

Summary

The General Services Administration (GSA) has prepared a Draft Environmental Impact Statement (EIS) analyzing the potential impacts from the proposed alternatives to address how to accommodate tenants of the Chet Holifield Federal Building (CHFBI). The CHFBI is owned by GSA and is home to various federal agency tenants, with the United States Citizenship and Immigration Services (USCIS) serving as the largest tenant.

Project Background

The CHFBI is located in Laguna Niguel, California, between Los Angeles and San Diego. The building is approximately 1 million square feet in size and is located on an 86.5-acre parcel. An associated 5.5-acre parcel containing a central utility plant for the building is located north of Avila Road. The 92 acres of property is located in a high value real estate suburban area comprised of retail and residential zones and is primarily used for federal office space. The building was originally built in 1970 by the Aerospace and Systems Group of North American Rockwell Corporation. It was never occupied and was transferred to the federal government for use by federal agencies in March of 1974.

Proposed Alternatives

The Draft EIS considers two **“action” alternatives** and one **“no action” alternative**. The two **“action” alternatives** are described as follows:

- Alternative 1 would involve construction of a new federal office building within the 86.5-acre parcel, directly adjacent to the existing CHFBI for the USCIS and relocating all other tenants into lease space primarily within the Orange County market. The existing building and the remainder of the property not retained for construction of the USCIS building would be turned over to the GSA Real Property Utilization Disposal Division for disposal.
- Alternative 2 would involve relocation of all tenants primarily within Orange County similar to as under Alternative 1, but to also include a new location for USCIS outside of the existing CHFBI property. The existing CHFBI and surrounding government property would be turned over to the GSA Real Property Utilization Disposal Division for disposal.

The **“no action” alternative** assumes that tenants would remain within the existing CHFBI and no new construction or relocation would occur. Minor repairs would occur as needed and maintenance and operation of the existing facilities would continue.

Future development of the CHFBI site is not part of GSA's Proposed Action, nor would it be within the control of GSA. If the property remains in federal ownership following disposal out of GSA ownership, the appropriate level of analysis under the National Environmental Policy Act would be required by a future federal proponent. If the property is transferred out of federal ownership, the City of Laguna Niguel would require the new owner to complete the appropriate level of documentation under the California Environmental Quality Act (CEQA), and all necessary land use approvals would be issued for any proposed future use of the site. Under either scenario, the public would have additional opportunities to provide public comment on future use of the site, once development plans have been proposed. Development of the site and compliance with all federal, state, and local laws and regulations would be the responsibility of the future landowner, not GSA.





Figure 1. Proposed Project Location and Alternative 1

National Environmental Policy Act (NEPA) Process

We are currently in the Draft EIS phase of the NEPA Process. Scoping comments were previously solicited during the Scoping Process and have been incorporated into the Draft EIS. Public comments on the Draft EIS are encouraged. Following the end of the public comment period, GSA will address comments and prepare the Final EIS.



Public Comments

Public comments on the Draft EIS may be submitted by email or mail and must be received by close of the 60-day public comment period.

- By email, send to osmahn.kadri@gsa.gov. Please reference the Chet Holifield Federal Building EIS in the subject line.
- By mail, send to:

Potomac-Hudson Engineering, Inc.
 ATTN: CHFB Draft EIS
 77 Upper Rock Circle Suite 302
 Rockville, MD 20850

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