
IV. ENVIRONMENTAL IMPACT ANALYSIS

I. HAZARDS AND HAZARDOUS MATERIALS

The following is based upon the El Segundo General Plan EIR and subsequent information prepared for other projects within the boundaries of the El Segundo. This section addresses potential hazards associated with portions of the proposed Circulation Element Update being implemented on properties listed on hazardous materials sites. It was determined in the Revised Initial Study prepared for this project that the potential impacts associated with any other hazardous materials/hazardous wastes issues would be less than significant. No further discussion of these issues was warranted. A copy of the Revised Initial Study is provided in Appendix A.

ENVIRONMENTAL SETTING

A review of the State of California Department of Toxic Substances Control Hazardous Waste and Substances Site List (Cortese) and Site Mitigation and Brownfields Reuse Program Database was conducted to identify hazardous waste/materials sites within the City of El Segundo. No Cortese sites were identified in the City of El Segundo. However, a total of 10 sites were identified in the Site Mitigation and Brownfields Reuse Program Database. Table IV.I-1 provides a list of these sites, while Figure IV.I-1 depicts their location.

Additional regulatory database searches have been conducted for large projects within the boundaries of the City of El Segundo. Specifically, a regulatory database search was conducted as part of the Phase I Environmental Site Assessment prepared for the Campus El Segundo Project. Six sites were identified on these lists. These include the following: 1) Northrop Grumman Corporation Aircraft Division, 800 North Douglas; 2) Northrop Grumman Corporation Aircraft Division, 2043 E. Mariposa Avenue; 3) Raytheon Systems Corporation, 2000 E. El Segundo Boulevard; 4) Hilton Garden Inn, 2100 East Mariposa (Mariposa and Nash); 5) Rockwell International Corporation, 827 North Douglas (Corporate Campus site); and 6) Ampex Corporation Site, 200 North Nash Street. These sites are also identified on Figure IV.I-1.

In addition to these locations, the Sepulveda/Rosecrans site is known to have soil and groundwater contamination as a result of past industrial and chemical uses. Additional hazardous materials sites are likely to be found throughout the City.

**Table IV.I-1
Contaminated Sites within the City of El Segundo**

Map No.	Name and Location	Category	Status
1	Allied Sales & Salvage 160 South Sepulveda Boulevard	Unconfirmed Referrals	REFOA
2	H. Kramer & Co – California Division 1 Chapman Way	Unconfirmed Referrals	REFOA
3	International Rectifier 233 Kansas Street	Unconfirmed Referrals	REFRW
4	Mirra Cote Company Inc. 140 Standard Street	Unconfirmed Referrals	REFOA
5	Standard Oil of California, El Segundo 324 West El Segundo Boulevard	Unconfirmed Referrals	REFRC
6	Xerox Corporation 555 South Aviation Boulevard	Unconfirmed Referrals	REFOA
7	Devlin Pharmaceuticals, Inc. 700 North Sepulveda Boulevard	No Further Action	No Further Action
8	ELCO Corporation 2250 Park Place	No Further Action	Delisted
9	Hilton Garden Inn Mariposa Avenue and Nash Street	Voluntary Cleanup	No Further Action
10	Hughes Aircraft/Gilbert 800 N. Sepulveda Boulevard	Voluntary Cleanup	No Further Action
Source: www.dtsc.ca.gov/database/Calsites , March 2, 2004. REFOA = Referred to another agency REFRW = Referred to Regional Water Quality Control Board REFRC = Referred to RCRA			

Figure IV.I-1, Contaminated Sites

ENVIRONMENTAL IMPACTS

Threshold of Significance

The proposed Circulation Element Update would have a significant hazards and hazardous materials impact if it would:

- Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment.

Project Impacts

There are several contaminated sites located within the boundaries of the City of El Segundo. These sites tend to be concentrated in the industrial and commercial areas of the City due to the nature of the contamination. However, these lists continually change as some sites are cleaned up and others are identified and it is possible that they could be identified within residential areas.

Based on the sites identified above, all of the proposed physical changes in the roadway network would be located on or near properties with known contaminated sites. Depending upon the nature of the individual sites (e.g., type of contamination) and the extent of roadwork required, workers could be exposed to these hazardous substances. This would be a potentially significant impact. However, conversion of Nash and Douglas Streets from one-way to two-way operations would take place within the existing right-of-way and would not have the potential to encounter contamination. Impacts of this component of the proposed Circulation Element Update would be less than significant.

Additionally, certain intersections where improvements have been identified are located on or near known contaminated sites. These intersections include:

- #12 – Aviation Boulevard/El Segundo Boulevard
- #13 – Aviation Boulevard/Utah Avenue
- #20 – Sepulveda Boulevard/Maple Avenue
- #21 – Sepulveda Boulevard/Mariposa Avenue
- #23 – Sepulveda Boulevard/El Segundo Boulevard
- #25 – Sepulveda Boulevard/Rosecrans Avenue
- #34 – Atwood Way and I-105 EB Ramp Entrance
- #39 – Douglas Street/El Segundo Boulevard

However, other intersections where improvements have been identified may also be located on or adjacent to contaminated sites that have not been identified above. Implementation of the intersection improvements may expose construction workers and adjacent bystanders to the site contamination. This would be a potentially significant impact.

CUMULATIVE IMPACTS

Hazards impacts associated with development on or adjacent to contaminated sites tend to be site specific. Therefore, implementation of the proposed Circulation Element Update and development of future projects within the City of El Segundo is not likely to produce cumulative impacts. Development of these sites would be conducted in accordance with all applicable laws and regulations including the preparation of a Phase One Environmental Site Assessment to identify potentially contaminated sites. Therefore, cumulative impacts with respect to hazardous sites are anticipated to be less than significant.

SUBSEQUENT ENVIRONMENTAL DOCUMENTATION

Subsequent environmental documentation shall be prepared for any proposed intersection improvements or construction of new roadways to identify potential impacts that could result from exposure to contaminated sites. Impacts associated with contaminated sites shall be examined in light of this Program EIR to determine whether a new Initial Study would be required to be prepared leading to either an EIR or Negative Declaration. The subsequent environmental documentation shall address the following:

- A Phase One Environmental Site Assessment shall be conducted for any of the proposed roadway and intersection modifications to identify potentially contaminated sites. If contaminated sites are identified within the boundaries of the project site, appropriate measures shall be taken to protect the well-being of the construction workers and the surrounding population.

MITIGATION MEASURES

No specific mitigation measures have been identified at this time. The subsequent environmental documentation described above would identify the measures required to address any conditions related to contamination or hazardous materials that may be encountered by future roadway or intersection improvements.

Impacts associated with the conversion of Nash and Douglas Streets from one-way to two-way operation would be less than significant. No mitigation measures are required.

LEVEL OF IMPACT AFTER MITIGATION

Impacts associated with the conversion of Nash and Douglas Streets from one-way to two-way operation would be less than significant.

Impacts from the implementation of the intersection improvements and the new roadway construction would be determined by the subsequent environmental documentation identified above.