



March 8, 2021

Dear Interested Reader,

Please be advised that the Final 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 (CHFBI) is now available. The Final EIS describes the reason for the project; alternatives considered; potential environmental impacts; avoidance, minimization, and mitigation measures; includes responses to comments received on the Draft EIS; and identifies the Preferred Alternative.

An electronic copy of the Final EIS, may be found online on the following website: <https://www.gsa.gov/ChetHNEPA>. Questions or comments concerning the Final 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: CHFBI Final EIS
77 Upper Rock Circle Suite 302
Rockville, MD 20850

The comment period for the Final EIS ends April 7, 2021. After this date, GSA may prepare and sign the Record of Decision (ROD), which would provide project approval; undertake additional studies; or abandon the project.

SUPPLEMENTAL INFORMATION: 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. 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. There are currently approximately 3,000 employees working in the building. The CHFBI has been determined eligible for listing on the National Register of Historic Places (NRHP).

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 Final 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 reported as excess in accordance with federal policy and disposed.

- 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 the USCIS outside of the existing CHFB property. The existing CHFB and surrounding government property would be reported as excess in accordance with federal policy and disposed. Alternative 2 has been identified as the **“Preferred Alternative”** in the Final EIS.

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 Final EIS will be held on March 16, 2021 from 4:30 PM to 6:30 PM PT. 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: 960 8174 4705; 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 – 960 8174 4705; Password – 4068423. 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 Final 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.