WE WANT YOUR COMMENTS!

In Writing on the comment forms provided at this meeting.

Email comments to osmahn.kadri@gsa.gov

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

Public scoping comments must be postmarked or received electronically by October 21, 2019.
The Chet Holifield Federal Building (CHFB) is located in Laguna Niguel, California, between Los Angeles and San Diego, and approximately 4 miles from the Pacific coastline. The building is owned by the General Services Administration (GSA) and is home to various federal agency tenants, with the United States Citizenship and Immigration Services (USCIS) serving as the largest tenant.

The CHFB 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. As a result of the age and current condition of the building, there are a number of issues that must be addressed to continue to use the space in a safe and efficient environment. While there are many issues to be addressed, major concerns include abatement of asbestos containing materials and bringing the building’s structural system into compliance with current practices for seismic design.
The Environmental Impact Statement (EIS) will consider two “action” alternatives and one “no action” alternative. The two “action” alternatives include:

- **Alternative 1**, which would involve construction of a new federal office building directly adjacent to the existing Chet Holifield Federal Building (CHFB) for the United States Citizenship and Immigration Services (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 General Services Administration (GSA) Real Property Utilization Disposal Division.

- **Alternative 2**, which 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 assumes that the current issues with the CHFB would not be addressed and that operations would continue under current conditions.
NEPA PROCESS
Chet Holifield Federal Building
Environmental Impact Statement

**NOTICE OF INTENT**
Published in Federal Register September 20, 2019

**PUBLIC SCOPING**
COMMENT PERIOD 30 Days

Public Scoping Meeting October 2, 2019

**DRAFT EIS**

**DRAFT EIS**
COMMENT PERIOD 45 Days

Public Meeting Summer 2020

**FINAL EIS**

**FINAL EIS**
WAIT PERIOD 30 Days

Public Meeting Fall 2020

**RECORD OF DECISION**

**Opportunities for Public Involvement**
Federal agencies are required under the National Environmental Policy Act (NEPA) to integrate environmental values into planning decision making processes by considering the environmental impacts of proposed actions and reasonable alternatives to those actions through a systematic interdisciplinary approach.