	800 s	- s	
Break Room	100 s	1	100 s	- s	
Copier/ Shredder workstation	100 s	1	100 s	- s	
Printer/Fax Area	250 s	1	250 s	- s	
High Density Storage Area	100 s	1	100 s	- s	
Public Waiting	250 s	1	250 s	- s	
Storage	250 s	1	250 s	- s	
	Circulation	25	1,567 s	- s	
Total Net Area			3 s	s	

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**3. New Commercial Annex Building to house AEC SEN AS and local Entry
CBP Paralegal and 4 Processing**

Building Support

<i>Program</i>	<i>Area/Unit (sf)</i>	<i># Units</i>	<i>Total Area (Net sf)</i>	<i>Total Exterior Area (Net sf)</i>	<i>Comments</i>
Electrical Switchgear Room	120	1	120 s	- s	Added 1/ /17
Emergency Generator	200	1	200 s	- s	Added 1/ /17
Mechanical Room	1,500	1	1,500 s	- s	Added 1/ /17
Electrical Room	600	1	600 s	- s	Added 1/ /17
Electrical Closet	80	2	160 s	- s	Added 1/ /17
Sanitor Closet	15	3	5 s	- s	Added 1/ /17
Circulation		25	656 s	- s	
Total Net Area			3 2 1 s	s	

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3. New Commercial Annex Building to house AEC SEN AS and Local Entry CBP Parallel and 4 Processing

Structured Parking

Program	Area/Unit (sf)	# Units	Total Area (Net sf)	Total Exterior Area (Net sf)
Parking Structure	350	25	s	0.650 s
Total Net Area			s	0.650 s

Comments

This number includes parking requirements for CAB, CIB, PIS, FMCSA, and Ha mat Structure will replace existing 80 space surface. Assume 3 level structure with separate entrances for public vs state.

Parking Calculations based on code requirements

CAB	136
CIB	68
USDA PIS	2
Ha mat	3
code required	231
Visitors	28
TOTAL	25

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**3. New Commercial Annex Building to house AEC SEN AS and
 Global Entry CBP Passport Processing**

Side al mprovements

<i>Program</i>	<i>Area/Unit (sf)</i>	<i># Units</i>	<i>Total Area (Net sf)</i>	<i>Total Exterior Area (Net sf)</i>
Sidewalk Improvements			- s	8,000 s
Total Net Area			s	000 s

Comments

1600 ft long stretch of sidewalk, to be widened with updated lighting and vegetation- assumed 5

**3. New Commercial Annex Building to house A EC SEN AS and
 Global Entry CBP P paralegal and 4 Processing**

Summary Totals

<i>Programmed Zones</i>	<i>Total Area (Net sf)</i>	<i>Total Exterior Area (Net sf)</i>
Shared Spaces	6,163 s	- s
Trusted Traveler Enrollment Center	3,133 s	- s
1- Processing	800 s	- s
Customs Border Protection	3,786 s	- s
Fines, Penalties, Forfeitures	8,663 s	- s
Food and Drug Administration	7,835 s	- s
Building Support	3,281	s
Structured Parking	- s	0,650 s
Sidewalk Improvements	- s	8,000 s
Total Net Area	33,400 s	0 s

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4. Relocate SEN and 4 Processing rooms to the existing pedestrian building to the new Commercial Annex Building and allocate space in additional in round pedestrian foots and detention

Detention and Holding remodel

Program	Area/Unit (sf)	# Units	Total Area (Net sf)	Total Exterior Area (Net sf)	Comments
CBP Officer Supervisor Office	150 s	1	150 s	- s	Shared office with 2 cubicles
CBP Officer Workstation	80 s		320 s	- s	Changed 300 to 320s 1/ /17
Identification/Fingerprinting/ IDENT/ IAFIS	80 s	3	2 0 s	- s	Counter spaces
Violator Waiting Area	100 s	10	1,000 s	- s	Changed 10 0s to 1000s 1/ /17
Interview Rooms	80 s		320 s	- s	(Possible 1 or ICE)
Isolation Holding Room (runner room)	100 s	1	100 s	- s	Changed room 85 to 100s 1/ /17
Holding Rooms	100 s		00 s	- s	Changed room 85s to 100 s 1/ /17
Holding Room (male)	00 s	1	00 s	- s	3 Com o unit toilet/sink included -Holds 20 people - 20s /person
Holding Room (female)	00 s	1	00 s	- s	3 Com o unit toilet/sink included -Holds 20 people - 20s /person
Holding Rooms juvenile (UAC) male	100 s	1	100 s	- s	Holds 5 juveniles - assumed 20s /person
Holding Rooms juvenile (UAC) female	100 s	1	100 s	- s	Holds 5 juveniles - assumed 20s /person
Family Holding Room	600 s	1	600 s	- s	Holds 6 families
Family Holding Room Restroom	65 s	1	65 s	- s	Small Single Restroom
Violator Personal Property storage	80 s	2	160 s	- s	Changed room 150s 1/ /17
Food Prep/Supply/Storage Room	50 s		200 s	- s	Changed room 00s 1/ /17
Seizure Processing area	150 s	1	150 s	- s	
Document Handling Room/Copier/Shredder/Printer	1 0 s	1	1 0 s	- s	
Search Area	25 s	3	75 s	- s	5 t long counter
Search Room	100 s	1	100 s	- s	Added 1/ /17
Counter Stations	0 s	15	600 s	- s	1 counter 10-15 t long - From 50s to 0s 1/ /17
Staff Restroom (Male)	60 s	1	60 s	- s	Added 1/ /17
Staff Restroom (Female)	60 s	1	60 s	- s	Added 1/ /17
Sanitor Closet	15 s	3	5 s	- s	Added 1/ /17
Circulation		25	1, 6 s	- s	Added 1/ /17
Sallyport	- s	1	- s	570 s	available area in existing exterior passage
Total Net Area			231 s	0 s	

Pedestrian Inspection remodel

Program	Area/Unit (sf)	# Units	Total Area (Net sf)	Total Exterior Area (Net sf)	Comments
Cashier Station	80 s	1	80 s	- s	For I- 3 payment - relocate existing
Waiting Area	300 s	1	300 s	- s	For 10-15 people
Pedestrian Inspection Booths	50 s	12	600 s	- s	Inspection lanes expanded from existing 6 To include -ray
Public Restroom (Male)	60 s	1	60 s	- s	Added 1/ /17
Public Restroom (Female)	60 s	1	60 s	- s	Added 1/ /17
Circulation		25	275 s	- s	Added 1/ /17
Total Net Area			1 3 s	s	

Summary Totals remodel

Programmed Zones	Total Area (Net sf)	Total Exterior Area (Net sf)	ES MA E COS	4 3 11
Detention and Holding	7,231 s	570 s	ES MA E O AL COS H	10 22 44
Pedestrian Inspection	1,375 s	- s	MA NS AN A S MEN S	
Total Net Area	0 s	0 s		

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. Commercial Export Surface Parking

Commercial Parking

Program		Area/Unit (sf)	# Units	Total Area (Net sf)	Total Exterior Area (Net sf)
Employee Surface Parking	180 spaces	-	180	-	68,000
Total Net Area				s	000 s
				ES MA E COS	0 000
				ES MA E O AL	1 43 21
				COS H MA NS	
				AN A S MEN S	

Comments

To replace existing asphalt docks. Parking count and area are estimates based on available space w/ asphalt containers to remain.

Otay Mesa LPOE Needs Assessment Study

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. return o Mexico Lane addition

added during workshop 1

Site or

<i>Program</i>	<i>Area /Unit</i>	<i># Units</i>	<i>Total Area (Net sf)</i>	<i>Total Exterior Area (Net sf)</i>
Return to Mexico Lane			- s	12,000 s
Retaining Walls			- s	1,600 l
total Net Area			s	12 000 s

Comments

E tends from Commercial Import Lot (estimating 15 width and 800 length)
 2 Retaining walls 800 (l not included in area total), Assume height

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Relocate paralegal Program from Commercial Export Building and do interior space reconfiguration to accommodate Export Building CBP Training Center

CBP Regional Training Center

Program	Area/Unit (sf)	# Units	Total Area (Net sf)	Total Exterior Area (Net sf)	Comments
Training Supervisor Offices	100 s	3	300 s	- s	
Training Offices workstations	80 s		720 s	- s	
Training Storage	230 s	2	60 s	- s	(200s for simulator storage)
Weapons/Secure Storage	0 s		160 s	- s	
Weapons Cleaning Room	80 s	1	80 s	- s	
Weapons Support Storage	80 s	1	80 s	- s	
Training Room (tactical)	00 s	1	00 s	- s	
Computer Training Lab Instructor Area	80 s	1	80 s	- s	
Computer Training Lab support	600 s	1	600 s	- s	
Firearms Simulator	1,000 s	1	1,000 s	- s	From 800s to 1000s 1/ /17
Circulation		25	70 s	- s	Added 1/ /17
Electrical Closet	80 s	1	80 s	- s	Added 1/ /17
Janitors Closet	15 s	1	15 s	- s	Added 1/ /17
Circulation		25	2 s	- s	
Total Net Area			4 s	s	

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Only estimates cost of Commercial Export Building remodel

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. Existing Commercial Import Building interiors re res

To receive new paint, carpet, and tile

Commercial Import Building 42 000 S

Program	Area/Unit (sf)	# Units	Total Area (Net sf)	Total Exterior Area (Net sf)	Comments
Carpet, tile, and paint upgrades	2,000 s	1	2,000 s	- s	estimated 1/2 floor area
total Gross Area			42 000 s	0 s	

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. Correction of deficiencies in existing buildings related to building systems and updated LPOE design guide requirements

Pedestrian Admin Building

Given by CBP July 8, 2016

Program	Area/Unit (sf)	# Units	Total Area (Net sf)	Total Exterior Area (Net sf)
Bullet Resistive Glazing on south and west elevations	5,138 s	1	5,138 s	- s
Installation of HSPD-12 compliant access	s		- s	- s
Security upgrades to employee parking lot	6,000 s	1	s	6,000 s
Additional security cams along southern fence border	s		- s	- s
Installation/repair of fence sensors along south border	s		- s	- s
Repairs to south border fencing	s		- s	- s
New vehicle lift, security enclosure, lighting and cover	s		- s	- s
Upgrade existing PET area holding and processing	2,60 s	1	2,60 s	- s
North bound Pedestrian improvement - Roll Road	s		- s	- s
Shade canopies for pedestrian pre-primary	8,000 s	1	8,000 s	- s
total Net Area			10 s	4000 s

Comments

only interior remains (OB unutilized)

Commercial Import

Program	Area/Unit (sf)	# Units	Total Area (Net sf)	Total Exterior Area (Net sf)
Traffic calming devices in approach ramp to Cargo Import	s		- s	- s
Active electronic way finding signage to booths or traffic	s		- s	- s
Bullet Resistive Glazing on all exterior sides	s		- s	- s
Emergency Generator upgrade/expansion	s		- s	- s
Enlarge Security Office at Commercial Import Bldg	s		- s	- s
Upgrade LAN system (add capacity)	s		- s	- s
Telephone line expansion (add capacity)	s		- s	- s
Fix Window seals	s		- s	- s
Improve Ped Booth screening (doorbell video technology)	s		- s	- s
Replace glazing on import and export booths	70 s	15	1,050 s	- s
Fix dock lighting for each dock space	s		- s	- s
Repair locks on booths (Currently ABUS locks)	s		- s	- s
Privacy fencing (perma hedge) on north and east side of lot	s		- s	- s
Additional repairs to incinerator to extend life	s		- s	- s
total Net Area			100 s	s

part of scope of project (under contract)

Is this at Commercial Import

8 docks

1721 linear feet

Is this at Commercial Import

Commercial Export

Program	Area/Unit (sf)	# Units	Total Area (Net sf)	Total Exterior Area (Net sf)
Bullet Resistive Glazing on all exterior sides	s		- s	- s
Fix dock lighting at each dock space	s		s	s
total Net Area			s	s

60 docks - 26 used as commercial docks other used for parking

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10. Backfill areas vacated by A and S A in Commercial Import Building

Commercial Import Building Backfill

Program	Area/Unit (sf)	# Units	Total Area (Net sf)	Total Exterior Area (Net sf)	Comments
Space vacated by FDA	1,810 s	1	1,810 s	- s	
Space vacated by USDA	1,180 s	1	1,180 s	- s	
Total Gross Area			2,990 s	0 s	
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11. Energy and Water Efficiency Improvements to Existing Buildings including Stretch Goals for Sustainable Building Performance

Provide roof-mounted panels on CIB, Pedestrian Building, CAB, and shaded parking

Sustainable Updates

Program	Area/Unit (sf)	# Units	Total Area (Net sf)	Total Exterior Area (Net sf)	Comments
Commercial Inspection Building PV			- s	18,000 s	Estimation of available roof area
Main Building PV			s	16,000 s	Estimation of available roof area
Commercial Annex Building PV			s	18,000 s	Estimation based on previous design
Water-efficiency improvements					
Shaded Parking structure			- s	20,000 s	Estimation based on previous design
Total Net Area			s	2 000 s	
<i>Grossing Factor @ 1.3</i>			- s	- s	
Total Gross Area			s	2 000 s	

Grossing factor calculates for structure and circulation

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12. Replace existing asphalt pavement in the Commercial Export lot with concrete pavement to be in conformance with current LPOE design guide requirements

Net Commercial Export Lot Paving

Program	Area/Unit (sf)	# Units	Total Area (Net sf)	Total Exterior Area (Net sf)	Comments
Concrete Pavement	-	s	-	265,000	Area is an estimate based on site plan
Total Net Area			s	2,000	
		ES MA E COS		3,440,000	
		ES MA E O AL		324,220	
		COS H MA NS			
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13. Pedestrian Access Improvements from the Otay Mesa LPOE to the South Bay B C

Net Commercial Export Lot Paving

Program	Area/Unit (sf)	# Units	Total Area (Net sf)	Total Exterior Area (Net sf)	Comments
Pedestrian Improvements	-	S	-	S	
Total Net Area			S	S	

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as given by GSA

Otay Mesa LPOE Needs Assessment Study

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 08/10/16 - Section - Page 2

1. Net commercial import primary and exit footprints

Commercial inspection

All requirements in LPOE Design Guide Program

Program	Area/Unit (sf)	# Units	Total Area (Net sf)	Total Exterior Area (Net sf)
Primary Commercial Inspection Booth	75 s		300 s	- s
Primary Commercial Inspection Booth Canopy	875 s		3,500 s	- s
Hammat Inspection Booths	75 s	2	150 s	- s
Hammat Inspection Booth Canopy	875 s	2	1,750 s	- s
Non-Laden Booths	75 s	3	225 s	- s
Non-Laden Canopy	875 s	3	2,625 s	- s
Commercial Lot Exit Control Booth	36 s	6	216 s	- s
Commercial Lot Exit Control Canopy	750 s	6	4,500 s	- s
Circulation (Exit Area Only)		25	1,175 s	- s
Total Net Area			14,441 s	0 s

Comments

Changed from 80 s to 75 s 1/ /17

Changed from 80 s to 75 s 1/ /17

Changed from 80 s to 75 s 1/ /17

Changed from 8 s to 36 s 1/ /17

Added 1/ /17

Booths are pre-fabricated metal structures to conform to UL-752- 5 Level 3 or bullet resistance and ASTM F1233 Class 3 Level II or forced entry resistance See Appendix D in LPOE Design Guide for details

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Refer to LPOE Design Guide G 3.2 for inspection canopy requirements

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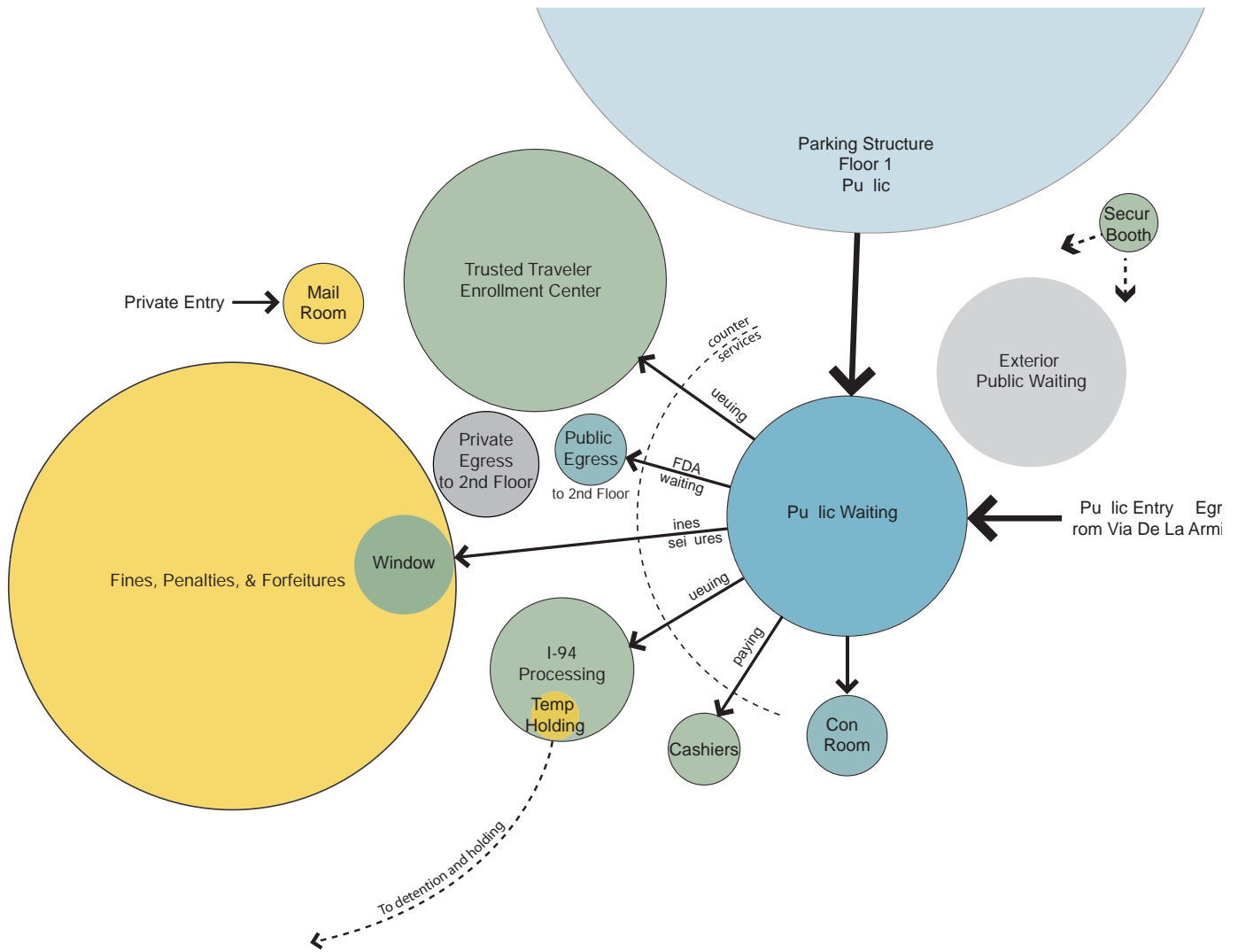
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4.0 Programming

4.2 Diagrams

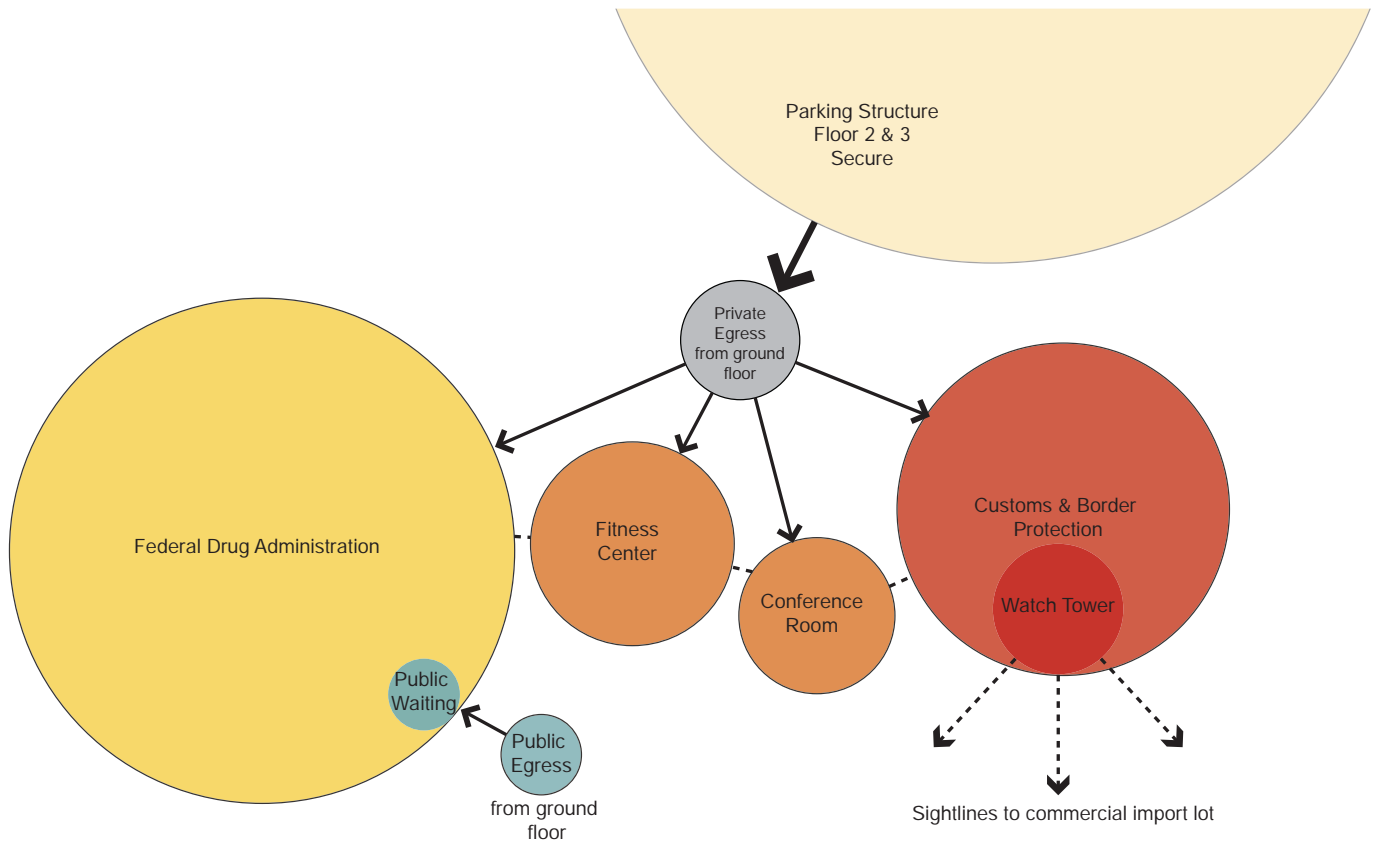


Commercial Annex Building Bu...le diagram Floor 1

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4.0 Programming



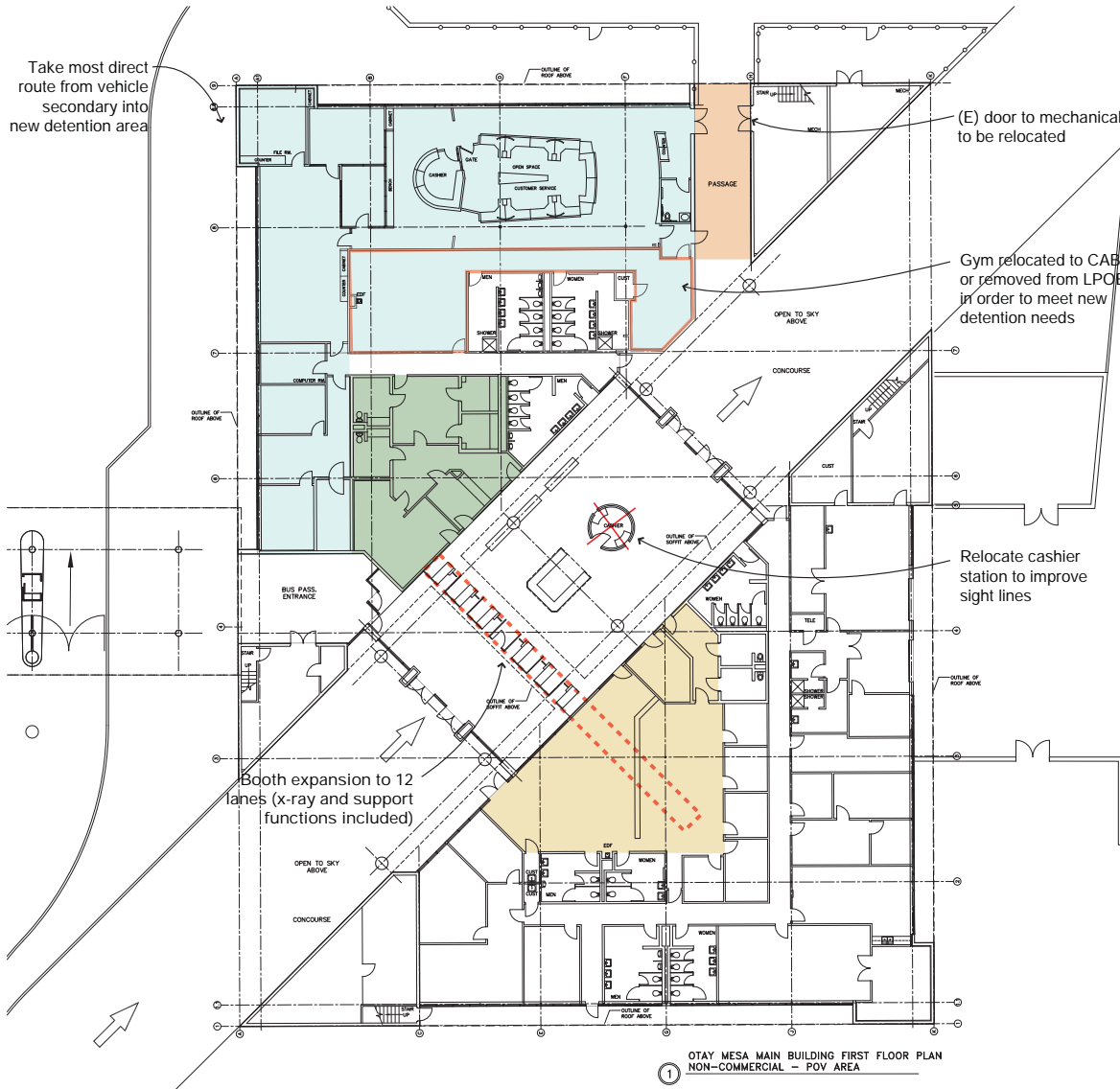
Commercial Annex Building Bu 1e Diagram
Floor 2

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4.0 Programming

Pedestrian Building Diagram



- New Vehicle sallyport
Existing area is approximately 570 sqft.
- Existing SENTRI processing and records and gym to be modified for new detention and holding area connected to new vehicle sallyport.
Existing area is approximately 6,480 sqft.
- Existing I-94 Permit processing to be modified to new soft secondary.
Existing area is approximately 1,500 sqft.
- Existing soft secondary to be modified to support new primary booths.
Existing area is approximately 2,180 sqft.

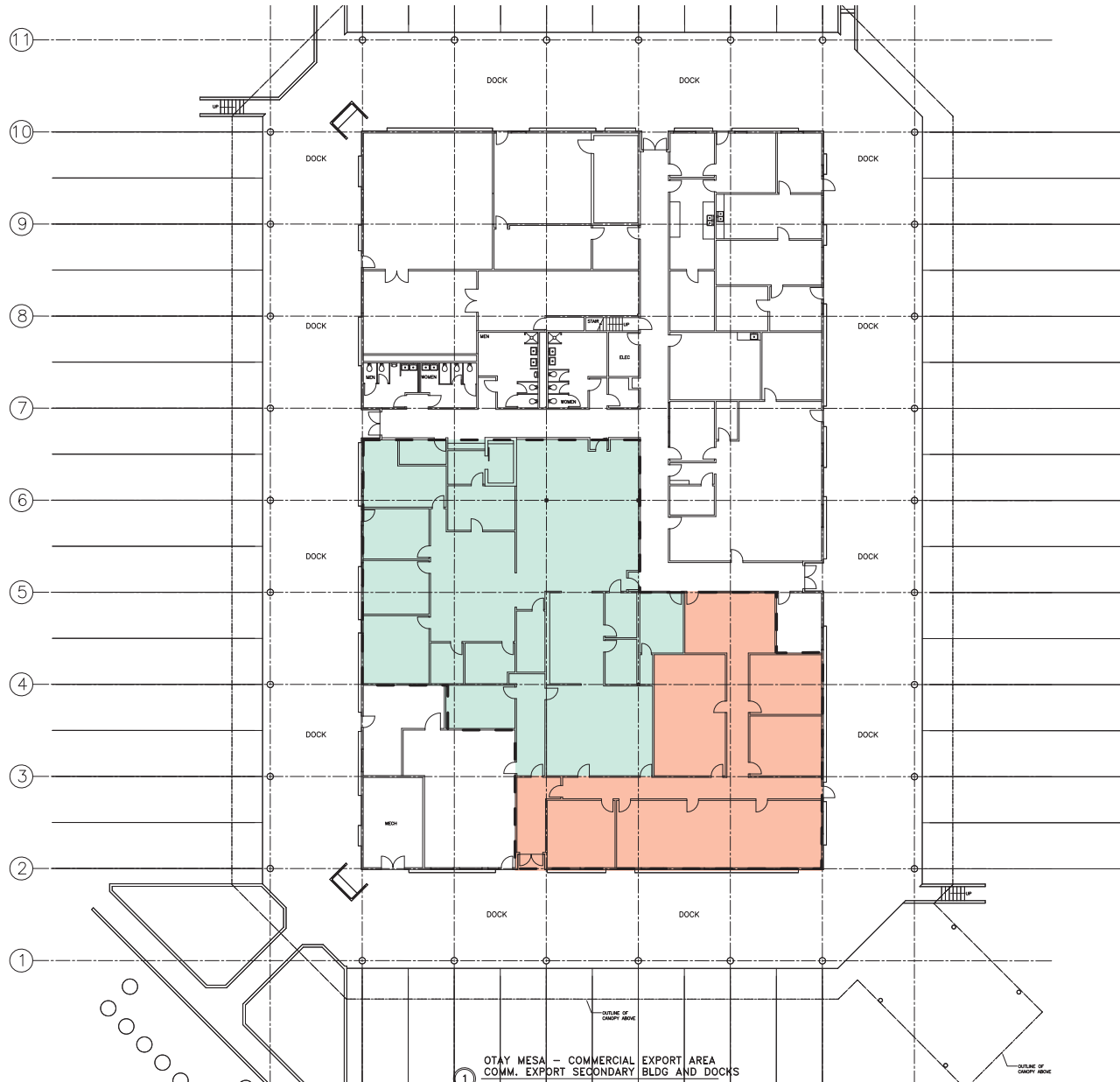


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4.0 Programming

Commercial Export Building Diagram



FP&F processing and records storage space to be relocated to CAB.

Space reconfigured for additional Training Center needs.

Area is approximately 5,900 sf.

Existing CBP Training area
Existing area is approximately 3,680 sf

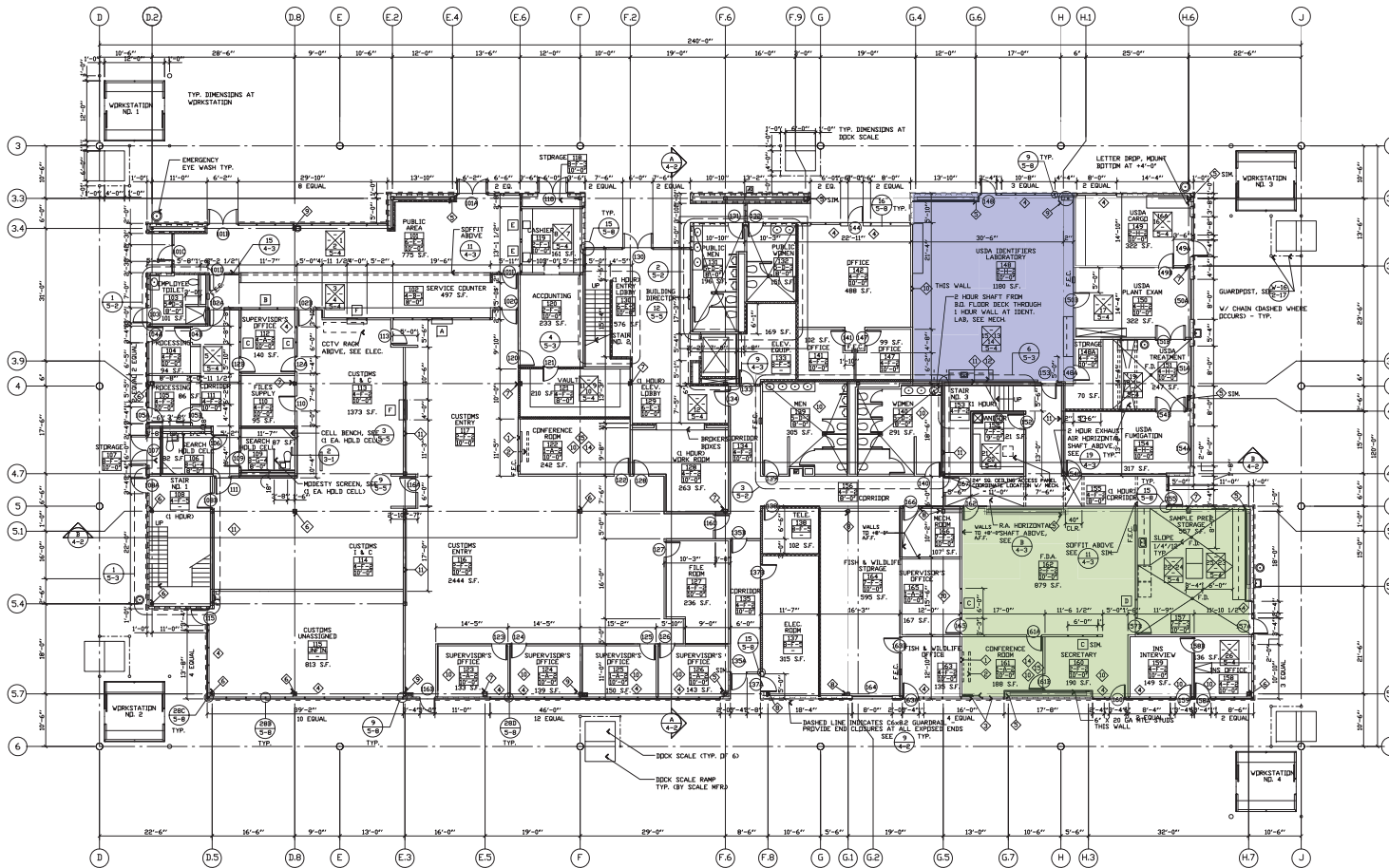
New Training Center
Available 9,580 sf
Programmed 4,969 sf

New Training Center is to include existing training area and vacated FP&F areas. It is undetermined whether some existing training areas will be remodeled/replaced by spaces of the new Training Center.



4.0 Programming

Commercial Import Building Diagram Level 1



Existing USDA Plant Inspection Station to be moved to standalone building.

Space to be backfilled by CBP.

Area is approximately 1,180 sqft.

Existing FDA to be relocated to Commercial Annex Building.

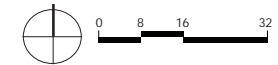
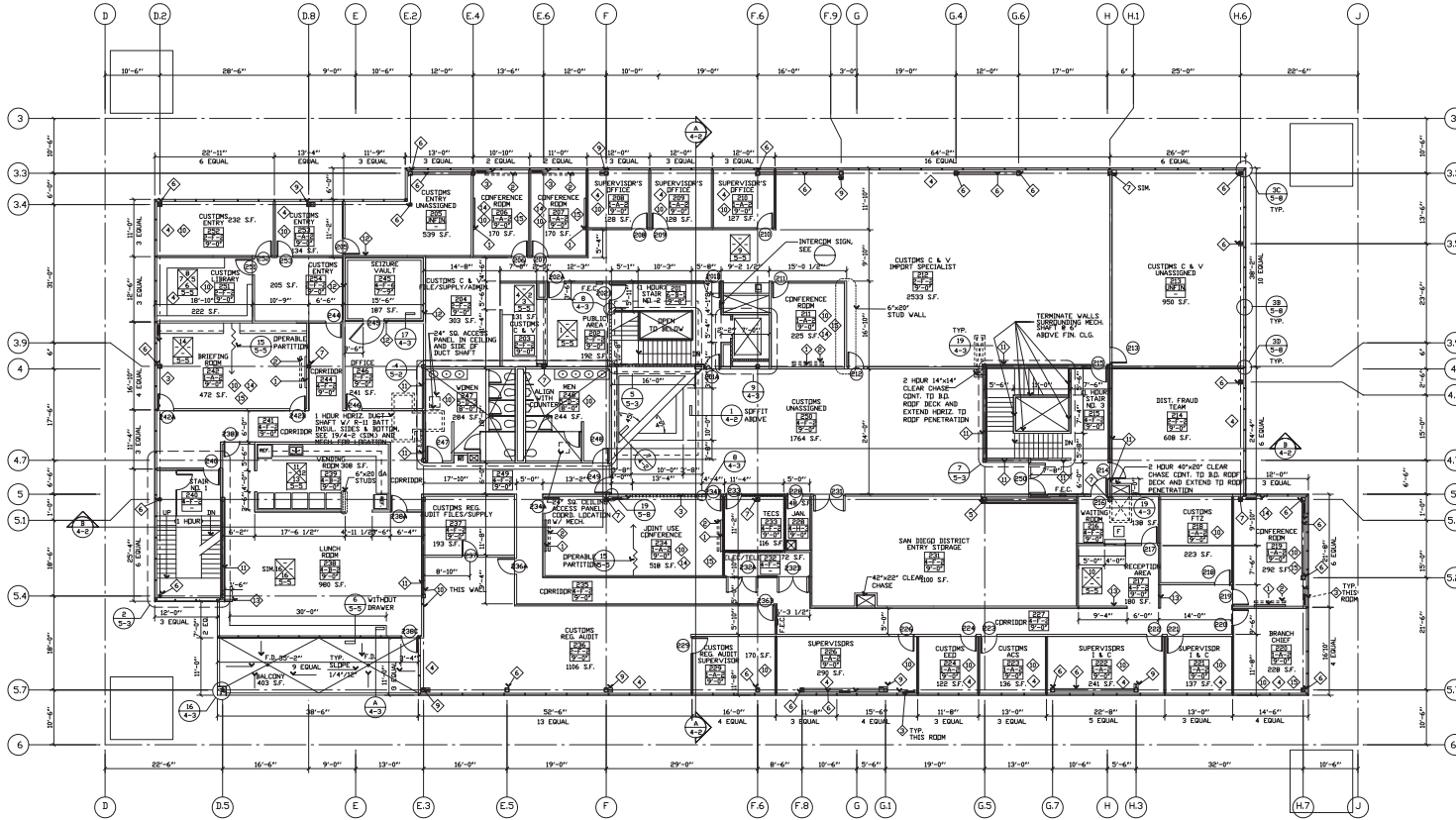
Space to be backfilled by CBP.

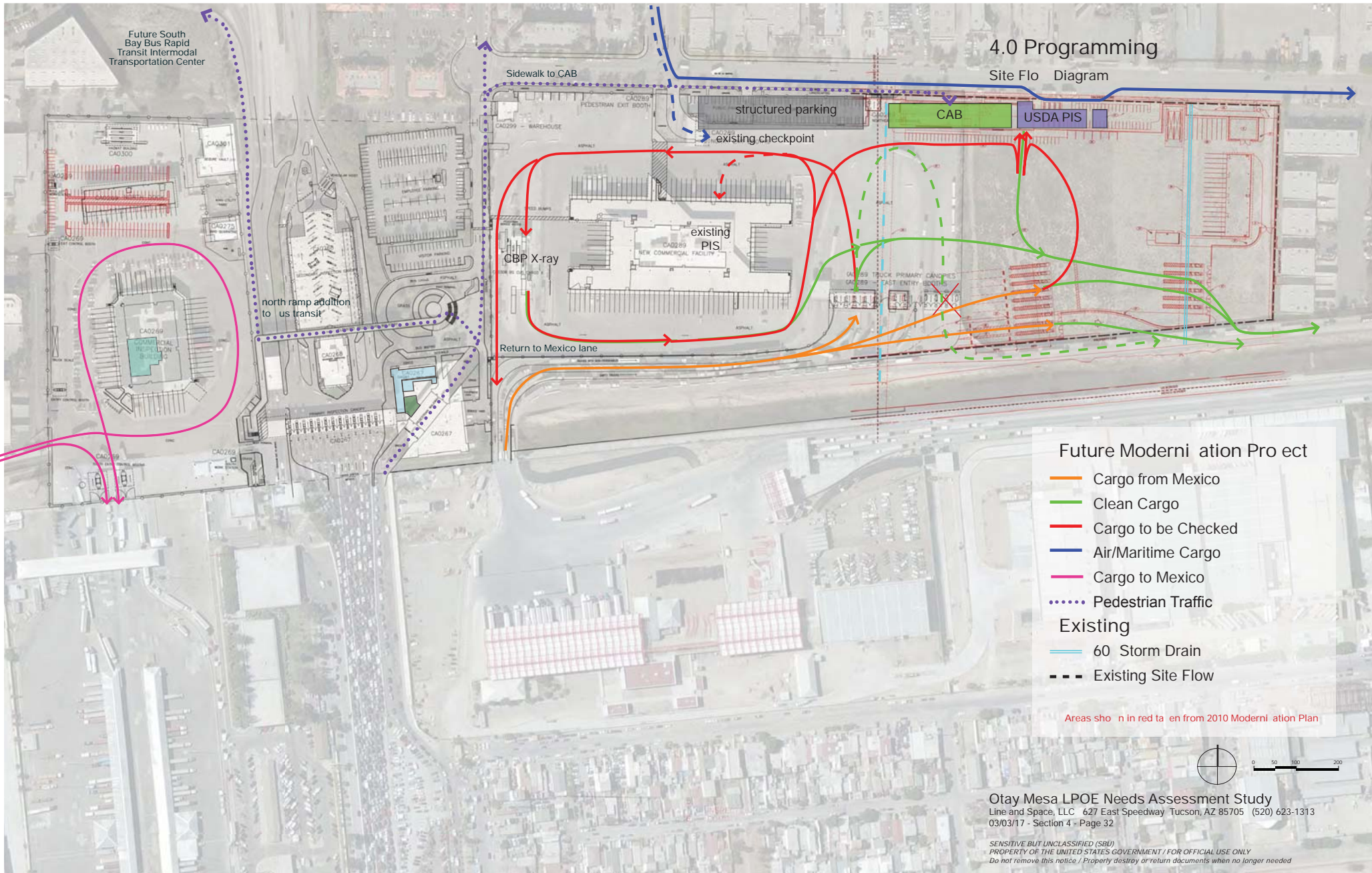
Area is approximately 1,850 sqft.

4.0 Programming

Commercial Import Building Diagram Level 2

Scope of work on Commercial Import Building Level 2 is limited to update of interior finishes and various deficiencies as defined in the program document.





4.0 Programming

Site Flo Diagram

Future Modernization Project

- Cargo from Mexico
- Clean Cargo
- Cargo to be Checked
- Air/Maritime Cargo
- Cargo to Mexico
- ⋯ Pedestrian Traffic
- Existing
- 60" Storm Drain
- - - Existing Site Flow

Areas shown in red taken from 2010 Modernization Plan

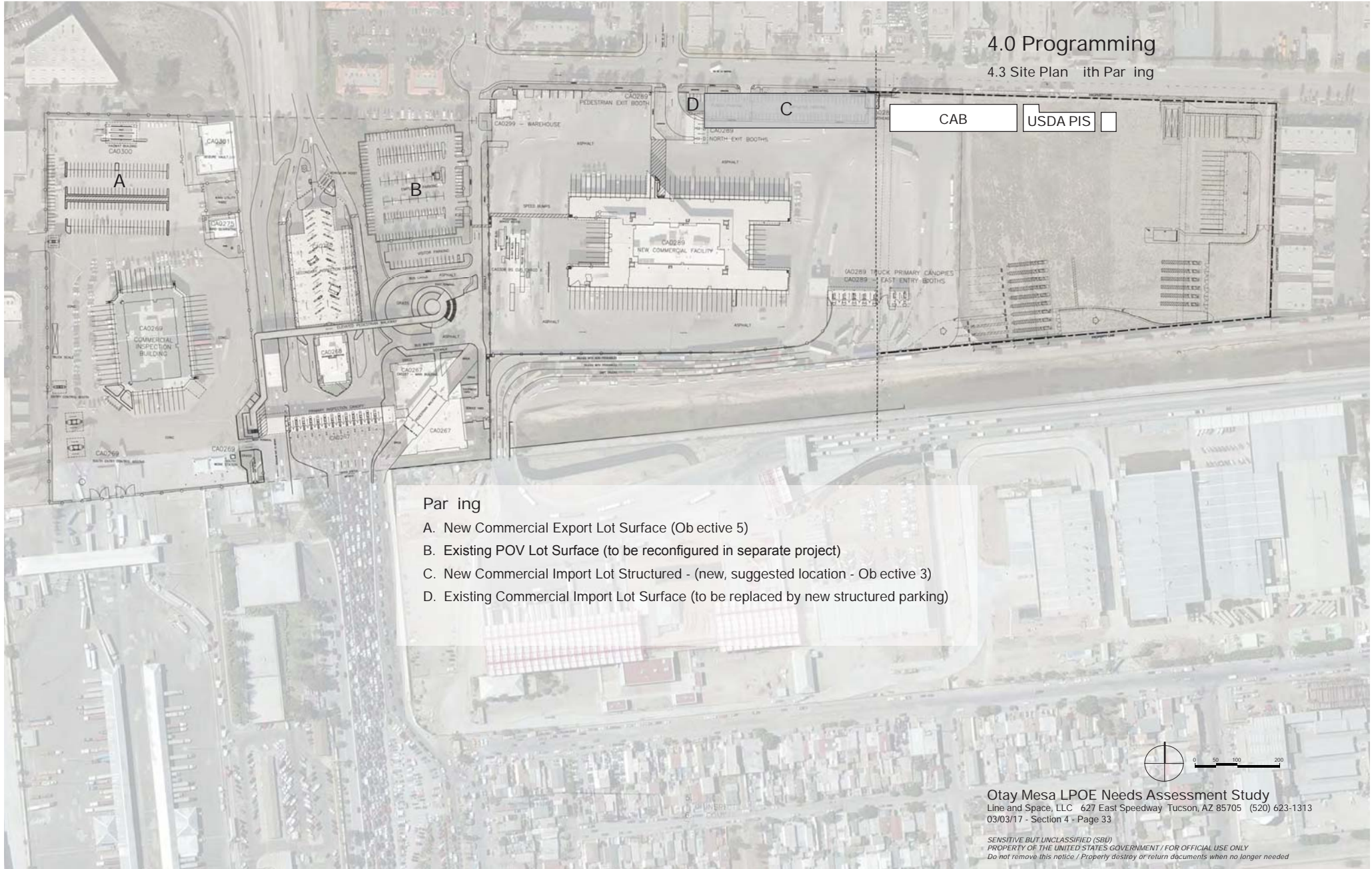


Otay Mesa LPOE Needs Assessment Study
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 03/03/17 - Section 4 - Page 32

SENSITIVE BUT UNCLASSIFIED (SBU)
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4.0 Programming

4.3 Site Plan with Parking



Parking

- A. New Commercial Export Lot Surface (Objective 5)
- B. Existing POV Lot Surface (to be reconfigured in separate project)
- C. New Commercial Import Lot Structured - (new, suggested location - Objective 3)
- D. Existing Commercial Import Lot Surface (to be replaced by new structured parking)

4.0 Programming

4.4 Parking Counts

The parking counts are as follows

	Employee spaces	Visitor spaces
Commercial Export Lot		
new surface parking	180	0
existing surface parking	92	0
POV Lot		
existing surface parking	181	39
Commercial Import Lot		
new parking structure	151	80
existing surface parking at bldg.	22	0
Totals	626	119

The 3-level parking structure to replace existing 80 space surface lot (23 visitor spaces and 57 employee spaces)

Commercial Import parking spaces as determined by code

Commercial Annex Building	136
Commercial Import Building	68
USDA PIS	24
Hazmat	3
Total	231

NOTE: Parking requirements for Commercial Import lot were calculated based on code using building area and general zoning. A more accurate count should be calculated with actual employee numbers at Otoy Mesa LPOE.

Otoy Mesa LPOE Needs Assessment Study

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4.0 Programming

Category Trusted Traveller Enrollment Center (in CAB)

Space Name PIV Station Size 40 sf

Users Staff 2 CBP staff Type Office Amount 1

Function

Small Personal Identity Verification office/station used for CBP Officer intake. (As requested by CBP at programming workshop)

Furnishings Equipment

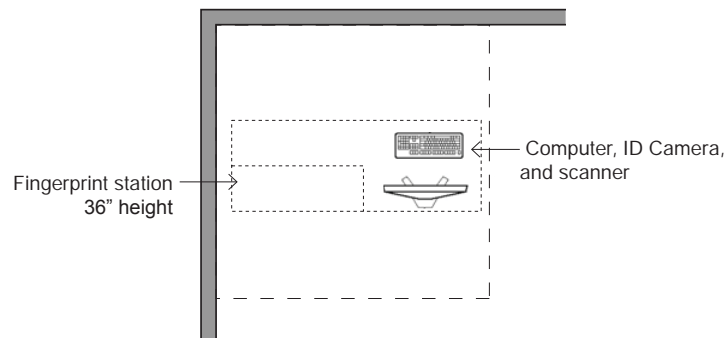
Fixed: Desk, fingerprint counter: SS, 36" high x 12" deep,
CBP Provided: Computer, fingerprinting equipment, ID Camera equipment

Agency

Can be located within office
Secure from public

Critical Issues and General Requirements

Refer to LPOE Design Standard 2014: PPS-001-Biometric Identification Station for electrical and other specifications.



Otay Mesa LPOE Needs Assessment Study

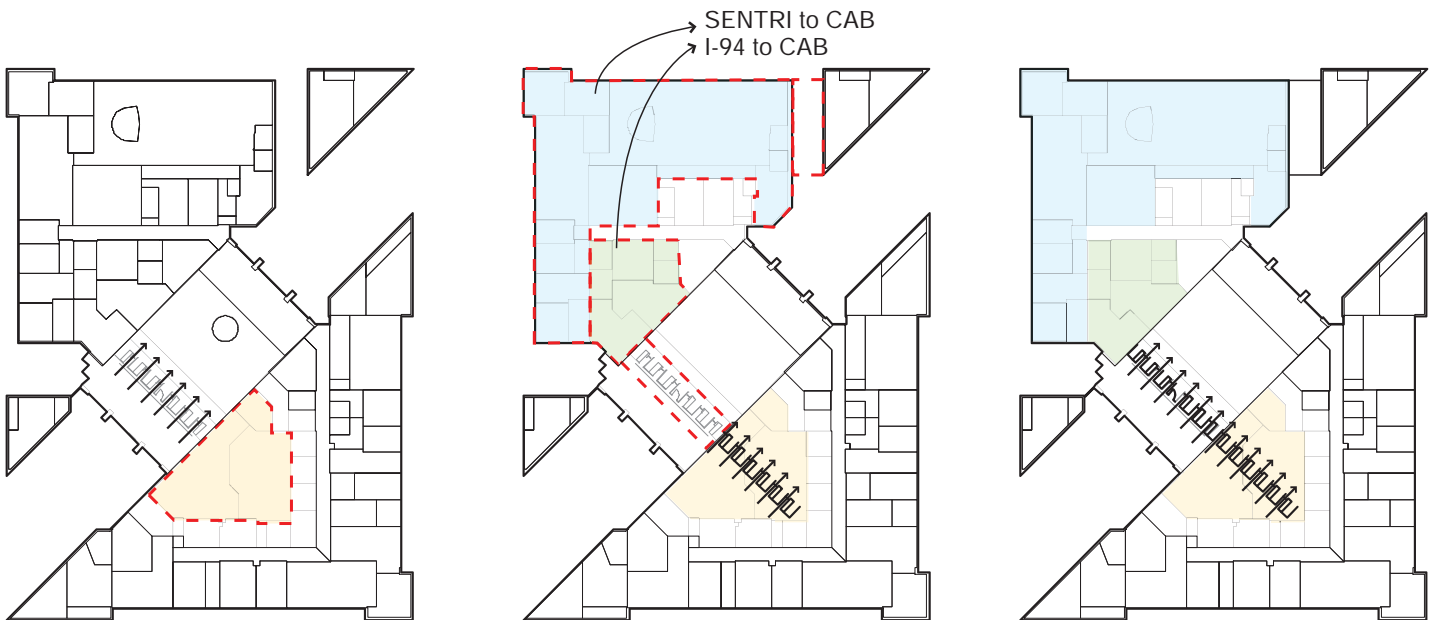
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4.0 Programming

4.6 Temporary staging space requirements

The project phasing schedule should be able to be created such that agencies will not require temporary housing. New facilities should be built prior to backfill work in order to reduce the amount of relocation. Minor displacement may occur in spaces receiving an interior refresh (Objective 8) in the Commercial Import Building as well as bullet-resistant glazing upgrades (Objective 9) to the Main Building, Commercial Export Building, and Commercial Import Building.

The diagrams below describe a proposal for phasing Main Building construction (supposing Objective 3 and 4 are completed).



Phase 1 Existing soft secondary (currently unused) closes for renovation to become additional pedestrian lanes (Objective 4).

Phase 2 After completion of new Commercial Annex Building (Objective 3), SENTRI and I-94 Processing are relocated. Vacated spaces become new detention and holding and soft secondary with new sallyport. Existing lanes close for remodel after new lanes (6 total) open.

Phase 3 New detention center, soft secondary, sallyport, and pedestrian lanes (12 total) open.

Otay Mesa LPOE Needs Assessment Study

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APPENDIX B: OTAY MESA LPOE EIS FINAL SCOPING REPORT

Otay Mesa Land Port of Entry Environmental Impact Statement Final Scoping Report

Prepared for:



General Services Administration
50 United Nations Plaza
San Francisco, CA 94102-4912

Submitted by:



Solv LLC
8201 Greensboro Drive, Suite 700
McLean, VA 22102

May 2018

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ACRONYMS AND ABBREVIATIONS

APHIS	Animal and Plant Health Inspection Service
CAB	Commercial Annex Building
CBP	Customs and Border Protection
CFR	Code of Federal Regulations
CEQ	Council on Environmental Quality
DEIS	Draft Environmental Impact Statement
EIS	Environmental Impact Statement
FAST	Free and Secure Trade
FDA	Food and Drug Administration
FP&F	Processing, and Fines, Penalties, and Forfeitures
HVAC	Heating, ventilation, and air conditioning
GSA	General Services Administration
LEED	Leadership in Energy and Environmental Design
LED	Light emitting diode
LPOE	Land Port of Entry
Mph	Miles per hour
NAAQS	National Ambient Air Quality Standards
NEPA	National Environmental Policy Act
NOI	Notice of Intent
POV	Privately-owned vehicle
PSA	Public Service Announcement
SENTRI	Secure Electronic Network for Travelers Rapid Inspection
SANDAG	San Diego Association of Governments
USC	United States Code
USDA	U.S. Department of Agriculture
WNV	West Nile Virus

1.0 INTRODUCTION

The United States General Services Administration (GSA) is preparing an Environmental Impact Statement (EIS) to analyze the potential impacts from the proposed modernization and expansion of the existing Otay Mesa Land Port of Entry (LPOE) as required by the National Environmental Policy Act (NEPA) of 1969 (42 United States Code [USC] 4321-4347), the Council on Environmental Quality (CEQ) Regulations for Implementing the Procedural Provisions of NEPA (40 Code of Federal Regulations [CFR] 1500-1508), and the GSA Public Building Service's NEPA Desk Guide.

GSA conducted public scoping and held a scoping meeting as part of the NEPA process associated with the development of the EIS. This report describes the project (i.e., background, project location and facilities, proposed action and alternatives) and public scoping meeting, provides scoping materials used, and summarizes the public comments received during the public scoping period held from February 8-23, 2018. This document also includes the following nine appendices:

- Appendix A: *Federal Register* Notice
- Appendix B: Newspaper Affidavits
- Appendix C: Letter to Interested Parties
- Appendix D: Advertising on Radio Stations and Social Media
- Appendix E: Scoping Meeting Poster Display
- Appendix F: Scoping Comment Form
- Appendix G: Scoping Meeting Handout
- Appendix H: Scoping Meeting Sign-In Sheets
- Appendix I: Index of Comments by Source and Date

2.0 PROJECT DESCRIPTION

Otay Mesa is located approximately 17 miles south of San Diego and Chula Vista, just north of the U.S. border and the Baja California Peninsula of Mexico (Figure 2-1). The Otay Mesa LPOE is one of the ten busiest LPOEs in the country and is the busiest commercial port of entry on the California/Mexico border. Ever-increasing traffic loads and new security initiatives require increased capacity and new inspection technology to be installed and implemented at existing facilities.



Figure 2-1. Otay Mesa LPOE Project Location

2.1 PROJECT LOCATION

See Figure 2-2 below for a map of the project area and vicinity. The U.S. and Mexico border is located south of the property and the paved, two-lane roadway Via De La Amistad is located north of the property. A commercial storage area and the Otay Mesa LPOE are located to the east and west of the property, respectively.



Figure 2-2. Otay Mesa LPOE Project Area and Vicinity

Elements of the proposed project would take place on 10 acres of undeveloped property that is owned by GSA and operated by Customs and Border Protection (CBP) of the U.S. Department of Homeland Security (DHS). Figure 2-3 below is a current photo of the proposed project site. The proposed project site has been used as a vehicle staging area and temporary fill material storage area in the past.



Figure 2-3. GSA NEPA Program Manager Osmahn Kadri at the Proposed Project Site

2.2 EXISTING FACILITIES

The Otay Mesa LPOE currently consists of the Pedestrian, Commercial Import and Export buildings and 12 Privately-owned Vehicle (POV) inspection booths. The Pedestrian Building is located between the POV and commercial inspection areas and handles pedestrian and bicycle processing operations. Currently, there are six pedestrian inspection lanes and no dedicated bicycle lanes. The Commercial Import and Export Buildings are used by CBP personnel to inspect commercial vehicles traveling from Mexico to the U.S. and the U.S. to Mexico, respectively. The 12 POV primary inspection Booths are used by CBP personnel to inspect POVs traveling from Mexico to the U.S. A secondary inspection lot is located north of the primary inspection booths and adjacent to the pedestrian bridge, and includes an impound lot, a canopy structure over the secondary inspection spaces, and parking areas.

2.3 PURPOSE AND NEED

The purpose of the Project is to improve efficiency and effectiveness at the Otay Mesa LPOE. Since the Otay Mesa LPOE opened, vehicle and pedestrian traffic and the population and general development in the area have grown. New security initiatives require increased capacity and new inspection technology to be installed and implemented at the existing facilities.

2.4 PROPOSED ALTERNATIVES

The EIS will consider two “action” alternatives and one “no action” alternative. The two “action” alternatives would consist of renovation and expansion activities at the existing Otay Mesa LPOE, and could include:

- Additional primary inspection and exit booths and a new commercial annex building for enrollment and processing capabilities;
- Relocation of the existing hazardous materials docks;
- Modifications to inspection stations and work areas;
- Construction and operation of secondary inspection areas, holding rooms, and the expansion of pedestrian and commercial lanes.

The “no action” alternative assumes that modernization and expansion of the existing LPOE would not occur and that a new facility would not be constructed adjacent to the existing LPOE. The LPOE would continue to operate under current conditions.

3.0 NOTIFICATION OF SCOPING MEETING

Notification of the Otay Mesa LPOE scoping meeting was accomplished using multiple channels of communication, including a Notice of Intent (NOI) in the *Federal Register*, ads in both English and Spanish newspapers, public service announcements (PSAs) on radio stations, letters to interested parties, and social media posts.

3.1 NOTICE OF INTENT

A Notice of Intent (NOI) was published in the *Federal Register* on January 24, 2018. The NOI listed the end of the public scoping comment period as February 19, 2018, but GSA accepted and formally considered comments by received through March 1, 2018. The *Federal Register* notice is included in Appendix A.

3.2 NEWSPAPERS ADVERTISEMENTS

Four advertisements were printed in local newspapers the weeks preceding the public scoping meetings. The advertisements indicated GSA’s intent to prepare an EIS and conduct a scoping meeting; provided a brief description of the project; identified the public scoping meeting time and location; and included instructions to submit a comment. The advertisement was published in the *San Diego Union Tribune* on January 28th, January 31st, and February 4th. The advertisement was also published in *La Prensa*, a local Spanish newspaper, on February 2nd. Affidavits of the legal notices are included in Appendix B.

3.3 INTERESTED PARTIES LETTER

A letter dated February 1, 2018 was mailed to federal agencies, state and local agencies, elected officials, and other interested parties. The letter provided background on the project, a description of the alternatives, scoping meeting details, and instructions on comment submission. A copy of the letter sent to interested parties is included in Appendix C.

3.4 RADIO STATIONS AND SOCIAL MEDIA

Ten radio broadcasting stations were contacted to air a Public Service Announcement (PSA) about the public scoping meeting. During the week prior to and the week of the public scoping meetings, 30-second PSAs in English and Spanish were sent to multiple local radio stations (i.e., KyXy 96.5, Energy 97.3, 104.5 Radio Latina) that had initially indicated their ability to air the PSA. The week of the public scoping

meeting, the PSA aired on KyXy and Energy 97.3 and had 185 exposures. The text of the PSA and a list of radio stations contacted regarding PSA inquiries are included in Appendix D.

The GSA also posted two social media notices on its GSA – Pacific Rim Region Facebook page on February 1st and February 7th, 2018. The Facebook posts briefly summarized the purpose of the meeting and detailed the time, date, and location of the meeting. Screenshots of the Facebook posts can be found in Appendix D.

4.0 PUBLIC SCOPING MEETING

This section summarizes the public scoping meeting, including a description of the purpose; format and organization; and time, date, and location of the meeting.

4.1 PURPOSE

The purpose of the public scoping meetings is to provide the public with information regarding the proposed project, answer questions, identify concerns regarding the potential environmental impacts that may result from implementation of the proposed project, and gather information to determine the scope of issues to be addressed in the EIS.

4.2 MEETING DETAILS AND LOCATION

The public meeting was held on Thursday, February 8, 2018 from 4 to 6 PM at the Holiday Inn Express and Suites San Diego located at 2296 Niels Bohr Court, San Diego, CA 92154, 619-710-0900. Ten people attended the public meeting.



Figure 4-1. GSA LPOE Program Manager Anthony Kleppe (right) at the Public Scoping Meeting

4.3 OPEN HOUSE FORMAT

An open house format was used to encourage discussion and information sharing and to ensure that the public had opportunities to speak with representatives of the GSA. Informational posters about the proposed alternatives, project background, purpose and need, and scoping comments were provided at the meeting. Additional materials available at the public scoping meeting included:

- Sign-in sheet;
- Comment Form; and
- Handout (in English and Spanish).

The posters, comment form, handout, and sign-in sheets from the scoping meeting are included in Appendix E, F, G, and H, respectively.

5.0 PUBLIC SCOPING COMMENTS

The GSA invited comments on the Otay Mesa LPOE EIS – more specifically on the key topics that should be covered in the EIS; examples of potential adverse and beneficial impacts from the proposed project; and any other additional, relevant information available. An index of comments by source and date is provided in Appendix I.

5.1 COLLECTING COMMENTS

Comments were submitted using comment forms, letters, and emails. All of the comments were received by the GSA.

5.2 SUMMARY OF COMMENTERS

Comments were indexed based on the source, or commenter. Commenters included federal, state, or local agencies (A) and members of the public (P). Each comment was cataloged with a code based on the source of the comment and the order in which it was received (e.g., P3 was the third comment received by a member of the public). A total of six commenters provided input during the scoping period. Appendix I includes an index of commenters by type (i.e., agency, public) and date.

5.3 ISSUES IDENTIFIED DURING SCOPING

Each concern or question associated with a commenter was categorized by resource area. Comment categories, discussed in the following sections, include alternatives; air quality; biological resources; cumulative impacts; hazardous materials; public health and safety; requests for information; socioeconomics; sustainability; and water resources. As shown in Table 5-1, most of the comments received concerned public health and safety, cumulative impacts and hazardous materials. A total of 43 comments were received.

Table 5-1. Commenters and Comments by Category

Category	Number of Commenters	Number of Comments
Alternatives	1	2
Air Quality	1	3
Biological Resources	1	4
Cumulative Impacts	1	6
Hazardous Materials	3	6

Category	Number of Commenters	Number of Comments
Public Health and Safety	3	14
Requests for Information	2	2
Outside the Scope of the EIS	1	3
Socioeconomics	1	1
Sustainability	1	1
Water Resources	4	1

5.4 SUMMARY OF COMMENTS BY CATEGORY

5.4.1 Alternatives

Two (2) comments were received from one (1) commenter regarding alternatives to the proposed action. The commenter recommended that the GSA explore and objectively evaluate a range of reasonable alternatives, including the No Action Alternative, and briefly discuss the reasons for eliminating some alternatives from further evaluation (40 CFR 1502.14) in the DEIS. The commenter also encouraged GSA to clarify in the DEIS which facility modernization and expansion project elements will be included in each proposed action alternative and discuss how these distinctive alternatives satisfy the needs in the region.

5.4.2 Air Quality

Three (3) total comments were received from one commenter regarding air quality in the project area. Since the project area is located in San Diego County, which is in federal nonattainment for 8-hour ozone criteria pollution, the commenter urged GSA to reduce the amount of emissions produced from this project to the maximum practicable extent. The commenter described three recommendations for the GSA on how to analyze air quality in the DEIS and reduce criteria pollutant emissions primarily during the construction phase. The first comment recommended that the GSA provide a detailed discussion of ambient air conditions (i.e., baseline or existing conditions), San Diego County's attainment or nonattainment status for all National Ambient Air Quality Standards (NAAQS), and potential air quality impacts (including cumulative and indirect impacts) from the construction and operation of the project for each alternative evaluated in the DEIS. In addition, the commenter recommended that the DEIS include estimates of all criteria pollutant emissions and diesel particulate matter (DPM). The commenter noted that the GSA should disclose information about the health risks associated with construction and truck emissions, and how the proposed project will affect current emission levels.

The second comment points out that under Section 176(c)(1) of the Clean Air Act, the GSA is required to implement an applicable plan for achieving and maintaining NAAQS for criteria pollutants during the construction and operation of the proposed project. In order to meet these federal requirements, the commenter recommended that the GSA coordinate with EPA and the San Diego Air Pollution Control District to determine general conformity for the proposed project and disclose that conformity determination in the DEIS.

The commenter also recommended that GSA include a Construction Emissions Mitigation Plan in the DEIS and adopt this plan in the Record of Decision. The commenter shared specific mitigation measures that GSA should consider including in the Construction Emissions Mitigation Plan in order to reduce impacts associated with emissions of ozone precursors, particulate matter, and other toxics from construction-related activities.

5.4.3 Biological Resources

Four (4) comments were received from one (1) commenter regarding biological resources. The commenter noted that the project area is located within the City of San Diego's Multiple Species Conservation Program (MSCP) Subarea Plan, which guides the planning and establishment of the City's Multi-Habitat Planning Area (MHPA) preserve system and the County's MSCP preserve system. The commenter provided GSA with a link for further information about the MSCSP. The project area is located proximate to, not within, the MSCP preserve system. Due to the proximity of the project area to the MSCP preserve system, the commenter provided recommendations for the GSA to follow during the planning and implementation stage of the project in order to avoid potential impacts to the MSCP preserve system. Overall, the commenter noted that the EIS should be consistent with the San Diego MSCP Plan, which indicates the area in a preserve will be established for both the City's MHPA and the County's MSCP. Specifically, the GSA should consider potential impacts to the existing and future preserve systems within the County and the City's jurisdictions in the EIS. If the EIS indicates potential impacts to the 85 species that are either protected at the federal or state levels (noted in the MSCP Plan), the GSA should implement mitigation consistent with the San Diego MSCP Plan.

Other comments regarding biological resources focused on potential direct and indirect impacts to western burrowing owl (*Athene cunicularia*) habitat. The commenter provides details on protection for the western burrowing owl and its habitat (i.e., covered species in the San Diego MSCP Plan, County's Biological Mitigation Ordinance [BMO]), which includes avoiding habitat loss to the maximum extent practical. The commenter provides a link and attachment to data observations of burrowing owls within and adjacent to the project area. Specifically, the commenter requests that the GSA consider potential direct and indirect impacts to the burrowing owl in the EIS. If avoiding burrowing owl habitat is not possible, the commenter requests that the GSA implement mitigation consistent with the San Diego MSCP Plan. The commenter also requests that the mitigation areas be located within the San Diego's MHPA preserve system or the County's MSCP subarea to ensure no net loss of burrowing owl habitat within the San Diego MSCP Plan Area.

5.4.4 Cumulative Impacts

Six (6) comments were received from one commenter regarding cumulative impacts from the proposed project. The commenter recommended that the DEIS clarify phasing of the proposed facility modernization and expansion projects, management of legacy facility footprints, and the associated cumulative impacts from these projects. The DEIS should clearly identify the relationship between the proposed facility and the USDA's proposed Animal and Plant Health Inspection Service (APHIS) building, both of which are proposed within the same footprint. For example, the DEIS should explain in detail (i.e., specific design, planning, construction and operational commitments) how the range of alternatives considered for the proposed facility will be influenced by the phasing, placement, and construction of the APHIS facility, and vice versa.

In addition, the commenter requested that the DEIS cumulative impacts analysis consider the phasing of the SANDAG-funded Transit Center, which will be located adjacent to the CBP facilities. Specifically, the commenter recommended that the DEIS indicate whether the SANDAG Transit Center project's construction timeline would overlap with any of the proposed improvements to pedestrian facilities in the LPOE modernization and how coordination between the planning, construction, and operation of the projects may reduce environmental impacts. The commenter also provides specific recommendations about disclosures that would be necessary in the DEIS if the GSA proposes to build a visitor and employee parking structure.

Another comment recommended that the EIS consider the capacity of regional and project area road networks relative to forecasted vehicle traffic growth through the Otay Mesa LPOE and the proposed action. In addition, the commenter recommended that the DEIS include an update on the status of the State Route 11 segments that may address forecasted traffic growth associated with the Otay Mesa LPOE.

5.4.5 Hazardous Materials

Six (6) comments were received from three (3) commenters regarding hazardous materials. Two commenters noted general concerns about hazardous materials in and around the project area. The third commenter noted more specific concerns about hazardous materials. For instance, the commenter noted that the GSA should commit to including a Hazardous Materials Docks demolition plan in the DEIS that includes a historical review of hazardous material spill and cleanup at that dock facility, with appropriate sampling and testing of material to accurately characterize and manage any potential hazardous waste generated by facility demolition. The commenter also recommended that the GSA disclose the primary and secondary spill containment commitments of the new Hazardous Materials Docks facility in the EIS; disclose the intended uses for the legacy hazardous materials dock site, after demolition and cleanup; and provided a link to further information about hazardous materials cleanups that can guide the demolition plan, especially if an underground storage tank is present in the project area.

5.4.6 Public Health and Safety

Fourteen (14) comments were received from three (3) commenters related to public health and safety. Two commenters were mainly concerned with human (adult and children) and drug trafficking; assault (e.g., sexual abuse) and battery; kidnapping; and prostitution in the area. Both commenters expressed support for the project in the hopes that the aforementioned public health and safety concerns would be alleviated by improvements in security and technology at the Otay Mesa LPOE.

The other commenter was primarily concerned about the control of vectors that are responsible for the spread of human disease (e.g. West Nile Virus [WNV]). San Diego County currently operates a Vector Control Program (VCP) that is responsible for the protection of public health through the surveillance and control of mosquitoes that are vectors for human disease like WNV. The commenter requested that the EIS address and minimize potential impacts on public health and safety from possible mosquito breeding and development sources (i.e., any area that is capable of accumulating and holding at least 1/2 inch of water for more than 96 hours) created by the project. Specifically, the GSA should ensure that construction-related depressions created by grading activities, vehicle tires, and excavation do not result in depressions that will hold standing water. In addition, the commenter noted that the GSA should ensure that drains, best management practices, detention ponds, habitat remediation areas (if applicable), and other structures do not create a potential mosquito breeding and development sources. Lastly, the commenter noted the VCP's responsibility and role in ordering the abatement of any mosquito breeding areas that occurs either during construction or after the project is completed that is determined to be a vector breeding public nuisance. A link to further information regarding the County Guidelines for Determining Significance for Vectors was provided. The commenter also requested the opportunity to be a part of the environmental review process, specifically to ensure proper vector control.

5.4.7 Requests for Information

Two (2) comments were received from two (2) commenters requesting public scoping meeting materials (i.e., posters handouts [in both Spanish and English], comment form). Both commenters were unable to

attend the meeting but wanted to learn more about the project; the GSA has since sent them the requested scoping meeting materials.

5.4.8 Socioeconomics

One (1) comment was received from one (1) commenter concerning socioeconomics. The commenter noted that cars are being stolen in the U.S., driven over the U.S./Mexico border, sold in Mexico, and then driven back to the U.S. to be sold again. The chain of theft described may be prevented with security and technological improvements at the Otay Mesa LPOE.

5.4.9 Sustainability

One (1) comment was received from one (1) commenter regarding sustainability considerations. The commenter suggested that the GSA incorporate recycled materials, renewable electricity generation, and other efficient design commitments to conserve resources and reduce operating costs for the DHS. The commenter suggested that the GSA consider incorporating the San Ysidro LPOE green design elements at the Otay Mesa LPOE; and to discuss any green building elements of the project in the DEIS.

5.4.10 Water Resources

Four (4) comments were received from one (1) commenter regarding the discharge of dredged or fill material into jurisdictional wetlands and waterways. The commenter recommended that the GSA include a summary of the project's impacts to water quality or hydrology, and classification of waters and the geographic extent of waters and adjacent riparian areas. If applicable, the commenter also suggested that GSA describe the extent and nature of stream channel alteration, riverine corridor continuity, and buffered tributaries. The commenter noted that the GSA should characterize the hydrologic linkage to any impaired body. The comment also provided suggestions to help the GSA remain compliant with the Clean Water Act in the DEIS if the project discharges dredged or fill material into jurisdictional waters.

6.0 LIST OF PREPARERS

GSA prepared the various scoping materials and report with contractual assistance from Solv. The following individuals were primarily responsible for the development and review of the scoping materials and report:

Osmahn Kadri (GSA) – NEPA Program Manager and EIS Project Manager/Author/Reviewer

Leon Kolankiewicz (Solv) – EIS Project Manager/Reviewer

Nathalie Jacque (Solv) – EIS Deputy Project Manager/Author/Reviewer

Zoie Diana (Solv) – Environmental Scientist/Author

APPENDIX A: *FEDERAL REGISTER* NOTICE

a written real estate lending policy that is reviewed and approved by the bank's board of directors at least annually. Also, these banks must identify in their loan records loans in excess of the Board's supervisory loan-to-value (LTV) limits.

Legal authorization and confidentiality: The Board has determined that section 304 of Federal Deposit Insurance Corporation Improvement Act of 1991 (12 U.S.C. 1828(o)) authorizes the Federal Reserve to require the recordkeeping requirements associated with the Board's Regulation H (12 CFR 208.51). The obligation of state member banks to comply with the Reg H recordkeeping requirements is mandatory. Since the information is not collected by the Federal Reserve, no issue of confidentiality under the Freedom of Information Act (FOIA) normally arises. However, information gathered by the Federal Reserve during examinations of state member banks would be deemed exempt from FOIA disclosure by exemption 8 (5 U.S.C. 552(b)(8)). In addition, exemptions (b)(4) and (b)(6) of FOIA, (5 U.S.C. 552(b)(4) and (b)(6)) also may exempt from disclosure certain data (specifically, individual loans identified as in excess of supervisory LTV limits) collected in response to these requirements if gathered by the Federal Reserve, depending on the particular circumstances. These additional exemptions relate to confidential commercial and financial information and personal information, respectively. Applicability of these exemptions would be determined on a case-by-case basis.

Current actions: On September 27, 2017, the Board published a notice in the **Federal Register** (82 FR 45025) requesting public comment for 60 days on the extension, without revision, of the Recordkeeping Requirements Associated with the Real Estate Lending Standards Regulation for State Member Banks (Reg H-5). The comment period for this notice expired on November 27, 2017. The Board did not receive any comments.

Board of Governors of the Federal Reserve System, January 19, 2018.

Margaret McCloskey Shanks,
Deputy Secretary of the Board.

[FR Doc. 2018-01235 Filed 1-23-18; 8:45 am]

BILLING CODE 6210-01-P

GENERAL SERVICES ADMINISTRATION

[Notice-PBS-2018-01; Docket No. 2018-0002; Sequence No. 1]

Notice of Intent To Prepare an Environmental Impact Statement (EIS) for the Modernization and Expansion of the Existing Otay Mesa Land Port of Entry (LPOE)

AGENCY: Public Building Service (PBS), General Services Administration (GSA).

ACTION: Notice of Intent; Announcement of meeting.

SUMMARY: GSA intends to prepare an EIS to analyze the potential impacts from the proposed modernization and expansion of the existing Otay Mesa LPOE. As the lead agency in this undertaking, GSA is acting on behalf of its major tenant at this facility, the Department of Homeland Security's (DHS) Customs and Border Protection (CBP).

DATES: *Meeting Date:* The Public Involvement and Scoping Meeting will be held on Thursday, February 8, 2018 from 4:00 p.m. to 6:00 p.m., Pacific Time (PT). Interested parties are encouraged to provide written comments regarding the scope of the EIS on or before Monday, February 19, 2018.

ADDRESSES: The meeting will be held at the Holiday Inn Express and Suites San Diego, 2296 Niels Bohr Court, San Diego, CA 92154, telephone 619-710-0900. The meeting will be conducted in an open house format, where project information will be presented and distributed.

Written comments can be submitted by either of the following methods:

- *Email:* osmahn.kadri@gsa.gov.
- *Postal Mail/Commercial Delivery:*

ATT: Osmahn Kadri, 50 United Nations Plaza, Room 3345, Mailbox 9, San Francisco, CA 94102.

The views and comments of the public are necessary in helping to determine the scope and content of the environmental analysis.

FOR FURTHER INFORMATION CONTACT:

Osmahn A. Kadri, Regional Environmental Quality Advisor/NEPA Project Manager, GSA, at 415-522-3617. Please also call this number if special assistance is needed to attend and participate in the public scoping meeting.

SUPPLEMENTARY INFORMATION:

Background

Otay Mesa is located approximately 17 miles southeast of downtown San Diego, just north of the U.S. border and the Baja California Peninsula of Mexico.

The Otay Mesa LPOE is one of the ten busiest LPOE's in the country and is the busiest commercial port on the California/Mexico border. Ever-increasing traffic loads and new security initiatives require increased capacity and new inspection technology to be installed and implemented at existing facilities.

Alternatives

The EIS will consider two "action" alternatives and one "no action" alternative. The two "action" alternatives consist of renovation and expansion activities at the existing Otay Mesa LPOE. These activities could include the construction of additional primary inspection and exit booths; the construction of a new commercial annex building for enrollment and processing capabilities; and the relocation of the existing hazardous materials docks. Improvements could also include modifications to inspection stations and work areas, including the construction of a new Customs and Border Protection (CBP) regional training center. Enhancements could also include the construction and operation of secondary inspection areas, holding rooms, as well as the expansion of pedestrian and commercial lanes.

The "no action" alternative assumes that modernization and expansion of the existing LPOE would not occur and that a new facility would not be constructed adjacent to the existing LPOE. The LPOE would continue to operate under current conditions.

Dated: January 17, 2018.

Matthew Jear,

*Director, Portfolio Management Division,
Pacific Rim Region, Public Buildings Service.*

[FR Doc. 2018-01281 Filed 1-23-18; 8:45 am]

BILLING CODE 6820-YF-P

DEPARTMENT OF HEALTH AND HUMAN SERVICES

Centers for Medicare & Medicaid Services

[Document Identifier: CMS-1880]

Agency Information Collection Activities: Proposed Collection; Comment Request

AGENCY: Centers for Medicare & Medicaid Services, Department of Health and Human Services.

ACTION: Notice.

SUMMARY: The Centers for Medicare & Medicaid Services (CMS) is announcing an opportunity for the public to comment on CMS' intention to collect

APPENDIX B: NEWSPAPER AFFIDAVITS

The San Diego Union-Tribune

PROOF of Publication

Bill To:

Nathalie Jacque - CU00637124
8201 Greensboro Dr
Ste 700
Mc Lean,VA 22102-3818

STATE OF ILLINOIS
COUNTY OF Cook

The Undersigned, declares under penalty of perjury under the laws of the State of California: That he/she is and at all times herein mentioned was a citizen of the United States, over the age of twenty-one years, and that he/she is not a party to, nor interested in the above entitled matter; that he/she is Chief Clerk for the publisher of

Proof of Publication of

See Attached

San Diego Union-Tribune

a newspaper of general circulation, printed and published daily in the City of San Diego, County of San Diego, and which newspaper is published for the dissemination of local news and intelligence of a general character, and which newspaper at all the times herein mentioned had and still has a bona fide subscription list of paying subscribers, and which newspaper has been established, printed and published at regular intervals in the said City of San Diego, County of San Diego, for a period exceeding one year next preceding the date of publication of the notice hereinafter referred to, and which newspaper is not devoted to nor published for the interests, entertainment or instruction of a particular class, profession, trade, calling, race, or denomination, or any number of same; that the notice of which the annexed is a printed copy, has been published in said newspaper in accordance with the instruction of the person(s) requesting publication, and not in any supplement thereof on the following dates, to wit:

January 28, 2018; January 31, 2018; February 4, 2018

I certify under penalty of perjury under the laws of the State of California that the foregoing is true and correct.

Dated in the City of Chicago, State of Illinois
on this 1st of March 2018.



Stefanie Sobie
San Diego Union-Tribune
Legal Advertising

The San Diego Union-Tribune

Bill To:

Nathalie Jacque - CU00637124
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Mc Lean, VA 22102-3818

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Nathalie Jacque - CU00637124
8201 Greensboro Dr
Ste 700
Mc Lean, VA 22102-3818

**Public Scoping
Meeting for the
Otay Mesa**

**Environmental
Impact Statement**
The General Services Administration (GSA) is beginning preparation of an Environmental Impact Statement (EIS) to analyze the potential impacts from the proposed modernization and expansion of the existing Otay Mesa Land Port of Entry (LPOE). As the lead agency in this undertaking, GSA is acting on behalf of its major tenant at this facility, the Department of Homeland Security's Customs and Border Protection (CBP).

Since the Otay Mesa LPOE opened, vehicle and pedestrian traffic and the population and general development in the area have grown. New security initiatives require increased capacity and new inspection technology to be installed and implemented at the existing facilities. The EIS will evaluate alternatives that would improve the efficiency and effectiveness of the existing Otay Mesa LPOE.

The public is encouraged to attend and participate in a scoping meeting on Thursday, February 8, 2018 from 4 to 6 PM at:

Holiday Inn Express
and Suites San Diego
2296 Niels Bohr Court
San Diego, CA 92154
619-710-0900

The views and comments of the public are necessary to help determine the scope and content of the environmental analysis. Comments must be received by February 23, 2018 and emailed to osmahn.kadri@gsa.gov or sent to: General Services Administration
Attention: Osmahn Kadri, NEPA Project Manager
50 United Nations Plaza, 3345
Mailbox #9 San Francisco, CA 94102

For more information, or if special assistance is needed to attend and participate in the public scoping meeting, please contact Osmahn Kadri, NEPA Project Manager, General Services Administration at 415-522-3617.

**PROOF OF PUBLICATION
(2015.5 C.C.P.)**

+
STATE OF CALIFORNIA,
COUNTY OF SAN DIEGO,

I am a citizen of the United States and a resident of the County aforesaid; I am over the age of eighteen years, in the above-entitled matter. I am the principal clerk of the printer of La Prensa San Diego, a newspaper of general circulation, printed and published weekly in the City of San Diego County of San Diego, and which newspaper has been adjudged a newspaper of general circulation by the Superior Court of the County of San Diego, State of California, under the date of May 9, 1978, Case Number 4137435; that the notice of which the annexed is a printed copy (set in type not smaller than nonpareil), has been published in each regular and entire issue of said newspaper and not in any supplement thereof on the following dates, to-wit:

FEB 02/2018

all in the year 2018

I certify (or declare) under penalty of perjury that the foregoing is true and correct.

Dated at San Diego

California, this FEB 02/2018.

Enrique González
Chief Operating Officer
La Prensa San Diego

EA
Signature

This space is for the
La Prensa San Diego use only

**Proof of Publication of:
LEGAL ADVERTISEMENT
INVOICE # 2077**

CAMPAIGN: LA REUNIÓN DE ALCANCE PARA EL OTAY MESA...

NOTICE

**La Reunión de Alcance para el
Otay Mesa EIS**

La Administración de Servicios Generales (GSA, por sus siglas en inglés) está comenzando la preparación de una declaración de impacto ambiental (EIS, por sus siglas en inglés) para analizar los posibles impactos de la propuesta de modernización y expansión del puerto terrestre de entrada (LPOE, por sus siglas en inglés) Otay Mesa existente. Como agencia líder en esta iniciativa, la GSA actúa en nombre de su inquilino principal en esta instalación, la Oficina de Aduanas y Protección Fronteriza (CBP) del Departamento de Seguridad Nacional (DHS).

Desde que se abrió el LPOE de Otay Mesa, el tráfico de vehículos y peatones y la población y el desarrollo general en el área han crecido. Nuevas iniciativas de seguridad requieren un aumento en capacidad y la instalación e implementación de nuevas tecnologías de inspección en las instalaciones existentes. El EIS evaluará alternativas que mejorarían la eficiencia y efectividad del LPOE de Otay Mesa existente.

Se alienta al público a asistir y participar en la reunión de alcance que se llevará a cabo el Jueves, 8 de febrero de 2018, de 4 a 6 PM en:

Holiday Inn Express and Suites
San Diego
2296 Niels Bohr Court
San Diego, CA 92154
619-710-0900

Las opiniones y los comentarios del público son necesarios para determinar el alcance y el contenido del análisis ambiental. Los comentarios deben recibirse antes de febrero 23, 2018, y enviarse por correo electrónico a osmahin.kadri@gsa.gov o por correo regular a:

General Services Administration
Osmahin Kadri, NEPA Project
Manager
50 United Nations Plaza, 3345
Mailbox #9
San Francisco, CA 94102

Para más información, o si necesita asistencia especial para asistir y participar en la reunión de alcance público, contacte a Osmahin Kadri, Gerente de Proyectos de NEPA, Administración de Servicios Generales en (415) 522-3617.

APPENDIX C: LETTER TO INTERESTED PARTIES



GSA, Pacific Rim Region

February 1, 2018

Dear Interested Reader,

Please be advised that the U.S. General Services Administration (GSA) will be preparing an Environmental Impact Statement (EIS) to analyze the potential impacts from the proposed modernization and expansion of the existing Otay Mesa Land Port of Entry (LPOE). As the lead agency in this undertaking, GSA is acting on behalf of its major tenant at this facility, the Department of Homeland Security's (DHS) Customs and Border Protection (CBP).

Otay Mesa is located approximately 17 miles southeast of downtown San Diego, just north of the U.S. border and the Baja California Peninsula of Mexico. The Otay Mesa LPOE is one of the ten busiest LPOEs in the country and is the busiest commercial port on the California/Mexico border. Ever-increasing traffic loads and new security initiatives require increased capacity and new inspection technology to be installed and implemented at existing facilities.

The EIS will consider two "action" alternatives and one "no action" alternative. The two "action" alternatives consist of renovation and expansion activities at the existing Otay Mesa LPOE. These activities could include the construction of additional primary inspection and exit booths; the construction of a new commercial annex building for enrollment and processing capabilities; and the relocation of the existing hazardous materials docks. Improvements could also include modifications to inspection stations and work areas, including the construction of a new Customs and Border Protection (CBP) regional training center. Enhancements could also include the construction and operation of secondary inspection areas, holding rooms, as well as the expansion of pedestrian and commercial lanes.

The "no action" alternative assumes that modernization and expansion of the existing LPOE would not occur and that a new facility would not be constructed adjacent to the existing LPOE. The LPOE would continue to operate under current conditions.



A scoping meeting for the EIS will be held on Thursday, February 8, 2018 from 4 to 6 PM at:

Holiday Inn Express and Suites San Diego
2296 Niels Bohr Court
San Diego, CA 92154
619-710-0900

The meeting will be conducted in an open house format, where project information will be presented and distributed. Interested parties are encouraged to attend and provide written comments regarding the scope of the EIS. Comments must be received by February 23, 2018 and emailed to osmahn.kadri@gsa.gov or sent to:

General Services Administration
Attention: Osmahn Kadri, NEPA Project Manager
50 United Nations Plaza, 3345 Mailbox #9
San Francisco, CA 94102

For further information, please contact Osmahn A. Kadri, NEPA Project Manager, General Services Administration at 415- 522-3617. Please also call this number if special assistance is needed to attend and participate in the public scoping meeting.

APPENDIX D: ADVERTISING ON RADIO STATIONS AND SOCIAL MEDIA

RADIO STATIONS

Station	Website	Address	Email	Phone Number
San Diego				
KPBS San Diego Public Radio	http://www.kpbs.org/	5200 Campanile Drive San Diego, CA 92182	members@kpbs.org	(619) 594-6983
AM 760 KFMB, 91X, Magic 92.5	http://www.760kfmb.com/	7677 Engineer Road San Diego, California 92111	760comments@kfmb.com	(858) 292-7600
Jazz 88.3 KSDS FM	https://jazz88.org/	KSDS-FM San Diego City College 1313 Park Blvd San Diego, CA 92101	natashac@jazz88.org	(619) 388-4027
Univision (Univision San Diego, UniMas San Diego, 102.9 Mas Variedad, 106.5)	https://www.univision.com/musica/uforia-music/radio	5770 Ruffin Rd, San Diego, CA 92123	https://corporate.univision.com/contact/	(858) 576-1919
Entercom San Diego (Sunny 98.1, KyXy, Energy 97.3)	http://entercom.com/radio-stations/	Entercom San Diego LLC 9665 Granite Ridge Drive, Suite 600 San Diego, CA 92123	Manager, Digital/Interactive nick@sunny981sd.com	(619) 570-1981
Chula Vista				
XLNC1 104.9 FM	http://www.xlnc1.org/index.php	XLNC1- Hits Forever 1690 Frontage Road Chula Vista, CA 91911	http://www.xlnc1.org/index_contact.html	(619) 575-9090
National City				
Uniradio (107.3 FM, 99.7 FM, 860 AM, 1470 AM, 94.5 FM, La Invasora 99.7)	https://www.uniradio.com/sandiego	22 W 35th Street #205 National City CA 91950	https://www.uniradio.com/contacto	(664) 683-5288 Ext. 140

Station	Website	Address	Email	Phone Number
Radio Latina 104.5	http://wp.1045radiolatina.com/	2403 Hoover Avenue, National City, CA 91950	Eva Arballo eva@1045radiolatina.com	(619) 570-1045
<i>Tijuana, Mexico</i>				
Radio Tecnológico	http://tectijuana.edu.mx/radio-tecnologico/	Av Castillo de Chapultepec 562, Tomas Aquino, 22414 Tijuana, B.C., Mexico	http://tectijuana.edu.mx/contactanos/	(664) 684 – 4442
Diego 99.3	http://www.diego993.us/#!/main/home	Paseo de La Escondida 7022, Residencial Agua Caliente, 22030 Tijuana, B.C., Mexico	scastellanos@mvs.com	(619) 429-8702

PSA for the Public Scoping Meeting for the Otay Mesa EIS (30 seconds)

The General Services Administration, or GSA, will be preparing an Environmental Impact Statement or an EIS. The EIS will evaluate the potential impacts from the proposed modernization and expansion of the existing Otay Mesa Land Port of Entry or LPOE. GSA is acting on behalf of its major tenant at this facility, Customs and Border Protection or CBP.

A scoping meeting will be held this Thursday, February 8 from 4 to 6 PM at the Holiday Inn Express and Suites on 2296 Niels Bohr Court in San Diego.

The public is encouraged to attend and provide written comments. For further information, please contact Osmahn Kadri at 415-522-3617.

Anuncio Público (PSA) para la Reunión de Alcance Público para la EIS Otay Mesa (30 segundos)

La Administración de Servicios Generales, o GSA por sus siglas en inglés, estará preparando una Declaración de Impacto Ambiental. Este documento evaluará los impactos potenciales de la propuesta modernización y expansión del Puerto de la Entrada de Tierra existente. La GSA actúa en nombre de su inquilino principal en esta instalación, la Oficina de Aduanas y Protección Fronteriza (CBP, por sus siglas en inglés).

Una reunión de alcance se realizará este jueves, 8 febrero, desde las 4 a las 6 pm en el hotel Holiday Inn Express and Suites en 2296 Niels Bohr Court en San Diego.

Se alienta al público a asistir y proveer comentarios escritos al respecto. Para más información, por favor contacte al Sr. Osmahn Kadri en 415-522-3617.

We want to hear from you!

OTAY MESA LPOE COMMUNITY SCOPING MEETING

Thursday, February 8 from 4 - 6 p.m., 2296 Niels Bohr Court, Otay Mesa, CA 92154



U.S. General Services Administration ...
Pacific Rim Region

Page Liked · February 7 · 🌐

GSA cordially invites the public to attend the Otay Mesa Land Port of Entry community scoping meeting tomorrow at the Holiday Inn Express located at 2296 Niels Bohr Court in Otay Mesa. The meeting starts at 4 p.m. and lasts till 6 p.m. We hope you will make it and share your views on the proposed project.

👍 Like

💬 Comment

➦ Share

👍 3

2 Shares



Write a comment...



Suggested Groups

See All



Your Money and Your Life
43,314 members

+ Join



Otay Mesa Port of Entry Community Scoping Meeting

GSA is seeking the community's input on the
Otay Mesa LPOE on February 8, 2018 from 4-6 p.m.
2296 Niels Bohr Court, Otay Mesa, CA 92154



U.S. General Services Administration
Pacific Rim Region

Page Liked · February 1 · 🌐

The U.S. General Services Administration invites the local community to attend a public scoping meeting for the proposed modernization and expansion of the existing Otay Mesa Land Port of Entry (LPOE). This meeting will take place on Thursday, February 8, 2018 at the Holiday Inn Express located at 2296 Niels Bohr Court in Otay Mesa. GSA is inviting other government agencies, organizations and the public to share their views on proposed project.



Like



Comment



Share



4

Top Comments ▾



Kendra Davis What time will the meeting be held?

Like · Reply · 2w · Edited



U.S. General Services Administration Pacific Rim Region Meeting starts at 4 p.m.

Like · Reply · 2w



Write a comment...



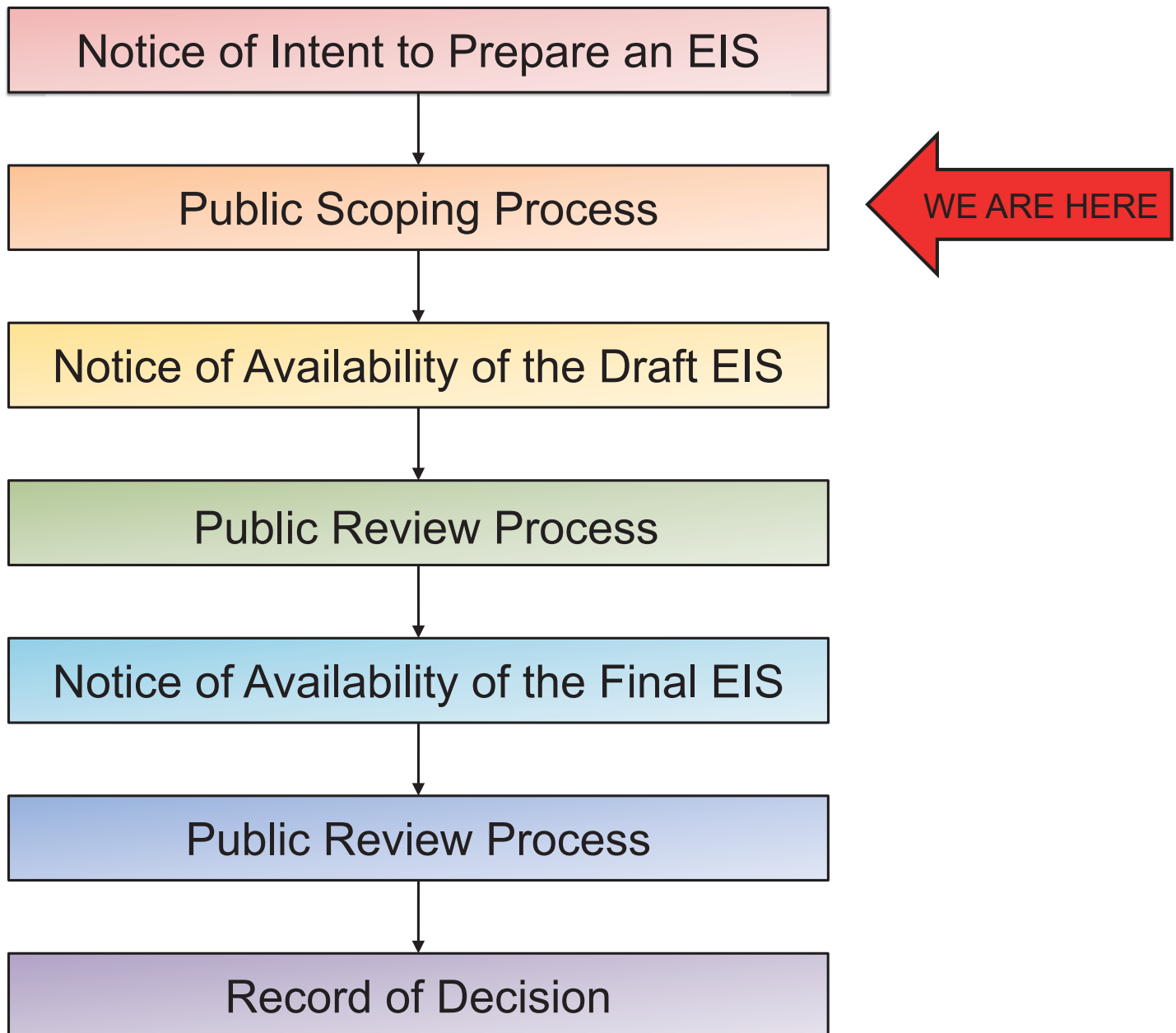
APPENDIX E: SCOPING MEETING POSTER DISPLAY

WELCOME TO THE OTAY MESA EIS PUBLIC SCOPING MEETING



THURSDAY,
FEBRUARY 8, 2018
4-6 PM

NATIONAL ENVIRONMENTAL POLICY ACT (NEPA) PROCESS



The views and comments of the public are necessary to help determine the scope and content of the environmental analysis. An important objective of scoping is to identify specific elements of the environment that might be affected if the proposal is carried out. Potentially significant impacts raised during scoping are analyzed in detail in the Environmental Impact Statement (EIS).

PROJECT BACKGROUND

- The Otay Mesa Land Port of Entry (LPOE) is one of the ten busiest LPOEs in the country and is the busiest commercial port on the California/Mexico border.
- Ever-increasing traffic loads and new security initiatives require increased capacity and new inspection technology to be installed and implemented at existing facilities.
- As the lead agency in this undertaking, GSA is acting on behalf of its major tenant at this facility, the Department of Homeland Security's (DHS) Customs and Border Protection (CBP).



PURPOSE AND NEED



Purpose: To improve the efficiency and effectiveness of the existing Otay Mesa Land Port of Entry (LPOE).



Need: Since the Otay Mesa LPOE opened, vehicle and pedestrian traffic and the population and general development in the area have grown. New security initiatives require increased capacity and new inspection technology to be installed and implemented at the existing facilities.

PROPOSED ALTERNATIVES

The EIS will consider two “action” alternatives and one “no action” alternative. The two “**action**” **alternatives** would consist of renovation and expansion activities at the existing Otay Mesa LPOE, and could include:

- Additional primary inspection and exit booths and a new commercial annex building for enrollment and processing capabilities;
- Relocation of the existing hazardous materials docks;
- Modifications to inspection stations and work areas;
- Construction and operation of secondary inspection areas, holding rooms, and the expansion of pedestrian and commercial lanes.

The “**no action**” **alternative** assumes that modernization and expansion of the existing LPOE would not occur and that a new facility would not be constructed adjacent to the existing LPOE. The LPOE would continue to operate under current conditions.



SCOPING COMMENTS



1. Mail comment to:

General Services Administration
Osmahn Kadri, NEPA Project Manager
50 United Nations Plaza, 3345 Mailbox #9
San Francisco, CA 94102

2. Fill out a comment form and
leave here with us tonight

3. Email comment to
Osmahn.Kadri@gsa.gov

APPENDIX F: SCOPING COMMENT FORM

Thank you for your participation!

Please comment by either mailing to the address provided; leaving your comment here with us tonight; or submitting online at:

Osmahn.Kadri@gsa.gov

Please reference the Otay Mesa EIS in the subject line of the letter or email.

Comments must be received on or before **February 23, 2018** to assure full consideration during the scoping process.

Place
Stamp
Here

General Services Administration
Osmahn Kadri, NEPA Project Manager
50 United Nations Plaza, 3345 Mailbox #9
San Francisco, CA 94102

Tape Here

Otay Mesa EIS Scoping Comment Form



Public participation is an essential component of the National Environmental Policy Act (NEPA) process, and GSA welcomes comments on the Otay Mesa EIS (Environmental Impact Statement).

Please fill out the following form to ensure that the analysis, and ultimately the decision, considers the affected communities' opinions.

If you would like to be added to the mailing list and receive information about the project, please provide your email or mailing address.

Name: _____

Affiliation (Optional): _____

Mailing Address: _____

City: _____ State: _____ Zip Code: _____

Email: _____

Please check the box below if you would like to be informed of project updates.

Yes, mail/email to the above address.

APPENDIX G: SCOPING MEETING HANDOUT

Summary

GSA intends to prepare an Environmental Impact Statement (EIS) to analyze the potential impacts from the proposed modernization and expansion of the existing Otay Mesa Land Port of Entry (LPOE). As the lead agency in this undertaking, GSA is acting on behalf of its major tenant at this facility, the Department of Homeland Security's (DHS) Customs and Border Protection (CBP).

Project Background

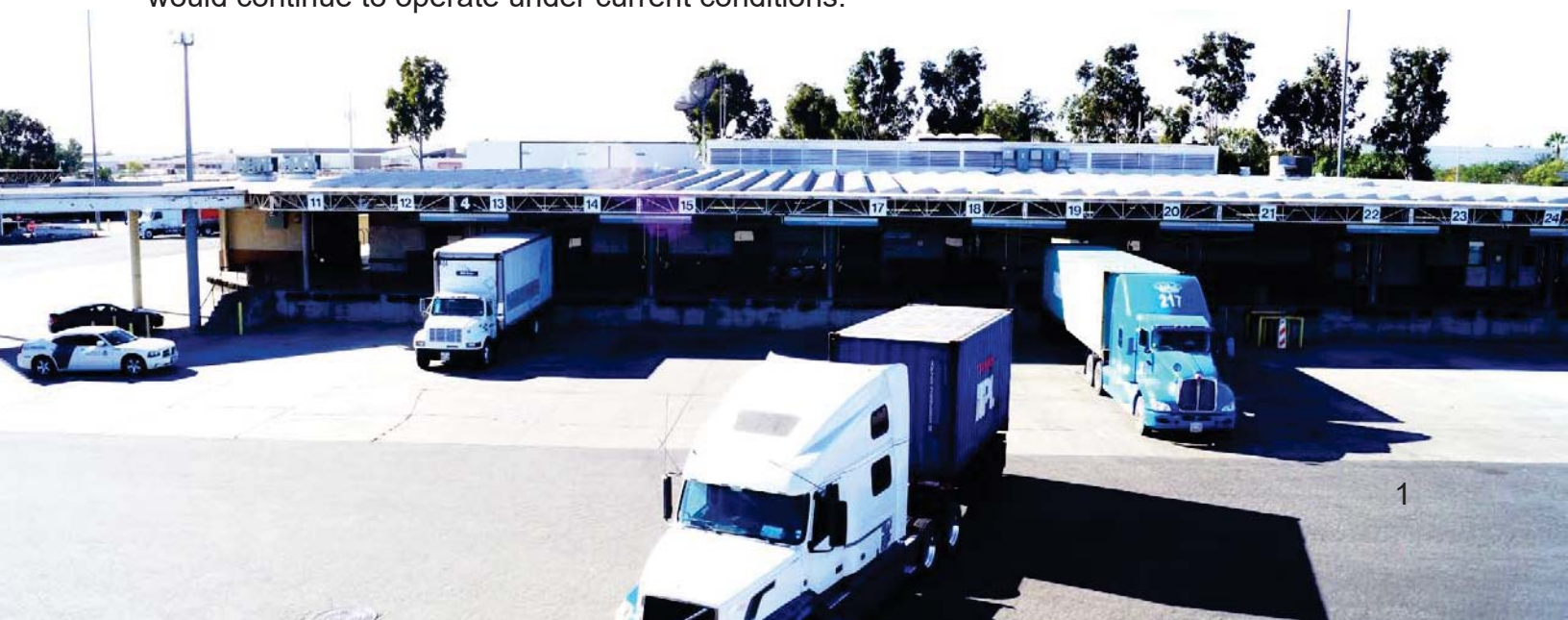
Otay Mesa is located approximately 17 miles southeast of downtown San Diego, just north of the US border and the Baja California Peninsula of Mexico. The Otay Mesa LPOE is one of the ten busiest LPOEs in the country and is the busiest commercial port on the California/Mexico border, but has current deficiencies in its effectiveness. Ever-increasing traffic loads and new security initiatives require capacity and new inspection technology to be installed and implemented at existing facilities.

Proposed Alternatives

The EIS will consider two **“action” alternatives** and one **“no action” alternative**. The two “action” alternatives consist of renovation and expansion activities at the existing Otay Mesa LPOE. The two **“action” alternatives** would consist of renovation and expansion activities at the existing Otay Mesa LPOE and could include:

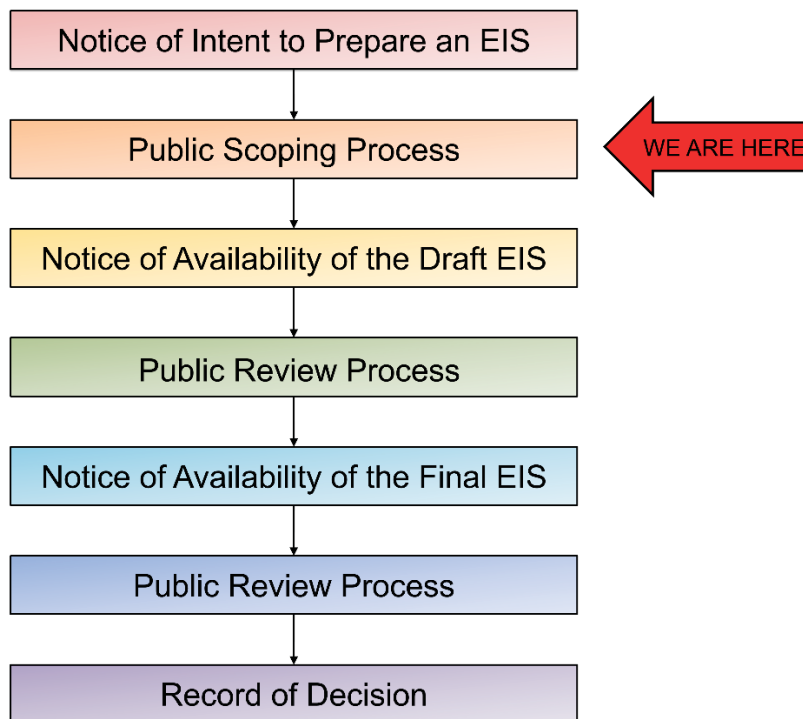
- Additional primary inspection and exit booths and a new commercial annex building for enrollment and processing capabilities;
- Relocation of the existing hazardous materials docks;
- Modifications to inspections stations and work areas; and
- Construction and operation of secondary inspection areas, holding rooms, and the expansion of pedestrian and commercial lanes.

The **“no action” alternative** assumes that modernization and expansion of the LPOE would not occur and that a new facility would not be constructed adjacent to the existing LPOE. The LPOE would continue to operate under current conditions.



National Environmental Policy Act (NEPA) Process

We are currently in the Public Scoping Process phase of the NEPA Process. The views and comments of the public are necessary to help determine the scope and content of the environmental analysis. An important objective of scoping is to identify specific elements of the environment that might be affected if the proposal is carried out. Potentially significant impacts raised during scoping are analyzed in detail in the EIS.



Scoping Comments

Scoping comments may be submitted by email or mail and must be received by February 23, 2018.

- By email, send to: Osmahn.Kadri@gsa.gov. Please reference the Otay Mesa EIS in the subject line.
- By mail, send to:
General Services Administration
Osmahn Kadri, NEPA Project Manager
50 United Nations Plaza, 3345 Mailbox #9
San Francisco, CA 94102

For further information, contact Osmahn Kadri, NEPA Project Manager, General Services Administration at (415) 522-3617.

Resumen

GSA tiene la intención de preparar una declaración de impacto ambiental (EIS, por sus siglas en inglés) para analizar los posibles impactos de la propuesta de modernización y expansión del puerto terrestre de entrada (LPOE, por sus siglas en inglés) Otay Mesa existente. Como agencia líder en esta iniciativa, la GSA actúa en nombre de su inquilino principal en esta instalación, la Oficina de Aduanas y Protección Fronteriza (CBP) del Departamento de Seguridad Nacional (DHS).

Proyecto fondo

Otay Mesa está ubicada aproximadamente a 27 kilómetros al sureste del centro de San Diego, justo al norte de la frontera de Estados Unidos y de la península de Baja California de México. El LPOE de Otay Mesa figura como uno de los diez LPOEs más activos del país y es el puerto comercial más activo de la frontera entre California y México, pero tiene deficiencias actuales en su efectividad. Las cargas de tráfico están en aumento y las nuevas iniciativas de seguridad requieren un aumento en capacidad y la instalación e implementación de nuevas tecnologías de inspección en las instalaciones existentes.

Propuestas Alternativas

El EIS considerara dos **alternativas de "acción"** y una **alternativa de "no tomar acción"**. Las dos alternativas de "acción" consisten en actividades de renovación y expansión del LPOE de Otay Mesa existente. Las dos **alternativas de "acción"** consistiría en actividades de renovación y expansión de las actividades del LPOE de Otay Mesa existente y podría incluir:

- Puestos primarios de inspección y salidas adicionales y un nuevo edificio comercial anexo para las actividades de matrícula y procesamiento;
- Reubicación de muelles para el manejo de materiales peligrosos existentes;
- Modificaciones a las estaciones de inspección y áreas de trabajo; y
- Construcción y operación de áreas de inspección secundaria, salas de espera, y la expansión de carriles comerciales y peatonales.

La **alternativa de "no tomar acción"** supone que la modernización y expansión del LPOE existente no se produzca y que no se construiría una nueva instalación adyacente al LPOE existente. El LPOE continuaría operando bajo las condiciones actuales.



Proceso de la Ley Nacional de Política Pública Ambiental (NEPA, por sus siglas en inglés)

Estamos actualmente en la fase del proceso público de alcance en el proceso de NEPA. Las opiniones y los comentarios del público son necesarios para determinar el alcance y el contenido del análisis ambiental. Un objetivo importante de alcance es para identificar elementos específicos del ambiente que pueda estar afectado si la propuesta está realizada. Los impactos potencialmente significativos identificados durante el alcance se analizan en detalle en el EIS.



Comentarios de Alcance

Los comentarios de alcance se pueden enviar por correo electrónico o correo regular y deben recibirse antes de febrero 23, 2018.

- Por correo electrónico enviarse a: Osmahn.Kadri@gsa.gov. Por favor refiere la Otay Mesa EIS en su título.
- Por correo, enviarse a:
General Services Administration
Osmahn Kadri, NEPA Project Manager
50 United Nations Plaza, 3345 Mailbox #9
San Francisco, CA 94102

Para más información, contacte a Osmahn A. Kadri, Gerente de Proyectos de NEPA, Administración de Servicios Generales en (415) 522-3617.

APPENDIX H: SCOPING MEETING SIGN-IN SHEETS

Otay Mesa EIS Public Scoping Meeting Sign-In Sheet



Name	Mailing Address	E-mail address	Would you like to be informed of project developments?
Jason Wells	S.Y. 668 E San Ysidro Blvd	jwells@sanysidrochambers.org	YES
Angel Marquez	333 F St. Suite A Chula Vista, 91910	angel.marquez@mail.hawaii.gov	YES
Lorena Lynn Riballo	Calle Durango #2574-1 entre (see bus card)		X
Sergio Pallares	CT	Sergio.pallares@ct.gov	✓
Zach Hernandez	zher@sanidag.org	zher@sanidag.org	✓

Otay Mesa EIS Public Scoping Meeting Sign-In Sheet



Name	Mailing Address	E-mail address	Would you like to be informed of project developments?
Donald Martinez	4050 Taylor Street San Diego CA 92110	donald.martinez@dot.ca.gov	Yes
MARIA Rodriguez	4 "	maria.rodriguez-molina@dot.ca.gov	Yes
Efrain Ibarra	1111 Bay Blvd Ste E Escondido, CA 91911	efrain@southcoast.edu.com	Yes
Gerardo Ramirez	202 C Street	gramirez@sandiego.gov	Yes
Rodrigo Noriega	1599 Quiet Trail Dr	rno@sandag.org	Yes
Charles Evelyn	75 Horizon Ave Unit 10	lilt:oguerba@yahoo	Yes

APPENDIX I: INDEX OF COMMENTS BY SOURCE AND DATE

APPENDIX C: GENERAL CONFORMITY ANALYSIS

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1.0 INTRODUCTION

The General Conformity Rule (GCR) was established to ensure that federal activities do not hamper local efforts to control air pollution. In particular, the GCR implements Section 176(c) of the Clean Air Act (CAA), which prohibits federal agencies, departments, or instrumentalities from engaging in, supporting, licensing, or approving any action that does not conform to an approved state or federal implementation plan. The purpose of the GCR Applicability Analysis is to determine whether the Preferred Alternative at the Otay Mesa Land Port of Entry (LPOE) is subject to the federal GCR. The Preferred Alternative involves the renovation and redevelopment of the Otay Mesa LPOE to allow the facility to adapt to increasing traffic demand, provide for more thorough inspections, improve safety for employees and the public, and reduce processing delays.

The Preferred Alternative would result in emissions from the use of construction equipment and vehicles during construction and demolition activities. Emissions of nitrogen dioxide (NO₂), carbon monoxide (CO), particulate matter with an aerodynamic diameter less than or equal to 10 micrometers (PM₁₀), particulate matter with an aerodynamic diameter less than or equal to 2.5 micrometers (PM_{2.5}), and sulfur dioxide (SO₂) were calculated using the U.S. Environmental Protection Agency's (USEPA) MOVES 2014a model coefficients and Compilation of Air Emission Factors. These calculations demonstrate that the emissions resulting from the Preferred Alternative would be below the *de minimis* levels defined for those pollutants in the Applicability Section of the GCR and would not be regionally significant. Therefore, the GCR is not applicable to the Preferred Alternative.

2.0 GENERAL CONFORMITY RULE APPLICABILITY ANALYSIS

The purpose of this analysis is to determine whether the Preferred Alternative at the Otay Mesa LPOE is subject to the Federal GCR established in 40 Code of Federal Regulations, Part 93 (40 CFR Part 93), Determining Conformity of Federal Actions to State or Federal Implementation Plans. This analysis will determine under which of the following areas the Preferred Alternative would fall:

- Not subject to the rule – The action does not emit criteria pollutants or precursors for which the area is designated as a *nonattainment* or maintenance area¹; all procurement actions are excluded from the GCR;
- Exempt or meets *de minimis* levels – Emissions from the action are below *de minimis* levels and are not regionally significant, or the action is exempt;
- Does not meet *de minimis* levels or is regionally significant – Emissions from the action exceed *de minimis* levels; a Conformity Determination must be prepared for such actions.

This analysis is organized into the following sections:

- Background (Section 3) – Information on applicable air emission programs and limitations, including *de minimis* levels;
- Preferred Alternative (Section 4) – A description of the Preferred Alternative;
- Methodology and Emissions Calculations (Section 5) – Procedures and results for estimating emissions associated with the Preferred Alternative; and

¹ A *nonattainment* area is an area where the concentration of one or more criteria pollutants is found to exceed the regulated level for one or more of the NAAQS. *Nonattainment* areas that meet the NAAQS and the redesignation requirements in the Clean Air Act are redesignated as maintenance areas.

- Conclusion (Section 6) – Assessment of whether the GCR is applicable to the Preferred Alternative.

3.0 BACKGROUND

As part of the implementation of the CAA Amendments, the USEPA issued National Ambient Air Quality Standards (NAAQS) for six criteria air pollutants: CO, SO₂, particulate matter (PM₁₀ and PM_{2.5}), ozone (O₃), NO₂, and lead (Pb). USEPA defines ambient air in guidelines established in 40 CFR Part 50 as “that portion of the atmosphere, external to buildings, to which the general public has access.”

The Clean Air Act divides the U.S. into geographic areas called “air quality control regions” (AQCRs). These AQCRs are established areas such as counties, urbanized areas, and consolidated metropolitan statistical areas. An AQCR in which levels of a criteria air pollutant meet the health-based NAAQS is defined as an attainment area for the pollutant, while an area that does not meet the NAAQS is designated a *nonattainment* area for the pollutant. An AQCR that was once designated a *nonattainment* area but was later reclassified as an *attainment* area is known as a maintenance area. *Nonattainment* and maintenance areas can be further classified as extreme, severe, serious, moderate, or marginal.

An AQCR may have an acceptable level for one criteria air pollutant but may have unacceptable levels for other criteria air pollutants. Thus, an area could be *attainment*, maintenance, and/or *nonattainment* at the same time for different pollutants. Each state that contains at least one nonattainment air quality control region is responsible for submitting a State Implementation Plan (SIP), which specifies the manner in which NAAQS will be achieved and maintained. Maintenance areas must adhere to a maintenance plan for the specific pollutant for which the area was initially designated *nonattainment*.

The Otay Mesa LPOE is located in San Diego County, California. San Diego County is located in the San Diego Intrastate AQCR, which is managed by the California Air Resources Board (CARB). USEPA has designated San Diego County, California as a nonattainment area for O₃ and a maintenance area for CO (EPA 2018a, 2018b).

In December 2016, the CARB approved the 2008 Eight-Hour Ozone Attainment Plan for San Diego County, which addresses how the Mohave-Yuma Intrastate AQCR will achieve and maintain attainment with the O₃ standard and in July 2004, the CARB approved the 2004 Revision to the California SIP for Carbon Monoxide (CARB 2004, 2016). Because San Diego County, California is a *nonattainment* area for O₃ and a maintenance area for CO, an applicability analysis of O₃² and CO emissions is required using the criteria for a *nonattainment* and maintenance area, respectively. For purposes of analysis and completeness, the potential NO₂, SO₂, PM₁₀, and PM_{2.5} emissions were also calculated and compared to *de minimis* rates³. The criteria used in the GCR applicability analysis are listed in the Applicability Section of the GCR, Section 93.153(b), which defines *de minimis* emission rates for criteria pollutants based on the degree of nonattainment. **Table 1** lists the *de minimis* levels that were used in this analysis (EPA, 2017). Section 51.853(i) of the GCR stipulates that a project is considered regionally significant when total emissions from the project exceed a *nonattainment* or maintenance area’s total emission budget for each applicable pollutant by 10 percent or more.

² Ozone is a secondary pollutant (i.e., it is created when NO₂ reacts with volatile organic compounds [VOCs] and oxygen in the presence of sunlight. Therefore, the emissions of the precursor pollutant (i.e., NO₂) were used to calculate the O₃ emissions that would occur under the Preferred Alternative.

³ Emissions of lead were not analyzed because no project activity would result in the generation of lead emissions.

Table 1. De Minimis Levels for the Preferred Alternative

Criteria Pollutant	CAA Classification	De Minimis Emission Rate (tons/year)
CO	Maintenance	100
NO ₂	NA	100
O ₃	Nonattainment (moderate)	100
SO ₂	NA	100
PM ₁₀	NA	100
PM _{2.5}	NA	100

Source: EPA, 2017

Note: CO = carbon dioxide; NA = not applicable; NO₂ = nitrogen dioxide; O₃ = ozone; PM_{2.5} = particulate matter with an aerodynamic diameter less than or equal to 2.5 micrometers; PM₁₀ = particulate matter with an aerodynamic diameter less than or equal to 10 micrometers; SO₂ = sulfur dioxide.

4.0 PREFERRED ALTERNATIVE (ALTERNATIVE 1)

The Preferred Alternative would include the development of a new, 10-acre, GSA-owned plot of land to the immediate east of the existing commercial import lot. The new lot would be used to construct commercial inspection buildings and additional commercial import lanes. Improvements to existing pedestrian lanes (located in the Pedestrian Building) and personal vehicle inspection lanes; relocation of personnel currently housed in the Pedestrian, Commercial Import, and Commercial Export buildings; renovation of existing facilities throughout the Otay Mesa LPOE; and demolition of facilities that would no longer be needed would also occur under the Preferred Alternative. New construction would include commercial import and exit booths, six additional pedestrian lanes in the Pedestrian Building, a Commercial Annex Building (CAB), a return to Mexico lane for commercial traffic, a pedestrian ramp, and parking areas for the new commercial lot. Building renovations would include the installation of energy and water conservation measures across the Otay Mesa LPOE, the correction of deficiencies throughout existing facilities (e.g., updating security systems, improving lighting, and repaving old asphalt surfaces), and refurbishing the interior of buildings as needed (e.g., new flooring and paint). All facilities that are no longer needed would be demolished and either backfilled or used for the expansion of other facilities.

5.0 METHODOLOGY AND EMISSIONS CALCULATIONS

Because the USEPA has designated San Diego County, California as a moderate *nonattainment* area for O₃ and a maintenance area for CO, this applicability analysis estimates the Preferred Alternative's potential emissions of O₃ and CO; for completeness, the potential NO₂, SO₂, PM₁₀, and PM_{2.5} emissions were also estimated. Construction and demolition activities would cause temporary air emissions of these pollutants. To provide a worst-case (i.e., conservative) estimate of emissions on a calendar-year basis, it was assumed that all required nonroad vehicles would be operating full-time (i.e., eight hours per day and five days per week), approximately 100 workers would be commuting 50 miles each day, and each worker would be driving their own vehicle (i.e., no carpooling).

Construction and demolition emissions were estimated for on-road and nonroad vehicles. The emissions from on-road vehicles such as privately-owned vehicles (POVs) were estimated using industry standard emission rates (Argonne 2013; EPA 2009). Emission rates for nonroad vehicles such as excavators, cranes, graders, backhoes, and bulldozers were estimated using EPA's MOVES 2014a model (EPA 2015). See **Table 2** for the emission factors used in the analysis and **Table 3** for the results of the analysis.

Table 2. Factors Used to Estimate On-Road and Nonroad Vehicle Emissions

Pollutant	On-Road Emission Factor (lb/mile)	Nonroad Emission Factor (g/vehicle/day) (Diesel/Gasoline)
CO	6.29×10^{-3}	160/795
NO ₂	2.64×10^{-4}	300/7.44
SO ₂	9.26×10^{-6}	0.507/0.0194
PM ₁₀	1.68×10^{-5}	23.1/6.21
PM _{2.5} ^a	1.68×10^{-5}	22.4/5.72

Source: Argonne, 2013; EPA, 2009, 2015

Note: CO = carbon dioxide; g = grams; lb = pounds; NO₂ = nitrogen dioxide; PM_{2.5} = particulate matter with an aerodynamic diameter less than or equal to 2.5 micrometers; PM₁₀ = particulate matter with an aerodynamic diameter less than or equal to 10 micrometers; SO₂ = sulfur dioxide.

^a An on-road emission factor for PM_{2.5} was not available for POVs so the on-road emission factor for PM₁₀ was used.

Table 3. Annual Nonroad and On-Road Vehicle Emissions Under the Preferred Alternative

Equipment	Tons of CO	Tons of NO ₂	Tons of SO ₂	Tons of PM ₁₀	Tons of PM _{2.5}
Nonroad Vehicles					
Excavator (diesel)	0.183	0.343	5.80×10^{-4}	0.0264	0.0256
Crane (diesel)	0.0458	0.0857	1.45×10^{-4}	6.60×10^{-3}	6.40×10^{-3}
Bulldozer (diesel)	0.0917	0.171	2.90×10^{-4}	0.0132	0.0128
Dump truck/Concrete truck (diesel)	0.229	0.428	7.25×10^{-4}	0.0330	0.0320
Grader (diesel)	0.0917	0.171	2.90×10^{-4}	0.0132	0.0128
Rollers, compactor(diesel)	0.138	0.257	4.35×10^{-4}	0.0198	0.0192
Paving equipment (diesel)	0.0458	0.0857	1.45×10^{-4}	6.60×10^{-3}	6.40×10^{-3}
Generator (gasoline)	0.682	6.38×10^{-3}	1.66×10^{-5}	5.33×10^{-3}	4.90×10^{-3}
Air compressor (gasoline)	0.455	4.25×10^{-3}	1.11×10^{-5}	3.55×10^{-3}	3.27×10^{-3}
On-Road Vehicles					
Personal vehicles	4.09	0.172	6.02×10^{-3}	0.0109	0.0109
Total (tons per year)	6.05	1.72	8.70×10^{-3}	0.139	0.134
De minimis threshold (tons per year)	100	100	100	100	100

Source: EPA, 2017.

Note: CO = carbon dioxide; g = grams; lb = pounds; NO₂ = nitrogen dioxide; PM_{2.5} = particulate matter with an aerodynamic diameter less than or equal to 2.5 micrometers; PM₁₀ = particulate matter with an aerodynamic diameter less than or equal to 10 micrometers; SO₂ = sulfur dioxide.

6.0 CONCLUSION

As shown in **Table 3**, none of the criteria pollutant emissions estimated for the Preferred Alternative would exceed their respective *de minimis* thresholds. Therefore, the General Conformity Rule is not applicable to the Preferred Alternative.

7.0 REFERENCES

(Argonne 2013). Argonne National Laboratory. 2013. Updated Emission Factors of Air Pollutants from Vehicle Operations. September.

(EPA 2009). United States Environmental Protection Agency. 2009. AP-42: Gasoline and Diesel Industrial Engines.

(EPA 2015). United States Environmental Protection Agency. 2015. MOVES2014a User Guide. EPA-420-B-15-095. November.

(EPA 2017). United States Environmental Protection Agency. 2017. De Minimis Tables. Available online at: <https://www.epa.gov/general-conformity/de-minimis-tables>.

(EPA 2018). United States Environmental Protection Agency. 2018. Current Nonattainment Counties for All Criteria Pollutants. March 31.

8.0 ACRONYMS

ACE	Annual-chance exceedance
AQCR	Air Quality Control Region
CAA	Clean Air Act
CAB	Commercial Annex Building
CARB	California Air Resources Board
CO	Carbon monoxide
GCR	General Conformity Rule
GSA	General Services Administration
LPOE	Land Port of Entry
NAAQS	National Ambient Air Quality Standards
NO ₂	Nitrogen dioxide
O ₃	Ozone
Pb	Lead
PM _{2.5}	Fine particulate matter
PM ₁₀	Coarse particulate matter
POV	Privately-owned vehicle
SIP	State Implementation Plan
SO ₂	Sulfur dioxide
USEPA	U.S. Environmental Protection Agency
VOC	Volatile organic compound

APPENDIX D: CONSULTATION AND COORDINATION



GSA Pacific Rim Region

August 18, 2010

Mr. M. Wayne Donaldson
State Historic Preservation Officer
California Department of Parks and Recreation
1725 23rd Street, Suite 100
Sacramento, CA 95816
Attention: Ed Carroll

Re: Otay Mesa Land Port of Entry Reconfiguration and Expansion

Dear Mr. Donaldson:

The United States General Services Administration (GSA) is proposing to reconfigure and expand its Land Port of Entry (LPOE) at Otay Mesa, a project that has received funding as part of the American Recovery and Reinvestment Act (ARRA). This qualifies as an undertaking according to the definitions at 36 CFR 800.16, and since it involves ground disturbance, it is subject to individual review by your office.

The existing Otay Mesa LPOE stands on approximately 41 acres of land within the limits of San Diego, and was first constructed in 1983, with subsequent additions and alterations made throughout the years as the port expanded. Currently, the port has reached its capacity and requires expansion in order to accommodate the traffic that has nearly doubled since it opened. The proposed reconfiguration and expansion will require the demolition of existing buildings, and the construction of new facilities on both the existing site and an adjoining 10-acre site. We have defined the Area of Potential Effects (APE) as the current port and the adjoining 10-acre agricultural site, which is outlined in Figure 3 of the enclosed Cultural Resources Evaluation. Located within the APE are the existing port buildings, which were constructed in 1983, and a vacant lot, which has until now been used for agriculture. The LPOE is adjacent to the US-Mexico border at the south, and is surrounded by commercial buildings at the north, east and west.

We have evaluated the buildings that comprise the existing LPOE and determined that none of them are historic. These buildings are: 1) the main port of entry building, constructed in 1985; 2) a secondary inspection building, constructed in 1985; 3) a commercial building constructed in 1985; 4) a bird inspection facility, constructed in 1987; 5) a commercial building constructed in 1994; 6) a warehouse constructed in 1994; 7) a commercial building used mainly for the transfer of flammable liquids, constructed in 1994; and 8) a seizure vault, constructed in 1994. This group of buildings is located at 9777 Via de la Amistad and 2500 Paseo International, and is a contiguous group.

U.S. General Services Administration
450 Golden Gate Avenue
San Francisco, CA 94102-3434
www.gsa.gov

A ten-acre parcel of land immediately adjacent to the port site at its east will also be affected by the planned expansion. This land is currently undeveloped and has been used for agricultural purposes. We have examined the potential for this project to affect any archaeological resources. Previous development and agricultural use of the land within the APE has already removed the potential for the discovery of archaeological resources, since in this area those resources are most often found on or very near to the surface.

We have determined, therefore, that this undertaking will not affect any historic resources. We are requesting that you reply with your concurrence within 30 days of receipt of this letter. By CC of this letter we are also requesting concurrence from the Native American tribes listed below within the same timeframe. Please contact Rebecca Karberg of my office at (415) 522-3010 or rebecca.karberg@gsa.gov if you have any questions regarding this undertaking. Thank you for your consideration.

Sincerely,


Jane Lehman
Regional Historic Preservation Officer

JL:rak

Enclosure

CC:

Ms. Kirsten Brinker Kulis
Advisory Council on Historic Preservation
1100 Pennsylvania Avenue NW, Suite 803
Washington, D.C., 20004

The Honorable Richard Milanovich
Chairman
Agua Caliente Band of Cahuilla Indians
600 East Tahquitz Canyon Way
Palm Springs, CA 92262

The Honorable Rhonda Welch-Sealco
Chairwoman
Barona Band of Mission Indians
1095 Barona Road
Lakeside, CA, 92040

The Honorable John James
Chairman
Cabazon Band of Mission Indians
84-245 Indio Springs Parkway
Indio, CA 92203

The Honorable H. Paul Cuero
Chairman
Campo Band of Kumeyaay Indians
36190 Church Road, Suite 1
Campo, CA 91906

The Honorable Harlan Pinto
Chairman
Cuyapaipe Band of Mission Indians
4054 Willows Road
Alpine, CA 91903-2250

**The Honorable Leon Acebedo
Chairman
Jamul Band of Mission Indians
13910 Lyons Valley Road
Jamul, CA 91935**

**The Honorable Catherine Saubel
Spokeswoman
Los Coyotes Band of Mission Indians
2300 Camino San Ignacio
Warner Springs, CA 92086**

**The Honorable Mark Romero
Chairman
Mesa Grande Band of Mission Indians
27000 Black Canyon Rd
Santa Ysabel, CA 92070**

**The Honorable Johnny Hernandez
Spokesman
Santa Ysabel Band of Mission Indians
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**The Honorable Bobby L. Barrett
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Viejas Band of Mission Indians
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Alpine, CA 91903**

**The Honorable Gwendolyn Parada
Chairwoman
La Posta Band of Mission Indians
1048 Crestwood Road
Boulevard, CA 91905**

**The Honorable Leroy Elliott
Chairman
Manzanita Band of Mission Indians
6 Old Mine Rd
Boulevard, CA 91905**

**The Honorable Allen E. Lawson
Chairman
San Pasqual Band of Mission Indians
27548 North Lake Wolford Road, Level #3
Valley Center, CA 92082**

**The Honorable Daniel J. Tucker
Chairman
Sycuan Band of Mission Indians
5459 Dehesa Road
El Cajon, CA 92019**