

## NATIONAL AERONAUTICS AND SPACE ADMINISTRATION

NOTICE: JA131-00-05- NIP DOWNEY

### National Environmental Policy Act; Disposal and reuse of Downey NASA Industrial Plant

AGENCY: National Aeronautics and Space Administration (NASA)

ACTION: Finding of no significant impact

**SUMMARY:** Pursuant to the National Environmental Policy Act (NEPA) of 1969, as amended (42 U.S.C. 4321, et seq.), the Council on Environmental Quality (CEQ) Regulations for Implementing the Procedural Provisions of NEPA (40 CFR parts 1500-1508), and NASA policy and procedures (14 CFR part 1216 subpart 1216.3), NASA has made a finding of no significant impact (FONSI) with respect to the proposed disposal and transfer of the Downey NASA Industrial Plant (NIP) located at 12214 Lakewood Boulevard, Downey, California. The likely transferee of the property would be the City of Downey.

**DATE:** Comments in response to this notice must be provided in writing or facsimile to NASA on or before June 14, 2000.

**ADDRESS:** Comments in response to this FONSI should be addressed to Mr. David Hickens, Chief, Environmental Office, NASA Johnson Space Center, Mail Code JA131, 2101 NASA Road 1, Houston, Texas 77058; FAX: 281-483-3048. The Environmental Assessment (EA) prepared in which supports this FONSI may be reviewed at:

(a) Downey Public Library, 11121 Brookshire Drive, Downey, CA 90241

(b) NASA Headquarters, Library, Room 1J20 300 E Street SW, Washington, D.C. 20548

A limited number of copies of the EA are available for persons wishing a copy by contacting Mr. Hickens, at the address or telephone number indicated herein.

**FOR FURTHER INFORMATION CONTACT:** Mr. David Hickens, 281-483-8621

**SUPPLEMENTARY INFORMATION:** NASA has reviewed the EA prepared for the disposal and transfer of the Downey Industrial Plant located at 12214 Lakewood Boulevard, Downey, California, and has determined that it represents an accurate and adequate analysis of the scope and level of associated environmental impacts. The EA is hereby incorporated by reference in this FONSI.

NASA is proposing to dispose and transfer for reuse the NASA Industrial Plant in Downey. The transfer date is proposed for Fall 2000/Spring 2001. This FONSI summarizes the results of the evaluation for proposed construction and operation activities. The discussion focuses on activities that have the potential to change both the natural and human environments. NASA would have limited, if any, authority over redevelopment of the property after disposal occurs.

NASA has evaluated three possible disposal options for reuse of the NASA Industrial Plant: (1) Disposal with restrictive covenants; (2) disposal without restrictive covenants, and (3) no disposal (the "no action" alternative). As part of the EA, a number of conceptual reuse scenarios were evaluated. The following conceptual reuse scenarios were developed:

- ◆ No Action
- ◆ Commercial/Industrial (retail and industrial with a museum)
- ◆ Commercial/Industrial (retail and industrial with Historical Buildings being retained and reused)
- ◆ Parks and Recreation (public park, elementary school, museum, and outdoor sports complex)

Aspects of airspace, air transportation, rail transportation, roadways, utilities, storage tanks, pesticide usage, polychlorinated biphenyls, radon, medical/biohazardous waste, ordnance, noise, biological resources, and environmental justice would not be affected.

The regional employment and population projections are not expected to change substantially as a result of disposal and reuse. Reuse of the NASA Industrial Plant property would be consistent with land uses for the area. The level of service on key roads in the area would not be affected. Utility requirements would be within the existing systems' capacity. An aggressive recycling program would be implemented during facility demolition; therefore, the overall impact to landfills would be minimal. Any debris that contains asbestos or lead-based paint would be removed in accordance with applicable environmental health regulations and disposed of in a landfill permitted to accept these materials.

During the demolition activities and reuse construction, potential hazardous materials could be generated. Demolition of existing structures would be performed by the property recipient. Management of any hazardous material generated during this process would be performed subject to applicable federal, state, and local regulations. No hazardous material/waste management impacts would occur from demolition/construction and

operation activities. Hazardous materials may be utilized as part of a reuse scenario. It is expected that the types and quantities of hazardous materials used would be less than those used by NASA at the Downey Industrial Plant.

Areas of known contamination exist at the NASA Downey Industrial site. Reuse by the property recipient may be limited due to the nature and extent of any remedial and site assessment activities in these areas. Coordination and management of assessment and remediation activities at the NASA Industrial Plant will continue under the lead regulatory agency (California Regional Water Quality Control Board). NASA, where appropriate, may place restrictions on land use in these areas during remediation and assessment. NASA presently is undertaking removal actions to remediate the contaminants. In addition, NASA will retain easements to access the property as required to fulfill the regulatory requirements for assessment and remediation.

Construction activities could increase the potential for soil erosion. However, standard construction practices would be implemented to reduce erosion potential. Required National Pollutant Discharge Elimination System (NPDES) permits for storm water discharges would be obtained prior to redevelopment. No surface water resources are located near the site, and ample water is available to serve redevelopment needs.

During construction, a potential exists for short-term impacts to local air quality from fugitive dust; however, dust would be controlled by the application of water or dust suppressants. Air emissions from the proposed activities would not affect maintenance of the attainment status for the respective pollutant standards in the South Coast Air Basin.

Noise associated with demolition/construction activities would be intermittent and short term. Because surface traffic is not expected to increase substantially, noise associated with this traffic is not expected to increase. Only landscaped vegetation is expected to be lost during redevelopment activities. No wetlands are situated within the property and no threatened and endangered species are known to exist on the site. No archaeological resources are anticipated to be affected during this undertaking unless significant subsurface deposits are uncovered during construction. Should significant subsurface deposits be uncovered, work would stop in the immediate area, and the State Historic Preservation Officer (SHPO) would be notified.

Adverse impacts would likely occur to cultural resources that are eligible for listing in the National Register of Historic Places (National Register) as a result of demolition or modification of structures. A prospective purchaser of the property would be required to perform mitigation following consultation with the State of California Historic Preservation Officer (SHPO). Potential mitigation measures to be employed by a prospective purchaser of the property for the protection of historic properties include but are not necessarily limited to, recordation using guidance provided by the National Park Service Historic American Buildings Survey/Historic American Engineering Record (HABS/HAER) Division. The National Historic Preservation Act encourages flexibility within the Section 106 process such as a combination of recordation, preservation, and other approved mitigation alternatives, which may be performed during and following conveyance of the property. Appropriate mitigation measures for protection of eligible properties will be developed in consultation with the appropriate regulatory officials including the SHPO and the National Park Service. Following agreement on the mitigation measures to be employed, a Memorandum of Agreement (MOA) would be prepared between the appropriate regulatory officials and SHPO.

In this case NASA commissioned a study of the cultural significance of the Downey NIP. NASA concluded that 19 individual buildings and structures satisfied the criteria for listing in the National Register. The SHPO has concurred in this determination. The General Services Administration and NASA have prepared a draft MOA designed to mitigate the adverse effects to historic properties as a result of reuse by the transferee. The City of Downey, Downey Historical Society, and the Aerospace Legacy Foundation have had an opportunity to comment on the Draft MOA. The Draft MOA would allow the demolition of most but not all, of the NIP historic properties. The final MOA would be signed by NASA and SHPO. The City of Downey would also be a signatory to the MOA as the transferee. The property transfer would not occur until the signed MOA is in place.

**Cumulative Impacts:** The EA reviewed cumulative impacts that could result from the incremental impact of proposed activities when added to other past, present, or reasonably foreseeable future actions. No other actions have been identified within or adjacent to the NASA Industrial Plant property that would contribute to cumulative impacts.

**Mitigation:** Standard construction practices would be implemented to reduce erosion potential during ground disturbing activities and compliance with NPDES permit requirements would ensure appropriate storm water runoff control. If structures that have been determined eligible for listing in the National Register are to be demolished or modified during redevelopment activities beyond the scope of the MOA, the property recipient would consult with the SHPO to develop acceptable mitigation measures, on the basis of the EA NASA has tentatively determined that the environmental impacts associated with the disposal and reuse of the Downey NIP would not individually or cumulatively have a significant impact on the quality of the human environment. Therefore, NASA has tentatively determined that an environmental impact statement need not be prepared. NASA will take no final action prior to the expiration of the 30-day comment period.

  
George W. S. Abbey, Center Director  
Lyndon B. Johnson Space Center

# PROOF OF PUBLICATION

(2015.5 C.C.P.)P2

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## STATE OF CALIFORNIA, COUNTY OF LOS ANGELES

I am a citizen of the United States and a resident of the County aforesaid; I am over the age of eighteen years, and not a party to or interested in the above entitled matter.

I am the principal clerk of the printer of the Long Beach Press-Telegram, a newspaper of general circulation, printed and published 7 times each week in the City of Long Beach, County of Los Angeles, State of California, under the date of March 21, 1934.

Case Number 370512; that the notice of which the annexed is a printed copy (set in type not smaller than nonpareil), has been published in each regular and entire issue of said newspaper and not in any supplement thereof on the following dates, to-wit:

Nov 17, 2000.

I certify (or declare) under penalty of perjury that the foregoing is true and correct.

Dated at Long Beach, California, this day of Nov 17, 2000.

  
Signature

**Press-Telegram Legal  
Advertising Department**

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National Aeronautics and Space Administration

### PUBLIC NOTICE

**Public Notices 52** **Public Notices 52**

**PUBLIC NOTICE**  
**NATIONAL AERONAUTICS AND SPACE ADMINISTRATION**  
**NOTICE: JA131-00-05- NIP DOWNEY**  
National Environmental Policy Act: Disposal and Reuse of Downey National Aeronautics and Space Administration Industrial Plant  
**AGENCY:** National Aeronautics and Space Administration (NASA)  
**ACTION:** Notice of Final Decision of No Significant Environmental Impact by NASA  
**SUMMARY:** Pursuant to the National Environmental Policy Act (NEPA) of 1969, as amended (42 U.S.C. 4321, et seq.), the Council on Environmental Quality (CEQ) Regulations for Implementing the Procedural Provisions of NEPA (40 CFR parts 1500-1508) and NASA policy and procedures (14 CFR part 1216 subpart 1216.3), NASA has made a final finding of no significant impact (FONSI) with respect to the proposed disposal and transfer of the NASA Industrial Plant (NIP) located at 12214 Lakewood Boulevard, Downey, California.  
**Pub. Nov. 17, 2000(1t) PT(137073/859724)**



Gray Davis  
GOVERNOR

STATE OF CALIFORNIA

Governor's Office of Planning and Research  
State Clearinghouse



Steve Nissen  
ACTING DIRECTOR

July 10, 2000

David Hickens  
National Aeronautics and Space Administration  
Johnson Space Center  
2101 NASA Road 1, MC-JJ12  
Houston, TX 77058-3696

Subject: Environmental Assessment Disposal and Reuse of NASA Industrial Plant, Downey, California  
SCH#: 2000064003

Dear David Hickens:

The enclosed comment (s) on your Environmental Assessment was (were) received by the State Clearinghouse after the end of the state review period, which closed on July 3, 2000. We are forwarding these comments to you because they provide information or raise issues that should be addressed in your final environmental document.

The California Environmental Quality Act does not require Lead Agencies to respond to late comments. However, we encourage you to incorporate these additional comments into your final environmental document and to consider them prior to taking final action on the proposed project.

Please contact the State Clearinghouse at (916) 445-0613 if you have any questions concerning the environmental review process. If you have a question regarding the above-named project, please refer to the eight-digit State Clearinghouse number (2000064003) when contacting this office.

Sincerely,

Terry Roberts  
Senior Planner, State Clearinghouse

Enclosures  
cc: Resources Agency





Gray Davis  
GOVERNOR

STATE OF CALIFORNIA

Governor's Office of Planning and Research  
State Clearinghouse



Steve Nissen  
ACTING DIRECTOR

July 5, 2000

David Hickens  
National Aeronautics and Space Administration  
Johnson Space Center  
2101 NASA Road 1, MC-JJ12  
Houston, TX 77058-3696

Subject: Environmental Assessment Disposal and Reuse of NASA Industrial Plant, Downey, California  
SCH#: 2000064003

Dear David Hickens:

The State Clearinghouse submitted the above named Environmental Assessment to selected state agencies for review. The review period closed on July 3, 2000, and no state agencies submitted comments by that date. This letter acknowledges that you have complied with the State Clearinghouse review requirements for draft environmental documents, pursuant to the California Environmental Quality Act.

Please call the State Clearinghouse at (916) 445-0613 if you have any questions regarding the environmental review process. If you have a question about the above-named project, please refer to the ten-digit State Clearinghouse number when contacting this office.

Sincerely,

Terry Roberts  
Senior Planner, State Clearinghouse