



July 8, 2020

Dear Interested Reader,

Please be advised that the Draft Environmental Impact Statement (EIS) examining the potential impacts of a proposal by the General Services Administration (GSA) to relocate the tenants of the Chet Holifield Federal Building (CHFB) is now available. The Draft EIS describes the reason for the project; alternatives considered; potential environmental impacts; and avoidance, minimization, and mitigation measures.

An electronic copy of the Draft EIS, may be found online on the following website: <https://www.gsa.gov/ChetHNEPA>. Questions or comments concerning the Draft EIS should be directed to: Osmahn Kadri via email to osmahn.kadri@gsa.gov or phone at (415) 522-3617. Comments may also be sent to:

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

The comment period for the Draft EIS ends Friday, September 4, 2020. After this date, GSA will prepare the Final EIS.

SUPPLEMENTAL INFORMATION: The CHFB is owned by GSA and is home to twelve federal agency tenants, with the United States Citizenship and Immigration Services (USCIS) serving as the largest tenant. The CHFB is located on a 92-acre site in Laguna Niguel, California, between Los Angeles and San Diego, and approximately 4 miles from the Pacific Ocean coastline. Construction of the building was completed in 1971 by the Aerospace and Systems Group of North American Rockwell Corporation, although it was never occupied by them. The building and site were transferred to the Federal Government in March of 1974. Since that time the CHFB has been utilized as office space for government agencies. There are currently approximately 3,000 employees working in the building.

The project is needed because the working space does not meet GSA's current federal building, accessibility, and security standards. There are numerous documented deficiencies in major mechanical and electrical systems, as well as the presence of asbestos containing materials and the need to improve the building's response to future seismic events.

The 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 for the USCIS within the existing 92-acre site, directly adjacent to the existing CHFB, 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.
- 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 CHFB property. The existing CHFB and surrounding government property would be turned over to the GSA Real Property Utilization Disposal Division.

The “no action” alternative is included and analyzed to provide a baseline for comparison with impacts from the project and also to satisfy federal requirements for analyzing “no action” under the National Environmental Policy Act (NEPA) (40 Code of Federal Regulations [CFR] 1502.14(d)). The “no action” alternative assumes that tenants would remain within the existing CHFB and no new construction or relocation would occur. Minor repairs would occur as needed and maintenance and operation of the existing facilities would continue.

VIRTUAL PUBLIC MEETING: A virtual public meeting for the Draft EIS will be held on Tuesday, August 4, 2020 from 4 to 6 PM PDT. Members of the public may join the public meeting from their personal computer or compatible mobile device through the Zoom app, clicking ‘Join a Meeting’, and entering the following information - Meeting ID: 986 1911 2163; Password: CHFBEIS. The Zoom app may also be launched from the Zoom website at <http://zoom.us/join>, entering the Meeting ID, and following the prompts. For members of the public who do not have access to a personal computer, they may join the meeting audio by dialing the following number: 669-900-9128. When prompted, enter the following information: Meeting ID – 986 1911 2163; Password – 629071. Then press the pound (#) key.

Further instructions for accessing the public meeting can be found at <https://www.gsa.gov/ChetHNEPA>. Attendees are encouraged to review the instructions prior to attending the meeting to ensure best results.

The virtual public meeting will begin with a presentation on the NEPA process and the proposed project. Following the presentation, there will be a moderated session during which members of the public can provide oral comments on the Draft EIS. The public meeting will be recorded, and all comments provided will become part of the formal record.

Please call Osmahn Kadri, NEPA Project Manager, GSA at (415) 522-3617 if special assistance is needed to participate in the virtual public meeting.