

## Summary

The General Services Administration (GSA) intends to prepare an Environmental Impact Statement (EIS) to analyze the potential impacts from the proposed alternatives to address how to accommodate tenants of the Chet Holifield Federal Building (CHFHB). The CHFHB 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 CHFHB 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 EIS will consider 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 CHFHB 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.
- 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 CHFHB property. The existing CHFHB and surrounding government property would be turned over to the GSA Real Property Utilization Disposal Division.

The **“no action” alternative** assumes that the current issues with the CHFHB would not be addressed and that operations would continue under current conditions.





Figure 1. Proposed Project Location and Alternative 1

## 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 close of the 30-day public scoping period.

- By email, send to [osmahn.kadri@gsa.gov](mailto:osmahn.kadri@gsa.gov). Please reference the Chet Holifield Federal Building EIS in the subject line.
- By mail, send 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 Kadri, NEPA Project Manager, General Services Administration at (415) 522-3617.