

# WELCOME

GSA

## CHET HOLIFIELD FEDERAL BUILDING ENVIRONMENTAL IMPACT STATEMENT PUBLIC SCOPING MEETING



October 2, 2019

LAGUNA NIGUEL

CITY HALL

4:00 PM to 6:00 PM

# OPEN HOUSE

**WE WANT  
YOUR  
COMMENTS!**



**In Writing** on the comment forms provided at this meeting.



**Email** comments to [osmahn.kadri@gsa.gov](mailto: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.**

# PROJECT BACKGROUND

## Chet Holifield Federal Building Environmental Impact Statement



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.



**Project Location**

# PROPOSED ALTERNATIVES

## Chet Holifield Federal Building Environmental Impact Statement



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 (CHFEB) 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 CHFEB property. The existing CHFEB and surrounding government property would be turned over to the GSA Real Property Utilization Disposal Division.

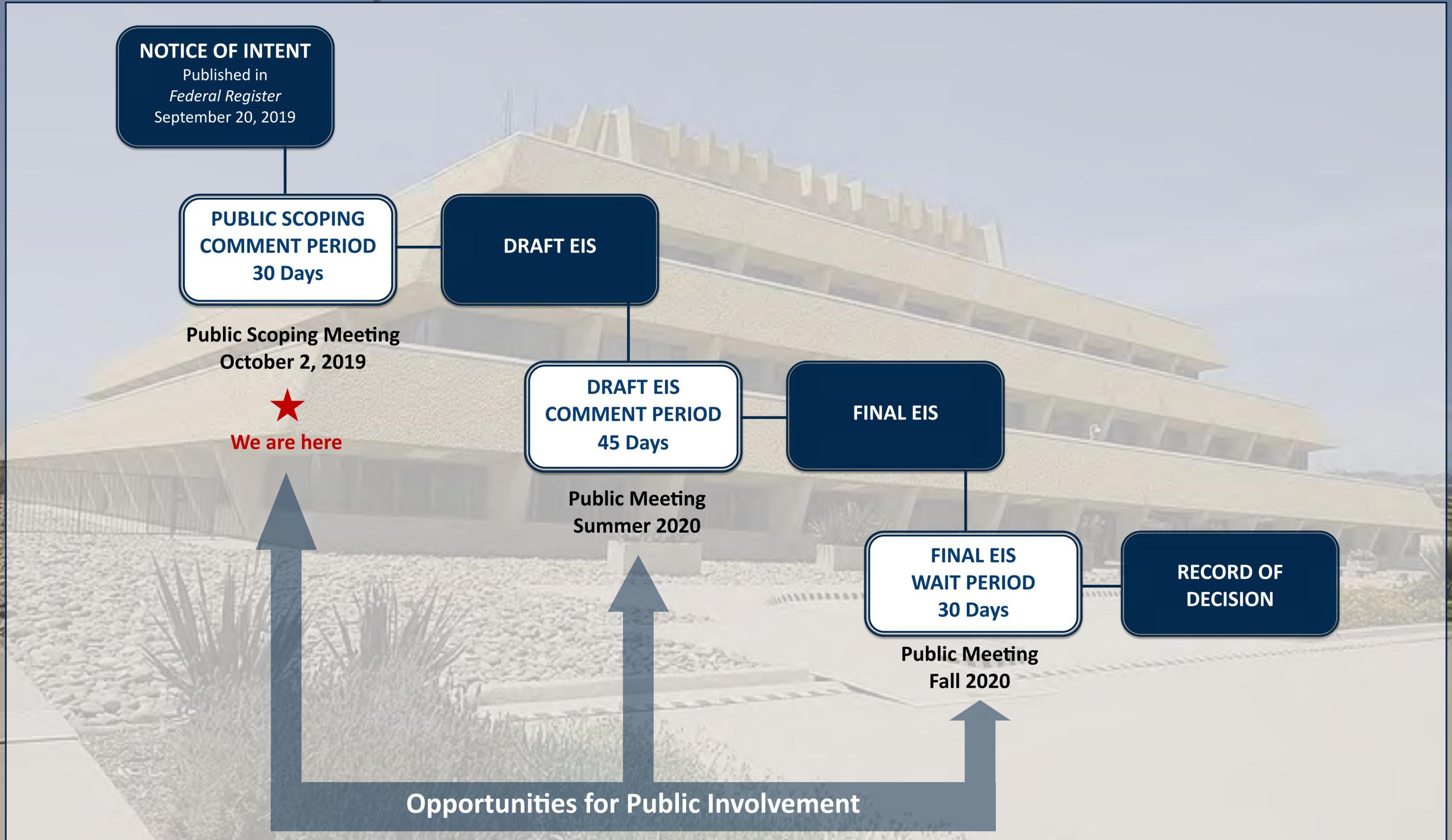
The **“no action” alternative** assumes that the current issues with the CHFEB would not be addressed and that operations would continue under current conditions.



Rendering of New USCIS Building under Alternative 1

# NEPA PROCESS

## Chet Holifield Federal Building Environmental Impact Statement



## KEY STEPS

### Internal Scoping

- The General Services Administration (GSA) identifies a need to accommodate the long-term office space requirements for the current tenants located at the Chet Holifield Federal Building (CHFB) that would meet applicable building code, accessibility, and security standards.
- GSA conducts a Feasibility Study to explore viable alternatives to accommodate the CHFB tenants.
- GSA reviews the proposed project and environmental resources and decides to prepare an Environmental Impact Statement (EIS).

### Public Scoping Period

- GSA publishes a Notice of Intent on September 20, 2019 in the *Federal Register* to prepare an EIS for public review and holds a Public Scoping Meeting to describe the Proposed Action, solicit comments, and listen to community concerns and interests before preparation of the EIS.
- September 20, 2019, 30-day public scoping period begins, during which the public may submit written and verbal comments on issues that should be considered in the EIS. Public Scoping Period ends October 21, 2019.

### Develop Draft EIS

- Draft EIS is developed to analyze potential impacts to the natural and human environment.
- Public comments received during the Public Scoping Period are considered during the preparation of the Draft EIS.
- Required consultations initiated with agencies to comply with laws and regulations (i.e., Endangered Species Act, National Historic Preservation Act, etc.).

### Public Comment Period

- GSA publishes a Notice of Availability in the *Federal Register* and local media informing the public that the Draft EIS is available for public review (Summer 2020).
- 45-day Public Comment Period which may include a public hearing.
- Written comments on the contents of the Draft EIS accepted through the U.S. mail, via e-mail, or in person at a public meeting.

### Develop Final EIS

- Complete required consultations.
- Review, consider, and address, as appropriate, the public comments received.
- Revise and finalize the EIS.

### Final EIS and ROD Issued

- Final EIS is completed.
- Prepare a Record of Decision (ROD).
- 30-day waiting period which may include a public meeting.
- Written comments on the contents of the Final EIS accepted through the U.S. mail, via e-mail, or in person at a public meeting.
- After no less than 30 days, sign the ROD.
- Implement the decision selected in the ROD.

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.